

2.1 SCHEDULES TO THE BY-LAW

The following schedules are included in and form part of this By-Law.

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| Schedule "A" - | Zone Maps comprised of the Index Map, Key Map Legend and Key Maps 1 to 30 inclusive. |
| Schedule "B" - | Roads Designation Plan |
| Schedule "C" - | Parking Space Requirements comprising Schedule "C-1" and "C-2" inclusive. |
| Schedule "D" - | Groundwater Recharge Areas |

(Amended by By-Law 10-4592)

2.2 INTERPRETATION2.2.1. SHORT TITLE

This By-Law shall be cited as the "Zoning By-Law" of the Corporation of the Town of Ingersoll.

2.3 ZONE BOUNDARIES

Zone boundaries are construed to be property lines, *street lines*, railways, and boundaries of Registered Plans. In the case where uncertainty exists as to the boundary of any zone, then the location of such boundary shall be determined in accordance with the scale of Schedule "A" to the original drawing scale.

- 2.3.1 For the purposes of this By-Law, the definitions and interpretations given herein shall govern.
- 2.3.2 For the purposes of this By-Law, words used in the present tense include the future; words in singular number include the plural and words in the plural include the singular number; the word "shall" is mandatory; the word "used" shall include the words "intended to be used" and "designed to be used or occupied."
- 2.3.3 For the purposes of this By-Law, words that appear in *italicized* text, excluding headings or titles, are defined in Section 4.0.

December/10

2.3.4 Where a *lot* is situated in more than one zone, the *uses permitted* on the *lot* shall be the *uses permitted* within each zone, provided that each *use* is wholly contained within the zone in which it is permitted. All other provisions of the By-law shall apply to the whole of the *lot*.

Notwithstanding the foregoing:

- i) no *lot* shall have more than one residential *dwelling* on the whole *lot* except as specifically provided for in this By-law; or
- ii) where the main *use* is wholly situated in one zone, an *accessory structure* or *use* may be *permitted* another zone provided said *structure* complies with all provisions of Section 5, except that non-residential *accessory structures* shall not be *permitted* in residential zones.

(Added by By-Law 17-4949)

2.3.5 Where any land, *building* or *structure* is used for more than one non-residential *use*, all provisions of this By-law shall be complied with for each *use*, except in the case of *lot* area, *lot frontage*, *lot coverage* and minimum *yard* requirements in which case the most restrictive requirement shall apply.

(Added by By-Law 17-4949)

2.4 INTERPRETATION OF MEASUREMENT

Measurements are given in both metric and imperial units in this By-Law. For the purposes of this By-Law, the metric unit shall govern.

2.5 REGULATORY FLOOD AND FILL LINES

Mapping for the Regulatory Flood Plain and Fill Regulated Area is provided, or the extent of these areas has been estimated by the Upper Thames River Conservation Authority and has been mapped into Schedule "A". The Regulatory Flood Plain and Fill Regulated Area shall be updated as new information becomes available from the Conservation Authorities and Schedule "A" shall be updated accordingly without the requirement for a zoning by-law amendment.

(Amended by By-Law 10-4592)

June/17

2.6 GROUNDWATER RECHARGE AREAS

Mapping for the Groundwater Recharge areas is provided by the County of Oxford and has been mapped onto Schedule “D”. The extent of the existing Groundwater Recharge Areas shown on Schedule “D” shall be updated as new data becomes available without the requirement for a zoning by-law amendment.

(Amended by By-Law 10-4592)

2.7 ENVIRONMENTAL PROTECTION OVERLAYS

The Environmental Protection 1 (EP1) Overlay and the Environmental Protection 2 (EP2) Overlay have been mapped onto Schedule “A” at a scale of 1:25,000 or less. Due to the potential differences in scale between the source data for the environmental features comprising the EP1 and EP2 Overlay and the scale at which they are mapped in the Zoning By-Law, discrepancies may occur. Such discrepancies shall be resolved through an Environmental Impact Study or at the discretion of the Ministry of Natural Resources or Conservation Authority with jurisdiction. The EP1 and EP2 Overlay shall be updated as new data becomes available through Environmental Impact Studies or the Ministry of Natural Resources, the Conservation Authority with jurisdiction, or the County Official Plan. The extent of the EP1 and EP2 Overlays shown on Schedule “A” shall be updated accordingly without the requirement for a zoning by-law amendment.

(Added by By-Law 10-4592)

2.8 MINOR BY-LAW AMENDMENTS

The *Corporation* shall be permitted to make minor grammatical, typographic, cross reference and formatting changes to Town of Ingersoll Zoning By-Law 04-4160 without the requirement for an amendment to the Zoning By-Law.

(Added by By-Law 10-4592)

2.9 FIGURES AND APPENDICES

Figures, appendices, and illustrations are for interpretation purposes only and do not form part of Town of Ingersoll Zoning By-Law 04-4160, unless otherwise indicated.

(Added by By-Law 10-4592)

Sept.30/17