

NOTES, PLATE H

- (a) And notwithstanding any other provisions of this By-law, no person shall use land, or erect or use any building or structure for any of the above uses, unless it is located:
- (1) At least 600.0 metres from any Residential Zone;
 - (2) At least 300.0 metres from an existing dwelling located on a lot that is under separate ownership.
- (b) Interior Lot.
- (c) Corner Lot.
- (d) Site Plan to be approved by Planning Board as permitted by the Planning Act, R.S.O. 1990, as amended.
- (e)
- (1) No portion of any pump island shall be located closer than 4.5 metres to the lot line along any street;
 - (2) No portion of any ingress or egress ramp shall be located closer than 9.0 metres to any intersection, measured along the streetline to the intersection with the intersecting streetline;
 - (3) No portion of any ingress or egress ramp along any streetline shall be located closer than 3.0 metres to any side lot line, which abuts any other lot;
 - (4) The width of any ingress or egress ramp along any streetline shall be not more than 9.0 metres, nor less than 7.6 metres;
 - (5) The minimum distance between two ramps shall be not less than 9.0 metres.
- (f) Lots created prior to the 28th day of March 1977 and used as automobile service stations or automobile washing establishments on the that date shall be exempt from the provisions of Column 7.
- (g) For:
- | | |
|--------------------------|------------------------|
| Auto Wrecking Yards | Fuel Storage Tanks |
| Building Supply Depot | Industrial, Heavy |
| Bulk Sales Establishment | Open Storage |
| Contractor's Yard | Scrap Yard |
| Equipment Depot | Sewage Treatment Plant |

NOTES, PLATE H (Cont'd)

- (h) Without Municipal water and sanitary sewer services.
- (i) With Municipal water and sanitary sewer services.
- (j)
 - (1) The lot shall be surrounded on all sides by a wall having a minimum height of 2.4 metres. Such wall shall be constructed of permanent materials and provide a complete visual barrier, and shall be maintained in a neat and visually attractive manner.
 - (2) The wall required shall be set back a minimum of 9.0 metres from any street adjacent to the said lot. The space between the said street(s) and wall(s) shall not be used for any purpose other than landscaping.
 - (3) No material used or stored in the open on the said lot shall be piled higher than the wall.
 - (4) No person shall use any land, or erect or use any building or structure for any obnoxious use, scrap yard, or automobile wrecking yard unless the said use is:
 - (i) Further than 0.8 kilometres from any Residential Zone or any existing residential building;
 - (ii) Further than 300.0 metres from any lake or river;
 - (iii) Further than 30.0 metres from any public road.
- (k) Notwithstanding any other provisions of this By-law, in any General Commercial "C1" Zone and Village Commercial "VC" Zone, no rear yard shall be required where a municipally-opened lane provides access to the rear of a lot.
- (l) All uses other than those listed in Note (g).
- (m) For:

Camping Facilities, Public and Private	Hunting Camps
Conservation Uses	Parks, Private
Farms	Recreation Facilities
Forestry	Riding Stables
Golf Courses	Saw Mills

NOTES, PLATE H (Cont'd)

(t) Commercial Parking Requirements:

- | | | |
|-----|---|---|
| (1) | All commercial uses except those identified in the following sections | 3.3 per 93.0 square metres of gross floor area |
| (2) | Offices | 3.3 per 93.0 square metres of gross floor area |
| (3) | Restaurants, Taverns, Theatres | 0.2 per seat |
| (4) | Hotels, motels and tourist cabins | 1.0 per rentable unit |
| (5) | Bowling Alleys and Curling Rinks | one parking space for each two persons in the designed capacity of the establishment (designed capacity shall mean six person per bowling land, and eight persons per curling sheet). In addition parking spaces shall be provided for other parts of the building in accordance with the requirements set out in this By-law for the use to which the said other parts or the building may be used |
| (6) | Other C2 uses | 3.3 per 93.0 square metres of gross floor area, plus two additional spaces |
| (7) | C3 uses | 2 spaces for a single store. Group of stores as (1) above |
| (8) | And further except that existing C1 and CV uses need only 2 parking spaces per 93.0 square metres of floor area with the standard to vary under a Site Plan Agreement upon redevelopment. | |

(u) Schools, Institutions and Places of Assembly, parking requirements:

- | | | |
|-----|--|--|
| (a) | Elementary Public and Separate Schools | (i) for the use of staff - 1.0 per employee
(ii) for the use of visitors - 6 per school |
|-----|--|--|

NOTES, PLATE H (Cont'd)

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|-----|---|--|
| (b) | Libraries | 10 parking spaces or 1 space per 93.0 square metres of floor space, whichever is greater |
| (c) | Churches | 0.1 per seat |
| (d) | Funeral Homes | 0.2 per seat |
| (e) | Hospitals, Nursing Homes | 1.0 per bed |
| (f) | Auditoriums, Arenas, Stadiums, Clubs, Lodges and other places of assembly | 0.2 per person at normal capacity attendance |
- (v) Notwithstanding any other provisions of this By-law, where a Resort Commercial "RC1" Zone abuts a Recreational Residential "RR1" Zone, a minimum interior side yard of 15.0 metres shall be provided within the Resort Commercial "RC1" Zone on the side that so abuts, and said side yard shall be used for no purpose other than landscaping.
- (w) Notwithstanding any other provisions of this By-law, where a lot in any Industrial Zone fronts on a street opposite a Residential Zone, or directly abuts a Residential Zone, the following setbacks shall be required at the lot line that so abuts:
- | | |
|----------------------------|-------------|
| Minimum Front Yard | 15.0 metres |
| Minimum Rear Yard | 15.0 metres |
| Minimum Exterior Side Yard | 10.5 metres |
| Minimum Interior Side Yard | 10.5 metres |
- Notwithstanding any other provisions of this By-law, in any Industrial Zone, no setback shall be required in any yard which directly abuts a railway right-of-way.
- (x) No building, nor the placing nor removal of fill of any kind, whether originating on the site or elsewhere, shall be permitted in this Zone.
- (y) For buildings 140.0 square metres or less.
- (z) For buildings over 140 square metres.

NOTES, PLATE H (Cont'd)

- (aa) For lots created prior to the 29th day of August 1973 and within the area designated for Highway Commercial Uses in the Official Plan, the standards of Column 31 shall apply, notwithstanding any other clause of this By-law.
- (bb) 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.

**TOWN OF IROQUOIS F
ZONING BY-LAW
PLATE H
PROVISIONS FOR NON-RESIDENTIAL**

COLUMN	1	2	3		4	5	6	7		8		9	10	11	12	13	14	15
LINE		Non-Residential Type	Agricultural Services & Production, Agricultural Intensive, Forestry		Agricultural General	Airfield	Auto Sales Agency	Auto Service Station, Auto Washing Establishment		(h)	Boathouse	(n)	Farm Produce Retail Stand	Hotel	Housekeeping Tourist Cabins, Motel	Kennel, Veterinary Establishment	Marina	
2		Zones	A1 A2 M1	C2 VM	A1	A2 M1 VM	C1 C2 CV	C1 C2 VC CV M1 VM	(i) M1 M2	(j) M1 M2	RR1 A1 RC1	All Permitted Zones	A1 C2	C1 C2 VC RC1 CV	C2 RC1	A1 A2	RC1	
3		Maximum Lot Area (m ²)	16.0 ha	2.0 ha	16.0 ha	60.0 ha	1860.0	1810.0 (c) 2170.0 (d)	1393.5	-	93.0	8.0 ha	232.0	1860.0	1393.5	1860.0	1860.0	
4		Maximum Lot Frontage (m)	400.0	60.0	400.0	300.0	38.0	45.5 (c) 54.5 (d)	30.0	30.0	12.0	121.5	15.0	30.0	45.5	22.5	-	
5	Minimum Yard Dimensions	Front Depth (m)	60.0	60.0	15.0	-	-	12.0	9.0	9.0	4.5	30.0	-	-	15.0	12.0	18.0	
6		Rear Depth (m)	60.0	60.0	15.0	-	7.5	9.0	10.5	10.5	-	15.0	-	12.0	12.0	12.0	-	
7		Exterior Side Width (m)	60.0	60.0	7.5	-	3.0	3.0	6.0	6.0	1.2	15.0	-	-	6.0	6.0	9.0	
8		Interior Side Width (m)	60.0	15.0	7.5	-	9.0	6.0	6.0	6.0	3.0	15.0	9.0	3.0	6.0	6.0	9.0	
9		Maximum Lot Coverage (%)	-	20	-	-	60	(e)	50	50	60	25	25	60	40	40	50	
10		Minimum Floor Area (m ²)	-	-	78.5	-	370.0	(e)	-	-	-	-	9.0	185.0	140.0	140.0	-	
11		Maximum Height (m)	10.5	10.5	10.5	10.5	10.5	10.5	10.5	10.5	6.0	10.5	4.5	10.5	10.5	6.0	6.0	
12		Maximum Floor Area Ratio	-	-	-	-	1	(e)	-	-	0.4	-	-	1	0.5	0.5	1	
13	Minimum Setback From Street Centre Line	Major Road (m)	90.0	90.0	28.0	28.0	-	25.0	22.0	22.0	-	28.0	-	24.0	24.0	21.0	21.0	
14		Minor Road (m)	90.0	90.0	25.0	25.0	-	22.0	19.0	19.0	-	18.0	-	21.0	21.0	21.0	21.0	
15		Minimum Landscaped Open Space (%)	30	40	10	20	10	20	20	20	20	60	-	30	40	20	20	
16		Parking Requirements	-	(t)	-	-	(t)	(t)	(1)	(1)	1 space / lot	(t)	4 spaces	1 space / unit	1 space / unit	(t)	(t)	
17		Other Zone Requirements	(a) (w)	-	-	(e)	-	(e) (f) (g)	(e) (k) (w)	(e) (k) (w)	(v)	(e)	-	(p) (v)	(p) (v)	-	(e)	

1 space per 92.0 square metres of Gross Floor Area (GFA)

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

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TIAL USES

16	17	18	19		20	21	22	23	24	25		26	27		28		29	30	31	
Mobile Home Park	Pits & Quarries	Retail Store Local													(m)				(aa)	
RMH	M3	All Permitted Zones	(i) VC	(j) VC	A1	A2	O VO	HAZ	C1 CV	(i) C2	(j) C2	C3	(y) RC1	(z) RC1	(i) M1 M2 VM	(j) M1 M2	H	R1 RR1	R2 VR	C2
2.0 ha	-	464.5	1393.5	696.5	1393.5	-	1393.5	-	-	1393.5		464.5	1393.5	0.4 ha	1393.5		-	-		557.0
60.0	-	15.0	30.0	20.0	30.0	-	30.0	-	-	30.0	22.5	15.0	60.0	60.0	30.0	30.0	-	-		18.0
9.0	60.0	7.5	7.5	7.5	15.0	60.0	9.0	-	-	7.5	7.5	7.5	7.5	7.5	9.0	9.0	-	-		6.0
9.0	15.0	10.5	10.5	10.5	15.0	60.0	9.0	-	(l) 7.5	10.5	10.5	10.5	10.5	10.5	10.5	10.5	-	-		9.0
7.5	15.0	4.5	4.5	4.5	7.5	60.0	9.0	-	-	7.5	7.5	4.5	6.0	6.0	6.0	6.0	-	-		4.5
6.0	15.0	-	3.0	3.0	7.5	60.0	9.0	-	-	4.5	4.5	-	6.0	6.0	6.0	6.0	-	-		3.0
30	-	50	15	30	15	-	20	-	75	50	50	50	20	35	50	50	-	-		35
-	-	69.5	78.5	78.5	78.5	-	-	-	-	-	-	-	78.5	-	-	-	-	-		-
10.5	-	10.5	10.5	10.5	10.5	10.5	10.5	-	10.5	10.5	10.5	10.5	6.0	10.5	10.5	10.5	-	-		10.5
-	-	-	0.6	1.2	0.45	-	-	-	-	2	2	0.75	0.1	-	1.5	1	-	-		1
22.0	28.0	23.5	20.5	20.5	28.0	90.0	22.0	-	-	20.5	20.5	23.5	23.5	23.5	22.0	22.0	-	-		16.0
19.0	25.0	20.5	17.5	17.5	25.0	90.0	19.0	-	-	17.5	17.5	20.5	20.5	20.5	19.0	19.0	-	-		16.0
20	25	20	20	10	40	25	20	-	-	20	20	20	30	30	20	20	-	-		20
1 space / lot	-	(t)	(t) (u) (w)	(t) (u)	(u)	-	(u)	-	(t) (u)	(t)	(t)	(t)	(t)	(t)	(1)	(1)	(u)	(u)		(t) (u)
(e) (q)	(e) (k) (r) (w)	(s)	-	-	(o)	(a)	(b)	(x)					(u) (y)	(v) (z)	(w)	(w)				

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

THIS IS PLATE H TO BY-LAW NO. _____ PASSED THE _____ DAY OF _____, 2004.

(MAYOR): _____

(SEAL)

(CLERK): _____