



TOWN OF PLYMPTON-WYOMING

ZONING

BY-LAW 97 OF 2003

(passed by Council on November 26th, 2003)

By-law Excerpt - Fencing Requirements

- b) The Height of a Detached Accessory Building or Structure in a Residential Zone shall be measured from the finished floor to the highest point of the Building or Structure and shall not exceed 5.5 metres. In addition:
- i) there shall be no more than 1.5m clearance to truss bottom in any portion of any second floor, loft mezzanine or Attic space,
 - ii) no knee-wall shall be Permitted in any second floor, loft, mezzanine or Attic area,
 - iii) if the Building or Structure exceeds 3m Height, no portion of the roof shall have a pitch ratio of less than 4:12 (rise:run) or more than 18:12 (rise:run), and
 - iv) if the Building or Structure exceeds 4.5m Height:
 1. the main floor ceiling clearance shall not exceed 3.1m in any part,
 2. an access panel, but not windows and not doors, may be located in the exterior walls of any upper floor or attic and,
 3. the Interior Side and Rear Yards shall be a minimum of 2.4m.
- c) Any attached Accessory Building with a second Storey or Attic space shall be subject to Detached Accessory Building Height restrictions if there is no passage provided to the Main Building via the second Storey. (B/L 107/2010)

Private Swimming Pools

- d) A Private Swimming Pool shall not be considered as part of the Lot Coverage. Fences surrounding Private Swimming Pools shall comply with the By-laws of the Corporation regulating such fences. Private Swimming Pools shall be subject to the same Setbacks as required by **Section 3.3.3**.

Decks (Unenclosed)

- e) Decks (Unenclosed) and Detached gazebos shall not be considered as part of the Lot Coverage and shall be subject to the same Setbacks as Accessory Buildings or Structures in the Zone they are Permitted, except as provided for in **Section 3.13.1**, Yard Encroachments Permitted.

Fences and Walls (B/L 107/2010)

- f) The maximum Permitted Height of a fence, privacy wall or like feature in a Residential Zone shall be 2.5m provided that the fence is not located in a Sight Triangle (**see Section 3.16.4**) and that the maximum Permitted Height within 4m of the Front Lot Line shall be 1.1m.

3.3.5 Accessory Buildings and Structures on Rural Residential Lots (B/L 107/2010)

- a) On any Lot less than 2 Ha in Lot Area, located in the A1 or A2 Zones and containing a Dwelling, the provisions of Section 3.3.3 shall apply to any Detached Building or Structure with the following modifications:
- i) Minimum Interior and Rear Yard 2m
 - ii) Maximum Permitted Height 6m
 - iii) Maximum Ground Floor Area 190 m²

3.4 NON-CONFORMING USES

This By-law acknowledges that Section 34(9)(a) and (b) of The Planning Act, R.S.O. 1990, Chap. P.13, as amended, provides that "no By-law passed under this section applies:

3.16 SPECIAL SETBACK PROVISIONS

3.16.1 Setbacks from Watercourses

No Building or Structures shall be Erected, after the date of passing of this By-law closer than 15 metres from the Top-of-Bank of any Open Drainage Ditch or natural Watercourse, except where otherwise Permitted in an Environmental Protection – Lakeshore (EP-L) Zone.

3.16.2 Setbacks from Closed Drains, Sewers and Water Mains

No Building or Structure shall be Erected:

- a) Closer to the centre line of a municipal gravity Sanitary Sewer or Storm Sewer (including Closed Municipal Drains) than the sum of 0.3m, half the diameter of the service pipe, and the invert depth of the service. Notwithstanding, the setback shall not be less than 2.5m where the top of the footing of the Building or Structure is 30 cm or more below the invert of the service, or 5m where the elevation of the footing is located otherwise. (B/L 107/2010)
- b) Closer to the centre line of a municipal force main Sanitary Sewer or water line than the sum of 1.3m, half the diameter of the service pipe, and the invert depth of the service. Notwithstanding, the setback shall not be less than 3m where the top of the footing of the Building or Structure is 30 cm or more below the invert of the service, or 6m where the elevation of the footing is located otherwise. (B/L 107/2010)

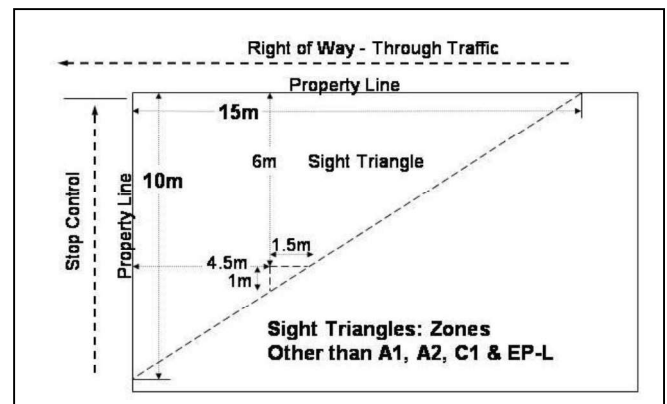
3.16.3 Setbacks from Sewage Treatment Facilities

No Residential, Institutional, Open Space, recreational or Commercial Use or Zone shall be Permitted closer than 100m from any Existing sewage lagoon.

3.16.4 Sight Triangles

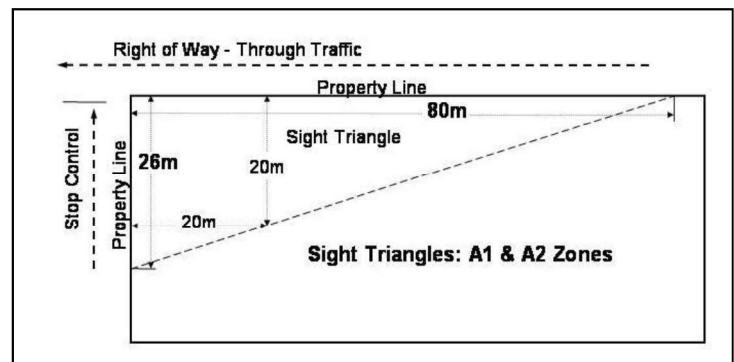
Within any area defined as a Sight Triangle, the following shall be prohibited:

- a) Any vegetation, shrubs or foliage planted or maintained higher than 1 metre above the elevation of the centre line of any adjoining Street. This requirement shall not apply to Agricultural Uses.
- b) A Finished Grade exceeding the elevation of the centre line of the Street intersection by more than 60 centimetres;
- c) Buildings, Structures, Signs or fences, the top of which exceeds the elevation of the centre line of the adjoining Streets by more than 1 metre in Height;



- d) In all Zones other than the C1 Zone, EP-L Zones, A1 Zone and A2 Zone, a Sight Triangle of 15m measured down the Street Line where traffic has the right of way and 10m down the other Street Line shall be required. Where both or neither Street Line is a designated right of way, a 15m by 10m Sight Triangle shall be required along both Street Lines. (B/L 107/2010)

- e) In the A1 Zone and A2 Zone a Sight Triangle of 80m measured down the Street Line where traffic has the right of way and 26m down the other Street Line shall be required. Where both or neither Street Line is a designated



right of way, an 80m by 26m Sight Triangle shall be required along both Street Lines. (B/L 107/2010)

f) Any driveway.

3.16.5 Petroleum Works

No new Building, Structure or Use shall be Erected closer than 75 metres to a Petroleum Well.

3.16.6 Setbacks from Wind Turbines & Meteorological Masts

With the exception of the setback described in Sections 3.31.1 g) iii), the Erection of a Livestock Facility and the Erection of a Dwelling on a Lot in a Residential or EP-L Zone, if there is any Setback, under Section 3.31, that a Wind Turbine or Meteorological Mast is required to meet from a Structure, Use or Zone, the establishment or expansion of any such Structure, Use or Zone shall meet the same Setback from a Meteorological Mast or a Wind Turbine, if the Wind Turbine has a rotor diameter greater than 6m. (B/L 104/2007)

3.17 (deleted - B/L 107/2010)

3.18 PLANTING STRIPS

A Planting Strip shall be located within the Zone and on the Lot for which it is required. It shall be planted, nurtured and maintained by the Owner of the Lot on which the Planting Strip is located. The responsibility of maintenance of trees and plants rests with the Owner.

3.18.1 Required Location

Where a Lot is for a non-residential purpose and:

- a) The Interior Side Lot Line or Rear Lot Line abuts any Residential Use or undeveloped land in a Residential Zone; or
- b) Where such Lot is in an Industrial Zone and the Front, Side or Rear Lot Line abuts a Street Line and the opposite Street Line abuts any Residential Use or undeveloped land in any Residential Zone;

Then the land adjoining such abutting Lot Line or Street Line shall be used for no purpose other than a Planting Strip in accordance with the provisions of this subsection.

3.18.2 Width

Where, in any Zone, land is required to be used for no purpose other than a Planting Strip, it shall have a minimum width of 3 metres measured perpendicularly to the Lot Line adjoining such Planting Strip.

3.18.3 Height

The minimum Height of a Planting Strip shall be 1.5 metres at the time of planting. Notwithstanding, any provision of this By-law, any Planting Strip located in a required Site Triangle shall not exceed the elevation of the centre line of any adjoining Street by more than 1 metre in Height.

3.18.4 Permitted Interruptions

Where a driveway or walk extends through a 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 such walk.

3.18.5 Landscaped Open Space

A Planting Strip may form part of any Landscaped Open Space required by this By-law.