

**TOWN of PETROLIA**  
**TABLE "A" TO BY-LAW 63 of 2017**

**ZONE REGULATIONS**

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			
RESIDENTIAL - 1	R1	5	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
	R1	5	Duplex Dwelling	15 m.	400 sq. m. /dwelling unit	30	6	3	3	6	7.5	10.5	30
RESIDENTIAL - 2	R2	6	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
	R2	6	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	Duplex Dwelling	12 m.	400 sq. m. /dwelling unit	30	6	3	3	6	7.5	12	30
	R2	6	Triplex Dwelling	12 m.	400 sq. m. /dwelling unit	30	6	3	3	6	7.5	12	30
	R2	6	Converted Dwelling/Boarding House	as existing	as existing	30	6	3	3	6	7.5	12	See general provisions
RESIDENTIAL - 3	R3	7	Converted Dwelling/Boarding House	as existing	as existing	30	6	3	3	6	7.5	12	See general provisions
	R3	7	Triplex Dwelling	12 m.	300 sq. m. /dwelling unit	30	6	3	3	6	10.5	12	30
	R3	7	Townhouse Dwelling	30 m.	300 sq. m. /dwelling unit	40	6	0 wall side/3 unattached side	0 wall side/3 unattached side	6	10.5	12	30
	R3	7	Freehold Townhouse Dwelling	6 m.	300 sq. m. /dwelling unit	40	10.5	0 wall side/4.5 unattached side	0 wall side/4.5 unattached side	10.5	10.5	12	30
	R3	7	Multiple Dwelling	30 m.	300 sq. m. /dwelling unit	40	10.5	10.5	10.5	10.5	10.5	12	30
INSTITUTIONAL	I	8	All I Uses	18 m.	500 sq. m.	30	6	3	3	6	6	12	10
GENERAL COMMERCIAL	C1	9	All C1 Uses	0 m.	0 sq. m.	100	0 m,/* max.	0/3 adjacent to residential use	0/3 adjacent to residential use	0/3 beside residential use	0	12	0
HIGHWAY COMERCIAL	C2	10	All C2 Uses	20 m.	700 sq. m.	35	6	4.5	4.5	6	4.5	10.5	10
GENERAL INDUSTRIAL	M1	11	All M1 Uses	50 m.	2,500 sq. m.	60	8	4.5	4.5	8	4.5	12	10
LIGHT INDUSTRIAL	M2	12	All M2 Uses	30 m.	2,000 sq. m.	60	8	4.5	4.5	8	4.5	12	10
WASTE DISPOSAL INDUSTRIAL	M3	13	All M3 Uses	45 m.	40,000 sq. m.	50	150	30	4.5	150	30	12	10
PETROLIA DISCOVERY	PD	14	All PD Uses			20	7.5	7.5	7.5	7.5	7.5		
OPEN SPACE	OS	15	All OS Uses	30m.	5,000 sq. m.	5	6	6	6	6	6	10.5	n/a
ENVIRONMENTAL PROTECTION	EP	16	(See Environmental Protection Section)										
FUTURE DEVELOPMENT	FD	17	(See Environmental Protection Section)										

- o A maximum front yard setback of 2 metres applies on those lands in the downtown commercial area between King/Centre Streets and Oil/Tank Streets and zoned C1
- o No side yard is required where a unit is attached to another unit