

**THE CORPORATION OF THE TOWNSHIP OF ZORRA
BY-LAW NUMBER 35-99**

A BY-LAW TO REGULATE THE USE OF LANDS, BUILDINGS AND STRUCTURES
IN THE TOWNSHIP OF ZORRA

The Corporation of the
Township of Zorra
ENACTS as follows:

SECTION 1.0

APPLICATION, ADMINISTRATION AND ENFORCEMENT

1.1 APPLICATION

- 1.1.1 The provisions of this Zoning By-Law shall apply to all lands within the limits of the Corporation of the Township of Zorra.
- 1.1.2 No *person* shall use any land, or *erect, alter* or use any *building, structure* or part thereof within the limits of the *Corporation* except in conformity with the provisions of this Zoning By-Law.
- 1.1.3 No *person* shall use any *building, structure* or part thereof, erected, or altered in contravention of this Zoning By-Law so long as such *building, structure* or part thereof, continues to contravene the provisions of this Zoning By-Law.
- 1.1.4 No *person* shall change the purpose of which any *lot, building or structure* is used or *erect, alter* or use any *building or structure* or sever any lands from any *existing lot* if the effect of such action is to cause the original, adjoining, remaining or new *building, structure* or *lot* to be in contravention of this Zoning By-Law.

1.2 ADMINISTRATION

This By-law shall be administered and enforced by such *person* or *persons* as shall be appointed from time to time by by-law of the *Corporation* as the *Chief Building Official*, the Building Inspector or the "By-Law Enforcement Officer", as required.

(Amended by By-Law 31-09)

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1.3 INSPECTION

The *Chief Building Official*, the *Building Inspector* or the By-Law Enforcement Officer, or an officer or employee of the *Corporation* acting under the direction of *Council* may enter upon any property or premises at any reasonable time for the purpose of administering or enforcing this Zoning By-Law.

(Amended by By-Law 31-09)

1.4 APPLICATION FOR PERMITS

1.4.1 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:

1.4.1.1 The true dimensions of the *lot* to be *built* upon or otherwise used.

1.4.1.2 The proposed location, *height* and dimensions of any *building, structure* or *use* proposed for such *lot*.

1.4.1.3 The proposed location and dimensions of any *yards, setback, landscaped open space, off-street parking spaces* or off-street loading facilities required by this Zoning By-Law.

1.4.1.4 The location of all *existing buildings or structures* on the *lot* shown on the plan.

1.4.1.5 A statement signed by the owner, indicating the exact *use* proposed for each aforesaid *building, structure, or use*, and giving all information necessary to determine if such proposed or *existing building, structure or use* conforms with the requirements of this Zoning By-Law.

1.4.2 In addition to the requirements of Subsection 1.4.1, an application for a building permit for a *building* to house livestock and poultry and/or for a manure storage facility, shall include information required for the application of *the Minimum Distance Separation Formula II (MDS II)*). An application for a building permit for a *building* to house livestock and poultry and/or manure storage facility shall require surveyed distances by an Ontario Land Surveyor where such distances are within **60 m** (196.85 ft) of the required distance, unless specifically exempted. All applications for minor variances to MDS II shall require surveyed distances by an Ontario Land Surveyor, where required by the *Chief Building Official*.

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(Amended by By-Law 31-09)

- 1.4.3 In addition to the requirements of Subsection 1.4.1, information for the application of the *Minimum Distance Separation Formula I (MDS I)* shall be required in accordance with the provisions of the following zones unless specifically exempted: A1, A2, AB, RE, RR, MG, MD, MA, MR, HC, I, REC, and V. An application for a building permit for a new or expanding *dwelling unit* shall require surveyed distances by an Ontario Land Surveyor where such distances are within **60 m** (196.85 ft) of the required distance, unless specifically exempted. All applications for minor variances to MDS I shall require surveyed distances by an Ontario Land Surveyor, where required by the *Chief Building Official*.

(Added by By-Law 85-07)

(Amended by By-Law 31-09)

1.5 **VIOLATIONS AND PENALTIES**

Every *person* who uses any *lot*, or *erects*, *alters* or uses any *building or structure* or any part of any *lot, building or structure* in a manner contrary to any requirements of this Zoning By-Law or who causes or permits such *use*, erection, or alteration or who violates any provision of this Zoning By-Law or causes or permits a violation, shall be guilty of an offence and upon conviction therefore shall forfeit and pay a penalty in accordance with the Planning Act, 1990, and every such penalty shall be recoverable under The Municipal Act and The Provincial Offences Act, R.S.O. 1990.

1.6 **VALIDITY**

If any section, clause or provision of this Zoning By-Law, including anything contained in Schedules "A", "B", "C", or "D" attached hereto, is for any reason declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the By-Law as a whole or any part thereof other than the section, clause or provision so declared to be invalid and it is hereby declared to be the intention that all the remaining sections, clauses or provisions of this Zoning By-Law shall remain in full force and effect until repealed, notwithstanding that one or more provisions thereof shall have been declared to be invalid.

1.7 **REMEDIES**

In case any *building or structure* is to be erected, altered, reconstructed, extended or part thereof is to be used, or any lot is to be used, in contravention of any requirement of this Zoning By-Law, such contravention may be restrained by action at the direction of the *Corporation* and such contravention may be remedied at the expense of the *person* in default with the *Corporation* recovering the expenses pursuant to the provisions of The Municipal Act in that behalf.

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1.8 REPEAL OF EXISTING BY-LAWS

By-Law 53-1980 of the Township of Zorra and all subsequent amendments, with the exception of zoning by-law amendments 20-99 and 28-99, are hereby repealed. All references to By-law 53-1980 in amendments 20-99 and 28-99 shall apply mutatis mutandis to this Zoning By-Law.

1.9 MINOR VARIANCES TO THE ZONING BY-LAW

Notwithstanding subsection 1.8, all minor variances granted during the period two years prior to the adoption of this Zoning By-Law, for relief from the provisions of By-law 53-1980 of the Township of Zorra, and to any amendments thereto, by the Committee of Adjustment for the Township of Zorra or the County of Oxford or by the Ontario Municipal Board shall remain in full force and effect and shall be considered minor variances to this Zoning By-Law and a building permit may be issued by the *Chief Building Official* provided that compliance has occurred with the terms and conditions of any decision of the Committee of Adjustment, the County or the Ontario Municipal Board.

(Added by By-Law 31-09)

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