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**PROPOSED ZONING BY-LAW
TOWN OF GEORGETOWN**

This is the third instalment of a series reproducing the proposed Georgetown Zoning By-Law in its entirety.

A Restricted Area (Zoning) By-Law being a by-law to regulate the use of land and the character, location and use of buildings, in the Town of Georgetown.

5. RESIDENTIAL ZONES

5.1. General Provisions:

5.1.1. One Single Family Detached Dwelling Only on Each Lot: Where in this By-Law a single family detached dwelling is included among the permitted uses in a zone, no person shall erect or use more than one single family detached dwelling on a building lot.

5.1.2. Corner Lot Requirements:

(a) Where the side yard abuts an interior lot line, the side yard requirements for the respective zones shall be complied with.

(b) Where the dwelling fronts on the side lot line, a side yard equal in depth to the required front yard depth on the street defined by the side lot line shall be maintained.

(c) Front yard requirements for the respective zones shall be complied with.

5.1.3. Lots Having Less Frontage Than Required: Where a lot has less frontage than is required by this By-Law, and the lot was held in separate and distinct ownership on the day of the passing of this By-Law any person may erect a single family detached dwelling on the lot provided that the requirements of the appropriate section on permissive uses are complied with.

(a) all general provisions and the requirements for height, front and rear yards for the respective zones shall be complied with.

(b) side yard requirements may be reduced as follows: the minimum width of the side yard shall be four (4) feet, plus two (2) feet for each additional or partial storeys above the first.

5.1.4. Lots Within a Registered Plan: The lot frontage and lot area of a registered lot may be increased by the conveyance of the whole or a part of one or more adjoining lots provided that the requirements of the rear and side yard requirements are complied with.

5.1.5. Requirements for Split-Level Dwellings:
1. Except for the requirements of clause 2, a split-level dwelling shall conform to the requirements for a single storey dwelling.

2. Side Yards: (a) Where the height of the split-level dwelling which abuts the side yard, is one storey throughout, the side yard required shall be the same as for a single storey dwelling in the respective zones.

(b) where the height of the split-level dwelling which abuts the side yard, is partially or wholly more than one storey, the side yard required shall be the same as for a two storey dwelling in the respective zones.

5.1.6. Front Yards for Key Lots:
(a) The Minimum depth of a front yard of a key lot shall be the average of the required front yard depth for the adjoining interior lot, and the required side yard width on the street side of the adjoining reversed corner lot.

(b) Where existing building on either or both of the lots adjoining the key lot are situated nearer to the front lot lines than the distances required above, the average of the distances established by the existing buildings shall be used in computing the minimum front yard depth for a key lot.

5.1.7. Yards for Building Between Existing Buildings: Notwithstanding anything in this By-Law, the yards for any building erected between existing buildings in the same block shall correspond to the yards established by the existing buildings.

5.1.8. Permitted Yard Encroachments: No person shall erect an uncovered platform in a front yard or side yard if such platform extends more than five (5) feet from the main front wall of the building nearest to the front lot line.

5.1.9. Accessory Buildings: (a) No person shall erect any building which is not an accessory building in the rear yard of the lot.
(b) Accessory buildings shall not have a lot coverage of more than 10 per cent of the lot area.

(c) Notwithstanding anything in this By-Law, if the yard and area requirements applicable to the zone in which the lot is situated are complied with, any accessory building except a stable may be erected as part of the main building on the lot.

(d) Notwithstanding anything in this By-Law, where an accessory building is necessary for the storage of tools and materials in connection with the construction of the main building on a lot within a residential zone, the accessory building may be erected on the lot prior to the erection of the main building, provided that such accessory building shall not be used for any purpose other than storage during the building process.

(e) The maximum building height of an accessory building incidental to an agricultural use shall be 15'.

5.1.10. External Design:
(a) No building or structure shall be erected in the town in any residential zone (R1, R2, R3, or R4) until the external design thereof has been approved in writing by the Inspector of Buildings.

(b) No more than 25 per cent of the houses erected on the frontage of any one residential block shall be similar in front elevation and no two houses adjacent to each other shall be alike in external design with respect to the size and location of doors and windows, projecting balconies and type of surface materials.

(c) Buildings alike in external design shall not be built up on adjoining lots that have their front lot lines abutting on the same street.

5.1.11. Signs: No signs shall be permitted to be hereafter erected in any residential zone, except in the case of an apartment where not more than one bulletin board not exceeding twelve square feet in area shall be permitted, provided that all such signs are located on the lot to which they relate.

5.2. First Density Residential Zones: R1.

5.2.1. Permissive Uses: No buildings, structures, or land shall be used and no building or structure shall be hereafter erected, structurally altered, enlarged or maintained in a First Density Residential Zone (R1) except for the following use:
Single family detached dwellings.

5.2.2. Accessory Uses: The following accessory uses are permitted in a First Density Residential Zone (R1):
Private garages, television antennae.

5.2.3. General: No building or structure shall be hereafter erected, structurally altered, enlarged or maintained, except in accordance with the regulations provided in the section on General Provisions (Section 5.1) and the following regulations:
No single family detached dwelling shall be hereafter erected upon any lot in the First Density Residential Zone (R1) except with the following use:
5.2.1.4. Lot Frontage: A minimum lot frontage of 60'.

5.2.1.5. Lot Area: A minimum lot area of 6,000 square feet.

5.2.1.6. Lot Coverage: A maximum lot coverage of 33 per cent.

5.2.1.7. Ground Floor Area: The following minimum requirements for Ground Floor area:
Single storey: 1350 square feet; One and one half storeys; 950 sq. feet; Two storey: 900 square feet.

Where living space is provided over an attached garage the required ground floor area may be reduced to the extent of fifty per cent of such added floor area having a full ceiling height.

5.2.1.8. Height: A maximum height of thirty five feet or two storeys above the normal grade level.

5.2.1.9. Front Yards: A minimum front yard depth of twenty five (25) feet, plus, where the width of the street in front is less than sixty-six (66) feet, one half of the difference between the width of the street and sixty-six feet.

5.2.1.10. Side Yards: A minimum width for side yards of eight (8) feet on one side and four (4) feet on the other side, except in the case of a single family detached dwelling with an attached garage where the required minimum width for side yards shall be four (4) feet; plus on the narrower side, two feet for each additional or partial storey above the first.

5.2.1.11. Rear Yards: A minimum depth for rear yards of twenty-five (25) feet.

FARM NEWS

Ontario Agriculture Has New Minister

J. E. W.

Ontario has a new minister of agriculture. The continued illness of Hon. F. S. Thomas necessitated his retirement. In our opinion the agricultural portfolio is a tough assignment. However, we are confident the Hon. Mr. Thomas would have made a real contribution to Ontario agriculture had his health permitted. His background and wide experience from both a practical and administrative standpoint would have proved invaluable. His wide circle of friends and agricultural generally, will regret the circumstances which prevented him from putting into action some of his ideas in the interest of Ontario agriculture. His successor, the Hon. Wm. Goodfellow is also a practical farmer. A native of Northumberland County, he comes to the ministerial post in the field of agriculture, backed with a life time experience in practical agriculture, wide experience in municipal and provincial affairs. The Hon. Bill Goodfellow has served as Minister of Public Welfare and more recently in the Dept. of Municipal Affairs. He comes to his new post with the reputation of being an excellent administrator. He can therefore be expected to give sound leadership at this time when the industry is faced with many problems.

5.2.2.1. Permissive uses: No building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered, enlarged or maintained, except in accordance with the regulations provided in the section on General Provisions (Section 5.1) and the following regulations:
No single family detached dwelling shall be hereafter erected upon any lot in the Second Density Residential Zone (R2) except with the following use:
5.2.2.4. Lot Frontage: A minimum lot frontage of 50 feet.

5.2.2.5. Lot Area: A minimum lot area of 5,000 square feet.

5.2.2.6. Lot Coverage: A maximum coverage of 33 per cent.

5.2.2.7. Ground Floor Area: The following minimum requirements for Ground Floor Area:
Single Storey, 1100 sq. ft.; One and one half storey, 800 sq. ft.; Two Storeys, 700 square feet.

5.2.2.8. Height: A maximum height of thirty five feet or two storeys above the normal grade level.

5.2.2.9. Front Yards: A minimum front yard depth of twenty five (25) feet, plus, where the width of the street in front is less than sixty-six (66) feet, one half of the difference between the width of the street and sixty-six feet.

5.2.2.10. Side Yards: A minimum width for side yards of eight (8) feet on one side and four (4) feet on the other side, except in the case of a single family detached dwelling with an attached garage where the required minimum width for side yards shall be four (4) feet; plus on the narrower side, two feet for each additional or partial storey above the first.

5.2.2.11. Rear Yards: A minimum depth for rear yards of twenty-five (25) feet.

5.2.2.12. Accessory Uses: The following accessory uses are permitted in a Second Density Residential Zone (R2): private garages, television antennae.

5.2.2.3. General: No building or structure shall be hereafter erected, structurally altered, enlarged or maintained, except in accordance with the regulations provided in the section on General Provisions (Section 5.1) and the following regulations:
No single family detached dwelling shall be hereafter erected upon any lot in the Second Density Residential Zone (R2) except with the following use:
5.2.2.4. Lot Frontage: A minimum lot frontage of 50 feet.

5.2.2.5. Lot Area: A minimum lot area of 5,000 square feet.

5.2.2.6. Lot Coverage: A maximum coverage of 33 per cent.

5.2.2.7. Ground Floor Area: The following minimum requirements for Ground Floor Area:
Single Storey, 1100 sq. ft.; One and one half storey, 800 sq. ft.; Two Storeys, 700 square feet.

5.2.2.8. Height: A maximum height of thirty five feet or two storeys above the normal grade level.

5.2.2.9. Front Yards: A minimum front yard depth of twenty five (25) feet, plus, where the width of the street in front is less than sixty-six (66) feet, one half of the difference between the width of the street and sixty-six feet.

5.2.2.10. Side Yards: A minimum width for side yards of eight (8) feet on one side and four (4) feet on the other side, except in the case of a single family detached dwelling with an attached garage where the required minimum width for side yards shall be four (4) feet; plus on the narrower side, two feet for each additional or partial storey above the first.

5.2.2.11. Rear Yards: A minimum depth for rear yards of twenty-five (25) feet.

5.2.2.12. Accessory Uses: The following accessory uses are permitted in a Second Density Residential Zone (R2): private garages, television antennae.

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