

detached residential **use**, a **planting strip** adjoining such abutting **lot line**, or portion thereof, shall be provided within the Institutional, Commercial, or Industrial **Zone**, or multiple unit **lot** with a minimum width of 3 metres.

Such required **planting strip** shall be used for no other purposes than planting a continuous, unpierced hedgerow of trees, evergreens or shrubs, or solid fencing not less than 1.5 metres high, immediately adjacent to the **lot line**, or portion thereof, where such **planting strip** is required. The remainder of the **planting strip** shall be used for no other purpose than the planting of ornamental shrubs, flowering shrubs, flower beds, grass or a combination thereof.

In all cases where ingress and egress driveways or walkways extend through a required **planting strip**, it shall be permissible to interrupt the **planting strip** within 3 metres of the edge of such driveway or within 1.5 metres of the edge of such walkway.

A **planting strip** or buffer screen referred to in this Section may form a part of any **landscaped open space** required by this By-law but shall not form part of a **required yard**.

### 3.26 PUBLIC USES

Nothing in this By-law shall prevent land from being used as a street or highway, or prevent the installation of a watermain, sanitary sewer, storm sewer, gas main, pipeline, overhead or underground hydro, communication line or high voltage electrical facilities owned, operated and maintained by Ontario Hydro or the Public Utilities Commission.

Notwithstanding any other provision contained in this By-law to the contrary, where a **public use** is specifically mentioned as a permitted **use** within a specific **zone** classification, then such **public use** shall only be permitted within that **zone** or **zones** and shall comply with the **Zone Provisions** of the **zone** or **zones** in which the **public use** is permitted, save and except that there shall be no minimum **lot area** or **lot frontage** requirement. This provision shall not apply to Crown agencies or the **Town of Fort Frances**.

- a) No goods, materials or equipment shall be stored outside the **building** or **structure** located on the **lot**, except as may otherwise be permitted under this By-law;
- b) The **Zone Provisions** of the Zone in which the **use** is located shall be complied with except as otherwise provided in this By-law;
- c) No **building** or **structure erected** in accordance with the provisions of this Section shall be used for the purposes of an **office** or maintenance or works depot; and,
- d) The **building** or **structure** shall be designed and maintained in general harmony with the uses permitted within the respective **zone**.

### 3.27 REDUCTION OF REQUIREMENTS

No **person** shall change the purpose for which any land, **building** or **structure** is **used** or **erect** any **building**, or **structure**, or addition to any **existing building** or **structure**, or reduce the area of any **lot**, if the effect of such action is to cause the original adjoining, remaining or new **building**, **structure** or **lot** to be in contravention with this By-law.

### 3.28 RESTRICTIONS ON DWELLING UNITS IN NON-RESIDENTIAL BUILDINGS

Notwithstanding any other provision of this By-law, to the contrary, no **dwelling unit** shall be located

within a portion of a non-residential **building** which has gasoline or other flammable fluids or hazardous materials stored in bulk for commercial purposes or in conjunction therewith, and without limiting the generality of the foregoing, a **dwelling unit** shall not be permitted within a **building** used for a **motor vehicle service station**, a **motor vehicle repair garage**, a motor vehicle body shop or a marine **service shop**.

Accessory dwelling units in non-residential buildings are permitted to occupy no more than 50% of the main floor area and may occupy 100% of the second or additional floor areas.

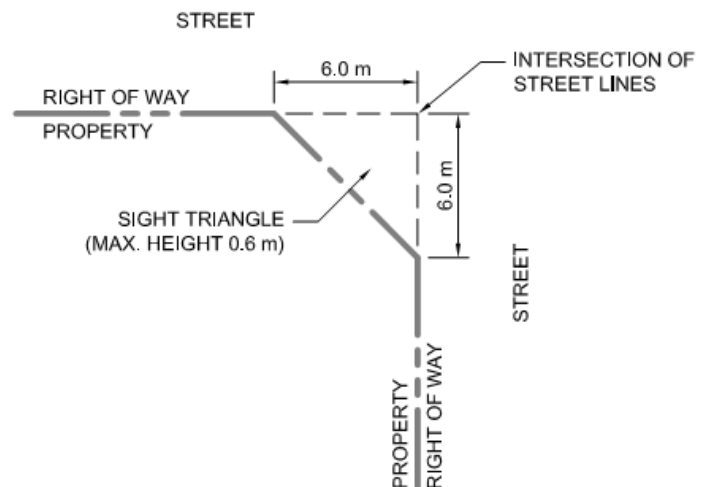
### 3.29 SECOND UNITS

A second **dwelling unit** may be permitted, in addition to the **principal dwelling unit** of a single detached and **semi-detached dwelling** subject to the following:

- a) the **dwelling unit** is located within the **principal dwelling**;
- b) one additional **parking space** is provided for the exclusive **use** of the secondary **dwelling unit**;
- c) the external appearance of the front façade of the dwelling is not altered;
- d) the requirements of the Building Code and Fire Code are met; and
- e) the unit does not exceed 40% of the **gross floor area** of the principal **dwelling unit**.

### 3.30 SIGHT TRIANGLES

On a **corner lot** fronting on two **Town** roads, within the triangular space formed by the street lines and a line drawn from a point in one street line to a point in the other street line, each such point being 6 metres measured along the street line from the point of intersection of the street lines, no **motor vehicle**, as defined in The Highway Traffic Act, R.S.O., 1980 c.198, as amended, shall be parked, no **building** or **structure** which would obstruct the vision of drivers of **motor vehicles** shall be **erected**. Such triangular space may hereinafter be referred to as a "sight triangle". Where the two street lines do not



intersect at a point, the point of intersection of the street lines shall be deemed to be the intersection of the projection of the street lines or the intersection of the tangents to the street lines.

### 3.31 SETBACKS FROM NAVIGABLE AND NON-NAVIGABLE WATERCOURSES, HAZARD LAND AND MUNICIPAL SURFACE DRAINS

Notwithstanding any other provisions of this By-law, a **building** in any zone is required to be no closer than 15 metres from the top of the bank of any **watercourse**, or municipal drainage ditch permanent or intermittent, which may or may not be navigable. In the case of **hazard lands**, no part of any **building** shall be constructed closer than 15 metres to the nearest point of the area to which the hazardous condition is deemed to exist.