

# **THE CORPORATION OF THE TOWNSHIP OF WATERLOO**

## **BY-LAW NO. 878A**

A By-Law to regulate the use of land, and the erection, use, bulk, height, location, size, floor area, and spacing of buildings within the Corporate limits of the Township of Waterloo.

The Council of the Corporation of the Township of Waterloo enacts as follows:

1. **SHORT TITLE**

This by-law may be cited as the Zoning By-Law.

2. **DEFINITIONS**

In this by-law, unless the context requires otherwise:

- 2.1 "Accessory" when used to describe a use, building, or structure, shall mean a use, building or structure, naturally and normally incidental, subordinate, and completely devoted to the main use or building, and located on the same lot as the main building or structure, and shall include a garage or carport.

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Accessory buildings shall not cover more than ten per cent (10%) of the lot area.

- 2.2 "Automobile Service Station" shall mean a place where gasoline or oil is kept for retail sale and where only minor or emergency repairs essential to the actual operation of motor vehicles may also be performed, and where grease, anti-freeze, tires, spark plugs, and other automobile supplies may be sold incidentally, and where motor vehicles may also be oiled, greased, or washed, but where no other activities of a public garage carried on.
- 2.3 "Building " shall mean any permanent edifice which is used or intended to be used for the shelter, accommodation or enclosure of persons, animals, or chattels, other than a lawful boundary wall or fence.
- 2.4 "Building By-Law" shall mean any by-law of the Corporation of the Township of Waterloo, regulating the erection, alteration, or repair of buildings for the time being in force.
- 2.5 "Building Floor Area or Floor Area" shall mean the gross interior area of the main floor, plus all the floor area of upper storeys where the ceiling height is or, if unfinished, could be finished, a clear height of four feet, six inches (4'6") or more, plus the floor space below the main floor designed or used for any purpose other than the normal basement requirements for heating, domestic laundry, mechanical equipment, and storage.

- 2.6 "Building Height or Height" shall mean the vertical distance between the finished grade of the centre of the front of the building and,
- (a) In the case of a flat roof, the highest point of the roof's surface or parapet whichever is higher;
  - (b) In the case of a mansard roof, the deck roof line.
  - (c) In the case of a gable, cottage, or gambrel roof, the average height between the eaves and the ridges.

Chimneys, towers, spires, cupolas, grain elevators, or other similar structures or necessary equipment shall be disregarded in calculating the height of a building.

- 2.7 "Building Line" shall be a line, the location of which is defined in Section 6.6 of this by-law, and the purpose of which is to establish the closest points to the road at which a building may be located.
- 2.8 "Carport" shall mean the same as "garage".
- 2.8A "Church" means a building or buildings set aside by any religious organization for public worship including rectories and other church related functions.

B/L 76-40, O.M.B., November 14, 1977

- 2.9 "Dwelling Unit" shall mean two or more rooms designed or intended to be occupied by and for the use of an individual, household or lodging house class two with separate cooking and sanitary facilities.

B/L 78-40, O.M.B., May 18, 1978

- 2.10 "Dwelling, Single Detached" shall mean a separate building containing one dwelling unit only.
- 2.11 "Dwelling, Semi-detached" shall mean a building divided vertically into two dwelling units.
- 2.12 "Dwelling Duplex" shall mean a building divided horizontally into two dwelling units.
- 2.13 "Erect" shall include build, construct, reconstruct and relocate, and shall include any preliminary physical operation such as excavating, filling or draining; altering any building or structure by an addition or enlargement, extension or other structural change and by any work necessitating a building permit as required by the Building By-Law of the Township of Waterloo.
- 2.14 "Existing" shall mean existing on the date of the passing of this by-law.
- 2.15 Deleted by By-Law No. 93-76.
- 2.15.1 Deleted by By-Law No. 93-76.
- 2.15.2 Deleted by By-Law No. 93-76.

2.16 "Floor Area" - see "Building Floor Area"

**BY-LAW NO. 1142**

2.16A "Garage, Private" shall mean an accessory building on a lot used only for the storage of privately owned motor vehicle or vehicles of the owner or tenant of the lot.

2.16B "Ground Floor Area" shall mean the area of that portion of the lot occupied by a main building or structure exclusive of any porch, unheated sunroom or attached garage.

2.16C "Foster Child" means a person or group of siblings under the control and supervision of a society as defined in the Child Welfare Act, R.S.O. 1980, c. 66, as amended.

2.16.1 "group home" means a single housekeeping unit in a residential dwelling in which a range of three to ten residents (excluding staff or the receiving family) live under supervision and who, by reason of their emotional, mental, social or physical condition or legal status, require a group living arrangement for their well being. The home is licensed or approved for funding under an Act of the Parliament of Canada or the Province of Ontario.

2.16.1.1 "class A group home" means a group home having 3 to 6 residents and shall include and be limited to the following residential facilities provided for in any general or specific Act (as amended from time to time) and regulations made thereunder:

2.16.1.1.1 accommodation services for the mentally retarded including a home for the retarded persons approved under the authority of the Homes for Retarded Persons Act, R.S.O. 1980, c. 201, and an approved children's home approved under the authority of the Development Services Act, R.S.O. 1980, c. 118;

2.16.1.1.2 a satellite home approved under the authority of the Homes for the Aged and Rest Homes Act, R.S.O. 1980, c. 203;

2.16.1.1.3 a children's residence licensed under the authority of the Child and Family Services Act.

2.16.1.1.4 a home for special care licensed under the authority of the Homes for Special Care Act, R.S.O. 1980, c. 202.

2.16.1.1.5 a group home funded through the Community Mental Health Services Program: Supportive Housing Program under the authority of the Ministry of Health Act.

2.16.1.2 "class B group home" means a group home having 3 to 8 residents and shall include and be limited to the following residential facilities provided for in any general or specific Act (as amended from time to time) and regulations made thereunder:

2.16.1.2.1 accommodation services for the mentally retarded including a home for retarded persons approved under the authority of the Homes for Retarded Persons Act, R.S.O. 1980, c. 201, and an approved children's home approved under the authority of the Development Services Act, R.S.O. 1980, c. 118;

2.16.1.2.2 a satellite home approved under the authority of the Homes for the Aged and Rest Homes Act, R.S.O. 1980, c. 203;

2.16.1.2.3 a children's residence licensed under the authority of the Child and Family Services Act.

2.16.1.2.4 a home for special care licensed under the authority of the Homes for Special Care Act, R.S.O. 1980, c. 202;

- 2.16.1.2.5 an approved home licensed under the authority of the Mental Hospitals Act, R.S.O. 1980, C. 263;
- 2.16.1.2.6 a community resource centre approved under the authority of the Ministry of Correctional Services Act, R.S.O., 1980, c. 275;
- 2.16.1.2.7 a halfway house approved under the authority of the Charitable Institutions Act, R.S.O., 1980, c. 64;
- 2.16.1.2.8 a group home funded through the Community Mental Health Services Program: Supportive Housing Program under the authority of the Ministry of Health Act.
- 2.16.2 "household" one or more persons living together as a single non-profit, independent housekeeping unit, sharing all areas of the dwelling unit.
- 2.17 "lane" shall mean a public right-of-way which affords a normal secondary means of access to the abutting lots.
- 2.17.1 "lodging house" shall mean a building, or portion thereof, designed or used for residential occupancy where a proprietor offers lodging units for hire or gain directly or indirectly to more than three other persons with or without meals. A lodging house shall not include a hotel, motel, bed and breakfast, nursing home, group home, institutional or other similar use that is licensed, approved or supervised under any general or special Act.
- 2.17.2 "lodging house, class one" shall mean a lodging house which is located in the whole of a building and:
- (i) occupied by four or more persons in addition to the proprietor and his/her household; or
  - (ii) occupied by 6 or more persons without a proprietor and his/her household.
- 2.17.3 "lodging house, class two" shall mean a lodging house located within a dwelling unit occupied by 4 or 5 persons without a proprietor and his/her household.
- 2.17.4 "lodging unit" shall mean living accommodation which does not include the exclusive use of both a kitchen and a bathroom.
- 2.18 "lot" shall mean a lot as shown on a registered plan of subdivision or a separate parcel of land described in a registered conveyance.
- 2.19 "lot area" shall mean the total horizontal area within the lot lines of a lot.
- 2.20 "lot corner" shall mean a lot situated at the intersection of, and abutting upon, two 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 (135) degrees. In the case of a curved corner, the corner of the building lot shall be deemed to be the point on the street line nearest to the point of intersection of the said tangents.
- 2.21 "lot depth" shall mean the main horizontal distance between the front and rear building lines or, in the case of a triangular lot, between the front lot line and the apex of the triangle formed by the intersection of the side lot lines.

- 2.22 "lot line" shall mean the boundary line of a lot defined as follows:
- 2.22.1 "lot line, front" shall mean the line dividing the lot from the street. In the case of a corner lot, the shorter lot line abutting the street shall be deemed to be the "front lot line" and the longer line abutting the street shall be deemed to be the "side lot line". In the case of a through lot, only one of the lot lines shall be deemed to be the "front lot line".
- 2.22.2 "lot line, rear" shall mean the lot line farthest from and opposite to the front lot line.
- 2.22.3 "lot line, side" shall mean a lot line other than a front or rear lot line.
- 2.23 "lot, through" shall mean a lot bounded on two opposite sides by streets.
- 2.24 "lot width" shall mean the distance measured in a straight line between the points where the side lot lines are intersected by the building line.
- 2.24.A "*Permanent Trailer*" shall mean a trailer used as a permanent, principal and/or year-round residence that has been constructed to allow year-round occupancy in accordance with Provincial and municipal laws and standards.
- 2.25 "non-conforming" shall mean that which does not conform, comply, or agree with the regulations of this by-law as of the date of the final passing thereof.
- 2.26 "non-residential" when used with reference to a building, structure, or use, shall mean designed, intended or used for a purpose other than a dwelling.
- 2.27 "nursing or convalescent home" shall mean any building or portion of a building other than a private or a public hospital where persons are housed or lodged and furnished with meals and nursing care for hire.
- 2.28 "off-street loading space" shall mean a space on which a truck may be parked for standing, loading, or unloading services, having minimum dimensions of not less than ten feet by thirty-five feet (10' X 35') with a clear height of not less than fourteen feet (14'). Such space shall have adequate means of ingress and egress to and from a public street or land, and shall be so as to avoid undue interference with public use of streets or lanes.
- 2.29 "off-street parking space" shall mean a space to the rear of the building line or lines, on which a vehicle may be parked, having an area of not less than two hundred (200) square feet and having an adequate means of ingress to and from a public street or land.
- 2.30 "persons" shall include an association, partnership, corporation, municipal corporation, agent or trustee and heirs, executors, or other legal representatives of a person to whom the context may apply according to law.
- 2.30A "portable living unit for a senior" means a portable living unit provided to a landowner by the Province of Ontario, Ministry of Housing under the Portable Living Units for Seniors Demonstration Program. The portable housing unit is provided to the landowner for temporary use on the owner's lot for occupancy by an elderly parent of either the owner or the owner's spouse.
- 2.30.B "*Seasonal Recreational Trailer*" shall mean a trailer used on a seasonal and recreational basis, and closed and vacated for at least sixty (60) continuous days between October 31 and April 30 of the following year. Seasonal Recreational Trailers shall not include any of the following:
- (a) Permanent Trailer, as defined by 2.24.A
  - (b) mobile homes
  - (c) permanent, principal or year-round residences

- 2.30.C            “*Seasonal Recreational Trailer Park*” shall mean a trailer park used on a seasonal and recreational basis by Seasonal Recreational Trailers and/or recreational vehicles.
- 2.31              "service station, automobile" - see "Automobile Service Station"
- 2.32              "sign" shall mean a display board, screen , cloth or structure, having characters, letters, or illustrations, applied thereto or displayed thereon in any manner, including signs within a building visible from the street, and shall include the posting or painting of an advertisement or a notice on a building or structure.

- 2.33 "storey" shall mean that portion of a building between any floor and the floor, ceiling, or roof next above, provided that any portion of a building partly below the ground shall be deemed a storey if its ceiling is six feet (6') above the finished grade. Any portion of a storey exceeding fourteen feet (14') in height shall be deemed an additional storey for each fourteen feet (14') of such excess or fraction thereof.
- 2.34 "street or road" shall mean a public highway which affords a principal means of access to abutting lots.
- 2.35 "structure" shall mean any erection, permanent or temporary, fixed to or supported by the soil.
- 2.36 "use" shall mean the purpose for which a lot or a building or a structure, or any combination thereof, is designed, arranged, intended, occupies or maintained and "used" shall have a corresponding meaning.
- 2.37 "yard" shall mean a space open from the ground to the sky on the same lot with a building, unoccupied except for such accessory buildings as are specifically permitted in this by-law.
- 2.37.1 "yard, rear" shall mean a yard extending across the full width of the lot from side lot line to side lot line, and extending from the rear lot line (or, in the case of a triangular lot, between the apex of the triangle formed by the intersection of the side lot lines) to the closest point at which a building may be located. The depth of the rear yard, measured horizontally from the rear lot line (or, in the case of a triangular lot, from the apex of the triangle formed by the intersection of the side lot lines) to the closest point at which a building may be located, is defined in each zoning category under the heading "Minimum Rear Yard".
- 2.37.2 "yard, side" shall mean a yard adjacent to the side lot line, and extending from the building line to the rear yard. The width of the said yard (from the side lot line to the closest point at which a building may be located) is defined in each zoning category under the heading "Minimum Side Yard".

6. **GENERAL PROVISIONS**

Within the corporate limits of the Township of Waterloo, no person or persons shall erect or use any land, building or structure for any purpose other than one or more of the uses listed under the heading "Permitted Uses" for the zoning category in which such land, building or structure is located.

Within the corporate limits of the Township of Waterloo, no person or persons shall erect or use any land, building or structure which does not conform to the provisions set out in this section and to the regulations set out under the heading "Regulations" for the zoning category in which such land, building or structure is located.

6.1 **Reduction of Minimum Lot Area Prohibited**

No lot area shall be so reduced that the yards or other open spaces shall be smaller than those prescribed in this by-law, except that such a reduction in lot area may occur provided that any building located on the said lot shall not thereafter be used until the said building is altered, reconstructed, or relocated so as to comply with the area and yard requirements applicable thereto.

When any part of a lot is required by this by-law to be reserved as a yard or other open space, it shall continue to be so used regardless of changes in the ownership of such land, or part thereof, and shall not be deemed to form a part of an adjacent lot for the purpose of computing the area thereof available for building purposes.

6.2 **Prohibited Obstructions**

No person shall erect any accessory building any part of which is within ten feet (10') of any main building on an adjoining lot, and in no case shall any accessory building be located closer than three feet (3') from any interior or rear lot line.

No person in any zone shall obstruct in any manner whatsoever the area between the street line or lines and any building line required by this by-law, but this provision shall not apply to the construction or location of uncovered terraces or steps provided that such terraces or steps are not more than four feet (4') above finished ground level.

No persons in any zone shall obstruct in any manner whatsoever any side yard required to be provided under this by-law, but this provisions hall not apply to the construction or location of uncovered terraces or steps provided that such terraces or steps are not more than four feet (4') above the finished ground level.

Notwithstanding the above, in any yard there may be erected or maintained the usual projections of windowsills, chimney breasts, belt courses, cornices, eaves and other architectural features, provided however that no such feature shall project more than one foot (1') into any required side yard, or more than two feet (2') into any other required yard, except for open iron or steel fire escapes, one or more of which may be erected or maintained.

6.3 **Public Services and Utilities**

Notwithstanding anything contained in this by-law, the Township or any local Board thereof as defined in the Department of Municipal Affairs Act, any telephone or telegraph company, a transportation system owned or operated by, or for, the Township; a gas company holding a franchise under the provisions of the Municipal Franchise Act; and any Department of the Dominion or Provincial Government; including the Hydro-Electric Power commission of the Province of Ontario; may for the purposes of the public service use any land, or erect or use any building or structure in any zone, notwithstanding that such building or structure or propose use does not conform to the provisions of this by-law for such zone. However, such use, building or structure shall be in substantial compliance with the regulations prescribed for such zone. There shall be no exterior storage in yards of goods, materials or equipment in any Residential or Agricultural Zone, and any buildings erected or used under the provisions of this sections hall be designed and maintained in general harmony with the residential buildings of the type permitted in the said zone.

B/L 74-169, O.M.B. October 17, 1974

6.4 **Frontage on Public Street**

No lot shall be used, nor shall any building or structure be erected thereon or used, for any purpose in any zone unless the front line of such lot abuts a public street other than a lane or private right-of-way, and unless such street has a minimum width throughout the block (or, if a cul-de-sac or blind street, throughout its length within the block) of fifty-three feet (53').

6.5 **Restrictions on Location of Garages and Service Stations**

No premises may be used in any zone for a public garage or service station if its location is such that any vehicle entrance to, or exit from, such premises or building is located within five hundred (500) feet, measured along either side of the street, and adjoining or intersecting streets of any entrance to any:

- (a) public or separate school, public or separate school playground;
- (b) public park or public playground of one-half acre or more in area;
- (c) hospital, public library or public museum;
- (d) institution for minors, aged, blind, or other incapacitated persons, such as homes for the blind, hospitals for incurables and similar uses.

This regulation for schools shall extend to schools maintained by an established religious group, or schools registered under regulations prescribed by the Department of Education.

6.6 **Building Lines**

On all streets and roads within the Township of Waterloo, building lines are hereby established as follows:

6.6.1 On Provincial Highways the building line shall be as required by the Department of Highways, but in no case less than seventy-eight feet (78') from the centre line of the right-of-way.

6.6.2 On County or County-Suburban Roads the building line shall be as required by the County of Waterloo but in no case less than seventy-eight (78') from the centre line of the right-of-way.

6.6.3 On Township Roads numbered 1, 2, 3, 4, 4A, 5, 6, 7, 7A, 9, 10, 11, 12, 14, 14A, 15, 16, 19, 20, 21, 22, 23, 23A, 24, 25, 26, 27, 27A, 28, 29, 30, 31, 31A, 32, 33, 34, 35, 36, 36A, 37, 38, 39, 40, 41, 42, 42A, 43, 44, 45, 46, 47, 47A, 48, 49, 50, 52, 54, 56, and the roads known as Kroegers Road, lying between Lots 6 and 7, Concession 3, Beasley's Lower Block; Reeves Road, lying between Lots 3 and 4, Concession 3, Beasley's Lower Block, Pioneer Tower Road, through Lots 8, 9, 10, 11 and 12, Beasley's Broken Front Concession; Sniders Flats Road, through Lot 7 and the unnumbered lot known as Oxbow Lot, James Wilson's Tract; the building line shall be a distance of seventy-eight (78') feet from the centre line of the right-of-way as originally established.

6.6.4 On all other roads or streets the building line shall be at a distance of fifty-eight (58') feet from the centre line of the right-of-way as originally established or a distance of twenty-five (25') feet from the limit of the right-of-way, whichever is the greater.

6.6.5 Notwithstanding the foregoing:

6.6.5.1 On any lot between two existing buildings which are not more than five hundred feet (500') apart and both of which are between the street line and the building line established by this section, a building may be erected, the front wall of which is in line with the front wall of the existing building closest to the required building line.

6.6.5.2 On any lot between two existing buildings which are not more than five hundred feet (500') apart, and both of which are farther from the street line than the building line established by this section, the line of the front wall of the building closest to the street line shall be deemed to be the building line.

6.7 **No Obstruction on Corners**

At the intersection of two streets and within the triangular space formed by joining the point on each street line distant fifty feet (50') from the point of intersection of the said street lines, no shrub, foliage, or structure (except a permitted building) shall be maintained in such a location or manner so as to obstruct the view of the driver of a vehicle approaching the intersection, and in no case shall such shrub, foliage or structure be maintained to a height of more than two feet six inches (2'6") above the finished grade of either abutting street.

6.8 **One Dwelling Per Lot**

In any Agricultural or Residential zone not more than one dwelling shall be erected on any one lot.

Also see Section 7.1.10

6.9 **Off-Street Parking and Loading**

The entrances, driveways, service areas, off-street parking and off-street loading areas -- if not paved -- shall be properly levelled, drained and treated to prevent the escape of dust.

6.9.1 **Off-Street Loading**

No building or structure, other than a private residence, to which regular delivery service would normally be required or from which regular delivery service would be normally be provided, shall be erected or used unless there is provided and maintained in connection with such use off-street loading space in conformity with the following table:

<u>Total Building Floor Area</u>	<u>Required No. of Spaces</u>
0 sq.ft. to 25,000 sq.ft.	1
Over 25,000 sq.ft. to 50,000 sq.ft.	2
Over 50,000 sq.ft. to 100,000 sq.ft.	3
Over 100,000 sq.ft. to 150,000 sq.ft.	4
Over 150,000 sq.ft. to 200,000 sq.ft.	5
For each additional 100,000 sq.ft. over 200,000	1

6.9.2 **Off-Street Parking Requirements**

For all land, buildings or structures erected or used after the date of the passing of this by-law, off-street parking spaces shall be provided and maintained on the same lot in conformity with the following:

	<b><u>Permitted Use</u></b>	<b><u>Off-Street Parking Requirement</u></b>
6.9.2.1	Residential Unit	1 space
6.9.2.2	Golf Course - 18 Hole Golf Course - 9 Hole	125 spaces 75 spaces
6.9.2.3	Golf Drive Range or Miniature Golf Course	3 spaces for each two tees or holes
6.9.2.4	Physician's Office in Private Residence	3 spaces
6.9.2.5	Medical Clinic	3 spaces for each physician or practitioner
6.9.2.6	Funeral Home	20 spaces
6.9.2.7	Church, Community Centre, Bandstand, Stadium, or any use involving assembly of persons	1 space for each 4 seats or 1 space for each 80" of bench space
6.9.2.8	Commercial Buildings devoted to retail sales or merchandising	1 space for each 300 sq.ft. of floor area
6.9.2.9	Commercial Buildings not devoted to retail sales or merchandising	1 space for each 500 sq.ft. of floor area
6.9.2.10	Schools and other educational purposes	1 space per classroom and 1 space for each 6 seats or 120" of bench space in auditorium
6.9.2.11	Hospital, Rest Home, or Nursing Home	1 space for every 2 beds and 1 space for every 4 employees
6.9.2.12	Hotel (see also 6.9.2.15)	1 space for each 4 rooms
6.9.2.13	Motel, Tourist Home, Cabins (see also 6.9.2.15)	1 space per bedroom unit
6.9.2.14	Museum, Art Gallery or Library	1 space for each 500 sq.ft. of floor area devoted to public use
6.9.2.15	Restaurant or place for dispensing refreshment to the public	1 space for each 50 sq.ft.
6.9.2.16	Industry	2 spaces for each 3 employees or 1 space for each 500 sq.ft. of floor area ( <u>whichever is greater</u> )
6.9.2.17	Service Station	4 spaces for each service bay
6.9.2.18	Other Permitted Uses	1 space for each 500 sq.ft. of floor space
6.9.2.19	Lodging House Class One	1 space for every 2 occupants of a lodging unit plus 1 space for the proprietor and his/her household where the proprietor resides therein. (By-Law No. 93-76, Clerk's Declaration June 28, 1993)

6.10 **Regulations for Automobile Service Station**

No automobile service station shall be erected or used except in conformity with the following regulations:

Minimum Lot Area	1/2 acre
Minimum Lot Width	132 feet
Minimum Side Yard (each side)	20 feet
Minimum Rear Yard	25 feet

**Service Pumps**

Shall not be located between the building line and the street line, nor within a radius of fifty feet (50') of the intersection of two abutting streets.

**Storage Tanks**

Shall not be located between the building line and the street line.

**Entrances and Driveways**

No entrance or driveway shall exceed thirty feet (30') in width. The surface of all entrances, driveways, service areas, off-street parking and off-street loading areas -- if not paved -- shall be property levelled, drained, and treated to prevent the escape of dust.

**Off-Street Parking**

Shall be provided in conformity with the regulations contained in Section 6.9.

**Off-Street Loading**

One (1) off-street loading space shall be provided.

6.11 **Regulations for Motels**

No motel shall be erected or used except in conformity with the following regulations:

Minimum Lot Area	1/2 acre
Minimum Lot Width	132 feet
Minimum Side Yard	20 feet
Minimum Rear Yard	25 feet

Notwithstanding the foregoing: where rentable rooms have access to a side yard or rear yard, the minimum width of such yard shall be not less than thirty feet (30').

**Off-Street Parking and Off-Street Loading**

Shall be provided in conformity with the regulations contained in Section 6.9.

- 6.12 Group homes shall comply with the requirements for residential buildings within the zoning category in which the group home is located unless otherwise specified by the by-law or amendments to the by-law.
- 6.12.1 A group home is limited to and shall occupy the whole of one-family detached dwelling.
- 6.12.2 A group home shall be located at least 300 metres from any other group home.
- 6.12.3 A group home shall be located at least 100 metres from any municipal boundary.
- 6.12.4 No persons shall operate or permit to operate a group home without registering the group home with the City Clerk in accordance with the City of Waterloo Group Home Registration By-Law, approved under the authority of the Municipal Act, R.S.O. 1980, c. 302, as amended.
- 6.13 Notwithstanding anything contained in this by-law, pits and quarries shall be deemed to be a permitted use on the lands outlined in the maps annexed as Appendix "B".

**By-Law 904A**

- 6.13.1 Nothing in this by-law shall prevent the subdividing into two parcels of equal frontage each of the following lots, nor shall anything in this by-law prevent the erection on each such parcel so subdivided of one single detached dwelling provided that such dwelling conforms to all the requirements of the pertinent zone with the exception of the requirements for minimum lot area and minimum lot width and provided that a central water supply approved by the Ontario Water Resources Commission is provided for each such lot.

Lots 4 to 6 inclusive, Registered Plan 939  
Lots 1 to 6 inclusive, Registered Plan 992  
Lots 4 to 15 inclusive, Registered Plan 1009  
Lots 7 and 8, Registered Plan 1043

**By-Law 936A**

- 6.13.2 Provided that Lot Nos. 5 and 6 of said Plan No. 1009 may be divided into four lots, each lot to have not less than sixty (60') feet frontage on Marketa Crescent and no more than seventy (70') feet frontage on said Marketa Crescent.

**By-Law 897A**

- 6.13.3 The provisions of this by-law relating to use shall not prevent the establishment, maintenance and operation of a "Go-Cart Race Course" upon the lands now owned by Edward Nafziger.

**By-Law 912A**

- 6.13.4 The provisions of this by-law relating to use shall not prevent the establishment, maintenance and operation on the lands hereinafter described a Mink Farm and the use of the said lands for such purposes shall be and the same is hereby deemed to be a permitted use.

**By-Law 944A**

- 6.13.5 The uses as set out in Section 10.1 of said By-Law 878A shall be and be deemed to be permitted uses on the land hereinafter described and as shown in the map attached hereto, which map shall be deemed to be part of this by-law.

**By-Law 952**

- 6.13.6 Nothing in this by-law shall prevent the subdividing into four parcels of land, each parcel of land having a frontage of not more than 83.3 feet nor less than 83 feet, Lots 38, 39, 40, 41, 42 and the northerly 22 feet of Lot 43 according to Registered Plan No. 588 for the Township of Waterloo and when so subdivided there may be erected on each of such parcels a single detached dwelling provided all the requirements of the pertinent zone with the exception of the requirements for minimum lot area and minimum lot width are complied with.

**By-Law 953**

- 6.13.7 The provisions of this by-law relating to use shall not prevent the establishment, maintenance and operation on the land hereinafter described a recreation centre and banquet hall and the use of the said lands for such purpose shall be and the same is hereby deemed to be a permitted use.

**By-Law 986**

- 6.13.8 The provisions of this by-law relating to use shall not prevent the erection and maintenance on the lands hereinafter described of transmitter towers and the use of the said lands for such purposes shall be and the same is hereby deemed to be a permitted use.

**By-Law 997**

- 6.13.9 The provisions of this by-law relating to use shall not prevent the establishment, maintenance and operation on the lands hereinafter described a retail outlet for the sale of drilling tools and tubular goods, a public garage including generator and battery sales and service and the sale of used trucks and parts but not to include retail sale of gasoline and the use of the said lands for such purposes or any other purposes permitted in the zone in which the said lands are situate shall be and same are hereby deemed to be permitted uses.

**By-Law 1016**

- 6.13.10 The provisions of this by-law relating to use shall not prevent the establishment, maintenance and operation on the lands hereinafter described a wholesaler in or distribution centre of farm feed and the use of the said lands for such purposes or any other purposes permitted in the zone in which the said lands are situate shall be and the same are hereby deemed to be permitted uses.

**By-Law 1020**

- 6.13.11 The provisions of this by-law relating to use shall not prevent the establishment, maintenance and operation on the lands hereinafter described a miniature golf course and the use of the said lands for such purposes or any other purpose permitted in the zone in which the said lands are situate shall be and the same are hereby deemed to be permitted uses.

**By-Law 1025**

- 6.13.12 The provisions of this by-law relating to use shall not prevent the selling and dealing in livestock, poultry, produce, merchandise, equipment and chattels of all kinds and descriptions by private sale and/or auction and the use of the said lands for such purposes or any other purposes permitted in the zone in which the said lands are situate shall be and the same are hereby deemed to be permitted uses.

**By-Law 1026**

- 6.13.13 The provisions of this by-law relating to use shall not prevent the establishment, maintenance and operation on the lands hereinafter described a sawmill to process wood products and the use of the said lands for such purposes or any other purposes permitted in the zone in which the said lands are situate shall be and the same are hereby deemed to be permitted uses.

**By-Law 1044**

- 6.13.14 The provisions of this by-law relating to use shall not prevent the establishment, maintenance and operation on the lands hereinafter described a retail sales and service of marine equipment and the use of the lands for such purposes or any other purposes permitted in the zone in which the said lands are situate shall be and the same are hereby deemed to be a permitted use.

**By-Law 1076**

- 6.13.15 The provisions of this by-law relating to use shall not prevent the establishment, maintenance and operation of an automobile sales depot on the lands hereinafter described and the use of the said lands for such purposes or any other purposes permitted in the zone in which the said lands are situate shall be and the same are hereby deemed to be permitted uses.

**By-Law 1081**

- 6.13.16 The provisions of this by-law relating to use shall not prevent the establishment, maintenance and operation on the lands hereinafter described a retail sales outlet for nursery stock and the use of the said lands for such purpose or any other purpose permitted in the zone in which the said lands are situate shall be and the same is hereby deemed to be a permitted use.

**By-Law 1089**

- 6.13.17 The provisions of this by-law relating to use shall not prevent the establishment and operation on the lands hereinafter described for the sale of nursery stock and garden supplies and the use of the said lands for such purposes or any other purposes permitted in the zone in which the said lands are situate shall be and the same are hereby deemed to be permitted uses.

**By-Law 1154**

- 6.13.18 The provisions of this by-law relating to use shall not prevent the establishment, maintenance and operation on the lands hereinafter described of an agricultural equipment sales and service outlet and the use of the said lands for such purposes or any other purpose permitted in the zone in which the said lands are situate shall be and the same are hereby deemed to be a permitted use.

**By-Law 1204**

- 6.13.19 The provisions of this by-law relating to use shall not prevent the establishment, maintenance and operation on the lands hereinafter described of a retail outlet for market gardening produce and the use of the lands for such purposes or any other purposes permitted in the zone in which the said lands are situate shall be and the same are hereby deemed to be permitted uses.

**By-Law 1231**

- 6.13.20 The provisions of this by-law relating to use shall not prevent the erection and maintenance on the lands hereinafter described of transmitter towers and the use of the said lands for such purposes shall be and the same is hereby deemed to be a permitted use.

**By-Law 1262**

- 6.13.21 The provisions of this by-law relating to use shall not prevent the use on the lands hereinafter described of warehouse facilities and inside storage and the use of the said lands for such purposes or any other purposes permitted in the zone in which the said lands are situate shall be and the same are hereby deemed to be permitted uses.

6.14 **HOLDING ZONE**

- 6.14.1 Where a zoning symbol shown on the zoning map attached to and forming part of this by-law, has the prefix (H), no land thereby affected shall be used, except for the following purposes, until the prefix (H) has been removed by by-law:

- (a) uses existing at the date of passing of the Holding By-Law unless otherwise specified in the Site Specific By-Law applying to the lands denoted by the Site Specific By-Law Number shown on the zoning map, Appendix "A" to this by-law.
- (b) other uses listed in the Site Specific By-Law applying to the lands denoted by the Site Specific By-Law Number shown on the zoning map, Appendix "A" to this by-law.

- 6.14.2 Prior to the removal of the holding symbol (H), Council shall be satisfied that all requirements or conditions of the City and/or Region, as set out in the Official Plan and identified as applying to the lands shown on the zoning map, Appendix "A" to this by-law, have been met as identified in a Site Specific Zoning By-Law.

- 6.15 No person shall operate or permit to operate a lodging house class one or lodging house class two without first obtaining a licence as required under the City of Waterloo Lodging House Licensing By-law approved under the authority of the Municipal Act.

**12. INDUSTRIAL ZONE - 'I'**

**12.1 Permitted Uses**

- 12.1.1 Land may be used and a building may be erected and used for any manufacturing, extracting, fabricating or processing operation, service or repair enterprise, goods storage or warehousing, distributing or transportation enterprise.
- 12.1.2 Any use accessory to the foregoing uses.
- 12.1.3 Motels

**By-Law 897A**

- 12.1.4 Signs in conformity with the regulations contained in Section 6.12.
- 12.1.5 The residence of a caretaker, supervisor or other such employee whose residence on the premises is essential, provided that the location of such residence shall have the approval of the Medical Officer of Health.
- 12.1.6 The foregoing permitted uses are not to be construed to permit junk scrap, wrecking, salvage or storage yards for used materials of any kind, rock or gravel crushing plant or gravel pit.

**12.2 Regulations**

- 12.2.1 Minimum Lot Area 1/2 acre (21,780 square feet)
- 12.2.2 Minimum Lot Width 132 feet

**By-Law 931A**

- 12.2.3 Minimum Side Yard  

There shall be a minimum side yard of twelve (12) feet on one side and a minimum of eight (8) feet on the opposite side. On any side where an Industrial Zone abuts a Residential or Agricultural Zone, the minimum side yard shall be twenty-five (25) feet. No structure or building shall be erected within twenty (20) feet of the street line flankage on corner lots.

B/L 76-40, O.M.B. Approval November 14, 1977

- 12.2.4 Minimum Rear Yard  

Equal to the building height, but in no case less than twenty-five (25) feet, In any case where the rear yard of an Industrial Zone abuts a Residential or Agricultural Zone, no building, structure, outdoor storage or parking shall be permitted within fifteen (15) feet of rear lot line.

- 12.2.5 Off-Street Parking and Off-Street Loading  

Shall be provided in conformity with the regulations contained in Section 6.9.

12.2.6 Notwithstanding the foregoing regulations, any use permitted within this zoning category which, by the nature of its operation, is or may become offensive or obnoxious by reason of the emission of odor, smoke, dust, noise, gases, fumes, cinders, vibration, refuse matter or water carried wastes shall not be located within two hundred (200) feet of any Residential or Agricultural Zone.

**By-Law 982**

1. That said By-Law No. 878A as amended be and the same is hereby further amended by changing the zone of the lands hereinafter described from Agricultural to Industrial.