

3.0 GENERAL PROVISIONS

The General Provisions section of the By-law provides the regulations which apply regardless of the standards provided in the designation which applies to any particular building, structure or use. Whereas the designation provides site specific controls which apply to such items as permitted uses and locational restrictions, general provisions provide regulations more general in nature, which apply to a variety of uses regardless of the designation.

3.1 ACCESS

Subject to other provisions of this By-law, development shall only be permitted on a lot that abuts a publicly maintained roadway, or a privately maintained access road where there exists a legal and binding agreement in place with respect to ownership and maintenance of said access road, or a private road required as part of a condominium plan which defines responsibility for the long term maintenance of the private road

3.2 ACCESSORY USES, BUILDINGS AND STRUCTURES

Where a lot is devoted to a permitted use, customary accessory uses, buildings and structures are authorized provided that:

1. No accessory use, building or structure shall be erected on any lot until the principal use has been established and the principal building or structure has been erected.
2. All accessory uses, buildings and structures to a permitted principal use shall be located on the same lot and in the same designation as the principal use.
3. The use of any accessory building for human habitation is not permitted except where specifically listed as a permitted use.
4. No accessory buildings and structures shall be erected in the required front yard or the required exterior side yard, except as may be permitted elsewhere in this By-law.
5. Except where permitted elsewhere in this By-law no accessory building or structure shall be erected closer than 1.0 metres (3.2 feet) to any interior side lot line, rear lot line, or structure, shall not be in the no-encroachment zone and shall be subject to the requirements of the Ontario Building Code.
6. Any building or structure which is attached to the main building shall not be considered an accessory building or structure.

7. Accessory uses, excluding outdoor swimming pools, shall not cover more than 45% of any rear yard or more than 10% of the total lot area in any residential designation or more than 8% of the total lot area in any non-residential zone.

8. The maximum height of accessory buildings shall be 4.5 metres (14.7 feet). Notwithstanding the foregoing, the maximum height of accessory structures in the Highway Commercial and Employment designations is limited to 11.0 metres (36 feet).

9. Private swimming pools, above-ground and in-ground, outdoor and indoor, shall conform to the provisions of any Swimming Pool By-law as may from time to time be en-acted by Council in accordance with the Municipal Act. Indoor pools which are not an integral part of a dwelling unit or part of a municipal or private recreational facility shall conform with the accessory building requirements contained in Section 3.2 of this By-law.

3.3 AUTOMOBILE SERVICE STATIONS, GASOLINE BAR, FUEL PUMP ISLANDS, AND AUTOMOBILE WASHING ESTABLISHMENT

Despite any other provisions contained in this By-law, for all designations within which an automobile service station, gasoline bar, fuel pump island and or automobile washing establishment is permitted, the following shall apply:

3.3.1 Gasoline, Fuel Pump Island Location

The minimum distance between the gasoline pump island, pumps and their related overhead canopies and any pump shall be 6.0 metres (19.7 feet) from any lot and or street line.

Where the lot is a corner lot, no portion of any gasoline pump island shall be located closer than 3 metres (9.8 feet) to the limits of a sight triangle.

3.3.2 Separation of Propane Tanks

No person shall erect or use a tank for the storage of propane for sale at an automobile service station or gas bar or on any other property where vehicle fuel may be dispensed unless a license has been obtained from the Ministry of Consumer and Commercial Relations and the location is in compliance with the requirements under the **Technical Standards and Safety Act (TSSA)**.

3.3.3 Access and Egress

The width of any **access or egress**, or combined **access and egress**, measured at the front lot line or exterior side lot line shall not be greater than 12 metres (39.4 feet).

The minimum distance of any **access or egress** from a street intersection shall be 7 metres (22.9 feet). The minimum distance between driveways measured along the street line intersected by such driveways shall be 7.5 metres (24.6 feet), excluding driveways located in any residential designation.

3.4 BED AND BREAKFAST

A bed and breakfast establishment, as herein defined, shall be a permitted use within all single detached residential dwellings provided all other provisions of this By-law can be met. All Bed and Breakfast establishments shall be subject to the approval of a **Class 2** Development Permit. Signage for Bed and Breakfast establishments shall be in accordance with the dimensions stated in Section 3.21. Parking and amenity areas required for the Bed and Breakfast operation shall be buffered from neighbouring residential uses.

3.5 BOUNDARY INTERPRETATION

When interpreting designation boundaries, as illustrated on Schedule A and forming an integral part of this By-law, the following provisions shall apply:

1. A boundary indicated as following a highway, street or lane shall be the centre line of such highway, street or lane;
2. A boundary indicated as following a watercourse, creek, stream or the right-of-way of a railway or an electrical, gas or oil transmission line shall be the centre line of such watercourse, creek, stream or right-of-way;
3. A boundary indicated as following the shoreline shall follow such shoreline, and in the event of a change in the shoreline, the boundary shall be construed as moving with the actual shoreline;
4. A boundary indicated as approximately following lot lines shown on a Registered Plan of Subdivision, Reference Plan, or Township lot lines shall follow such lot lines;
5. Where boundary is indicated as approximately parallel to a street line or other feature as stated in clause 1, 2, or 3 above, and the distance from such street or other feature is not indicated, and clause 4 above is not applicable, such boundary shall be construed as being parallel to such street line or other feature, and the distance there from shall be determined according to the scale shown on the applicable Schedule.
6. A boundary indicated as following the limits of the **Corporation** of the Town shall follow such limits.
7. In the event a dedicated street, lane or right-of-way shown on any Schedule forming part of this By-law is closed, the property formerly in such street, land or right-of-way shall be included within the designation of the adjoining property(ies). Technical revisions to the by-law mapping will be implemented as required in order to ensure that the boundaries of the designation coincide with the lot and block fabric **with no need to amend this By-law**.

3.6 BUILDINGS TO BE MOVED

No building or structure shall be moved within the limits of the Town, or shall be moved from outside the Town into the Town unless the building or structure is a permitted use and satisfies all the requirements of the designation in which it is to be located and then only after any necessary permit has been obtained from the Chief Building Official, **Ministry of Transportation and/or the Public Works Department, or other permits as necessary.**

3.7 CHANGE CAUSING CONTRAVENTION OF BY-LAW

No person shall change the purpose for which any lot, building or structure is used, or erect any new building or structure, **or enlarge or reduce an existing building or structure**, or sever any lands from any existing lot, if the effect of such action(s) is to cause the original, adjoining, remaining or new use, building or structure or lot to be in contravention of this By-law.

3.8 CONFLICTING STANDARD

Where there are other conflicting requirements in this By-law, the more restrictive standards shall apply unless specifically stated otherwise.

Where any provision of this By-law conflicts with the provisions of any regulation, By-law or statute of any other government authority, the more restrictive standard shall prevail.

3.9 CORNER LOT SIGHT LINES

Notwithstanding any provisions of this By-law to the contrary, within any area defined as a sight triangle, the following uses shall be prohibited:

1. A building, structure or use which would obstruct the vision of drivers of motor vehicles;
2. A fence or tree, hedge, bush or other vegetation the top of which exceeds 1.0 metre in height above the elevation of the centre lines of the abutting streets;
3. A parking area;
4. A finished grade which exceeds the elevation of the centerlines of abutting streets by more than 0.5 metres.

3.10 DANGEROUS SUBSTANCES

No use shall be permitted which, from its nature or the materials used therein, is declared to be a noxious trade, business or manufacture under **relevant Provincial or Federal legislation or regulations.**

3.11 DRIVE THROUGH OPERATIONS

A drive through facility may be provided in conjunction with any restaurant, bank or bank machine, a gasoline pump at a gas bar or service station, a pharmacy or drug store or with any use that is associated with a shopping centre. A traffic impact study **shall** be required before approval to support the proposed development. The study shall illustrate traffic patterns and controls. Where multiple drive through facilities are proposed all drive through facilities must be considered within the traffic impact study.

A drive through facility is required to provide off street motor vehicle queuing space both leading up to and away from each service bay, window, kiosk, booth or gasoline pump island.

All queuing spaces must be 2.75 metres (9.0 feet) in width by 6 metres (19.7 feet) in length **and where such spaces abut** a residential use they must be screened by solid fencing at least 1.5 metres (4.9 feet) in height.

All drive through facilities must provide screening from any public right of way to minimize any visual impacts of the use.

Pedestrian walkways should not intersect the drive through aisles, but where they do, they shall have clear visibility, and they must be emphasized by enriched paving or striping.

3.12 DWELLING UNITS

3.12.1 Location

A dwelling unit may be entirely located in a basement subject to meeting the requirements of the Ontario Building Code and the Town of Carleton Place Public Works Department.

The finished floor of any dwelling unit or **part of a dwelling** unit located in a basement cannot be located below the 100 year flood elevation as defined by the Mississippi Valley Conservation Authority.

3.12.2 Yard Provisions

Where a dwelling unit is located in a non-residential building, such dwelling unit shall comply with the yard provisions of the By-law which apply to the non-residential building.

3.12.3 Established Building Line in Built Up Area

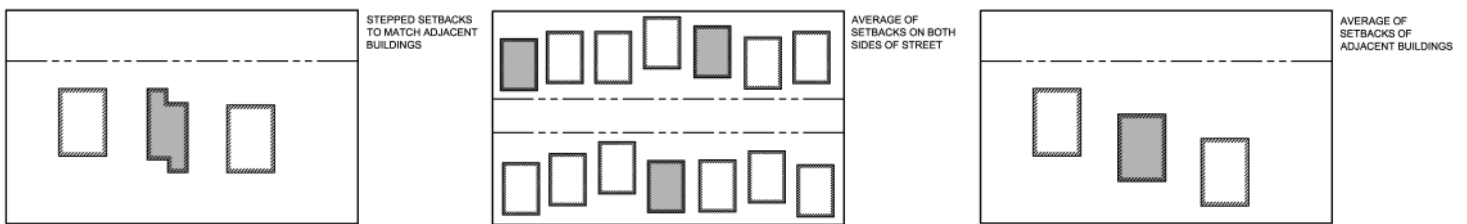
Notwithstanding the yard setback provisions of the By-law to the contrary, where a permitted building is to be erected on a lot in a built-up area, such permitted building may be erected closer to, or further from the street line or the centreline of the street as the case may be if the existing building(s) on the adjacent lot(s) is (are) closer to, or further from the street line or centreline than the By-law provisions permit.

Notwithstanding the foregoing, a permitted garage shall not be located closer to the street line or centreline of the street than the permitted building.

For a proposed building where buildings on both adjacent lots are closer than By-law provisions would permit, setback and yard provisions are calculated as follows: the sum of the two existing adjacent front yard setbacks divided by two.

For a proposed building where buildings on one adjacent lot is closer than By-law provisions would permit, setback and yard provisions are calculated as follows:

The average setback from the street line of existing buildings on one side of a continuous 100 metres (324 feet) strip of land where three (3) or more lots having street frontage upon the said side of the street have been built upon.



3.13 EXISTING LOTS

Where there is a developed existing lot that does not meet the minimum setback requirements of the designation, construction of additions or accessory structures shall be permitted provided that the proposal complies with all other provisions of the By-law. The existing non-compliance must be recognized through a Class 1 or 1A Development Permit agreement.

Where land acquisition by any public authority results in a change to the configuration of a lot that would otherwise conform to the By-law but will not conform when land acquisition is complete, such lot shall be deemed to comply.

3.14 FENCES

Any fence erected hereafter within the municipality shall conform to the provisions of the Municipal By-law as may from time to time be enacted under the Municipal Act or the provisions of the Line Fences Act and shall not interfere with the no-encroachment zone.

3.15 EXTERIOR DESIGN

Elements of exterior design are subject to the provisions outlined in Sections 13 and 14 of this By-law. All proposals must include coloured elevation drawings which demonstrate that the overall design of the new development is consistent with the exterior design elements illustrated in Sections 13 and 14 of this By-law. All proposed multi-residential developments within the Mississippi District must demonstrate compatibility with existing built form by means of an Urban Design Brief undertaken by a qualified professional to demonstrate compatibility and consistency with adjacent existing built form(s).

3.16 FRONTAGE ON A PUBLIC ROAD

No person shall erect any building or structure in any designation unless the lot upon which such building or structure is to be erected has sufficient frontage on a public road or street maintained year round, as per the requirements of the applicable designation.

Notwithstanding the foregoing, buildings or structures may be erected on privately maintained access ways by means of a condominium application and approval.

Development and/or redevelopment on privately maintained access roads shall be subject to a legal and binding agreement which shall address ownership and maintenance.

The Town shall not assume any liability for privately maintained roadways and shall not be responsible for maintenance or snow removal. In some cases, public services such as school bussing and protection to person/property, including police, fire and ambulance services may be unavailable or limited due to physical constraints posed by either the road itself or maintenance levels.

3.16.1 Ministry of Transportation Access Requirements

In addition to all the requirements of the Corporation, all development adjacent to any Provincial Highway shall also be subject to the requirements and permits of the Ministry of Transportation.

3.17 FRONTAGE ON MORE THAN ONE STREET

Where a lot fronts on more than one street and is not a corner lot, the requirement for front yards contained in this By-law shall apply to each yard abutting the street in accordance with the provisions of the designation or designations in which such lot is located.

3.18 GARAGES AND STORAGE SHEDS

Detached garages and storage sheds are subject to the provisions of Section 3.2 of this By-law.

3.19 GROUP HOMES

Group Homes shall be permitted in all designations that allow residential uses provided that they are licensed by the approval authority.

3.20 HEIGHT EXCEPTIONS

Where height limitations are set forth in this By-law, such limitations shall not apply to water tanks, flag poles, lightning rods, lighting standards, ventilators, skylights, mechanical equipment, air conditioning ducts, antennae, satellite dishes, church steeples, belfries, clock towers, chimneys, electrical supply facilities, ornamental roof structures that contain no floor area and communications towers. Notwithstanding the foregoing, limitations prescribed by the Federal Ministry of Transportation or practices recommended by the Ministry with respect to height limitations shall prevail.

3.21 HOME BASED BUSINESS / HOME OCCUPATIONS

A Home Based business may be permitted in any designation where residential uses are permitted subject to the following:

1. The home based business shall clearly be secondary and accessory to the principal residential use;
2. The nature and scope of a home-based business shall not change the residential character of the dwelling or property;
3. The business is conducted by a person(s) residing on the premises;
4. No more than one person, other than a person(s) residing on the premises shall be engaged in the business;
5. The home business shall not occupy more than 25% of the total floor area of the dwelling and/or accessory structure used for home based business purposes;
6. There shall be no external display or advertising other than a sign, indicating that a part of the dwelling or dwelling unit is being used for a purpose other than residential. Such sign may be no more than 0.3 square metres (3.2 square feet) and shall be located either on the dwelling or as a free-standing sign which is located no closer than 4 metres (13.1 feet) to the front lot line **and is outside of the site triangle**;
7. The only retail use permitted shall be for those products substantially made on site or accessory and essential to the business;
8. Where instruction is carried on, no more than 5 pupils may be in attendance at one time;
9. The activity shall not create or become a nuisance, in particular, in regard to noise, odour, vibration, dust, fumes, traffic or parking outside the property limits;
10. No mechanical or electrical equipment is used except that which is reasonably consistent with the use of the dwelling;

11. One parking space per 20 square metres (215 square feet) of floor area used for the home occupation and one parking space for an employee shall be provided in addition to the required parking space for the residential use. Notwithstanding the above each home occupation shall have a minimum of one parking space dedicated to the home business.
12. There shall be no outside storage of materials;

3.22 ILLUMINATION

The use of sensitive lighting practices is required in accordance with the following:

1. Illumination shall not cause direct or indirect glare on a street that may interfere with traffic or pedestrian safety;
2. Illumination shall not consist of a colour or be so designed or located that it may be confused with traffic signals;
3. Illumination shall not cause direct or indirect glare on adjacent properties.

3.23 LANDSCAPING/GREENSPACE

Provisions for landscaped open space with respect to buffering non-compatible land uses are set forth in the specific land use designations of this By-law.

In any Residential, Commercial, Institutional or Employment designation any portion of any front yard which is not used for any other permitted use shall be exclusively devoted to landscaped open space.

Any land used for landscaped open space shall be included in the calculations of lot area, yard requirements, etc. as set forth in this By-law.

Where landscaping is required as a buffer, such landscaping shall be continuous except for lanes, driveways aisles or walkways which provide access to the lot.

3.24 LAND SUITABILITY FOR USE AND ORGANIC SOILS

Despite any other provisions of this By-law, no habitable building or structure shall be constructed, erected, altered or used on land which, by reason of its low lying, marshy, unstable character or which is located or may be located on organic soil, unless the proponent or applicant for development can demonstrate conclusively, through recognized scientific and/or engineering studies, that the physical constraint can be mitigated or overcome, and that the requirements of the Ontario Building Code with respect to construction can be met **and that any requirements of the Public Works Department can be met. A permit from the Mississippi Valley Conservation Authority may also be necessary.**

3.25 LOADING SPACE REGULATIONS

The owner or occupant of any lot, building or structure located in an Employment or Commercial designation, which involves the frequent receiving, shipping, loading or unloading of animals, goods, wares, merchandise or raw materials shall provide and maintain on the lot occupied by the building or structure, loading spaces in accordance with the following regulations:

3.25.1 Number of Spaces Required

The number of loading spaces provided shall be in accordance with the floor area of the building or structure as follows:

FLOOR AREA OF THE BUILDING	NUMBERS OF LOADING SPACES
250 square metres or less	0
Exceeding 250 square metres but not more than 1,000 square metres	1
Exceeding 1,000 square metres but not more than 7,500 square metres	2
Exceeding 7,500 square metres	2 plus 1 additional space for each additional 7,500 square metres of floor area, or fraction thereof, in excess of 7,500 square metres

Each loading space shall be at least 9 metres (29.5 feet) long, 3.5 metres (11.4 feet) wide and have a vertical clearance of 4.5 metres (14.7 feet).

The required loading spaces shall be provided on the lot occupied by the building or structure for which the spaces are required and such spaces shall not form part of any street or required parking area, and shall not be located within a required front yard or exterior side yard.

Access **and egress to and from** loading spaces shall be by means of a driveway at least 3.5 metres (11.4 feet) wide for one way traffic and 6.0 metres (19.6 feet) wide for two way traffic and located within the lot on which the loading spaces are located.

The loading space requirements shall not apply to any building or structure in existence at the date of the passing of this By-law so long as the floor area, as it existed at such date, is not increased. If an addition is made to the building or structure which increases the floor area, then additional loading spaces shall be provided as required in the chart of Section 3.25.1.

3.26 NON CONFORMING USES AND NON-COMPLYING PROVISIONS AND STANDARDS

3.26.1 Continuance of Existing Uses

Nothing in this By-law shall apply to prevent the use of any land, building or structure for any purpose prohibited by the By-law if such land, building or structure was lawfully used for such purpose on the day of the passing of the By-law so long as it continues to be used for that purpose.

3.26.2 Extension or Expansion of Existing Uses

Where the use of any land, building or structure is prohibited under this By-law, such land, building or structure shall not be extended except through a Class 2 Development Permit, provided that the non-conforming use of the building or structure existed on the day of the passing of this By-law and continues to be used for such purpose.

3.26.3 Prior Building Permits

Nothing in this By-law shall prevent the erection or use of any building or structure for which a building permit has been issued under the Building Code Act prior to the passing of this By-law, so long as the building or structure when erected is used and continues to be used for the purpose for which it was erected and provided the permit has not been revoked under the Building Code Act.

3.26.4 Road Widening

Nothing in this By-law shall prevent the use of any land, building or structure or the erection of any building or structure on a lot which does not comply to the minimum lot frontage and/or lot area and/or front yard setback and in the case of a corner lot, the exterior side yard setback, as a result of a road widening taken by the Town of Carleton Place, Lanark County or the Ministry of Transportation of Ontario, provided all other requirements of this By-law are complied with.

3.26.5 Reconstruction or Repair of Existing Building

A building or structure being used for legal non-conforming use may be reconstructed, renovated, repaired or strengthened to a safer condition where such building or structure was lawfully used for such purpose on the day of the passing of this By-law and continues to be used for such purpose, provided that the building or structure is constructed in conformity with the requirements of this By-law. Where such building or structure is also an existing legal non-conforming building or structure, the building or structure may be reconstructed, renovated, repaired or strengthened to a safer condition provided that the building or structure does not further reduce any designation requirements.

3.26.6 Addition to Existing Building or Structure

Nothing in this By-law shall prevent the renovation, extension or addition to a building or structure which is used for a purpose specifically permitted within the designation in which such building or structure is located and which building or structure existed at the date of passing of this By-law but which building or structure does not comply with one or more of the designation requirements of this By-law, provided such renovation, extension or addition does not further reduce the requirements of this By-law or any requirements of Ministries or agencies.

3.26.7 Existing Undersized Lots

Despite anything else contained in this By-law, where a vacant lot lawfully created having a lesser frontage and/or area than is required by this By-law is held under distinct and separate ownership from adjoining lots, according to the register for land in the Land Titles or Registry Office, on the date of the passing of this By-law, it may be used for a purpose permitted in the designation in which the said lot is located, provided it can be adequately serviced and that all other applicable provisions in this By-law are met.

3.26.8 Accessory Buildings

Nothing in this By-law shall prevent the erection of a building accessory to an existing non-conforming use provided that such accessory building complies with all relevant provisions of Section 3.2 of this By-law.

3.26.9 Change in Use

The non-conforming use of any land, building or structure shall not be changed except to a use which is in conformity with the provisions of the designation in which the land, building or structure is located and requires a Class 1 Development Permit for residential or Class 1A for non-residential, as per Section 2.17. Changes to a discretionary use requires a Class 2 application.

3.26.10 Non-Conforming by Reason of Metric Conversion

Existing lots, buildings and uses which cannot meet one or more metric standards in this By-law but which can meet the approximate value of the imperial equivalent standard shall not be deemed non-conforming for this reason only.

3.27 NOXIOUS USES

No use shall be permitted which from its nature or the materials used therein, is declared to be a noxious trade, business or manufacture by the Public Health Act or any regulations made there under.

3.28 OCCUPANCY RESTRICTIONS

All dwelling units are required to obtain an occupancy permit from the Chief Building Official **as per the Ontario Building Code**.

Human habitation shall not be permitted in any of the following buildings, structures, or parts thereof unless the building, structure or parts thereof meet all requirements **of this by-law**, the Fire Code, the Ontario Building Code and any other applicable regulations, policies, or Acts:

1. Any private garage or other building which is accessory to a residential use **subject to Section 3.36 (Secondary suites)**;
2. Any truck, bus, coach or street car body whether or not the same is mounted on wheels;
3. **Any basement located below the 100 year flood elevation as defined by the Mississippi Valley Conservation Authority;**

3.29 OUTSIDE STORAGE AND DISPLAY

No person shall use any lot or part thereof for outside storage, sales or display except as permitted by the By-law and as an area which has been specifically designed and set aside for such purpose, is fully integrated with the main use of the lot and is in accordance with the following:

3.29.1 Outside Storage

1. **Outside storage is only permitted within the Industrial Campus designation of the by-law.**
2. Outside storage shall not be permitted within any required front yard and exterior side yard.
3. **Any areas used for outside storage are to be fenced with wood screening and buffered with soft landscape elements.**
4. Where outside storage areas abut a designation in which residential uses are permitted, the required setback of the outside storage area shall be 10 metres (32.8 feet) and must also be visually screened from any designation in which residential uses are permitted.
5. Any areas used for outside storage shall be in addition to any minimum off-street parking or loading areas required by this By-law.

3.29.2 Outside Display

1. **Any areas used for outside display shall be in addition to any minimum off-street parking or loading areas required by this By-law.**

3.30 PARKING AND STORAGE OF VEHICLES

Except as provided herein, no vehicles shall be parked or stored in a Development Permit Area Designation in which residential uses are permitted unless the vehicle is located within a garage, carport, driveway, rear yard or exterior side yard designated parking area or on a street as permitted by Municipal By-law.

1. Each standard parking space shall have a minimum width of 2.75 metres (9.0 feet) and a minimum length of 6.0 metres (19.7 feet). Each barrier-free parking space shall have a minimum width of 3.7 metres (12.1 feet) and minimum length of 6.0 metres (19.7 feet).
2. Where reduced parking space dimensions are proposed such proposal shall be accompanied by a Parking Study undertaken by a Traffic Engineer that demonstrates the feasibility of the reduced standards for the development in question. The Parking Study shall address vehicular movements and access and potential impacts on adjacent properties as well as public and/or private roads.
3. Unless permitted elsewhere in this By-law, where two or more uses are permitted in any one building or on any one lot, then the off-street parking requirements for each use shall be calculated as if each use is a separate use, and the total number of off-street parking spaces so calculated shall be provided.
4. Parking area for more than four vehicles, supplementary regulations:
 - i. The parking area shall be constructed of asphalt paving, concrete, paver stones or similar materials and shall be maintained and treated so as to reduce dust, scattering of stones and similar undesirable effects on adjoining properties and shall incorporate drainage facilities that comply with the requirements of the Corporation.
 - ii. All ingress, egress, laneways, roadways and aisles must be constructed of asphalt paving, concrete, paver stones or such material as approved by the Director of Public Works.
 - iii. Ingress and egress directly to and from every parking space shall be by means of a driveway, land or aisle having a width of at least 6.0 metres (19.7 feet) for two-way traffic and 3.5 metres (11.5 feet) for one-way traffic where parking is angled.

- iv A minimum 3m (10 feet) landscape buffer strip is require between all parking lots and the property lines in the residential district. This can be reduced to 2m (6.5 feet) with the inclusion of a 6m (19.7 feet) privacy fence.
- iv Where an employment use is located adjacent to a residential use a 3m (10 feet) landscape buffer strip shall be provided between the parking lot and the property line.
- v In the Employment District all entrances to parking areas shall be well defined by signage and curbing. Parking lots shall provide landscape elements within islands, along thoroughfares and a minimum of 5m (16.4 feet) of buffered landscape area shall be provided within the 6m (19.7 feet) front yard setback to the parking area.

3.30.1 Motorcycle Parking

Motorcycle parking can be located in areas which may be unsuitable for vehicle parking due to size or shape and not intended for pedestrian traffic, however the parking must be clearly delineated by markings and barriers.

The minimum dimensions for each space intended for motorcycles or similar vehicles must be 1.0 m (3.3 feet) in width and 2.1m (6.9 feet) in length.

Motorcycle parking may be provided in addition to the prescribed spaces required by Section 3.30.3.

3.30.2 Barrier Free Parking

Wherever barrier-free access to a building is required under the Ontario Building Code, one barrier-free parking space shall be provided as per the following chart and shall be included in the total number of parking spaces required under the Schedule for Parking Requirement in Section 3.30.3.

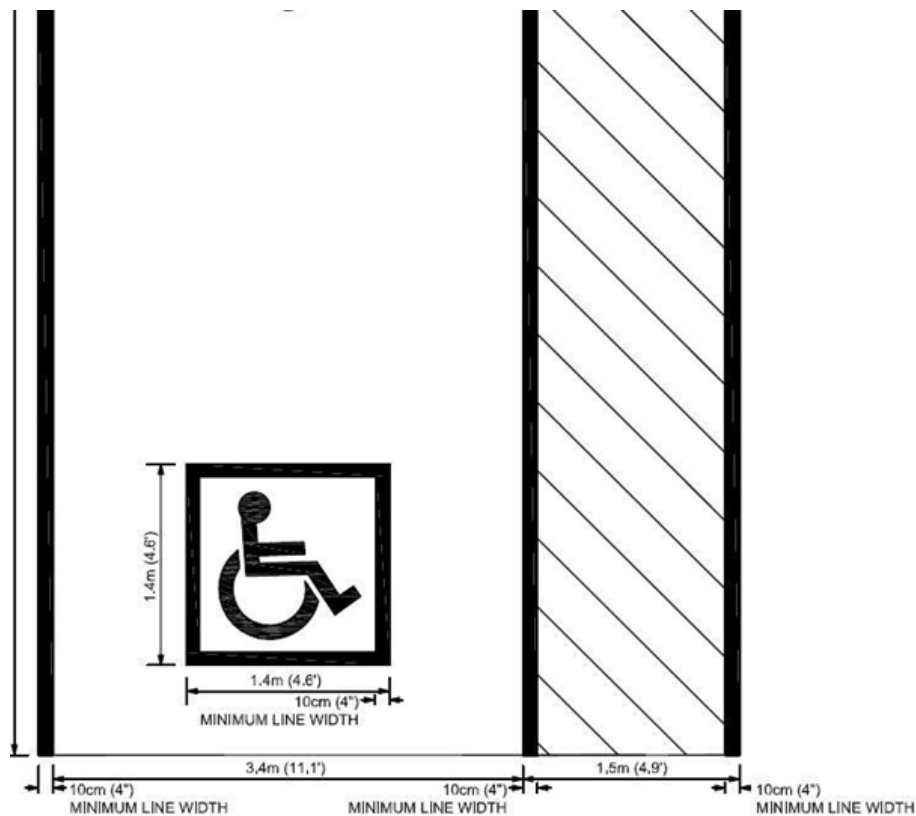
CAPACITY OF PUBLIC PARKING AREA	MINIMUM NUMBER OF SPACES TO BE RESERVED FOR PHYSICALLY DISABLED PERSONS
1-5	0
6-99	1
100-199	2
200-299	3
300-399	4
400-499	5
500 plus	6

The barrier free parking spaces shall be:

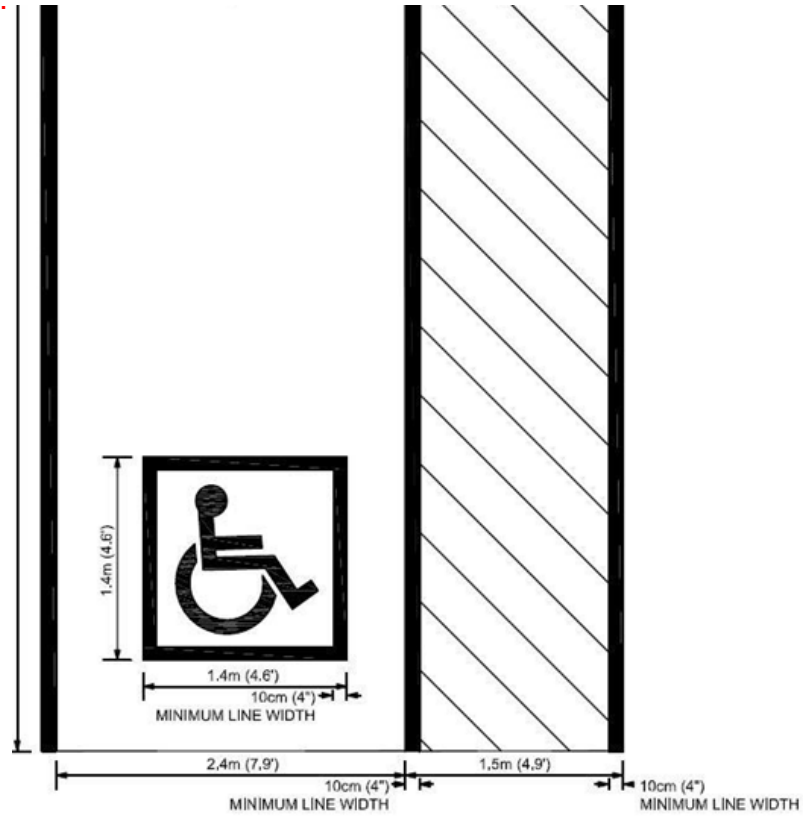
1. widths as per Type A and Type B illustrated in the diagrams following;
2. a minimum of 25% of Type A spaces to Type B spaces are required;
3. a minimum length of 6 metres (19.7 feet);
4. hard surfaced;
5. level;
6. identified by signage;
7. accessible via ramps, depressed curbs, or other appropriate means, and so placed as to permit easy access to or from a motor vehicle parked therein.

The widths shall be:

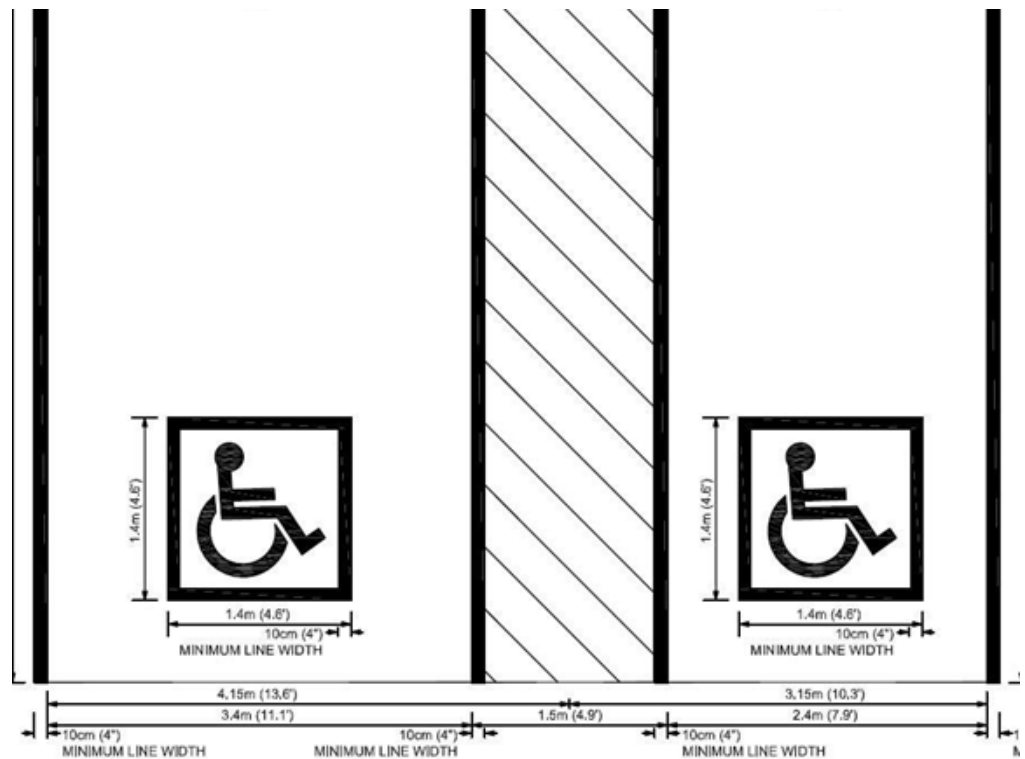
Type A accessible parking space that has a minimum width of 3.4m (11 feet) and a minimum depth of 6m (19.7 feet), with an access aisle of 1.5m (4.9 feet).



Type B accessible parking space that has a minimum width of 2.4m (7.9 feet) and a minimum depth of 6m (19.7 feet), with an access aisle of 1.5m (4.9 feet).



Type A and Type B spaces can share the access aisle between them for two accessible parking spaces.



3.30.3 Location and Number of Spaces

All required parking must be provided outside of the municipal right of way and may not encroach on the municipal sidewalk.

TYPE OF USE	MINIMUM PARKING REQUIREMENTS
Single-detached Dwelling, Semi-detached Dwelling, Duplex Dwelling, Townhomes	2 spaces per dwelling unit, one of which can be provided within a private garage
Accessory Dwelling Unit / Secondary Suite	1 space per dwelling unit
Apartment Dwellings, Senior's Residential Dwelling Unit and all other residential uses not specifically described herein	1.25 spaces per dwelling unit. Visitor parking shall be provided at 0.25 spaces per dwelling unit
Home for the Aged, Nursing Home, Long-term Care Facility, Assisted Living Retirement Home	0.25 per dwelling unit or rooming unit plus 1 per 100 square metres (1,076 square feet) of gross floor area used for medical, health or personal services
Auditorium, auction house, community centre, commercial sports and/or recreation centre, theatre and similar places of public assembly	1 space for every 4 seats, fixed or otherwise and where there are no seats, 1 space for every 20 square metres (215 square feet) of assembly space
Building supply store, garden centre, nursery, wholesale outlet, commercial greenhouse	1 space per each 20 square metres (215 square feet) of gross floor area and 1 space for each 35 square metres (376 square feet) of open storage
Clinic, Veterinary Establishment	6 spaces per practitioner
Building Contractor's, Printing and Publishing Establishment, Custom Workshop	1 parking space per 30 square metres (322 square feet) of gross floor area or fraction thereof, with a minimum of 4 spaces provided
Funeral Establishment	7 spaces per 100 square metres (1,076 square feet)
Institution	1 parking space per 100 square metres (1,076 square feet) of display/assembly area or fraction thereof, including basement area used for display, with a minimum of 4 parking spaces provided
Daycare Facility	1 space per employee and 1 space per 5 children
Group Home	1 space per 100 square metres (1,076 square feet), minimum 2 spaces provided

Retail store, personal service business, bank, off ce.	1 space per 20 square metres (215 square feet) of gross floor area, minimum 5 spaces
Home Occupations	One parking space per 20 square metres of floor area used for the home occupation and one parking space for an employee shall be provided in addition to the required parking for the residential use.
Hotel, Motel and Bed and Breakfast Establishment	1 space per guest unit and plus 1 parking space per 8 persons designated seating capacity of any accessory eating establishment
Manufacturing or warehouse	1 space for per 95 square metres (1,022 square feet) of Gross Floor Area plus 1 space per every 3 employees per shift
School	Two spaces per classroom
Private School	4 spaces per classroom
Automotive body shop, auto repair garage, automotive service station.	3 spaces per service bay and 1 space per employee
Automobile Washing Establishment	Self-Service operation: 2 waiting and 1 drying space per wash rack Conveyer operation: 5 waiting spaces per wash rack
Automobile Sales and Service, Automobile Rental Establishment, Recreation Vehicle Sales and Storage, Farm Implement Sales, Commercial Storage	2 spaces per 100 square metres (1,076 square feet) with a minimum of 4 parking spaces The provision of parking for the storage of new and used vehicles, boats or trailers for sale or lease, or service shall not be included as satisfying the provisions of this clause
Restaurant, restaurant drive thru, Brew Pub, night club, bar	1 space per 10 square metres (107.6 square feet) of Gross Floor Area
Place of Worship	1 space for every five seats, fixed or otherwise
All other uses not listed herein	1 space per 25 square metres (269 square feet)

Despite Section 3.30 of this by-law, if the calculation of the minimum parking space requirement results in a fraction, the minimum requirement shall be the next higher whole number.

The minimum parking requirements for **Residential and Non-Residential** uses required herein may be reduced or waived provided the owner enters into a Class 2 Development Permit **and the applicant submits a Parking Study undertaken by a Traffic Engineer to determine suitability of the request.**

3.30.4 Cash-in-lieu of Parking

The minimum parking requirements for Residential and Non-Residential uses required herein may be reduced or waived provided the owner enters into a Class 2 Development Permit agreement. The applicant must submit a Parking Study undertaken by a Traffic Engineer to determine suitability of the request.

A condition of the agreement will be the receipt of payment in accordance with the Fees and Charges Bylaw payable to the Town of Carleton Place, to satisfy cash-in lieu of parking requirements, per required space.

3.30.5 Parking in the Downtown District

Notwithstanding the foregoing, parking requirements in the Downtown District, as shown on Schedule A, shall be reduced to 0 spaces for non-residential uses and 1 space for each permitted residential dwelling unit.

3.30.6 Parking Restrictions in Residential Designations

The use of residential properties for the parking and storage of commercial or recreational vehicles shall be in accordance with the provisions of other relevant municipal By-law(s) as may be from time to time enacted under the Municipal Act.

3.31 PARKING OF BICYCLES

Except as may otherwise be provided for, the minimum number of parking stalls for bicycles, motorcycles or similar vehicles in addition to the required vehicle parking, must be provided as set out in the following:

USE	NUMBER OF REQUIRED SPACES
Apartment Buildings	0.5 space per dwelling unit plus 6 spaces for any development with 20 or more dwelling units, such spaces shall be in accordance with Section 31.1
Schools	1 space per 20 square metres of classroom plus 1 space per 800 square metres of office area; or 8 spaces, whichever is greater.
Offices	4% of required vehicle parking; or 8 spaces, whichever is less
Commercial Uses (unless otherwise noted), including Restaurants (excluding take-out only)	5% of required vehicle parking; or 8 spaces, whichever is greater
Convenience Store	8 spaces
Cinema, Community Centre, Commercial Sports and Recreation Centre	10% of required vehicle parking; or 8 spaces, whichever is greater
Industrial Use	4% of required vehicle parking; or 4 spaces, whichever is less

3.31.1 Bicycle Space Design Standards

All required spaces for bicycles, motorcycles or similar vehicles must be provided in accordance with the following design standards:

1. The minimum dimensions for each space intended for bicycles must be 0.6m (2 feet) in width and 1.8m (5.9 feet) in length with a 1.2m (3.9 feet) clear access aisle and 1.2m (3.9 feet) vertical clearance;
2. Bicycle spaces shall be secured by a locked door or shall include a securely anchored rack to which the bicycle frame and one wheel can be locked.
3. Bicycle parking stalls shall be located close to major building entrances.
4. The minimum dimensions for each space intended for motorcycles or similar vehicles must be 1.0m (3.3 feet) in width and 2.1m (6.9 feet) in length;
5. Motorcycle parking can be located in areas which may be unsuitable for vehicle parking due to size or shape and not intended for pedestrian traffic, however the parking must be clearly delineated by markings and barriers.

3.32 PERMITTED PROJECTIONS

Every part of any yard required by this By-law shall be open and unobstructed by any structure from the ground to the sky except the following structures;

STRUCTURE	MAXIMUM PROJECTION INTO REQUIRED YARD
Chimney breasts, sills, cornices fireplaces, window wells	1 metre (3.2 feet) into any required front, rear or side yard and a maximum width of 3 metres (9.8 feet). Not permitted in no-encroachment zone.
Bay windows, pilasters	1 metre (3.2 feet) into any required front, rear or exterior side yard and a maximum width of 3 metres (9.8 feet). Not permitted in no-encroachment zone.
Canopies which are at least 2.13 metres (7 feet) in vertical clearance above the finished grade.	2 metres (6.4 feet) into any required front, rear or exterior side yard. Not permitted in no-encroachment zone.
Canopies for entrances to apartment buildings and commercial buildings	Despite any other provisions in this By-law, a canopy or portico over a major entrance to an apartment building or commercial building may project into the required yard a distance equal to one half (1/2) the setback of the building from the street line. Not permitted in no-encroachment zone.
Heat pumps and air conditioners	1 metre (3.2 feet) into any rear yard only
Window awnings	1 metre (3.2 feet) into any required front, rear or exterior side yard. Not in no-encroachment zone.
Accessible ramps and walkways	A Class 1 Development Permit may be required subject to review. Not in no-encroachment zone.
Fire Escapes	1 metre (3.2 feet) into any required front, rear or exterior side yard. Not in no-encroachment zone.

3.32.1 DECKS, PORCHES, VERANDAS AND BALCONIES

Enclosed porches and verandas are subject to the same guidelines as the main structure they are attached to.

Notwithstanding the provisions in Sections 3.32.2, 3.32.3 and 3.32.4, the following also applies;

1. Stairs used to access decks/porches/verandas shall be setback at least 2.5 metres (8.2 feet) from any lot line or meet the minimum yard setback, whichever is lesser.
2. No part of a deck, porch, veranda, balcony and/or stairs shall encroach into the no encroachment zone.

Decks, unenclosed porches, verandas and balconies are subject to the following provisions:

3.32.2 Decks, Unenclosed Porches and Verandas - under 3.0m high

Decks, unenclosed porches and verandas that have a floor height of 3.0 metres (9.8 feet) or less measured from the average grade level adjacent to the deck are permitted in the front, interior side yard, exterior side yard and rear yard provided that they are:

1. No closer than the minimum required setback for the main building from the front, interior and exterior side lot line, and
2. No closer than 3.0 metres (9.8 feet) from the rear lot line.

3.32.3 Decks, Unenclosed Porches and Verandas - over 3.0m high

Decks, unenclosed porches and verandas that have a floor height of more than 3.0 metres (9.8 feet) measured from the average grade level adjacent to the deck are only permitted in the rear yard provided that the deck is not closer than the required minimum interior and exterior side yard setback for the main structure and is no closer than 5.0 metres (16.4 feet) from the rear lot line.

3.32.4 Balconies

Balconies located on the second storey or above shall be no closer than the minimum required setback for the main building from the front, interior and exterior side lot line.

3.33 PROHIBITED USES

Except as specifically permitted in this By-law, the following uses are prohibited:

1. No use shall be permitted within the **Town** which, from its nature or the materials used therein, is declared to be a noxious trade, business or manufacture.
2. All uses specifically not identified within each designation are not permitted unless a Class 3 Development Permit is approved.
3. Facilities for the housing and care of livestock.
4. Septic Systems and Wells except in accordance with Section 3.45.
5. Rooming/Boarding Houses.

3.34 PROVISIONAL APPROVALS

Subject to the conditions outlined in Section 2 of this By-law, a **Provisional** Development Permit may be approved and issued by the approval authority in accordance with the provisions of this By-law.

Provisional approval is defined as approval in principal subject to certain conditions of approval being met to the satisfaction of the Town of Carleton Place.

The applicant shall have maximum of one (1) year from the date of the issuance of a provisional approval to fulfill the condition or conditions of approval before approval lapses. **One** extension of provisional approval may be given upon submission of a formal request to the **Director** of Development Services of the Town of Carleton Place. The extension of a provisional approval shall be **for a period that can be reasonably considered to be necessary to allow for a proponent to meet the required conditions but such extension shall not exceed a period of one (1) additional year** from the date of lapsing of the original provisional approval.

3.34.1 Amendments to Provisional Approvals

Proposed amendments to a Provisional Approval of a Development Permit will be reviewed in accordance with the relevant sections of this By-law.

3.35 PROVISIONS FOR THE HANDLING AND TRANSFER OF PROPANE AND NATURAL GAS

Facilities relating to the handling and transfer of propane and natural gas, including tanks and associated compressors, pumps and other similar facilities shall not be located in any minimum required front, side or rear yard. All facilities must be setback a minimum of 30.0 metres (98.4 feet) from any residential use.

Notwithstanding the above the 30.0 metre (98.4 feet) setbacks from residential uses may be reduced in accordance with the findings and recommendations of a Noise Impact Assessment Study prepared by a qualified professional which demonstrates that there will be no adverse impact to residential uses and provided that a minimum 6.0 metre (19.7 feet) setback is maintained.

3.36 SECONDARY SUITES

Two (2) additional residential units may be permitted in a detached, semi-detached or townhouse, and one (1) residential unit in a building or structure ancillary to a detached dwelling, semi-detached dwelling or townhouse within the Residential District. No dwelling unit other than a single detached, semi-detached or townhouse dwelling, in the Residential District, shall be permitted to include an additional residential units.

An accessory building, or part of an accessory building, may be used as an additional residential units, in the Residential District, subject to compliance with the Ontario Building Code, Engineering review and a Development Permit agreement as per Section 2.17.

An additional residential units is permitted, within the Residential District, only in accordance with the following provisions;

1. The addition of the units shall not change the use of the subject lands;
2. A maximum of three (3) additional residential units shall be permitted on a residential lot;
3. The units shall not be permitted in a dwelling unit used as a private home daycare, a bed and breakfast establishment, or a group home;
4. New entrances for the units within an existing dwelling unit shall not be permitted on the front main wall of the main building facing a public road;
5. New entrances for a the unit in an accessory building shall be accessible from the street by a walkway or driveway in accordance with the Accessibility Act
6. Units located within a primary dwelling, an existing accessory building or a new accessory building shall not exceed forty percent (40%) of the gross floor area of the primary dwelling, exclusive of unfinished basement and garage floor areas.
7. Notwithstanding the minimum number of parking spaces required in Section 30, an additional residential unit shall require 1 parking space in addition to the required number of spaces for the main residential building;
8. Total lot coverage of all buildings cannot exceed 60%. Accessory building lot coverage cannot exceed 45% of any rear yard. Accessory building lot coverage cannot exceed 10% of the total lot area.

3.37 SEQUENCE OF DEVELOPMENT

No accessory use, building or structure shall be erected on any lot until the principal use has been established and the principal building or structure has been erected.

3.38 SETBACKS FROM A NATURAL WATERCOURSE

A setback of 30.0 metres (98.4 feet) is required from any natural watercourse for all development except as follows;

1. Where the shoreline has been hardened by means of a break wall the setback may be varied to 15.0 metres (49.2 feet)
2. Where it can be demonstrated through an Environmental Impact Study (EIS) prepared by a qualified professional that there will be no adverse impacts to the water-course due to development or site alteration the 30.0 metre (98.4 feet) setback may be reduced in accordance with the recommendations of the EIS.

The following **shoreline accessory structures** are permitted within the 30.0 metre (98.4 feet) setback:

1. Boathouse to a maximum length of 8.0 metres (26.2 feet) and;
2. Boatport to a maximum length of 8.0 metres (26.2 feet) and;
3. Dock to a maximum length of 8.0 metres (26.2 feet) and;
4. Stairs and landings, provided that the landings do not exceed the width of the stairs they serve and are not greater in width than 2.5 metres (8.2 feet) and;
5. Storage shed not exceeding 10.0 square metres (107 square feet);
6. No boathouse or boatport shall be used for the provision of sleeping quarters or include a kitchen or be used for the purpose of human habitation;
7. The maximum height of a boathouse or boatport shall not exceed 4.25 metres (13.9 feet).

3.39 SOURCE WATER PROTECTION

The Clean Water Act requires protection of an identified Water Intake from significant threats. The Town of Carleton Place obtains its municipal water from the Mississippi River. The Mississippi Rideau Source Protection Plan, 2014 outlines the areas of concern within the Town of Carleton Place that require monitoring and protection. The water intake is protected by zones identified on Schedule A to this By-law as Intake Protection Zones being IPZ 10 and IPZ 9. Properties identified within the three (3) Intake Protection Zones (IPZ) on Schedule A may be prohibited from certain uses or may require that a Risk Management Plan is developed to outline how the property owner will manage a significant threat to the drinking water.

3.39.1 IPZ 10, Prohibited Uses

The following uses are prohibited within the areas identified as IPZ 10 on Schedule A of this By-law:

1. On-site sewage system;
2. Stormwater Management Facility;
3. Sewage Treatment Plant;
4. Storage of Sewage;
5. Licensed Fuel Storage Facility;
6. Handling or Storage of Dense Non-Aqueous Phase Liquids (DNAPL's) and Organic Solvents;
7. Commercial Pesticide Storage;
8. Storage and handling of commercial fertilizer for retail sale of 2500 kg or more;
9. Snow dump;
10. Road salt storage facility.

3.39.2 IPZ 9, Prohibited Uses

The following uses are prohibited within the areas identified as IPZ 9 on Schedule A of this By-law:

1. Commercial Pesticide Storage;
2. Sewage Treatment Plant;
3. Storage of Sewage;
4. Snow dump;
5. Road salt storage facility.

3.39.3 General Source Water Protection Provisions

Notwithstanding Section 3.45, the installation of a new private septic system or leaching bed is not permitted within a IPZ 10 zone and properties must be connected to the municipal sewage system. Existing private septic systems will subject to inspections at five year intervals in accordance with Ontario Building Code.

A Risk Management Plan is required for fuel storage in excess of 2,500 litres in IPZ 10 for prohibited activities / land uses that were already existing on January 1, 2015 when the Source Protection Plan came into effect.

A Stormwater Facility constructed in an IPZ 9 zone is required to be built to Enhanced Level Protection Standards as described in the Stormwater Management Planning and Design Manual, MOECC 2003.

3.40 SPECIAL SETBACKS

The minimum separation distance for any lands designated as Class I, II and III Industrial shall be in accordance with the Ministry of the Environment Guidelines D-6.

The minimum separation distance for any fire hydrant is 1.5m. This includes hardened landscape features and driveways.

3.41 TEMPORARY USES

A **Class 2 Development Permit** will be required for any temporary use(s).

Any temporary use(s) must conform to the Official Plan of the Town of Carleton Place.

Notwithstanding **the above**, tarpauline structures shall conform to any municipal by-law as may from time to time be enacted under the Municipal Act.

3.42 USE BY A PUBLIC AUTHORITY UTILITY OR PUBLIC

The provisions of this By-law shall not apply to the use of any land or to the erection or use of any utility installation for the purpose of public service by the Town of Carleton Place, the County of Lanark and/or any public authority, any department of Government of Ontario or Canada, including any Hydro One Networks Inc. facilities pursuant to the Planning Act, or publicly licensed authority provided that where such land, building or structure is located in or abutting a zone in which residential uses of land are permitted;

1. No goods, materials or equipment shall be stored in the open;
2. Any building erected under the authority of this section shall not be used for the purpose of an office;
3. Any building or structure erected in a Residential designation under the authority of this paragraph shall be designed and maintained in general harmony with the residential buildings of the type permitted in the designation.

3.43 VARIATIONS

Variations to this By-law may be permitted subject to a formal application to the Town of Carleton Place. Approval of variations to By-law standards are subject to the following procedures:

1. Staff may vary the standards, provisions and requirements of this By-law as per the specific criteria below and Section 2.16 of this By-law and the Official Plan of the Town of Carleton Place;
2. Council may vary the standards, provisions and requirements of the Development Permit By-law up to 100% of the stated standards subject to the criteria outlined below and provided that the proposal is consistent with and complies with both the Official Plan of the Town of Carleton Place and the Provincial Policy Statement of the Province of Ontario and any other legislation as applicable.
3. All development proposals will be evaluated on the basis of Sections 13 and 14 to ensure appropriate built form design and compatibility.

The following regulatory standards, provisions and design requirements and/or administrative provisions shall be evaluated and adhered to before approval and issuance of a development permit:

1. Development will be restricted from areas of environmental hazards and/or physical limitations, such as poor drainage, organic soils, food susceptibility and erosion or steep slopes unless the proposal is shown to mitigate the hazard and physical limitations.
2. All development proposals will require demonstration of conformity to the Official Plan of the Town of Carleton Place and the Provincial Policy Statement, 2014. Supporting studies and reports may be required to demonstrate same prior to the approval and issuance of any development permit.
3. All development proposals will be evaluated with respect to adverse impacts as defined herein. The applicant will be required to demonstrate no adverse impact or provide for buffering to mitigate the adverse impact prior to the approval and issuance of any development permit.
4. Development proposals shall be subject to all requirements of this By-law.
5. A Development Permit will be issued by staff when satisfied that all criteria of this By-law have been met or as directed by Council.

Notwithstanding the foregoing, if the criteria of this By-law have not been met the application may be denied. The applicant may appeal the decision to the Local Planning Appeal Tribunal or make application to amend this By-law.

3.44 VEGETATION REMOVAL OR SITE ALTERATION

One of the goals of the Official Plan is to upgrade, maintain and rehabilitate the physical environment and the environmental quality of the water, shoreline and aquatic habitat through maintenance and improvements. As such, the Town, by means of this By-law requires that all development be setback 30.0 metres (98.4 feet) from the Mississippi River.

Notwithstanding the foregoing if the proposed development can demonstrate no adverse impact to the watercourse by means of an Environmental Impact Statement (EIS) undertaken by a professional qualified to perform the evaluation, the standards outlined above may be varied as determined by the EIS.

Street trees and the preservation of tree canopies shall be protected to the greatest extent possible. Accordingly, a Tree Preservation Plan is required in support of development applications.

Tree planting and tree preservation will occur so that all areas of the Town are provided with sufficient number of trees to maintain high standards of amenity and appearance. Where new development will result in the loss of existing wooded areas, a condition of development approval will require that the lost trees be replaced at a 1-3 ratio (1 new tree for every 3 trees removed). The replacement ratio will only apply to trees having a caliber of 200mm or more. The new trees will be planted within the boundary of the proposed development.

A Class 1 Development Permit is required where the type, location and scale of a development requires the removal of trees having a calliper of 200mm or more, in order to obtain relief from one or more of the standards of the by-law, provided these trees are beyond 30m of the river and unless a Class 2 or 3 application is applied for.

No trees shall be removed within 30m of the Mississippi River unless it can be proven to be a safety hazard.

Notwithstanding the foregoing an exception to allow for a portion of the replacement trees to be planted on public lands can occur. This will require review from the Urban Forest Committee and a Class 2 Development Permit. No more than one-third (1/3) of the total replacement trees required can be planted on lands other than the proposed development lands.

The caliber size and tree replacement species shall be a condition of development approval.

A Tree Preservation Plan may be required to identify any Hackberry Trees. Hackberry Trees will be protected to the greatest extent possible. If removal is required a replacement ratio of 1-1 is a requirement of this By-law.

3.45 WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS

Future development shall proceed on the basis of municipal water and sewers and storm drainage except as otherwise indicated herein. Full municipal services means piped sewage and water services that are connected to a centralized water and waste water treatment facility. Calculations for the uncommitted reserve capacity of water and sewer systems will be required, where necessary, to determine the capacity of services to support new development.

No person shall hereafter erect or use in whole or in part, any building or structure for any residential, commercial or industrial purposes on any land unless the use, building or structure is properly connected to an approved water supply and sewage disposal system

Notwithstanding the foregoing, the Town may consider permitting alternative servicing for specific properties subject to the approval and issuance of a Class 3 Development Permit. This will only be considered in isolated cases where full municipal services cannot be extended due to technical reasons. Alternative servicing may include individual on-site systems or communal services.

Where residential development on private services is proposed, it shall be on lots which are sufficiently large to satisfy the Lanark, Leeds and Grenville Health Unit requirements for septic systems.

In isolated cases where full municipal services cannot be extended due to technical constraints and where development is proposed on private services the applicant will be required to submit a hydrogeology study demonstrating the sites suitability for private services as well as a Servicing Options Study to the Town for review prior to any further consideration of the proposed development. The study shall demonstrate conclusively that fully serviced development is technically not feasible and in addition that proceeding on private services will not result in unplanned extensions to municipal services. In addition the applicant will be required to submit any permits and/or certificates required by any external agency prior to consideration of the permit application.