

***CORPORATION  
OF THE  
TOWN OF PETAWAWA***

***ZONING BY-LAW NO.  
456/07***

Prepared For:

The Corporation of the  
Town of Petawawa

Prepared By:

County of Renfrew  
Development & Property  
Department  
Planning Division  
9 International Drive  
PEMBROKE, ON K8A 6W5

Passed by Council: October 15,  
2007

**ZB Consolidated: November  
10, 2021**

**Consolidated: June 6, 2024**

**TOWN OF PETAWAWA**

**NOTICE OF PASSING OF A COMPREHENSIVE ZONING BY-LAW**

**TAKE NOTICE** that the Council of the Corporation of the Town of Petawawa passed By-law 456/07 on the 15th day of October, 2007 under Section 34 of the Planning Act.

**AND TAKE NOTICE** that any person or agency may appeal to the Ontario Municipal Board in respect of the By-law by filing with the Clerk of the Corporation of the Town of Petawawa not later than the 6th day of November, 2007 a notice of appeal setting out the objection to the By-law and the reasons in support of the objection. Only individuals, corporations and public bodies may appeal a zoning by-law to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf. No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.

**AND TAKE NOTICE** that an appeal must set out the objection to the By-law, the reasons in support of the objection and be accompanied by the prescribed fee. The prescribed fee is \$125.00 and must be made payable to the Minister of Finance.

An explanation of the purpose and effect of the By-law, describing the lands to which the By-law applies. The complete By-law is available for inspection in my office during regular office hours.

**EXPLANATORY NOTE**

This new zoning by-law repeals the zoning by-laws of the former Township of Petawawa and the former Village of Petawawa, and it establishes new zones and zone provisions for the amalgamated Town of Petawawa.

The Council of a municipality may, under Section 34 of the Planning Act, pass a Zoning By-law to govern the use of land. The effect of By-law Number 456/07 is to regulate the use of land and the erection, location and use of buildings and structures within the entire Town of Petawawa. After the By-law is in force, no land shall be used and no building or structure shall be erected, altered or used in any manner except in conformity with the provisions of the By-law.

The By-law will not apply to prevent or hinder the continued use of any land, building or structure, if such land, building or structure was lawfully used for such purpose on the day of the passing of the By-law, so long as it continues to be used for that purpose.

As the By-law affects all lands within the Town of Petawawa, a Key Map has not been provided.

DATED at the Town of Petawawa this 18th day of October, 2007.



Mitchell Stillman, CAO/Clerk  
Town of Petawawa  
1111 Victoria Street  
PETAWAWA, ON K8H 2E6

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Schedule "A" - Town of Petawawa:

Map 1 - former Village of Petawawa

Map 2 - east part of Town of Petawawa

Map 3 - central part of Town of Petawawa

Map 4 - west part of Town of Petawawa

# THE CORPORATION OF THE TOWN OF PETAWAWA

## BY-LAW NUMBER 456/07

*Being a By-law to regulate the use of lands and the character, location and use of buildings and structures within the Town of Petawawa pursuant to Section 34 of the Planning Act.*

### **PREAMBLE**

WHEREAS Section 34 of the Planning Act provides that the Council of a local municipality may pass By-laws to regulate the use of lands and the character, location and use of buildings and structures;

AND WHEREAS the Council of The Corporation of the Town of Petawawa wishes to ensure proper and orderly development within the limits of the Town of Petawawa;

AND WHEREAS this By-law encompasses all lands within the former Township of Petawawa and the former Village of Petawawa;

AND WHEREAS the Council of The Corporation of the Town of Petawawa has deemed it to be in the public interest that such a By-law be enacted;

NOW THEREFORE the Council of The Corporation of the Town of Petawawa enacts as follows:



**SECTION 1.0 – AUTHORIZATION AND USAGE****1.1 TITLE**

This By-law shall be known and may be cited as the “Zoning By-law” of the Corporation of the Town of Petawawa.

**1.2 SCOPE****1.2.1 Application of By-law**

The provisions of this By-law shall apply to all lands within the Town of Petawawa, except Crown Lands.

**1.2.2 Conformity with By-law**

No building or structure shall hereafter be erected or altered, nor shall the use of any building, structure or lot hereafter be changed, in whole or in part, except in conformity with the provisions of this By-law.

**1.2.3 Changes Causing Contravention of By-law**

No person shall change the purpose of which any lot, building or structure is used, or erect any new building or structure or alter any existing building, structure or lot, or sever any lands from any existing lot, if the effect of such action is to create a situation where any original, adjoining, remaining or new building, structure or lot contravenes any of the applicable provisions of this By-law.

**1.2.4 Violations of Previous Zoning By-laws**

Any use established in violation of a predecessor of this By-law shall be deemed to have been established unlawfully.

**1.2.5 Other Restrictions**

This By-law shall not be used or have the effect to reduce or mitigate any other restrictions by an authority having lawful jurisdiction to make such restrictions.

**1.2.6 Permits and Licences**

No Municipal permit, certificate or licence shall be issued for a proposed use of land, including any establishment, enlargement, alteration or change in use of any building or structure, that contravenes any provision of this By-law.

### 1.3 **ADMINISTRATION**

#### 1.3.1 Administrator

This By-law shall be administered by the Chief Building Official or by a Zoning Administrator appointed by Council, or by such other person as Council may designate from time to time for such purpose.

#### 1.3.2 Inspection

The Zoning Administrator, Chief Building Official or any officer or employee of the Corporation assigned the responsibility for enforcing this By-law may at all reasonable times and upon producing proper identification, enter and inspect any property on or in respect of which he or she believes a contravention is occurring. However, such officer shall not enter any room or place actually used as a dwelling without requesting and obtaining the consent of the occupier, except under the authority of a search warrant as set out in Section 49 of the Planning Act.

#### 1.3.3 Violations and Penalties

Every person who contravenes any provision of this By-law on conviction is liable:

- (a) on a first conviction to a fine of not more than \$25,000.00; and
- (b) on a subsequent conviction to a fine of not more than \$10,000.00 for each day or part thereof upon which the contravention has continued after the day on which the person was first convicted; and

Every corporation which contravenes any provision of this By-law on conviction is liable:

- € on a first conviction to a fine of not more than \$50,000.00 and
- (d) on a subsequent conviction to a fine of not more than \$25,000.00 for each day or part thereof upon which the contravention has continued after the day on which the corporation was first convicted.

Every such penalty described herein is subject to the provisions of Section 67 of the Planning Act, as amended, and will change from time to time in accordance with the said Act.

#### 1.3.4 Remedies

Where a building or structure is or is proposed to be erected, altered or enlarged, or a building, structure or lot is or is proposed to be used in contravention of any provision of this By-law, such contravention may be restrained by action at the insistence of any ratepayer or of the Corporation.

#### 1.3.5 Plans to Accompany Applications

In addition to all of the requirements of the Building Code and this By-law or any other By-law of the Corporation, every application for a building permit shall be accompanied by a plan, in duplicate, drawn to scale and showing;

- (a) the true dimensions of the lot to be built upon or otherwise used;
- (b) the location of all existing buildings, structures or uses on the lot;
- € the proposed location, height and dimensions of any building, structures or use proposed for such lot;
- (d) the proposed locations and dimensions of yards, landscaped open spaces, parking areas and loading spaces required by this By-law;
- € a statement, signed by the owner, disclosing the specific existing or proposed use for each existing or proposed building or structure, and containing all information necessary to determine if such existing or proposed building, structure or use conforms to the requirements of this By-law.

### 1.4 VALIDATION

#### 1.4.1 Effective Date

This By-law shall come into effect from the date of its passing by Council and shall come into force in accordance with Section 34 of the Planning Act.

#### 1.4.2 Repeal of Existing By-laws

From the coming into force of this By-law, all previous By-laws passed by the Council(s) of the former Township of Petawawa and the former Village of Petawawa under Section 34 of the Planning Act, or a predecessor thereof, shall be repealed, except to the extent that any of the said By-laws prohibit the use of any land, building or structure for a purpose or in a manner that is also prohibited by this By-law.

#### 1.4.3 Provisions Validity Separable

A decision of a competent court that one or more of the provisions of this By-law are invalid in whole or in part does not affect the validity, effectiveness or enforceability of the other provisions or part of provisions of this By-law.

#### 1.4.4 Schedules to By-law

The Zones set out in this By-law and the boundaries of such Zones are set out on the maps that are attached hereto and marked as Schedules. The Schedules are hereby made a part of this By-law as fully and to all intents and purposes as though recited in full herein.

### 1.5 INTERPRETATION

1.5.1 For the purposes of this By-law, words used in the present tense include the future; words in the singular number include the plural and words in the plural include the singular number; the word "shall" is mandatory; the word "used" shall also mean "designed to be used"; and the word "occupied" shall also mean "designed to be occupied".

#### 1.5.2 Boundaries of Zones

Where uncertainty exists with respect to the boundaries of the various zones as shown on the Schedules (Zoning maps) attached to this By-law the following rules shall apply:

(a) Centreline Limits

Where the boundary is shown as following a street, lane, railway right-of-way or other right-of-way, such Zone boundary shall be the centreline of the street, lane, railway right-of-way or other right-of-way.

(b) Lot Lines

Where the boundary is not shown to be a street, or other feature described in item (a), but is shown to substantially follow a lot line, such lot line shall be the Zone boundary unless specifically indicated otherwise on the Schedule.

€ Closed Road, Right-of-Way

In the event that a dedicated road, lane or railway right-of-way shown on the Schedule is closed, the property formerly in such road, lane or railway right-of-way shall be included within the Zone of adjoining property on either side of such closed feature. Where such closed feature formed a Zone boundary, the new

Zone boundary shall be the former centreline of the closed road, lane or railway right-of-way.

(d) Shoreline

Where the boundary is shown as following the shoreline of any water body, the high water mark shall be the Zone boundary.

€ Other Boundaries

Where none of the above interpretations can be applied, then the location of the boundary shall be determined by scaling from the original Schedule(s) located in the Municipal offices.

1.5.3 Measurements

Where linear distances, other than those referring to vertical measurements are specified, such linear distances are measured on a horizontal plane.

**SECTION 2.0 – DEFINITIONS**

For the purpose of this By-law the definitions and interpretations of this section shall apply.

- 2.1 ABANDONED means the failure, in the opinion of the Zoning Administrator, to proceed expeditiously with construction work during any continuous 12 month period.
- 2.2 ABATTOIR means a building, structure or lot or part thereof used for the slaughter of livestock or other animals for the purpose of processing or rendering.
- 2.3 ACCESSORY when used to describe a use, building or structure, means a use, or a detached building or structure, that is customarily incidental, subordinate and exclusively devoted to supporting the principal use, building or structure and located on the same lot therewith. This does not include an accessory residence unless otherwise specified.
- 2.4 ADULT ENTERTAINMENT PARLOUR shall mean any premise or part thereof in which, in pursuance of a business, trade, calling or occupation, goods or services appealing to or designed to appeal to erotic or sexual appetites or inclinations, are provided.
- 2.5 AGGREGATE means gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite and rock other than metallic ores.
- 2.6 AGRICULTURAL COMMERCIAL ESTABLISHMENT means the use of land, buildings or structures for the wholesale or retail sales of goods that are necessary to support agricultural uses and for the processing and sale of products derived from farm uses. Without limiting the generality of the foregoing, these include such goods as farm machinery and equipment, products used for the housing and husbandry of livestock, poultry and fur bearing animals, and materials and equipment for sub-surface drainage and such services as the selling, processing, storage and transportation of seed, feed, crops, milk and eggs and livestock, and the selling of fertilizer and chemical products.
- 2.7 AIRFIELD, PRIVATE means land used for the purpose of the landing, storing, taxiing or taking-off of private aircraft and uses, buildings and structures accessory thereto, but not an airport under the regulation of Transport Canada.

- 2.8 AIRPORT means the use of land licensed by Transport Canada for the landing and take-off of commercial and/or private aircraft and shall include any buildings or structures accessory thereto.
- 2.9 ALTER means any alteration in a bearing wall or partition or column, beam, girder or other supporting member of a building or structure or any increase in area or volume of a building or structure. When used in reference to a lot, the word alter means to decrease the width, depth or area of any required yard, setback, landscaped open space or parking area, or to change the location of any boundary of such lot with respect to a street or lane. The words "altered" and "alteration" shall have a corresponding meaning.
- 2.10 AMBULANCE FACILITY means a building where ambulances kept for emergency service.
- 2.11 ANIMAL TRAINING FACILITY means the use of an enclosed building for the provision of animal training but does not include the keeping of animals overnight.
- 2.12 AMUSEMENT ARCADE means any premises or part thereof containing four or more electronic, mechanical pinball or amusement machines operated for gain and made available for the entertainment or amusement of the general public. This definition shall not include establishments which sell such devices, provided that such devices are not made available on the premises for use on a commercial basis by the public.
- 2.13 ANIMAL HOSPITAL means a building or structure where domestic animals, birds or other livestock are treated and where domestic animals or birds are kept for treatment only and shall include the clinic of a registered veterinarian.
- 2.14 ASPHALT MANUFACTURING PLANT means an industrial facility used for the production of asphalt for immediate use in the paving of roads and driveways and the damp-proofing of buildings or structures.
- 2.15 ASPHALT PLANT, PORTABLE means a facility operated by, or on behalf of, a public road authority for a particular construction project, with equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material and includes the stockpiling and storage of bulk materials used in the process. Such a facility is not of permanent construction, but is designed to be dismantled and moved to another location as required.

- 2.16 ASSEMBLY HALL means a building or part of a building in which facilities are provided for such purposes as meetings of civic, education, political, religious or social purposes, and shall include a banquet hall.
- 2.17 ATTACHED means a building otherwise complete in itself, which depends for structural support, or complete enclosure, upon a division wall or walls shared in common with an adjacent building or buildings.
- 2.18 BACKYARD CHICKENS means a domesticated female chicken or a Capon that are permitted under Section 3.3.14 of this By-law, and does not include roosters.
- 2.19 BAKERY means a building or part thereof for producing, mixing, compounding or baking bread, biscuits, cakes or other baked products and may include an accessory retail store which sells baked goods manufactured on the premises.
- 2.20 BARRIER-FREE means a building and its facilities and structures, which can be approached, entered and used by persons with physical or sensory disabilities.
- 2.21 BASEMENT means that portion of a building between two floor levels which is partly underground.
- 2.22 BED AND BREAKFAST ESTABLISHMENT means an owner-occupied single-detached dwelling in which there are up to four rooms for rent as short-term accommodation for tourists or vacationers, and may include the provision of meals. The Bed and Breakfast use shall remain subordinate to the primary use of the building as a single-detached dwelling. This definition does not include any other establishment defined in this By-law.
- 2.23 BERM means a landscaped mound of earth.
- 2.24 BOARDING HOUSE means a dwelling in which the proprietor resides and supplies for gain, more than three bedrooms for boarders and may include the provision of meals. Rooming house shall have a corresponding meaning.
- 2.25 BOAT DOCKING OR LAUNCHING FACILITY means a structure for the mooring or launching of boats or watercraft, attached to or forming part of the mainland or used in conjunction with a use on the mainland.



- 2.26 BOATHOUSE means a detached one-storey, accessory building or structure which is designed or used for the sheltering of a boat or other form of water transportation and the storage of household equipment incidental to the residential use of the property and shall not be used for human habitation nor contain food preparation or sanitary facilities.
- 2.27 BUFFER STRIP means an area to be used only for the purpose of screening land, buildings or other structures by the planting and maintenance of trees or shrubs or the construction and maintenance of a berm.
- 2.28 BUILDING means any structure used or designed to be used for shelter, accommodation or enclosure of persons, animals or chattels.
- 2.29 BUILDING ENVELOPE means the buildable area on a lot, defined by the minimum front yard depth, rear yard depth and side yard width requirements and maximum height requirements, within which a building can be erected.
- 2.30 BUILDING SUPPLY STORE means an establishment engaged in the selling of building supplies including lumber, siding, roofing, electrical, heating and similar items.
- 2.31 CABIN, SLEEP means a building containing not more than two sleeping rooms, which building shall not include cooking facilities.
- 2.32 CALL CENTRE means a building or part of a building engaged primarily in service transactions electronically or through a communication medium and without limiting the generality of the foregoing, may include such establishments as credit card information centres, virtual banking services, on-line services and telephone solicitation services, but shall not include any walk-in or off-the-street traffic or any retail or manufacturing of goods for sales.
- 2.33 CAMP, RECREATION means a recreational establishment operated by a private or public organization where children and/or adults are temporarily accommodated in tents, cabins, cottages and/or lodge houses and shall include a church camp, a day camp or a scout camp but does not include any tourist establishment or mobile home park.
- 2.34 CAMPING ESTABLISHMENT means a tourist establishment consisting of at least five camping lots and comprising land used or maintained as grounds for the camping or parking of recreational vehicles and tents.

- 2.35 CANNABIS PRODUCTION FACILITY means any buildings or structures licensed and authorized to possess, sell, provide, ship, deliver, transport, destroy, produce, dry, export and/or import cannabis for medical or non-medical purposes, including related research as defined in applicable Federal Regulation, as amended from time to time.
- 2.36 CANNABIS RETAIL STORE means an establishment where cannabis and cannabis related merchandise is sold directly to the public.
- 2.37 CAR WASH shall mean a building or structure containing facilities for washing motor vehicles, either by production line methods and mechanical services or by a self-service operation.
- 2.38 CATERING ESTABLISHMENT means a commercial establishment in which food and beverages are prepared for consumption off the premises and are not served to customers on the premises or for take-out.
- 2.39 CEMETERY means a cemetery, columbarium or mausoleum within the meaning of the Cemetery Act of Ontario.
- 2.40 CHICKEN RUN means covered secure enclosure that allows chickens access to outdoors.
- 2.41 CHURCH means a building commonly used by any religious organization as defined in the Religious Organizations' Lands Act, R.S.O. 1990 as amended, for public worship, and may include a rectory or manse, church hall, auditorium, day nursery or religious school associated with or accessory thereto.
- 2.42 CLINIC means a building or part thereof, used exclusively by physicians, dentists, their staff, and their patients for the purpose of consultation, diagnosis and office treatment. Without limiting the generality of the foregoing, a clinic may include administrative offices, waiting rooms, treatment rooms, laboratories, pharmacies and dispensaries directly associated with the clinic, but shall not include accommodation for in-patient care or operating rooms.
- 2.43 COMMUNITY CENTRE means any tract of land or buildings or any part of any buildings used for community activities whether used for commercial purposes or not, and the control of which is vested in the municipality, a local board or agent thereof.

- 2.44 CONCRETE MANUFACTURING PLANT means an industrial facility used for the production of concrete for immediate use in the construction of buildings, structures, roads or driveways. This definition also means the manufacturing of finished concrete products and may include the retail sale of such products.
- 2.45 CONSTRUCT means to do anything in the erection, installation, extension or material alteration or repair of a building and includes the installation of a building unit fabricated or moved from elsewhere and "construction" has a corresponding meaning.
- 2.46 CONTAINER MARKET means a commercial establishment consisting of a minimum of five modified shipping containers and/or a combination of modified shipping containers, mobile refreshment vehicles and modular units planned and designed to create a particular sense of place supporting and enhancing the businesses operating therein.
- 2.47 CONTRACTOR'S YARD OR SHOP means an area of land of a contractor of any building or construction trade where equipment and materials are stored, or where a contractor performs shop or assembly work but does not include any other yard or establishment otherwise defined or classified herein.
- 2.48 CONVENIENCE STORE means a retail commercial establishment supplying groceries, sundries and other daily household necessities to the immediate surrounding area.
- 2.49 COOP means a fully enclosed weatherproof building where chickens are kept and which the interior includes nest boxes for egg laying, perches for the chickens to sleep on and food and water containers.
- 2.50 CORPORATION means the Corporation of the Town of Petawawa.
- 2.51 COTTAGE means a building to accommodate one or more guests for temporary occupancy,
- (a) that contains at least two rooms;
  - (b) that is at least partially furnished; and
  - (c) in which the guest may be permitted to prepare and cook food.

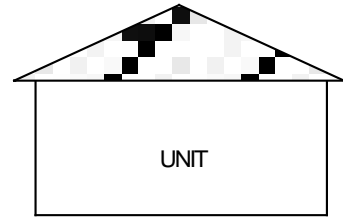
- 2.52 COTTAGE ESTABLISHMENT means a tourist establishment comprised of two or more cottages owned or leased by the same person. Cabin establishment shall have a corresponding meaning.
- 2.53 CREMATORIUM means a building that is fitted with appliances for the purpose of cremating human remains and that has been approved as a crematorium or established as a crematorium in accordance with the requirements of Funeral Burial and Cremation Services Act and includes everything necessarily incidental and ancillary to that purpose.
- 2.54 DAY CARE (Private Dwelling) means care provided to five children or fewer under 10 years of age, in a private residence other than the home of the parent/guardian of the child.
- 2.55 DAY NURSERY means a building or part thereof duly licensed by the Province of Ontario for use as a facility for the day-time care of children.
- 2.56 DRIVE THROUGH FACILITY means a premise used to provide or dispense products or services through an attendant or a window or an automated machine, to persons remaining in vehicles that are in a designated queuing space.
- 2.57 DRIVING SCHOOL means a building, or part of a building, used to provide instruction for the operation of vehicles.
- 2.58 DRIVEWAY means a vehicle access provided between a street or lane and a parking area or a loading space, or between two parking areas, but does not include a parking aisle.
- 2.59 DRY CLEANING ESTABLISHMENT means a building, or part of a building, used for receiving articles or goods for dry cleaning, dyeing, cleaning or laundering, and pressing, and includes distributing such articles or goods.
- 2.60 DWELLING means a building or part of a building containing one or more dwelling units.
- 2.61 DWELLING, SINGLE DETACHED means a single dwelling unit which is freestanding, separate and detached from other main buildings or main structures and includes a prefabricated single dwelling unit but does not include a mobile home.

- 2.62 DWELLING, SEMI-DETACHED means a building that is divided vertically into two separate dwelling units each of which has an independent entrance either directly from the outside or from a common vestibule.
- 2.63 DWELLING, DUPLEX means a building that is divided horizontally into two separate dwelling units each of which has an independent entrance either directly from outside or through a common vestibule.
- 2.64 DWELLING, TRIPLEX means a building that is divided horizontally into three separate dwelling units each of which has an independent entrance either directly from outside or through a common vestibule.
- 2.65 DWELLING, TWO UNIT (THREE UNIT) means a building containing two dwelling units (or three dwelling units).
- 2.66 DWELLING, MULTIPLE ATTACHED means a building that is divided vertically into four or more dwelling units, each of which has a separate and independent entrance at finished grade and separated from the adjoining unit or units by a common unpierced wall with no interior access between each dwelling unit. Townhouse shall have a corresponding meaning.
- 2.67 DWELLING, APARTMENT means the whole of a building not otherwise defined herein, which contains four (4) or more dwelling units served by a common entrance or by an independent entrance directly from the outside in which the occupants have the right to use in common any corridors, stairs or elevators contained therein, and the yards appurtenant thereto.
- 2.68 DWELLING, LIMITED SERVICE means a single-detached dwelling that:
- (a) has no frontage on a municipally maintained street, and
  - (b) does not receive municipal street services, such as snow clearing and road maintenance, and
  - (c) has a means of access to the lot that is not part of the municipal street network.
- 2.69 DWELLING, SEASONAL means a single dwelling unit that is used occasionally for recreation, rest or relaxation but not occupied continuously nor used as a year round permanent dwelling.

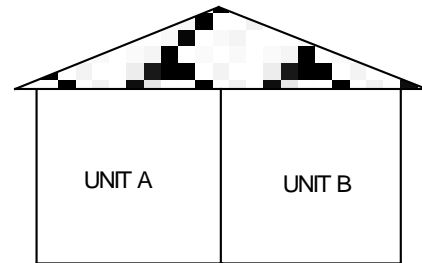
# ILLUSTRATIONS OF DWELLING TYPES

**DETACHED**

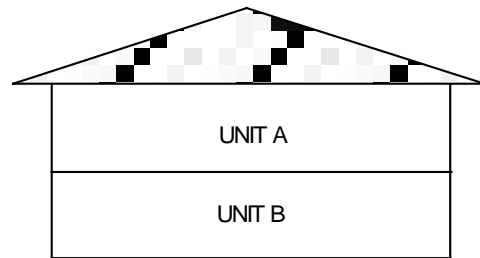
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**SEMI-DETACHED**



**DUPLEX**



**MULTIPLE ATTACHED**



Note: The above illustrations are for clarification purposes only.

- 2.70 DWELLING UNIT means a suite of habitable rooms which:
- (a) is located in a building;
  - (b) is used or intended to be used in common by one or more persons as a single, independent and separate housekeeping establishment;
  - (c) contains food preparation and sanitary facilities provided for the exclusive common use of the occupants thereof; and
  - (d) has a private entrance directly from outside the building or from a common hallway or stairway inside the building.
- 2.71 DWELLING UNIT, ACCESSORY means a dwelling unit accessory to a permitted non-residential use.
- 2.72 DWELLING UNIT AREA means the aggregate of the floor area of all habitable rooms, hallways and lobbies within a dwelling unit, including the thickness of any exterior walls and excluding any unfinished basement floor area.
- 2.73 DWELLING UNIT, COACH HOUSE means a second dwelling unit that is a separate dwelling unit detached from a primary dwelling unit and is located in its own building and on the same lot as the primary dwelling unit.
- 2.74 DWELLING UNIT, PRIMARY means a single detached dwelling, a townhouse dwelling unit, or a semi-detached dwelling unit but does not include a garden suite, a boarding house, a converted dwelling, a coach house, a seasonal dwelling, an accessory dwelling unit or any other dwelling unit type as defined in this By-law.
- 2.75 DWELLING UNIT, SECOND means a second self-contained residential dwelling unit ancillary and subordinate to a primary dwelling unit, in which food preparation, eating, living, sleeping and sanitary facilities are provided for the exclusive use of the occupants thereof, and which may also be located within structures accessory to a dwelling such as a garage or other detached structure and includes a coach house as defined in this By-law but does not include a garden suite or an accessory dwelling unit as defined in the By-law.
- 2.76 EDUCATIONAL FACILITY means training or instructional facilities including classrooms, seminar rooms and similar facilities.

- 2.77 EQUIPMENT RENTAL ESTABLISHMENT means a place where the primary use is the rental of machinery, equipment, furniture and fixtures and other goods.
- 2.78 ERECT means build, construct, reconstruct, alter, enlarge or relocate and without limiting the generality of the foregoing, shall include any preliminary physical operations such as cutting, grading, excavating, berming, piling, cribbing, filling or drainage, or any altering of any existing building by an addition, deletion, enlargement, extension or other structural change.
- 2.79 ESTABLISHED BUILDING LINE means the average distance from the street line to existing buildings on the same side of a street within 100 metres of a lot, where a minimum of 3 dwellings have been built within this area prior to the date of passing of this By-law. Where the established building line is being calculated for water setback, the average distance is to be measured in accordance with the foregoing, except that it will be calculated using the distances between the high water mark and existing buildings.
- 2.80 EXISTING means existing as of the date of final passing of this By-law.
- 2.81 EXTERIOR BARRIER-FREE ACCESSIBILITY RAMP means an exterior unenclosed ramp used to provide a barrier free path of travel to a building or structure as may be required under the Ontario Building Code or Ontarians With Disabilities Act.
- 2.82 EXTRACTIVE INDUSTRIAL FACILITY means a building, structure or facility used for processing aggregate and includes the screening, sorting, washing, crushing, storing, recycling of aggregates, and other similar operations allied to an extractive industrial operation.
- 2.83 FACTORY OUTLET means a building accessory to a permitted industrial use where the products manufactured by that industry are kept and offered for wholesale or retail sale.
- 2.84 FARM means land used for the tillage of soil; the growing and harvesting of field crops, vegetables, fruits, horticultural crops and trees; the grazing, breeding, raising, boarding or training of livestock and horses; dairying; beekeeping, fish farming; any other operation that is normal farming practice; and includes one farm dwelling as well as barns, sheds and other accessory structures. A farm use includes a hobby farm.

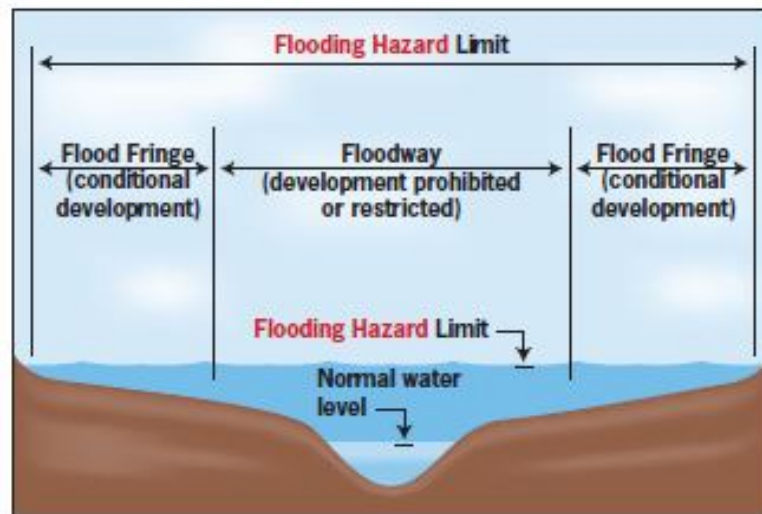


- 2.85 FARM LIMITED means land used for growing and harvesting field, bush, vine, forest or tree crops or grazing and does not include a farm dwelling and accessory buildings and uses.
- 2.86 FARM PRODUCE SALES OUTLET means a stand set up as an accessory use on a farm, used for the sale or produce from that same agricultural use.
- 2.87 FINANCIAL INSTITUTION means a building where money is deposited, withdrawn, kept, loaned, invested, and/or exchanged and, without limiting the generality of the foregoing, includes a bank, trust company, credit union or an investment or brokerage firm.
- 2.88 FLOOD means a temporary rise in the water level resulting in the inundation of areas that are adjacent to a water course and not ordinarily covered by water.
- 2.89 FLOOD FRINGE means the outer portion of the flood plain between the floodway and the upper elevation of the flood plain limit. Depths and velocities of flooding are generally less severe in the flood fringe than those experienced in the floodway.
- 2.90 FLOOD PLAIN means the area of land within a watershed which is subject to inundation during a flooding event. This area shall be calculated as being the area that would be flooded with an expected average frequency of once in a hundred years. Lands subject to flooding shall have a corresponding meaning.
- 2.91 FLOOD PLAIN DESIGN ELEVATION means for the lands contained within the regulatory floodplain of the Ottawa River and affected by the 1-in-100 year flood as indicated by the 113.9 metre G.S.C contour, no person shall erect any building or structure, including additions to existing buildings, structures and accessory buildings to an existing use below the flood plain design elevation herein established at 114.2 metre G.S.C unless it is flood proofed and no basement openings shall be permitted below this elevation.
- 2.92 FLOODPROOFED means the installation of power service metering equipment, major electrical appliances, etc., such that they are not located below the flood plain design elevation but this does not prohibit the installation of electrical wall outlets equipped with ground fault plugs; the design and installation of heating, air conditioning, ventilation, plumbing, sewer and water systems which consider flood susceptibility; sanitary sewer and storm drainage systems having openings below the flood plain elevation which are provided with

automatic back flow preventers; water supply systems which are designed to prevent contamination by flood waters; fuel-fired furnaces which are provided with float operated automatic control valves which shut off the fuel supply in the event of flooding; septic systems which are designed to operate during flood conditions and which prevent sewer discharges which could result in a health hazard; and no building openings below the regulatory flood elevation.

- 2.93 FLOODWAY means the channel of a watercourse and the inner portion of the flood plain adjacent to the watercourse where flood depths and velocities are more severe than in the flood fringe. These flood depths and velocities are considered to have the potential to threaten lives and/or damage property.

#### Illustration of Two-Zone Floodway – Flood Fringe Concept



- 2.94 FLOOR AREA, GROSS means the sum total of the gross horizontal areas of all floors of the building or buildings on a lot, measured from the exterior faces of the exterior walls or from the centreline of the common wall separating two buildings, and the "floor area, gross" of a building shall include:

- a) Basement floor area where the basement ceiling height is 1.8 metres or more, unless otherwise specified;
- b) Elevator shafts and stairwells at each floor, floor area used for mechanical equipment, penthouse, attic space having headroom of 2.0 metres or more for at least half the attic floor area, interior balconies and mezzanines, enclosed porches and floor area devoted to accessory uses; and,

- c) Area used for private garage, parking or loading, whether in the main building or in an accessory building, is not included in the "floor area". Service areas are included in the calculation of gross floor area for any Motor Vehicle Repair Garage uses.
- 2.95 FLOOR AREA GROSS LEASABLE means the total area of a building for which tenants pay rent and have exclusive occupancy, measured from the centreline of partition walls and the exterior face of outside walls, and includes all such floor area on a main floor, mezzanine and upper storey and in a basement, but does not include any floor area used in common by the tenants of the building such as a mall, aisle or hallway, elevator shaft or lobby, stairwell, and washroom, boiler room, maintenance room, mechanical or electrical or utility room, and any motor vehicle parking facilities provided with the building.
- 2.96 FLOOR AREA, NET means only the habitable or useable floor space in a building exclusive of any foyer, hallways, stairwell, closet, washroom or toilet room and shall be measured from the inside walls.
- 2.97 FRONTAGE see LOT FRONTAGE.
- 2.98 FORESTRY means the management, development and cultivation of timber resources to ensure the continuous production of wood or wood products, provision of proper environmental conditions for wildlife, protection against floods and erosion, protection and production of water supplies, and preservation of the recreation resources.
- 2.99 FUEL STORAGE TANK means a tank for the bulk storage of petroleum gasoline, fuel oil, gas or inflammable liquid or fluid but does not include a container for inflammable liquid or fluid legally and properly kept in a retail store or a tank for storage merely incidental to some other use of the premises where such tank is located.
- 2.100 FURNITURE OR WOOD PRODUCTS SHOP means an establishment where items are constructed primarily from wood, including such products as cabinets, furniture, caskets, trim, or sash and door works.
- 2.101 FUNERAL HOME means any premises where preparation of a human body for internment or cremation is undertaken.
- 2.102 GARAGE, PRIVATE means an enclosed or partially enclosed structure in which no business, occupation or service is conducted for profit, and which structure is used primarily for the storage of one or more vehicles and

storage of household equipment incidental to the residential occupancy. Carport shall have a corresponding meaning.

- 2.103 GARAGE, PUBLIC means a municipal or provincial facility used for the storage and servicing of road construction and maintenance equipment and materials.
- 2.104 GARDEN CENTRE means an establishment primarily used for the retail sale of gardening equipment, products and planting materials, including greenhouses for the cultivation of such materials.
- 2.105 GARDEN SUITE means a one-unit, detached, residential structure containing bathroom and kitchen facilities that is ancillary to an existing residential structure and that is designed to be portable.
- 2.106 GAS BAR means an establishment used only for the sale of motor vehicle fuels and motor vehicle accessories, and may also include accessory retail sales of convenience foods and beverages and car washes, but shall not include the performance of repairs to a motor vehicle.
- 2.107 GAZEBO means a freestanding, roofed accessory structure which is not enclosed, except for screening or glass and which is utilized for the purposes of relaxation in conjunction with a residential dwelling but shall not include any other use or activity otherwise defined in this By-law.
- 2.108 GOLF COURSE means a public or private area operated for the purpose of playing golf and includes a par 3 golf course, an accessory clubhouse and an accessory driving range.
- 2.109 GOLF DRIVING RANGE means an open air golf practice facility, and may include accessory structures such as a kiosk for golf balls and golf club rentals, a structure from which the golfers tee-off, and a structure for the storage of maintenance equipment.
- 2.110 GRADE shall mean when used in reference to a building, the average elevation of the finished surface of the ground where it meets the exterior of the front of such building and when used with reference to a structure, shall mean the average elevation of the finished surface of the ground immediately surrounding such structure, exclusive in both cases of any artificial embankment, and when used with reference to a street, road or highway, means the elevation of the street, road or highway, means the elevation of the street, road or highway,

established by the Town of Petawawa or other designated road authority.

2.111 GRAVEL PIT means any open excavation made for the removal of any soil, earth, clay, marl, sand, gravel or unconsolidated rock or mineral in order to supply material for construction, manufacturing or industrial purposes.

2.112 GROUP HOME means a single housekeeping unit in a residential dwelling in which up to ten unrelated residents, excluding staff or the receiving family, live as a family under responsible supervision consistent with the requirements of its residents and which is licensed or approved under Provincial statute.

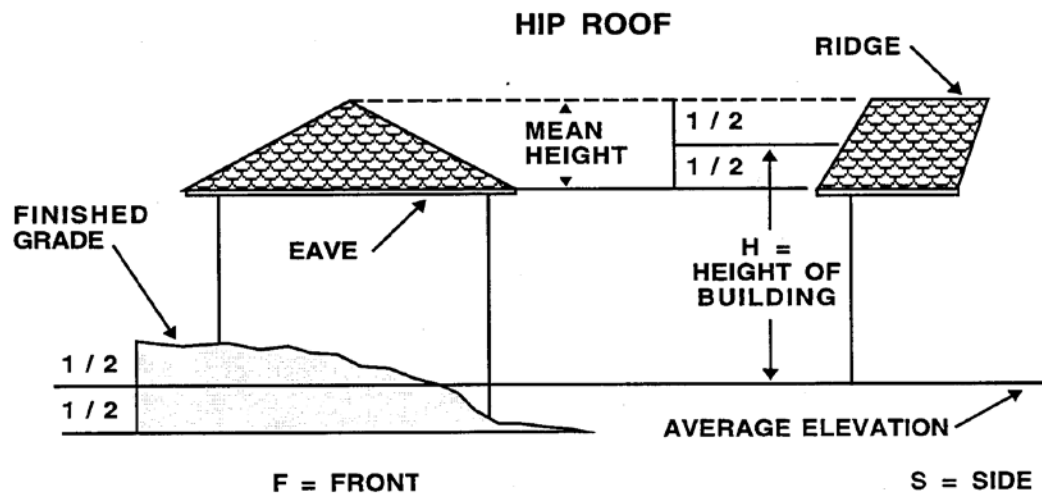
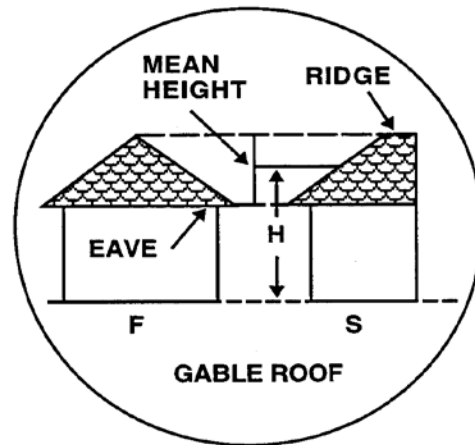
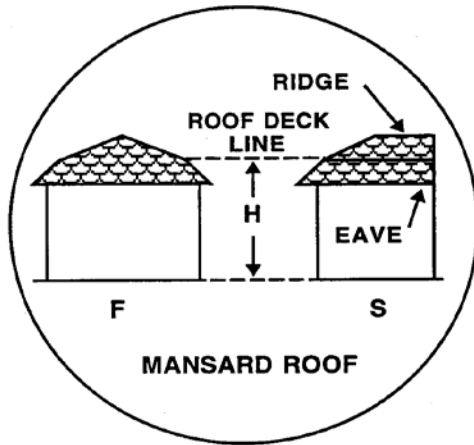
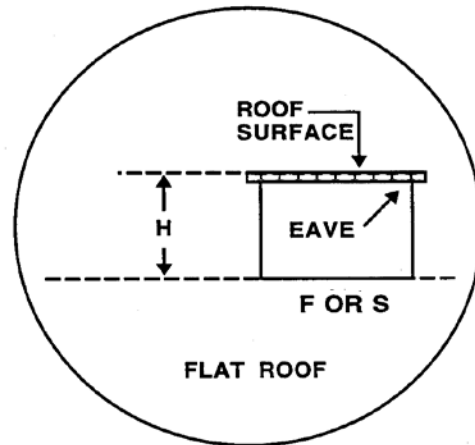
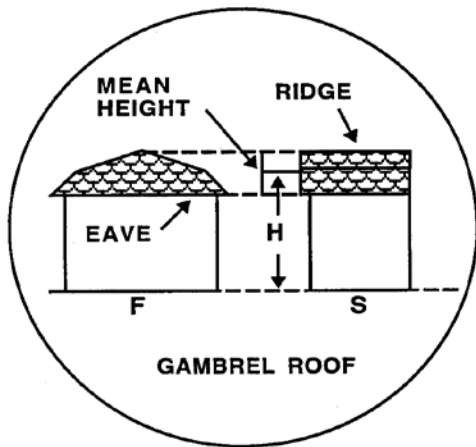
2.113 HAULED SEWAGE means untreated sanitary waste from a septic tank, privy or holding tank.

2.114 HEALTH/FITNESS CLUB means an establishment where patrons engage in exercising and physical conditioning and may include the use of exercise equipment.

2.115 HEIGHT means, when used with reference to a building, the vertical distance between the average elevation of the finished surface of the ground at the front of the building and,

- (a) in the case of a flat roof, the highest point of the roof surface or the parapet, whichever is the greater;
- (b) in the case of a mansard roof, the deck roof line;
- (c) in the case of a gable, hip or gambrel roof, the mean height between the eaves and the ridge; and
- (d) in the case of any other type of roof, the highest point of the roof surface.

## ILLUSTRATION OF BUILDING HEIGHT



Note: The above illustrations are for clarification purposes only.

- 2.116 HIGH WATER MARK means the mark made by the action of water under natural conditions on the shore or bank of water, which action has been so common and usual and so long continued that it has created a difference between the character of the vegetation or soil on one side of the mark and the character of the vegetation or soil on the other side of the mark.
- 2.117 HOME DISPLAY AND SALES OUTLET means an establishment or premises where prefabricated dwellings including cottages and mobile homes are erected or located for display purposes only and from which orders can be placed for the purchase and delivery of such dwellings or parts and accessories associated therewith.
- 2.118 HOME FOR THE AGED means a "home for the aged" as defined under the Homes for the Aged and Rest Homes Act, as amended from time to time.
- 2.119 HOME INDUSTRY means a gainful occupation including carpentry, electrical shop, woodworking, window framing, welding, plumbing, machine or auto repair shop, riding stables and a kennel with a maximum of four outdoor runs; a service shop; or a storage building for school buses, boats or snowmobiles and conducted in whole or in part in an accessory building to a single detached dwelling or to a permitted farm use.
- 2.120 HOME OCCUPATION means any occupation for gain or support, which is carried on as an accessory use within a dwelling unit and operated by members of the one family residing in the dwelling unit. Such home occupation uses may include a service or repair shop, a personal service shop, a pet grooming establishment, the office or consulting room of a doctor, dentist, chiropractor, drug-less practitioner, lawyer, real estate agent, insurance agent, planner, architect, photographer, teacher, music or dance instructor or engineer, but does not include a clinic, a hospital, a nursing home, a tea room, kennel, a taxi business or a small internal combustion engine repair shop.
- 2.121 HOSPITAL means a hospital as defined in the Private Hospitals Act, a sanatorium as defined by the Private Sanatorium Act, or a hospital as defined by the Public Hospitals Act.
- 2.122 HOTEL means a tourist establishment with one or more than one building containing four or more accommodation units grouped under one roof

and accessible from the interior or partially from the exterior. MOTEL shall have a corresponding meaning.

2.123 HUMAN HABITATION AND OCCUPATION means the use or intended use of a building or part of a building by persons for sleeping purposes.

2.124 HUNTING & FISHING CAMP means a building or structure intended to provide basic shelter and accommodation on an occasional basis for a person or group of persons engaged in hunting, fishing or other outdoor recreational activities.

2.125 INSTITUTIONAL USE means the use of buildings or structures for a public or non-profit purpose and without limiting the generality of the foregoing, may include such uses as schools, places of worship, indoor recreational facilities, community centre, hospitals and government buildings.

2.126 KENNEL means a lot, building, structure or establishment, where 4 or more dogs are lodged, bred, kept or boarded for profit or gain. A kennel shall be classified as follows:

- i) "small" kennel where dogs are housed for the purpose of pleasure (pets) or hunting and where there is no boarding.
- ii) "large" kennel used primarily for boarding dogs where the majority of kennel space is devoted to the boarding of dogs owned by other than family members, even if purebred dogs are being housed or bred at the same facility.

2.127 LANDSCAPED OPEN SPACE means open space comprised of lawn and/or ornamental shrubs, flowers and trees and may include space occupied by paths, walks, courts and patios, but shall not include parking areas, traffic aisles, driveways, ramps or storage of equipment, vehicles or other materials.

2.128 LANE means a public thoroughfare which affords only a secondary means of access to abutting lots and which is not intended for general traffic circulation.

2.129 LAUNDROMAT means a building or structure where coin-operated laundry machines, using only water, detergents and additives are made available to the public for the purpose of laundry cleaning.



2.130 LIBRARY means a library branch or distributing station as defined in the Public Libraries Act.

2.131 LIVESTOCK means chickens, turkeys, cattle, hogs, mink, rabbits, sheep, horses, goats or any domestic animal used or raised for consumption or for commercial purposes.

2.132 LIVESTOCK FACILITY means barns, buildings or structures where livestock are housed and shall also include beef feedlots and the associated manure storage facilities.

2.133 LOADING SPACE means a space or bay located on a lot which is used or intended to be used for the temporary parking of any commercial vehicle while loading or unloading goods, merchandise or materials, used in connection with the use of the lot or any building thereon, and which has unobstructed access not necessarily in a straight line, to a street or lane.

2.134 LODGE HOUSE means a building in which bedrooms, common areas, dining areas, games areas and meals are available for the guests of an establishment.

2.135 LOGGING HAULER means an area of land and/or building of a logging hauler where equipment and materials belonging to the logging hauler are stored and may include repairs to logging equipment belonging to the logging hauler. This definition does not include other logging activities such as a sawmill or the storage of logs on the ground or in storage buildings.

2.136 LOT means a parcel or tract of land:

- (a) which is a whole lot as shown on a Registered Plan of Subdivision, but a Registered Plan of Subdivision for the purposes of this paragraph does not include a Registered Plan of Subdivision which has been deemed not to be a Registered Plan of Subdivision under a By-law passed pursuant to Section 50 of The Planning Act.
- (b) which is a separate parcel of land the owner of which does not retain the fee or equity of redemption in, or a power or right to grant, assign, or exercise a power of appointment with respect to any abutting land, or

- (c) the description of which is the same as in a deed, which has been given consent pursuant to the Planning Act.
- (d) for the purposes of this By-law, a mobile home site shall be considered a lot.

2.137 LOT AREA means the total horizontal area within the lot lines of a lot. In the case of a corner lot having street lines rounding at the corner with a radius of six (6) metres, or less, the lot area of such land shall be calculated as if the lot lines were produced to their point of intersection.

2.138 LOT, CORNER means a lot situated at the intersection of two or more streets, or upon two parts of the same street, the adjacent sides of which street or streets (or, in the case of a curved corner, the tangents at the street extremities of the side lot lines) contain an angle of not more than one hundred and thirty-five degrees. In the case of a curved corner, the corner of the lot shall be that point on the street line nearest to the point of intersection of the said tangents.

2.139 LOT COVERAGE means the percentage of the lot area covered by buildings, including accessory buildings, but does not include area covered by open air swimming pools.

2.140 LOT FRONTAGE means the horizontal distance between the side lot lines measured along the front lot line. Where the front lot line is not a straight line, or where the side lot lines are not parallel, the lot frontage shall be measured along a line seven and one-half (7.5) metres back from and parallel to the street line.

2.141 LOT, INTERIOR means a lot situated between adjacent lots and having access to one street.

2.142 LOT LINE means any boundary of a lot or a vertical projection thereof.

2.143 LOT LINE, FRONT means the lot line that divides the lot from the street or street allowance or private road with the following clarifications:

- (a) in the case of a corner lot, the shorter lot line that abuts the street shall be deemed the front lot line and the longer lot line that abuts the street shall be deemed the side lot line;

- (b) in the case of a corner lot with two street lines of equal lengths, the lot line that abuts the wider street or abuts a Provincial Highway or abuts a County Road shall be deemed to be the front lot line, and in the case of both streets being under the same jurisdiction, or of the same width, the lot line where the principal access to the lot is approved shall be deemed to be the front lot line;
- (c) in the case of a corner lot abutting a .3 metre reserve the lot line so abutting the .3 metre reserve shall be deemed an exterior side lot line and the other line abutting the street shall be deemed the front lot line;
- (d) in the case of a through lot, the longer boundary dividing the lot from the street shall be deemed to be the front line and the opposite shorter boundary shall be deemed to be the rear lot line. In case each of such lot lines should be of equal length the lot line where the principal access to the lot is approved shall be deemed to be the front lot line.

2.144 LOT LINE, REAR means, in the case of a lot having four or more lot lines, the lot line furthest from and opposite to the front lot line. In the case of a lot with less than four lot lines, there shall be deemed to be no rear lot lines.

2.145 LOT LINE, SIDE means a lot line other than a front or rear lot line.

2.146 LOT, THROUGH means a lot bounded on two opposite sides by a street. If any lot qualifies as being both a "Lot, Corner" and a "Lot, Through" as hereinbefore defined, such lot shall be deemed a "Lot, Corner" for the purpose of this By-law.

2.147 MAIN BUILDING means a building in which the principal use is conducted on the lot on which the building is located. In the residential zone the dwelling is the main building.

2.148 MANUFACTURING PLANT means a building or structure in which a product is fabricated or materials are processed or assembled and from which such product is shipped to a wholesale or retail outlet.

2.149 MANUFACTURING PLANT, LIGHT means a building or structure in which materials or component parts are manufactured, assembled or processed to produce finished products suitable for the retail trade but does not include any industry involving stamping presses, furnaces or other machinery that emits dirt, dust or noxious fumes into the air or

that results in noise or vibration beyond the property in excess of Ministry of the Environment guidelines.

- 2.150 MARINA means a building, structure or place, containing docking facilities and located on a water body, where boats and boat accessories are berthed, stored, serviced, repaired or kept for sale or rent and where facilities for the sale of marine fuels and lubricants may be provided.
- 2.151 MEAT PRODUCTS PLANT means a canned meat factory, sausage factory, meat processing plant and any other factory where meat or poultry are cooked, cured, smoked or otherwise processed or packed but does not include a stock-yard, abattoir, tannery or hide processing plant, a poultry-killing establishment, an animal food factory or an animal by-products plant.
- 2.152 MICRO-BREWERY OR BREW PUB means a place used for the small scale and independent manufacturing of specialty or craft beer or wine produced for retail sale and consumption off-premises, or on-site consumption when located in combination with a permitted Restaurant or Tavern.
- 2.153 MICRO-DISTILLERY means a place used for the small scale and independent manufacturing of alcohol by distillation, including the retail sales of alcohol meant for consumption off-premises, or on-site consumption when located in a permitted Restaurant or Tavern.
- 2.154 MINE means any opening or excavation in, or working of the ground for the purpose of opening up or proving any mineral or mineral-bearing substance, and any ore body, mineral deposit, stratum, rock, earth, clay, sand or gravel, or place where mining is or may be carried on, and all ways, works, machinery, plant, buildings and premises below or above ground belonging to or used in connection with the mine, and also any quarry, excavation or opening of the ground made for the purpose of searching for or removal of mineral rock, stratum, earth, clay, sand or gravel and any roasting or smelting furnace, concentrator mill, work or place used for in connection with washing, crushing, sifting, reducing, leaching, roasting, smelting, refining, treatment or research on any of such substance.
- 2.155 MINERAL PROVING means work necessary to determine the presence of a mineral deposit and/or the economic potential for a mine. This work may include geophysical surveys, drilling, sinking of a test shaft or a decline, piling excavated overburden or rock, and removing from the site quantities of mineral-bearing substance sufficient for testing purposes only.

- 2.156 MINERAL EXPLORATION means work necessary to determine the presence of a mineral deposit. This work may include geophysical surveys and drilling.
- 2.157 MINIMUM DISTANCE SEPARATION (MDS) FORMULAE means formulae developed by the Province of Ontario to separate uses so as to reduce incompatibility concerns about odour from livestock facilities.
- 2.158 MINING means any mode or method of working whereby the earth or any rock, stratum, stone or mineral-bearing substance may be disturbed, removed, washed, sifted, leached, roasted, smelted, refined, crushed or dealt with for the purpose of obtaining any mineral there from, whether it has been previously disturbed or not.
- 2.159 MINI STORAGE ESTABLISHMENT means one or more than one building containing separate spaces of varying sizes that are offered by lease or rent to persons for the storage of chattels. Self-service storage building shall have a corresponding meaning.
- 2.160 MOBILE HOME means any dwelling that is designed to be made mobile and constructed or manufactured to be used in like manner as a single detached dwelling for the permanent accommodation of one or more persons, notwithstanding that the running gear is or may be removed, or that such dwelling is or may be fixed on a finished and permanent foundation or has become in any other manner so adapted and affixed to the land upon which it is situated that it is, or has become, an immobile and permanent structure, and includes any mobile home as defined in Section 46(1) of the Planning Act amended from time to time, or any successors thereto.
- 2.161 MOBILE HOME PARK means a lot containing two or more mobile home sites and which is under single management and ownership, used for the sitting of mobile homes together with commercial-recreational and service uses for Mobile Home Park residents, including any building, structure or enclosure forming a part of such a mobile home park.
- 2.162 MOBILE HOME STAND means an area of land which shall be considered a lot for calculating setback within a mobile home park occupied by or intended for occupancy by one mobile home together with all yards and open space required by this By-law.
- 2.163 MOBILE REFRESHMENT VEHICLE means any temporary or permanently stationed motor vehicle, trailer or structure where food and/or

refreshments may be cooked, carried or offered for sale to the general public.

- 2.164 MODULAR UNIT means any boxed style modular structure constructed off-site, under controlled plant conditions and using compliant code materials and such unit is designed to be reused and repurposed multiple times and for the purpose of being transported to different sites.
- 2.165 MODEL HOME means a dwelling utilized as an example of a product offered for sale and may include accessory office space that is only used in association with home sales in the subdivision that the model home is located in. The dwelling may be functionally complete, including furnishing, but a certificate of occupancy shall not be issued.
- 2.166 MOTEL means a tourist establishment with one or more than one building containing four or more accommodation units grouped under one roof and accessible from the interior or partially from the exterior. HOTEL shall have a corresponding meaning.
- 2.167 MOTOR VEHICLE means an automobile, motorcycle, a boat, a farm implement, a commercial motor vehicle, a recreational vehicle, a snowmobile, a trailer, a motor-assisted bicycle unless otherwise indicated in the Highway Traffic Act, as amended, and any other vehicle propelled or driven otherwise than by muscular power.
- 2.168 MOTOR VEHICLE, COMMERCIAL means a motor vehicle which is designed for the transport of goods and which is used for business, employment or commercial purposes.
- 2.169 MOTOR VEHICLE BODY SHOP means a building or structure used for the painting or repairing of vehicle bodies or fenders, but shall not include a salvage yard.
- 2.170 MOTOR VEHICLE REPAIR GARAGE means a building where all functions of an automotive service station may be carried out and where major repairs of vehicles may be performed, including body work and welding but shall not include dismantling of motor vehicles for scrap or the storage of motor vehicles awaiting scrapping.
- 2.171 MOTOR VEHICLE SERVICE STATION means a building or place where gasoline, grease, anti-freeze, tires, tubes, tire accessories, electric light bulbs, spark plugs and batteries for motor vehicles are stored or

kept for sale, or where motor vehicles may be oiled, greased or washed, or have their ignition adjusted, tires inflated or batteries changed, or where only minor or running repairs essential to the actual operation of motor vehicles are executed or performed.

2.172 MOTOR VEHICLE STORE means an establishment primarily engaged in the retail sale of vehicle parts, accessories and tools. Accessory uses may include service bays for performing maintenance repair operations on motor vehicles.

2.173 MOTOR VEHICLE SALES OR RENTAL ESTABLISHMENT means an establishment having as its main use the storage of vehicles for sale or the storage of vehicles for rent or lease. Accessory uses may include facilities for the repair or maintenance of such vehicles.

2.174 MUTUAL DRIVEWAY means an ingress or egress that is common to two or more owners of abutting lands as a right-of-way registered against the title of the lands.

2.175 NAVIGABLE WATERWAY means a navigable body of water or stream as deemed under the Navigable Waters Protection Act.

2.176 NON-CONFORMING means that which does not conform, comply or agree with the regulations of this Bylaw as of the date of final passing thereof.

2.177 NURSERY See GARDEN CENTRE.

2.178 NURSING HOME means a nursing home as defined under the Nursing Home Act, wherein lodging, meals, personal care, nursing services, and medical care and treatment are provided, but excludes a hospital or senior citizen's home.

2.179 OFFICE, BUSINESS means an office where one or more persons are employed in the management, direction or conducting of any agency, business, brokerage, labour or fraternal organization and shall include a newspaper plant, a radio and television broadcasting studio or theatre.

2.180 OFFICE, PROFESSIONAL means any office where professionally qualified persons, technical assistants and clerical staff are employed and where clients or patients seek advice, consultation, or treatment.

Notwithstanding the foregoing, said office shall not be a hospital or any other use defined herein.

- 2.181 OPEN STORAGE means storage or display of raw materials, goods, merchandise, equipment, or other materials which are not inside a building or structure. Enclosure of an area by a fence or a canopy or roofed structure shall not be construed as an enclosed building.
- 2.182 OUTDOOR AIR CONDITIONING UNIT means an outdoor air conditioner that is located to the exterior of the building it serves.
- 2.183 OUTDOOR FURNACE means a solid fuel burning appliance located outside of the building it serves and is used for the space heating of buildings and/or domestic water heating and does not include the incineration of waste as defined in Section 25 of the Environmental Protection Act, c.E.19., R.S.O. 1990.
- 2.184 PARK means a recreational area that consists largely of open space and which may include a picnic area, swimming pool or area, playground, play field or similar use, but shall not include a mobile home park or recreational vehicle park.
- 2.185 PARK, PRIVATE means a park other than a public park.
- 2.186 PARK, PUBLIC means a park owned or controlled by the Corporation or by any Ministry, Board, Commission or Authority established under any statute of Ontario or Canada.
- 2.187 PARKING AREA means an area provided for the parking of motor vehicles and encompassing at least the required number of parking spaces and all driveways, aisles, manoeuvring areas, entrances, exits and similar areas for access to parking spaces, but shall not include any part of a street or private road.
- 2.188 PARKING LOT means any parking area, other than a parking area accessory to a permitted use on the same lot, used for the temporary storage or parking of motor vehicles for hire and gain but does not include the sale of new or used vehicles or the storing of impounded or wrecked vehicles.
- 2.189 PARKING SPACE means an area of not less than 14.85 square metres measuring 2.7 metres by 5.5 metres exclusive of driveways or aisles,



for the temporary parking or storage of motor vehicles. Each barrier-free parking space shall have a minimum width of 4.5 metres and a minimum length of 6 metres and be in accordance with the Ontario Building Code requirements.

2.190 PERMITTED means permitted by this By-law.

2.191 PERSON means an individual, an association, a chartered organization, a firm, a partnership or a corporation.

2.192 PET GROOMING ESTABLISHMENT means a building or part thereof wherein cleaning, clipping and other grooming services are provided for domestic pets within the interior of the building, having no exterior runs and shall not include a veterinary clinic or kennel. A pet grooming establishment is also permitted as a home occupation, subject to the following:

- (a) The maximum number of 2 dogs and/or domestic cats, or a combination thereof, are allowed on the premises at any one time;
- (b) No breeding, boarding or overnight accommodation of dogs or domestic cats shall be permitted on the premises; and
- (c) No dogs or domestic cats that are brought onto the premises for grooming shall be permitted outside of the dwelling.

2.193 PET SHOP means an establishment where animals, birds, or fish for use as pets are sold or kept for sale and may include premises used for the grooming and/or sale of domestic animals but does not include any overnight boarding.

2.194 PLACE OF ENTERTAINMENT means a recreational or social club operated for gain or profit as well as a motion picture or other theatre, auditorium, billiard or pool room, bowling alley, ice or roller skating rink, curling rink, or dance hall, but does not include any place of entertainment or recreation otherwise defined or classified in this By-law.

2.195 PORTABLE GARAGE means a supporting metal or wood framework with a fabric cover made of canvas, nylon, clear plastic or similar material for the storage of one or more vehicles and storage of household equipment incidental to the residential occupancy.

2.196 POST OFFICE means a place owned and operated by a public authority used for the posting, receipt, sorting, handling, transmission or delivery of mail.

- 2.197 PRIVATE ROAD means a registered right-of-way not dedicated and accepted as, or otherwise deemed at law to be a public highway, that serves as a privately maintained motor vehicle access-route to one or more abutting, legally conveyable parcels of land.
- 2.198 PRIVATE CLUB means a building or part of a building used as a meeting and social place exclusively for members of a chartered organization and their guests, and shall include a fraternal lodge (for example, Free Masons), a fraternity or sorority house, hostel, and a labour union hall.
- 2.199 PROPANE TANK shall mean a structure consisting of a tank used for the storage of propane gas for heating a building.
- 2.200 PROVINCIALY SIGNIFICANT WETLAND means an area identified as a Provincially Significant Wetland on the land use schedules to this zoning by-law.
- 2.201 PUBLIC AUTHORITY means the Council and any School Board, Public Utility Commission, Transportation Commission, Public Library Board, Board of Parks Management, Board of Health, Planning Committee or other board or commission or committee of the Town of Petawawa established or exercising any power or authority under any general or special statutes of Ontario with respect to any of the affairs or purposes of the Municipality or a portion thereof, and includes any committee or local authority established by By-law of the Municipality.
- 2.202 PUBLIC BUILDING means any building or structure owned or leased by a municipal corporation, the County of Renfrew, Province of Ontario or the Government of Canada and in which government activities are carried out.
- 2.203 PUBLIC UTILITY means a waterworks, a water supply system, sewage works, electrical power or energy generating, transmission or distribution system, street lighting system, natural or artificial gas works or supply system or a telephone system, and includes any lands, buildings or equipment required for the administration or operation of any such system.
- 2.204 QUARRY means any open excavation made for the removal of any consolidated rock or mineral including limestone, sandstone or shale, in order to supply material for construction, industrial or manufacturing purposes, but shall not include an excavation incidental to the erection of a building or structure for which a building permit

has been granted by the Corporation or an excavation incidental to the construction of any public works.

2.205 RECREATION, ACTIVE means the use of land, water and/or building for the purpose of organized active leisure activities and shall include an arena, a golf course, a sports field, and motorized vehicle trails.

2.206 RECREATION, PASSIVE means the use of land and/or water for the purpose of passive leisure activity and shall include a park, a garden, a picnic area and the like, equestrian and hiking trails, as well as a playground with activity equipment for children.

2.207 RECREATIONAL VEHICLE means a structure or vehicle designed, intended and used as accommodation exclusively for travel, recreation and vacation and which is either capable of being drawn by a passenger vehicle or is self-propelled and shall include travel trailers, park model trailers, tent trailers, vans, motor homes, and similar transportable accommodation excepting a mobile home.

2.208 RECREATIONAL VEHICLE CAMPGROUND means a parcel of land under single ownership, which is designed, developed and maintained or intended to provide accommodation on a temporary or seasonal basis, for recreational vehicles and/or tents plus accompanying towing or carrying vehicles. It may also include accessory uses such as an administration office, clubhouse, snack bar, laundry, convenience and souvenir shop, swimming pool, washrooms, showers, managers dwelling and recreational facilities. Recreational Vehicle Park shall have a corresponding meeting.

2.209 RECREATIONAL VEHICLE SALES OR RENTAL ESTABLISHMENT means an establishment having as its main use the sale, rental or leasing of recreational vehicles.

2.210 RECREATIONAL VEHICLE SITE means a plot of ground within a recreational vehicle campground or a camping establishment intended for exclusive occupancy by the renter(s), and on which accommodations and vehicles can be placed.

2.211 RELIGIOUS EDUCATION FACILITY means an establishment used by religious groups for study, relaxation, meditation and similar activities, including dining and lodging facilities, accommodation for staff and compatible accessory uses.

- 2.212 REQUIRED means required by this By-law. REQUIREMENT shall have a corresponding meaning.
- 2.213 RESORT means a tourist establishment catering to the vacationing public, designed as a destination-oriented operation and/or being within an area recognized as a destination for vacations, and providing meals and sleeping accommodations that may consist of lodge houses, guest rooms or cottages, but shall not include any other use defined herein.
- 2.214 RESTAURANT means an establishment in which the principal business is the preparation and serving of food and refreshments to the public for consumption at tables within or outside the building and which may include the preparation of food in a ready-to-consume state for consumption off the premises.
- 2.215 RETAIL STORE means a building or part of a building in which goods, wares, merchandise, substance, articles or things are offered or kept for sale or rent at retail, but does not include any establishment otherwise defined herein or specifically named elsewhere in this By-law.
- 2.216 RETIREMENT HOME shall mean a building or structure providing lounges, accommodation primarily for retired persons, with or without meals, each with their own private or semi-private room, where common recreation rooms, eating and medical care facilities may be provided, and which building or structure is maintained by a staff and in which residents are ambulatory and do not require on-going bed care, although some minor nursing, medical, or similar care may be provided, but shall not include a nursing home, hotel, motel or hospital.
- 2.217 RIDING STABLES means an establishment where horses are boarded and where, for a fee, horses are hired out to the general public for riding or for riding lessons.
- 2.218 ROAD see STREET.
- 2.219 ROOM, HABITABLE means a room which:
- (a) is located within a dwelling unit:
  - (b) is designed for living, sleeping or eating or for sanitary purposes;
  - (c) can be used at all times throughout the year; and

(d) is not located within a cellar.

- 2.220 ROOM, NON-HABITABLE means any room located within a dwelling unit that is not a habitable room, including, but not so as to limit the generality of the foregoing, a laundry room, a pantry, a lobby, a stairway, a closet, a verandah, a recreation room, a porch, a balcony, a private garage (whether attached or detached), an unfinished attic, a cellar, a boiler room and any space used for the service and maintenance of such dwelling or for vertical travel between storeys.
- 2.221 SALVAGE YARD means a lot and/or premises for the storage and/or handling and/or sale of scrap or used materials, which, without limiting the generality of the foregoing, shall include waste paper, rags, wood, bottles, bicycles, vehicles, tires, metal and/or other scrap material and salvage includes a junk yard, scrap metal yard and a wrecking yard, including ancillary automotive sales and service establishment and premises.
- 2.222 SAWMILL means a building, structure or area where timber is cut or stored, either to finished lumber or as an intermediary step.
- 2.223 SCHOOL means a school under the jurisdiction of a Public, Separate or High School Board, a college or a university or any other school established and maintained either wholly or partially at public or private expense whether or not the same is also a boarding school, and includes any dormitory building accessory to a school.
- 2.224 SENIOR CITIZEN'S HOME means any home for senior citizens sponsored and administered by any public agency or any service club, church or other profit or non-profit organization, either of which obtains its financing from Federal, Provincial or Municipal Governments or agencies, or by public subscription donation or residents payments, or by any combination thereof, and such homes shall include auxiliary uses such as club, kitchen, dining and/or lounge facilities, usually associated with Senior Citizens development.
- 2.225 SEPARATION DISTANCE means the horizontal distance between buildings or structures or physical features measured from the closest point of the exterior wall of such building or structure, or from the closest point of such physical feature.
- 2.226 SERVICE SHOP, GENERAL means a building or part of a building used for the servicing or repairing of articles, goods or materials, and in which no product is manufactured and includes radio, television and appliance

repair shops, a laundromat, but does not include any automotive uses as defined by this By-law.

2.227 SERVICE SHOP, PERSONAL means a building or part thereof in which services are provided and administered to the individual needs of persons, and without limiting the generality of the foregoing, includes barber shops, hairdressing establishments, spas, tanning salon, workrooms for shoe repair and shoe shining shops, tailor shops, bakery shops and photographic studios.

2.228 SETBACK means, with reference to a road, the distance between the centre line of the road and the nearest building or structure and with reference to a water body, the distance between the high water mark and the nearest building or structure.

2.229 SEWAGE SLUDGE, means the aqueous suspension of residual solids generated from the treatment of municipal or industrial wastewater.

2.230 SHOPPING PLAZA means a group of commercial and service establishments or uses, related in size and type, and designed, developed and managed as a unit, whether by a single owner, a group of owners or tenants in collaboration. Access to individual functions generally may be from an open mall area.

2.231 STREET means a public highway or public road as defined in the Municipal Act, under the jurisdiction of either the Corporation, the County or the Province but does not include a lane, a driveway or a private road.

2.232 STREET ALLOWANCE means land held by the Corporation, the County or the Province for the purpose of providing a street, and includes a street and an improved street.

2.233 STREET, IMPROVED means a street that is improved for the passage of motor vehicles and is owned and maintained by the Corporation, the County or the Province.

2.234 STREET LINE means the limit of the street allowance and is the dividing line between a lot or reserve and a street.

2.235 STRUCTURE means anything constructed or erected, the use of which requires location on or in the ground or attached to something having location on or in the ground.

- 2.236 SWIMMING POOL, OUTDOOR means a privately owned structure erected or installed above ground or wholly or partly below ground, capable of being used for swimming, wading, diving, or bathing, and which, when filled, is capable of containing a depth of 0.46 metres or more of water and includes decks, landings, stairwells, enclosures or similar features. For the purpose of regulations pertaining to lot coverage in this By-law, a private outdoor swimming pool shall be deemed not to be a building or structure.
- 2.237 TAILINGS AND SLAG PILES means waste material or residue resulting from the reduction of metals from their ores.
- 2.238 TAVERN OR PUBLIC HOUSE means a tavern or public house as defined in the Liquor Licence Act, but does not include a hotel or eating establishment.
- 2.239 TAXI STAND means the permanent location of the taxi business and the source of dispatch.
- 2.240 TOURIST ESTABLISHMENT means a commercial building, structure or area of land designed for the accommodation of travelling or vacationing public.
- 2.241 TOWN means the Corporation of the Town of Petawawa.
- 2.242 TRAILER, PARK MODEL, means a trailer constructed to CSA Z-241 standard that is built on a single chassis mounted on wheels, designed for relocation from time to time, designed as living quarters for seasonal camping with the possibility for connection to services, and has a gross floor area, including lofts, not greater than 50 square metres when in setup mode and having a width greater than 2.6 metres in transit mode.
- 2.243 TRAILER, STORAGE, SEACAN AND SHIPPING CONTAINER means the trailer portion of a tractor-trailer unit or transport truck, or a rail or seaway container, which is traditionally used for the shipping and transportation of goods and materials.
- 2.244 TRAILER, TENT OR TRAVEL means any trailer capable of being used for the temporary living, sleeping or eating accommodation of persons, notwithstanding that such vehicle is jacked up or that its running gear is removed. A tent or travel trailer is deemed to be a building or

structure for the purposes of this By-law, as authorized by Section 34(4) of the Planning Act.

2.245 TRAILER PARK see RECREATIONAL VEHICLE CAMPGROUND.

2.246 TRUCK TERMINAL means a building, structure or place where trucks or transports are rented, leased, kept for hire, or stand or park for remuneration, or from which trucks or transports, stored or parked on the property, are dispatched for hire as common carriers or where goods are stored temporarily for further shipment.

2.247 UNENCLOSED PORCH means a structure attached at the entrance or exit to a building which may be covered by a roof with or without supporting columns provided the porch remains unenclosed by walls, windows, or screening.

2.248 VETERINARY CLINIC refer "Animal Hospital"

2.249 WAREHOUSE means a building or part of a building used primarily for the operation of general merchandise warehousing, cold storage and other storage facilities and also includes a centre for the distribution of wholesale goods and commodities for resale to retailers; to industrial, commercial, institutional, or professional users; to wholesalers. Wholesale has a corresponding meaning.

2.250 WASTE DISPOSAL SITE means any land approved by the Ministry of the Environment upon, into, or in which waste may be deposited or processed.

2.251 WATERCOURSE means the natural channel for a stream of water and, for the purposes of this by-law, includes any watercourse shown on a Schedule or Schedules of this By-law.

2.252 WATER FRONTAGE means the straight line horizontal distance between the two most widely separated points on any one shoreline of a waterfront lot.

2.253 WATER SETBACK means the straight-line horizontal distance from the high water mark of a watercourse, bay or lake to the nearest part of any excavation, building, structure or open storage use on the lot.



- 2.254 WATER SYSTEM, COMMUNAL means a private water distribution supply system in which water is piped to more than one dwelling or business operation.
- 2.255 WAYSIDE PIT, QUARRY means a temporary gravel pit or quarry opened and used by a public road authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way.
- 2.256 WETLANDS means lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case, the presence of abundant water has caused the formation of hydric soils (soils in which there is an abundance of moisture) and has favoured the dominance of either plants that commonly grow in water or in water logged soil, or water tolerant plants. The four major categories of wetland are swamps, marshes, bogs and fens.
- 2.257 WELDING SHOP means a building or structure or part thereof where metal products are joined, repaired or shaped by welding but no mass productions shall be involved.
- 2.258 WRECKING ESTABLISHMENT means a building and/or lot used for the wrecking or dismantling of vehicles as defined herein, and for the storage and sale of scrap material, salvage and parts obtained there from, but shall not include any other automotive use defined herein.
- 2.259 WIND GENERATOR means an energy conversion system, which converts wind energy into electrical or mechanical.
- 2.260 YARD means an open space on the same lot with a building or structure or excavation, unoccupied and unobstructed except as for such accessory buildings, structures or uses specifically permitted in this By-law.
- 2.261 YARD, FRONT means a yard extending across the full width of a lot between the front lot line and the nearest part of any building, structure or excavation on the lot; FRONT YARD DEPTH means the shortest horizontal distance between the front lot line of the lot and the nearest part of any building, structure or excavation on the lot.
- 2.262 YARD, REAR means a yard extending across the full width of a lot between the rear lot line and the nearest part of any building, structure or excavation on the lot; REAR YARD DEPTH means the shortest

horizontal distance between the rear lot line of the lot and the nearest part of any building, structure or excavation on the lot.

2.263 YARD, SIDE means a yard extending from the front yard to the rear yard of a lot and from the side lot line of such lot to the nearest part of any building, structure or excavation on the lot. SIDE YARD WIDTH means the shortest horizontal distance between a side lot line and the nearest part of any building, structure or excavation on the lot.

2.264 YARD, EXTERIOR SIDE means a yard adjacent to a street between the nearest part of any building, structure or excavation on the lot and a street, a 1-foot reserve or a road allowance, extending from the front yard to the rear lot line. EXTERIOR SIDE YARD WIDTH means the shortest horizontal distance between a side lot line on the exterior side yard side and the nearest part of any building, structure or excavation on the lot.

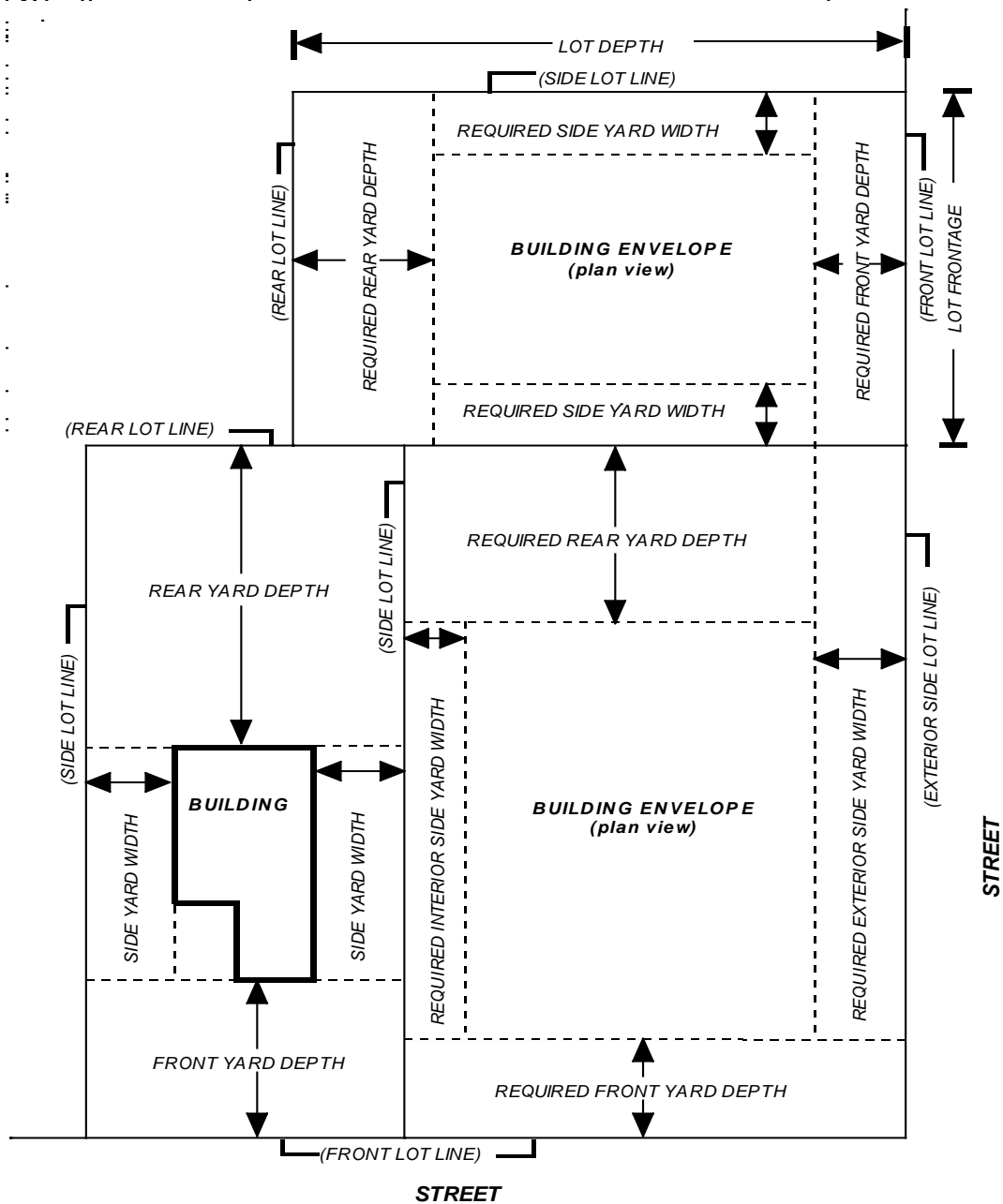
2.265 YARD, INTERIOR SIDE means a side yard other than an exterior side yard.

2.266 YARD, REQUIRED means a yard with the minimum front yard depth, rear yard depth or side yard width required by the provisions of this By-law. A required side yard shall extend from the required front yard to the required rear yard.

2.267 ZONE means an area delineated on a Zoning Map Schedule and established by this By-law for a specific use or group of uses.

2.268 ZONING ADMINISTRATOR means the officer or employee of the Corporation charged with the duty of enforcing the provisions of this By-law.

## ILLUSTRATION OF YARDS, REQUIRED YARDS AND RELATED TERMINOLOGY



Note: The above illustration is for clarification purposes only.

**SECTION 3.0 - GENERAL PROVISIONS****3.1 APPLICATION**

The requirements contained in the General Provisions shall apply to all zones, except as otherwise indicated.

**3.2 ACCESS** see Subsection 3.14 Lots to Front on a Street.**3.3 ACCESSORY USES, BUILDINGS AND STRUCTURES**

Accessory uses, buildings and structures shall be permitted in any Zone provided that:

3.3.1 No accessory use, building or structure shall be built on a lot until the principal or main use, building or structure has been built on the lot. Notwithstanding the aforesaid, an accessory use, building or structure may be permitted on a lot in a Residential or Rural Zone before the principal or main use, building or structure has been built on the lot provided a site plan for the future development of the property (showing, for example, the location of a septic system and setbacks) is approved by the Municipality and the applicant shall enter into a site development agreement.

3.3.2 No accessory building or structure shall be used for human habitation except where a dwelling is a permitted accessory use.

3.3.3 The accessory building or structure shall not be located within any minimum required front yard depth or within any minimum required exterior side yard width. This provision shall not apply to a shelter for use by children waiting for a school bus in any Rural (RU) Zone nor to any farm produce sales outlet, provided the structures have less than 9.3 square metres of gross floor area.

3.3.4 Where paragraph 3.3.3 preceding does not apply (i.e. interior side yard and rear yard) and unless indicated otherwise in this By-law, no accessory building or structure or use shall be located closer than 1.2 metres to any lot line except:

- (a) that common semi-detached garages may be centred on the mutual side lot line;
- (b) that no setback shall apply to boat houses, boat docking or boat launching facilities; and
- (c) that prescribed uses and structures may be permitted in accordance with the provisions of this By-law for Encroachments On Required Yards, and with the Parking Requirements of this By-law.

3.3.5 Accessory buildings and structures shall not exceed 5.0 metres in height in any Residential or Commercial Zone or 7.5 metres in any Industrial Zone.

No accessory buildings and structures associated with residential uses within the Rural Zone may exceed 5.0 m in height.

3.3.6 Buildings and structures shall not be considered accessory if attached to the main building, except where the accessory use is an accessory dwelling unit permitted elsewhere in this By-law.

3.3.7 Accessory buildings and structures shall not be constructed on lands subject to slope failure or to flooding.

3.3.8 Notwithstanding paragraphs 3.3.3, 3.3.4 and 3.3.5 preceding, where an accessory structure is a satellite dish or similar device designed to receive communication signals from a satellite, in any Zone, no part of such structure shall be located in the minimum front yard depth or in the required exterior side yard and such structure shall not exceed the height of the main building by more than 2.0 metres.

3.3.9 Portable garages shall be prohibited in all zones.

3.3.10 No accessory use, building or structure shall be built within two (2) metres of the main building, unless the accessory building is constructed of incombustible materials.

3.3.11 In any Residential Zone, the total lot coverage of all accessory buildings and structures shall not exceed 10% of the total lot area up to a maximum of 112 square metres.

3.3.12 In any Rural Zone, the total lot coverage of all accessory buildings and structures shall not exceed 10% of the total lot area.

3.3.13 Notwithstanding any other provision of this By-law to the contrary, the following provisions shall apply to outdoor swimming pools:

- (a) No outdoor swimming pool shall be located in any required front yard;
- (b) Outdoor swimming pools shall not be included in the calculation of maximum lot coverage;
- (c) For a waterfront lot, the following provisions shall apply:

- i) an outdoor swimming pool may be permitted in the front yard but not the required front yard;
  - ii) an outdoor swimming pool must meet the minimum water setback.
- (d) Any swimming pool in a Residential Zone shall be fenced in accordance with the Town of Petawawa Fence and Pool Enclosure By-law, as amended.

#### 3.3.14 Backyard Chickens

- i) The keeping of backyard chickens shall be permitted as an accessory use to a dwelling unit.
- ii) A maximum of 6 chickens shall be permitted on a residential property that is less than 5 hectares in area, located on lots serviced by private well and private septic.
- iii) Backyard chickens are kept for personal use only; the sale of eggs, manure, meat or other products derived from the backyard chickens on or off the property is prohibited.
- iv) A single coop for the backyard chickens that is built and maintained in accordance with good animal husbandry practices must be provided.
- v) Notwithstanding Section 3.27(a) i) of this By-law to the contrary, Minimum Distance Separation (MDS1) shall not apply to the keeping of backyard chickens and related structures.
- vi) This section does not limit the number of chickens where a farm is a permitted use.
- vii) The chickens are to be maintained in a secure enclosure and are not permitted to be free range.

### 3.4 AIRPORT PROVISIONS

Development adjacent to the airport site shall comply with the Federal Zoning requirements of Transport Canada regarding height restrictions.

### 3.5 AUTOMOTIVE SERVICE STATIONS, GASOLINE BARS AND COMMERCIAL GARAGES

Where service stations, gasoline bars and commercial garages are permitted in this By-law, the following provisions shall apply in addition to Zone provisions:

- 3.5.1 No portion of any pump island shall be located closer than 6 metres from the street line of any street.

- 3.5.2 The minimum distance from the intersection of two street lines or from straight line projections of such, to the nearest ingress or egress ramp shall be not less than 10.0 metres (i.e. entrance or exit point).
- 3.5.3 The maximum width of a ramp at the street line shall be not more than 10.0 metres and the minimum width not less than 7.5 metres.
- 3.5.4 The minimum distance between ramps shall be not less than 9.0 metres.
- 3.5.5 The minimum interior angle of a ramp to a street line shall be 45.0 degrees and the maximum interior angle of a ramp to the street line shall be 90.0 degrees.
- 3.5.6 The minimum distance between any side lot line of the property at the street line and the nearest ramp shall be 3.0 metres.
- 3.5.7 The area included between ramps, or between ramps and a street line or a property line, as required by this By-law, shall be used for landscaped open space only, to a minimum width of 1.0 metre.

### **3.6 BUILDINGS TO BE MOVED**

No building or structure shall be moved within the limits of the Municipality or shall be moved from outside the Municipality into the Municipality unless the building or structure is a permitted use and satisfies all of the requirements of the Zone in which it is to be located.

### **3.7 CANNABIS PRODUCTION FACILITY**

A cannabis production facility may be permitted within a Rural or an Industrial Zone pursuant to the following provisions:

- (a) A cannabis production facility will be subject to site plan control pursuant to Section 41 of the *Planning Act*;
- (b) In addition to the requirements of this Section, a cannabis production facility shall comply with all zone provisions of the zone it is located within;
- (c) A cannabis production facility will be prohibited on any lot containing a dwelling unit;
- (d) Any building or structure or portion of land thereof used for cannabis production facility purposes shall be setback a minimum of 150 metres from:
- i) Any Residential, Commercial, Airport, Community Facility, or Open Space Zone;

- ii) The nearest lot line of any lot containing a dwelling unit, day nursery, school, community centre, place of entertainment, place of assembly, place of worship, long term care home, retirement home or cultural facility;
- (e) The parking requirement for a cannabis production facility shall be 1 parking space per 100 square metres of gross floor area;
- (f) Outdoor storage is prohibited on a property on which a cannabis production facility is located;
- (g) No outdoor signage or advertising shall be permitted;
- (h) Where a cannabis production facility is located on a lot, no other use shall be permitted on the lot or within the building as a whole, other than the growing of accessory agricultural crops;
- (i) The minimum lot area is 4.0 hectares;
- (j) Minimum setback for all structures associated with a cannabis production facility is 30 metres from all property lines;
- (k) A building or structure used for security purposes for a cannabis production facility may be located in the front yard and does not have to comply with the required minimum front yard setback;
- (l) Loading spaces for a cannabis production facility must be in a wholly enclosed building;
- (m) All uses and activities associated with the cannabis production facility must take place entirely within a building; and
- (n) A solid security fence having a minimum height of 1.8 metres shall be provided and maintained around the entire perimeter of the cannabis production facility.

### **3.9 CROWN LANDS**

Regardless of anything else in this By-law, including the Schedules, Crown Lands are not subject to the provisions of this By-law.

### **3.10 DWELLINGS PER LOT**

No more than one building used as a dwelling or containing one or more dwelling units shall be erected on any lot, unless the second building is a coach house or contains a second dwelling unit in accordance with the requirements of Section 3.32 or unless specifically stated otherwise in this By-law.



Where an accessory dwelling unit as defined in this By-law is a permitted use, no more than one accessory dwelling unit shall be permitted on any lot.

Refer also to Section 3.37 TEMPORARY CONSTRUCTION USES PERMITTED.

### 3.11 ENCROACHMENTS ON REQUIRED YARDS

Every part of any minimum required yard shall be open and unobstructed from the ground to the sky by any structure other than an accessory building permitted elsewhere in this By-law provided, however, that those structures and items listed in the following table shall be permitted to project into the minimum required yards indicated, for the distances specified:

<u>Structure</u>	<u>Yards in Which Encroachment is Permitted</u>	<u>Maximum Projection Permitted into Minimum Required Yard</u>
(a) Sills, belt courses, eaves, gutters, chimneys, bay windows, shutters, cornices, parapets, pilasters or other ornamental structures	All	0.60 metres
(b) Fire escapes, exterior staircases	Side and Rear only	1.5 metres
(c) Balconies, steps, unenclosed porches, sundecks, attached solarium	Front and Rear only	2 metres
(d) Uncovered paved patios	All	Unlimited
(e) Railway Spur	All	Unlimited
(f) Gate House in any Industrial Zone	Front and Side only	Unlimited
(g) Flagpoles, Light Standards, Fences, Sign Posts, Garden Trellises, Retaining Walls and similar Structures and appurtenances	All	Unlimited

### 3.12 EXCEPTIONS TO HEIGHT LIMITATIONS

The height limitations of this By-law shall not apply to chimneys, church spires, public buildings, water tanks, elevator enclosures, flag poles,

television or radio antennae, electrical transmission facilities, ventilators and skylights.

### **3.13 EXTERIOR BARRIER-FREE ACCESSIBILITY RAMP**

An exterior barrier-free accessibility ramp shall be exempt from the setback provisions of this By-law and must be constructed in accordance with the requirements of the Ontario Building Code.

### **3.14 GARDEN SUITES**

- (i) A garden suite is only permitted where a site-specific, temporary use by-law allows one;
- (ii) The garden suite must be located in a Residential or in the Rural (RU) Zone;
- (iii) The principal dwelling must be either a single detached dwelling or semi-detached dwelling;
- (iv) A maximum of one garden suite is permitted per lot. Notwithstanding, a garden suite may be permitted for both units of a semi-detached dwelling located on the same lot;
- (v) The garden suite must be located on the same lot as the principal dwelling and the owner of either the principal dwelling or garden suite must be occupied by the registered owner of the lot;
- (vi) The garden suite must be located in the rear yard of the lot;
- (vii) One additional off-street parking space shall be required;
- (viii) An agreement between the owner and the municipality that provides for the removal of the building when it is no longer permitted shall be required. The agreement shall require the owner to provide securities to the municipality to ensure the future removal of the garden suite;
- (ix) The following provisions shall apply to a Garden Suite:
  - i. Side Yard Width same as principal dwelling
  - ii. Rear Yard Depth (minimum) 2.3 metres
  - iii. Distance from principal dwelling (minimum) 2.0 metres
  - iv. Building Height (Maximum) 5.0 metres and 1 storey

### **3.15 GRAVEL PITS, QUARRIES, WAYSIDE PITS AND QUARRIES AND PORTABLE ASPHALT PLANTS**

A gravel pit or quarry, with the exception of a wayside pit or quarry, shall be prohibited in all Zones, except in an Extractive Industrial (EM) Zone. Wayside pits or quarries and portable asphalt plants shall be permitted in all Zones except in a Residential Zone, Commercial Zone or an Environmental Protection Zone.

Portable asphalt plants must comply with the Ministry of Environment separation distances and must obtain an Environmental Compliance Approval (ECA) from the Ministry of the Environment and Climate Change.

### **3.16 GROUP HOMES**

Group Homes are considered to be residential uses. A provincially licensed and approved group home may be permitted in a single detached dwelling.

### **3.17 HOME INDUSTRY**

Where a home industry is a permitted use, such home industry shall conform to the following provisions:

3.17.1 No more than two persons, other than a person(s) residing on the premises, shall be employed in the home industry.

3.17.2 There shall be no external display or advertising other than a non-illuminated sign not more than 0.5 square metres in area.

3.17.3 Such home industry shall not be a hazardous or obnoxious trade, and shall not create or become a public nuisance.

3.17.4 Such home industry is clearly secondary to the main use and does not change the residential character of any dwelling, or the agricultural character of any farm unit.

3.17.5 The parking requirements of this By-law shall apply to any home industry use.

3.17.6 No goods, wares or merchandise shall be offered or exposed for sale or rent on the premises unless such goods, wares and merchandise are either:

- (a) incidental to the home industry; or
- (b) arts and crafts produced on the premises; or
- (c) farm produce resulting from the main use.

3.17.7 Not more than 10.0 percent of the gross floor area of the dwelling unit shall be dedicated to the home industry.

3.17.8 Accessory buildings may be erected, altered or used for the purpose of a home industry provided that not more than fifty (50) square metres of the gross floor area of all accessory buildings shall be used for the purpose of a home industry.

### **3.18 HOME OCCUPATIONS**

A home occupation shall be permitted in any Zone provided such home occupation conforms to the following provisions:

3.18.1 The use shall be conducted entirely within the dwelling unit and carried on by person(s) residing in the dwelling unit. One employee, other than a resident of the premises, will be permitted to be employed.

3.18.2 There shall be no external display or advertising other than a non-illuminated sign not more than 0.3 of a square metre in area, to indicate to persons outside that any part of the dwelling unit or lot is being used for a purpose other than residential.

3.18.3 Not more than 25% of the dwelling unit area shall be used for the purpose of home occupation uses.

3.18.4 Such home occupation shall be clearly secondary to the main residential use and there shall be no change to the outside appearance of the dwelling unit or premises or any visible evidence of the conduct of a home occupation.

3.18.5 There shall be no storage of equipment, vehicles, or supplies associated with the home occupation outside the dwelling.

3.18.6 The use shall not require additional off-street parking spaces for clients or customers of the home occupation.

3.18.7 The use shall not generate additional pedestrian or vehicular traffic beyond that normal to the neighbourhood in which it is located.

3.18.8 No equipment or process shall be used in a home occupation which creates excessive noise, vibration, glare, fumes, or odour detrimental to the health, safety, and general welfare of persons residing in the neighbourhood.

3.18.9 Where instruction is carried on, no more than six pupils are in attendance at any one time.

3.18.10 A private garage shall not be used for a home occupation.

**3.19 LOTS TO FRONT ON STREETS**

3.19.1 No person shall erect or use any building or structure on a lot in any zone unless the lot fronts on and has direct access to an improved street being a Provincial Highway, County Road or Municipal Road.

**3.19.2 Exceptions**

(a) Limited Service Residential

Notwithstanding the provisions of paragraph 3.14.1 of this subsection, a limited service dwelling may be erected or used on a lot in a Limited Service Residential (LSR) Zone provided such lot fronts along a private road which the subject lot and use are legally entitled to use for access.

(b) Hunting and Fishing Camp

A hunting and fishing camp shall not be required to meet the provisions of paragraph 3.14.1.

(c) Resource Land Uses

Notwithstanding the provisions of paragraph 3.14.1 of this subsection, a building or structure accessory to a permitted forestry, farm or mineral exploration use may be erected or used on a lot that has frontage on a seasonally maintained street; this provision shall not be construed so as to permit any type of dwelling.

(e) Plans of Subdivision

Subsections 3.14.1 and 3.14.2 shall not apply to a lot on a registered plan of subdivision where an agreement between the owner and the Corporation, which includes provisions for the construction of the streets in the subdivision, is registered in the Registry or Land Titles Office.

(f) Plans of Subdivision – Commercial Lots or Blocks

The provisions of Paragraph 3.14.1 shall not apply to commercial lots or blocks within registered plans of subdivisions provided such lots or blocks front on a private road developed to municipal standards and which the subject lots and blocks are legally entitled to use for access.

### 3.20 MOBILE HOMES

Mobile homes are prohibited in all Zones, other than the Mobile Home Park (MHP) Zone.

### 3.21 NON-CONFORMING USES

#### 3.21.1 Accessory Buildings

Nothing in this By-law shall prevent the erection of a building or structure accessory to an existing legal non-conforming use provided that such accessory building or structure complies with all other relevant provisions of this By-law.

#### 3.21.2 Continuation of Existing Uses

Nothing in this By-law shall prevent the use of any land, building or structure for any purpose prohibited by the By-law if such land, building or structure was lawfully used for such purpose on the day of passing of the By-law, so long as it continues to be used for that purpose.

#### 3.21.3 Repair of Existing Buildings

If a non-conforming building or structure should be damaged by fire, flood, wind, earthquake, or other natural or unnatural occurrence beyond the owners control, nothing in this By-law shall prevent such a building from being restored and strengthened to a safe condition, provided the height, size or volume is not increased and provided that reconstruction or restoration is commenced within twelve months and completed within twenty-four months of the date on which the damage took place.

#### 3.21.4 Enlargements to Existing Undersized Lots

Nothing in this By-law shall prevent an undersized lot that was held in separate ownership from adjoining parcels on the date of passage of this By-law or that was created by expropriation subsequent to the passage of this By-law from being enlarged even if the enlargement does not result in a lot that meets the minimum frontage and/or area required by this By-law. Nothing in this By-law shall prevent such a lot from being used for a purpose permitted in the Zone in which the lot is located provided that:

- (a) where the development is on private services, the lot is of an adequate size for water supply and sewage disposal systems approved by the Ministry of the Environment and Energy and/or its agents; and

- (b) where the development is on private services, the enlargement, reconstruction, repair or renovation satisfies the requirements of the applicable approval authority for the subject private services;
- (c) an undersized lot is not reduced further in size or created as a result of the proposed development; and
- (d) all other applicable provisions of this By-law are complied with.

#### 3.21.5 Existing Buildings with Inadequate Lot or Yard Size

Where a legally established building has been erected prior to the date of passing of this By-law and where such building has less than the minimum required side yard, front yard, rear yard, or water setback, said building may be enlarged, reconstructed, repaired or renovated provided that:

- (a) such enlargement, reconstruction, repair or renovation does not further contravene any provisions of this By-law;
- (b) where the development is on private services the enlargement, reconstruction, repair or renovation satisfies the requirements of the applicable approval authority for the subject private services; and
- (c) all other applicable provisions of this By-law are complied with.

#### 3.21.6 Less than Required Floor Area

Nothing in this By-law shall prevent an extension or addition being made to a permitted dwelling which existed at the time of passing of this By-law but which has a floor area or dwelling unit area less than that required by this By-law, provided such extension or addition does not contravene any other provisions of this By-law.

#### 3.21.7 Undersized Lots

Where a lot with less than the minimum frontage or lot area required by this By-law was held in separate ownership from adjoining parcels on the date of passage of this By-law, or where a lot was created by expropriation subsequent to the date of passage, such undersized, lot may be used for a purpose permitted in the Zone in which the said lot is located, provided that:

- (a) all other applicable provisions of this By-law are complied with;
- (b) written approvals for the water supply and sewage disposal systems are obtained from the applicable approval authority for the proposed services; and

This provision shall not apply to a home industry, a forestry use, a farm or a logging hauler in the RU zone; nor shall it apply to a semi-detached dwelling, a duplex dwelling or a two-unit dwelling in the R2, R3 or RU zone.

#### 3.21.8 Prior Building Permits

Nothing in this By-law shall prohibit the erection of a building or structure for which a building permit has been issued prior to the date of passing of the By-law provided that the building permit has not been revoked under the Building Code Act.

### 3.22 NOXIOUS USES

No use shall be permitted which, from its nature or the materials used therein, is declared to be a noxious trade, business or manufacture under the Health Protection and Promotion Act and Regulations there under, and the Environmental Protection Act and Regulations there under. Noxious uses do not include normal farm operations using commercial fertilizers and manure, the spraying of crops with herbicides, insecticides, and pesticides, or the use of heavy machinery for farm purposes.

### 3.23 OCCUPANCY OF VEHICLES

No truck, bus, coach, vehicle, recreational vehicle or trailer shall be used as a primary residence for permanent human habitation within the Municipality whether or not the same is mounted on wheels.

### 3.24 OPEN STORAGE

Except as otherwise specifically provided in this By-law, no open storage shall be permitted in any Zone except in accordance with the following provisions:

3.24.1 Open storage shall be accessory to a permitted or existing non-residential use on the same lot.

3.24.2 No open storage shall be permitted in any required minimum front yard or required exterior side yard, except in the case of an agricultural use, nor within any required minimum side or rear yard where the side or rear lot lines abut a property used for residential purposes.



- 3.24.3 No open storage area shall be visible from any street, or from any adjacent lot where such adjacent lot is in a Zone other than a Commercial or an Industrial Zone. Wherever it is necessary, visual screening such as plant materials, a buffer strip, a berm, fencing or other opaque barrier to a minimum height of 1.5 metres shall be used. Exceptions to this provision are for open storage accessory to an agricultural use or for outdoor display used in conjunction with a permitted commercial use.
- 3.24.4 A strip of landscaped open space with a minimum width of 3 metres shall be maintained around all open storage areas.
- 3.24.5 Any open storage area shall be maintained as landscaped open space, or surfaced and maintained with stable materials to prevent the raising of dust and particles, and shall be properly drained. However, this provision shall not apply where the main use is an agricultural use.
- 3.24.6 No parking spaces or loading spaces required by this By-law shall be used for open storage purposes.

### **3.25 OTTAWA RIVER FLOODPLAIN**

The approximate location of the Ottawa River Flood Plain is delineated on the Schedules to this By-law. All zones along the Ottawa River must be read in conjunction with these provisions.

Through the collaborative efforts of the federal and provincial governments and the former Township and Village of Petawawa, Flood Damage Reduction Program (FDRP) maps delineating the flood plain of the Ottawa River were completed for the former municipalities in the early 1990s. The FDRP mapping depicts the regulatory flood elevation (i.e., 1:100 year flood event), the location of the regulatory flood line and, where appropriate, the floodway boundary.

The floodway is the inner portion of the floodplain where flood depths and velocities are generally higher than those experienced in the flood fringe and are considered to be such that they pose a potential threat to life or property.

The flood fringe is the outer portion of the floodplain, between the floodway and the limit of the regulatory flood line. Flood depths and velocities are generally less severe in the flood fringe than those experienced in the floodway.

For site specific flood elevations, refer to the FDRP maps which delineate the flood plain of the Ottawa River.

**3.25.1 Floodway**

- (a) No buildings and structures, with the exception of boating or launching facilities, shall be located on lands below the floodway elevation of 113.0 metres G.S.C., as delineated on the FDRP mapping. The floodway shall be measured from the existing ground contour elevation prior to the importation of fill.
- (b) Notwithstanding section 3.16 Non-Conforming Uses, additions or enlargements to existing buildings shall not be permitted.

**3.25.2 Flood Fringe**

- (a) All habitable buildings and structures located in the flood fringe shall be flood proofed to the flood plain design elevation of 114.2 metres G.S.C. All flood proofing methods shall be consistent with acceptable engineering techniques and resource management practices. All flood proofing requiring more than one metre of fill shall be certified by a qualified engineer.
- (b) All applications for building permits must be accompanied by a plan of survey prepared by an Ontario Land Surveyor or Professional Engineer at the owner's expense, identifying the flood plain design elevation.
- (c) Essential emergency services and disposal, manufacture, treatment or storage of hazardous substances are not to be located within the flood fringe.

**3.26 OUTDOOR AIR CONDITIONING UNITS AND OTHER MECHANICAL EQUIPMENT**

Outdoor air conditioning units and other mechanical equipment are permitted in all Zones but must meet the yard requirements in Sections 3.3.3 and 3.3.4 for accessory structures.

**3.27 OUTDOOR FURNACES**

Outdoor furnaces are permitted in the Rural (RU) and the General Industrial (GM) Zones only. Where outdoor furnaces are permitted, they shall be located a minimum of 50 metres from a lot line and 100 metres from an existing dwelling on a separate lot.

**3.28 PARKING AND LOADING SPACE REQUIREMENTS****3.28.1 PARKING REQUIREMENTS****(a) RESIDENTIAL PARKING REQUIREMENTS**

Type of Use

Minimum Parking Required

i) Bed and Breakfast Establishment	2 parking space per dwelling unit and 1 parking space for every room rented
ii) Boarding or Rooming House	1 parking space plus 1 parking space per every 3 beds
iii) Daycare (Private Dwelling)	1 parking space in addition to any parking spaces for the dwelling
iii) Dwelling – Accessory to a non-residential use	2 parking spaces per dwelling unit
v) Dwelling - Apartment	1.5 spaces per unit plus an additional 10% parking spaces of the required parking to be assigned for visitor parking
vi) Dwelling – Single Detached, Semi-Detached, Duplex	2 parking spaces per dwelling unit
vii) Dwelling - Triplex Dwelling	2 parking spaces per dwelling unit
viii) Dwelling – Townhouse street	2 parking spaces per dwelling unit
ix) Garden Suite	1 parking space per dwelling unit
x) Group Home	2 parking spaces plus 1 space / staff member on duty
xi) Nursing Home / Senior Citizens Home	1 parking space per 83 m <sup>2</sup> of gross floor area
xii) Retirement Home	0.50 parking spaces per unit plus 0.25 spaces per unit for visitor parking with such spaces clearly marked for visitors
xiii) Second Dwelling Unit	1 parking space in addition to the minimum parking space requirement for the primary unit

## (b) NON-RESIDENTIAL PARKING REQUIREMENTS

i) Animal Training Facility	1 parking space per 30 m <sup>2</sup> of gross leasable floor area for office component
ii) Airport Terminal	1 parking space per 60 m <sup>2</sup> of gross leasable area

iii) Ambulance Facility	2 parking spaces per ambulance bay
iv) Bank or Trust Company	1 parking space per 23 m <sup>2</sup> of gross leasable area and 1 parking space per 30 m <sup>2</sup> of gross leasable area if it has a drive- through service facility
v) Cannabis Production Facility	1 parking space per 100 m <sup>2</sup> of gross leasable area
vi) Carwash	1 parking space
vii) Clinic	1 parking space per 20 m <sup>2</sup> of gross leasable area
viii) Contractors Yard or Shop	1 parking space per 30 m <sup>2</sup> of gross leasable area
ix) Day Nursery	1 parking space per 45 m <sup>2</sup> of gross leasable area
x) Dry Cleaning Establishment	1 parking space per 28 m <sup>2</sup> of gross leasable area
xi) Education Facility	3 parking spaces per classroom plus 1 space per 30 m <sup>2</sup> of office space
xii) Funeral Home	1 parking space per 17 m <sup>2</sup> of gross leasable area
xiii) Health/Fitness Facility	1 parking space per 20 m <sup>2</sup> of gross leasable area
xiv) Home Business	1 parking space in addition to the requirement for the dwelling unit(s)
xv) Home Industry	2 spaces in addition to the requirement for the dwelling unit(s)
xvi) Hospital	4 parking spaces per bed
xvii) Hotel and Motel	1 parking space per guest room plus 1 space per 10 m <sup>2</sup> of public use area
xviii) Industrial Establishment	1 parking space per 100 m <sup>2</sup> of gross leasable area
xix) Kennel and Kennel, Day	1 parking space per 30 m <sup>2</sup> for office

	component
xx) Laundromat	1 parking space per 28 m <sup>2</sup> of gross leasable area
xxi) Medical Office	1 parking space per 20 m <sup>2</sup> of gross leasable area
xxii) Mini Storage Establishment	1 parking space per 120 m <sup>2</sup> of gross leasable area
xxiii) Motor Vehicle – Body Shop, Commercial Garage Or Service Station	3 parking spaces per service bay, 1 parking space per 30 m <sup>2</sup> for office and retail component
xxiv) Office – Business, professional	1 parking space per 30 m <sup>2</sup> of gross leasable area
xxv) Pet Grooming Establishment	Minimum 3 parking spaces
xxvi) Pet Shop	1 parking space per 28 m <sup>2</sup> of gross leasable area
xxvii) Place of Entertainment, including arena, auditorium, recreation centre, theatre, tennis club, stadium, racquet club, cinema, bingo hall, fairgrounds	1 parking space per 4 persons permitted Fire Code capacity, unless otherwise noted
xxviii) Place of Worship	The greater of 1 parking space per 10 m <sup>2</sup> of gross floor area or 1 parking space per every 4 fixed seats or 1 parking space per every 2.5 metres of bench seating
xxix) Police Station	1 parking space per 20 m <sup>2</sup> of gross leasable area
xxix) Police Station	1 parking space per 20 m <sup>2</sup> of gross leasable area
xxx) Private Club	1 parking space per 4 persons permitted Fire Code capacity, unless otherwise noted
xxxi) Public Hall	1 parking space per 4 persons permitted Fire Code capacity, unless otherwise noted
xxxii) Repair Shop	1 parking space per 20 m <sup>2</sup> of gross leasable area

xxxiii) Restaurant, including patio areas	1 parking space per 10 m <sup>2</sup> of gross leasable area
xxxiv) Retail – General, Convenience	1 parking space per 28 m <sup>2</sup> of gross leasable area
xxxv) Personal Service, Shop	1 parking space per 28 m <sup>2</sup> of gross leasable area
xxxvi) School, Commercial	1 parking space per 20 m <sup>2</sup> of gross leasable area
xxxvii) School, Elementary	3 parking spaces plus 1.5 spaces per classroom
xxxviii) School, Secondary	6 parking spaces plus 3 spaces per classroom
xxxix) School, Private	2.5 parking spaces per classroom
xl) Transport Terminal	1 parking space per 30 m <sup>2</sup> of gross floor area for office component
xli) Warehouse	1 parking space per 120 m <sup>2</sup> of gross floor area plus requirements for office and retail components
xlii) Any other non-residential uses not listed above	1 parking space per 30 m <sup>2</sup> of gross leasable area

(c) Location of Parking Areas

All parking shall be located on the same lot as the use it is intended to serve.

Residential Driveways

For a single detached dwelling, semi-detached dwelling, duplex dwelling, multiple attached dwelling, the driveway width shall not be more than 50% of the width of the lot frontage.

(d) Yard Where Permitted

Notwithstanding the yard and setback provisions of this By-law to the contrary, uncovered surface parking areas shall be permitted in the required yards or in the area between the street line and the required setback in accordance with the following:

- | <u>Zones</u>              | <u>Required Yards in which Required Parking Area Permitted</u>  |
|---------------------------|---|
| i) General Industrial     | Interior side and rear yards only except for visitor parking provided that no part of any parking area, other than a driveway, is located closer than 1.0 metre to any street line and further provided that where the Industrial zone abuts a Residential Zone, the parking area shall be set back 3.0 metres from the lot line. |
| ii) Extractive Industrial | No yards except for the driveway portion of a parking area.   |
| iii) Other Zones          | All yards provided that no part of any parking area, other than a driveway, is located closer than 1.0 metre to any street line. Where the subject zone abuts a Residential zone, the parking area shall be set back 3.0 metres from the lot line.  |
- (e) Surface and Drainage
- (i) The parking area and approaches shall be surfaced with concrete, asphalt, crushed stone, gravel or a combination thereof with a stable surface.
- (ii) Where more than 4.0 parking spaces are required, the surface treatment shall prevent the raising of dust or loose particles.
- (iii) Provision for drainage facilities shall be made in compliance with the requirements of the Municipality.
- (f) Access to Parking Spaces and Parking Areas
- (i) Every parking space shall be provided with unobstructed access to a street by a driveway aisle or lane, except where such spaces are provided for the use of occupants of a single detached or semi-detached dwelling.
- (ii) Access to parking areas for commercial or industrial uses shall not pass through a Residential Zone.
- (g) Dimensions of Parking Spaces
- Every required parking space shall have minimum rectangular dimensions of 2.7 metres by 5.5 metres.
- (h) Barrier-Free Parking
- Wherever barrier-free access to a building is required under the *Building Code*, one barrier free parking space shall be provided for every 20 standard

parking spaces or part thereof. Barrier-free parking spaces shall be provided as a portion of the required parking spaces calculated as per Section 3.29.1 above. Every required barrier free parking space shall have minimum rectangular dimensions of 4.5 metres by 6 metres.

Where barrier-free parking spaces are required, each barrier-free parking space shall be designated by a sign mounted on a post or wall that is visible during winter months. Such sign shall be mounted at least 1.5 metres above grade.

### 3.28.2 **LOADING REQUIREMENTS**

(a) Uses Where Applicable

No person shall, in any Zone, erect or use any permitted building or structure for manufacturing, storage, warehouse, department store, retail store, wholesale store, market, freight or passenger terminal, hotel, hospital, mortuary, or other permitted uses similarly involving the frequent shipping, loading or unloading of persons, animals or goods, unless there is maintained on the same premises with every such structure or use, off-street space for standing, loading and unloading.

(b) Dimensions of Loading Spaces

Every required loading space shall have minimum rectangular dimensions of 3.5 metres by 9.0 metres with a minimum height clearance of 4.0 metres.

(c) Minimum Number of Loading Spaces

This requirement does not apply to buildings and structures having less total floor area than 300 square metres. For all other buildings, there shall be one loading space for each 1500 square metres of floor area or part thereof, above the 300 square metre threshold.

(d) Location

The loading space required shall be located in the interior or exterior side yard or rear yard unless set back a minimum distance of 16 metres from the street line.

(e) Surfacing

The loading space and approaches shall be surfaced with concrete, asphalt, crushed stone or gravel.



**3.28.3 BICYCLE PARKING SPACE RATES AND PROVISIONS**

- (a) Minimum Parking Rates:
- i) In the case where 12 or more motor vehicle parking spaces are required in accordance with Section 3.29.1 of the By-law, the minimum number of bicycle parking spaces provided shall be 5% of the required number of motor vehicle parking spaces with a minimum of 4 bicycle parking spaces to be provided.
  - ii) Bicycle parking must be located on the same lot as the use or building for which it is provided.
  - iii) Bicycle parking spaces must be located in order to provide convenient access to main entrances or well-used area.
  - iv) A bicycle parking space may be located in any yard.
  - v) A bicycle parking space must have a minimum width of 60 centimetres and a minimum length of 1.9 metres.

**3.29 PETAWAWA RIVER / BLACK BAY – 50 METRE BUFFER**

This section applies to lands affected by the 50 metre buffer along the Petawawa River and Black Bay as shown on Schedule "A". The 50 metre buffer is measured from the high water mark back to a distance of 50 metres. The other setback requirements of this By-law also apply.

Prior to the issuance of a building permit for a new building or structure, or an addition to an existing building or structure, and/or prior to the issuance of a septic system permit for a new private sewage disposal system, a replacement system, or an expansion to an existing private sewage disposal system, the Town's Chief Building Official or other designated official should be satisfied that the proposed development does not pose a threat to life or property. The Town may consult with the County of Renfrew and/or the Province for this purpose. In addition, the applicant may be required to provide any information necessary to ensure that development does not pose a threat to life or property.

In the case of highly erodible soils, the information sought may be a geotechnical study to ensure that the proposed development does not pose a threat to life or property.

In the case of flooding, the information sought may be the identification of the 1:100 year flood elevation to ensure that the proposed development is not subject to flooding. Flood proofing measures consistent with acceptable engineering techniques and resource management practices may be required. All flood proofing requiring more than 1 metre of fill shall be certified by a qualified engineer.

Buildings and structures that do not require a building permit are exempt from the above requirements.

The provisions of the under-lying zones shall also apply.

### **3.30 PROPANE TANKS**

Propane tanks shall be permitted in any Zone but shall be located in the side and rear yards only and shall be no closer than 3.0 metres to a side or rear lot line. In the case of a corner lot, the propane tank shall not be permitted in the exterior side yard.

### **3.31 PUBLIC SERVICES**

The provisions of this By-law shall not apply to the use of any land or to the erection or use of any building or structure for the purpose of a public service by the Municipality, or any local board thereof defined by the Municipal Act, or the County of Renfrew, or by any telephone, gas, electrical generating or distribution company, communications company or by any department or agent of the Government of Ontario or Canada, provided that:

- (a) With the exception of a public utility, the lot coverage, parking and loading, setback and yard requirements prescribed for the Zone in which such land, building or structure is located shall be complied with; and
- (b) No goods, material, or equipment shall be stored in the open in a Residential Zone; and
- (c) Any building erected in a Residential Zone or in a Zone which permits residential uses under the authority of this paragraph shall be designed and maintained in general harmony with residential buildings of the type permitted in the Zone.

### **3.32 SECOND DWELLING UNITS**

A second dwelling unit shall be permitted in a single detached dwelling, semi-detached dwelling, or within structures accessory to a dwelling such as a garage or other detached structure and includes a coach house in accordance with the following provisions:

- (i) The second dwelling unit shall be permitted on full, partial and private services subject to the following lot area requirements:
  - a) The minimum lot area of the applicable zone shall be required for second dwelling units on full services;
  - b) A minimum lot area of 0.4 hectares shall be required for second dwelling units on partial services;
  - c) A minimum lot area of 0.8 hectares shall be required for second dwelling units on private services;
- (ii) A maximum of one second dwelling unit is permitted per lot;

- (iii) A second dwelling unit shall only be permitted on a lot that has frontage on an improved street;
- (iv) The second dwelling unit area must not be greater in size than 80% of the gross floor area of the primary dwelling unit and where the second dwelling unit is a coach house or is located in an accessory building to a primary dwelling unit, the footprint must not be greater in size than 80% of the footprint of the primary dwelling unit on the lot;
- (v) A coach house shall be a maximum height of one storey;
- (vi) A second dwelling unit that is to be located within the basement of a primary dwelling unit may occupy the whole of the basement;
- (vii) For a second dwelling unit which is a coach house or is located in an accessory building to a primary dwelling unit, the minimum side yard width and rear yard depth applicable to the primary dwelling unit shall also apply to the second dwelling unit;
- (viii) A second dwelling unit which is a coach house or is located in an accessory building to a primary dwelling unit cannot be severed from the primary dwelling unit;
- (ix) A second dwelling unit shall only be permitted in a semi-detached dwelling unit that is a freehold unit located on a separate lot from other semi-detached dwelling units;
- (x) A second dwelling is not permitted on a property where there is a duplex dwelling, triplex dwelling, two or three unit dwelling, seasonal dwelling, limited service dwelling, apartment dwelling, or boarding house.
- (xi) One additional off-street parking space shall be required for the second dwelling unit;
- (xii) The primary dwelling unit and the second dwelling unit must share the parking area and yards provided for the primary dwelling unit, and no new driveway may be created, except in the case of a corner lot;
- (xiii) For a residential dwelling containing a second dwelling unit, the driveway width shall not be more than 50% of the width of the lot frontage;
- (xiv) A second dwelling unit shall be permitted in a primary dwelling unit that has inadequate yard size provided that the addition of the second dwelling unit does not increase the degree of non-compliance;

- (xv) Mobile homes and recreational vehicles shall not be considered as a second dwelling unit;
- (xvi) A second dwelling unit shall not be permitted on lands within a floodway or on lands in an Environmental Protection (EP) zone or within 30 metres of the high water mark of a waterbody;
- (xvii) A second dwelling unit is not permitted on a lot or permitted to be located in a principal dwelling that is legally non-conforming;
- (xviii) A second dwelling unit shall not be permitted on an existing undersized lot;
- (xvix) A second dwelling unit shall not be permitted on a lot with a garden suite or boarding house;
- (xx) The creation of a second unit dwelling must not result in any new doorway entrance added to the front wall, whether before, during, or after the creation of the second unit dwelling.
- (xxi) The property owner must register the second dwelling unit with the Town of Petawawa in accordance with the Registration By-law.

### **3.33 SEPARATION DISTANCES**

- (a) Dwellings
  - (i) No dwelling, senior citizens home, nursing home, school, hospital or other institutional use shall be erected within the minimum distance from a livestock facility required by the Minimum Distance Separation I (MDS I) formulae. Existing lots of record are exempt from this provision.
  - (ii) No dwelling shall be erected within 60 metres of any General Industrial (GM) Zone or General Industrial-holding (GM-h) Zone. Existing lots of record are exempt from this provision.
  - (iii) No dwelling, senior citizens home, nursing home, school or hospital shall be erected within 150 metres of any Extractive Industrial (EM) or Extractive Industrial Reserve (EMR) Zone. Existing lots of record for a single detached dwelling, two-unit dwelling, duplex dwelling or semi-detached dwelling within 150 metres of an Extractive Industrial (EM) Zone or an Extractive Industrial Reserve (EMR) Zone are exempt.
  - (iv) No dwelling, senior citizen home, nursing home, school or hospital shall be erected within 300 metres of a quarry, concrete or asphalt manufacturing plant.

- (v) No dwelling shall be erected within 200 metres of a hauled sewage disposal site, unless it is the owner's dwelling in which case the required separation distance shall be 60 metres.
  - (vi) No dwelling shall be erected within 100 metres of any animal hospital or kennel if such hospital or kennel has more than four outdoor runs or more than 30 square metres of total area of outdoor facilities for animals.
  - (vii) No dwelling shall be erected within 500 metres of either an active or inactive waste disposal site.
  - (viii) No dwelling shall be erected within the 30 Noise Exposure Forecast (NEF) contour from the Pembroke Airport.
  - (vix) No dwelling shall be erected within the 25 Noise Exposure Forecast (NEF) contour from the Pembroke Airport unless a favourable noise study has been completed.
- (b) Gravel Pits, Quarries and Associated Extractive and Manufacturing Plants and Facilities
- (i) No land identified as a buffer strip in a licence or permit under the Aggregate Resources Act shall be used for any other purpose.
  - (ii) No concrete or asphalt manufacturing plant or extractive industrial facility shall be located within 50 metres of any high water mark.
  - (iii) No concrete or asphalt manufacturing plant shall be located within 300 metres of a dwelling, a school, an institution with a residential component or land restricted to residential use in a by-law passed under Section 34 of the Planning Act. Notwithstanding the foregoing, where an operator possesses a valid Environmental Compliance Approval (ECA) for a particular asphalt plant, the required separation distance shall be as established by that Certificate.
  - (iv) No gravel pit shall be located within 150 metres of an existing dwelling.
  - (v) No quarry shall be located within 300 metres of an existing dwelling.

(c) Farm Uses

No livestock facilities, manure storage area or farm use shall be located within:

- (i) The minimum distance from residential uses, schools, hospitals and other institutional uses required by the Minimum Distance Separation II (MDS II) formulae;
- (ii) 30 metres of any lot line.

(d) Animal Hospital, Kennel

No animal hospital and no kennel shall be located within 100 metres of any Residential Zone or any dwelling on another lot if such animal hospital or kennel has more than four outdoor runs or more than 30 square metres of total area of outdoor facilities for animals.

(e) Hauled Sewage Disposal Site

No disposal of hauled sewage on land shall be permitted unless the disposal site has been approved by the Ministry of the Environment and no disposal site shall be located within:

- (i) 200 metres of any dwelling on another lot;
- (ii) 750 metres of any subdivision or land zoned for residential development;
- (iii) 150 metres of any uncased well;
- (iv) 75 metres of any well with a casing depth of 6.0 metres or less;
- (v) 180 metres of any surface water;
- (vi) 60 metres of the right-of-way of any road;
- (vii) 60 metres of any land used for livestock pasturing;

(f) Waste Disposal Site

No waste disposal site shall be located within 500 metres of a residential dwelling or structure.

**3.34 SETBACKS**

No person shall erect any building or structure in any Zone unless such building or structure conforms to the following setback requirements:

(a) Provincial Highway

Any development which is to occur adjacent to a Provincial highway shall be carried out in accordance with the setback requirements, access and building permit controls of the Ministry of Transportation. Any proposed access to the highway will be subject to the prior approval of the Ministry of Transportation.

(b) County Road

Any development which is to occur adjacent to a County Road shall be carried out in accordance with the setback requirements, access and building permit controls of the County of Renfrew Public Works and Engineering Department. Any proposed access to the road will be subject to the prior approval of the County of Renfrew.

(c) Other Road

The setback requirement shall be 10 metres from the road centreline plus the minimum front yard depth required for such use in the Zone where it is located. Any proposed access to the road will be subject to the prior approval of the Town of Petawawa.

(d) Water Setback

A minimum water setback of 30 metres for all buildings and structures, including private sewage disposal systems from the high water mark shall be provided for lakes and rivers. For all other watercourses, a minimum water setback of 15 metres from the high water mark shall be provided. Accessory boathouses, boat docking or boat launching facilities shall not be required to meet the water setback.

For an existing lot of record which has less than 46 metres of lot depth, the minimum water setback for lakes and rivers shall be 20 metres. For the purposes of this subsection, lot depth is the average distance between the front and rear lot lines.

For an existing lot of record situated between two existing dwellings separated by not more than 100 metres, the minimum water setback may be reduced to the building line established by the two existing dwellings, provided that it shall not be less than 15 metres from the high water mark.

(e) TransCanada Pipelines Limited

A minimum setback of 7 metres to the edge of the pipeline easement for all buildings and structures including retaining walls, driveways,

parking spaces and parking areas, and a 3 metre minimum setback for accessory structure such as decks, pools and sheds.

### **3.35 STANDARDS - CUMULATIVE**

- (a) Unless permitted elsewhere in this By-law, where a lot contains more than one use, the lot area requirements shall be the sum of the requirements for the separate uses thereof but the lot frontage requirements shall be no less than the greater of the lot frontage requirements for each individual use in the Zone where such lot is located.
- (b) When a building, structure or lot accommodates more than one use, loading space requirement and parking space requirement for each building, structure or lot shall be the sum of the requirements for the separate uses thereof unless exempted elsewhere in this By-law.

### **3.36 STORAGE OF LIQUID MANURE, HAULED SEWAGE OR SEWAGE SLUDGE**

No facility for the storage of liquid manure, hauled sewage or sewage sludge shall be erected, used or altered except in accordance with the following provisions:

- (a) The storage facility shall be constructed of materials that are durable and stable and that do not afford passage of the contents;
- (b) The storage facility shall have,
  - (i) walls that extend 2.0 metres or more above the surrounding grade level, or
  - (ii) walls that extend 0.3 metres above the surrounding grade level and have a solid cover, or a minimum 0.7 metre extension of the walls, that completely seals the facility from human entry; or
  - (iii) be an inground facility that is situated below and totally enclosed by a livestock barn;
- (c) Notwithstanding item (b), preceding, a lagoon may be used for the storage of liquid manure, hauled sewage or sewage sludge provided that,
  - (i) it is approved under all appropriate provincial legislation and regulations; and
  - (ii) it is designed, constructed and maintained in accordance with all governing By-laws of the Municipality.



**3.37 TEMPORARY CONSTRUCTION USES PERMITTED**

Nothing contained in this By-law shall prevent the erection or location of any sheds, scaffolds, or other structures (including trailers or recreational vehicles) incidental to building construction on the premises for so long as the same is necessary for work in progress which has neither been finalized, nor abandoned.

Notwithstanding subsection 3.10 DWELLINGS PER LOT to the contrary, on a lot having a residential use, where new construction of a dwelling is proposed, and where a written agreement between the owner and the Corporation for its removal is implemented, the existing dwelling may be used as temporary accommodation only for the time period when new construction is in progress. The existing dwelling, used as temporary accommodation, shall be removed from the lot within 30 days of occupancy of the replacement building.

**3.38 THROUGH LOTS**

Where a lot which is not a corner lot has frontage on more than one street, the requirements for front yards contained in the By-law shall apply to each yard abutting the street.

**3.39 TRAILER (STORAGE)**

Trailers used for storage, such as tractor trailers, seacans and shipping containers, shall only be permitted in the following zones: Commercial (C), General Industrial (GM), Extractive Industrial (EM) and Extractive Industrial Reserve (EMR) subject to the following provisions:

- (a) A storage trailer, seacan and shipping container may only be used for storage as an accessory to a main permitted use;
- (b) Unless stated elsewhere in this By-law, no more than a cumulative total of two storage trailers, seacans or shipping containers, shall be permitted on any property;
- (c) No storage trailer, seacan or shipping container shall be permitted to locate in a minimum required front yard;
- (d) A storage trailer, seacan or shipping container shall be screened from view from the street and abutting properties;
- (e) No storage trailer, seacan or shipping container shall be located in a required parking area and shall not encroach into any required minimum landscaped buffer or open space;
- (f) Notwithstanding any other provision of this section to the contrary, a storage trailer, seacan or shipping container on a construction site in any Zone being developed on a standalone basis or under a plan of subdivision is permitted only for the purposes of storing equipment and

materials incidental to construction and must be removed from the site within 60 days of completing the work;

- (g) A storage trailer, seacan or shipping container shall not be placed for the purpose of display or advertising;
- (h) A storage trailer, seacan or shipping container shall not be used for the purpose of screening or fencing;
- (i) A storage trailer, seacan or shipping container shall be included in all calculations for the purpose of determining maximum lot coverage; and
- (j) Notwithstanding any other provisions to the contrary, a storage trailer, seacan or shipping container shall not be used for the purpose of a commercial storage facility or mini storage establishment.

### **3.40 VISIBILITY AT INTERSECTIONS**

- (a) At the intersection of any two streets, no building, or structure shall be erected, no landscaping materials shall be allowed to grow, no land shall be graded and no vehicle shall be parked above the height of 0.75 metres above the centreline grade of such streets, so as to materially impede the vision of the operator of a vehicle on the street, within the triangular area bounded by the lot lines to a distance of 6.0 metres from the points of intersection of the corner lot lines, or of the projection of the corner lot lines, or within such area required according to the standards of the Ministry of Transportation.
- (b) At the intersection of a street and a railway right-of-way, the vision of the operator of a motor vehicle shall be unimpeded, as described above, within the triangular area bounded by the lot lines to a distance of 23 metres from the points of intersection of the street lot line and the railway lot line.
- (c) At all intersections involving a Provincial highway, the requirements of the Ministry of Transportation regarding visibility triangles shall apply.

### **3.41 WIND GENERATORS**

Wind Generators shall only be permitted in the following zones: General Industrial (GM), Extractive Industrial (EM), and Extractive Industrial Reserve (EMR).

**SECTION 4.0 - ZONE CLASSIFICATIONS, EXCEPTION ZONE PROVISIONS****4.1 ZONE CLASSIFICATIONS**

For the purpose of this By-law, the following zones are established as shown on the Schedule(s) (Zoning Maps).

<u>Zones</u>	<u>Zone Symbol</u>
(a) Residential Zones	
i) Residential One	R1
ii) Residential Two	R2
iii) Residential Three	R3
iv) Limited Service Residential	LSR
v) Island Residential	IR
vi) Mobile Home Park	MHP
(b) Commercial Zones	
i) Commercial	C
ii) Tourism Commercial	TC
(c) Industrial Zones	
i) General Industrial	GM
ii) Extractive Industrial	EM
iii) Extractive Industrial Reserve	EMR
(d) Additional Zones	
i) Airport	AIR
ii) Rural	RU
iii) Community Facility	CF
iv) Environmental Protection	EP
v) Open Space	OS
vi) Provincially Significant Wetland	PSW
vii) Development	D

**4.2 EXCEPTION ZONES**

Where a Zone classification is followed by the numbered suffix "-Exception One", this denotes the further classification as an Exception Zone. The corresponding Zone symbol suffix is "-E1". Additional Exception Zones within the same zone classification are numbered consecutively (i.e. Highway Commercial - Exception One (HC-E1), etc.

Exception Zone provisions are listed separately under the applicable Zone classification requirements sections in the text of this By-law. All provisions

of this By-law will apply equally to the respective Exception Zone classification, except as otherwise specified by the Exception Zone provisions.

For the purpose of this By-law, Exception Zones are established as shown on the Schedule(s) (Zoning Maps).

### **4.3 HOLDING PROVISIONS**

Any parcel of land zoned for residential, commercial or industrial development where the principle of development has been established (ie. R1, HC, R2) may be further classified as a holding zone with the addition of the suffix "-h". Certain criteria for development (i.e. phasing, financial considerations, geotechnical studies, access etc.) must be met to the satisfaction of Council prior to the removal of the holding provision.

Under this holding Zone, interim and passive uses such as open space and conservation will be permitted. Uses existing at the time of passing of the By-law will also be permitted. When the holding provision is removed these uses would no longer apply. The individual residential, commercial or industrial Zone provisions (i.e. R1, R2, HC, etc.) as the case may be would then apply.

The removal of the holding provisions shall require an amendment to this By-law. No public participation with mechanism for appeal shall be required where the principle of development has been established.

**SECTION 5.0 - REQUIREMENTS FOR RESIDENTIAL ONE (R1) ZONE****5.1 PERMITTED USES**

No person shall use land or erect or use a building or structure in any R1 Zone except for:

- (a) Residential Uses
  - single detached dwelling
  - group home
- (c) Non-Residential Uses
  - day care (private dwelling)
  - private park
  - public park

**5.2 ZONE PROVISIONS**

No person shall use any lot or erect, alter or use any building or structure in any R1 Zone except in accordance with the following provisions:

- (a) Lot Area (minimum):
  - i) municipal water and municipal sewer 550 square metres
  - ii) municipal water and private septic system 1400 square metres
  - iii) private well and private septic system 4000 square metres
- (b) Lot Frontage (minimum)
  - i) municipal water and municipal sewer 18 metres
  - ii) municipal water and private septic system 30 metres
  - iii) private well and private septic system 30 metres
- (c) Front Yard Depth (minimum) 7.5 metres
- (d) Interior Side Yard Width (minimum) 1.2 metre
- (e) Exterior Side Yard Width (minimum) 3.5 metres
- (f) Rear Yard Depth (minimum) 7.5 metres
- (g) Dwelling Unit Area (minimum) 75 square metres
- (h) Lot Coverage (maximum) 33%

- (i) Building Height (maximum) 10.5 metres
- (j) Open Storage: In accordance with the provisions for Open Storage in Section 3 – General Provisions of this By-law.
- (k) Parking and Loading: In accordance with the provisions for Parking and Loading in Section 3 – General Provisions of this By-law.
- (l) Separation Distances: In accordance with the provisions for Separation Distances in Section 3 – General Provisions of this By-law.
- (m) Setbacks: In accordance with the provisions for Setbacks in Section 3 – General Provisions of this By-law.
- (n) Accessory Uses, Buildings and Structures: Notwithstanding any Zone Provisions of this zone to the contrary, uses, buildings and structures that are accessory to the permitted uses of this zone shall be permitted in accordance with the requirements for Accessory Uses, Buildings and Structures in Section 3 – General Provisions of this By-law.
- (o) Ottawa River Floodplain: In accordance with the provisions for the Ottawa River Floodplain in Section 3 – General Provisions of this By-law.

### 5.3 **EXCEPTION ZONES**

#### (a) Residential One – Exception One (R1-E1) Zone

Notwithstanding any other provisions of this By-law to the contrary, for those lands located in the R1-E1 Zone within part of Lot 20, Concession 7, former Village of Petawawa, the following provisions shall apply:

- i) Lot Area (minimum) 410 square metres
- ii) Lot Frontage (minimum) 11.5 metres

#### (b) Residential One – Exception Two (R1-E2) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the R1-E2 Zone within Lot 18, Lake Range, former Village of Petawawa, and more particularly described as Lots 1 to 11 registered plan 49M-16, the following provision shall apply:

- i) Ottawa River Flood Plain:

For the lands located within the flood plain of the Ottawa River, no person shall erect any building or structure, with the exception of boat docking and launching facilities, below the 113.0 metre floodway elevation. Development on lands above the 113.0 metres C.G.D. but below 114.0 metres C.G.D. must be flood proofed to an elevation of 114.0 metres C.G.D.

(c) Residential One – Exception Three (R1-E3) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the R1-E3 Zone within Part of Lot 16, Range C, former Village of Petawawa, and with a civic address of 563 Laurentian Drive, the following exception provision shall apply:

- |    |                    |                    |
|----|--------------------|--------------------|
| i) | Lot Area (minimum) | 1800 square metres |
|----|--------------------|--------------------|

(d) Residential One – Exception Four (R1-E4) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the R1-E4 Zone within Part of Lot 21, Concession 7, former Village of Petawawa, and with a civic address of 3319 Petawawa Boulevard, the conversion of the existing single detached dwelling to a hairdressing salon is permitted. A minimum of 4 off street parking spaces is required for a hairdressing salon.

For the purposes of this by-law, a “hairdressing salon” means an establishment providing such services to persons as shampooing, cutting, styling, tinting or treatment of hair, the giving of manicures, pedicures or facial treatments or the use of cosmetic products, and, without limiting the generality of the foregoing, includes a barber shop and beauty salon.

(e) Residential One – Exception Five (R1-E5) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the R1-E5 Zone within Part of Lot 7, Concession 7, geographic Township of Petawawa, the following zone provisions shall apply:

- |      |                            |             |
|------|----------------------------|-------------|
| i)   | Lot Area (minimum)         | 1.0 hectare |
| ii)  | Lot Frontage (minimum)     | 75.0 metres |
| iii) | Front Yard Depth (minimum) | 30.0 metres |
| iv)  | Lot Coverage (maximum)     | 5%          |
| v)   | Water Setback (minimum)    | 30.0 metres |

- |     |                          |             |
|-----|--------------------------|-------------|
| vi) | Water Frontage (minimum) | 45.0 metres |
|-----|--------------------------|-------------|

Water Frontage shall mean the horizontal distance measured along the straight line between the side lot lines at their intersection with the shoreline or shoreline road allowance.

(f) Residential One – Exception Six (R1-E6) Zone

Notwithstanding any provisions of this By-law to the contrary, for the lands located in the R1-E6 Zone within Lot 7, Concession 7, geographic Township of Petawawa, the following zone provisions shall apply:

- |    |   |
|----|---|
| i) | Water Setback: Where there is no shoreline road allowance of at least 20 metres, then the minimum water setback shall be 15 metres. |
|----|---|

- |     |                    |             |
|-----|--------------------|-------------|
| ii) | Lot Area (minimum) | 1.0 hectare |
|-----|--------------------|-------------|

- |      |                        |             |
|------|------------------------|-------------|
| iii) | Lot Frontage (minimum) | 60.0 metres |
|------|------------------------|-------------|

- |     |                            |             |
|-----|----------------------------|-------------|
| iv) | Front Yard Depth (minimum) | 30.0 metres |
|-----|----------------------------|-------------|

- |    |                            |
|----|----------------------------|
| i) | Rear Yard Depth (minimum): |
|----|----------------------------|

Where there is a shoreline road allowance, then the minimum rear yard depth shall be NIL.

- |     |                        |    |
|-----|------------------------|----|
| vi) | Lot Coverage (maximum) | 5% |
|-----|------------------------|----|

- |      |                          |             |
|------|--------------------------|-------------|
| vii) | Water Frontage (minimum) | 45.0 metres |
|------|--------------------------|-------------|

- |       |   |
|-------|---|
| viii) | Water Frontage shall mean the horizontal distance measured along a straight line between the side lot lines at their intersection with the shoreline or shoreline road allowance. |
|-------|---|

(g) Residential One – Exception Seven (R1-E7) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the R1-E7 Zone within Part of Lot 6, Concession 7, geographic Township of Petawawa, the following zone provisions shall apply:

- |    |                    |                    |
|----|--------------------|--------------------|
| i) | Lot Area (minimum) | 6000 square metres |
|----|--------------------|--------------------|

- |     |                        |           |
|-----|------------------------|-----------|
| ii) | Lot Frontage (minimum) | 50 metres |
|-----|------------------------|-----------|

- |      |                            |           |
|------|----------------------------|-----------|
| iii) | Front Yard Depth (minimum) | 30 metres |
|------|----------------------------|-----------|

- |     |                        |    |
|-----|------------------------|----|
| iv) | Lot Coverage (maximum) | 5% |
|-----|------------------------|----|



- |    |                         |           |
|----|-------------------------|-----------|
| v) | Water Setback (minimum) | 15 metres |
|----|-------------------------|-----------|

(h) Residential One – Exception Eight (R1-E8) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the R1-E8 Zone within Lot 8, Concession 7, geographic Township of Petawawa, the following zone provisions shall apply:

- |      |                            |  |
|------|----------------------------|--|
| i)   | Lot Area (minimum)         | 3500 square metres   |
| ii)  | Lot Frontage (minimum)     | 45 metres  |
| iii) | Front Yard Depth (minimum) | 30 metres  |
| iv)  | Side Yard Width (minimum)  | Abutting an Extractive Industrial (EM) Zone, 22 metres. Abutting any other Zone, 3 metres. |

(i) Residential One – Exception Nine (R1-E9) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the R1-E9 Zone within Registered Plan 482 (the Sylvan Subdivision located within Part of Lots 18 and 19, Concession 2, geographic Township of Petawawa), the following provisions shall apply:

- |       |                            |                    |
|-------|----------------------------|--------------------|
| i)    | Lot Area (minimum)         | 8093 square metres |
| ii)   | Lot Frontage (minimum)     | 57.5 metres        |
| iii)  | Front Yard Depth (minimum) | 7.5 metres         |
| iv)   | Side Yard Width (minimum)  | 4.5 metres         |
| v)    | Rear Yard Depth (minimum)  | 6.0 metres         |
| vi)   | Floor Area (minimum)       | 93.0 square metres |
| vii)  | Lot Coverage (maximum)     | 20%                |
| viii) | Building Height (maximum)  | 9.0 metres         |

A building accessory to a single detached dwelling shall be permitted and shall conform with the following provisions:

- |     |                            |            |
|-----|----------------------------|------------|
| ix) | Front Yard Depth (minimum) | 7.5 metres |
| x)  | Side Yard Width (minimum)  | 4.5 metres |

- |       |                           |            |
|-------|---------------------------|------------|
| xi)   | Rear Yard Depth (minimum) | 4.5 metres |
| xii)  | Lot Coverage (maximum)    | 5%         |
| xiii) | Building Height (maximum) | 7.5 metres |

(j) Residential One – Exception Ten (R1-E10) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the R1-E10 Zone within Part of Lot 25, Concession I, geographic Township of Petawawa, the following provisions shall apply:

- |     |                        |                    |
|-----|------------------------|--------------------|
| i)  | Lot Area (minimum)     | 4000 square metres |
| ii) | Lot Frontage (minimum) | 60 metres          |

(k) Residential One – Exception Eleven (R1-E11) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the R1-E11 Zone within Part of Lot 6, Lake Range, geographic Township of Petawawa, and with a civic address of 52 South Shore Drive, the minimum lot area shall be 1.0 hectare.

(l) Residential One – Exception Twelve (R1-E12) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the R1-E12 Zone within Part of Lot 6, Lake Range, geographic Township of Petawawa, and with a civic address of 20 South Shore Drive, the following provisions shall apply:

For those lands below the floodway elevation of 113.0 metres C.G.D., no buildings or structures, with the exception of boat docking and launching facilities, shall be permitted.

For those lands above the floodway elevation of 113.0 metres but below the 1:100 year flood elevation of 113.9 metres, all buildings and structures must be flood proofed to the design elevation of 114.2 metres.

A plot plan prepared by a qualified engineer or Ontario Land Surveyor confirming that development is to occur above the floodway elevation of 113.0 metres shall accompany an application for a building permit.

(m) Residential One – Exception Thirteen (R1-E13) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the R1-E13 Zone within Part of Lot 6, Lake

Range, geographic Township of Petawawa, the minimum lot area shall be 5,000 square metres.

(n) Residential One – Exception Fourteen (R1-E14) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the R1-E14 Zone within Part of Lot 6, Range B, geographic Township of Petawawa, no person shall erect, alter or use any building or structure within 15 metres of the "TOP OF BANK" as delineated on Schedule "A" to this By-law.

(o) Residential One – Exception Fifteen (R1-E15) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the R1-E15 Zone within Part of Lot 2, Lake Range, geographic Township of Petawawa, the following provision shall apply:

- i) Lot Area (minimum) 1200 square metres

(p) Residential One – Exception Sixteen (R1-E16) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the R1-E16 Zone within Part of Lot 3, Range A, geographic Township of Petawawa, more particularly described as Lot 11 in Registered Plan 423, and with a civic address of 3 Doris Street, the following provisions shall apply:

- i) An additional dwelling unit in a single detached dwelling shall be permitted. The additional dwelling unit shall contain separate kitchen and sanitary facilities provided for the exclusive use of the occupant(s). The additional dwelling unit shall contain no more than one (1) bedroom. A bedroom means a room designed for sleeping.
- ii) The occupancy load of the additional dwelling unit shall be a maximum of two (2) persons. Occupancy load means the number of persons for which the additional dwelling unit and associated septic system are designed.

(q) Residential One – Exception Seventeen (R1-E17) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the R1-E17 Zone within Part of Lot 7, Concession 7, geographic Township of Petawawa, and comprising Part 3 on Reference Plan 49R-10162, with a civic address of 928 Rantz Road, a bed and breakfast establishment shall be a permitted use, in addition to the uses normally permitted in the Residential One (R1) Zone. The zone

provisions of the Residential One – Exception Five (R1-E5) Zone shall continue to apply.

For the purposes of this subsection, a bed and breakfast establishment shall be defined as an owner-occupied single detached dwelling in which there are up to three (3) rooms for rent as short-term accommodation for tourists or vacationers and may include the provision of meals. The Bed and Breakfast shall remain subordinate to the primary use of the building as a single detached dwelling. This definition does not include any other establishment defined by this By-law.

(r) Residential One – Exception Eighteen (R1-E18) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the R1-E18 Zone and described as Lot 55 in Registered Plan No. 338, geographic Township of Petawawa, with a civic address of 7 Peter Street, the minimum lot frontage shall be 28.0 metres.

(s) Residential One – Exception Nineteen (R1-E19) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located at 284 Rantz Road in the R1-E19 zone with in Part lot 13 Concession VII, Town of Petawawa (formerly in the Township of Petawawa), and comprising Parts 2,2 and 4 on Reference Plan 49R-9315, a bed and breakfast establishment shall be a permitted use, in addition to the normally permitted in the Residential One. The zone provisions of the Residential One – Exception Nineteen (R1-E19) Zone shall continue to apply.

For the purposes of this subsection, a bed and breakfast establishment shall be defined as an owner-occupied single detached dwelling in which there are up to three (3) rooms for rent as short-term accommodation for tourists or vacationers and may include the provision of meals. The Bed and Breakfast shall remain subordinate to the primary use of the building as a single detached dwelling. This definition does not include any other establishment defined by this By-law.

(t) Residential One – Exception Twenty (R1-E20) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the R1-E20 Zone within Part of Lot 21, Concession 6, geographic township of Petawawa, more particularly described as parts Block 69 in Registered Plan of Subdivision No. 604 and lots 1 to 84 in draft plan of subdivision 47-T-08003, development will occur on full municipal services (water and Sanitary sewer) and the following provisions shall apply:

i)	Lot area (minimum)	925 square metres
ii)	Lot Frontage (minimum)	18 metres
iii)	Front Yard Depth (minimum)	7.5 metres
iv)	Interior Side Yard (minimum)	3.0 metres
v)	Exterior Side Yard (minimum)	7.5 metres
vi)	Rear Yard Depth (minimum)	7.5 metres
vii)	Dwelling Unit Area (minimum)	75 square metres
viii)	Lot Coverage (maximum)	33%
ix)	Building Height (maximum)	10.5 metres

All of the other R1 zone provisions continue to apply.

(u) Residential One – Exception Twenty One (R1-E21) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the R1-E21 Zone within part of lots 11 & 12, Concession 7, geographic Township of Petawawa, the minimum lot area shall be 4047 square metres.

(v) Residential One – Exception Twenty Two (R1-E22) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the R1-E22 Zone within Part of Lot 11, Concession 7, geographic Township of Petawawa, the minimum lot area shall be 8094 square metres.

(w) Residential One – Exception Twenty Three (R1-E23) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the R1-E23 Zone within Part of Lot 11, Concession 7, geographic Township of Petawawa, the minimum lot area shall be 4047 square metres.

(x) Residential One – Exception Twenty Four (R1-E24) Zone

Notwithstanding Section 3.53 or any other provisions of this By-law to the contrary, for the lands located in the R1-E24 Zone within Part of Lot 14, Range C, former Village of Petawawa, more particularly described as Lots 87 and 88 in draft plan of subdivision 47-T-06001, the minimum rear yard depth shall be 7.5 metres. In addition, the longer lot line shall be deemed to be the front lot line. All of the other R1 zone provisions continue to apply.

(y) Residential One – Exception Twenty Five (R1-E25) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the R1-E25 Zone located at 352 Biesenthal Road, within Part of Lot 24, Concession 2, geographic Township of

Petawawa, the existing home industry shall be permitted within a 138 square metre building.

(z) Residential One – Exception Twenty Six (R1-E26) Zone

Notwithstanding any other provision of this By-law to the contrary, for the lands located in the Residential One – Exception Twenty Six (R1-E26) Zone within Part of Lot 17, Concession 7, (Portage Road) in the Town of Petawawa, a single detached dwelling is exempt from the 150 metre separation distance from an Extractive Industrial (EM) Zone.

(aa) Residential One – Exception Twenty Seven (R1-E27) Zone

Notwithstanding any other provision of this By-law to the contrary, for the lands located in the Residential One-Exception Twenty Seven (R1-E27) Zone within Part of Lots 3 & 4, Range A, in the Town of Petawawa and known municipally as 650 Birch Street, the minimum lot frontage requirement is 20 metres. All other provisions of the R1 Zone shall apply.

(bb) Residential One – Exception Twenty Eight (R1-E28) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the Residential One – Exception Twenty Eight (R1-E28) Zone within Part of Lot 22, Concession 6, in the Town of Petawawa, and know municipally as 87 Murphy Road and 101 Murphy Road, the minimum Exterior Side Yard width requirement shall be 2.0 metres. All other provisions of the R1 Zone shall apply.

(cc) Residential One – Exception Twenty Nine (R1-E29) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the R1-E29 Zone within Lot 10, Plan 612, former Village of Petawawa, and known as 5 Wilson Avenue, the following provision shall apply to the existing garage:

- i) Exterior Side Yard Width (minimum) 0.47 metres

(dd) Residential One – Exception Thirty (R1-E30) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the R1-E30 Zone (which consists of lands 15 metres back from the top of the slope to the rear lot line), within part of Lots 21 and 22, Concession 8, former Village of Petawawa, now in the Town of Petawawa, the following provisions shall apply:

- i) except as noted in subsection (ii) no buildings or structures shall be permitted;

- ii) buildings and structures less than 10 square metres which do not require excavation shall only be permitted if the setback is a minimum of 10 metres from the top of the slope.
- iii) swimming pools shall be prohibited;
- iv) No vegetation shall be removed from the sloped embankment.

(ee) Residential One – Exception Thirty One (R1-E31) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the R1-E31 Zone within part of Lot 22, Concession 6, in the Town of Petawawa, and composed of Lots 1 – 168 on Draft Plan of Subdivision 47-T-10005 (Laurentian Highlands Phase 2), the following provisions shall apply:

- i) Front Yard Depth (minimum) 6 metres
- ii) Lot Coverage (maximum) 40%

(ff) Residential One – Exception Thirty Two (R1-E32) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the R1-E32 Zone within Part of Lot 9, Concession 7, in the Town of Petawawa, and also within Part of Lot 10, Concession 7, in the Town of Petawawa, designated as Part 1 of Reference Plan 49R-16715 and known as 652 Rantz Road, a single detached dwelling is exempt from the 150 metre separation distance from lands zoned Extractive Industrial (EM) or Extractive Industrial Reserve (EMR).

(gg) Residential One – Exception Thirty Three (R1-E33) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the R1-E33 Zone within Part of Lot 3 & 4, Plan 104, in the former Village of Petawawa, now in the Town of Petawawa, and known as 1048 Island View Drive, the following provision shall apply:

- i) Exterior Side Yard Width (minimum)  
for a roof over an existing concrete pad 0 metres

(hh) Residential One – Exception Thirty Four (R1-E34) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the R1-E34 Zone within Part of Lots 19 & 20, Concession 6, in the Town of Petawawa, the following provisions shall apply:

- i) Lot Area (minimum) 1500 square metres

(ii) Residential One – Exception Thirty Five (R1-E35) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the R1-E35 Zone within Part of Lot 18, Concession 8, in the Town of Petawawa, a dwelling is exempt from the 150 metre separation distance requirement from any Extractive Industrial (EM) Zone or Extractive Industrial Reserve (EMR) Zone and from the 300 metre separation distance requirement from any quarry.

(jj) Residential One – Exception Thirty Six (R1-E36) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the R1-E36 Zone within Part of Lot 18, Concession 8, in the Town of Petawawa, a dwelling is exempt from the 150 metre separation distance requirement from any Extractive Industrial (EM) Zone or Extractive Industrial Reserve (EMR) Zone and from the 300 metre separation distance requirement from any quarry and the following provision shall apply:

- vi) Lot Frontage (minimum) 17 metres.

(kk) Residential One – Exception Thirty Seven (R1-E37) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the R1-E37 Zone within Part of Lot 18, Concession 8, in the Town of Petawawa, a dwelling is exempt from the 150 metre separation distance requirement from any Extractive Industrial (EM) Zone or Extractive Industrial Reserve (EMR) Zone and from the 300 metre separation distance requirement from any quarry and the following provision shall apply:

- i) Lot Frontage (minimum) 16 metres.

(mm) Residential One – Exception Thirty Nine (R1-E39) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the R1-E39 Zone, within Part of Lot 22, Concession 7, the following provision shall apply:

- i) Lot Frontage (minimum) 15 metres

(nn) Residential One – Exception Forty (R1-E40) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the R1-E40 Zone, being 796 Easy Street, and



located within part of Lot 1, Lake Range, a second dwelling unit shall be permitted within the existing single detached dwelling.

(oo) Residential One – Exception Forty One (R1-E41) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the R1-E41 Zone, known as 18 James Street, and described as Lot 88, Plan 425, in the former Village of Petawawa, a second dwelling unit above an attached garage is permitted, and the following provision shall apply:

Dwelling Unit Area (minimum)	41 square metres
------------------------------	------------------

(pp) Residential One – Exception Forty Two (R1-E42) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the R1-E42 Zone, and located in part of Lot 20, Concession 4, in the former Township of Petawawa, the minimum required separation distance for a dwelling from an Extractive Industrial (EM) or Extractive Industrial Reserve (EMR) Zone shall be 30 metres.

(qq) Residential One – Exception Forty Three (R1-E43) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the R1-E43 Zone, and located in part of Lot 15, Concession 7, in the former Township of Petawawa, a single detached dwelling shall be exempt from both the 150 metres separation distance from an Extractive Industrial (EM) or Extractive Industrial Reserve (EMR) Zone and from the 500 metres separation distance from an inactive waste disposal site.

(rr) Residential One – Exception Forty Four (R1-E44) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the R1-E44 Zone, known as 7, 9 and 11 North Street and 14 and 16 Louise Street, being part of Lot 2, and Lots 3, 4 and 5, on Plan 25, in the Town of Petawawa, the existing legal non-conforming status of more than one dwelling per lot shall be recognized.

(ss) Residential One – Exception Forty Five (R1-E45) Zone

Notwithstanding Section 3.27(a)(vii) or any other provisions of this By-law to the contrary, for the lands located in the R1-E45 Zone, located in Lot 14, Concession 7, in the Town of Petawawa, a minimum 270 metre separation distance from an inactive landfill site is required.

(tt) Residential One – Exception Forty Six (R1-E46) Zone

Notwithstanding Section 3.27(a)(iii), Section 5.2(c) or any other provisions of this By-law to the contrary, for the lands located in the R1-E46 Zone, located in Lot 20, Concession 5, in the Town of Petawawa, the minimum separation distance from an Extractive Industrial (EM) Zone shall be 105 metres and the minimum front yard setback shall be 25 metres.

(uu) Residential One – Exception Forty Seven (R1-E47) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the R1-E47, and located in Part of Lot 14, Concession 6, in the Town of Petawawa, the minimum separation distance from the inactive waste disposal site located in Lot 15, Concession 6, shall be 160 metres and the following provision shall apply:

- i) Front Yard Depth (maximum) 40 metres.

(vv) Residential One – Exception Forty Eight (R1-E48) Zone

Notwithstanding Section 3.27(a)(iii), Section 5.2(c) or any other provisions of this By-law to the contrary, for the lands located in the R1-E48 Zone, located in Lot 21, Concession 4, in the Town of Petawawa, the minimum separation distance from an Extractive Industrial (EM) Zone shall be 110 metres and the following provisions shall apply:

- i) Front Yard Depth (minimum) 33 metres  
ii) Side Yard Width (minimum) 10 metres.

(ww) Residential One – Exception Forty Nine (R1-E49) Zone

Notwithstanding Section 3.27(a)(iii), Section 5.2(c) or any other provisions of this By-law to the contrary, for the lands located in the R1-E49 Zone, located in Part of Lots 9 & 10, Concession 7, in the Town of Petawawa, the minimum separation distance from an Extractive Industrial (EM) Zone shall be 27 metres.

(xx) Residential One – Exception Fifty (R1-E50) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the R1-E50 Zone, located in Part of Lots 9 & 10, Concession 7, in the Town of Petawawa, the existing accessory building shall be permitted to remain on the subject lands as an established use in existence prior to the construction of the principal or main use, building or structure.

(yy) Residential One – Exception Fifty One (R1-E51) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the R1-E51 Zone, located in Part of Lot 1, Lake Range, in the Town of Petawawa, and known municipally as 790 Easy Street, the following provisions shall apply:

- i) Lot Area (minimum) 700 square metres
- ii) Lot Frontage (minimum) 20 metres.

(zz) Residential One – Exception Fifty Two (R1-E52) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the R1-E52 Zone, described as Part of Lot 21, Concession 2, in the geographic Town of Petawawa, the following provisions shall apply:

- Lot Area (minimum) 1900 square metres.

(aaa) Residential One – Exception Fifty Three (R1-E53) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the R1-E53 Zone, described as Part of Lots 19 & 20, Concession 8, Block 48 on Plan 612, and more particularly described as Part 3 on Reference Plan 49R-13075, in the Town of Petawawa, the following provision shall apply:

- Lot Frontage (minimum) 17 metres.

(bbb) Residential One – Exception Fifty Four (R1-E54) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the R1-E54 Zone, described as Part of Lots 19 & 20, Concession 8, Block 48 on Plan 612, and more particularly described as Part 4 on Reference Plan 49R-13075, in the Town of Petawawa, the minimum separation distance from an Extractive Industrial Reserve (EMR) Zone shall be 83 metres.

**\* (By-law 1450/21) \***

**\* (ccc) Residential One – Exception Fifty Five (R1-E55) Zone**

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the R1-E55 Zone, described as Part of Lot 6, Concession 7, in the Town of Petawawa, the following provisions shall apply:

- i) No buildings or structures shall be permitted to the north of the hydro line as it existed on the date of the passing of this By-law.
- ii) Buildings or structures to the south of the hydro line (i.e., towards the street) are permitted but must be setback a

minimum of 15 metres from the centre of the hydro poles in their locations as the existed on the date of the passing of this By-law.\*

**\* (By-law 1635/24) \***

**\* (ddd) Residential One – Exception Fifty Six (R1-E56) Zone**

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the R1-E56 Zone, located at 1371 Victoria Street, in the Town of Petawawa, a bed and breakfast establishment shall be a permitted use, in addition to the uses normally permitted in the Residential One (R1) Zone. The zone provisions of the Residential One-Exception Fifty-Six (R1-E56) Zone shall continue to apply. For the purposes of this subsection, a bed & breakfast establishment shall be defined as is noted in Section 2.0 Definitions of this By-law.\*

**5.4 INTERIM USES AND STANDARDS (HOLDING)**

- (a) Residential One – holding (R1-h) – Part of Lots 1 and 2, Lake Range, geographic Township of Petawawa

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the R1-h Zone within Part of Lots 1 and 2, Lake Range, geographic Township of Petawawa, the only permitted uses shall be those that existed at the time of passing of the By-law, and open space. The holding symbol shall be considered for removal when draft approval is given to a plan of subdivision that is serviced by municipal water.

- (b) Residential One – holding (R1-h) – Part of Lots 21 and 22, Concession 8, (Block 13, Draft Plan of Subdivision 47-T-09002):

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the R1-h Zone within part of Lots 21 and 22, Concession 8, Town of Petawawa and comprised of Block 13 on Draft Plan of Subdivision 47-T-09002, the only permitted uses shall be those that existed at the time of passing of the By-law, and open space. The holding symbol shall be considered for removal when draft approval is given to a plan of subdivision for the development of Block 13.

- (c) Residential One – holding (R1-h) – Part of Lot 22, Concession 8, (Part of Block 14, Draft Plan of Subdivision 47-T-09002):

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the R1-h Zone within part of Lots 21 and 22, Concession 8, Town of Petawawa and comprised of Block 14 on Draft Plan of Subdivision 47-T-09002, the only permitted uses shall be those that existed at the time of passing of the By-law, and open space. The

holding symbol shall only be considered for removal when an application for a building permit is submitted.

- (d) Residential One – holding (R1-h) (Part of Lot 20, Concession 6, in the Town of Petawawa)

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the R1-h Zone within Part of Lot 20, Concession 6, in the Town of Petawawa, the only permitted use shall be open space. The holding symbol shall only be considered for removal when, to the satisfaction of the Town, downstream sanitary sewer capacity is available to service the subject lands.

**SECTION 6.0 - REQUIREMENTS FOR RESIDENTIAL TWO (R2) ZONE****6.1 PERMITTED USES**

No person shall use any land or erect or use any building or structure in any R2 Zone except for:

(a) Residential Uses

- single detached dwelling
- semi-detached dwelling
- duplex dwelling
- two-unit dwelling
- group home

(b) Non-Residential Uses

- day care (private dwelling)
- private park
- public park

**6.2 ZONE PROVISIONS**

No person shall use any lot or erect, alter or use any building or structure in any R2 Zone except in accordance with the following provisions:

**6.2.1 Zone Provisions for Single Detached Dwelling and Group Home**

Refer to Section 5.2

**6.2.2 Zone Provisions for Semi-Detached (both units on same lot), Duplex and Two-Unit Dwellings**

## (a) Lot Area (minimum)

- |      |  |                    |
|------|--|--------------------|
| i)   | on municipal water and municipal sewer       | 750 square metres  |
| ii)  | on municipal water and private septic system | 2800 square metres |
| iii) | on private well and private septic           | 4000 square metres |

## (b) Lot Frontage (minimum)

- |      |  |           |
|------|--|-----------|
| i)   | on municipal water and municipal sewer | 24 metres |
| ii)  | on municipal water and private septic  | 30 metres |
| iii) | on private well and private septic     | 30 metres |

## (c) Front Yard Depth (minimum) 7.5 metres

- |     |  |                  |
|-----|--|------------------|
| (d) | Interior Side Yard Width (minimum)<br>(no side yard required when lot line(s)<br>is based on common wall)  | 1.2 metre        |
| (e) | Exterior Side Yard Width (minimum)   | 3.5 metres       |
| (f) | Rear Yard Depth (minimum)  | 7.5 metres       |
| (g) | Dwelling Unit Area (minimum)   | 55 square metres |
| (h) | Lot Coverage (maximum)   | 33%              |
| (i) | Building Height (maximum)  | 10.5 metres      |
| (j) | Open Storage: In accordance with the provisions for Open Storage in Section 3 – General Provisions of this By-law.   |                  |
| (k) | Parking and Loading: In accordance with the provisions for Parking and Loading in Section 3 – General Provisions of this By-law.   |                  |
| (l) | Separation Distances: In accordance with the provisions for Separation Distances in Section 3 – General Provisions of this By-law.   |                  |
| (m) | Setbacks: In accordance with the provisions for Setbacks in Section 3 – General Provisions of this By-law.   |                  |
| (n) | Accessory Uses, Buildings and Structures: Notwithstanding any Zone Provisions of this zone to the contrary, uses, buildings and structures that are accessory to the permitted uses of this zone shall be permitted in accordance with the requirements for Accessory Uses, Buildings and Structures in Section 3 – General Provisions of this By-law. |                  |
| (o) | Ottawa River Floodplain: In accordance with the provisions for the Ottawa River Floodplain in Section 3 – General Provisions of this By-law.   |                  |

**6.2.3 Zone Provisions for Semi-Detached (each unit on a separate lot)**

- |      |  |                    |
|------|--|--------------------|
| (a)  | Lot Area (minimum)                           |                    |
| i)   | on municipal water and municipal sewer       | 375 square metres  |
| ii)  | on municipal water and private septic system | 1400 square metres |
| iii) | on private well and private septic system    | 4000 square metres |

- (b) Lot Frontage (minimum)
- |      |  |           |
|------|--|-----------|
| i)   | on municipal water and municipal sewer | 12 metres |
| ii)  | on municipal water and private septic  | 15 metres |
| iii) | on private well and private septic     | 15 metres |
- (c) All other provisions of Section 6.2.2 (c) to (o) apply.

### 6.3 **EXCEPTION ZONES**

(a) Residential Two – Exception One (R2-E1) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the R2-E1 Zone and described as Lots 12, 13, 14 and 15 in Registered Plan 395, the following residential use shall be permitted: a single detached dwelling that is paired with another single detached dwelling in such a way that the paired dwelling units are not connected above grade, but have a common garage foundation or footing. The following provisions shall apply for each single detached dwelling unit on a separate lot:

- |       |  |                   |
|-------|--|-------------------|
| i)    | Lot Area (minimum)   | 550 square metres |
| ii)   | Lot Frontage (minimum)   | 12 metres         |
| iii)  | Front Yard Depth (minimum)   | 7.5 metres        |
| iv)   | Side Yard Width (minimum)  | 1.0 metre         |
| v)    | Rear Yard Depth (minimum)  | 10.5 metres       |
| vi)   | Dwelling Unit Area (minimum)   | 75 square metres  |
| vii)  | Lot Coverage (maximum)   | 33%               |
| viii) | Building Height (maximum)  | 10.5 metres       |
| ix)   | Parking:   |                   |
|       | Parking spaces shall be provided in accordance with Section 3.23 of this by-law. |                   |
| x)    | Dwelling Units Per Lot (maximum)   | 1 only            |

(b) Residential Two – Exception Two (R2-E2) Zone



Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the R2-E2 Zone at 1106 Victoria Street and 2 Ethel Street, a duplex dwelling and an existing single detached dwelling shall be permitted and the following zone provisions shall apply:

- i) Dwelling Unit Area (minimum):
  - duplex dwelling 65 square metres per dwelling unit
- ii) Dwelling Units Per Lot (maximum) 3 only

(c) Residential Two – Exception Three (R2-E3) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the R2-E3 Zone within Part of Lot 6, Range B, geographic Township of Petawawa, with a civic address of 2271 Petawawa Boulevard, a duplex with a minimum lot area of 1100 square metres and a minimum lot frontage of 33 metres shall be permitted.

(d) Residential Two – Exception Four (R2-E4) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the R2-E4 Zone within Part of Lot 5, Range B, geographic Township of Petawawa, a three unit dwelling shall be a permitted use in addition to the other uses permitted in the R2 Zone. The following provision shall also apply:

- i) Lot Area (minimum) 4000 square metres

(e) Residential Two – Exception Five (R2-E5) Zone

Notwithstanding any other provisions of this By-law to the contrary, for those lands located in the R2-E5 Zone within Part of Lot 5, Range B, geographic Township of Petawawa, with a civic address of 2167 Petawawa Boulevard, a three unit dwelling shall be a permitted use. The following provision shall also apply:

- i) Lot Area (minimum) 2100 square metres

(f) Residential Two – Exception Six (R2-E6) Zone

Notwithstanding any other provision of this By-law to the contrary, for the lands located in the Residential Two-Exception Six (R2-E6) Zone within Lot 8, Plan 180, in the Town of Petawawa and known municipally as 39 Doran Road, the minimum lot frontage requirement is 18 metres. All other provisions of the R2 Zone shall apply.

(g) Residential Two – Exception Seven (R2-E7) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the R2-E7 Zone and described as Part of Lots 17, 18 & 19 Plan 25 and part of Lots 1 & 7 Plan 478, Being Parts 1, 2, 3 & 4 Registered Plan 49R-17122, and know municipally as 33-35 Albert Street, in the Town of Petawawa, the minimum lot frontage shall be 11 metres.

(h) Residential Two – Exception Eight (R2-E8) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the R2-E8 Zone within Lot 1, Block 10 Plan 25, in the Town of Petawawa, the following provisions shall apply:

i)	Lot Area (minimum)	690 square metres
ii)	Lot Frontage (minimum)	20 metres
ii)	Exterior Side Yard Width (setback to East Street) (minimum)	8 metres
iv)	Rear Yard Depth (minimum)	8 metres
	v) Front Yard Depth ( setback to Victoria Street) (minimum)	8 metres
vi)	Interior Side Yard Width (minimum)	4 metres

(i) Residential Two – Exception Nine (R2-E9) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the R2-E9 Zone within Lot 1, Block 10 Plan 25, in the Town of Petawawa, the following provisions shall apply:

i)	Lot Area (minimum)	690 square metres
ii)	Lot Frontage (minimum)	20 metres
iii)	Exterior Side Yard Width (setback to Town laneway) (minimum)	7 metres
iv)	Rear Yard Depth (minimum)	11 metres
	vi) Front Yard Depth (setback to Victoria Street) (minimum)	9 metres
vi)	Interior Side Yard Width (minimum)	2 metres

(j) Residential Two – Exception Ten (R2-E10) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the R2-E10 Zone, within Part of Lot 21 and Concession 7, and known as 60 Doran Road, the following provision shall apply:

i)	Lot Frontage (minimum)	20 metres
----	------------------------	-----------

**SECTION 7.0 - REQUIREMENTS FOR RESIDENTIAL THREE (R3) ZONE****7.1 PERMITTED USES**

No person shall use any land or erect or use any building or structure in any R3 Zone except for:

(a) Residential Uses

- single detached
- semi-detached dwelling
- duplex dwelling
- two-unit dwelling
- triplex dwelling
- three-unit dwelling
- four-unit dwelling
- apartment dwelling
- multiple attached dwelling
- boarding house
- group home

(b) Non-Residential Uses

- day care (private dwelling)
- private park
- public park

**7.2 ZONE PROVISIONS**

No person shall use any lot or erect, alter or use any building or structure in any R3 Zone except in accordance with the following provisions:

**7.2.1 Zone Provisions for Single Detached, Semi-Detached, Duplex, Two-Unit Dwellings and Group Home**

Refer to Sections 5.2, 6.2.2 and 6.2.3.

**7.2.2 Zone Provisions for Triplex, Three-Unit, Quadruplex, Four-Unit, Apartment, Multiple Attached Dwellings (on one lot) and Boarding House**

## (a) Lot Area (minimum)

- i) municipal water and municipal sewer only      1000 square metres

## (b) Lot Frontage (minimum)

- i) municipal water and municipal sewer only      24 metres

## (c) Front Yard Depth (minimum)

7.5 metres

- |     |  |                  |
|-----|--|------------------|
| (d) | Interior Side Yard Width (minimum)   | 4.5 metres       |
| (e) | Exterior Side Yard Width (minimum)   | 7.5 metres       |
| (f) | Rear Yard Depth (minimum)  | 10.5 metres      |
| (g) | Dwelling Unit Area (minimum)   | 55 square metres |
| (h) | Lot Coverage (maximum)   | 33%              |
| (i) | Building Height (maximum)  | 12 metres        |
| (j) | Open Storage: In accordance with the provisions for Open Storage in Section 3 – General Provisions of this By-law.   |                  |
| (k) | Parking and Loading: In accordance with the provisions for Parking and Loading in Section 3 – General Provisions of this By-law.   |                  |
| (l) | Separation Distances: In accordance with the provisions for Separation Distances in Section 3 – General Provisions of this By-law.   |                  |
| (m) | Setbacks: In accordance with the provisions for Setbacks in Section 3 – General Provisions of this By-law.   |                  |
| (n) | Accessory Uses, Buildings and Structures: Notwithstanding any Zone Provisions of this zone to the contrary, uses, buildings and structures that are accessory to the permitted uses of this zone shall be permitted in accordance with the requirements for Accessory Uses, Buildings and Structures in Section 3 – General Provisions of this By-law. |                  |
| (o) | Ottawa River Floodplain: In accordance with the provisions for the Ottawa River Floodplain in Section 3 – General Provisions of this By-law.   |                  |

**7.2.3 Zone Provisions for Multiple Attached Dwellings (each unit on a separate lot)**

- |     |   |                   |
|-----|---|-------------------|
| (a) | Lot Area (minimum)                          |                   |
|     | i) municipal water and municipal sewer only | 165 square metres |
| (b) | Lot Frontage (minimum)                      |                   |
|     | i) municipal water and municipal sewer only | 6 metres          |
| (c) | Front Yard Depth (minimum)                  | 6 metres          |

- |     |   |                  |
|-----|---|------------------|
| (d) | Side Yard Width (minimum)<br>(no side yard required when lot line(s) is based on common wall) | 3 metres         |
| (e) | Exterior Side Yard Width (minimum)  | 7.5 metres       |
| (f) | Rear Yard Depth (minimum)   | 7.5 metres       |
| (g) | Dwelling Unit Area (minimum)  | 55 square metres |
| (h) | Lot Coverage (maximum)  | 40 %             |
| (i) | Building Height (maximum)   | 12 metres        |
| (j) | All other provisions of Section 7.2.2 (j) to (o) apply.                                       |                  |

### 7.3 **EXCEPTION ZONES**

#### (a) Residential Three – Exception One (R3-E1) Zone

Notwithstanding any other provisions of this By-law to the contrary, for those lands located in the R3-E1 Zone within Part of Lot 23, Concession 8, and more particularly described as Blocks 2 -12, 14 & 15 in Registered Plan No. 597, in the former Village of Petawawa, the following zone provisions shall apply:

- |       |                              |                                      |
|-------|------------------------------|--------------------------------------|
| i)    | Lot Area (minimum)           | 165 square metres                    |
| ii)   | Lot Frontage (minimum)       | 6 metres                             |
| iii)  | Front Yard Depth (minimum)   | 6 metres                             |
| iv)   | Side Yard Width (minimum)    | nil                                  |
| v)    | Rear Yard Depth (minimum)    | 7.5 metres                           |
| vi)   | Dwelling Unit Area (minimum) | 75 square metres                     |
| vii)  | Lot Coverage (maximum)       | 40%                                  |
| viii) | Building Height (maximum)    | 12 metres                            |
| ix)   | Parking                      | 1 parking space<br>per dwelling unit |

#### (b) Residential Three – Exception Two (R3-E2) Zone

Notwithstanding any other provisions of this By-law to the contrary, for those lands located in the R3-E2 Zone within Lot 23, Concession 7, former Village of Petawawa, and comprising Part of Lot 18, Registered Plan 574 and Part of Lots 12 and 13, Registered Plan 585, the only permitted use shall be an apartment dwelling with a maximum of 4 units. The following zone provisions shall also apply:

- |     |                           |             |
|-----|---------------------------|-------------|
| i)  | Lot Frontage (minimum)    | 12.5 metres |
| ii) | Rear Yard Depth (minimum) | 10.5 metres |

iii) Parking shall be permitted in the front yard.

(c) Residential Three – Exception Three (R3-E3) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands in the R3-E3 Zone within Lot 21, Concession 8, former Village of Petawawa, and with a civic address of 9 Willard Street, the following provisions shall apply:

i)	Lot Frontage (minimum)	9.0 metres
ii)	Side Yard Width (minimum)	1.0 metre
	- 7 unit multiple attached dwelling	
iii)	Rear Yard Depth (minimum)	5.0 metres
	- 7 unit multiple attached dwelling	
iv)	Parking	34 spaces
	- 24 unit apartment dwelling	

All of the other provisions in the R3 Zone shall apply.

(d) Residential Three – Exception Four (R3-E4) Zone

Notwithstanding any other provisions of this By-law to the contrary, those lands located in the R3-E4 Zone within part of Lot 21, Concession 8, former Village of Petawawa, and with a civic address of 6 Bert Street, shall be used for the purposes of a four-unit dwelling in compliance with the R3 Zone provisions excepting, however, that:

- i) the lot area (minimum) shall be 800 square metres;
- ii) the lot frontage (minimum) shall be 20.0 metres;
- iii) the front yard depth (minimum) shall be 5.0 metres;
- iv) the existing four-unit dwelling may be expanded to allow the construction of a maximum of two additional dwelling units such that the expanded structure shall contain not more than six units in total, in compliance with the provisions of the R3-E4 Zone; and
- v) for the purposes of this subsection, "existing four-unit dwelling" shall be interpreted to mean the existing structure as of July 2, 1991.

(e) Residential Three – Exception Five (R3-E5) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the R3-E5 Zone within Part of Lot 1, Lake Range, geographic Township of Petawawa, the only permitted uses (apart from accessory uses, buildings and structures) shall be:

- a single detached dwelling
- a semi-detached dwelling

- a duplex dwelling
- a two-unit dwelling
- a triplex dwelling
- a three unit dwelling
- a four unit dwelling

The following provision shall also apply:

- |                                |   |
|--------------------------------|---|
| i) Dwellings per lot (maximum) | 1 |
|--------------------------------|---|

(f) Residential Three – Exception Six (R3-E6) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the R3-E6 Zone within Part of Lot 14, Range C, former Village of Petawawa, more particularly described as Blocks 176 to 184 in draft plan of subdivision 47-T-06001 and blocks 1 to 8 on draft plan of subdivision 47-T-07001, the following provisions shall apply:

- |  |                                   |
|--|-----------------------------------|
| i) Lot Area (minimum)  | 165 square metres                 |
| ii) Lot Frontage (minimum)                                       | 6 metres                          |
| iii) Front Yard Depth (minimum)                                  | 6 metres                          |
| iv) Side Yard Width (minimum)                                    | 3 metres                          |
| (no side yard required when lot line(s) is based on common wall) |                                   |
| v) Rear Yard Depth (minimum)                                     | 7.5 metres                        |
| vi) Dwelling Unit Area (minimum)                                 | 75 square metres                  |
| vii) Lot Coverage (maximum)                                      | 40%                               |
| viii) Building Height (maximum)                                  | 12 metres                         |
| ix) Parking  | 1 parking space per dwelling unit |

(g) Residential Three – Exception Seven (R3-E7) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the R3-E7 Zone within Part of Lot 23, Con 8, former Village of Petawawa, more particularly described as Blocks 16 and 17 in registered plan 597, the following provision shall apply:

- |  |             |
|--|-------------|
| i) Side Yard Width (minimum) Block 16                            | 2.25 metres |
| Side Yard Width (minimum) Block 17                               | 2.47 metres |
| (no side yard required when lot line(s) is based on common wall) |             |
| ii) Front Yard Depth (minimum)                                   | 5 metres    |

(h) Residential Three – Exception Eight (R3-E8) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the R3-E8 Zone within Part of Lot 14, Range C, former Village of Petawawa, more particularly described as Block 9 of

Registered Plan 49M-45, three separate apartment buildings, with each building containing a maximum of eight dwelling units are permitted on one lot.

(i) Residential Three – Exception Nine (R3-E9) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the R3-E9 Zone within part of Lot 22, Concession 6, in the Town of Petawawa, and composed of Blocks 169 – 198 on Draft Plan of Subdivision 47-T-10005 (Laurentian Highlands Phase 2), the following provision shall apply:

- i) Lot Coverage (maximum) 50%

(j) Residential Three – Exception Ten (R3-E10) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the R3-E10 Zone within Part of Lot 9 and Lot 10, Plan 25, in the Town of Petawawa, and known municipally as 20 Albert Street, the following provisions shall apply:

- i) Lot Area (minimum) 890 square metres

- ii) A five unit dwelling shall be permitted.

For the purposes of this subsection, a five unit dwelling shall be defined as a building containing five dwelling units.

- iii) Front Yard Depth (minimum) 2.63 metres

- iv) A maximum of two parking spaces shall be permitted within the required one metre setback from the front lot line.

(k) Residential Three – Exception Eleven (R3-E11) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the R3-E11 Zone, designated as part of Parts 4 and 5 of Reference Plan 49R-17978 , and located within Part of Lot 15, and Range 'C', two buildings containing dwelling units shall be permitted on one lot, and the following provisions shall apply:

- i) Rear Yard Depth (minimum) 9.5 metres

**\* (By-law 1569/23) \***

- \* ii) Building Height (maximum) 15 metres

- iii) Exterior Side Yard Width (minimum) 4.5 metres

- iv) For the purposes of this subsection, the front lot line shall be deemed to be Highland Park Drive. \*



(l) Residential Three – Exception Twelve (R3-E12) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the R3-E12 Zone, designated as part of Parts 4 and 5 and all of Part 6 of Reference Plan 49R-17978, and located within Part of Lot 15, and Range 'C', the following provision shall apply:

- i) Dwelling unit area (minimum) 41.8 square metres.

(m) Residential Three – Exception Thirteen (R3-E13) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the R3-E13 Zone, known municipally as 16 Herman Street, and located in Lot 10, Plan 395, within Lot 21, Concession 7, in the Town of Petawawa, the following provision shall apply:

- i) Side Yard Width (minimum) 1.72 metres.

**\*(By-law 1507/22)\***\*(n) Residential Three – Exception Fourteen (R3-E14) Zone

**Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the R3-E14 Zone, the following provision shall apply:**

- i) Exterior Side Yard Width (minimum) 6.4 metres.

(o) Residential Three – Exception Fifteen (R3-E15) Zone

**Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the R3-E15 Zone, the following provision shall apply:**

- i) Exterior Side Yard Width (minimum) 6.5 metres.\*

**7.4 INTERIM USES AND STANDARDS (Holding)**a) Residential Three – holding (R3-h) – Part of Lot 22, Concession 8, former Village of Petawawa, now in the Town of Petawawa:

Notwithstanding any other provision of this By-law to the contrary, for the lands located in the R3-h Zone within Part of Lot 22, Concession 8, former Village of Petawawa, now in the Town of Petawawa, the only permitted uses shall be those that existed at the time of passing of the By-law and open space. The holding symbol shall be considered for removal when draft approval is given to a plan of subdivision. If the development proceeds by site plan only, the holding symbol shall only

be removed when the site plan has been presented in conjunction with a public meeting and is approved by the Town.

<b>SECTION 8.0-REQUIREMENTS FOR LIMITED SERVICE RESIDENTIAL (LSR) ZONE</b>
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**8.1 PERMITTED USES**

No person shall use any land or erect or use any building or structure in any LSR Zone except for:

- (a) Residential Uses
  - limited service dwelling
- (b) Non-Residential Uses
  - private park
  - public park

**8.2 ZONE PROVISIONS**

No person shall use any lot or erect, alter or use any building or structure in any LSR Zone except in accordance with the following provisions:

- |  |  |
|--|--|
| (a) Lot Area (minimum)                 | 4000 square metres   |
| (b) Lot Frontage (minimum)             | 30 metres  |
| (c) Water Frontage (minimum)           | 30 metres  |
| (d) Front Yard Depth (minimum)         | 7.5 metres   |
| (e) Side Yard Width (minimum)          | 1.2 metre  |
| (f) Exterior Side Yard Width (minimum) | 3.5 metres   |
| (g) Rear Yard Depth (minimum)          | 7.5 metres   |
| (h) Dwelling Unit Area (minimum)       | 75 square metres   |
| (i) Lot Coverage (maximum)             | 33%  |
| (j) Building Height (maximum)          | 10.5 metres  |
| (k) Open Storage:                      | In accordance with the provisions for Open Storage in Section 3 – General Provisions of this By-law.         |
| (l) Parking and Loading:               | In accordance with the provisions for Parking and Loading in Section 3 – General Provisions of this By-law.  |
| (m) Separation Distances:              | In accordance with the provisions for Separation Distances in Section 3 – General Provisions of this By-law. |

- (n) Setbacks: In accordance with the provisions for Setbacks in Section 3 – General Provisions of this By-law.
- (o) Accessory Uses, Buildings and Structures: Notwithstanding any Zone Provisions of this zone to the contrary, uses, buildings and structures that are accessory to the permitted uses of this zone shall be permitted in accordance with the requirements for Accessory Uses, Buildings and Structures in Section 3 – General Provisions of this By-law.
- (p) Ottawa River Floodplain: In accordance with the provisions for the Ottawa River Floodplain in Section 3 – General Provisions of this By-law.

### **8.3 EXCEPTION ZONES**

**SECTION 9.0 - REQUIREMENTS FOR ISLAND RESIDENTIAL (IR) ZONE****9.1 PERMITTED USES**

No person shall use any land or erect or use any building or structure in any IR Zone except for:

- (a) Residential Uses
  - seasonal dwelling
  - one accessory sleep cabin for each seasonal dwelling
- (b) Non-Residential Uses
  - private park

**9.2 ZONE PROVISIONS**

No person shall use any lot or erect, alter or use any building or structure in any IR Zone except in accordance with the following provisions:

- |     |  |                  |
|-----|--|------------------|
| (a) | Lot Area (minimum)   | NIL              |
| (b) | Lot Frontage (minimum)   | NIL              |
| (c) | Water Frontage (minimum)   | NIL              |
| (d) | Setback from a lot line (minimum)  | 7.5 metres       |
| (e) | Dwelling Unit Area (minimum)   | 55 square metres |
| (f) | Accessory Sleep Cabin Area (maximum)   | 55 square metres |
| (g) | Lot Coverage (maximum)   | 33%              |
| (h) | Building Height (maximum)  | 10.5 metres      |
| (i) | Open Storage: In accordance with the provisions for Open Storage in Section 3 – General Provisions of this By-law.                 |                  |
| (j) | Parking and Loading: In accordance with the provisions for Parking and Loading in Section 3 – General Provisions of this By-law.   |                  |
| (k) | Separation Distances: In accordance with the provisions for Separation Distances in Section 3 – General Provisions of this By-law. |                  |
| (l) | Setbacks: In accordance with the provisions for Setbacks in Section 3 – General Provisions of this By-law.                         |                  |

- (m) Accessory Uses, Buildings and Structures: Notwithstanding any Zone Provisions of this zone to the contrary, uses, buildings and structures that are accessory to the permitted uses of this zone shall be permitted in accordance with the requirements for Accessory Uses, Buildings and Structures in Section 3 – General Provisions of this By-law.
- (n) Ottawa River Floodplain: In accordance with the provisions for the Ottawa River Floodplain in Section 3 – General Provisions of this By-law.

### 9.3 **EXCEPTION ZONES**

**SECTION 10.0 - REQUIREMENTS FOR MOBILE HOME PARK (MHP) ZONE****10.1 PERMITTED USES**

No person shall use land or erect or use a building or structure in an MHP Zone except for:

(a) Residential Uses

- mobile homes
- one accessory single detached dwelling

(b) Non-Residential Uses

- business office accessory to a mobile home park
- private park
- public park

**10.2 ZONE PROVISIONS**

No person shall use any lot or erect, alter or use any building or structure within an MHP Zone except in accordance with the following provisions:

## (a) Mobile Homes on Municipal Water and Municipal Sewer Only

- |       |  |                   |
|-------|--|-------------------|
| (i)   | Mobile Home Stand Area (minimum)             | 464 square metres |
| (ii)  | Mobile Home Stand Frontage (minimum)         | 10 metres         |
| (iii) | Mobile Home Stand Front Yard Depth (minimum) | 3.0 metres        |
| (iv)  | Mobile Home Stand Side Yard Width (minimum)  | 1.2 metres        |
| (v)   | Mobile Home Stand Rear Yard Depth (minimum)  | 3.0 metres        |

## (b) Dwelling Unit Area (minimum):

- |      |                                    |                  |
|------|------------------------------------|------------------|
| (i)  | Mobile Home                        | 55 square metres |
| (ii) | Accessory Single Detached Dwelling | 75 square metres |

## (c) Mobile Home Park Lot Area (minimum) 1.2 hectares

## (d) Mobile Home Park Lot Frontage (minimum) 90 metres

## (e) Building Height (maximum) 10.5 metres

- (f) All roads within a Mobile Home Park shall have a minimum width of 10 metres and shall be constructed and maintained in such a manner as to eliminate dust.
- (g) Setback for Buildings and Structures:  
  
No building or structure within an MHP Zone shall be located within 20 metres of the boundary of an MHP Zone.
- (h) Open Storage: In accordance with the provisions for Open Storage in Section 3 – General Provisions of this By-law.
- (i) Parking and Loading: In accordance with the provisions for Parking and Loading in Section 3 – General Provisions of this By-law.
- (j) Separation Distances: In accordance with the provisions for Separation Distances in Section 3 – General Provisions of this By-law.
- (k) Setbacks: In accordance with the provisions for Setbacks in Section 3 – General Provisions of this By-law.
- (l) Accessory Uses, Buildings and Structures: Notwithstanding any Zone Provisions of this zone to the contrary, uses, buildings and structures that are accessory to the permitted uses of this zone shall be permitted in accordance with the requirements for Accessory Uses, Buildings and Structures in Section 3 – General Provisions of this By-law. Notwithstanding any other provisions to the contrary, the minimum setback for accessory buildings and structures from a mobile home shall be 2 metres.
- (m) Ottawa River Floodplain: In accordance with the provisions for the Ottawa River Floodplain in Section 3 – General Provisions of this By-law.

### **10.3 EXCEPTION ZONES**



**SECTION 11.0 - REQUIREMENTS FOR COMMERCIAL (C) ZONE****11.1 PERMITTED USES**

No person shall use any land or erect or use any building or structure in any C Zone except for:

(a) Residential Uses

- accessory dwelling units,
- apartments on full municipal water and sewage services

(b) Non-Residential Uses

- animal hospital with no outdoor facilities for animals
- animal training facility
- bakery
- bed and breakfast establishment
- building supply store
- business office
- call centre
- car wash
- catering establishment
- clinic
- contractor's yard or shop
- convenience store
- container market
- day nursery
- driving school
- dry cleaning establishment
- restaurant
- educational facility
- equipment rental facility
- financial institution
- funeral home
- garden centre
- gas bar
- general service shop
- health/fitness club
- hotel
- laundromat
- micro-brewery or brew pub
- micro-distillery
- motel
- motor vehicle body shop
- motor vehicle commercial garage
- motor vehicle service station
- motor vehicle store
- motor vehicle sales or rental establishment
- park, private

- park, public
- parking lot
- personal service shop
- pet grooming establishment
- place of entertainment
- post office
- private club
- professional office
- retail store
- tavern or public house
- taxi stand
- tourist information booth

## 11.2 ZONE PROVISIONS

No person shall use any lot or erect, alter or use any building or structure in any C Zone except in accordance with the following provisions:

- (a) Lot Area (minimum):
- i) hotel or motel 2750 square metres
  - ii) other uses:
    - on municipal water and municipal sewer 185 square metres
    - on municipal water and private septic system 2000 square metres
    - on private well and private septic system 4000 square metres
- (b) Lot Frontage (minimum) 30 metres
- (c) Front Yard Depth (minimum) 7.5 metres
- (d) Side Yard Width (minimum) 3.0 metres or except that where the side lot line abuts any Residential Zone, the minimum side yard width shall be 6.0 metres
- (e) Exterior Side Yard Width (minimum) 7.5 metres
- (f) Rear Yard Depth (minimum) 7.5 metres provided that where the rear lot line abuts any Residential Zone, the minimum rear yard depth shall be 10.5 metres

- (g) Lot Coverage (maximum) 33%
- (h) Building Height (maximum): 15 metres
- (i) Dwelling Unit Area (minimum):
  - i) accessory single detached dwelling 75 square metres
  - ii) other accessory dwelling unit 55 square metres
- (j) Open Storage: In accordance with the provisions for Open Storage in Section 3 - General Provisions of this By-law.
- (k) Parking and Loading: In accordance with the provisions for Parking and Loading in Section 3 - General Provisions of this By-law.
- (l) Separation Distances: In accordance with the provisions for Separation Distances in Section 3 - General Provisions of this By-law.
- (m) Setbacks: In accordance with the provisions for Setbacks in Section 3 - General Provisions of this By-law.
- (n) Additional Zone Provisions: In accordance with the provisions for Automotive Uses, Automotive-Commercial Garage, Gasoline Bar, Service Station in Section 3 - General Provisions of this By-law.
- (o) Accessory Uses, Buildings and Structures: Notwithstanding any Zone Provision of this zone to the contrary, uses, buildings and structures that are accessory to the permitted uses of this zone shall be permitted in accordance with the requirements for Accessory Uses, Buildings and Structures in Section 3.0 General Provisions of this By-law.
- (p) Ottawa River Floodplain: In accordance with the provisions for the Ottawa River Floodplain in Section 3 – General Provisions of this By-law.

### 11.3 EXCEPTION ZONES

#### (a) Commercial – Exception One (C-E1) Zone

Notwithstanding any other provisions of this By-law to the contrary, for those lands located in the C-E1 Zone within Lot 20, Concession 8, former Village of Petawawa, with a civic address of 7 Hilda Street, retail stores, banks and other financial institutions, business and professional offices, and beauty parlours and barber shops shall be the only permitted uses.

(b) Commercial – Exception Two (C-E2) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the C-E2 Zone within Part of Lot 22, Concession 8, former Village of Petawawa, with a civic address of 58 Mohns Avenue, a veterinary hospital/clinic shall be a permitted use.

(c) Commercial – Exception Three (C-E3) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the C-E3 Zone within Lot 21, Concession 7, former Village of Petawawa, with a civic address of 3351 Petawawa Boulevard, an automobile service station, commercial garage, automobile business (including sales and rentals), car wash, and boat, snowmobile, trailer, and cycle sales and rental establishment and place of entertainment shall not be permitted. In addition, a multiple attached dwelling not exceeding six (6) dwelling units shall be permitted. All of the other uses in the C Zone shall be permitted and all of the other provisions shall apply.

(d) Commercial – Exception Four (C-E4) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the C-E4 Zone within Lot 21, Concession 7, former Village of Petawawa, with a civic address of 3339 Petawawa Boulevard, an automobile service station, commercial garage, automobile business (including sales and rentals), car wash, boat, snowmobile, trailer and cycle sales and rental establishment, place of entertainment, and apartments and accessory dwelling units shall not be permitted. All of the other uses in the C Zone shall be permitted and all of the other provisions shall apply.

(e) Commercial – Exception Five (C-E5) Zone

Notwithstanding any other provisions of this By-law to the contrary, for those lands located in the C-E5 Zone within Lot 20, Concession 7, former Village of Petawawa, with a civic address of 1 Doran Road, only the following uses shall be permitted:

- an accessory single detached dwelling
- accessory dwelling units, except in the case of an ambulance service use
- restaurant, including drive-in restaurant
- retail store, including those whose products are manufactured on the premises, provided that the space devoted to such manufacturing does not exceed 50% of the total floor area
- communications business
- ambulance service
- business and professional office

- motel
- health/fitness club

Health/Fitness Club means an establishment where patrons engage in exercising and physical conditioning and may include the use of exercise equipment.

(f) Commercial – Exception Six (C-E6) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the C-E6 Zone within part of Lot 18, Concession 8, former Village of Petawawa, and more particularly described as Lot 1 in Registered Plan 202, with a civic address of 2 Hilda Street, the following provisions shall apply:

i) Permitted Residential Uses

- single detached dwelling
- one accessory dwelling unit

ii) Permitted Non-Residential Uses

- business and professional office
- retail store

The following definition shall also apply:

Ambulance service means a building where an ambulance is kept for emergency service.

- iii) The minimum lot area shall be 1,000 square metres.

(g) Commercial – Exception Seven (C-E7) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the C-E7 Zone within Part of Lot 3, Range "A", geographic Township of Petawawa, the following zone provisions shall apply:

- i) The front lot line shall be deemed to be the lot line that divides the lot from Petawawa Boulevard.
- ii) Rear Yard Depth
- abutting a residential lot 5.0 metres
  - abutting George Street 10.5 metres

(h) Commercial – Exception Eight (C-E8) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the C-E8 Zone within Part of Lot 22, Concession 7, former Village of Petawawa, with a civic address of 3351 Petawawa Boulevard, a veterinary hospital/clinic shall be a permitted use.

(i) Commercial – Exception Nine (C-E9) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the C-E9 Zone within part of Lot 20, Concession 8, former Village of Petawawa, now in the Town of Petawawa, and designated as Part 3 on Reference Plan 49R-1251, and located at 31 Petawawa Boulevard, the following provision shall apply:

i) Rear Yard Depth (minimum) 3 metres

(j) Commercial – Exception Ten (C-E10) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the C-E10 Zone and described as part Lot 21, Concession 8, in the former Village of Petawawa, and known municipally as 3389 Petawawa Boulevard, the following provision shall apply:

i) Front Yard Depth (minimum) 0 metres

(k) Commercial – Exception Eleven (C-E11) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the C-E11 Zone within part of Lot 14, Range "C", in the Town of Petawawa, being part of Block 4 of Draft Approved Plan of Subdivision 47-T-09003, an eating establishment shall not be permitted.

(l) Commercial – Exception Twelve (C-E12) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the C-E12 Zone within Part of Lot 3, Range "A", in the Town of Petawawa, designated as Parts 1 & 2 on Reference Plan 49R-13869 and known as 659 Anne Street, a single detached dwelling is a permitted use and a storage garage shall be a permitted accessory use to the commercial use located on the abutting property, designated as Part 3 on Reference Plan 49R-13869 and known as 1945 Petawawa Boulevard.

(n) Commercial – Exception Fourteen (C-E14) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the C-E14 Zone, within part of Lots 4 and 5,

Range 'B' (comprising 2124 Petawawa Boulevard and part of 2136 Petawawa Boulevard), an indoor shooting range shall be an additional permitted use.

(o) Commercial – Exception Fifteen (C-E15) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the C-E15 Zone, known as 3203 Petawawa Boulevard, designated Part 1 on Reference Plan 49R-17692 and Part 2 on Reference Plan 49R-14355, and located in part of Lot 22, Concession 7, in the former Village of Petawawa, the minimum parking required for an automotive car wash shall be 1 parking space.

(p) Commercial – Exception Sixteen (C-E16) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the C-E16 Zone, known municipally as 3179 Petawawa Boulevard, and located in Part of Lot 22, Concession 7, in the Town of Petawawa, the following provision shall apply:

- i) Dwelling Unit Area (minimum) 40 square metres.

#### 11.4 INTERIM USES AND STANDARDS (Holding)

a) Commercial-Holding (C-h) – Part of Lots 14 and 15, Range C, and Part of Lot 23, Concession 6, geographic Township of Petawawa

Until such time that the holding symbol is removed from any of the land zoned C-h within Part of Lots 14 and 15, Range C, and Part of Lot 23, Concession 6, geographic Township of Petawawa, in accordance with the condition set forth herein, no person shall use land or erect or use a building or structure except in accordance with the following:

(1) Permitted Uses

- existing uses in existing locations
- open space
- passive recreation that does not require a building

(2) Condition for removal of the Holding (h) Symbol

The holding symbol shall not be removed until the following condition has been met and approved to Council's satisfaction:

- a) approval of a site plan agreement by the Town under Section 41 of the Planning Act and registered on title to the property. The site plan agreement shall include, but not be limited to, servicing plans for sanitary sewer,

storm sewer and water service; lot grading and drainage; parking; buffering; landscaping; and lighting.

The site plan shall also meet the requirements of the County of Renfrew Publics Works and Engineering Department.

- b) Commercial-Exception Eleven-holding (C-E11-h) – Part of Lot 14, Range “C”, in the geographic Township of Petawawa, being part of Block 4 on the Draft Approved Plan of Subdivision 47-T-09003

Until such time that the holding symbol is removed from any of the land zoned C-E11-h within Part of Lot 14, Range “C”, in the Town of Petawawa, being part of Block 4 of Draft Approved Plan of Subdivision 47-T-09003, in accordance with the condition set forth herein, no person shall use land or erect or use a building or structure except in accordance with the following:

(1) Permitted Uses

- existing uses in existing locations
- open space
- passive recreation that does not require a building

(2) Condition for removal of the Holding (h) Symbol

The holding symbol shall not be removed until the following condition has been met and approved to Council’s satisfaction:

- a) approval of a site plan agreement by the Town under Section 41 of the Planning Act and registered on title to the property. The site plan agreement shall include, but not be limited to, servicing plans for sanitary sewer, storm sewer and water service; lot grading and drainage; parking; buffering; landscaping; and lighting.



**SECTION 12.0 - REQUIREMENTS FOR TOURISM COMMERCIAL (TC) ZONE****12.1 PERMITTED USES**

No person shall use land or erect or use a building or structure in a TC Zone except for:

- (a) Residential Uses
  - accessory dwelling unit
- (b) Non-Residential Uses
  - bed and breakfast establishment
  - cabin establishment
  - camping establishment
  - convenience store
  - cottage establishment
  - golf course
  - hotel
  - marina
  - motel
  - recreational vehicle park
  - resort
  - restaurant
  - ski hill

**12.2 ZONE PROVISIONS**

No person shall use any lot or erect, alter or use any building or structure in a TC Zone except in accordance with the following provisions:

- |     |                            |   |
|-----|----------------------------|---|
| (a) | Lot Area (minimum)         | 2750 square metres  |
| (b) | Lot Frontage (minimum)     | 30 metres   |
| (c) | Front Yard Depth (minimum) | 7.5 metres  |
| (d) | Side Yard Width (minimum)  | 6 metres provided that where the side lot line abuts a Residential Zone, the minimum side yard width shall be 9 metres        |
| (e) | Rear Yard Depth (minimum)  | 7.5 metres provided that where the rear lot line abuts any Residential Zone, the minimum rear yard depth shall be 10.5 metres |

- (f) Dwelling Unit Area (minimum)
  - i) accessory single detached dwelling 75 square metres
  - ii) other accessory dwelling unit 55 square metres
- (g) Building Height (maximum) 12 metres
- (h) Lot Coverage (maximum) 33%
- (i) Accessory Dwelling Units per Lot (maximum) 1 only
- (j) Open Storage: In accordance with the provisions for Open Storage in Section 3 – General Provisions of this By-law.
- (k) Parking and Loading: In accordance with the provisions for Parking and Loading in Section 3 – General Provisions of this By-law.
- (l) Separation Distances: In accordance with the provisions for Separation Distances in Section 3 – General Provisions of this By-law.
- (m) Setbacks: In accordance with the provisions for Setbacks in Section 3 – General Provisions of this By-law.
- (n) Accessory Uses, Buildings and Structures: Notwithstanding any Zone Provisions of this zone to the contrary, uses, buildings and structures that are accessory to the permitted uses of this zone shall be permitted in accordance with the requirements for Accessory Uses, Buildings and Structures in Section 3 – General Provisions of this By-law.
- (o) Ottawa River Floodplain: In accordance with the provisions for the Ottawa River Floodplain in Section 3 – General Provisions of this By-law.

### 12.3 EXCEPTION ZONES

**SECTION 13.0 - REQUIREMENT FOR GENERAL INDUSTRIAL (GM) ZONE****13.1 PERMITTED USES**

No person shall use land or erect or use a building or structure in any GM Zone except for:

(a) Residential Uses

- prohibited

(b) Non-Residential Uses

- business office
- concrete manufacturing plant
- contractor's yard or shop
- factory outlet
- light manufacturing plant
- logging hauler
- manufacturing plant
- mini storage establishment
- motor vehicle body shop
- motor vehicle commercial garage
- motor vehicle sales or rental establishment
- public garage
- planing mill
- retail uses accessory to a permitted use
- retail stores involving the sale and/or rental of heavy machinery, fuels, factory equipment, boats, recreational vehicles, motorcycles, snowmobiles
- school bus storage
- service shop, general
- truck terminal
- warehouse
- welding shop

**13.2 ZONE PROVISIONS**

No person shall use any lot or erect, alter or use any building or structure in any GM Zone except in accordance with the following provisions:

- |     |                        |                    |
|-----|------------------------|--------------------|
| (a) | Lot Area (minimum)     | 2000 square metres |
| (b) | Lot Frontage (minimum) | 30 metres          |

(c)	Yards (minimum):		Abutting an Industrial <u>Zone</u>	Abutting Other <u>Zone</u>
	i)	Front Yard Depth	15 metres	22 metres
	ii)	Side Yard Width	3 metres	22 metres
	iii)	Exterior Side Yard Width	15 metres	22 metres
	iv)	Rear Yard Depth	9 metres	22 metres

Provided that no side or rear yard is required along any portion of a lot line which abuts a railroad right-of-way and that no rear yard is required along any portions of a lot which abuts an Open Space (OS) Zone.

- (d) Lot Coverage (maximum) 50%
- (e) Building Height (maximum) 15 metres
- (f) Open Storage: In accordance with the provisions for Open Storage in Section 3 – General Provisions of this By-law.
- (g) Parking and Loading: In accordance with the provisions for Parking and Loading in Section 3 – General Provisions of this By-law.
- (h) Separation Distances: In accordance with the provisions for Separation Distances in Section 3 – General Provisions of this By-law.
- (h) Setbacks: In accordance with the provisions for Setbacks in Section 3 – General Provisions of this By-law.
- (i) Additional Zone Provisions: In accordance with the provisions for Automotive Uses, Automotive-Commercial Garage, Gasoline Bar, Service Station in Section 3 – General Provisions of this By-law.
- (k) Accessory Uses, Buildings and Structures: Notwithstanding any Zone Provisions of this zone to the contrary, uses, buildings and structures that are accessory to the permitted uses of this zone shall be permitted in accordance with the requirements for Accessory Uses, Buildings and Structures in Section 3 – General Provisions of this By-law.
- (l) Ottawa River Floodplain: In accordance with the provisions for the Ottawa River Floodplain in Section 3 – General Provisions of this By-law.

### 13.3 EXCEPTION ZONES

(a) General Industrial – Exception One (GM-E1) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the GM-E1 Zone within Part of Lot 3, Range "A", Town of Petawawa (formerly in the Township of Petawawa), the following zone provisions shall apply:

- i) Front Yard Depth (abutting an Industrial Zone) 9 metres
- ii) Side Yard Depth (abutting any other Zone) 2.4 metres

(b) General Industrial- Exception Two (GM-E2) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the GM-E2 Zone within Lot 2, Range "A", geographic Township of Petawawa, a lumberyard and associated uses, and a dry kiln shall be the only permitted uses. A lumberyard means open lands or buildings used for the storage of lumber.

(c) General Industrial – Exception Three (GM-E3) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the GM-E3 Zone within Part of Lot 3, Range "A", geographic Township of Petawawa, the minimum front yard depth shall be 12 metres. All other requirements for the GM Zone will apply.

(d) General Industrial – Exception Four (GM-E4) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the GM-E4 Zone within Part of Lot 21, Concession 3, geographic Township of Petawawa, where a side yard abuts any zone other than an Industrial Zone, there shall be provided a 10 metre buffer strip as part of the 22 metre minimum side yard width requirement.

(e) General Industrial – Exception Five (GM-E5) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the GM-E5 Zone, within Part of Lots 22 and 23, Concession 5, geographic Township of Petawawa (Petawawa Industrial Park), all of the uses in the GM Zone shall be permitted with the exception of the following:

- concrete manufacturing plant
- logging hauler

(f) General Industrial – Exception Six (GM-E6) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the GM-E6 Zone, located in Part of Lot 22, Concession 5, in the Town of Petawawa, and described more particularly as Part 1 on Reference Plan 49R-19365, a scrap iron and metal transfer and recycling centre is a permitted use.

SCRAP IRON AND METAL TRANSFER AND RECYCLING CENTRE means the handling and recycling of materials limited to end of life vehicles, appliances, batteries, metal and metal products, with minimal processing to occur on site, and the provision of container service to businesses for the collection of scrap metal, and the sales of used auto parts to the general public is prohibited.

**\* (By-law 1587/23) \***\*(g) General Industrial – Exception Seven (GM-E7) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the GM-E7 Zone, located in Part of Lot 20, Concession 4, in the Town of Petawawa, the minimum front yard depth for the landscape material bins shall be 7.5 metres. All other requirements for the GM Zone will apply. \*

**\* (By-law 1653/24) \***\*(h) General Industrial – Exception Eight (GM-E8) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the GM-E8 Zone, located in Part of Lot 22, Concession 5, in the Town of Petawawa, and described more particularly as Part 1 on Reference Plan 49R-20323, a veterinary hospital shall be a permitted use and the minimum lot frontage shall be 24.9 metres. All other requirements for the GM Zone will apply. \*

**SECTION 14.0 - REQUIREMENTS FOR EXTRACTIVE INDUSTRIAL (EM) ZONE****14.1 PERMITTED USES**

No person shall use land or erect or use a building or structure in any EM Zone except for:

- (a) Residential Uses
  - prohibited
- (b) Non-Residential Uses
  - concrete manufacturing plant
  - extractive industrial facility
  - forestry
  - gravel pit
  - limited farm
  - quarry

**14.2 ZONE PROVISIONS**

No person shall use any lot or erect, alter or use any building or structure in any EM Zone except in accordance with the following provisions:

- (a) Lot Frontage (minimum) 35 metres
- (b) Open Storage: In accordance with the provisions for Open Storage in Section 3 – General Provisions of this By-law.
- (c) Parking and Loading: In accordance with the provisions for Parking and Loading in Section 3 – General Provisions of this By-law.
- (d) Separation Distances: In accordance with the provisions for Separation Distances in Section 3 – General Provisions of this By-law.
- (e) Setbacks: In accordance with the provisions for Setbacks in Section 3 – General Provisions of this By-law.
- (f) Accessory Uses, Buildings and Structures: Notwithstanding any Zone Provisions of this zone to the contrary, uses, buildings and structures that are accessory to the permitted uses of this zone shall be permitted in accordance with the requirements for Accessory Uses, Buildings and Structures in Section 3 – General Provisions of this By-law.

- (g) Ottawa River Floodplain: In accordance with the provisions for the Ottawa River Floodplain in Section 3 – General Provisions of this By-law.

### 14.3 EXCEPTION ZONES

- (a) Extractive Industrial - Exception One (EM-E1)

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the EM-E1 Zone within Lot 18, Con VII, and Lot 7, Con VII, geographic Township of Petawawa, an asphalt manufacturing plant shall be a permitted use.

- (b) Extractive Industrial - Exception Two (EM-E2)

Notwithstanding any other provision of this By-law to the contrary, for the lands located in the EM-E2 Zone within Part of Lots 5 and 6, Concession 7, geographic Township of Petawawa, the following provisions shall apply:

- i) Excavation setback from the southern limit of the licensed boundary (minimum) 30 metres
- ii) In addition to item i) above, no excavation shall be permitted along the southern limit of the licensed boundary within 150 metres of any seasonal dwelling that existed at the date of the Ontario Municipal Board decision [being dated February 1, 2007] regarding this zoning by-law.
- iii) An asphalt manufacturing plant is not a permitted use. An asphalt manufacturing plant is defined as "an industrial facility used for the production of asphalt for immediate use in the paving of roads and driveways and the damp-proofing of buildings or structures."



<b>SECTION 15.0 - REQUIREMENTS FOR EXTRACTIVE INDUSTRIAL RESERVE (EMR) ZONE</b>
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**15.1 PERMITTED USES**

No person shall use land or erect or use a building or structure in any EMR Zone except for:

(a) Residential Uses

- single detached dwelling existing at the date of passing of this By-law

(b) Non-Residential Uses

- non-residential uses existing on the date of passing of this By-law
- forestry
- limited farm
- passive recreation

**15.2 ZONE PROVISIONS**

No person shall use any lot or erect, alter or use any building or structure in any EMR Zone except in accordance with the following provisions:

- (a) Front Yard Depth (minimum) 10.5 metres
- (b) Side Yard Width (minimum) 10.5 metres
- (c) Rear Yard Depth (minimum) 15.0 metres
- (d) Open Storage: In accordance with the provisions for Open Storage in Section 3 – General Provisions of this By-law.
- (e) Parking and Loading: In accordance with the provisions for Parking and Loading in Section 3 – General Provisions of this By-law.
- (f) Separation Distances: In accordance with the provisions for Separation Distances in Section 3 – General Provisions of this By-law.
- (g) Setbacks: In accordance with the provisions for Setbacks in Section 3 – General Provisions of this By-law.
- (h) Accessory Uses, Buildings and Structures: Notwithstanding any Zone Provisions of this zone to the contrary, uses, buildings and structures that are accessory to the permitted uses of this zone shall be permitted in accordance with the requirements for Accessory Uses, Buildings and Structures in Section 3 – General Provisions of this By-law.

- (i) Ottawa River Floodplain: In accordance with the provisions for the Ottawa River Floodplain in Section 3 – General Provisions of this By-law.

**15.3 EXCEPTION ZONES**

<b>SECTION 16.0 - REQUIREMENTS FOR AIRPORT (AIR) ZONE</b>
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**16.1 PERMITTED USES**

No person shall use land or erect, alter or use a building or structure in any AIR Zone except for:

(a) Residential Uses

- prohibited

(b) Non-Residential Uses

- airport
- commercial and industrial uses related to airport uses
- flight schools
- golf course
- industrial uses dependent upon aircraft for the transportation of products
- manufacturing plant, light
- motor vehicle sales or rental establishment
- office, business
- office, professional
- restaurant
- retail industrial establishments for the servicing and/or sale of aircraft parts and related accessories
- self-service storage

**16.2 ZONE PROVISIONS**

No person shall use any lot or erect, alter or use any building or structure in any AIR Zone except in accordance with the following provisions:

- |  |            |
|--|------------|
| (a) Lot Area (minimum)   | nil        |
| (b) Lot Frontage (minimum)   | 150 metres |
| (c) Front Yard Depth (minimum)   | 15 metres  |
| (d) Side Yard Width (minimum)  | 7.5 metres |
| (e) Rear Yard Depth (minimum)  | 15 metres  |
| (f) Open Storage: In accordance with the provisions for Open Storage in Section 3 – General Provisions of this By-law.               |            |
| (g) Parking and Loading: In accordance with the provisions for Parking and Loading in Section 3 – General Provisions of this By-law. |            |

- (h) Separation Distances: In accordance with the provisions for Separation Distances in Section 3 – General Provisions of this By-law.
- (i) Setbacks: In accordance with the provisions for Setbacks in Section 3 – General Provisions of this By-law.
- (j) Accessory Uses, Buildings and Structures: Notwithstanding any Zone Provisions of this zone to the contrary, uses, buildings and structures that are accessory to the permitted uses of this zone shall be permitted in accordance with the requirements for Accessory Uses, Buildings and Structures in Section 3 – General Provisions of this By-law.
- (k) Ottawa River Floodplain: In accordance with the provisions for the Ottawa River Floodplain in Section 3 – General Provisions of this By-law.

### 16.3 **EXCEPTION ZONES**

(a) Airport – Exception One (AIR-E1)

Notwithstanding any provisions of this By-law to the contrary, those lands located in the Airport – Exception One (AIR-E1) Zone within those lands located in part of Lot 6, Range C, an airplane hangar shall be the only permitted uses in compliance with the provisions of the Airport (AIR) Zone, excepting, however that:

- i) the minimum lot frontage shall be 22 metres.
- ii) the minimum side yard shall be 3.6 metres.

(b) Airport – Exception Two (AIR-E2)

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the AIR-E2 Zone within part of Lot 22, Concession 3, a golf driving range, archery range and accessory uses will also be permitted uses.

(c) Airport – Exception Three (AIR-E3)

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the AIR-E3 Zone within part Lot 22, Concession 3, Town of Petawawa, a paintball establishment shall be an additional permitted use. A paintball establishment means the use of land for the purposes of playing paintball games and may include an accessory trailer. Parking shall be provided in accordance with an approved site plan.

**SECTION 17.0 - REQUIREMENTS FOR RURAL (RU) ZONE****17.1 PERMITTED USES**

No person shall use land or erect, alter or use a building or structure in any RU Zone except for:

(a) Residential Uses

- accessory single detached dwelling
- single detached dwelling
- two-unit dwelling
- duplex dwelling
- semi-detached dwelling
- group home

(b) Non-Residential Uses

- day care (private dwelling)
- cemetery
- farm
- farm produce sales outlet
- forestry
- garden centre
- home industry
- hunting and fishing camp
- limited farm
- logging hauler
- private park
- public park

**17.2 ZONE PROVISIONS**

No person shall use any lot or erect, alter or use any building or structure in any RU Zone except in accordance with the following provisions:

## (a) Lot Area (minimum)

- |     |  |                    |
|-----|--|--------------------|
| i)  | farm, farm produce sales outlet,<br>garden centre, limited farm,<br>logging hauler | 5 hectares         |
| ii) | all other permitted uses   | 4000 square metres |

(b) Lot Frontage (minimum) 30 metres

(c) Front Yard Depth (minimum) 7.5 metres

## (d) Side Yard Depth (minimum)

- |    |      |          |
|----|------|----------|
| i) | farm | 9 metres |
|----|------|----------|

- |     |  |                  |
|-----|--|------------------|
| ii) | all other permitted uses   | 3 metres         |
| (e) | Exterior Side Yard Depth   | 7.5 metres       |
| (f) | Rear Yard Depth (minimum)  | 7.5 metres       |
| (g) | Dwelling Unit Area (minimum)   |                  |
| i)  | single detached dwelling, group home   | 75 square metres |
| ii) | two-unit dwelling, duplex dwelling,<br>semi-detached dwelling  | 55 square metres |
| (h) | Lot Coverage (maximum)   | 33%              |
| (i) | Open Storage: In accordance with the provisions for Open Storage in Section 3 – General Provisions of this By-law.   |                  |
| (j) | Parking and Loading: In accordance with the provisions for Parking and Loading in Section 3 – General Provisions of this By-law.   |                  |
| (k) | Separation Distances: In accordance with the provisions for Separation Distances in Section 3 – General Provisions of this By-law.   |                  |
| (l) | Setbacks: In accordance with the provisions for Setbacks in Section 3 – General Provisions of this By-law.   |                  |
| (m) | Accessory Uses, Buildings and Structures: Notwithstanding any Zone Provisions of this zone to the contrary, uses, buildings and structures that are accessory to the permitted uses of this zone shall be permitted in accordance with the requirements for Accessory Uses, Buildings and Structures in Section 3 – General Provisions of this By-law. |                  |
| (n) | Ottawa River Floodplain: In accordance with the provisions for the Ottawa River Floodplain in Section 3 – General Provisions of this By-law.   |                  |

### **17.3 EXCEPTION ZONES**

(a) Rural – Exception One (RU-E1) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the RU-E1 Zone within Part of Lot 15, Concession 7, geographic Township of Petawawa, the minimum rear yard depth shall be 30 metres.

(b) Rural – Exception Two (RU-E2) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the RU-E2 Zone within Part of Lot 15, Concession 7, geographic Township of Petawawa, residential uses shall be prohibited.

(c) Rural – Exception Three (RU-E3) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the RU-E3 Zone within Part of Lot 8, Concession 7, geographic Township of Petawawa, the following exception provisions shall apply:

i)	Lot Area (minimum)	3 hectares
ii)	Lot Frontage (minimum)	50 metres
iii)	Setback of dwelling unit from the licensed boundary of a gravel pit licensed under the Aggregate Resources Act	150 metres

(d) Rural – Exception Four (RU-E4) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the RU-E4 Zone within Part of Lot 8, Concession 7, geographic Township of Petawawa, the following exception provisions shall apply:

i)	Lot Area (minimum)	3 hectares
ii)	Lot Frontage (minimum)	80 metres
iii)	Front Yard Depth (minimum)	150 metres

(e) Rural – Exception Five (RU-E5) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the RU-E5 Zone within Part of Lot 6, Concession 7, geographic Township of Petawawa, the following provisions shall apply:

- |      |   |           |
|------|---|-----------|
| i)   | Lot Frontage (minimum)  | 20 metres |
| ii)  | No buildings or structures shall be permitted to the north of the hydro line as it existed on the date of the passing of this By-law.   |           |
| iii) | Buildings or structures to the south of the hydro line (i.e., towards the street) are permitted but must be setback a minimum of 15 metres from the centre of the hydro poles in their locations as they existed on the date of the passing of this By-law. |           |

(f) Rural – Exception Six (RU-E6) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the RU-E6 Zone within Part of Lots 6 and 7, Concession 7, geographic Township of Petawawa, the minimum lot frontage shall be 30 metres.

(g) Rural – Exception Seven (RU-E7) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the RU-E7 Zone within Part of Lot 7, Concession VII, Town of Petawawa (formerly in the Township of Petawawa), and comprising Part 3 Reference Plan 49R-13867, the following exception provisions shall apply:

i)	Lot Area (minimum)	3 hectares
ii)	Lot Frontage (minimum)	100 metres
iii)	Front yard depth (maximum)	90 metres

(h) Rural – Exception Eight (RU-E8) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the RU-E8 Zone within Part of Lot 7, Concession VII, Town of Petawawa (formerly in the Township of Petawawa), and comprising Part 4 Reference Plan 49R-13867, the following exception provisions shall apply:

i)	Lot Area (minimum)	1.5 hectares
ii)	Lot Frontage (minimum)	50 metres
iii)	Front yard depth (maximum)	45 metres

(i) Rural – Exception Nine (RU-E9) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the RU-E9 Zone within Part of Lot 7, Concession VII, Town of Petawawa (formerly in the Township of Petawawa), and comprising Part 5 Reference Plan 49R-13867, the following exception provisions shall apply:

i)	Lot Area (minimum)	2 hectares
ii)	Lot Frontage (minimum)	90 metres
iii)	Front yard depth (maximum)	30 metres

(j) Rural- Exception Ten (RU-E10) Zone

Notwithstanding any other provision of this By-law to the contrary, for the lands located in the RU-E10 Zone within Part of Lot 13, Concession 7, geographic Township of Petawawa, the existing 30 metre vegetative buffer at the back of the RU-E10 zoned area is required to be maintained.



(k) Rural-Exception Eleven (RU-E11) Zone

Notwithstanding any other provision of this By-law to the contrary, for the lands located in the RU-E11 Zone within Part of Lot 13, Concession 7, geographic Township of Petawawa, which zone comprises a 150 metre buffer area, no dwellings shall be permitted.

(l) Rural-Exception Twelve (RU-E12) Zone

Notwithstanding any other provision of this By-law to the contrary, for the lands located in the Rural-Exception Twelve (RU-E12) Zone within Part of Lot 20, Concession 3, in the Town of Petawawa, the existing uses, structures and buildings shall be permitted in addition to the other uses permitted in the RU zone.

(m) Rural-Exception Thirteen (RU-E13) Zone

Notwithstanding any other provision of this By-law to the contrary, for the lands located in the Rural-Exception Thirteen (RU-E13) Zone within Part of Lot 17, Concession 7, in the Town of Petawawa, the separation distance for a single detached dwelling from an Extractive Industrial (EM) Zone shall be 60 metres. The existing vegetation in the front yard shall be maintained as much as possible.

(n) Rural-Exception Fourteen (RU-E14) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the RU-E14 Zone within Part of Lot 17, Concession 7, in the Town of Petawawa, and designated as Part 1 of Reference Plan 49R-16925, the separation distance for a permitted residential use from an Extractive Industrial (EM) Zone shall be 60 metres. The existing vegetation in the front yard shall be maintained as much as possible.

(o) Rural-Exception Fifteen (RU-E15) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the RU-E15 Zone, within Part of Lot 17, Concession 2, the following provision shall apply:

- i) Lot Frontage (minimum) 20 metres.

(p) Rural-Exception Sixteen (RU-E16)

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the RU-E16 Zone, and located in Part of Lots 8 & 9, Range C, in the Town of Petawawa, a driveway to provide access

from Biesenthal Road to the extraction site is a permitted accessory use.

(q) Rural-Exception Seventeen (RU-E17)

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the RU-E17 Zone, described as Part of Lot 15, Concession 1, in the geographic Town of Petawawa, the keeping of livestock is prohibited. The existing buildings are only to be used as accessory to the existing limited farm use (which includes the harvesting of trees).

**\* (By-Law 1649/24) \***

\* (r) Rural-Exception Eighteen (RU-E18)

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the RU-E18 Zone, described as Lot 9, Concession Lake Range, in the geographic Town of Petawawa, the minimum lot frontage is 20 metres.\*

**SECTION 18.0 - REQUIREMENTS FOR COMMUNITY FACILITY (CF) ZONE****18.1 PERMITTED USES**

No person shall use land or erect or use a building or structure in any CF Zone except for:

(a) Residential Uses

- nursing home
- senior citizens home

(b) Non-Residential Uses

- ambulance facility
- assembly hall
- cemetery
- church
- clinic
- community centre
- day nursery
- institutional use
- private club
- private park
- public building
- public garage
- public park
- public utility
- recreation, active
- recreation, passive
- retirement home
- school

**18.2 ZONE PROVISIONS**

No person shall use any lot or erect, alter or use any building or structure in a CF Zone except in accordance with the following provisions:

- |     |                                       |            |
|-----|---------------------------------------|------------|
| (a) | Lot Area (minimum)                    | NIL        |
| (b) | Lot Frontage (minimum)                | NIL        |
| (c) | Front Yard Depth (minimum)            | 7.5 metres |
| (d) | Side Yard Width (minimum)             | 5 metres   |
| (e) | Exterior Side Yard Width<br>(minimum) | 7.5 metres |
| (f) | Rear Yard Depth (minimum)             | 7.5 metres |

- (g) Lot Coverage (maximum) 40%
- (h) Building Height (maximum) 12 metres
- (i) Open Storage: In accordance with the provisions for Open Storage in Section 3 – General Provisions of this By-law.
- (j) Parking and Loading: In accordance with the provisions for Parking and Loading in Section 3 – General Provisions of this By-law.
- (k) Separation Distances: In accordance with the provisions for Separation Distances in Section 3 – General Provisions of this By-law.
- (l) Setbacks: In accordance with the provisions for Setbacks in Section 3 – General Provisions of this By-law.
- (m) Accessory Uses, Buildings and Structures: Notwithstanding any Zone Provisions of this zone to the contrary, uses, buildings and structures that are accessory to the permitted uses of this zone shall be permitted in accordance with the requirements for Accessory Uses, Buildings and Structures in Section 3 – General Provisions of this By-law.
- (n) Ottawa River Floodplain: In accordance with the provisions for the Ottawa River Floodplain in Section 3 – General Provisions of this By-law.

### **18.3 EXCEPTION ZONES**

(a) Community Facility – Exception One (CF-E1) Zone

Notwithstanding any other provisions of this By-law to the contrary, for those lands located in the CF-E1 Zone within Part of Lot 22, Concession 8, former Village of Petawawa, with a civic address of 1163 Victoria Street, the only permitted use shall be a parking lot. A parking lot is defined as an area consisting of parking spaces and parking aisles and which is used for the parking of motor vehicles.

(b) Community Facility – Exception Two (CF-E2) Zone

Notwithstanding any other provisions of this By-law to the contrary, for those lands located in the CF-E2 Zone within Part of Lot 20, Concession 3, geographic Township of Petawawa, the only permitted uses are cemetery, public park and private park.

(c) Community Facility – Exception Three (CF-E3) Zone

Notwithstanding any other provisions of this By-law to the contrary, for those lands located in the CF-E3 Zone within Registered Plan 482 (the Sylvan Subdivision located in Part of Lots 18 and 19, Concession II) Township of Petawawa, the only permitted use shall be a public park and accessory buildings. The following provisions shall also apply:

(i)	Front Yard (minimum)	15.0 metres
(ii)	Side Yard (minimum)	4.5 metres
(iii)	Rear Yard (minimum)	15.0 metres
(iv)	Building Coverage (maximum)	5%
(v)	Building Height (maximum)	9.0 metres

(d) Community Facility – Exception Four (CF-E4)

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the CF-E4 Zone, described as Part of Lot 1, Range A, in the Town of Petawawa, and known municipally as 1787 & 1789 Petawawa Boulevard, the following provision shall apply:

Parking Spaces (minimum)	88.
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<b>SECTION 19.0 - REQUIREMENTS FOR ENVIRONMENTAL PROTECTION (EP)</b>
<b>ZONE</b>

**19.1 PERMITTED USES**

No person shall use land or erect or use a building or structure in any EP Zone except for:

(a) Residential Uses

- a single detached dwelling existing at the date of passing of this by-law

(b) Non-Residential Uses

- dam or other water control structure
- erosion control structure
- existing farm
- limited farm
- passive recreation
- no new buildings or structures other than for flood or erosion control

**19.2 ZONE PROVISIONS**

No person shall use any lot or erect, alter or use any building or structure in any EP Zone except in accordance with the following provisions:

- |                                |             |
|--------------------------------|-------------|
| (a) Front Yard Depth (minimum) | 10.5 metres |
| (b) Side Yard Width (minimum)  | 5 metres    |
| (c) Rear Yard Depth (minimum)  | 15 metres   |
| (d) Lot Coverage (maximum)     | 1%          |
| (e) Building Height (maximum)  | 5 metres    |
| (f) <u>Existing Uses</u>       |             |

Notwithstanding any other provisions of this By-law to the contrary, additions or enlargements to existing dwellings or existing non-conforming buildings or structures shall not be permitted in an Environmental Protection (EP) Zone.

**19.3 EXCEPTION ZONES**

- (a) Environmental Protection – Exception One (EP-E1) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the EP-E1 Zone within Part of Lot 19, Concession 6, in the Town of Petawawa, storm water management facility is a permitted use.

For the purposes of this By-law, a storm water management facility means a combined water quality/water quantity facility designed in accordance with Ministry of the Environment (MOE) guidelines.

**SECTION 20.0 - REQUIREMENTS FOR OPEN SPACE (OS) ZONE****20.1 PERMITTED USES**

No person shall use land or erect or use a building or structure in any OS Zone except for:

- (a) Residential Uses
  - prohibited
- (b) Non-Residential Uses
  - buffer strip
  - landscaped open space
  - natural area
  - passive recreation
  - private park
  - public park

**20.2 ZONE PROVISIONS**

- |     |   |          |
|-----|---|----------|
| (a) | Lot Area (minimum)  | NIL      |
| (b) | Front Yard Depth (minimum)  | NIL      |
| (c) | Side Yard Width (minimum)   | NIL      |
| (d) | Rear Yard Depth (minimum)   | NIL      |
| (e) | Building Height (maximum)   | 5 metres |
| (f) | Accessory Uses, Buildings and Structures: Notwithstanding any Zone Provision of this Zone to the contrary, uses, buildings and structures that are accessory to the permitted uses of this Zone shall be permitted in accordance with the requirements for Accessory Uses, Buildings and Structures in Section 3.0 General Provisions of this By-law. |          |

**20.3 EXCEPTION ZONES**

- (a) Open Space – Exception One (OS-E1) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the OS-E1 Zone within Part of Lot 14, Range C, former Village of Petawawa, more particularly described as Block 187 in draft plan of subdivision 47-T-06001, a storm water management facility shall be a permitted use in addition to the other uses permitted in the OS Zone.



For the purposes of this By-law, a storm water management facility means a combined water quality / water quantity facility designed in accordance with Ministry of Environment (MOE) guidelines.

(b) Open Space – Exception Two (OS-E2) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the R3-E9 Zone within part of Lot 22, Concession 6, in the Town of Petawawa, and composed of Blocks 199-201 on Draft Plan of Subdivision 47-T-10005 (Laurentian Highlands Phase 2), a storm water management facility shall be a permitted use.

For the purposes of this By-law, a storm water management facility means a combined water quality / water quantity facility designed in accordance with the Ministry of the Environment (MOE) guidelines.

(c) Open Space – Exception Three (OS-E3) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the OS-E3 Zone within Part of Lot 4, Concession 8, in the former Township of Petawawa, a Parking Area shall be a permitted use.

(d) Open Space – Exception Four (OS-E4) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the OS-E4 Zone within part of Lot 18, Concession 8, in the Town of Petawawa, a storm water management facility shall be a permitted use.

<b>SECTION 21.0 -REQUIREMENTS FOR PROVINCIALLY SIGNIFICANT WETLANDS (PSW) ZONE</b>
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**21.1 PERMITTED USES**

No person shall use land or erect or use a building or structure or do any site alteration in any PSW Zone, except for:

(a) Residential Uses

- a dwelling existing at the time of passing of this by-law

(b) Non-residential Uses

- existing farm

**21.2 ZONE PROVISIONS****21.3 EXCEPTION ZONES**

(a) Provincially Significant Wetlands – Exception One (PSW-E1) Zone

Notwithstanding any other provisions of this By-law to the contrary, for those lands delineated as Provincially Significant Wetlands – Exception One (PSW-E1), being a 120 m buffer from the PSW Zone as shown on the Schedules inclusive to this By-law, development and site alteration for a single detached dwelling is permitted subject to the following provision:

- i) The preparation and submission of an Environmental Impact Study (EIS) which demonstrates that there will be no negative impacts on the natural features or the ecological functions for which the area is identified, shall be required.

<b>SECTION 22.0 - REQUIREMENTS FOR DEVELOPMENT (D) ZONE</b>
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**22.1 PERMITTED USES**

No person shall use land or erect or use a building or structure or do any site alteration in any D Zone, except for:

(a) Residential Uses

- a dwelling existing at the time of passing of this by-law

(b) Non-residential Uses

- forestry
- natural area
- passive recreation

**22.2 ZONE PROVISIONS**

No person shall use any lot or erect, alter or use any building or structure in a D Zone except in accordance with the following provisions:

(a) Lot Area (minimum)	4 hectares
(b) Lot Frontage (minimum)	60 metres
(c) Front Yard Depth (minimum)	7.5 metres
(d) Side Yard Width (minimum)	7.5 metres
(e) Rear Yard Depth (minimum)	10.5 metres
(f) Lot Coverage (maximum)	10%
(g) Building Height (maximum)	10.5 metres

**22.3 EXCEPTION ZONES**(a) Development – Exception One (D-E1) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the D-E1 Zone within Part of Lots 19 and 20, Concession 8, former Village of Petawawa, the following provisions shall apply:

i) Lot Area (minimum)	1.0 hectare
ii) Lot Frontage (minimum)	30 metres
iii) Dwelling Units	Prohibited

- iv) Lot Line Front shall mean the lot line that divides the lot from the street or 0.3 metre reserve.

**SECTION 23.0 – ENACTMENT**

This By-law shall become effective on the date of passing by Council.

This By-law read a FIRST and SECOND time this 15<sup>th</sup> day of October, 2007 .

This By-law read a THIRD time and finally passed this 15<sup>th</sup> day of October, 2007 .

  
MAYOR

  
CLERK

## IMPERIAL – METRIC CONVERSIONS

SPECIFIC LINEAR CONVERSIONS			
0.3	m	=	0.98 ft.
0.5	m	=	1.64 ft.
0.6	m	=	1.97 ft.
0.7	m	=	2.30 ft.
0.9	m	=	2.95 ft.
1.0	m	=	3.28 ft.
1.5	m	=	4.92 ft.
2.0	m	=	6.56 ft.
2.5	m	=	8.20 ft.
2.7	m	=	8.86 ft.
3.0	m	=	9.84 ft.
4.0	m	=	13.12 ft.
5.0	m	=	16.40 ft.
5.5	m	=	18.04 ft.
6.0	m	=	19.69 ft.
7.5	m	=	24.61 ft.
9.0	m	=	29.53 ft.
10.0	m	=	32.81 ft.
10.5	m	=	34.45 ft.
12.0	m	=	39.37 ft.
15.0	m	=	49.21 ft.
18.0	m	=	59.06 ft.
20.0	m	=	65.62 ft.
22.0	m	=	72.18 ft.
23.0	m	=	75.46 ft.
30.0	m	=	98.43 ft.
35.0	m	=	114.83 ft.
38.0	m	=	124.67 ft.
40.0	m	=	131.23 ft.
45.0	m	=	147.64 ft.
46.0	m	=	150.92 ft.
50.0	m	=	164.04 ft.
53.0	m	=	173.88 ft.
60.0	m	=	196.85 ft.
65.0	m	=	213.25 ft.
75.0	m	=	246.06 ft.
90.0	m	=	295.28 ft.
100.0	m	=	328.08 ft.
120.0	m	=	393.70 ft.
150.0	m	=	492.13 ft.
180.0	m	=	590.55 ft.
200.0	m	=	656.17 ft.
750.0	m	=	2460.63 ft.

SPECIFIC AREA CONVERSIONS			
1	m <sup>2</sup>	=	10.76 sq. ft.
9	m <sup>2</sup>	=	96.88 sq. ft.
51	m <sup>2</sup>	=	548.98 sq. ft.
65	m <sup>2</sup>	=	699.68 sq. ft.
75	m <sup>2</sup>	=	807.32 sq. ft.
93	m <sup>2</sup>	=	1001.08 sq. ft.
185	m <sup>2</sup>	=	1991.39 sq. ft.
300	m <sup>2</sup>	=	3229.28 sq. ft.
600	m <sup>2</sup>	=	6458.56 sq. ft.
700	m <sup>2</sup>	=	7534.98 sq. ft.
900	m <sup>2</sup>	=	9687.84 sq. ft.
1400	m <sup>2</sup>	=	15069.97 sq. ft.
1450	m <sup>2</sup>	=	15608.18 sq. ft.
1500	m <sup>2</sup>	=	16146.39 sq. ft.
1532	m <sup>2</sup>	=	16490.85 sq. ft.
2000	m <sup>2</sup>	=	21528.53 sq. ft.
2024	m <sup>2</sup>	=	21786.87 sq. ft.
2025	m <sup>2</sup>	=	21797.63 sq. ft.
2300	m <sup>2</sup>	=	24757.80 sq. ft.
2750	m <sup>2</sup>	=	29601.72 sq. ft.
2800	m <sup>2</sup>	=	30139.94 sq. ft.
3035	m <sup>2</sup>	=	32669.54 sq. ft.
3065	m <sup>2</sup>	=	32992.47 sq. ft.
3250	m <sup>2</sup>	=	34983.85 sq. ft.
4000	m <sup>2</sup>	=	43057.05 sq. ft.
4047	m <sup>2</sup>	=	43562.97 sq. ft.
1	ha	=	2.47 ac.
1.2	ha	=	2.97 ac.
1.5	ha	=	3.71 ac.
2.0	ha	=	4.94 ac.
10.0	ha	=	24.71 ac.
20.0	ha	=	49.42 ac.
24.0	ha	=	59.30 ac.
40.0	ha	=	98.84 ac.
80.0	ha	=	197.68 ac.