

BY-LAW NO. 462 OF THE VILLAGE OF HILTON BEACH
AND BEING A BY-LAW TO AMEND
BY-LAW NO. 432 OF THE SAID VILLAGE

WHEREAS the Council of the Incorporated Village of Hilton Beach has heretofore enacted By-Law No. 432 to regulate land use within the said Township,

AND WHEREAS all measurements set out and expressed in said By-law No. 432 are in Imperial units of measurements, and it is desirable and expedient that such units be expressed as Metric units of measurement,

AND WHEREAS it is desirable and expedient to amend the said By-law 432 for the purposes aforesaid,

NOW, THEREFORE, the Council of the Incorporated Village of Hilton Beach enacts as follows:

1. This By-law is deemed to be expressed in Metric units only. Wherever measurements expressed in Imperial units appear in brackets in this by-law, they are deemed to be for information only and for convenience of the reader and do not form any part of this by-law.

2. Section 2.14 of said By-law 432 is repealed and the following substituted therefor:

2.14 "floor area" shall mean the total area of all floors contained within the exterior dimensions of the outside walls, excluding in the case of dwelling, any private garage, porch, verandah, sunroom, basement, unfinished attic, any any portion of the floor that has not a clear vertical height to the ceiling of at least 2.3 metres (7.5 feet). (also, see definition 2.36 "useable floor area").

3. Paragraph 5 of Section 2.20 of said By-law 432 is repealed and the following substituted therefor:

5. which does not occupy more than 25% of the total floor area of the dwelling unit including basement or cellar area used for home occupation or as living quarters or 28 square metres (300 square feet), whichever is the lesser.

4. Section 2.26 of said By-law 432 is repealed and the following substituted therefor:

2.26 "parking space" shall mean a space within a building or parking lot for the parking of one motor vehicle - 6 metres by 3 metres (20 feet by 10 feet) in area exclusive of areas for driveways, entrances and exits.

5. Section 3.3.2 of said By-law 432 is repealed and the following substituted therefor:

3.3.2 Lots on Public Streets

No lot shall be used, and no building on a lot shall be erected or used, unless the lot abuts or fronts on a public street, having a width of not less than 20 metres (66 feet) except for permitted seasonal residential uses.

6. Section 3.3.4.1 of said By-law 432 is repealed and the following substituted therefor:

3.3.4.1 No accessory building shall exceed the height of the main building by more than 15 metres (50 feet) measured from grade, with the exception of farm accessory buildings.

7. Section 3.3.4.2 of said By-law 432 is repealed and the following substituted therefor:

3.3.4.2 No part of any building or structure shall be nearer to the street line than the distance permitted by Schedules A, B, C, & D to this by-law and shall conform to the rear and side setbacks set forth in Schedules A, B, C & D to this by-law except that an accessory building may be erected provided that no part of the same shall be closer than two metres (six feet) from any side or rear lot line.

8. Section 3.3.5.1 of said By-law 432 is repealed and the following substituted therefor:

3.3.5.1 Such fences, hedges or strubbery shall not be more than 1 metre (3 feet) in height above the surface of any adjoining street or road on any corner lot in any zone when located in the required front yard area or more than 3 metres (10 feet) when located on the side lot line or rear lot line in the side or rear lot areas, except that a fence in a rural zone is not to be limited to 1 metre (3 feet) in height, but must be of open construction so as not to prevent a view of oncoming traffic.

9. Section 3.3.6.1 of said By-law 432 is repealed and the following substituted therefor:

3.3.6.1 Lot frontage on a wedge lot - in no case shall the lot frontage of a wedge lot be less than 21 metres (70 feet). Such a lot shall be a minimum of 30 metres (100 feet) in width along the minimum required front building line.

10. Section 3.5 of said By-law 432 is repealed and the following substituted therefor:

3.5 Notwithstanding any other provision of this by-law or any of the Schedules thereto, no portion of any building shall be closer to the waters edge of any body of water than 15 metres (50 feet).

11. Paragraph 4 of Section 3.6 of said By-law 432 is repealed and the following substituted therefor:

Commencing at a point in the inner limit of the 20 metre (66 foot) Shore Road Allowance, laid out along the shore of the St. Mary's River and which point is distant 248.162 metres (814.18 feet), measured on a course of South 48 Degrees 34 minutes 20 seconds West from the Northeast angle of said Lot 15;

12. Paragraph 8 of Section 3.6 of said By-law 432 is repealed and the following substituted therefor:

Thence North 32 degrees 30 minutes West along the Easterly limit of said Lot to a point therein distant 44.903 metres (147.32 feet) Southerly thereon from the Northeast angle of said Lot 15;

Thence South 21 degrees 24 minutes West,
47.232 metres, (154.95 feet);
Thence South 58 degrees 23 minutes West,
64,502 metres, (211.62 feet);
Thence South 85 degrees 15 minutes West,
21.708 metres, (71.22 feet);
Thence South 73 degrees 47 minutes West,
33.874 metres, (111.14 feet);
Thence South 72 degrees 24 minutes West,
31.791 metres, (104.3 feet);
Thence South 76 degrees 20 minutes West,
31.760 metres, (104.2 feet);
Thence South 47 degrees 22 minutes West,
30.48 metres, (100.00 feet) to a survey
post planted;
Thence North 33 degrees 50 minutes West,
0.610 metres, (2.0 feet) more or less to
the Point of Commencement.

13. Section 4.1.8 of said By-law 432 is repealed and the following substituted therefor:

4.1.8 A Bell Canada switching station located on a portion of lots 11 and 12 in Concession "D" in the Township of St. Joseph containing 0.209 hectares (0.517 acres) more or less and being particularly described in instrument registered in the Registry Office for the Registry Division of Algoma at Sault Ste. Marie as number T-95259.

14. Paragraph 2 of Section 4.1.9 of said By-law 432 is repealed and the following substituted therefor:

One sign for each dwelling unit, not exceeding 0.5 square metres (6 square feet) in area, indicating the name of the occupant or the profession of a physician and/or the permitted home occupation; such sign shall be located a minimum of 3.0 metres (10 feet) from any lot line or attached flush to a wall.

15. Paragraph 3 of Section 4.1.9 of said By-law 432 is repealed and the following substituted therefor:

One sign not exceeding 1.5 square metres (18 square feet) in area for permitted uses other than dwellings and located no nearer than 3.0 metres (10 feet) from any lot line.

16. Paragraph 4 of Section 4.1.9 of said By-law 432 is repealed and the following substituted therefor:

One sign not exceeding 0.5 square metres (6 square feet) in area advertising land or premises for sale, lease or rent.

17. Paragraph 5 of Section 4.1.9 of said By-law 432 is repealed and the following substituted therefor:

One sign not exceeding 0.5 square metres (6 square feet) in area for any one of the following signs indicating: no trespassing, or identifying entrances or parking regulations, exits or parking areas for permitted uses other than dwellings.

18. Paragraph 6 of Section 4.1.9 of said By-law 432 is repealed and the following substituted therefor:

One sign not exceeding 4.5 square metres (50 square feet) in area in connection with a construction project during the course of work on that project, or advertising a subdivision in which lots or buildings are for sale.

19. Paragraph 2 of Section 5.1.14 of said By-law 432 is repealed and the following substituted therefor:

The total area of signs shall not exceed 0.19 square metres (2 square feet) for each linear foot of building frontage, provided that:

20. Paragraph 4 of Section 5.1.14 of said By-law 432 is repealed and the following substituted therefor:

Signs may be erected not exceeding 0.5 square metres (6 square feet) each in area for any 1 of the following signs indicating: no trespassing, or identifying entrances or parking regulations, exits or parking areas for permitted uses.

21. Paragraph 5 of Section 5.1.14 of said By-law 432 is repealed and the following substituted therefor:

One sign not exceeding 4.5 square metres (50 square feet) in area in connection with a construction project during the course of work on that project.

22. Section 5.1.15 of said By-law 432 is repealed and the following substituted therefor:

5.1.15 Where at the time of the coming into force of this by-law the side or rear boundaries of a V Zone are contiguous with the boundaries of an R Zone, a strip of land in the V Zone not less than 1.5 metres (5 feet) in width lying along the said boundary or boundaries shall not be used for any purpose other than an easement for utilities and for landscaping and upon any change of use in a V Zone after the coming into force of this by-law, of any lands or buildings which have a contiguous side or rear boundary or boundaries with the boundaries of lands in an R Zone, the said 1.5 metres (5 foot) strip shall be planted with shrubs and trees at least 1.2 metres (4 feet) high at the time of planting and of a type which may be expected to form a year round dense screen at least 1.8 metres (6 feet) high within 3 years, or the said 1.5 metre (5 foot) strip shall have erected thereon a wall of such construction, materials and design as may be approved by Council on a site plan.

23. Paragraph 2 of Section 6.1.5 of said By-law 432 is repealed and the following substituted therefor:

One sign not exceeding 1.7 square metres (18 square feet) in area located no nearer than 3 metres (10 feet) from any lot line.

24. Paragraph 3 of Section 6.1.5 of said By-law 432 is repealed and the following substituted therefor:

One sign not exceeding 2 square metres (6 square feet) in area advertising land or premises for sale, lease or rent.

25. Paragraph 4 of Section 6.1.5 of said By-law 432 is repealed and the following substituted therefor:

Signs not exceeding 2 square metres (6 square feet) in area for indicating: no trespassing, or identifying entrances, or parking regulations, exits or parking areas for permitted uses other than dwellings.

26. Paragraph 5 of Section 6.1.5 of said By-law 432 is repealed and the following substituted therefor:

One sign not exceeding 4.5 square metres (50 square feet) in area in connection with a construction project during the course of work on that project, or advertising a subdivision in which lots or buildings are for sale.

27. Section 6.1.6 of said By-law 432 is repealed and the following substituted therefor:

- 6.1.6 Where at the time of the coming into force of this by-law the side or rear boundaries of an RC Zone are contiguous with the boundaries of an R Zone, a strip of land in the RC Zone not less than 1.5 metres (5 feet), in width, lying along the said boundary or boundaries shall not be used for any purpose other than an easement for utilities and for landscaping and upon any change of use in an RC Zone after the coming into force of this By-law, of lands or buildings which have a contiguous side or rear boundary or boundaries with the boundaries of lands in an R Zone, the said 1.5 metre (5 foot) strip shall be planted with shrubs and trees at least 1.2 metres (4 feet) high at the time of planting and of a type which may be expected to form a year round dense screen at least 1.8 metres (6 feet) high within 3 years, or the said 1.5 metre (5 foot) strip shall have erected thereon a wall of such construction, materials and design as may be approved by Council on a site plan.

28. Section 7.1.4 of said By-law 432 is repealed and the following substituted therefor:

- 7.1.4 municipal sanitary landfill site, provided such site shall not be closer than 535 metres ($\frac{1}{2}$ mile) from any boundary of an R Zone.

29. Section 7.1.9 of said By-law 432 is repealed and the following substituted therefor:

- 7.1.9 public cemeteries providing the setback distance measured from the nearest extremity of the nearest grave or graves in a cemetery to the lot line of a street shall be 15 metres (50 feet).

30. Section 7.1.12 of said By-law 432 is repealed and the following substituted therefor:
- 7.1.12 commercial logging, timbering or lumbering operations provided the same are not conducted nearer than 15 metres (50 feet) from any road allowance and provided further that this section shall not apply to prevent the clearing of trees on bonafide farm lands for agricultural use or purpose.
31. Section 7.1.15 of said By-law 432 is repealed and the following substituted therefor:
- 7.1.15 a cross country ski facility including ski trails, and a lodge and accessory buildings to provide overnight accommodation and dining facilities for persons using the facility to be located on 40.5 hectares (100 acres) of land comprising all of Lot 13 in Concession "D" in the Township of St. Joseph.
32. Section 7.1.18 of said By-law 432 is repealed and the following substituted therefor:
- 7.1.18 Where any portion of a rural zone is contiguous with the boundaries of a residential zone, no use shall be permitted within the rural zone within 402 metres (80 rods) of the common boundary with the residential zone which involves animal husbandry (being permitted use under paragraph 7.1.2) exclusive of pasture for animals, and without limiting the generality of the foregoing, more particularly including dairy cattle, barns, feed lots, watering areas, slaughter areas, the actual, physical location of bee hives, poultry houses and the like.
33. Section 7.1.20 of said By-law 432 is repealed and the following substituted therefor:
- 7.1.20 1 non-illuminated sign for each dwelling unit, not exceeding 0.19 square metres (2 square feet) in area, indicating the name of the occupant; such sign shall be located a minimum of 0.3 metres (1 foot) from any lot line or attached flush to a wall of the building facing the street.
34. Section 7.1.21 of said By-law 432 is repealed and the following substituted therefor:
- 7.1.21 1 non-illuminated sign not exceeding 1.7 square metres (18 square feet) in area advertising land or premises for sale, lease or rent; such sign shall be located a minimum of 7.5 metres (25 feet) from any lot line, or attached flush to the wall of the building facing the street.
35. Section 7.1.22 of said By-law 432 is repealed and the following substituted therefor:
- 7.1.22 non-illuminated signs not exceeding 0.28 square metres (3 square feet) each in area for any one of the following signs indicating: caution, safety, no trespassing, or identifying entrances, exits or parking areas for permitted uses.

36. Section 7.1.23 of said By-law 432 is repealed and the following substituted therefor:
- 7.1.23 1 non-illuminated sign not exceeding 4.5 square metres (50 square feet) in area in connection with a construction project during the course of work on that project, such sign shall be located a minimum of 7.5 metres (25 feet) from any lot line, or attached flush to the wall of a temporary use or building facing the street.
37. Paragraph (b) of Section 9.1 of said By-law 432 is repealed and the following substituted therefor:
- (b) The Clansman Motel and accessory uses situate on that part of Lot 11, Concession "D", Township of St. Joseph containing 0.666 hectares (1.646 acres) more or less and more particularly described in instrument T-35178 of record in the Registry Office for the Registry Division of Algoma at Sault Ste. Marie, owned by Margaret MacDonald.
38. Paragraph (c) of Section 9.1 of said By-law 432 is repealed and the following substituted therefor:
- (c) The Sportsman Motel and Restaurant presently existing on that part of Lot 22, in Concession "D", in the Township of St. Joseph comprising Part 1 on Plan A#-854 of record in the office of Land Titles at Sault Ste. Marie and being composed of Parcel 5466, Algoma Centre Section, containing approximately 0.644 hectares (1.592 acres) and owned by Ralph Aikens and Shirley Aikens.
39. Paragraph (e) of Section 9.1 of said By-law 432 is repealed and the following substituted therefor:
- (e) A tent and trailer park and accessory uses known as Littleton's Tent and Trailer Park situate on a portion of Lot 10 in Concession "C" in the Township of St. Joseph containing 5.463 hectares (13.50 acres) more or less and being composed of the easterly one-half of the lands described in instrument T-35178 of record in the said Registry Office, owned by Frederick James Littleton.
40. Paragraph (f) of Section 9.1 of said By-law 432 is repealed and the following substituted therefor:
- (f) A restaurant and accessory uses known as Gilbertson's Pancake House situate on part of the West half of Lot 34 in the Huron Concession in the Township of Jocelyn and composed of a portion of the lands described in instrument T-106728 of record in the said Registry Office which portion consists of 121.92 metres (400 feet) fronting on Highway 548 of the lands described in said instrument T-106728, having a depth of 121.92 metres (400 feet) north of the said Highway 548, and being immediately East of the lands described in instrument number T-147810.

41. Schedules A, B, C, D, E and F as they appear in said By-law 432 are hereby repealed and Schedules A, B, C, D, E, and F attached hereto and forming a part of this by-law are substituted therefore.

READ a FIRST, SECOND, and THIRD time and FINALLY PASSED in open Council this 5TH day of OCTOBER, 1981.



Walter Cain
REEVE

Mary M. Betouray
CLERK

RESTRICTED AREA (ZONING) BY-LAW
METRIC CONVERSION

SCHEDULE "A"
VILLAGE CENTRE ZONING REGULATIONS

<u>Commercial Uses</u>				<u>Setbacks</u>				
Minimum Lot Area	Minimum Lot Frontage	Minimum Depth	Maximum Lot Coverage	Maximum Building Height	Front	Side	Rear	
1,393.5 m ² (15,000 sq. ft.)	24.5 metres (80 feet)	30.5 metres (100 feet)	35%	2 storeys or 9.0 metres (30 feet)	Nil	Nil	7.5 metres (25 feet)	
<u>Non Commercial Uses</u>								
1,393.5 m ² (15,000 sq. ft.)	36.5 metres (120 feet)	30.5 metres (100 feet)	40%	9.0 metres (30 feet)	9.0 m (30 ft.)	6.0 m (20 ft.)	10.5 m (35 ft.)	

Residential Uses in the Village Centre shall be governed by Schedule "C"

RESTRICTED AREA (ZONING) BY-LAW
METRIC CONVERSION

SCHEDULE "B"
RURAL ZONE REGULATIONS

Minimum Lot Area	Minimum Lot Frontage	Minimum Lot Depth	Lot Coverage Maximum	Minimum Floor Space	Front	Side	Rear
<u>Seasonal Residence</u> 0.40 hectares (1 acre)	30.5 m (100 ft.)	61.0 m (200 ft.)	10%	37.0 m ² (400 sq. ft.)	7.5 m (25 ft.)	1.8 m (6 ft.)	15.0 m (50 ft.)
<u>Permanent Residence</u> 0.81 hectares (2 acres)	61.0 m (200 ft.)	61.0 m (200 ft.)	10%	67.0 m ² (720 sq. ft.)	9.0 m (30 ft.)	1.8 m (6 ft.)	15.0 m (50 ft.)
<u>Use Under Section</u> 7.1.3 & 7.1.4 10.12 ha (25 acres)	106.5 m (350 ft.)	183.0 m (600 ft.)			30.5 m (100 ft.)	15.0 m (50 ft.)	15.0 m (50 ft.)
<u>Use Under Section</u> 7.1.5, 7.1.7, 7.1.9 & 7.1.13 1.21 ha. (3 acres)	45.5 m (150 ft.)	61.0 m (200 ft.)			15.0 m (50 ft.)		

RESTRICTED AREA (ZONING) BY-LAW
METRIC CONVERSION

SCHEDULE "C"
RESIDENTIAL ZONE REGULATIONS

<u>Residential Regulations</u>				<u>Setbacks</u>				
Minimum Lot Area	Minimum Lot Frontage	Minimum Lot Depth	Minimum Floor Area	Maximum Building Height	Maximum Lot Coverage	Front	Side	Rear
1,393.5 m ² (15,000 sq. ft.)	30.5 m (100 ft.)	30.5 m (100 ft.)	67.0 m ² (720 sq. ft.)	2 storeys or 9.0 m (30 feet)	17%	6.0 m (20 ft.)	1.8 m (6 ft.)	7.5 m (25 ft.)

The minimum yard in all cases relative to the water's edge shall be 15.0 m (50 feet) except for docks.

SCHEDULE "D"

Non Residential Regulations in Residential Zone

1,393.5 m ² (15,000 sq. ft.)	36.5 m (120 ft.)	30.5 m (100 ft.)		18.0 m (60 feet)	30%	9.0 m (30 ft.)	6.0 m (20 ft.)	10.5 m (35 ft.)
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The minimum yard in all cases relative to the water's edge shall be 15.0 m (50 feet) except for docks.

SCHEDULE E

Parking Provisions For All Zones

The owner of every building, structure or use erected or used on any land for any purposes hereinafter set forth shall provide and maintain for the sole use of the owner, occupant or other persons entering upon or making use of the said premises from time to time, parking spaces, aisles, driveways and areas as follows:

<u>TYPE OR USE OF FLOOR AREA, ROOM OR BUILDING</u>	<u>PARKING SPACES REQUIRED TO BE PROVIDED</u>
1. Dwellings or buildings containing one dwelling unit	1
2a. Hotel or Motor Hotel	1 for each guest room and 1 per 2 employees
2b. Motel	1 per guest room and 1 per 2 employees
3. Rooming houses, lodging houses or tourist establishments	1 per room
4. Home occupations	1 per 14.0 m ² (150 sq. ft.) floor area or part thereof so used.
5. Assembly halls with fixed seats which, without limiting the generality of the foregoing, may include meeting halls, auditoria, stadia, arenas and theatres other than motion picture theatres	1 per 6 fixed seats
6. Assembly halls where non-fixed seats may be used with or without tables which without limiting the generality of the foregoing, may include meeting halls, auditoria, stadia, arenas, exhibition halls, churches, dance and other halls and lounges.	1 per 7.0 m ² (75 sq. ft.) floor area
7. Motion picture theatres	1 per 5 seats
8. Museums, art galleries, libraries and similar cultural facilities.	1 per 18.5 m ² (200 sq. ft.) floor area for display areas and additional parking for theatres, lecture halls, offices and storage areas as required by this schedule
9. Bowling alleys	4 per bowling lane
10. Curling rinks	10 per curling sheet
11. Offices other than the office of a physician or dentist	1 for each 200 sq. ft. of floor area
11a. Offices or clinics of physicians or dentists	6 per physician or dentist
12. Banks, trust company offices, finance company offices	1 per 9.0 m ² (100 sq. ft.) floor area
13. Barber shops, shoe shine shops, hair dressing shops	3 per chair
14. Service shops	1 per 14.0 m ² (150 sq. ft.) floor area

SCHEDULE E

Parking Provisions For All Zones

<u>TYPE OR USE OF FLOOR AREA, ROOM OR BUILDING</u>	<u>PARKING SPACES REQUIRED TO BE PROVIDED</u>
15. Retail stores excluding furniture stores	1 per 28.0 m ² (300 sq. ft.) floor area on ground floor, 1 per 46.5 m ² (500 sq. ft.) floor area on other floors.
16. Retail furniture stores	1 per 28.0 m ² (300 sq. ft.) on ground floor, 1 per 46.5 m ² (500 sq. ft.) on other floors.
17. Elementary schools	1 per teacher
18. Secondary schools	5 per classroom
19. Hospitals	3 per bed
20. Eating establishments as part of a hotel, motor hotel or office building	1 per 18.5 m ² (200 sq. ft.) floor area
21. Other eating establishments and licensed beverage establishments	1 per 9.0 m ² (100 sq. ft.) floor area
22. General Business and commercial uses not specifically listed above.	1 per 28.0 m ² (300 sq. ft.) floor area in excess of 28.0 m ² (300 sq. ft.)
23. For any other use not specifically provided for	1 per 18.5 m ² (200 sq. ft.) floor area

Existing Buildings in the V Zone

In respect of a use heretofore or hereafter carried on in a building on a lot in the V Zone, if

- (1) such building existed on the date of the passing of this by-law
- (2) the use carried on is a use permitted in the V Zone; and
- (3) such building was the subject or basis of business assessment under Section 9 of The Assessment Act, R.S.O. 1960, Chapter 23, according to the last revised assessment roll for the year 1968, being the assessment made in 1968 for taxation in 1969;

then the requirements of this schedule are reduced to the number of parking spaces that actually existed or the number of parking spaces that could reasonably have been located on such lot to serve a use in such building prior to the passing of this by-law, whichever number is the greater.

Interpretation

1. If by this schedule parking spaces are required for a specified amount of floor space or other criterion the same number of parking spaces are required for a part of such floor area or other criterion as the case may be.
2. Where reference is made to seating capacity 1 seat is equal to 0.5 metres (20 inches) of bench space.
3. In a building or on a lot in which more than one use is located the requirements of this schedule apply to each such use for the part of the building or lot so used.
4. Where reference is made to employees, the number is the maximum number of persons employed on the premises at one time.

SCHEDULE E

Access

All parking areas shall have direct access to or from a public street or lane by a driveway having a width of not less than three (3) metres (ten (10) feet).

Access to Parking Areas

All parking areas that contain seven (7) or more parking spaces shall be so designed that vehicles can enter and leave in a forward direction.

Aisles and Parking Areas -Design

Parking Space Angle	Perpendicular Stall Width	Perpendicular Distance From Parking Stall End to Driveway	Minimum Driveway or Aisle Width	Minimum Parking Area Width	
				With parking spaces on one side only	With parking spaces on both sides
90°	3.0 m (10 ft.)	5.8 m (19 ft.)	7.6 m (25 ft.)	13.4m (44 ft.)	19.2m (63 ft.)
60°	3.0 m (10 ft.)	6.4 m (21 ft.)	5.5 m (18 ft.)	11.9m (39 ft.)	18.3m (60 ft.)
45°	3.0 m (10 ft.)	6.1 m (20 ft.)	4.0 m (13 ft.)	10.1m (33 ft.)	16.2m (53 ft.)
30°	3.0 m (10 ft.)	5.5 m (18 ft.)	3.4 m (11 ft.)	8.8m (29 ft.)	14.3m (47 ft.)
Parallel	3.0 m (10 ft.)	Minimum parking space length 7.9 m (26 ft.)	3.0 m (10 ft.)	5.8m (19 ft.)	8.5m (28 ft.)

Surface Treatment

All parking spaces, aisles and driveways required in the V Zone shall be constructed and maintained so as to be usable in all seasons and shall be surfaced with granular base, crushed stone, concrete, asphaltic pavement or other similar hard and dustless surface.

Parking Spaces in Buildings

Some or all of the parking spaces required by this by-law may be located in an accessory building or in the principal building in which case the provisions of this schedule requiring setback from building walls do not apply.

No Access to Parking from R Zone

No person shall use land in a residential zone as access to any parking space or parking area located in any other zone.

Drainage - Retaining Wall

All parking spaces, aisles and driveways shall be so graded or drained as to ensure that surface water will not escape to neighbouring lands as a result of the construction or use of such parking spaces, aisles and driveways.

Setback from Residential Zone

Subject to the other provisions of this schedule, no parking space in a zone other than a R Zone shall be located closer to any residential zone than 1.5 metres (five (5) feet).

SCHEDULE E

Lighted Parking Area

If lighting is provided for any parking space, area or lot, such lighting shall be constructed as to direct such light away from an adjacent Residential Zone.

Location of Parking Area

Subject to other provisions of this by-law, no required parking space shall be located:

- (1) in a front yard except in a single family dwelling.
- (2) in a required side yard abutting a street
- (3) within 3 metres (10 feet) of any entrance to or exit from any building on the lot, in a zone other than an R Zone.
- (4) within 3 metres (10 feet) of a side lot line of an adjoining lot where such parking space is provided in conjunction with a church or church hall.

Parking Spaces on Neighbouring Lands

Parking spaces required in The Village Centre and Residential zones on the same lot as such use or within one hundred and fifty two (152) metres (five hundred (500) feet) thereof provided.

- (1) the two properties are owned by the same person or the land to be used for parking is held under a lease having a definite term in excess of twenty-one (21) years by the owner of the benefiting lands.

SCHEDULE F

Loading Space Requirements for all Zones

Requirement

In the event of the establishment of any use, or the erection, enlargement, increase in capacity or change in use of any building to house any of the uses hereinafter listed in this schedule, there shall be provided with the establishment, erection, enlargement, increase in capacity or change in use for each of said uses, minimum off-street loading accommodation as set forth in the following table and such off-street loading accommodation shall be retained so long as the use remains or the building is so used:

TABLE OF MINIMUM OFF-STREET LOADING REQUIREMENTS

Column 1	Column 2	Column 3	Column 4	Column 5
Use	Size-Floor Area in sq. metres (sq. ft.)	No. of Off-Street Loading Spaces Required	Size of Off-Street Loading Space Required in metres (ft.)	Overhead Clearance of loading Space Required
1. Retail, and Wholesale stores, banks, offices, public administration buildings, repair shops, licensed (L.C.B.O.) premises, eating establishments and similar, television and radio studios and other commercial users	a) 464.5 to 929.0 (5,000 to 10,000)	1	a) 3.5 x 9.0 (12 x 30)	a) 4.5 m (14' 6")
	b) 929.0 to 2,322.5 (10,000 to 25,000)	2	b) 3.5 x 12.0 (12 x 40)	b) 4.5 m (14' 6")
	c) 2,322.5 to 3,716.0 (25,000 to 40,000)	2	c) 3.5 x 12.0 (12 x 40)	c) 4.5 m (14' 6")
	d) 3,716.0 to 9,290.5 (40,000 to 100,000)	3	d) 4.0 x 18.0 (14 x 60)	d) 4.5 m (14' 6")
	e) 9,290.5 to 23,225.5 (100,000 to 250,000)	4	e) 4.0 x 18.0 (14 x 60)	e) 4.5 m (14' 6")
	f) each additional 9,290.5 m ² (100,000 sq. ft.)	1	f) 4.0 x 18.0 (14 x 60)	f) 4.5 m (14' 6")
2. Bowling Alleys	a) 929.0 to 9,290.5 (10,000 to 100,000)	1	a) 3.5 x 12.0 (12 x 40)	a) 4.5 m (14' 6")
	b) each additional 9,290.5 m ² (100,000 sq. ft.)	1	b) 3.5 x 12.0 (12 x 40)	b) 4.5 m (14' 6")
3. Hotels, motels private clubs, public halls, auditoria, hospitals and similar uses	a) 929.0 to 13,935.5 (10,000 to 150,000)	1	a) 3.5 x 12.0 (12 x 40)	a) 4.5 m (14' 6")
	b) each additional 13,935.5 m ² (150,000 sq. ft.)	1	b) 4.0 x 18.0 (14 x 60)	b) 4.5 m (14' 6")

SCHEDULE F

TABLE OF MINIMUM OFF-STREET LOADING REQUIREMENTS

<u>Column 1</u> Use	<u>Column 2</u> Size-Floor Area in sq. metres (sq. ft.)	<u>Column 3</u> No. of Off- Street Loading Spaces Required	<u>Column 4</u> Size of Off-Street Loading Space Required in metres (ft.)	<u>Column 5</u> Overhead Clearance of loading Space Required
4.A manufact- uring, processing, cleaning, servicing or repairing establishment or warehouse	a) 464.5 to 3,716.0 (5,000 to 40,000)	1	a) 4.0 x 18.0 (14 x 60)	a) 4.5 m (14' 6")
	b) 3,716.0 to 9,290.5 (40,000 to 100,000)	2	b) 4.0 x 18.0 (14 x 60)	b) 4.5 m (14' 6")
	c) each additional 18,580.5 m ² (200,000 sq. ft.)	1	c) 4.0 x 18.0 (14 x 60)	c) 4.5 m (14' 6")

Location

Loading spaces shall be located in a building, or in any open space on the lot other than a required front yard or a required side yard that abuts a street.