

BY-LAW 83-301
LIST OF AMENDMENTS

BY-LAW NO.	ADOPTION DATE	EXPLANATION	LOCATION
85-50	April 10/85	5 unit building	Lot 332, M-69 in, Lot 10, Con 6, Twp. of Capreol
87-181	July 15/87	Bowling facility & 3 apartments	Pcl. 32727, Lot 10, Con 6, Capreol Twp
91-241	July 10/91	Light Industrial & Service Commercial	Pt. Pcl. 22660'A', Pts. 1-5, 53R-13316, Lots 10 & 11, Conc. VI, Capreol Township
91-327	Oct. 9/91	Retail store, hair-dresser, laundromat, 2 apts.	Pcl. 30728, Lot 10, Conc. 6, Twp. of Capreol(62-66 Dennie St)
92-312	Aug. 12/92	Private Club	Pts. 11, 12 & 13, 53R-12270, Lot 10, Conc. 6, Capreol Twp.
93-210	Aug. 11/93	U-Brew Microbrewery	Block D, M-633, Lot 10, Conc. 6, Capreol Twp
94-24	Jan. 26/94	Seasonal Residential with large lots	Pt. Pcl. 4066, Lot 11, Conc. 3, Hutton Twp
96-134Z	July 10/96	Public Electricity Utility	Pcls. 6583 & 21605, Lot 432 & Pt. 431, M69, Lot 10, Conc 6 Capreol Township
96-188Z	Oct. 9/96	17 single detached dwellings & one mobile home	Pt. 1, 53R-15755, Lot 11, Conc. 6, Capreol Twp.
99-190Z (99-234Z)	Aug. 11/99	Additional uses	Pcl. 16552, Lot 10, Conc. 6, Capreol Twp. (24 Meehan Ave.)
99-191Z (2000-147Z)	Aug. 11/99	Public Park & Additional Uses	Pt. Pcl.22660A, Lot 10, Conc. 6, Capreol Twp.
99-234Z	Oct. 13/99	Additional Uses	Corrects type in 99-190Z
2000-147Z	Aug. 9/00	Amends 99-191Z	Pt. Pcl. 22660A, Lot 10, Conc. 6, Capreol Twp. (Meehan Ave.)

BY-LAW 83-301

LIST OF AMENDMENTS

BY-LAW NO.	ADOPTION DATE	EXPLANATION	LOCATION
2007-62Z	Mar 28/07	2 dwelling units	PINS 73507-0716, 73507-0009, 73507-1157, Parcels 3924, 3674 & 31843 SES, Plan M-65, Lots 104, 105 & Part of Lot 103 (Part 1 on SR-923) Lot 11, Con 6, Township of Capreol
2007-124Z	May 9/07	Residential uses with or without permitted M-69, Lot 10, Con 6, Non-residential uses	Parcel 3744 SES, Lot 428, Capreol Twp
2008-50Z	Feb 27/08	Medical Office	Pcls 17763 & 35406 SES, Remainder of Lot 500, Plan M-69 and Pt 1, SR-2931, Lot 10, Con 6, Capreol Twp
2008-226Z	Sept 24/08	Drilling company	Parcel 37410 SES, Pts 1 & 2, 53R-4304, Lots 10 & 11, Concession 6, Capreol Twp
2008-280Z	Nov 26/08	Dwellings with or without commercial Use	PIN 73507-0663, Pcl 4015 SES, Lot 109, M-65, Lot 11, Con 6, Capreol Twp
2008-281Z	Nov 26/08	Fourplex	PIN 73507-0288, Pcl 42925 SES, Lots 47 & 48, M-65, Lot 11, Conc 6, Capreol Twp

SECTION 1 INTRODUCTION

(I) SCOPE OF SPECIAL ZONE PROVISIONS

Wherever a zone symbol on the Zone Maps is followed by a dash and a number, the lands so designated shall be subject to, and used in accordance with, all the provisions of this By-law applicable to the zone represented by such symbol except as otherwise specifically provided by the special provisions of the special zone set out in this Part.

SECTION 2 SPECIAL RESIDENTIAL ZONES

(1) SPECIAL SINGLE RESIDENTIAL ZONES - RI

(2) SPECIAL DOUBLE RESIDENTIAL ZONES - R2

SECTION 2 SPECIAL RESIDENTIAL ZONES (cont'd.)

(3) SPECIAL MEDIUM DENSITY RESIDENTIAL ZONES - R3

(a) R3.D90-1 (FIVE UNIT BUILDING)

Capreol Map 18

Notwithstanding any other provision of this by-law to the contrary, within any area designated R3.D90-1 on the Zone Maps the following special provisions shall apply:

(i) Uses Permitted

1. a five unit apartment building
2. any use permitted in all zones under Section 17 of Part II

(ii) Special Requirements

1. Notwithstanding Subsection (3) of Section 3 of Part III, the existing building, lot size and building location are permitted and a minimum of five parking spaces shall be provided.

SECTION 2 SPECIAL RESIDENTIAL ZONES (cont'd.)

(4) (reserved for future use)

(5) (reserved for future use)

(6) (reserved for future use)

(7) SPECIAL SEASONAL RESIDENTIAL ZONES - R7

(a) R7.D0.9-1 (SEASONAL RESIDENTIAL WITH LARGE LOTS)
Hutton Township Map 9

Within any area designated R7.D0.9-1 on the Zone Maps, all provisions of this by-law applicable to R7 Zones shall apply subject to the following modification:

(1) Notwithstanding Paragraph (c) of Subsection (3) of Section 7 of Part III, the minimum water frontage shall be as indicated for each Part in Plan 53R-14736.

(8) SPECIAL MOBILE HOME RESIDENTIAL ZONES - R8

SECTION 3 COMMERCIAL ZONES

(1) SPECIAL LOCAL COMMERCIAL ZONES - CI

(2) SPECIAL GENERAL COMMERCIAL ZONES - C2

(a) C2-1 (PUBLIC ELECTRICITY UTILITY)

Within any area designated C2-1 on the Zone Maps, all provisions of this by-law applicable to C2 Zones shall apply subject to the following modifications:

- (1) Notwithstanding Subsection (2), Section 2, Part IV, the only permitted use shall be a public electrical utility and its related accessory uses.
- (2) Notwithstanding Subsection (3), Section 2, Part IV, the minimum yard depth from the easterly lot line of Parcels 6583 and 21605 Sudbury East Section shall be 0.6 metres.
- (3) Notwithstanding Paragraph (f), Subsection (3), Section 2, Part IV, the minimum interior side yard shall be 1.2 metres where the interior side lot line abuts a residential lot or Residential Zone, and no minimum in any other case.
- (4) Notwithstanding Paragraph (o), Subsection (3), Section 2, Part IV, a minimum of four (4) parking spaces shall be provided.
- (5) Notwithstanding Subsection (1), Section 6, Part II, a planting strip shall not be required.
- (6) Notwithstanding Clause (ii), Subsection (5), Section 10, Part II, the location of required parking spaces shall not be restricted.

(b) C2-2 2 DWELLING UNITS

Capreol Township MAP 18

Notwithstanding any other provision hereof to the contrary, within any area designated C2-2 on the Zone Maps, all provisions of this by-law applicable to C2 Zones shall apply subject to the following modifications:

- (i) The only permitted use shall be two dwelling units on the main floor; and,
- (ii) Vehicular access to Lot 104 and part of Lot 103 shall not be permitted directly from Young Street.

SECTION 3 COMMERCIAL ZONES

(2) SPECIAL GENERAL COMMERCIAL ZONES - C2 cont'd

(c) C2-3 RESIDENTIAL USES WITH OR WITHOUT PERMITTED NON-RESIDENTIAL USES

Capreol Township Map 18

Notwithstanding any other provision hereof to the contrary, within any area designated C2-3 on the Zone Maps, all provisions of this by-law applicable to C2 Zones shall apply subject to the following modifications:

- (i) That a minimum of 4 parking spaces be provided.
- (ii) That three of the required parking spaces be permitted in the required exterior side yard and the required front yard.
- (iii) That residential uses be permitted with or without permitted non-residential uses.

(d) C2-4 (FOURPLEX)
CAPREOL MAP 18

Notwithstanding any other provision hereof to the contrary, within any area designated C2-4 on the Zone Maps, all provisions of this by-law applicable to the "C2", General Commercial zone shall apply subject to the following modifications:

- (i) In addition to the uses permitted in the C2 zone, a multiple dwelling with a maximum four (4) dwelling units shall also be permitted.
- (ii) That no minimum parking spaces shall be required.

(e) C2-5 (DWELLINGS WITH OR WITHOUT COMMERCIAL USE)
CAPREOL MAP 18

Notwithstanding any other provision hereof to the contrary, within any area designated C2-5 on the Zone Maps, all provisions of this by-law applicable to the "C2", General Commercial zone shall apply subject to the following modifications:

- (i) In addition to the uses permitted in the C2 zone, two (2) dwelling units with or without a commercial use shall also be permitted.
- (ii) That a minimum two (2) parking spaces shall be provided in the required rear yard.

(3) (reserved for future use)

(4) (reserved for future use)

(5) SPECIAL SHOPPING CENTRE COMMERCIAL ZONES - C5

SECTION 3 SPECIAL COMMERCIAL ZONES (cont'd.)

(6) SPECIAL HIGHWAY COMMERCIAL ZONES - C6

(a) C6-1 (BOWLING FACILITY AND THREE APARTMENTS)
Capreol Township Map 18

Within any area designated C6-1 on the Zone Maps, all provisions of this By-law applicable to C6 Zones shall apply subject to the following modifications:

(1) Notwithstanding Part IV, Section 6(2), in addition to the uses permitted in the C6 Zone, three dwelling units shall be permitted.

(2) Notwithstanding Part IV, Section 6(3)(d)(e) and (g), the existing building, as located is permitted.

(b) C6-2 (RETAIL STORE, HAIRDRESSER, LAUNDROMAT,
2 APARTMENTS) Capreol Township Map 18

Within any area designated C6-2 on the Zone Maps, all provisions of this by-law applicable to C6 zones shall apply subject to the following modifications:

(1) Notwithstanding Part IV, Section 6, Subsection (2) the following shall be included as permitted uses, "a laundromat, offices, retail uses and two apartments".

(2) Notwithstanding Section 6, Subsection (3) (b) the minimum lot frontage shall be 39 m.

(c) C6-3 (PRIVATE CLUB)
Capreol Township Map 18

Within any area designated C6-3 on the Zone Maps, all provisions of this by-law applicable to C6 Zones shall apply subject to the following modification:

(1) Notwithstanding Part IV, Section 6(2), in addition to the uses permitted in the C6 Zone, a private club shall be permitted.

(d) C6-4 (U-BREW MICROBREWERY AS ADDED USE)
Capreol Township Map 18

Within any area designated C6-4 on the Zone Maps, all provisions of this by-law applicable to C6 Zones shall apply subject to the following modification:

(1) In addition to those uses permitted under Subsection 6(2) of Part IV a "brew-your-own microbrewery" and related accessory uses shall be permitted.

(e) C6-5 (Drilling company)
CAPREOL MAP 18

Notwithstanding any other provision hereof to the contrary, within any area designated C6-5 on the Zone Maps, all provisions of this by-law applicable to the "C6", Highway Commercial zone shall apply subject to the following modifications:

- (i) In addition to the uses permitted in a "C6", Highway Commercial zone, a drilling company shall also be permitted.
- (ii) That open storage areas used solely for the accessory storage of goods or materials shall be permitted in any yard, other than a required yard, provided that any such open storage area is separated from all lot lines by a continuous opaque barrier not less than 1.8 m in height, except that no such barrier shall be required where a permitted open storage area abuts a railway right-of-way.

(7) SPECIAL RESORT COMMERCIAL ZONES - C7

SECTION 4 SPECIAL INDUSTRIAL ZONES

(1) SPECIAL MIXED LIGHT INDUSTRIAL/SERVICE COMMERCIAL ZONES -MI

(a) M2-1 (LIGHT INDUSTRIAL AND SERVICE COMMERCIAL)
Capreol Township Map 18

Within any area designated M2-1 on the Zone Maps, all provisions of this by-law applicable to M2 Zones shall apply subject to the following modifications:

- (1) In addition to the uses permitted under Part V, Section 2(2) the uses listed under Part V, Section 1(2) shall also be permitted.
- (2) In addition to the parking space requirements of Part V, Section 2(3)(n) the provisions of Part V, Section 1(3)(n)(ii), (v) and (vi) shall also apply.
- (3) In addition to the open storage requirements of Part V, Section 2(3)(m) the provisions of Part V, Section 1(3)(m)(i) shall also apply.
- (4) Notwithstanding Part V, Section 2(3)(b) the minimum lot frontage for a lot having access from an arterial road shall be 30 m.
- (5) Notwithstanding Part V, Section 2(3)(g) the minimum rear yard depth shall be 30 m.

SECTION 4 SPECIAL INDUSTRIAL ZONES (cont'd.)

(2) SPECIAL LIGHT INDUSTRIAL ZONES - M2

SECTION 4 SPECIAL INDUSTRIAL ZONES (cont'd.)

(3) SPECIAL HEAVY INDUSTRIAL ZONES - M3

SECTION 4 SPECIAL INDUSTRIAL ZONES (cont'd.)

(4) SPECIAL MINING INDUSTRIAL ZONES - M4

SECTION 4 SPECIAL INDUSTRIAL ZONES (cont'd.)

(5) SPECIAL EXTRACTIVE INDUSTRIAL ZONES - M5

SECTION 4 SPECIAL INDUSTRIAL ZONES (cont'd.)

(6) SPECIAL SALVAGE AND WASTE INDUSTRIAL ZONES - M6

SECTION 5

SPECIAL INSTITUTIONAL AND OPEN SPACE ZONES

(1) SPECIAL INSTITUTIONAL ZONES - I

- (a) I-1 (ADDITIONAL USES)
Capreol Township Map 18

Within any area designated I-1 on the Zone Maps, all provisions of this by-law applicable to I Zones shall apply subject to the following modifications:

1. In addition to institutional uses, the following shall be permitted:

A public park, a commercial recreation centre, a rooming house, a trade school, a day nursery, an office.

- (b) I-2 (MEDICAL OFFICE)
Capreol Map 18

Notwithstanding any other provision hereof to the contrary, within any area designated I-2 on the Zone Maps, all provisions of this by-law applicable to the "I", Institutional zone shall apply subject to the following modifications:

- (i) In addition to those uses permitted in an "I", Institutional zone, a medical office shall also be permitted.

SECTION 5 SPECIAL INSTITUTIONAL AND OPEN SPACE ZONES (cont'd.)

(2) SPECIAL PUBLIC PARK ZONES - P

- (a) P-1 (PUBLIC PARK AND ADDITIONAL USES) **Amended 2000-147Z**
Capreol Township Map 18

Within any area designated P-1 on the Zone Maps, all provisions of this by-law applicable to P Zones shall apply subject to the following modification:

1. In addition to public park uses the following shall be permitted within the existing arena building:

An institutional use, a commercial recreation centre, a trade school, a commercial school, a day nursery, an auditorium, an office, **a clothing manufacturer.**

SECTION 5 SPECIAL INSTITUTIONAL AND OPEN SPACE ZONES (cont'd.)

(3) SPECIAL OUTDOOR RECREATION ZONES - OR

SECTION 5 SPECIAL INSTITUTIONAL AND OPEN SPACE ZONES (cont'd.)

(4) SPECIAL RURAL ZONES - RU

(a) RU-1 (17 SINGLE DETACHED DWELLINGS & ONE MOBILE HOME)
Capreol Township Map 18

Within any area designated RU-1 on the Zone Maps, all provisions of this By-law applicable to RU zones shall apply subject to the following modifications:

- (i) Notwithstanding Part VI, Section 4, Subsection (2), the only permitted uses shall be sixteen (16) existing single detached dwellings and one existing mobile home dwelling and their related accessory uses which shall include home occupations.
- (ii) Clause (i) of this paragraph (a) shall not prevent the repair or strengthening to a safe condition or the rebuilding of an existing building, provided that the dimensions or use of the original building or structure, or any yards appurtenant thereto, are not altered in any way except in conformity with requirements of the RU-1 Zone.

SECTION 5 SPECIAL INSTITUTIONAL AND OPEN SPACE ZONES (cont'd.)

(5) SPECIAL AGRICULTURAL RESERVE ZONES - A

BY-LAW 83-301

LIST OF SPECIAL ZONES

<u>SPECIAL ZONE</u>	<u>BY-LAW NO.</u>	<u>LOCATION</u>	<u>EXPLANATION</u>
R3.D90-1	85-50	Capreol Map 18	5 unit apt. bldg.
C6-1	87-181	Capreol Map 18	Bowling facility & 3 apartments
M2-1	91-241	Capreol Map 18	Light Industrial & Service Commercial
C6-2	91-327	Capreol Map 18	Retail store, hairdresser, laundromat, 2 apts.
C6-3	92-312	Capreol Map 18	Private Club
C6-4	93-210	Capreol Map 18	U-Brew Microbrewery
R7.D0.9-1	94-24	Hutton Map 9	Seasonal Resd'l with large lots
C2-1	96-134Z	Capreol Map 18	Public electricity utility
RU-1	96-188Z	Capreol Map 18	17 single detached dwellings & one mobile home
I-1	99-190Z (99-234Z - corrects typo in 99-190Z)	Capreol Map 18	Additional Uses
P-1	99-191Z Amended by 2000-147Z	Capreol Map 18	Public Park and Additional Uses
C2-2	2007-62Z	Capreol Map 18	2 dwelling units
C2-3	2007-124Z	Capreol Map 18	residential uses with or without permitted non-residential uses
I-2	2008-50Z	Capreol Map 18	Medical office
C6-5	2008-226Z	Capreol Map 18	Drilling company

BY-LAW 83-301

LIST OF SPECIAL ZONES

<u>SPECIAL ZONE</u>	<u>BY-LAW NO.</u>	<u>LOCATION</u>	<u>EXPLANATION</u>
C2-4	2008-281Z	Capreol Map 18	fourplex
C2-5	2008-280Z	Capreol Map 18	dwelling with or without commercial use