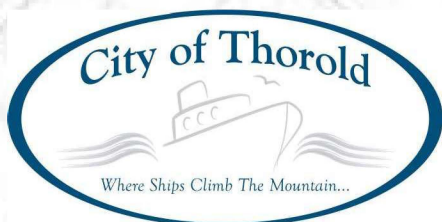


CITY OF THOROLD ZONING BY-LAW

BY-LAW NO. 60-2019

Schedule 1 of By-law No. 60-2019

ENACTED BY CITY COUNCIL: MAY 7, 2019



Part A: Preamble

1. Introduction

This preamble explains the purpose of this Zoning By-law (“By-law”) and how it should be used. While this preamble does not form part of the By-law passed by Council, it is intended to make the By-law more understandable and easier to reference.

2. Purpose of this Zoning By-law

The purpose of this By-law is to implement the policies of the City’s Official Plan.

The Official Plan contains policies that affect the *use* of land throughout the municipality. These policies specify where certain land *uses* are permitted, and in some instances, specify what regulations apply to the development of certain *lots*.

The Official Plan does not regulate the dimensions or resulting built form on a *lot*-- this is generally the role of a Zoning By-law. However, the Zoning By-law must conform to the City’s Official Plan that is in effect.

For example, if the City’s Official Plan states that lands in the vicinity of a significant *natural heritage feature* are to remain and not be disturbed, the Zoning By-law would prohibit the construction of *buildings* or *structures* on those lands.

This By-law replaces the existing City’s Zoning By-law, as amended.

The statutory authority to zone land is granted by the *Planning Act, R.S.O. 1990*, as amended. The Act specifies what a Zoning By-law can regulate. A zoning by-law can:

- prohibit the use of a *lot* or *buildings* for any *use* that is not specifically permitted by the zoning by-law;
- prohibit the construction or siting of *buildings* and *structures* on a *lot* except in locations permitted by the zoning by-law;
- regulate the type of construction and the *height*, bulk, location, size, *floor area*, spacing, and *use* of *buildings* or *structures*;
- regulate the *minimum lot frontage* and *lot depth*;
- regulate the proportion of a *lot* that any *building* or *structure* may occupy;

- regulate the *minimum* elevation of doors, windows or other openings in *buildings* or *structures*;
- require parking and loading facilities be provided and maintained for a purpose permitted by the by-law; and,
- prohibit the *use* of lands and the construction of *buildings* or *structures* on land that has environmental or archaeological constraints.

3. Description of By-law Components

This By-law contains 15 Parts.

The purpose of each part is described below.

Part 1 – Administration and Interpretation

This section of the By-law specifies:

- Where this By-law applies;
- Penalties associated with contravention of the By-law;
- How the words and abbreviations in the By-law are to interpreted;
- How to interpret the boundaries of the *zones*; and,
- Which by-law to apply to applications that were submitted prior to this By-law coming into effect.

Part 2 - Definitions

Definitions in this section provide clarity and consistency in the implementation of this By-law.

Part 3 – General Regulations

This section contains a number of regulations that apply to certain types of *uses*, *buildings* or *structures* regardless of where in the municipality or in what *zone* they are located.

For example, this section contains regulations on *second dwelling units* including where they are permitted, how much area they are allowed to occupy, as well as parking requirements.

Part 4 – Parking and Loading Requirements

This section provides regulations dealing with the number of *parking spaces* required for *uses*, *barrier-free parking spaces*, minimum *parking space size*, *short-term* and *long-term bicycling parking* requirements and *loading space* requirements.

Part 5 – Establishment of Zones

This section sets out the *zones* and a list of the *uses* permitted in each *zone*. If a *use* is not specifically listed as a permitted *use* in a *zone* then it is not permitted. In some *zones*, certain *uses* are only permitted under specific circumstances or only as *accessory* to other permitted *uses*.

Parts 6-12 – Zone Categories (Permitted Uses and Zone Regulations)

This section lists the *uses* that are permitted in each *zone* and contain a number of regulations that control the location and character of *buildings* and *structures* and includes, but is not limited to, *minimum lot* size requirements, *minimum setbacks* from the *lot line* to *buildings* or *structures* and *building height* (i.e. *minimum* and *maximums*).

Part 13 – Site Specific Exceptions, Holding Provisions, and Temporary Use Regulations

This section provides a consolidated list of *lots* that have exceptions to the normal *zone* requirements of this By-law, *lots* that have a holding (H) provision applied, and *lots* where temporary *uses* are permitted. *Lots* subject to exceptions and/or holding (H) provisions are identified on the map schedules in Appendix “A”.

Part 14 – Area Specific Regulations

This section provides a list of four area specific regulations: Source Water Protection Area, Solid Waste Disposal Assessment Area, Greenbelt Natural Heritage Area, and Natural Heritage Feature Buffer Area. Land subject to the area specific regulations are identified on the map schedules in Appendix “A”.

Part 15 – Effective Date

This section indicates the date that this By-law came into effect.

Appendix A – Map Schedules

This section contains maps of the *City* showing the zoning of each *lot*.

Appendix B – Illustrations

This section contains illustrations to assist in the interpretation of Part 2- Definitions.

Appendix C – List of Amendments to this By-law

This section contains a list of by-laws passed following the date this By-law came into effect that amend this By-law.