

### PROPOSED ZONING BY-LAW TOWN OF GEORGETOWN

This is the fourth and final 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.**

5.32. (6) Fraternal Societies: One parking space for five people to be accommodated in maximum designed capacity of the building.

#### 6. Commercial Zones:

##### 6.1. General Provisions:

6.1.1. Front Yards: The distance from the front lot line of any building for non-residential purposes erected between existing buildings which are not more than one hundred and fifty (150) feet apart on the same street frontage in the same block, shall conform with the line established by the existing building furthest from the street line.

##### 6.1.2. Accessory Buildings:

(a) No accessory buildings shall be erected on a corner lot.  
(b) All accessory buildings shall be of masonry construction.  
(c) All private and neighbourhood garages shall not exceed a maximum height of fifteen (15) feet.

6.1.3. Signs: (a) Not more than one sign shall be permitted on each commercial establishment and such signs shall pertain to the use conducted within the building to which it is attached and shall be attached flat against the wall of the building.  
(b) One ground or roof sign shall be permitted for general advertising of a shopping centre if the location and design for such sign has been approved as part of the design for such shopping centre.

(c) Service Stations shall be permitted one ground or roof sign for each street frontage. The size and location of which is subject to the approval of the Zoning Administrator.

(d) General advertising signs and billboards shall be permitted subject to the written approval of council and subject to the normal front, side and rear yard requirements.

**Requirements:**  
6.2.1. Neighbourhood Commercial Zone (C1):  
6.2.1.1. Permissive Uses: No building, structure, or land shall be used, and no building or structure shall be hereafter erected, structurally altered, enlarged or maintained in a Neighbourhood Commercial Zone (C1) except for the following uses:

6.2.1.1.1. Neighbourhood stores: (see Definition 3.8.6.), service stations.  
6.2.1.2. General: No building or structure shall be hereafter erected, structurally altered, enlarged or maintained, except in accordance with the section on General Provisions (Section 6.1) and the following regulations:

6.2.1.3. Area: A maximum area of 2.0 acres.  
6.2.1.4. Lot coverage: a maximum lot coverage of 20 per cent.  
6.2.1.5. Height: A maximum height of thirty-five feet or two stories above normal grade level.  
6.2.1.6. Front Yard: A minimum front yard of 50 feet.

6.2.1.7. Side and Rear Yards: Where such yards are abutting a street line, the minimum distance between the building and the street line shall be 36', otherwise the rear yard shall be 30'.  
6.2.1.8. Landscaping: Where the side or rear line of the parking area abuts a residential zone and is not separated from same by street or lane, the parking area shall not be applied closer than 5' to the boundary of the commercial property. This five foot strip shall be used only for landscaping, with at least one hedge row of hardy shrubs not less than five feet in height. The remainder of this strip shall not be used for any purpose except planting.

6.2.1.9. Lighting: Where lighting facilities and/or illuminated signs are provided, they must be so arranged as to reflect away from abutting residential buildings, and no flashing or intermittent illumination shall be used.  
6.2.1.10. Parking: One space for every 100 square feet of floor space.

6.2.1.11. Loading: One space for each 25,000 sq. ft. aggregate gross floor area. Each space must cover 500 sq. ft. and have a 14 foot clearance.

6.2.2. General Commercial Zone (C2):  
6.2.2.1. Permissive Uses: No building, structure, or land shall be used, and no building or structure shall be hereafter erected, structurally altered, enlarged or maintained in a General Commercial Zone (C2) except for the following uses:

6.2.2.1.1. Business: Neighbourhood Stores; retail stores; professional offices; business offices; service stations; animal clinics; bakery shops;

clothes cleaning agencies or pressing establishments; confectionery stores; custom dressmaking and millinery stores; florist and gift shops; hotels and motels; photographers; printing shop; publishing house; shoe repair shops; theatres; tailor, clothing and wearing apparel shops; undertaking establishments; public garages; public parking areas; bowling alleys; dry cleaning plants using non-combustible cleaning solvents; car sales rooms and lots.

6.2.2.1.2. Recreational: Parks, playgrounds, athletic clubs, social clubs, community centres.  
6.2.2.1.3. Institutional: Schools (public, separate, private, nursery) colleges, churches, church halls, Sunday Schools, libraries, museums, art galleries, fraternal societies.

6.2.2.1.4. Public: Municipal, Provincial, or Dominion Government buildings, fire halls, police stations, monuments, rest rooms.  
6.2.2.2. General: No building or structure shall be hereafter erected, structurally altered, enlarged or maintained, except in accordance with the section on General Provisions (Section 6.1) and the following regulations:

6.2.2.2.1. Lot Coverage: Buildings erected, structurally altered or used for non-residential purposes shall not cover more than 50 per cent of the lot area.  
6.2.2.2.2. Height: A maximum height of forty five (45) feet above normal grade level.  
6.2.2.2.3. Side Yards: Subject to the following clause (2) no side yard shall be required for any building erected, structurally altered or used in a General Commercial Zone (C2).

2. In a General Commercial Zone (C2) where a side lot line of a lot is the boundary between said commercial zone and a residential zone, a lane having a minimum width of twenty (20) feet shall be provided immediately abutting such side lot line.  
6.2.2.2.4. Rear Yards: In a General Commercial Zone (C2) a lane having a minimum width of twenty (20) feet shall be provided in the rear of all lots, and such lane shall be dedicated to the Town of Georgetown. In addition to the said lane required, a minimum rear yard of ten (10) feet shall be maintained clear of all construction.

6.2.2.2.5. Parking: (1) Stadia, athletic and Recreational Establishments: one space per five seats or per five people to be accommodated in the establishment, according to the maximum designed capacity thereof.  
(2) Hotels: One parking space for each guest room or suite, plus one space for every four persons, designed maximum capacity of beverage rooms, cocktail lounges and taverns.  
(3) Theatres: One parking space per ten people designed capacity.  
(4) Funeral Homes: One parking space per five seats in the chapel, with a minimum space for ten cars.  
(5) Bowling Alleys: Three parking spaces per alley.  
(6) Institutional Buildings: (see Par. 5.3.2.)  
6.2.2.2.6. Loading: One space for each 25,000 sq. ft. aggregate gross floor area.  
Each space must cover 500 sq. ft. and have a 14 foot clearance.  
6.2.2.2.7. Signs: See General Provisions for Commercial Zones (Section 6.1).  
6.2.2.10. Combination Commercial and Residential Establishments: In a General Commercial Zone any building erected, structurally altered, enlarged or maintained for mixed residential and commercial uses shall comply with the other provisions of Section 6.2.2. and also the following regulations:

(1) Lot Coverage: Every such building shall provide and preserve an area of at least 50 per cent of the lot area free of all construction from the floor level of the lowest storey containing habitable rooms to above the roof.  
(a) Dwelling Unit Area: Each dwelling unit provided therein shall provide a minimum floor area of 650 square feet.  
7. Industrial Zones:  
7.1. General Provisions:  
7.1.1. Front Yards:  
a. The minimum Front Yard in an Industrial Zone shall be twenty-five (25) feet.  
(b) Where the opposite side of a street is in a residential, open space, or Agricultural Zone, the minimum Front Yard shall be fifty (50) feet.  
(c) Notwithstanding the provisions of clauses (a) and (b) the minimum Front Yard shall be twenty-five (75) feet, where the lot abuts Guelph Street (Highway No. 7).  
7.1.2. Side Yards:  
a. The minimum side yard in an Industrial Zone shall be ten (10)

feet.  
(b) Where the side lot line abuts a Residential, open space, or Agricultural Zone, the minimum Side Yard shall be fifty (50) feet.  
(c) Where the side lot line abuts a Commercial Zone, the minimum Side Yard shall be twenty (20) feet.

7.1.3. Rear Yards:  
(a) The minimum Rear Yard in an Industrial Zone shall be twenty five (25) feet.  
(b) Where the Rear Lot Line abuts a Residential, open space or Agricultural Zone, the minimum Rear Yard shall be fifty (50) feet.  
(c) Notwithstanding the provisions of clauses (a) and (b), the minimum Rear Yard shall be one hundred (100) feet, where the Rear Lot line abuts Guelph Street (Highway No. 7).

7.1.4. Signs which are incidental to the industrial or accessory use permitted, shall be allowed if attached to the building permitted.  
7.1.5. Parking: Adequate provision shall be made for Off-Street parking of vehicles, the operation of which is incidental to the use permitted.  
7.1.6. Loading: Adequate provision shall be made for Off-Street shipping, loading or unloading of goods, wares or merchandise.  
7.1.7. Accessory Uses: The following accessory uses are permitted in all Industrial Zones:  
The dwelling or dwellings of a caretaker or other person or persons employed for maintenance purposes.

7.2.1. First Industrial Zone (M1)  
7.2.1.1. Permissive Uses: Shops for the repair, assembly, or manufacturing of small goods and wares, laundries, printers, cleaners and dyers, and storage warehouses, which are not obnoxious as defined in Section 3.  
7.2.1.2. General: No building or structure shall be hereafter erected, structurally altered, enlarged or maintained, except in accordance with the section on General Provisions (Section 7.1).  
7.3.1. Second Industrial Zone (M2):  
7.3.1.1. Permissive Uses: All uses permitted in a First Industrial Zone (M1) and manufacturing or industrial operations which are not obnoxious (as defined in Section 3) within enclosed structures or buildings.  
7.3.1.2. General: No building or structure shall be hereafter erected, structurally altered, enlarged or maintained, except in accordance with the section on General Provisions (Section 7.1).  
7.4.1. Third Industrial Zone (M3):  
7.4.1.1. Permissive Uses: All uses permitted in any other industrial zone and any other industrial operations which are not obnoxious (as defined in Section 3) including commercial quarries and contractors' yards.  
7.4.1.2. General: No building or structure shall be hereafter erected, structurally altered, enlarged or maintained except in accordance with the section on General Provisions (Section 7.1).  
8. Transportation Zone (T):  
8.1. Permissive Uses: No building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered, enlarged or maintained in a Transportation Zone (T) except for the following use:  
Uses permitted under the Transportation Act, or any other Statute of Ontario or Canada governing Transportation operations, as amended.  
9. Storage and Service Zone (SS):  
9.1.1. Permissive Uses: All uses permitted in any industrial zone, and storage of scrap metals, junking operations, dumping and similar uses.  
9.1.2. General: No building or structure shall be hereafter erected, structurally altered, enlarged or maintained except in accordance with the section on General Provisions (Section 7.1).  
10. Open Space Zones (O):  
10.1. General Provisions:  
10.1.1. Requirements for dwellings: Notwithstanding the requirements set forth in Sections 10.2.1.3. and 10.2.2.3. a dwelling erected in an Open Space Zone (O) shall comply with the provisions in a Third Density Residential Zone (R3) as shown in Section 5.2.3.  
10.1.2. Limitation of Use of Parking Facilities: Where parking facilities are provided in an Open Space Zone (O), the parking area shall be used for temporary parking of passenger vehicles only.  
**Requirements:**  
10.2.1. Public Open Space Zone (O1):  
10.2.1.1. Permissive Uses:  
No building, structure or land shall be used and no building or structure shall be hereafter erected, on any lot in the Public Open Space Zone (O1) except for the following uses:  
10.2.1.1. (1) A one family detached dwelling and a dwelling for persons employed in the same lot;  
(2) A refreshment pavilion or playlot operated under the control of a public authority;  
(3) A golf course that is not a driving tee, range, miniature course or similar use operated for a commercial purpose;  
(4) Parking facilities incidental to the above permitted uses;  
(5) Signs each having an area of not more than six (6) sq. ft. for the posting of notices concerning recreational activities conducted on the same lot;

(6) Directional signs not more than twenty (20) sq. ft. in area and not more than fifteen (15) feet above the ground at the entrance to and exit from parking facilities.  
10.2.1.3. General: No building or structure shall be hereafter erected, structurally altered, enlarged or maintained, except in accordance with the section on General Provisions (Section 10.1) and the following regulations:  
10.2.1.3. Yard Requirements in a Public Open Space Zone (O1): No person shall, within any Public Open Space Zone (O1) erect or use any building or structure other than a dwelling unless the following requirements are complied with:  
(1) minimum front yard depth, 100'; (2) minimum side yard depth, 100'; (3) minimum rear yard depth, 100'.  
10.2.2. Private and Semi-Private Open Space Zone (O2):  
10.2.2.1. Permissive Uses: No building, structure or land shall be used and no building or structure shall be hereafter erected, on any lot in the Private and Semi-Private Open Space Zone (O2) except for the following uses:  
(1) Uses permitted in a Public Open Space Zone (O1)  
(2) A radio or television transmission tower erected and used for any commercial purpose.  
(3) A cemetery established with the approval of the Department of Health under the Cemeteries Act.  
10.2.2.2. General: No building or structure shall be hereafter erected, structurally altered, enlarged or maintained, except in accordance with the section on General Provisions (Section 10.1) and the following regulations:  
10.2.2.3. Yard Requirements in a Private and Semi-Private Open Space Zone (O2): In an open Space Zone, no person shall erect or use any permitted building or structure other than a dwelling unless the provisions of section 10.2.1.3. are complied with.  
10.2.3. Conservation Zone (O3):  
10.2.3.1. Permissive Uses: No building, structure or land shall be used and no building or structure shall be hereafter erected, on any lot in the Conservation Zone (O3) except for the following uses:  
(1) An agricultural use permitted in the Agricultural Zone (A);  
(2) A one family detached dwelling, only with the written approval of the Municipal Engineer and the Planning Board.  
(3) A public park, playground or conservation project.  
(4) A monument or bandshell.  
(5) A private tennis club, bowling green, swimming pool or golf

similar use operated for commercial purposes, together with parking station accessory thereto.  
10.2.3.2. Accessory Uses: The following accessory uses are permitted in a Conservation Zone (O3):  
Signs as permitted in section 10.2.1.1. of this by-law.  
10.2.3.3. General: No building or structure shall be hereafter erected, structurally altered, enlarged or maintained, except in accordance with the section on General Provisions (Section 10.1) and the following regulations:  
10.2.3.4. Lot Frontage: With minimum lot frontage of 200 feet.  
10.2.3.5. Lot Area: With minimum lot area of 2 acres.  
10.2.3.6. Height: With maximum height of thirty-five feet or two stories above the normal grade level.  
10.2.3.7. Front Yard: With minimum front yard of 50 feet.  
10.2.3.8. Side Yard: With minimum side yard width of 20 feet.  
10.2.3.9. Rear Yard: With minimum rear yard depth of 25 feet.  
11. Agricultural Zone (A):  
11.1. 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 section on General Provisions (Section 10.1) and the following regulations:  
11.2.4. Lot Area: With a minimum lot area of 5 acres.  
11.2.5. Height: With a maximum height of thirty-five feet or two stories above normal grade level.

**ZONING MAP**  
Next week, the Herald will publish the map which shows the zoning which will come into effect when the new zoning by-law becomes law. Ratepayers should study the map carefully, to see how their district is zoned.

voted to the hatching, raising and marketing of chickens, turkeys or other poultry fowl, rabbits, fish or frogs, farms or ranches for grazing, breeding, raising or training horses or cattle, riding stables or academies, goat or cattle dairies, the raising of sheep or goats, the raising of swine, dog kennels or the breeding, boarding or sale of dogs and cats, animal hospitals, such uses or enterprises as are customarily carried on in the field of general agriculture which are not obnoxious or detrimental to the public welfare.  
One single family detached dwelling.  
11.2.2. Accessory Uses: Parking and garages as required for the Agricultural Uses permitted.  
11.2.3. General: No building or structure shall be hereafter erected, structurally altered, enlarged or maintained, except in accordance with the section on General Provisions (Section 10.1) and the following regulations:  
11.2.4. Lot Area: With a minimum lot area of 5 acres.  
11.2.5. Height: With a maximum height of thirty-five feet or two stories above normal grade level.

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