

## **Some Definitions:**

**Accessory Use:** a use customarily associated with, incidental to, and subordinate to, the principal use or building, and located on the same site with such principal use or building.

**Building Height:** the vertical distance of a building measured from grade level to the highest point of the roof.

**Commercial:** The use of land, building(s), or structure(s) for the purpose of buying and selling commodities, and supplying professional and personal services for compensation.

**Deck:** Any raised floor structure at least 0.3 meters above the average ground level upon which it is constructed, either adjacent to a building or free-standing with stairway, ramp, or similar access.

**Discretionary Use:** a use of land or buildings or form of development that:

(i) is prescribed as a discretionary use in the zoning bylaw; and

(ii) requires the approval of council pursuant to section 56 of the Act

**Home Based Business:** A business, occupation, trade, profession or craft customarily conducted entirely within a residential building or accessory building by the inhabitants of the dwelling, and where the use is clearly ancillary and secondary to the residential use and does not change the character of the dwelling.

**Personal Service Establishment:** A development used for the provision of personal services to an individual which are related to the care and appearance of the body, or the cleaning and repair of personal effects, including barbershops, hairdresser, beauty salons, tanning salons, tailors, dressmakers, laundromats, shoe repair shops, photographers, but excluding any adult or sexually explicit services.

**Sign:** Any device, letter, figure, symbol, emblem or picture, which is affixed to or represented directly or indirectly upon a building, structure or a piece of land and which identifies or advertises any object, product, place, activity, person, organization, or business in such a way as to be visible to the public on any street or thoroughfare.

## General Regulations:

**Building Line, Established:** The average distance from the street line to the main wall of existing buildings on any side of any block where more than half the frontage of the block has been built on.

**Accessory buildings:** All accessory buildings with a door or doors opening onto the street or lane shall not be located less than 1.2 metres from the site line abutting the street or lane. All accessory buildings shall be set back at least the same distance as the principal building from the front of the site. In the case of corner lots, the accessory building shall be set back 1.2 metres from the site line abutting both the street and lane.

**Yard, Required:** The minimum yard required by a provision of this Bylaw and within which, unless specifically permitted, no building or structure, or part of a building or structure shall be erected.

### **Licenses, permits, and compliance with other bylaws:**

(1) Development must comply with the provisions of this Bylaw, whether or not a permit has been issued for the development.

(2) Nothing in this Bylaw shall exempt any person from complying with the requirements of a building bylaw or any other bylaw in force within the Town of Hanley or from obtaining any license, permission, permit, authority or approval required by this or any other bylaw of the Town of Hanley. Where provisions in this Bylaw conflict with those of any other municipal or provincial requirements, the higher or more stringent regulations shall prevail.

**Non-Conforming Buildings and Non-Conforming sites:** Where a building has been erected on or before the effective date of this Bylaw on a site having less than the minimum dimensions or area, or having less than the minimum yards required by this Bylaw, the use may be continued and the building may be enlarged, reconstructed, repaired or renovated pursuant to the rights granted by Sections 91 to 93 of the Act. These rights are subject to the following:

(1) the enlargement, reconstruction, repair or renovation does not further reduce the required yards that do not conform to this Bylaw

(2) all other applicable provisions of this Bylaw are satisfied

(3) issuing of a development permit required by this Bylaw.

**Non-Conforming Uses:** Where a use or intensity of use is being undertaken for part of a site or part of a building that conform to the bylaws in effect before this Bylaw or before an amendment to this Bylaw, that use may be continued. The use may not be enlarged, not relocated, or the part of the building housing the use may not undergo structural alteration as long as the use is continued, as provided for in Sections 89 and 90 of the Act. Any portion of the property or building may undergo development or reconstruction of the building for a use that does conform to the Bylaw.

**Number of Permitted Buildings on a Site:** Not more than one principal use shall be established and not more than one principle building shall be placed on any one site, with the exception of schools, hospitals, curling and skating rinks, community centres, approved commercial building groups or shopping centres, nursing homes, senior citizen homes, and approved dwelling groups.

**Projections in Yards:** The following projections into required yards are permitted subject to the setback or construction requirements of the National Building Code:

**(1) In front yards:**

- a) maximum of 0.6 m projection of cantilevered bay windows or bow windows, chimney chases, gutters, window sills, canopies, eaves, or fire escapes
- b) maximum of 1.8 m projection of open cantilevered balconies, open porches, or open steps
- c) wheelchair ramps to main floor level
- d) fences less than 1 m in height unless provided otherwise in this Bylaw
- e) light standards, flag poles, and permitted signs.

**(2) In Rear Yards**

- a) cantilevered construction for bay windows, bow windows, chimney chases, bookcases, built in cabinets, gutters, window sills, canopies, eaves, and fire escapes to a maximum projection of 1.5 m
- b) unenclosed decks no higher than 0.6 m, balconies, porches, and steps to a maximum projection of 3 m
- c) a satellite dish, radio tower or television antenna where attached to a principal dwelling having a maximum projection of 0.6 m
- d) wheelchair ramps to main floor level
- e) fences less than 2 m in height unless provided otherwise in this Bylaw.

**(3) Side Yards**

- a) fire escapes, chimney chases, sills, belt courses, cornices, eaves, and gutters to a maximum projection of 0.6 m or  $\frac{1}{2}$  the required yard whichever is the less
- b) walkways and steps less than 0.6 m in height
- c) wheelchair ramps to main floor level
- d) fences not more than 2 m in height unless provided otherwise in this Bylaw.

**(4) Hedges and other closed landscaping plantings shall comply with the fence requirements.**

**(5) Handrails are permitted in all yards uncovered driveways, walkways.**

## Lot Regulations

Use	Minimum Frontage	Minimum Site Area	Minimum Front Yard	Minimum Side Yard	Minimum Rear Yard	Maximum Height	Minimum Floor Area
single detached dwellings, modular homes, mobile homes	12 m with lane; 15 m without	360 m <sup>2</sup> with lane; 450 m <sup>2</sup> without	7.5 m	1.5 m	6 m	11 m	78 m <sup>2</sup> ; 45 m <sup>2</sup> for mobile homes
semi-detached, row house dwelling (per dwelling)	7.5 m with lane; 9 m without	225 m <sup>2</sup> with lane; 270 m <sup>2</sup> without	7.5 m	1.5 m*	6 m	11 m	70 m <sup>2</sup> per unit
duplex	15 m with lane, 18 m without	450 m <sup>2</sup> with lane; 540 m <sup>2</sup> without	7.5 m	1.5 m	6 m	11 m	70 m <sup>2</sup> per unit
residential care home	12 m with lane; 15 m without	360 m <sup>2</sup> with lane; 450 m <sup>2</sup> without	7.5 m	1.5 m	6 m	11 m	78 m <sup>2</sup>
Places of Worship, Religious Institutions	30 m	900 m <sup>2</sup>	7.5 m	3 m	6 m	no requirement	no requirement
convenience stores	30 m	900 m <sup>2</sup>	7.5 m	1.5 m	6 m	no requirement	no requirement
Recreational and Public Uses	No Requirements						

**Signs in Residential and Community Service Districts:** The following signs are allowed in an R1, R2, and CS District:

**(1)** One wall sign is permitted for a dwelling with a maximum surface area as follows:

- a) multiple unit dwellings - 1 m<sup>2</sup>
- b) all other dwellings - 0.5 m<sup>2</sup>
- c) institutional uses, including schools, churches, and private clubs - 2 m<sup>2</sup>
- d) an additional sign is permitted as above where it faces another street
- e) one additional wall sign for an approved home based business - 1 m<sup>2</sup>

**(2)** One additional free standing sign with a maximum surface area as follows:

- a) multiple unit dwellings - 2.5 m<sup>2</sup>
- b) for dwelling groups one sign adjacent to each street from which the dwelling group achieves access - 2.5 m<sup>2</sup>

**(3)** Other uses in a Residential District shall be subject to sign regulations for multiple unit dwellings.

**(4)** One real estate sign for each site - 1.5 m<sup>2</sup> maximum surface area.

**(5)** For dwelling groups, one real estate sign may be placed on or attached to each building or unit to which it applies - 1.5 m<sup>2</sup> maximum surface area.

**(6)** For any parcel one temporary sign not exceeding 5 m<sup>2</sup> provided a valid sign permit exists while the temporary sign is on the parcel.

**(7)** Up to two construction signs on a construction site only during the period of construction and while the building is not occupied - not exceeding 7.5 m<sup>2</sup> each.

**(8)** Billboard signs are prohibited.