

NOTES , PLATE G

- (a) The minimum interior side yard shall be increased by 0.6 metres for every storey or portion of a storey in excess of one and one half storeys.
- (b) With municipal water and sanitary sewer services.
- (c) Without municipal water and sanitary sewer services.
- (d) New Lots.

Notwithstanding anything else set out in this By-law and in addition to uses permitted by Plate G, the following use will also be permitted on Part of the North Half of Lot 2, Concession III, in the geographical Township of Calvert, Town of Iroquois Falls:

- (1) a residential unit on 0.9 hectares.

Notwithstanding anything else set out in this By-law and in addition to uses permitted by Plate G, the following use will also be permitted on Part of the Northwest Part of Lot 2, Concession IV, in the geographical Township of Dundonald, Town of Iroquois Falls:

- (2) a residential unit on 0.45 hectares.

- (e) For lots created prior to the passing of this By-law, or for lots to be occupied by a retired farmer who has conveyed the remainder of his farm to another party, provided that the original farm was a minimum of 16.0 hectares.
- (f) Where a conversion has been permitted in accordance with Section 3.25 of this By-law.
- (g) Per unit: Bachelor 37.0 square metres
1 Bedroom 55.0 square metres
2 Bedroom 65.0 square metres
Each additional bedroom 9.0 square metres
- (h) (1) Notwithstanding any other provisions of this By-law, no person shall erect or use any building containing apartment dwelling units, unless the following areas are used exclusively for landscaping:
 - (i) A strip of land not less than 1.5 metres wide abutting the side lot lines and rear lot line;

NOTES, PLATE G (Cont'd)

- (ii) A strip of land not less than 1.5 metres wide abutting the walls of the building where windows to habitable rooms are located on the ground floor;
 - (iii) A screen, hedge, or other form of landscaping not less than 1.5 metres height in adjacent to the side lot lines and rear lot line, where such lot lines abut an R1, R2, or VR Zone to be erected or grown within three years from the date of issuance of the building permit for said dwelling.
- (2) Notwithstanding any other provisions of this By-law, no person shall erect or use an apartment building except where play space for each dwelling unit is provided as follows:
- | | |
|----------------|-------------------|
| Bachelor unit | 0.0 square metres |
| 1 bedroom unit | 2.3 square metres |
| 2 bedroom unit | 3.7 square metres |
| 3 bedroom unit | 4.6 square metres |
- (3) Where, in this By-law, apartment play space is required, the said play space shall be provided and maintained in accordance with the following provisions:
- (i) Said area shall be enclosed with a fence not less than 1.2 metres in height;
 - (ii) Said area shall be located no closer than 4.5 metres to the nearest wall of the building;
 - (iii) Said area shall not be separated from the main building by any parking lot or driveway;
 - (iv) Said area shall be located in one place;
 - (v) Said area shall be located in the side or rear yard.
- (i) Where dwelling units are permitted in a Commercial Zone, they shall conform to the following provisions:
- (1) They shall form a subordinate part of the commercial building;

NOTES, PLATE G (Cont'd)

- (2) The minimum floor area per dwelling unit shall be as follows:
- | | |
|------------------------------------|--------------------|
| Bachelor unit | 37.0 square metres |
| 1 bedroom unit | 55.0 square metres |
| 2 bedroom unit | 65.0 square metres |
| and for each additional bedroom | 9.0 square metres |
- (3) The minimum usable open space shall total not less than 4.5 square metres and located in one place on the lot and suitably prepared for recreation.
- (4) Pedestrian access to each dwelling unit shall be provided from an adjacent street and shall be for the sole use of the dwelling units.
- (j) Maximum of five guest rooms.
- (k) On every lot, other than a corner lot, where there is no attached garage or carport, one interior side yard shall have a minimum width of 3.0 metres.
- (l) As note (k) but with a minimum width of 3.6 metres.
- (m) With shoreline frontage.
- (n) Without shoreline frontage.
- (o) No detached dwelling may be modified to a converted dwelling unless:
- (1) It was in existence prior to the 28th day of March 1977.
 - (2) Each unit after conversion contains a minimum floor area of 51.0 square metres.
 - (3) It is certified by the Building Inspector to be structurally suitable for the proposed conversion.
 - (4) The only external stairway is an open fire escape.
 - (5) The external appearance of the building as a single detached dwelling is preserved.

NOTES, PLATE G (Cont'd)

- (p) In any Residential Zone, parking in the front yard shall be restricted to parking on a driveway, said driveway to be no wider than that required to accommodate two car widths but in no case shall said driveway width exceed 7.5 metres.
- (q) Notwithstanding any other provisions of this By-law, no private garage on any corner lot shall be located closer than 6.0 metres to the streetline, and no portion of any driveway shall be located closer than 9.0 metres to the intersection of the two streetlines or their projections and, notwithstanding any other provisions of this Bylaw, where a flankage lot line abuts a 0.3 metre reserve, no attached or detached private garage shall be located in the exterior side yard.
- (r) Where a major road is a King's Highway, the setback requirements of the Ministry of Transportation shall apply.
- (s) Those roads shown on Schedule D of the Town of Iroquois Falls Official Plan as arterial or collector roads, plus all Provincial Highways, shall be considered major roads.
- (t)
 - (i) Each lot shall have 370.0 square metres of suitable soil with a minimum depth of 1.5 metres above bedrock and/or the water table.
 - (ii) Development will be conditional upon approval of the Ministry of the Environment and other regulatory agencies.
 - (iii) The approval of a plan of subdivision for cottages shall also be contingent upon adequate access roads being provided to the proposed development, to the satisfaction of the Town.
 - (iv) In any new subdivision for cottages usable water frontage for the common use of the entire subdivision or for public use shall be made available in an amount not less than one-third of the total residential frontage created in the subdivision.
 - (v) For developments where a satisfactory type of soil, as previously defined, exists for septic tank systems, but is of insufficient depth and the topography is suitable, consideration may be given to elevated tile beds. The fill material for these should meet the Ministry of the Environment regulations, and arrangements made to have the material inspected during placement.

NOTES, PLATE G (Cont'd)

- (vi) Where development is on an individual lot basis and not by plan of subdivision, conformity with all of the requirements of Section 2.6.5 (c) (ii) of the Official Plan may not be necessary. In such instances the Ministry of the Environment, or other regulatory agencies, may permit development to proceed provided the conditions of Part 6 of the Official Plan are met.

- (u) Requires an Official Plan Amendment.

**TOWN OF IROQUOIS FALLS
ZONING BY-LAW
PLATE G
PROVISIONS FOR RESIDENTIAL USES**

| COLUMN | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | | | | | |
|--------|---|---|--|------------|------------|------------|--------|--------|--------|---------------------------------------|-----------------------|--------------------------------|-----------------------|---------------------------|-----------------------------|-------------------------------------|-------------------------|--------------|-------|
| LINE 1 | | Residential Type | Single Detached Dwelling Modular Home | | | | | | | Estate Single Detached Dwelling | Apartment Dwelling | Boarding / Rooming House | Converted Dwelling | Double Duplex Dwelling | Duplex, Triplex Dwelling | Maisonette Row House Dwelling | Mobile Home Dwelling | | |
| 2 | | Zones | R1 VC | R2 VC | VC (b) | VC (c) | A1 (d) | A1 (e) | AS1(f) | All Others | AS2 | R4 | C1 C2 C3 | R2 VR VC | R2 VR | R2 VR | R2 VR VC | R3 | RMH |
| 3 | | Maximum Lot Area (m ²) | 464.5 | 418.0 | 696.5 | 1393.5 | 1.0 ha | 1393.5 | 2023.0 | - | 0.8 ha | (1) | | 557.0 | 464.5 | 929.0 | 557.0 | 185.0 / unit | 232.0 |
| 4 | | Maximum Lot Frontage (m) | 15.0 | 13.5 | 20.0 | 30.0 | 100.0 | 30.0 | 38.0 | - | 60.0 | 27.0 | | 18.0 | 15.0 | 30.0 | 18.0 | 6.0 / unit | 9.0 |
| 5 | Minimum Yard Dimensions | Front Depth (m) | 7.5 | 7.5 | 7.5 | 7.5 | 15.0 | 15.0 | 7.5 | 7.5 | 18.0 | 7.5 | | 7.5 | 7.5 | 7.5 | 7.5 | 7.5 | 1.5 |
| 6 | | Rear Depth (m) | 10.5 | 10.5 | 10.5 | 10.5 | 15.0 | 10.5 | 7.5 | 7.5 | 22.5 | 10.5 | | 10.5 | 10.5 | 10.5 | 10.5 | 10.5 | 1.5 |
| 7 | | Exterior Side Width (m) (q) | 4.5 | 4.5 | 4.5 | 4.5 | 7.5 | 6.0 | 6.0 | 7.5 | 9.0 | 4.5 | | 4.5 | 4.5 | 4.5 | 4.5 | 4.5 | 1.5 |
| 8 | | Interior Side Width (m) (k) | (a) (l) 1.5 | (a) 1.5 | (l) 3.0 | (l) 3.0 | 7.5 | 6.0 | 6.0 | 7.5 | 9.0 | (2) | | (a) 1.5 | (a) 1.5 | 2.1 | 3.0 | 1.5 | 1.5 |
| 9 | | Maximum Lot Coverage (%) | 30 | 30 | 30 | 15 | - | 15 | 10 | - | 10 | 30 | | 30 | 30 | 30 | 30 | 30 | - |
| 10 | | Minimum Floor Area (m ²) | 93.0 | 78.5 | 78.5 | 78.5 | 78.5 | 78.5 | 78.5 | 55.0 | 140.0 | (g) | | 78.5 ground floor | 93.0 | 78.5 / unit | 78.5 / unit | 78.5 / unit | 55.0 |
| 11 | | Maximum Height (m) | 10.5 | 10.5 | 10.5 | 10.5 | 10.5 | 10.5 | 10.5 | 10.5 | 10.5 | 10.5 | | 10.5 | 10.5 | 10.5 | 10.5 | 10.5 | 3.6 |
| 12 | | Maximum Gross Guest Room Area (m ²) | - | - | - | - | - | - | - | - | - | - | | (i) 37.0 | 51.0 | - | - | - | - |
| 13 | | Maximum Floor Area Ratio | 1 | 1 | 0.66 | 0.33 | 0.004 | 0.33 | 0.1 | - | 0.05 | 1.2 | | 1 | 1 | 1 | 1 | 1 | 0.3 |
| 14 | Minimum Setback From Street Centre Line | Major Road (m) (r) (s) | 20.5 | 20.5 | 20.5 | 20.5 | 28.0 | 28.0 | 20.5 | - | 35.5 | 20.5 | | 20.5 | 20.5 | 20.5 | 20.5 | 20.5 | - |
| 15 | | Minor Road (m) | 17.5 | 17.5 | 17.5 | 17.5 | 25.0 | 25.0 | 17.5 | - | 32.5 | 17.5 | | 17.5 | 17.5 | 17.5 | 17.5 | 17.5 | 11.5 |
| 16 | | Minimum Landscaped Open Space (%) | 40 | 35 | 55 | 60 | - | 60 | 50 | - | 50 | 50 | | 50 | 50 | 40 | 40 | 40 | 40 |
| 17 | | Maximum Number of Dwelling Houses Per Lot | 1 | 1 | 1 | 1 | 2 | 1 | 1 | 1 | 1 | 1 | | 1 | 1 | 1 | 1 | 1 | 1 |
| 18 | | Maximum Number of Dwelling Units | 1 | 1 | 1 | 1 | 2 | 1 | 1 | 1 | 1 | 35 | | 1 | 6 | 4 | duplex 2 triplex 3 | 6 | 1 |
| 19 | | Parking Requirements (Spaces Per Unit) (p) (q) | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 1.5 | 1.5 | 0.5+ 2 spaces | 1.5 | 2 | 2 | 1.5 | 1 |
| 20 | | Other Zone Requirements | | | | | | | (t) | | (u) | (h) | (i) | | (o) | | | | |

(1) 232.0 / unit for 1st four units + 92.0 / unit for each additional unit

) ½ height of main bldg

DRAFTED: 21 AUG 03
DWG. NO. 0353-G

NOTE: ORIGINAL PLATE PREPARED BY
PROCTOR & REDFERN LIMITED,
SEPTEMBER 1985

| 15 | 16 | | 17 | 18 | | |
|------------------------|----------------|----------------|-------------------|------------|------------|------|
| Semi-Detached Dwelling | | | Seasonal Dwelling | | | |
| R2 VR | VC(b) | VC(c) | A1 | RR1 (m) | (n) RR1 | RC1 |
| 557.0 | 1393.5 | 2785.0 | 1.0 ha | 2023.0 | 4046.0 | - |
| 18.0 | 40.0 | 60.0 | 100.0 | 38.0 | 38.0 | - |
| 7.5 | 7.5 | 7.5 | 15.0 | 7.5 | 7.5 | 7.5 |
| 9.0 | 10.5 | 10.5 | 15.0 | 7.5 | 7.5 | 7.5 |
| 4.5 | 4.5 | 4.5 | 7.5 | 6.0 | 6.0 | 7.5 |
| (a) 3.0 | 3.0 | 3.0 | 7.5 | 6.0 | 6.0 | 7.5 |
| 30 | 30 | 15 | - | - | - | - |
| 78.5 / unit | 78.5 / unit | 78.5 / unit | 78.5 | 37.0 | 37.0 | 37.0 |
| 10.5 | 10.5 | 10.5 | 10.5 | 10.5 | 10.5 | 10.5 |
| - | - | - | - | - | - | - |
| 1 | 0.66 | 0.33 | 0.004 | 0.04 | 0.02 | - |
| 20.5 | 20.5 | 20.5 | 28.0 | 20.5 | 20.5 | - |
| 17.5 | 17.5 | 17.5 | 25.0 | 17.5 | 17.5 | - |
| 40 | 55 | 60 | - | 50 | 50 | - |
| 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 2 | 2 | 2 | 1 | 1 | 1 | 1 |
| 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| | | | | (t) | (t) | (t) |

THIS IS PLATE G TO BY-LAW NO. _____

PASSED THE _____ DAY OF _____, 2004.

(MAYOR): _____

(SEAL)