

SECTION 1 – TITLE AND INTERPRETATION

1.1 TITLE

This By-law shall be known as the "ZONING BY-LAW" of the Corporation of the Township of Guelph-Eramosa.

1.2 APPLICATION

The provisions of this By-law shall apply to all those lands lying within the Township of Guelph-Eramosa.

1.3 INTERPRETATION OF WORDS

In this By-law:

1. The word "shall" is mandatory
2. Words used in the present tense include the future tense, and the converse.
3. Words used in the plural number include the singular number, and the converse.
4. Unless the text requires otherwise:
 - i. The word "used" shall include "designed to be used", "arranged to be used" and "intended to be used".
 - ii. The word "occupied" shall include "designed to be occupied", "arranged to be occupied" and "intended to be occupied".
5. The use of masculine gender shall include females as well as males and the converse.

1.4 APPLICATION FOR PERMITS

In addition to all the requirements of the Corporation's Building By-law, or any other By-law of The Corporation, every application for a building permit shall be accompanied by a plan in duplicate, a copy of which shall be retained by the Corporation, drawn to scale and showing the following:

1. The true dimensions of the lot to be built upon or otherwise used;
2. The proposed location, height and dimensions of any building, structure or use proposed for such a lot;

3. The proposed location and dimensions of any yards, setbacks, landscaped open space, off-street parking spaces and/or off-street loading spaces required by this By-law.
4. The location of all existing buildings or structures on the lot.
5. A statement signed by the owner or authorized agent, indicating the exact use proposed for each aforesaid building, structure or use, and all information necessary to determine if such proposed or existing building or structure or use conforms with the requirements of this By-law.

Notwithstanding the provisions of this By-law, a building permit shall be required for all buildings occupying an area greater than 10.0m² (108.0 ft²) or as otherwise classified as a designated structure in accordance with Part 2 of the Ontario Building Code.

1.5 REFERENCE TO STATUTES & AGENCIES

Any reference to any statute within the body of this By-law shall be deemed to refer to the statutes contained in the Revised Statutes of Ontario, 1990, as amended from time to time and shall be deemed to include any successor Statute thereof. Any reference to an agency by name shall be deemed to include any successor thereof.

1.6 SCHEDULES TO THE BY-LAW

The following schedules, together with the notations and references thereon, are included in and form part of this By-law:

Schedule "A", Maps 1 to 19.

1.7 REDUCTION OF YARDS TO NON-COMPLIANCE

No lot shall be reduced in area by the conveyance, mortgage or other alienation of a part thereof so that any remaining yard or other open space is less than that required by this By-law. If any such reduction occurs, such lot and any building or structure thereon shall not thereafter be used by any person unless and until the said yard or requirements of this By-law are complied with.

1.8 DEFINITIONS

For the purposes of this By-law, the definitions and interpretations given herein shall govern. The presence of definitions of various uses contained in this By-law does not necessarily mean the use is permitted within the Corporation unless specifically listed as a permitted use in a Zone or Zones.

1.9 METRIC-IMPERIAL MEASUREMENTS & CONVERSION

All measurements have been provided in both metric and imperial. For the purposes of this By-law, the metric measurement shall be used for purposes of determining compliance with the By-law. Imperial measurements are provided for convenience only.