

TOWNSHIP OF ST. CLAIR

**ZONE REGULATIONS**

TABLE "A" TO BY-LAW 17 of 2003

Zone	Section No.	Permitted Use Category	Lot Size		Max. Lot Coverage %	Minimum Yards (m)					Max. Building Height m.	Min. Landscaped Open Space %	
			Minimum Frontage	Minimum Area		Front	Interior Side (if attached garage)	Interior Side (if no attached garage)	Exterior Side	Rear			
AGRICULTURAL	A1	5.1	Agricultural Buildings / Structures	150 m	39 ha.	20	20	3	3	20	7.5	n/a	n/a
	A1	5.1	Single Detached Dwelling	45 m	0.8 ha.	30	20	3	3	20	7.5	10.5	n/a
	A1	5.1	Other / farm implement shed	45 m	8 ha.	30	20	3	3	20	7.5	10.5	n/a
	A1-R	5.2	Agricultural - Non Farm Rural Residential	50 m	8000 sq m	30	20	1.2	3	20	7.5	10.5	40
RESIDENTIAL-1 low-density	R1	6.1	Single Detached Dwelling	15 m	500 sq. m	35	6	1.2	1.2 on one side & 2.5 on other	6	7.5	10.5	40
RESIDENTIAL-2	R2	6.2	Single Detached Dwelling	12 m	500 sq. m	35	6	1.2	1.2 on one side & 2.5 on other	6	7.5	10.5	40
transition towards medium-density	R2	6.2	Semi-Detached Dwelling	8 m/dwelling unit	300 sq.m/dwelling unit	35	6	0 wall side / 3 unattached side ⊗	0 wall side / 3 unattached side ⊗	6	7.5	10.5	30
	R2	6.2	Duplex Dwelling	12 m	400 sq. m/dwelling unit	30	6	3	3	6	7.5	12	30
	R2	6.2	Triplex Dwelling	12 m	400 sq. m/dwelling unit	30	6	3	3	6	7.5	12	30
	R2	6.2	Converted Dwelling/Boarding House	See general provisions	See general Provisions	30	6	3	3	6	7.5	12	see general provisions
RESIDENTIAL-3	R3	6.3	Converted Dwelling/Boarding House	See general provisions	See general Provisions	30	6	3	3	6	7.5	12	see general provisions
transition towards higher-densities	R3	6.3	Triplex Dwelling	12 m	300 sq. m/dwellingunit	30	6	3	3	6	10.5	12	30
	R3	6.3	Townhouse Dwelling	30 m	300 sq. m/dwellingunit	40	6	0 wall side / 3 unattached side ⊗	0 wall side / 3 unattached side ⊗	6	10.5	12	30
	R3	6.3	Freehold Townhouse Dwelling	6 m	300 sq. m/dwellingunit	40	10.5	0 wall side / 4.5 unattached side ⊗	0 wall side / 4.5 unattached side ⊗	10.5	10.5	12	30
	R3	6.3	Multiple Dwelling	30 m	300 sq. m/dwellingunit	40	10.5	10.5	10.5	10.5	10.5	12	30
RESIDENTIAL-4 (Chenal Ecarte)	R4	6.4	Single Detached Dwelling	15 m	460 sq.m	35	6	1.2	1.2 one side, 2.4 other	6	6	10	30
RESIDENTIAL-5 (Stag Island)	R5	6.5	Single Detached Dwelling	as existing	as existing	30	ave. blg. line	1.2 one side, 2.4 other	1.2 one side, 2.4 other	6	5	8	30
RESIDENTIAL-6 (Fawn Island)	R6	6.6	Single Detached Dwelling	as existing	as existing	35	6	2.7	2.7	6	6	10	30
SUBURBAN RESIDENTIAL	RS	7.1	Single Detached Dwelling	30 m	2000 sq. m	25	ave blg. line *4	2 on one side, 4 on other	2 on one side, 4 other	30 or ave. bld. li.	12 or ave. bld li	10.5	30
INSTITUTIONAL	I1	8.1	All I Uses	18 m	500 sq. m	30	6	3	3	6	6	12	10
CENTRAL COMMERCIAL	C1	9.1	All C1 Uses	0 m	0 m	100	0	0 / 3 adjacent to residential use or street	0 / 3 adjacent to residential use or street	0 / 3 beside residential use or street	0 / 3 beside residential use or street	12	0
HIGHWAY COMMERCIAL	C2	9.2	All C2 Uses	20 m	700 sq. m	50	6	4.5	4.5	6	4.5	10.5	10
AGRICULTURAL COMMERCIAL	C3	9.3	All C3 Uses	30 m	0.8 ha.	30	15	3 on one, 7.5 other	3 on one side, 7.5 other	30	7.5	12	10
WATERFRONT COMMERCIAL	C4	9.4	All C4 Uses	15 m	500 sq. m	50	7.5	7.5	7.5	7.5	6	12	n/a
NEIGHBOURHOOD COMMERCIAL	C5	9.5	All C5 Uses	15 m	697 sq. m	35	7.6	6	6	7.6	7.6	5	20
COURTRIGHT COMMERCIAL	C6	9.6	Commercial	0 m	0 m	100	0	use or street	residential use or street	residential use or	residential use	12	0
COURTRIGHT COMMERCIAL	C6	9.6	Townhouse Dwelling	30 m	300 sq. m/dwellingunit	40	6	0 wall side / 3 unattached side ⊗	0 wall side / 3 unattached side ⊗	6	10.5	12	30
COURTRIGHT COMMERCIAL	C6	9.6	Freehold Townhouse Dwelling	6 m	300 sq. m/dwellingunit	40	10.5	0 wall side / 4.5 unattached side ⊗	0 wall side / 4.5 unattached side ⊗	10.5	10.5	12	30
COURTRIGHT COMMERCIAL	C6	9.6	Multiple Dwelling	30 m	300 sq. m/dwellingunit	40	10.5	10.5	10.5	10.5	10.5	12	30
INDUSTRIAL TYPE 1 (Light)	M1	10.1	All M1 Uses	30 m	6000 sq.m	50	15	4.5 / 3(*1)	4.5 / 3(*1)	15	12 / 3(*1)	14	30
INDUSTRIAL TYPE 2 (Medium)	M2	10.2	All M2 Uses	30 m	6000 sq.m	50	15	4.5 / 3(*1)	4.5 / 3(*1)	15	12 / 0(*2)	14	20
INDUSTRIAL TYPE 3 (heavy)	M3	10.3	All Type 3 Industrial uses	45 m	40 ha	50	153	30 / 153(*3)	30 / 153(*3)	153	153	16	30
INDUSTRIAL TYPE 3 (heavy)	M3	10.3	All Type 1 or Type 2 uses	30 m	6000 sq.m	50	15	4.5 / 3(*1)	4.5 / 3(*1)	15	12 / 0(*2)	14	30
WASTE DISPOSAL INDUSTRIAL	M4	10.4	All M4 Uses	153 m	40,000 sq. m	50	153	15 / 153(*3)	15 / 153(*3)	153	30 / 153(*3)	12	10
AGRICULTURAL INDUSTRIAL	M5	10.5	All M5 Uses	30 m	0.8 ha.	30	15	7.5	7.5	7.5	6	12	10
HAZARD	EP-H	11.1	see permitted uses section										
WETLAND	EP-WET	11.2	see permitted uses section										
WOODLOT	EP-WD	11.3	see permitted uses section										
NATURAL PROTECTION	EP-N	11.4	see permitted uses section										
OPEN SPACE-1 (Passive park)	OS1	12.1	All OS1 buildings/structures	15 m	500 sq. m	50	6	3	3	6	6	12	n/a
OPEN SPACE-2 (active park)	OS2	12.2	All OS2 buildings/structures	30 m	5,000 sq.m	30	6	6	6	6	6	10.5	n/a
FUTURE DEVELOPMENT	FD	13.1	(See Future Development Section)										

⊗ No side yard is required where a unit is attached to another unit.  
 - Zone Provisions for Site Specific Zones are found in the Zone sections.  
 (\*1) minimum setback is 3 m when abutting an industrial zone  
 (\*2) minimum setback is 0 m when abutting an industrial zone  
 (\*3) minimum setback is 153 m when not abutting an industrial zone or when abutting a public street  
 (\*4) where there is no established building line, the minimum front yard setback is 30 metres

