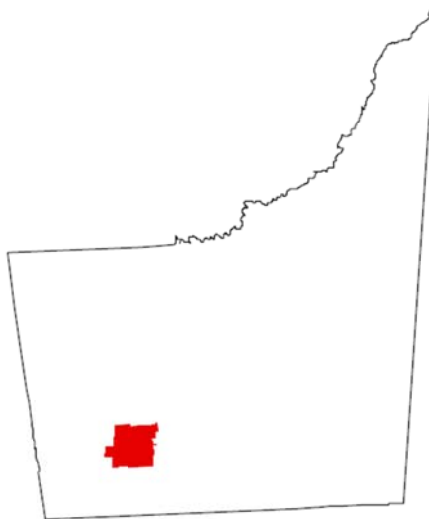




Township of King

Zoning By-law for the Nobleton Urban Area



By-law No. 2016 - 71

Final for Council Adoption | July 11, 2016

Prepared by MMM Group Limited, a member of WSP Global Inc., for the Township of King



Preamble (How to Use this By-law)

This Preamble does not form a part of the Zoning By-law but is provided for convenience purposes only.

1. Overview of Zoning By-laws

A Zoning By-law is a detailed municipal by-law that regulates:

- a) the types of land uses and activities that may occur on a property or within buildings; and
- b) the height, location, massing and character of buildings and structures.

The specific matters that may be regulated by a Zoning By-law are outlined in Section 34 of the Ontario Planning Act, 1990, as amended. Zoning By-laws are used by most municipalities in Ontario to manage land use compatibility and manage the character and appearance of neighbourhoods and communities. Zoning By-laws are also prepared to implement the policies of a municipality's Official Plan, which establishes goals and policies respecting the types of permitted land uses and desired built form within different geographic areas of the municipality. The Zoning By-law is used to translate these policies into more specific permitted land uses, and requirements for lot and buildings.

A Zoning By-law is primarily implemented through the Building Permit application process. Where a property owner or occupant wishes to construct something on their property, and applies for a Building Permit, the proposal must be consistent with the provisions of the Zoning By-law. If the proposal is not consistent, the applicant can:

- a) apply for a minor variance to seek relief from the provisions of the Zoning By-law;
- b) apply for a rezoning (Zoning By-law Amendment) to change their zone or seek major relief from the provisions of the Zoning By-law; or
- c) the applicant can rework their proposal so that it complies with the Zoning By-law.

2. Overview of the Nobleton Urban Area Zoning By-law

This Zoning By-law regulates the use of land and buildings and the massing, location, height and character of buildings and structures for all lands known as the Nobleton Urban Area. The Nobleton Urban Area is delineated by the Nobleton Urban Area Boundary in the Community Plan. It consists of the built up portion of Nobleton, along with some lands that are intended for future development, subject to planning policy. All properties in the Nobleton Urban Area, shown on Schedule "A" as the "defined area", are subject to the provisions of this Zoning By-law. The remainder of properties in the municipality is subject to Zoning By-law 74-53, and any amendments passed since that By-law was originally passed in 1974.

Preamble (How to Use this By-law)

The Nobleton Urban Area Zoning By-law is structured similarly to other Zoning By-laws in Ontario. It contains:

1. **Administrative provisions** are outlined in Part 1. This includes penalties where someone contravenes the requirements of the Zoning By-law, and clauses to govern how the Zoning By-law is to be read and interpreted.
2. **Definitions to assist in interpreting the By-law** are contained in Part 2. Definitions are critical to ensuring the Zoning By-law is interpreted consistently and can be understood by all. Accordingly, the Zoning By-law contains hundreds of definitions.
3. **General provisions** are provided in Part 3. These provisions will apply depending on the proposed use, or on the characteristics and context of the lot. These provisions include detailed requirements for swimming pools, home occupations, accessory buildings (e.g., detached garages), and many more subjects that will be applicable depending on the context.
4. **Parking and loading requirements** are outlined in Part 4, including bicycle parking requirements. Most uses are required to have a certain number of parking spaces provided to accommodate vehicles. Some uses are required to have loading spaces to accommodate. In this By-law, some uses are also required to provide and maintain a certain number of bicycle parking spaces.
5. **Section 5 defines the ‘zones.’** Part 5 goes hand in hand with Schedule “A”, the Zoning Schedule. All lands subject to the By-law are shown on Schedule “A”. All lands are also subject to a “zone” which defines permitted uses and lot and building requirements. Other special provisions are shown on Schedule “A”.
6. Sections 6 through 9 provide the **permitted uses, lot and building requirements** for the Residential zones, Commercial Zones, Employment Zones and Other Zones, respectively, as delineated on Schedule “A”.
7. Section 10 includes **provisions that bring the Zoning By-law into effect.**

All provisions of the By-law are intended to be read in conjunction with one another. It is always important, when reading a Zoning By-law, to identify all applicable provisions throughout the document.

The headings, sections and provisions of this By-law are organized in a hierarchy, as follows:

1. A ‘Part’ is one of ten major sections.

1.1 A ‘Section’ is a component of a Part, numbered in the format “1.1” for example (Section 1 of Part 1).

1.1.1 A ‘Subsection’ is a numbered component of a Section, and is organized as 1.1.1, for example Subsection 1 of Section 1 of Part 1).

1.1.1.1 A further ‘Subsection’ may be necessary in the format of 1.1.1.1.

a) A ‘Clause’ falls under a section or a subsection and is lettered, as “a)” for example.

i) A ‘Subclause’ is a component under a clause, and is numbered with Roman numerals, such as i).

1. A ‘Paragraph’ is a component of a subclause, and is numbered.

3. Checking the Zoning and Applicable Provisions for a Property

Zoning By-law users are a diverse audience. Some readers will want to examine how the Zoning By-law addresses a certain issue or regulates a certain use (e.g., how does the Zoning By-law regulate home occupations? In which Zones are apartment buildings permitted?) Other users are responsible for administering the By-law and must understand it in great detail.

Most readers, however, will use a Zoning By-law in order to determine what they are permitted to do on their property. Following is an outline of the steps one may typically take to determine what types of regulations apply to their property:

- 1. Identify your property on Schedule “A”:** A good first step is to locate your property on Schedule “A”. Schedule “A” consists of five maps, including Schedule “A” (zoning for the entire Nobleton Urban Area) and Schedules “A-1” to “A-4”, which provide a zoomed-in version of the zoning within one of four quadrants of the community. All of the maps show the same information, but at different scales. To assist in locating your property, think about where your property is located in relation to the intersection of King Road and Highway 27. If it is to the northwest, your property will be shown somewhere on Schedule “A-1”. If it is to the northeast, your property will be shown somewhere on Schedule “A-2”. If your property is to the southwest, your property will be shown somewhere on Schedule “A-3”. Finally, if your property is to the southeast, your property will be shown on Schedule “A-4”. All properties are shown on Schedule “A”.

Note that the provisions of Section 5 may assist you in reading and interpreting Schedule “A”.

If your property is not included within the defined area of this By-law, then it is subject to Zoning By-law 74-53, as amended, and not subject to this Zoning By-law.

- 2. Make a note of what zoning applies to your property on Schedule “A”:** You have located your property. You will be able to identify how your property is zoned. The zones are identified within thick black boundaries and are also colour-coded in the legend. Make a note of your property’s relevant zone symbol (e.g., “R1”).

In some cases, your property may have suffices applying to the zone symbol (e.g., a holding symbol (H) or an exception zone, as denoted by a dash followed by a number). Make a note of these suffices.

Your property might also fall within one of two “overlays” – an orange hatched area represents that your property is subject to the Toronto and Region Conservation Authority Regulated Area. A yellow hatched area indicates your property is within the Oak Ridges Moraine Conservation Plan Area.

- 3. Check if your property is Affected by Schedule “B”:** Schedule “B” illustrates the wellheads in Nobleton, along with significant threat areas. If your property is within “Significant Threat Area 1” or “Significant Threat Area 2”, make a note of this.
- 4. Check the permitted uses and regulations applying to your zone:** Every property has some base zone applying to it (e.g., R1). For Residential Zones (e.g., R1, R1A, R1B, etc.), you will find a list of uses that are permitted on your property in Section 6. For Commercial Zones (e.g., CA, C1, C2, etc.) you will find a list of permitted uses and lot and building requirements in Section 7. For Employment Zones (E1 and E2), the list of permitted uses, lot and buildings requirements are under Section 8, and for all other Zones, these requirements are included in Section 9.

Many properties are subject to a site-specific exception zone, as represented by a dash and a number (e.g., R1-4 is an exception zone). If this is the case, your property has special provisions that apply. These provisions will supersede all other provisions of the Zoning By-law. To find the applicable special provisions, refer to Section 6.5 for Residential zones, 7.5 for Commercial zones, 8.5 for Employment Zones and 9.5 for Other Zones, and locate the exception number that corresponds with the symbol shown on your property.

If your property was subject to a holding symbol (H), refer to Section 5.3. A holding symbol indicates that permitted uses will be limited until the holding symbol is lifted by by-law, and this will require the owner to meet certain conditions.

- 5. Understanding permitted uses and lot and building requirements:** The permitted uses for each zone are organized in a matrix. The uses permitted on your property are

represented by a dot corresponding with the applicable zone symbol. Similarly, the lot and building requirements are organized in a matrix. For each zone, you will find requirements for lot frontage, front yard setback, rear yard setback, maximum building height, and other requirements.

It is important to read the definitions associated with the terminology used in this By-law. All of the uses permitted in this By-law are associated with a definition. Many technical terms are also defined, such as lot frontage, lot coverage, and front yard setback, for example. Where a term is defined, you will see it appear in *italics* in this text for convenience.

6. **Locate the Other Provisions that May Apply:** The types of uses and lot and building requirements are principally regulated by the zone requirements. However, Section 3 contains provisions that apply to certain permitted uses. For example, there are provisions that are specifically applicable to swimming pools, accessory buildings, home occupations, automobile service stations, and many other uses.

Further, if your property was included in a Significant Threat Area as shown on Schedule “B”, the associated general provisions will apply. These provisions restrict the use of certain chemicals and limit land uses in order to help protect our drinking water.

7. **Consider the Administrative Provisions of the Zoning By-law:** Section 1 of the Zoning By-law contains some provisions that can help you understand how to read and use the By-law and what the penalties are for contravening the Zoning By-law. A reader should be familiar with these provisions as they may be essential depending on your circumstance.

4. **Confirming with the Township**

It is always a good idea to consult with the Township about your construction project, as Township staff will help you determine whether your project will comply with the applicable provisions of the Zoning By-law. For significant developments, consultation with the Township may also be required.

5. **Relationship to Other By-laws, Regulations, Legislation, etc.**

The Zoning By-law does not supersede or trump any other legislation, regulations or municipal by-laws. In fact, depending on your proposal or the use of your property, other laws may apply. It is the property owner’s responsibility to understand what laws will apply to their land use or their construction project.

The municipality administers other by-laws that are related to this Zoning By-law. For example the Township administers a sign by-law to regulate signs. This Zoning By-law does not regulate signage. The Township administers a by-law that regulates and provides a process for licensing certain businesses, subject to conditions, such as the Township’s Kennel By-law.

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These by-laws essentially 'build' on the Zoning By-law's requirements, and should be considered "in addition to" the Zoning By-law's requirements.

The laws and regulations of the Province, the Federal Government and other agencies may also apply. Some uses may be subject to Provincial/Federal licensing or regulation. It is not the role of the Zoning By-law to integrate with the regulations or laws of other government. The Township can help you identify what other laws and regulations might apply to your project.

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Part 1 | Administration

1.1 Title

This By-law may be cited as the “Zoning By-law for the Nobleton Urban Area.”

1.2 Defined Area (Nobleton Urban Area Boundary)

- a) This By-law applies to all lands designated on Schedule “A.”
- b) The lands subject to this By-law, as delineated on Schedule “A”, are hereinafter referred to as the *defined area*. The *defined area* is considered to consist of lands within the Nobleton urban area boundary as defined by the in-effect Official Plan.

1.3 Zoning Administration

This By-law shall be administered by a *person* designated from time to time by *Council*.

1.4 Compliance with this By-law

No *person* shall *use* any land, *building* or *structure*, or *erect* any *building* or *structure*, except in accordance with the provisions of this By-law.

1.5 Certification of Occupancy

No change may be made in the *use* of any land or the *use* of any *building* or *structure* unless a Certificate of Occupancy is obtained from the *Municipality*.

1.6 Applications and Plans

A Certificate of Occupancy shall be applied for, and coincident with, every application for a building permit, in accordance with the following provisions:

- a) Every application for a Certificate of Occupancy shall be accompanied by plans, in duplicate, drawn to an appropriate scale as required by the building inspector or other designated official of the *Municipality* based upon an actual survey by an Ontario Land Surveyor showing:
 - i) the true shape and dimensions of the *lot* to be *used*, and upon which it is proposed to *erect* any *building* or *structure*;
 - ii) the proposed location, *height* and dimensions of the *building*, *structure* or work in respect of which the permit is applied for;

- iii) the location of every *building* or *structure* already erected on or partly on such *lot*, and the location of every *building* upon contiguous *lots*;
 - iv) the proposed location of *parking spaces*, *loading spaces*, bicycle parking areas, *driveways* and *landscaping* areas including *planting strips*; and
 - v) other such information as may be necessary to determine whether or not every such *building*, *structure* and work conforms with the requirements of this By-law.
- b) Every such application shall be signed by the registered owner of the *lot* or by the owner's agent duly authorized thereunder in writing and by the *building inspector* or other designated official of the *Municipality*, and every application shall set forth in detail the current and proposed *use* of the *lot* and any *building* or *structure* thereon, together with all information necessary to determine whether or not every such proposed *use* of *land*, *building* or *structure* conforms with the requirements of this By-law.

1.7 Remedies

In case any *building* or *structure* is or is proposed to be *erected*, *altered*, reconstructed, *extended* or *enlarged*, or any *building* or *structure* or part thereof is or is proposed to be *used*, or any land is or is proposed to be *used*, in contravention of any requirements of this By-law, such contravention may be restrained by action at the instance of any ratepayer of the *Municipality* pursuant to the provisions of the Planning Act, 1990, as amended, in that behalf.

1.8 Severability

If any section, subsection, clause or other provision of this By-law including anything contained in the Schedules 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, subsection, clause or other provision so declared to be invalid and it is hereby declared to be the intention that all the remaining sections, subsections, clauses and other provisions of this 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.

1.9 Inspection of Land, Buildings and Structures

The *building inspector* and *by-law enforcement officer* are hereby authorized to enter at all reasonable hours for the purposes of inspection upon any property or *premises*.

1.10 Penalty

Every *person* who contravenes a provision of this By-law and, if the *person* is a corporation, every director or officer of this corporation who knowingly concurs in the contravention, is guilty of an offence and on conviction is liable to fines under the Planning Act, 1990, as amended.

1.11 Scope

In their interpretation and application, the provisions of this By-law shall be held to be the minimum requirements adopted for the promotion of the public health, safety convenience or general welfare.

1.12 Certain Words

In this By-law, words used in the present tense include future; words in the singular number include the plural; words in the plural include the singular number; and the word "used" includes "arranged, designed or intended to be used"; the word "shall" is mandatory and not directory.

1.13 Abbreviations

In this By-law:

- a) "m" means metres;
- b) "ha" means hectares; and
- c) "m²" means square metres.

1.14 Diagrams and Illustrations

Unless explicitly stated otherwise, diagrams and illustrations used in this By-law are provided for convenience purposes only and do not form part of this By-law.

1.15 Conflict

In the event of a conflict or difference between any provisions of this By-law, then the provisions that are most restrictive shall apply.

1.16 Relationship to Other By-laws, Legislation, etc.

- a) Nothing in this By-law shall serve to relieve any *person* from any obligation to comply with the requirements of any other By-law of the *Municipality* or any law or regulations of the *Region*, the Toronto and Region Conservation Authority, the *Province* or the Government of Canada.
- b) In the event of conflict between this By-law and any other by-law, regulation or law, the more restrictive requirements shall apply.

1.17 Transition

1.17.1 Building Permits

- a) Nothing in this By-law shall prevent the *erection of a building or structure* in accordance with a building permit application submitted prior to the date of passing of this By-law, provided the building permit is in accordance with all prior zoning by-laws that affected the *lot* before this By-law came into effect.
- b) This By-law is deemed to be modified to the extent necessary to permit a *building or structure* that is *erected* in accordance with clause a) of this subsection.

1.17.2 Planning Applications

- a) Nothing in this By-law shall prevent the *erection of a building or structure* in accordance with any minor variance, site plan, consent, plan of subdivision or plan of condominium that has been submitted and deemed complete by the *Municipality*, or approved or conditionally approved by the relevant approval authority before the passing of this By-law, provided the application complies with all prior zoning by-laws that affected the *lot* before this By-law came into effect.
- b) This By-law is deemed to be modified to the extent necessary to permit a *building or structure* that is *erected* in accordance with clause a) of this subsection.

1.17.3 Automatic Lapse of Transition Provisions

- a) Section 1.17 shall lapse and is deemed to be deleted three years after the date of passing of this By-law. For clarity, this provision shall not require an amendment to this By-law to take effect.

1.18 Technical Revisions

Provided the purpose, effect, intent and meaning of this By-law are in no way altered or affected, the following technical revisions to this By-law are permitted without a Zoning By-law Amendment:

- a) Changes to the numbering, format, arrangement and order of text, tables, schedules and maps;
- b) Additions to and revisions of technical information on the schedules, including but not limited to: topographic information, road labels, notes, legends, colours, shading and title blocks;
- c) Corrections to punctuation, grammar, typographic, spelling or mathematical calculation errors; and
- d) Changes to illustrations and diagrams which do not form an operative part of the By-law as provided by Section 1.14.

Part 2 | Definitions

2.1 Interpretation

- a) For the purpose of this By-law, all words shall carry their customary meaning, as defined in the Webster’s New World Dictionary, except for those defined hereinafter in section 2.2.
- b) In the event of conflict, *Council*, in consultation with the *Zoning Administrator*, shall have sole discretion for interpreting the meaning of words.
- c) For convenience purposes only, the terms defined in section 2.2 are *italicized* throughout this By-law.

2.2 Defined Terms

The following index is provided for convenience only and does not form part of this By-law.

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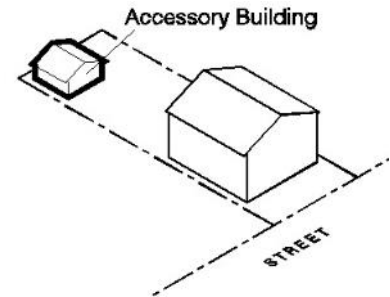
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In this By-law, unless the context otherwise requires,

1. **Abattoir:** means *premises* where animals are slaughtered for the purposes of processing or rendering.
 2. **Accessory Building or Structure:** means a *detached building or structure* that is not *used* for human habitation, but the *use* of which is naturally and normally incidental to, subordinate to or exclusively devoted to a *principal use or building* and located on the same *lot* therewith, and includes a *detached private garage or a carport*.
 3. **Accessory Dwelling Unit:** see *dwelling*.
 4. **Accessory Retail:** means the part of a *building or structure* used for the *accessory* retail sale of goods or items produced on the *premises* in accordance with the provisions of this By-law.
 5. **Accessory Use:** means a *use* naturally and normally incidental to, subordinate to, and exclusively devoted to, a *principal use* and located on the same *lot* as the *principal use*.
 6. **Addition:** means, in reference to a *building or structure*, an expansion of the *building or structure*.
 7. **Adult Entertainment Establishment:** means *premises* or part thereof, used in the pursuance of a trade, calling, business or occupation, if:
 - a) goods or services appealing to or designed to appeal to erotic or sexual appetites or inclinations, and shall include, without limiting the generality of the foregoing, the sale of goods, services or entertainment in which partial or complete nudity is a feature or characteristic; and/or
 - b) services appealing to or designed to appeal to erotic or sexual appetites or inclinations, including body rubs, but excluding any services offered or solicited for the purpose of medical or therapeutic treatment and performed or offered by persons otherwise duly qualified, licensed or registered to do so under the laws of the *Province*.
-



- 8. Agricultural Use:** means
- a) a use of land, *buildings* or *structures* for the purpose of animal husbandry/beekeeping, dairying, fallow field crops, forestry, fruit farming, horticulture, apiaries, bee-keeping, sod farming, market gardening, pasturage, poultry-keeping, or any other farming use;
 - b) includes the growing, raising, packing, treating, storing and sale of produce produced on the *premises* and other similar *uses* customarily carried on in the field of general agriculture and which are not obnoxious; and
 - c) includes the manufacture of value added agricultural products from the produce grown as part of the *agricultural use*.
-

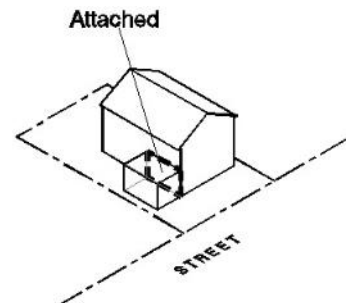
- 9. Alter:** means, in reference to a *building* or *structure*, any change in a bearing wall or partition column, beam, girder or other supporting member of a *building* or *structure* or any increase in the area or cubic contents of a *building* or *structure*. Alteration shall have a corresponding meaning.
-

- 10. Amenity Area:** means an outdoor space, unobstructed by *buildings* or *structures*, which is directly accessible to the *dwelling*, is not located in the *front yard* or *exterior side yard*, and is designed and intended to be used as passive or active recreational space for the residents of a *dwelling unit* or provided for communal use by residents of a *dwelling*. This may include a private or communal *deck*, *seating area*, *patio*, *balcony*, *terrace*, play area, sports facility such as a tennis court, fitness area, lounge and *swimming pool*. No portion of an *amenity area* shall be used as a *parking area* or as a *driveway*.
-

- 11. Apartment Dwelling:** see *dwelling*.
-

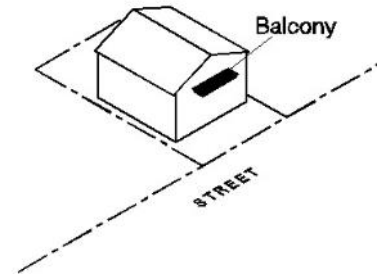
- 12. Art Gallery:** means *premises* or part thereof used for the display or sale of finished artwork.
-

- 13. Attached:** means a *building* otherwise complete in itself, which depends for structural support, and complete enclosure, upon a division wall or walls shared in common with adjacent *building* or *buildings*.
-



14. **Automobile Body Repair Garage:** means a *building* or place used as a *motor vehicle* repair shop including auto body repairs and spray painting and where automobile fuels or lubricants may be stored or kept for sale and where mechanical repairs may be carried on and which may include an *automobile washing establishment* as an *accessory use*. An automobile body repair garage shall not include the sale of *motor vehicles*.
-
15. **Automobile Repair Garage:** means a *building* or place used for the mechanical repair of *motor vehicles* is carried out and where the provision of fuels or lubricants is incidental to the *principal use* and which may include an *automobile washing establishment* as an *accessory use*.
-
16. **Automobile Sales and Service Establishment:** means *premises* used for the display, sale, lease or rental of new and/or used *motor vehicles*, and which may include an *automobile washing establishment* and *automobile repair garage* as *accessory uses*. An automobile sales and service establishment shall not include a *scrap yard*.
-
17. **Automobile Service Station:** means *premises* where gasoline or other motor fuels are kept for sale and for delivery directly into a *motor vehicle* and which may include a *convenience retail store*, *automobile washing establishment* and/or *take-out restaurant* as *accessory uses*. An automobile service station shall not include the sale of *motor vehicles*.
-
18. **Automobile Washing Establishment:** means a *building* or part thereof used for the operation of automobile washing equipment which is automatic, semi-automatic and/or coin operated.
-
19. **Bake Shop:** means a *building* or part thereof wherein the *principal* activity is the retailing of baked goods, including incidental baking of products for retail sale on the *premises* only.
-
20. **Bakery:** means a *building* or part thereof wherein the *principal* activity is the baking of goods, including the preparation, storage, wrapping and packing and other activities associated with the preparation for sale and distribution.
-

21. Balcony: means a platform with or without roofs and with or without foundation *attached* to, and extended horizontally from, one or more *main walls* of a *dwelling* with access to the platform exclusively from within the *dwelling*.



22. Basement: means one or more *storeys* of a *building* located below the *first storey*. **See also the definition for *walkout basement*.**



23. Bed and Breakfast: means an establishment that provides sleeping accommodation (including breakfast and other meals, services, facilities and amenities for the exclusive use of guests) for the travelling or vacationing public in up to three guest rooms within a *dwelling* that is the principal residence of the proprietor of the establishment.

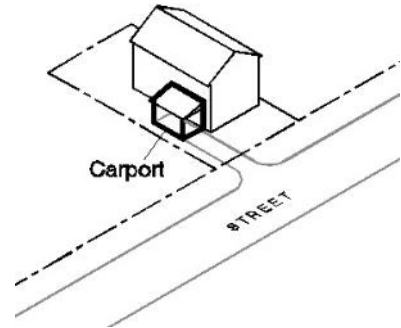
24. Building: means any *structure* whether temporary or permanent, *used* or built for the shelter, accommodation or enclosure of persons, animals, materials or equipment. Any tent, awning, bin, bunk or platform, silo, vessel or vehicle used for any of the said purposes shall be deemed a *building*.

25. Building Inspector: means the officer or employee of the *Municipality* from time to time charged by the *Municipality* with the duty of administering the provisions of the Building By-law and/or the Building Code Act, 1992, as amended.

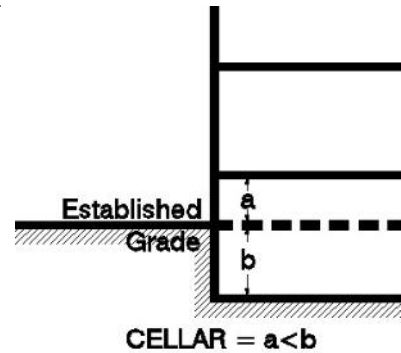
26. Building Supply and Equipment Depot: means *premises used* for the storage, sale, rental and lease of equipment and supplies used in construction.

27. By-law Enforcement Officer: means the officer or employee of the *Municipality* from time to time charged by the *Municipality* with the duty of administering and/or enforcing the provisions of all municipal by-laws.

28. Carport: means a roofed structure intended for the temporary storage of a *motor vehicle* built in conjunction with and attached to a dwelling. No more than two (2) sides may consist of a solid or enclosed wall, nor shall there be any type of door where the automobile enters.



29. Cellar: means that portion of a *building* which is partly or entirely underground but has more than one-half of its *height* from finished floor to finished ceiling below the *established grade* level adjacent to the exterior walls of the *building*.



30. Cemetery: means a cemetery as defined by the Funeral, Burial and Cremation Services Act, 2002, as may be amended from time to time.

31. Clinic: means *premises used* by qualified *medical practitioners*, dentists, osteopaths or other *drugless practitioners*, having treatment rooms, laboratories, administrative *offices*, waiting rooms and facilities for at least one practitioner and used for the public or private medical, surgical, physio-therapeutic or other human health purpose.

32. Club: means *premises used* as a meeting place for members of an organization and includes a lodge, a fraternity or sorority house and a labour union hall.

33. Cluster Townhouse Dwelling: see *dwelling*.

34. Commercial Greenhouse: means a *building* for the growing of flowers, fruits, vegetables, plants, shrubs, trees and similar vegetation which are not necessarily transplanted outdoors on the same *lot* containing such greenhouse, but are sold directly from such *lot* at wholesale or retail. **See also the definition for *Farm Greenhouse*.**

- 35. Commercial School:** means a school of seven or more pupils conducted for gain in such fields as academics, arts, crafts, *motor vehicle* driving, language, modelling, hairdressing, gymnastics, beauty, culture, dancing, music, golf, yoga, martial arts, photography, business or trade, engineering, computer technology and any other such specialized school conducted for gain. A commercial school does not include any other *use* as defined herein.
-
- 36. Commercial Use:** means the *use* of land, *buildings* or *structures* for the purpose of buying and selling commodities, and supplying of services as distinguished from such *uses* as manufacturing or assembling of goods, warehousing, transport terminals, construction and other similar *uses*.
-
- 37. Commercial Vehicle:** means a *motor vehicle* having permanently attached thereto a truck or delivery body and includes ambulances, hearses, casket wagons, fire apparatus, buses and tractors used for hauling purposes.
-
- 38. Committee of Adjustment:** means the Committee of Adjustment for the *Municipality* as constituted by the By-law of the Council pursuant to Section 41 of the Planning Act, 1990, as amended.
-
- 39. Community Centre:** means any tract of land, or *building* or *buildings* or any part of any *buildings used* for community activities whether *used* for commercial purposes or not.
-
- 40. Conservation Use:** means the *use* of land dedicated towards the protection, stewardship and management of natural heritage features and functions, hydrological features and functions, ecological features and functions, and for the purposes of this By-law, includes the *structures* of a *public authority used* only for managing the resource and for managing natural hazards, such as flood and slope control.
-
- 41. Convenience Retail Store:** means a *retail store* serving the daily or occasional needs of the residents in the immediate area with a variety of goods such as groceries, meats, beverages, dairy products, patent medicines, sundries, tobacco, stationary, hardware, magazines and newspapers.
-
- 42. Corner Lot:** see *lot*.
-

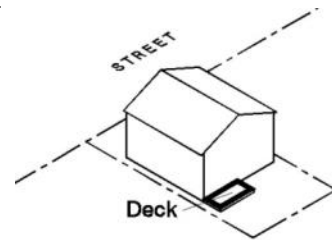
43. Custom Workshop: means *premises* where the design and/or custom production of clothing articles, drapes and slipcovers, venetian blinds, handmade leather goods, millinery, orthopedic and prosthetic appliances, weaving, awnings, signs, gold and silver engraving and other non-offensive, non-dangerous custom production of any article or thing, but does not include any factory production or any shop or factory otherwise classified or defined in this By-law.

44. Council: means the Council of the Corporation of the Township of King.

45. Child Care Centre : means a child care centre as defined in the Child Care and Early Years Act, 2014, as amended.

46. Day Spa: means a type of *personal service shop* used for therapeutic treatment of persons, such as massages, beauty treatment, hairdressing services and may include the retail sale of goods incidental to the services of the day spa.

47. Deck: means an *attached* or freestanding platform or series of platforms not covered by a roof or *building* and which has direct access to the ground.



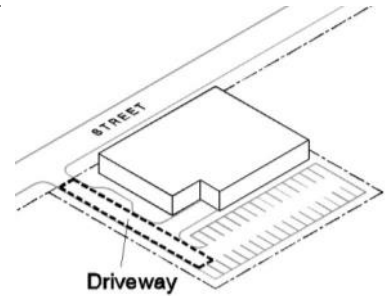
48. Defined Area: means all lands subject to this By-law, consisting of lands within the Nobleton urban area boundary, and as delineated on Schedule “A”.

49. Dense Non Aqueous Phase Liquid (DNAPL): means chemicals that are both denser than water and do not dissolve readily in water, and therefore tend to sink below the water table and only stop when they reach impenetrable bedrock. DNAPLs include, for example: 1, 4-Dioxane, Tetrachloroethylene/ Perchloroethylene (PCE), Trichloroethylene (TCE), Vinyl Chloride (VC) and Polycyclic Aromatic Hydrocarbons (PAHs).

50. Development: means the creation of a new *lot*, a change in *use*, or the construction of *buildings* and *structures* requiring approval under the Planning Act, 1990, as amended.

51. Drive-through: means land and associated *structures* used to take orders or provide a service to patrons while remaining in their *motor vehicle*.

52. Driveway: means a vehicular accessway providing access from a *street* to a *building* or property, a *loading space*, a *parking area* or a *private garage*.



53. Drugless Practitioner: means a drugless practitioner within the meaning of the Drugless Practitioners Act, 1990, as amended. **See also the definition for *Medical Practitioner*.**

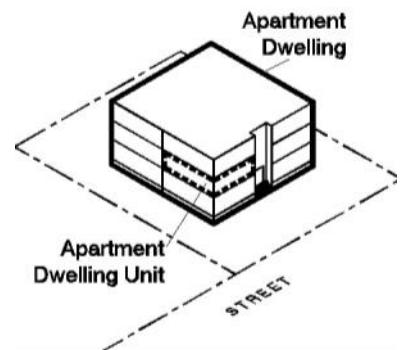
54. Dry Cleaning Establishment: means a *building* or part thereof where articles of clothing are dropped off and picked up but excludes facilities where the actual dry cleaning of clothing is carried on.

55. Duplex Dwelling: see *dwelling*.

56. Dwelling: means a separate *building* containing one or more *dwelling units*.

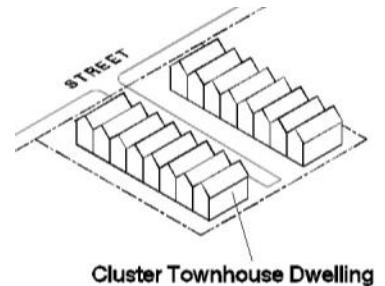
a) Accessory Dwelling Unit: means a *dwelling unit* that is *accessory* to a non-residential use on a *lot*.

b) Apartment Dwelling: means a *building* with four or more *dwelling units* which have a common entrance from the *street* level and the occupants of which have the right to use in common, halls and/or stairs and/or elevators and yards. An *apartment dwelling unit* shall correspondingly mean a *dwelling unit* contained in an *apartment building* or a *dwelling unit* contained as part of a *building* used for a mix of residential and non-residential uses.

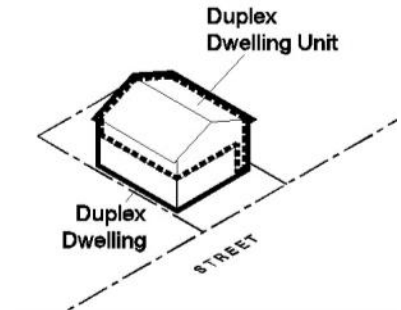


c) Apartment Dwelling Unit: means a *dwelling unit* contained in an *apartment dwelling* or a *dwelling unit* contained as part of a *mixed-use building*.

d) Cluster Townhouse Dwelling: means a *townhouse dwelling* that does not have individual *frontage* on a public *street*. **See also *Street Townhouse Dwelling*.**

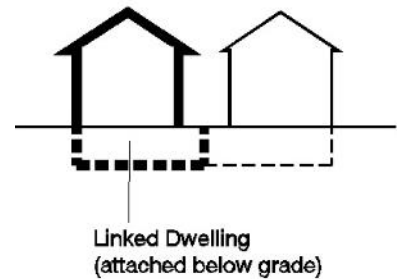


e) Duplex Dwelling: means a *building* that is divided horizontally into two *dwelling units* each of which has an independent entrance either directly or through a common vestibule.



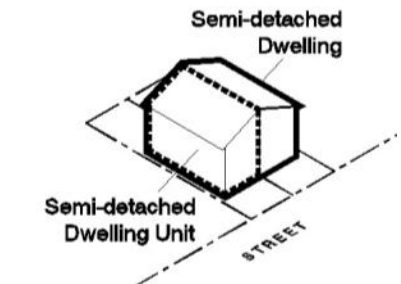
f) Duplex Dwelling Unit: means a *building* that is divided horizontally into two *dwelling units* each of which has an independent entrance either directly or through a common vestibule.

g) Dwelling Unit: means one or more rooms in a *building* used or intended to be used as a single housekeeping unit, in which food preparation and sanitary facilities are provided and which has a private entrance from outside the *building* or from a common hallway or stairway inside the *building* but does not include a tent, cabin, *trailer*, or a room or suite of rooms in a *hotel* or *motel*.



h) Linked Dwelling: means a *dwelling unit* that is attached to another *dwelling unit* below grade but is not attached above grade.

i) Semi-Detached Dwelling: means a *building* that is divided vertically into two *dwelling units* each of which has an independent entrance.



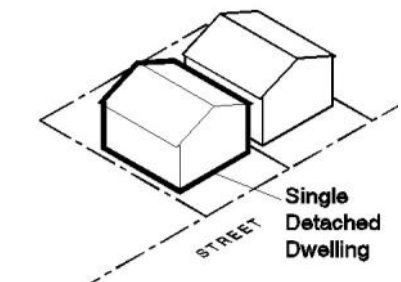
j) Semi-Detached Dwelling Unit: means a *dwelling unit* within a *semi-detached dwelling*.

k) Single Detached Dwelling: means a completely detached *dwelling unit*.



l) Street Townhouse Dwelling: means *townhouse dwellings*, each of which has individual *frontage* on a public *street*. **See also Cluster Townhouse Dwelling.**

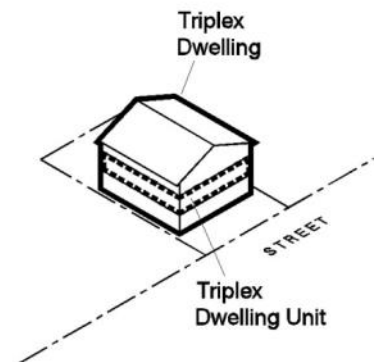
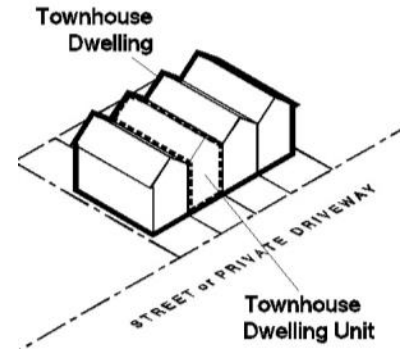
m) Townhouse Dwelling: means a *building* that is divided vertically into at least three (3) but not more than six (6) *dwelling units*, each of which has independent entrances, to a *front yard* and *rear yard* immediately abutting the front and rear walls of each *dwelling unit*. **See also Cluster Townhouse Dwelling and Street Townhouse Dwelling.**



n) Townhouse Dwelling Unit: means a *dwelling unit* within a *townhouse dwelling*.

o) Triplex Dwelling: means a *building* that is divided horizontally into three *dwelling units*, each of which has an independent entrance either directly or through a common vestibule.

p) Triplex Dwelling Unit: means a *dwelling unit* within a *triplex dwelling*.



57. Encroach: means an intrusion of a *building* or *structure* into a required minimum *yard*, as explicitly permitted by this By-law. Encroach and encroached shall have a corresponding meaning.

58. Enlargement: means any *alteration* or change to an *existing structure* resulting in an increase in the existing *floor area*. Enlarge and enlarged shall have a corresponding meaning.

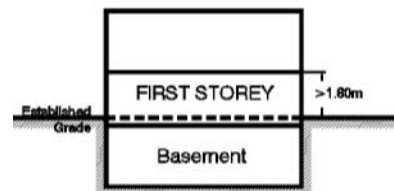
59. Erect: means to build, construct, reconstruct, *alter* or relocate, and without limiting the generality of the foregoing shall be taken to include any preliminary physical operations, such as excavating, berming, grading, piling, cribbing, filling or draining, structurally *altering* any *existing building* or *structure* by an *addition*, deletion, *enlargement* or *extension*.

60. Established Grade: means with reference to a *building* or *structure*, means the average level of proposed or finished ground adjoining a *building* at all exterior walls. **See also the definition for *Grade*.**

61. Existing: means as legally existing as of the date of the final passing of this By-law.

62. Extension: means an expansion of a *use* or *enlargement* of a *building* or *structure* beyond its existing dimensions.

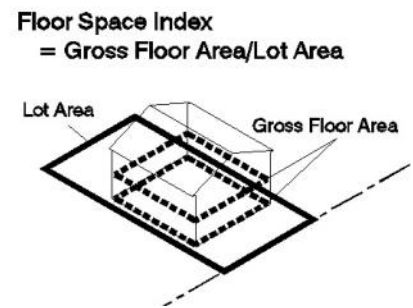
63. **Exterior Side Lot Line:** see *lot line*.
-
64. **Exterior Side Yard:** see *yard*.
-
65. **Farm Greenhouse:** means a *building* for the growing of plants, shrubs, trees and similar vegetation which are transplanted outdoors on the same *lot* containing such greenhouse. **See also the definition for *Commercial Greenhouse*.**
-
66. **Farm Implement Dealer:** means *premises used* for the repair and sale of agricultural equipment including the sale of fuel, lubricants and related items for agricultural equipment on the same *premises*.
-
67. **Farm Produce Stand:** means a *use accessory* to a principal *agricultural use* which consists of the retail sale of agricultural products predominately produced on the *lot* where such farm produce stand is located.
-
68. **Farmer's Market:** means *premises* where opened spaces or stalls or sale areas, are leased, rented or otherwise provided to individual vendors principally for the sale of locally sourced agricultural products, including fruit, vegetables, meat, poultry, fish, dairy products, as well as plants and flowers and which may include the accessory sale of a limited range of canned or preserved products or other food products requiring minimal processing such as maple syrup, cheese, butter, refreshments or baked goods to the general public as well the sale of handmade crafts and art, but shall not include any other *use* as defined herein.
-
69. **Feed Mill:** means *premises* in which animal feed or grain intended for livestock is stored or packaged for shipment and in which animal feeds may be prepared.
-
70. **Financial Establishment:** means an establishment which provides money management services directly to the public, and shall include a bank, trust company, credit union, securities dealer, finance company or stock broker.
-
71. **First Storey:** means the *storey* that has its floor closest to *established grade* and its ceiling more than 1.8 m above *established grade*.
-



72. Fitness Centre: means a *building* in which facilities and exercise equipment are provided for recreational and athletic activities and which may include exercise classes. For clarity, and without limiting the generality of the foregoing, this definition shall not include any *uses* listed in the definition for a *place of entertainment*.

73. Floor Area: means with reference to a *building*, the total habitable floor area within a *building* which area is measured between the exterior faces of the exterior walls or from the centre line of a common or party wall, but excluding any *private garage, breezeway, porch, balcony, sun room, attic, basement or cellar*, except that where the natural terrain permits a *walkout basement*, 25% of the floor area of the *walkout basement* shall be included in the calculation of *floor area*. **See also the definition for *Gross Floor Area* and *Ground Floor Area*.**

74. Floor Space Index: means the ratio of a *building's gross floor area* to the *lot area*. For clarity, the floor space index is calculated by dividing the *gross floor area* by the *lot area*. The *gross floor area* and *lot area* must be measured with the same units (e.g., square metres).



75. Front Lot Line: see *lot line*.

76. Front Yard: see *yard*.

77. Garden and Nursery Sales and Supply Establishment means a retail establishment devoted primarily to the sale of nursery stock and may also include the sale of related *accessory supplies*.

78. Grade: means the level of proposed or finished ground. **See also the definition for *Established Grade*.**

79. Gross Floor Area: means the aggregate of the *floor areas* of all the *storeys* of a *building* including the *floor area* of any *basement* but not of any *cellar* which *floor areas* are measured between the exterior faces of the exterior walls of the *building* at each floor level but excluding *parking areas* within the *building*. **See also the definition for *Floor Area* and *Ground Floor Area*.**

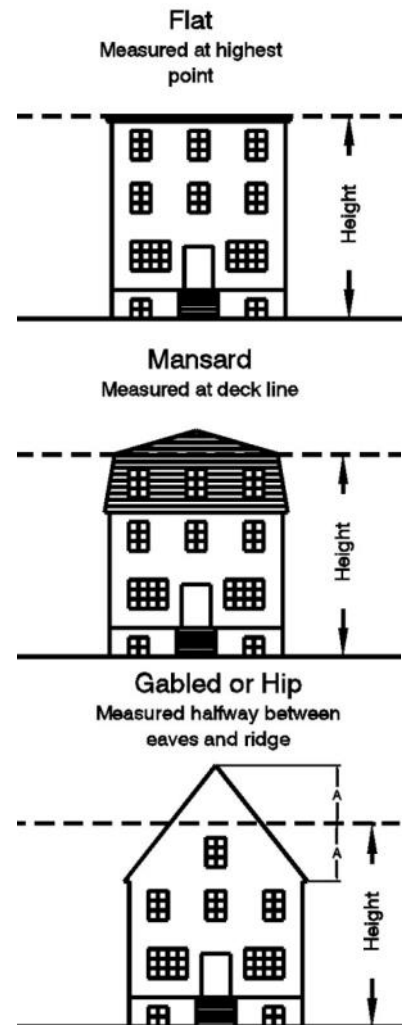
- 80. Ground Floor Area:** means the *floor area* of the *first storey*, which area is measured between the exterior faces of the exterior walls at the floor level of such *storey*, but excludes *parking areas* within the *building*.
-
- 81. Group Home:** means a *dwelling* occupied by not more than 10 *persons* exclusive of staff, who live as a single housekeeping unit in a facility licensed, approved and supervised in accordance with the requirements of the *Province*.
-
- 82. Hazardous Lands:** means property or lands that could be unsafe for *development* due to naturally occurring processes. Along river, stream and small inland lake systems, this means the land, including that covered by water, to the furthest landward limit of the flooding hazard or erosion hazard limits.
-
- 83. Hazardous Sites:** means property or lands that could be unsafe for *development* and site alteration due to naturally occurring hazards. These may include unstable soils (sensitive marine clays [leda], organic soils) or unstable bedrock (karst topography).
-
- 84. Hazardous Substances:** means substances which, individually, or in combination with other substances, are normally considered to pose a danger to public health, safety and the environment. These substances generally include a wide array of materials that are toxic, ignitable, corrosive, reactive, radioactive or pathological.
-
- 85. Heavy Manufacturing Establishment:** means the assembly or processing of component parts to produce finished products suitable for retail trade and which may include food, beverage, tobacco, rubber, leather, textile, wood, printing, metal fabricating and the manufacturing or processing of raw materials or similar industries in accordance with the *Province's* guidelines. A *heavy manufacturing establishment* may include *open storage* as an *accessory use*. A *heavy manufacturing establishment* may also include an *accessory retail use* of the goods manufactured on the same *lot* as the *principal use* in accordance with the provisions of this By-law. **See also *Light Manufacturing Establishment*.**
-

86. Heavy Industrial Use: means the *use of building or structure* for the purpose of manufacturing, processing, fabrication, assembly, treatment, packaging and incidental storage of goods and materials, and which may include *open storage* as an *accessory use*, and which may involve noise, vibration or emissions provided they are in accordance with the *Province's* guidelines. **See also the definition for Light Industrial Use.**

87. Heavy Service Shop: means a shop devoted to the servicing or repair of major appliances, heating/cooling systems, farm equipment and includes the business of renting *commercial vehicles*, light construction or lawn care equipment, and includes the regular place of business of a master electrician, plumber or other similar tradesperson or contractor. **See also the definition for Light Service Shop.**

88. Height: means the vertical distance measured from the *established grade* to:

- a) the highest point of the roof surface or the parapet, whichever is the greater, of a flat roof;
- b) the deckline of a mansard roof; or
- c) the mean level between eaves and ridge of a gabled, hip, gambrel roof or other type of pitched roof.



- 89. Home Occupation:** means any occupation which is carried on as an *accessory use* and in accordance with the provisions of this By-law.
-
- 90. Hospital:** means a private hospital as defined by the Private Hospitals Act, 1990, as amended, or a hospital as defined by the Public Hospitals Act, 1990, as amended.
-
- 91. Hotel:** means a *building* or part thereof used to accommodate a travelling public for gain or profit, by supplying them with sleeping accommodation (with or without meals) but without a stove, and which may include retail *uses*, a *restaurant*, meeting rooms, an exercise room and other amenities for use by guests and which are *accessory* to the hotel. The guest rooms of a hotel are accessed by common corridors, and direct access to the rooms is not provided from the outside. A hotel does not include any other *use* otherwise defined in this By-law.
-
- 92. Institutional Residence:** means a *group home* containing or intended to contain more than 10 or more residents, and licensed, approved and supervised in accordance with the requirements of the *Province*.
-
- 93. Institutional Use:** means the *use* of land for non-commercial and non-residential purposes, and shall include *public or private schools, places of worship, child care centres, long-term care homes, fire stations, police stations, ambulance dispatch office, ambulance terminals, Provincial, Regional, Federal or municipal government offices, libraries, museums, public parks and community centres.*
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- 94. Interior Lot:** see *lot*.
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- 95. Interior Side Lot Line:** see *lot line*.
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- 96. Interior Side Yard:** see *yard*.
-
- 97. Kennel:** means a *structure, shelter, building* or collection of *buildings*, a run, or other small *structures*, separate from and not including the residential *dwelling*, in which animal(s) are kept and includes those parts of a property referenced, in which dog(s) are housed, maintained, bred, boarded, trained and groomed, but does not include a *pet day care* or a location where four (4) or less dog(s) are kept and the dogs are licensed and owned by the *person* residing at that property.
-

98. Landscaping: means any combination of trees, shrubs, flowers, grass or other horticultural elements, together with decorative stonework, screening or other architectural elements, and which does not include *parking areas, patios, walkways, decks, porches, balconies, driveways* or ramps.

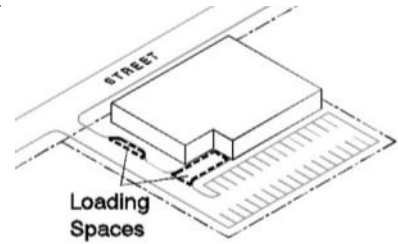
99. Light Industrial Use: means the *use of building or structure* for the purpose of manufacturing, processing, fabrication, assembly, treatment, packaging and incidental storage of goods and materials, provided that all activities are conducted within a wholly enclosed *building*, and that the operations do not involve any furnaces or machinery that emit noxious fumes or gases, discharge dirt, dust or particle matter into the air or result in noise or vibration. **See also the definition for *heavy industrial use*.**

100. Light Manufacturing Establishment: means the assembly or processing of component parts to produce finished products suitable for retail trade and does not include food, beverage, tobacco, rubber, leather, textile, wood, printing, concrete or asphalt batching or recycling plant, metal fabricating and the manufacturing or processing of raw materials or similar industries if these operations involve furnaces or machinery that emit noxious fumes or gases, discharge dirt, dust or particle matter into the air or result in noise or vibration beyond the limits of the property in excess of the *Province's* guidelines or if these operations involve stamping presses. All manufacturing or assembly activities shall be conducted entirely within one or more wholly enclosed *buildings*. A light manufacturing use may also include an *accessory retail use* of the goods manufactured on the same *lot* as the *principal use* in accordance with the provisions of this By-law. **See also *Heavy Manufacturing Establishment*.**

101. Light Service Shop: means a *use* devoted to the service and repair of small appliances, home and office electronics, clothing/shoe/repair, bicycle repair, jewelry repair or repair and servicing of other small tools and appliances. **See also the definition for *Heavy Service Shop*.**

102. Linked Dwelling: see *dwelling*.

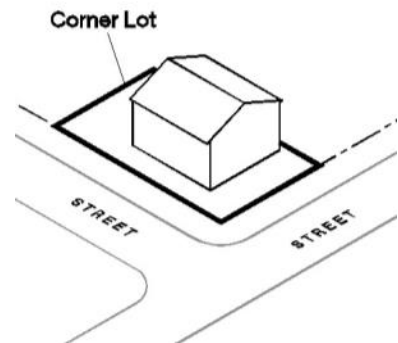
- 103. Loading Space:** means an unencumbered area of land which is provided and maintained upon the same *lot* or *lots* upon which the *principal use* is located and which area:
- a) is provided for the temporary parking of one *commercial vehicle* while merchandise or materials are being loaded or unloaded from such vehicle, and such parking shall not be for the purpose of sale or display;
 - b) is suitable for the temporary parking of one *commercial vehicle*;
 - c) is not upon or partly upon any *street* or lane; and
 - d) has adequate access to permit ingress and egress of a *commercial vehicle* from a *street* by means of *driveways*, *parking aisles*, maneuvering areas or similar areas, no part of which shall be *used* for the temporary parking or storage of one or more *motor vehicles*.



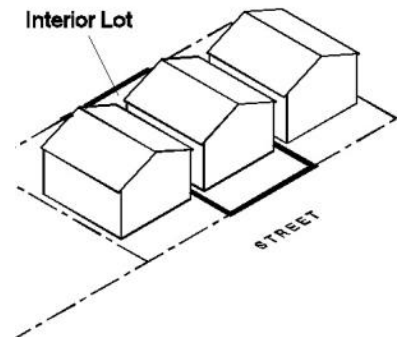
- 104. Long-Term Care Home:** means a long-term care home as defined in the Long-Term Care Homes Act, 2007, as amended.

- 105. Lot:** means a parcel or tract of land capable of being conveyed as a separate parcel pursuant to the provisions of the Planning Act, 1990, as amended, but shall not include a right-of-way, easement or *reserve*.

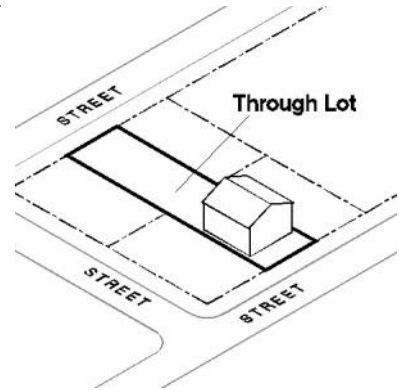
a) Corner Lot: means a *lot* situated at the intersection of and abutting on two or more *streets* provided that the angle of intersection of such *streets* is not more than 135 degrees.



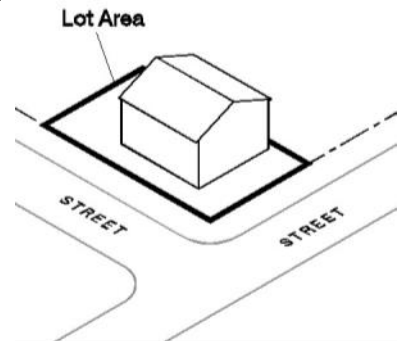
b) Interior Lot: means a *lot* situated between adjacent *lots* and having access to one *street*.



c) Through Lot: means a *lot* bounded on two opposite sides by *streets*, provided, however, that if any *lot* qualifies as being both a *corner lot* and a *through lot* as defined by this By-law, such *lot* shall be deemed a *corner lot* for the purposes of this By-law.

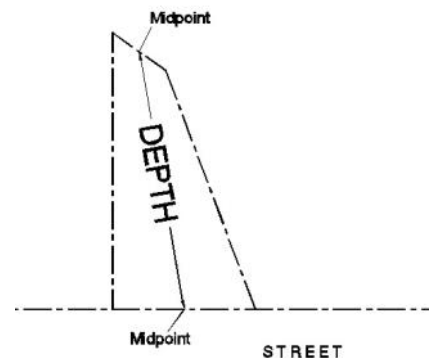


106. Lot Area: means the total horizontal area within the *lot lines* of a *lot*.

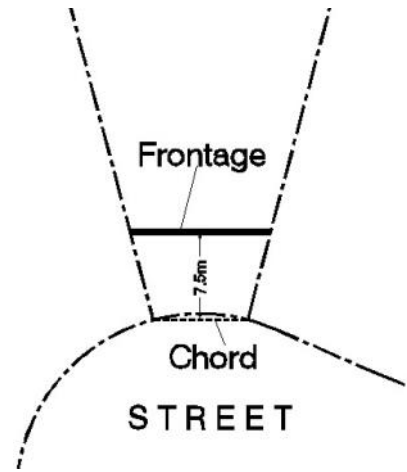


107. Lot Coverage: means the percentage of the *lot area*, covered by all *buildings* and *structures* above *grade*, and shall not include the portion of such *lot area* which is occupied by a *structure* or portion thereof which is completely below *grade*, and for the purposes of this definition, the *lot coverage* in each *zone* shall be deemed to apply only to that portion of such *lot* which is located within said *zone*.

108. Lot Depth: means the horizontal distance between the *front* and *rear lot lines*. Where these *lot lines* are not parallel, the *lot depth* shall be the length of a line joining the mid points of the *front* and *rear lot lines*. Where there is no *rear lot line*, the lot depth shall be measured from the midpoint of the *front lot line* to the converging point of the *side lot lines*.

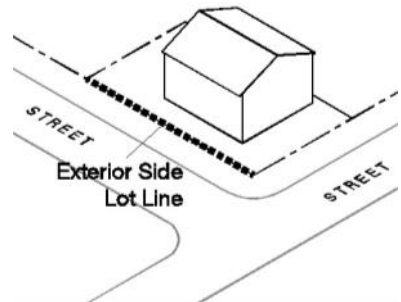


109. Lot Frontage: means the horizontal distance between the *side lot lines* measured at right angles, but excluding therefrom any distance between the *side lot lines* traversed by a right-of-way or easement or adjacent to or abutting a reserve. Where the *front lot line* is not a straight line, or where the *side lot lines* are not parallel, the *lot frontage* shall be measured by a line 7.5 m back from and parallel to the chord of the lot frontage. For the purposes of this By-law, the chord of the lot frontage is a straight line joining the two points where the *side lot lines* intersect the *front lot lines*.



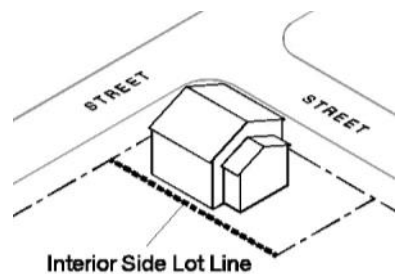
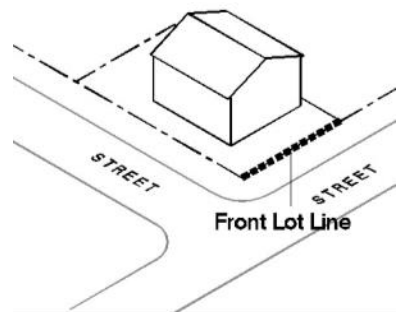
110. Lot Line: means any boundary of a *lot*.

a) Exterior Side Lot Line: means a *side lot line* which abuts the *street* on a *corner lot*.

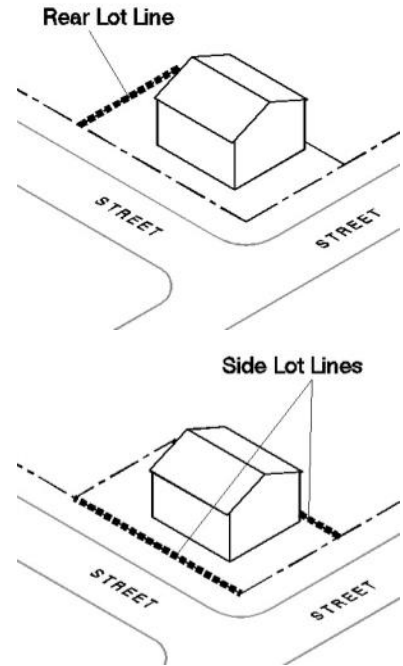


b) Front Lot Line: means the *lot line* that divides the *lot* from the *street*, but,

- i) in the case of a *corner lot* with two *street lines* of unequal lengths, the *lot line* which is the shorter of the two *lot lines* shall be deemed to be the front lot line, and in the case of both streets being under the same jurisdiction, or of the same width, the *Municipality* may designate either *street line* as the front lot line;
- ii) in the case of a *corner lot* with two *street lines* of equal lengths, the *lot line* that abuts the wider *street* or abuts a Regional or Provincial road or highway shall be deemed to be the front lot line, and in the case of both *streets* being under the same jurisdiction, or of the same width, the *Municipality* may designate either *street line* as the front lot line;
- iii) in the case of a *corner lot* abutting a 0.3 m *reserve*, the *lot* so abutting the 0.3 m *reserve* shall be deemed an *exterior side lot line* and the other *lot line* abutting the *street* shall be deemed the front lot line;



- iv) in the case of a *through lot*, the longer boundary dividing the *lot* from the *street* shall be deemed to be the front lot line and the opposite shorter boundary shall be deemed to be the *rear lot line*. In case each of such *lot lines* should be equal length the *Municipality* may designate either *street line* as the front lot line.



c) Interior Side Lot Line: means any *side lot line* that is not an *exterior side lot line*.

d) Rear Lot Line: means the *lot line* opposite the *front lot line*. In the case of a triangular *lot*, the *rear lot line* refers to the point of intersection of the *side lot lines*.

e) Side Lot Line: means the *lot line* other than a *front* or *rear lot line*.

111. Main Building: means the *building* in which the *principal use* of the *lot* or *building* is carried out.

112. Main Wall: means the exterior front, side or rear wall of a *building*, and all structural members essential to the support of a fully or partially enclosed space or roof, where such members are closer to a *lot line* than the said exterior wall.

113. Medical Practitioner: means a medical practitioner within the meaning of the Canada Health Act, 1985, as amended. **See also the definition for *Drugless Practitioner*.**

114. Mixed-Use Building: means a *building* used for any combination of permitted *commercial uses* and *residential uses*, but shall not include *residential uses* in the *first storey*.

115. Mobile Home: means a prefabricated *building* which is designed to be towed on its own chassis (notwithstanding that its running gear is or may be removed), and is designed and equipped for year round occupancy and containing facilities for cooking or for the installation of cooking equipment, as well as sanitary facilities including a flush toilet and shower or bathtub.

116. Model Home: means a *building* which is *used* on a temporary basis as a sales office and/or as an example of the type of *dwelling* that will be for sale in a related development and which is not occupied or *used* for human habitation.

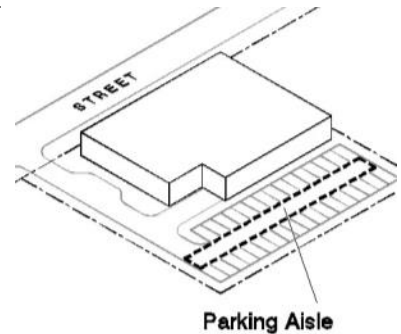
117. **Motel:** means a *building* or *buildings* or part thereof on the same site used to accommodate the travelling public for gain or profit, by supplying them with sleeping accommodation, with or without meals. The guest rooms of a motel are accessed directly from the outside and may or may not be accessed from common corridors. A *motel* does not include any other *use* otherwise defined in this By-law.
118. **Motor Vehicle:** means an automobile, a motorcycle, a motor-assisted bicycle, and any other vehicle propelled or driven otherwise than by muscular power.
119. **Municipality:** means the Corporation of the Township of King.
120. **Non-complying:** means a *lot*, *building* or *structure* which does not comply with one or more of the provisions of this By-law as of the date of the final passing thereof.
121. **Non-conforming:** means a *use*, *building* or *structure* which does not conform to the permitted *uses* of this By-law as of the date of the final passing thereof.
122. **Nursery:** means *premises* where young trees or other plants are grown for transplanting and/or for sale.
123. **Oak Ridges Moraine Conservation Plan Area:** means the area of land designated by Ontario Regulation 1 / 02 as being the Oak Ridges Moraine Area, comprising the land lying within the Oak Ridges Moraine Conservation Plan Area Boundary as shown on Schedule "A".
124. **Obnoxious Use:** means a *use* which, from its nature or operation creates a nuisance or is liable to become a nuisance or offensive by the creation of noise or vibration, or by reason of the emission of gas, fumes, dust, contaminants or objectionable odours, or by reason of the unsightly storage of goods, wares, merchandise, salvage, refuse matter, waste or other material, but nothing herein shall be deemed to prohibit animal waste disposed of in accordance with normal farming practices and in accordance with the requirements of the *Province*.
125. **Office:** means a room or rooms where business may be transacted, a service performed or consultation given but shall not include the manufacturing of any product.
-

126. Open Product Display: means an area outside of a *building* or *structure*, used in conjunction with a business located on the same *lot*, for the orderly display of completely assembled or finished products, merchandise, or the supply of services, made available for sale or rent in conjunction with the *principal use* on the *lot*.

127. Open Storage: means an open area of land *used* for the temporary storage of materials, equipment, shipping containers or finished goods which are associated with the *principal use* of the *lot*. *Parking areas* shall not be considered *open storage*.

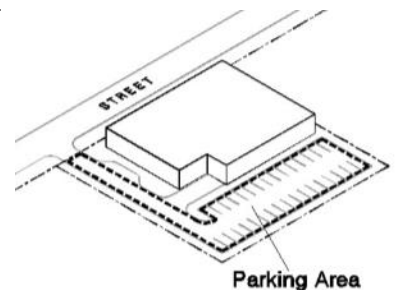
128. Organic Solvent: means a substance, usually a liquid, capable of dissolving another liquid and includes but is not limited to carbon tetrachloride, chloroform, methylene chloride (dichloromethane) and pentachlorophenol.

129. Parking Aisle: means that portion of a *parking area* which is provided and maintained to be used by vehicles to access individual *parking spaces*.

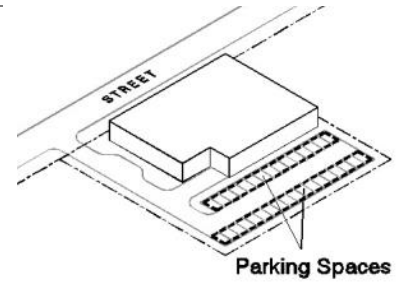


130. Parking Area: means an area of land which is provided and maintained upon the same *lot* or *lots* upon which the *principal use* is located and which area:

- a) comprises all *parking spaces* of at least the minimum number required according to the provisions of this By-law, and all *driveways*, *parking aisles*, maneuvering areas, entrances, exits, and similar areas used for the purpose of gaining access to or egress from the said *parking spaces*,
- b) does not include the storage of *motor vehicles* for sale; and
- c) is provided and maintained in accordance with all applicable provisions of this By-law.



131. Parking Space: means an area of land which is provided and maintained for the purpose of temporary storage of a *motor vehicle or commercial vehicle*.



132. Patio: means an unenclosed outdoor space, whether or not covered, *used* for the accommodation of patrons of an associated *restaurant, take-out restaurant or bake shop*.

133. Pavilion: means an enclosed *structure* having a roof, for the purpose of providing shelter from the elements during recreational activities such as picnics.

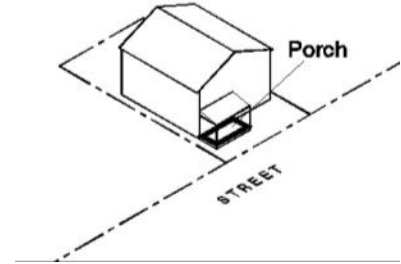
134. Person: means an individual, association, firm, partnership, corporation, trust, incorporated company, corporation created under the Condominium Act, 1990, as amended, any organization, trustee or agent, and the heirs executors or other legal representatives of a person to whom the context can apply according to law.

135. Personal Service Shop: means a *building* or part of a *building* in which persons are employed in furnishing services and otherwise administering to the individual and personal needs of persons, such as a hairdressing establishment, a pet grooming service, tattoo parlour, manicure/pedicure salon, coin-operated laundry, a *dry cleaning establishment*, a shoe repair and service shop, tailor shop, a *day spa* and other similar services. For clarity, and without limiting the generality of the foregoing, a personal service shop shall only include the retail sale of goods and service as an *accessory use*.

136. Pervious Surface: means an uncovered area of land that is permeable and permits the infiltration of water. For the purposes of providing clarity to this definition and without limiting the generality of the foregoing, a pervious surface includes sod, soil, flower plantings, gardens, trees or shrubs, but does not include asphalt, concrete, stone, interlocking brick or any other impermeable surface. A pervious surface excludes anything that would be impervious to water infiltration, including but not limited to a rooftop, sidewalk, paved roadway, asphalt or concrete *driveway* or *parking area*.

- 137. Pet Day Care:** means a residential facility where dog(s) and other domestic pets are boarded during which, the pet(s) are socialized with other pet(s) in an open (meaning without barriers), controlled and secure setting and typically the pet(s) are not kept in individual kennels and runs. The pets boarded in a pet day care are typically boarded for short periods of time and during the majority of the pet's stay the pets are socializing and playing with other pet(s), but does not include a *kennel* as defined herein or a location where four (4) or less dog(s) are kept and the pets are licensed and owned by the *person* residing at that property as required by the *Municipality* in accordance with all other by-laws.
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- 138. Place of Assembly:** means a *building* or part thereof used for the gathering of persons, and shall include a banquet hall, conference centre, auditorium, assembly hall, and similar *uses*, and which may include the incidental preparation and sale of food and beverages on the *premises*.
-
- 139. Place of Entertainment:** means a *building* or part thereof used for providing entertainment, and shall include a cinema, theatre, concert hall, arcade, billiard hall, bowling alley or other indoor gaming facility, and which may include incidental preparation and sales of food and beverages on the *premises*, but does not include a casino or similar gambling facility and does not include an *adult entertainment establishment*.
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- 140. Place of Worship:** means a *building* dedicated to religious worship and may include a mosque, synagogue, church or other such religious institution and may include *accessory uses* such as a *place of assembly*, auditorium, *private school*, convent, parish hall and/or manse, if the manse is located on the same *lot* as the place of worship.
-
- 141. Planting Strip:** means an area of land abutting a *lot line* used for no other purpose than *landscaping* and which may also include a fence. A *planting strip* may be traversed by walkways or *driveways* as necessary.
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142. Porch: means an unenclosed platform with direct access to the ground that is *attached* to a *dwelling*.



143. Premises: means the land, *buildings* or *structures* occupied, *used* or intended to be occupied or *used*.

144. Principal or Main: means primary, as distinguished from accessory or incidental.

145. Printing Establishment: means *premises* used for the primarily for printing, regardless of the method, and/or publishing of newspapers, periodicals, books, maps and similar publications.

146. Private Garage: means a *building* or part thereof used for the temporary parking or storage of private passenger *motor vehicles* and wherein neither servicing or repairing is carried on for remuneration.

147. Private Home Day Care: means a place wherein the temporary care of children is provided and is operated as an *accessory use* within a *dwelling* in accordance and licensed under the Child Care and Early Years Act, 2014, as amended, or any other applicable *Provincial* legislation, and the provisions of this By-law.

148. Private Park: means land *used* and maintained for active or passive outdoor recreational purposes, such as walking/hiking/cycling *trails*, picnic areas and sports fields, and which may include a refreshment stand, and which is not operated by a *public authority*. A *private park* shall not include a golf course or driving range. **See also the definition for *Public Park*.**

149. Private School: means a school other than a *Public School* or *Commercial School*. **See also the definitions for *Commercial School* and *Public School*.**

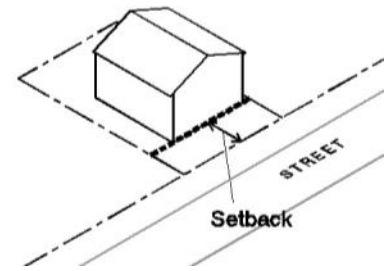
150. Province: means the Queen in the right of the Province of Ontario. Provincial shall have a corresponding meaning.

151. Public Authority: means Federal, *Provincial*, *Regional*, District or *Municipal* agencies and includes any commission, board, authority or department established by any such agency.

- 152. Public Park:** means land owned, controlled and maintained by a *public authority* or by any board, commission or other authority established under any statutes of the *Province*, which is *used* and maintained for active or passive outdoor recreational purposes, such as walking/hiking/cycling *trails*, picnic areas and sports fields, and which may include a refreshment stand. A *public park* shall not include a golf course or driving range. **See also the definition for *Private Park*.**
- 153. Public Parking Lot or Public Parking Garage:** means a *parking area* that is the *principal use* of a *lot* and is operated to provide public parking whether or not for gain or profit.
- 154. Public School:** means a public or separate school, a high school, a continuation school, a technical school, a college or university or any other school established and maintained by a *public authority*. **See also the definitions for *Commercial School* and *Private School*.**
- 155. Rear Lot Line:** see *lot line*.
- 156. Rear Yard:** see *yard*.
- 157. Recreational Use:** means the *use* of land for *public or private parks*, playgrounds, tennis courts, basketball courts, soccer fields, lawn bowling greens, indoor and outdoor skating rinks, athletic fields, picnic areas, *swimming pools* and similar *uses*, together with necessary and *accessory buildings* and *structures* which may include a refreshment booth and *pavilion*. A *recreational use* does not include a golf course or driving range.
- 158. Recreational Vehicle:** means a specially designed *vehicle* used for recreation purposes, whether or not it is required to be licensed, including an all-terrain vehicle, a snowmobile, a camper, a motor home, a boat or *trailer*.
- 159. Region:** means the Regional Municipality of York. Regional shall have a corresponding meaning.
- 160. Reserve:** means a 1 foot or 0.3 m wide strip of land conveyed to the *Municipality*, the *Region* or the *Province* for the purpose of preventing direct access to a public *street* from adjoining lands.
- 161. Residential Use:** means the *use* of land, *buildings* or *structures* for human habitation.
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- 162. Restaurant:** means a *building* or *structure* or part thereof where food and beverages are prepared and offered for sale to the public principally for consumption within the *building* or *structure*. **See also the definition for *take-out restaurant*.**
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- 163. Retail Store:** means a *building* or part thereof in which goods, wares, merchandise, substances, articles or things are offered or kept for sale directly to the public.
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- 164. Retail Warehouse:** means a *building* or part thereof in which goods and merchandise are displayed, stored and sold in a warehouse format. A warehouse format means a configuration where there is integrated display, storage and sale of goods and merchandise, or a showroom with an associated warehouse component. A retail warehouse has a *gross floor area* of at least 300.0 m².
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- 165. Retirement Home:** means a retirement home as defined in the Retirement Homes Act, 2010, as amended.
-
- 166. Risk Management Plan:** means a site specific document, approved by a Risk Management Official (RMO), as defined under Part IV of the Clean Water Act, 2006, as amended, that outlines actions required to address identified significant drinking water threats. A risk management plan regulates how significant drinking water threats are managed.
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- 167. Sanitary Sewer:** means a system of underground pipe or conduits, operated by the *Municipality* and/or the *Region* and/or the *Province*, which carries sewage to an approved place of treatment.
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- 168. Scrap Yard:** means *premises used* for the storage and/or handling of scrap, which may include waste paper, rags, bones, bottles, bicycles, vehicles, tires, metal and/or other scrap material and salvage.
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- 169. Seasonal Commercial Use:** means an area of land *used* on a seasonal basis for retail display and sale, and may include such uses as a temporary outdoor garden centre, produce or other food sales or a display of finished merchandise.
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- 170. Semi Detached Dwelling:** see *dwelling*.
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171. **Setback:** means the distance between the *lot line* and the nearest *main wall* of any *building* or *structure* as indicated in the context in which the term is used.

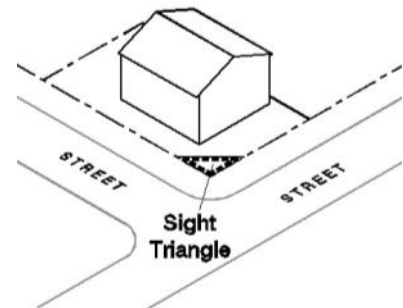


172. **Shopping Centre:** means a group of *commercial uses*, which have been designed, developed and managed as a unit by a single owner or tenant, or a group of owners or tenants.

173. **Side Lot Line:** see *lot line*.

174. **Side Yard:** see *yard*.

175. **Sight Triangle:** means an area free of *buildings* or *structures*, and which area is to be determined by measuring, from the point of intersection of *street lines* on a *corner lot*, the distance required by this By-law along each such *street line* and joining such points with a straight line. The triangular-shaped land between the intersecting *street lines* and the straight line joining the points, the required distance along the *street lines* is the sight triangle.



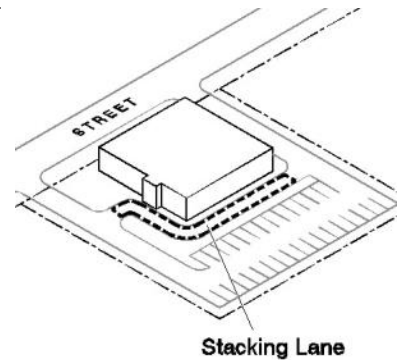
176. **Significant Threat Area:** means a geographic area designated on Schedule “B” of this By-law. Two such significant threat areas are described as follows:

- a) Significant Threat Area 1: The geographic location of the 100.0 m pathogen zone around a wellhead and/or an area with a vulnerability score of 8 or 10 as described in the Credit Valley, Toronto and Region and Central Lake Ontario Source Protection Plan for the purposes of describing a vulnerable area.
- b) Significant Threat Area 2: The geographic location of the area around a wellhead described as Wellhead Protection Area C (WHPA-C) as identified in the Credit Valley, Toronto and Region and Central Lake Ontario Source Protection Plan for the purposes of describing a vulnerable area.

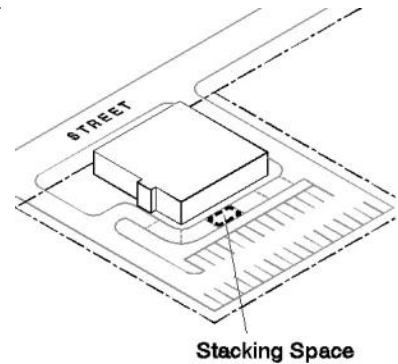
177. **Single Detached Dwelling:** see *dwelling*.

178. Site Plan: means a site plan as approved by or subject to approval by the *Municipality* in accordance with its Site Plan Control By-law, as may be amended from time to time.

179. Stacking Lane: means a continuous on-site queuing lane that includes tandem *parking spaces* for motorized vehicles which is separated from other vehicular traffic and pedestrian circulation, by barriers, markings or signs.

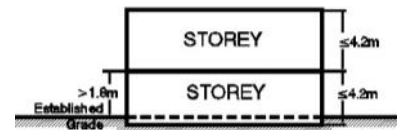


180. Stacking Space: means a portion of a *stacking lane* which provides standing room for *motor vehicles* in a queue and, without limiting the generality of the foregoing, includes a queue for a *drive-through restaurant*, an *automobile washing establishment*, a *drive-through financial establishment* or a *drive-through pharmacy* where a *drive-through* is permitted by this By-law.



181. Storage Depot: means *premises used* for the storage of goods, materials, equipment and personal belongings in a wholly enclosed *building*, and which may include a commercial self-storage facility.

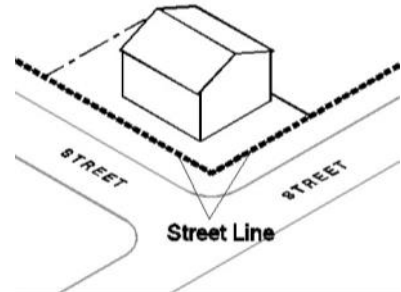
182. Storey: means that portion of a *building* between any floor, ceiling or roof next above, provided that any portion of a *building* partly below *grade* level shall not be deemed a storey unless its ceiling is at least 1.8 m above *established grade*. Any portion of a storey exceeding 4.2 m in *height* shall be deemed an additional *storey* for each 4.2 m or fraction thereof in excess.



183. Storm Sewer or Drainage: means a system of underground conduits or open ditches operated and/or maintained by the *Municipality* and/or the *Region*, which carries storm surface waters and natural drainage, but excludes sewage, household or industrial wastes.

184. Street: means any common and public street, road, laneway, roadway or highway, assumed and maintained by the *Municipality*, the *Region* or the *Province* and shall include a street on a registered plan of subdivision, where the street has not yet been assumed by the *Municipality* but is being maintained pursuant to a subdivision agreement with a developer entered into pursuant to Section 50 of the Planning Act, 1990, as amended, and the developer is not in default of its obligations thereunder.

185. Street Line: means the boundary line of a *street*, representing the dividing line between a *lot* and a *street*.



186. Street Townhouse Dwelling: see *dwelling*.

187. Structure: means anything that is *erected*, built or constructed of parts joined together or any such erection fixed to or supported by the soil and/or any other *structure*.

188. Studio: means a *building* or part thereof used for the portrait and commercial photography, painting, sculpting, or other forms of art and craft making, and which may include the sale of art, crafts and photography created or developed on the *premises*, or the *ancillary retail sale* of equipment used by photographers or artists, and for the purposes of this By-law shall include an *art gallery*.

189. Supermarket: means a retail food store with a *floor area* greater than 1,000.0 m² and which may include the sale of household goods, small appliances, clothing, small electronics, flowers and similar goods on an incidental basis.

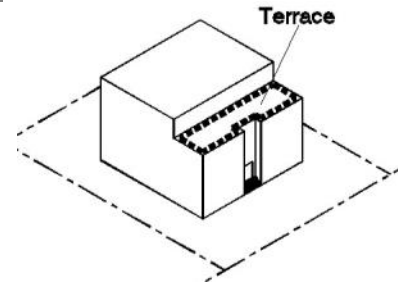
190. Swimming Pool: means an unenclosed artificial body of water constructed of concrete, plastic, fibreglass, or similar material having an area greater than 9.0 m² and a depth or height of at least 0.5 m and intended primarily for bathing, swimming and diving but shall not include a dug or dammed pond primarily intended for aesthetic or agricultural purposes.

191. Take-out Restaurant: means a *building* or part thereof, designed, intended or *used* for the sale of food or refreshments to the general public and from which food or refreshment is made available to the customer from within the *building*, but is principally taken out and is not intended to be consumed in the *building*. A *take-out restaurant* shall not have more than 12 seats, inclusive of seats provided on a *patio*. **See also the definition for *restaurant*.**

192. Taxi Dispatch Office: means a *building* or part thereof used as an *office* to dispatch taxis to their fares but does not include a *taxi station*.

193. Taxi Station: means *premises used* for the parking, cleaning, and minor maintenance of a taxi or vehicle sharing service fleet, and which may include a *taxi dispatch office* as an *accessory use*.

194. Terrace: means an unenclosed portion of a rooftop used as an outdoor amenity space.



195. Through Lot: see *lot*.

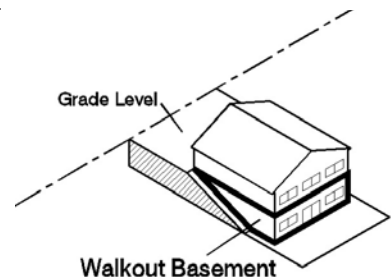
196. Tourist Information Centre: means *premises used* for providing tourism information to the travelling public.

197. Townhouse Dwelling: see *dwelling*.

198. Trail: means a pathway, whether or not paved, and intended to be used for passive, non-motorized recreational purposes such as walking, hiking, and cycling, and may include associated *accessory structures* such as signage, architectural entryway features, *landscaping* and benches.

199. Trailer: means a vehicle that is at any time drawn upon a highway by a *motor vehicle*, except an implement of husbandry, another vehicle or any device or apparatus not designed to transport persons or property, temporarily drawn, propelled or moved upon such highway, and except a side car attached to a motorcycle, and shall be considered a separate vehicle and not part of the *motor vehicle* by which it is drawn.

- 200. Triplex Dwelling:** see *dwelling*.
-
- 201. Truck or Bus Terminal:** means *premises used* for the storing, parking, dispatching or loading of *commercial vehicles* and buses, including incidental maintenance and repair of the vehicles on the *premises* within a wholly enclosed *building*, and without limiting the generality of the foregoing, may include a ticket office, canteen, luggage checking facilities, parcel shipping facilities, storage facilities for the parking of the vehicles and ancillary *offices*, parking for passengers, but shall not include any other *uses* as defined herein.
-
- 202. Undertaking Establishment:** means *premises* that are designed for the purpose of providing funeral services to the public and includes associated facilities for the purposes of conducting funeral services, and facilities intended for the preparation of deceased persons for interment or cremation, but does not include interment or cremation.
-
- 203. Use:** when used as a noun, means the purpose for which a *lot* or *building* or *structure* or any combination thereof, is designed, arranged, intended, occupied or maintained and “uses” shall have a corresponding meaning. “Use,” when used as a verb, or “to use,” shall have corresponding meanings.
-
- 204. Veterinary Clinic:** means a *building* or part thereof where animals or pets are given medical or surgical treatment within which there may be limited shelter facilities provided for overnight treatment and where such a clinic is licensed by the College of Veterinarians of Ontario, but shall not include a *kennel* or include the treatment of farm animals, livestock or exotic pets.
-
- 205. Walkout Basement:** means that portion of a *building* which is partly underground, but which has more than 50% of the *floor area* not greater than 0.6 m below *grade*, and which has an entrance and exit at *grade* level. This definition shall only apply in an area where natural terrain permits construction of a walkout basement. **See also the definition for *basement*.**
-
- 206. Warehouse:** means a *building* or part of a *building* used for the storage of goods, equipment or materials.
-



207. Waste Containment Structure: means an area of land used in conjunction with a *use* on the *lot* to store waste in bins or other receptacles and that is fully enclosed by an opaque screening of at least 1.8 m in *height*, and which may contain a gate for access.

208. Waste Disposal Facility: means *premises* used for the disposal of residential, commercial or industrial waste and includes a landfill, waste transfer station, recycling facility and processing facility.

209. Watercourse: means a natural channel for a stream and, for the purpose of this By-law, includes a natural channel for an intermittent stream.

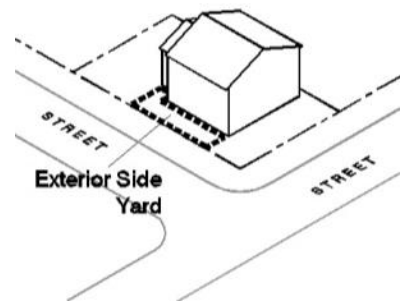
210. Water Supply: means a distribution system of underground piping and related storage, including wells, pumping and purification appurtenances owned and operated by the *Municipality*, the *Region* and/or the *Province* for public use.

211. Wayside Pit or Wayside Quarry: means a temporary pit or quarry opened and *used* by a *public authority* solely for the purpose of a particular project or contract of road construction and not located on the right-of-way.

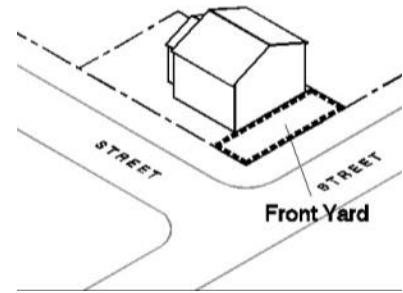
212. Wellhead Protection Area: means the surface and subsurface area surrounding a water well or a well field that supplies a municipal water system through which contaminants are reasonably likely to move so as to eventually reach the water well or well field.

213. Yard: means an open, uncovered space on a *lot* appurtenant to a *main building* and unoccupied by *buildings* or *structures* except as specifically permitted elsewhere in this By-law. In determining yard measurements the minimum horizontal distance from the respective *lot lines* shall be used.

a) Exterior Side Yard: means the *side yard* of a *corner lot* which *side yard* extends from the *front yard* to the *rear yard* between the *street line* and the nearest wall of any *building* or *structure*. The minimum exterior yard means the minimum depth of an exterior side yard on a *lot* between the *exterior side lot line* and the nearest wall of any *building* or *structure* on the *lot*.

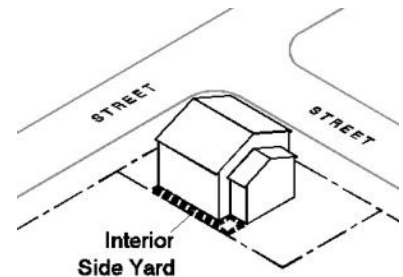


b) Front Yard: means a *yard* extending across the full width of a *lot* between the *front lot line* and the nearest wall of any *building* or *structure* on the *lot*. The minimum *front yard* means the minimum depth of a front yard on a *lot* between the *front lot line* and the nearest wall of any *building* or *structure* on the *lot*.

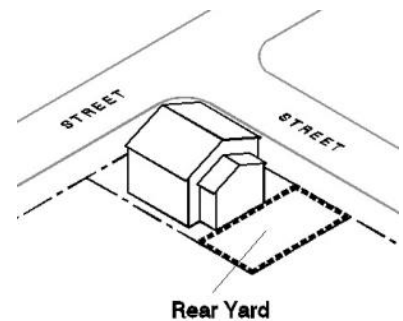


c) Interior Side Yard: means a *side yard* which is not an *exterior side yard*.

d) Rear Yard: means a *yard* extending across the full width of a *lot* between the *rear lot line* and the nearest wall of any *building* or *structure* on the *lot*. The minimum rear yard means the minimum depth of a *rear yard* on a *lot* between the *rear lot line* and the nearest wall of any *building* or *structure* on the *lot*.



e) Side Yard: means a *yard* extending from the *front yard* to the *rear yard* of a *lot* between a *side lot line* which is not a *street line* and the nearest wall of any *building* or *structure* on the *lot*. The minimum side yard means the minimum width of a side yard on a *lot* between a *side lot line* and the nearest *main wall* of any *main building* or *structure* on the *lot*.



214. Zone: means a designated area of land *use* shown on Schedule “A” and established and designated by this By-law for the purposes of a specific *use* or group of *uses* that are *erected* and maintained in accordance with the provisions of this By-law.

215. Zoning Administrator: means the officer or employee of the *Municipality* from time to time charged by the *Municipality* with the duty of administering the Zoning By-law.

Part 3 | General Provisions

The following provisions shall apply in all *zones* as may be applicable to the context:

3.1 Accessory Dwelling Unit

Where permitted by this By-law, an *accessory dwelling unit* shall be in accordance with the following provisions:

- a) A maximum of one *accessory dwelling unit* shall be permitted per *lot*.
- b) An *accessory dwelling unit* shall be permitted in a separate *accessory building*, provided that:
 - i) The *building* shall be located no closer than 3.0 m to any other non-*residential building* on the *lot*.
 - ii) The *building* shall be located in accordance with the *setback* requirements for the *main building* on the *lot*, as established in the *zone* provisions under Parts 6 – 9.
- c) An *accessory dwelling unit* shall be permitted as part of the *main building* on the *lot*, provided that:
 - i) The *accessory dwelling unit* shall be located either on the second *storey* of the *main building*, or at the rear of such *building* if the *accessory dwelling unit* is located within the *first storey*.
- d) The *accessory dwelling unit* shall have separate washroom and kitchen facilities from those of the non-*residential use*.
- e) The *accessory dwelling unit* shall have a separate *parking space* as provided in the parking requirements in Part 4.
- f) The *accessory dwelling unit* shall have an independent *building* entrance that is separate from the *building* entrance provided for the non-*residential use*.
- g) The *gross floor area* of the *accessory dwelling unit* shall not exceed fifty percent (50%) of the *gross floor area* of all other non-*residential uses* on the *lot*.
- h) An *accessory dwelling unit* shall not be permitted on the same *lot* as an *automobile service station* or an *automobile body repair garage*.
- i) A minimum *amenity area* shall be required in accordance with section 3.4.

3.2 Accessory Uses, Buildings and Structures

3.2.1 General

- a) An *accessory building or structure* shall not be used for *human habitation*, except where specifically permitted by this By-law.
- b) A *building or structure* shall not be considered accessory if *attached* to the *main building* in any way. For clarity, and without limiting the generality of the foregoing, an *attached private garage* shall be considered part of the *main building* and therefore shall be subject to the *lot* and *building* requirements for the *main building*, as provided in the *zone* provisions.
- c) Unless otherwise specifically provided by this By-law, the *accessory building or structure* shall be located on the same *lot* as the *principal use*.
- d) In any Residential *zone*, the maximum number of *accessory buildings* shall be limited to three (3). For the purposes of clarity, this provision shall only apply to *buildings* and not *structures*, as defined by this By-law.
- e) A storage container, portable storage unit, sea can container, intermodal container or similar container shall not be permitted in any *zone* except an Employment *zone* as part of a permitted *open storage use*. This provision shall not apply to waste containers as permitted in association with construction *uses* under section 3.39.

3.2.2 Setbacks

- a) Unless specifically provided by this By-law, no *accessory building or structure* shall be built closer to the *front lot line* or *side lot line* than the minimum distance required by this By-law for the *main building* on the *lot*.
- b) Unless specifically provided by this By-law, no *accessory building or structure* shall be built closer to a *street line* than the *main building*.
- c) Unless specifically provided by this By-law, no *accessory building or structure* shall be built closer than 1.2 m to any *lot line*.
- d) Unless specifically provided by this By-law, no *accessory building or structure* shall be built within 1.8 m of the *main building*.

3.2.3 Height

- a) In any Residential, Commercial or Institutional *zone*, an *accessory structure* shall not exceed 4.5 m in *height*.

3.2.4 Lot Coverage

- a) In any Residential *zone*, the maximum *lot coverage* for *accessory buildings* and *structures* shall be ten percent (10%) of the *lot area* or 120.0 m², whichever is less.
- b) Except where specifically excluded by this By-law, *accessory buildings* and *structures* shall also be included in the calculation of *lot coverage* for the purposes of determining compliance with the maximum *lot coverage* as provided in the applicable *zone* under Parts 6 to 9 of this By-law.

3.3 Accessory Retail

Where permitted by this By-law, an *accessory retail use* shall be in accordance with the following provisions:

- a) The accessory retailing and display of goods shall include only goods manufactured, processed, fabricated or repaired as part of the *principal use*.
- b) The maximum *gross floor area* of the *accessory retail use* shall be the greater of 50.0 m² or five percent (5%) of the *gross floor area* of the *principal use*. However, in no case shall the maximum *gross floor area* of the *accessory retail use* exceed 300.0 m².
- c) Parking for the *accessory retail use* shall be provided in accordance with the provisions of Part 4 of this By-law, in addition to the parking required for the *principal use* of the *lot*.

3.4 Amenity Area Required

Where permitted by this By-law, on a *lot* containing an *apartment dwelling*, *mixed-use building*, *accessory dwelling unit*, *duplex dwelling*, *triplex dwelling*, or *townhouse dwelling* and where any *group home*, *institutional residence* or *retirement home* contains independent suites with individual cooking and washroom facilities, *amenity areas* shall be provided in accordance with the following provisions:

- a) Each *dwelling unit* or suite shall be provided with a minimum *amenity area* of 15.0 m² for the first 8 *dwelling units* or suites and 7.5 m² for each *dwelling unit* or suite in excess of 8.
- b) Notwithstanding clause a) of this section, the required amount of *amenity area* shall not be required to exceed fifteen percent (15%) of the *lot area*.
- c) Where the number of *dwelling units* or suites on the *lot* exceeds 4, a minimum of 50.0 m² of the *amenity area* shall be required in a contiguous area that is located at *grade*.

3.5 Automobile Service Stations

Where *automobile service stations* are permitted in this By-law, the following provisions shall apply:

	<i>Interior Lot</i>	<i>Corner Lot</i>
a) Minimum <i>Lot Frontage</i>	33.0 m	40.0 m
b) Minimum <i>Lot Depth</i>	40.0 m	40.0 m

- c) No portion of any fuel pump associated with an *automobile service station* shall be located closer than 6.0 m from any *front lot line* or *exterior lot line* and 12.0 m from any other *lot line*.
- d) A weather canopy associated with the fuel pumps of an *automobile service station* shall be permitted to encroach into the required *minimum front yard* and *exterior side yard* by up to 3.0 m.
- e) The maximum width of a *driveway* at the *street line* shall be not more than 9.0 m and the minimum width not less than 7.5 m.
- f) The minimum interior angle of a *driveway* to a *street line* shall be forty-five (45) degrees and the maximum interior angle of a *driveway* to a *street line* shall be ninety (90) degrees.
- g) The area included between *driveways* or between *driveways* and a *street line* or any *lot line* as required by this By-law shall not be *used* for any purpose other than *landscaping*.
- h) All other requirements of the applicable *zone* shall apply, including the required minimum required *yards*.

3.6 Automobile Washing Establishment

Where permitted by this By-law, an *automobile washing establishment* shall be in accordance with the following provisions:

- a) An automated or *drive-through automobile washing establishment* shall include a minimum of six (6) designated *stacking spaces*. A self-serve manual *automobile washing establishment* shall not require *stacking spaces*.
- b) A *stacking space* shall be a minimum of 5.5 m in length and 3.0 m in width.
- c) *Stacking spaces* shall not be included in the calculation of required parking and shall not be located within any *parking aisle* or *driveway*.

- d) A *stacking lane* shall not be permitted within 20.0 m of a Residential zone.
- e) Notwithstanding clause d), a *stacking lane* may be permitted between 7.5 m and 20.0 m of a Residential zone if a noise wall is provided to the satisfaction of the *Municipality*.
- f) No part of a *stacking lane* or *stacking space* shall be located in the required minimum *front yard* or the required minimum *exterior side yard*.

3.7 Bed and Breakfast

Where permitted by this By-law, a *bed and breakfast* shall be in accordance with the following provisions:

- a) A *bed and breakfast* shall only be permitted in a *single detached dwelling*.
- b) The *bed and breakfast* shall be operated by the *person* or *persons* whose principal residence is in the *single detached dwelling*.
- c) Parking shall be provided in accordance with Part 4.
- d) A *bed and breakfast* shall be limited to a maximum of three (3) guest rooms.

3.8 Buildings to be Moved

In all *zones*, no *building* normally requiring a building permit for construction shall be moved within the area covered by this By-law or shall be moved into the limits of the area covered by this By-law without a building permit from the *Municipality*.

3.9 Commercial Vehicle, Recreational Vehicle and Trailer Storage in Residential Zones

- a) In any Residential zone, the owner or occupant of any *lot* shall only be permitted to park a maximum of one (1) *commercial vehicle* in a *driveway* or *private garage*, provided the vehicle and any attached equipment does not exceed 2.0 m in height above *grade* and 5.6 m in length. A *commercial vehicle* shall not be permitted in any other location on the *lot*.
- b) In any Residential zone, the owner or occupant of any *lot* shall only be permitted to park or store a maximum of two (2) of any *recreational vehicles*, *trailers* and/or similar in the *interior side yard* and *rear yard*. A *recreational vehicle*, *trailer* or similar vehicle shall not be permitted in any other location on the *lot*.
- c) In any Residential zone, a stored *recreational vehicle*, *trailer* or boat shall not exceed 7.5 m in length, excluding any hitch or tongue.
- d) No *commercial vehicle*, *recreational vehicle* or *trailer* shall be used for human habitation in any Residential zone.

- e) No *commercial vehicle, recreational vehicle* or *trailer* shall be stored on a vacant *lot*.

3.10 Conformity with By-law

No *person* shall change the purpose of which any land or *building* is *used* or *erect* any new *building* or addition to any existing *building* or sever any lands from an existing parcel if the effect of such action is to cause the original adjoining or remaining *buildings* or lands to be in contravention of this By-law.

3.11 Drive-Through

Where permitted by this By-law, a *drive-through* shall be provided in accordance with the following provisions:

- a) A *drive-through* shall include a minimum of eight (8) designated *stacking spaces* for a *drive-through* associated with a *restaurant*, and a minimum of three (3) designated *stacking spaces* for a *drive-through* associated with any other *use*.
- b) A *stacking space* shall be a minimum of 5.5 m in length and 3.0 m in width.
- c) *Stacking spaces* shall not be included in the calculation of required parking and shall not be located within any *parking aisle* or *driveway*.
- d) A *stacking lane* shall not be permitted within 20.0 m of a Residential *zone*.
- e) Notwithstanding clause d), a *stacking lane* may be permitted between 7.5 m and 20.0 m of a Residential *zone* if a noise wall is provided to the satisfaction of the *Municipality*.
- f) No part of a *stacking lane* or *stacking space* shall be located in the required minimum *front yard* or required minimum *exterior side yard*.

3.12 Dwelling Unit below Grade

- a) No *dwelling unit* shall in its entirety be located in a *cellar*.
- b) If any portion of the *dwelling unit* is located in a *cellar*, such portion of the *dwelling unit* shall be used as a furnace room, laundry room, storage room, recreation room or for a similar *use*. However, a portion of a *dwelling unit* may be located in a *basement* or *walkout basement* provided the finished floor level of such *basement* is not below the level of any *sanitary* or *storm sewer* serving the *building* or *structure* in which level of such *basement* is not more than 0.6 m below the *established grade*.
- c) All *dwelling units* shall be subject to all other provisions of this By-law, including but not limited to section 3.37.

3.13 Frontage on a Street

- a) In addition to all other provisions of this By-law, no *person* shall be permitted to *erect* any *building* or *structure* on any *lot* in any *zone* unless the *lot* has *frontage* on a *street*.
- b) If part of a *lot* has been conveyed to the *Municipality*, the *Region* or the *Province* for *street* widening or other purposes, and the owner has retained an uninterrupted and permanent right of access for *persons* and vehicles over such part, then that part of the *lot* abutting such part so conveyed and not affected by any *reserve*, easement or right-of-way, shall be deemed to have *frontage* on that portion of the public *street* adjoining the part so conveyed.

3.14 Group Homes and Institutional Residences

Where permitted by this By-law, a *group home* or *institutional residence* shall be in accordance with the following provisions:

- a) Parking shall be provided in accordance with Part 4.
- b) The *group home* or *institutional residence* shall comprise the sole *use* of the *dwelling*.
- c) The *group home* or *institutional residence* shall be in accordance with the provisions of the applicable *zone*.
- d) The *group home* or *institutional residence* shall be subject to *Provincial* approval or licensing as may be required.

3.15 Height Exceptions

The *height* requirements of this By-law shall not apply to the following *structures*:

- a) a spire or steeple associated with a *place of worship*;
- b) a belfry;
- c) a flag pole;
- d) a clock tower;
- e) a chimney;
- f) a water tank or water tower;
- g) a radio, communications or television tower or antenna;
- h) an air conditioner duct;
- i) ventilator or skylight;

- j) elevator enclosures and rooftop mechanical equipment, provided it does not exceed 4.0 m in height; and
- k) a grain elevator, silo or other *accessory structure* related to an *agricultural use*.

3.16 Home Occupation

Where permitted by this By-law, a *home occupation* shall be in accordance with the following provisions:

- a) A *home occupation* shall be conducted entirely within the *dwelling unit* and shall not be permitted in any detached *accessory building* or *structure*. However, the storage of goods, materials or equipment related to the *home occupation* shall be permitted within an *accessory building*, provided that the minimum required number of *parking spaces* for the *dwelling unit* is maintained.
- b) The *home occupation* shall not occupy more than 25.0 percent of the *gross floor area* of the *dwelling unit* or 28.0 m², whichever is lesser.
- c) The *home occupation* shall employ at least one (1) individual who resides in the *dwelling unit* and shall not employ more than one (1) other individual who does not reside in the *dwelling unit*.
- d) The *home occupation* shall not result in the *alteration* of the exterior of the *dwelling unit*.
- e) The *home occupation* shall not include the *open storage* of goods, materials or equipment or display of goods visible from outside the *dwelling unit*.
- f) The *home occupation* shall not create noise, vibration, fumes, odour, dust, glare or radiation which is beyond the normal *use* of the *dwelling unit* or which becomes offensive or obnoxious or creates a nuisance.
- g) The *home occupation* shall not result in more than two (2) clients, students or customers of the *home occupation* to be on the *premises* at any one time. Where a *home occupation* is a *private home day care*, this provision shall not apply.
- h) The *home occupation* shall not use signage or advertising media which draws attention to the fact that a *dwelling unit* is used for a *home occupation* except in accordance with the *Municipality's Sign By-law*.
- i) Without limiting the generality of the foregoing provisions or the definition of *home occupation*, the following *uses* shall not be considered *home occupations*:
 - i) *kennels*;
 - ii) *veterinary clinics*;

- iii) *uses involving repairs or painting for motor vehicles, commercial vehicles, trailers, and/or recreational vehicles;*
- iv) *the office of a medical practitioner, or*
- v) *heavy industrial uses.*

3.17 Minimum Front Yard Setback Reduction in Mature Neighbourhoods (R1, R1A and R1B Zones)

- a) In any R1, R1A or R1B zone, as shown on Schedule “B”, the minimum *front yard* shall be the lesser of:
 - i) the minimum *front yard* applicable to the *zone*; *or*
 - ii) the average *existing front yard setback* of the *dwellings* on *lots* on either side of the subject *lot* in the same *zone*. This provision shall not apply where a *lot* on either side of the subject *lot* does not have the same required minimum *front yard* as the subject *lot*.
- b) To confirm the applicability of subclause a) ii) of this section, a survey shall be submitted to the satisfaction of the *Municipality*.

3.18 Model Homes

- a) Notwithstanding any other provision of this By-law, *model homes* shall be permitted in any Residential *zone*, provided that:
 - i) Draft plan of subdivision approval has been received;
 - ii) The *model home* is constructed in a *lot* on the draft plan of subdivision and complies with the provisions of the Zoning By-law;
 - iii) A written agreement has been entered into with the *Municipality*; and
 - iv) The model homes are provided in accordance with the *Municipality’s* model home policy.

3.19 Multiple Uses on One Lot

Where any land or *building* is *used* for more than one purpose, all provisions of this By-law relating to each *use* shall be complied with.

3.20 Non-Conformity and Non-Compliance

- a) Nothing in this By-law shall apply to prevent the *use* of any land, *building* or *structure* for any purpose prohibited by the By-law, if such land, *building* or *structure* was

lawfully *used* for such purpose on the day of the passing of this By-law, and so long as it continues to be *used* for that purpose.

- b) The provisions of this By-law shall not apply to prevent the *erection* or *use* for a purpose prohibited by this By-law of any *building* or *structure*, the plans for which have been approved by the *building inspector* prior to the date of passing of this By-law, so long as the *building* or *structure* when *erected* is *used* and continues to be *used* for the purpose for which it was *erected*.
- c) An *existing* permitted *building* or *structure* on a *lot* which does not comply with the *yard setbacks*, *height*, *floor area* and other *lot* and *building* requirements may be repaired, renovated, reconstructed and *enlarged*, provided that the *enlargement*, repair, renovation or reconstruction does not further reduce those *lot* and *building* requirements which do not comply with the By-law, and provided that all other requirements of the By-law are complied with, including but not limited to section 3.37.
- d) Notwithstanding any other provisions of this By-law, a vacant *lot* held in distinct and separate ownership on the date of passage of this By-law having less than the minimum *lot frontage* and/or *lot area* required by this By-law may be *used* for a purpose permitted in the *zone* in which said *lot* is located provided that all other applicable provisions in this By-law are complied with, including but not limited to section 3.37.
- e) Where a *lot* having a lesser *lot frontage*, *depth* or *area* than that required by this By-law is created by expropriation or highway widening or other land acquisition by the *Municipality*, the *Region*, the *Province* or the Government of Canada, or any other *public authority*, such *lot* shall be deemed to conform with this By-law and a *building* or *structure* may be *erected*, *altered* or repaired and *used* on such *lot* provided that it conforms to all other requirements of this By-law.

3.21 Number of Detached Dwellings on One Lot

Not more than one (1) *single detached dwelling* shall be *erected* on any *lot* unless otherwise explicitly permitted in accordance with the provisions of this By-law.

3.22 Open Product Display

Where permitted by this By-law, *open product display* shall be in accordance with the following provisions:

- a) *Open product display* shall be permitted in any *yard*, subject to a minimum *setback* of 6.0 m from any *lot line*.
- b) Notwithstanding clause a) of this section, *open product display* shall be permitted in the *front yard* of the Core Area (CA) *zone* subject to a minimum *setback* of 3.0 m from the *front lot line*.

- c) *Open product display* areas shall not exceed 20% of the *lot area*.
- d) *Open product display* shall not be located within any *parking area* or within any required *planting strip*.

3.23 Open Storage

Where permitted by this By-law, *open storage* shall be in accordance with the following provisions:

- a) *Open storage* shall only be permitted as an *accessory use* where it is permitted by this By-law.
- b) *Open storage* shall be prohibited in the *front yard* and *exterior side yard*.
- c) *Open storage* shall be prohibited in any *yard* abutting a Residential or Open Space *zone*.
- d) *Open storage* shall not apply to prevent the parking of *motor vehicles* or *commercial vehicles* for sale or awaiting repair in association with a permitted *use*.
- e) *Open storage* areas shall not be permitted within any of the minimum required *yards* in the applicable *zone*. Notwithstanding this provision, where a *side yard* or *rear yard* abuts an Employment or Commercial *zone*, the minimum distance between the *open storage* and the *rear* or *side lot line* shall be 3.0 m.
- f) *Open storage* areas shall not be permitted to be located closer to any *lot line* than the *main building* on the *lot*.
- g) *Open storage* areas shall not exceed 50% of the *lot area*.
- h) *Open storage* areas shall be screened on all sides with an opaque fence or *landscaping* or a combination of both. Any such fence shall not exceed a maximum height of 1.83 m.

3.24 Patio

Where permitted by this By-law, a *patio* shall be in accordance with the following provisions:

- a) A *patio* shall be permitted in any *yard* but not within 3.0 m of any *lot line*. This provision shall not apply within the Core Area (CA) *zone*.
- b) A *patio* shall not be permitted in any *yard* abutting a Residential *zone*.
- c) Parking shall be provided for any *patio* in accordance with the provisions of Part 4.

3.25 Pet Day Care

Where permitted by this By-law, a *pet day care* shall be in accordance with the following provisions:

- a) A *pet day care* shall only be permitted on a *lot* with a *lot area* of at least 10.0 ha.
- b) A *pet day care* shall not be located closer than 45.0 m to any Residential *zone* and the *use* shall be separated by at least 45.0 m from a *dwelling* on any other *lot*.

3.26 Planting Strips

- a) A *planting strip* with a minimum width of 1.5 m shall be required abutting the full length of the applicable *lot lines*:
 - i) Along the *front yard* or *exterior side yard*, where any *parking area* is located in the *front yard* or *exterior side yard*. For clarity, this shall not apply to *driveways* for *single detached dwellings*, *semi-detached dwellings*, *duplex dwellings* or *townhouse dwellings*.
- b) A *planting strip* with a minimum width of 3.0 m shall be required along the full length of the applicable *lot lines*:
 - i) Where a *lot* in a Commercial, Employment or Institutional *zone* abuts an *interior side lot line* or *rear lot line* of a *lot* in a Residential *zone*.
 - ii) Along the *front lot line* and *exterior side lot line* for *lots* in a Commercial, Employment or Institutional *zone*. This shall not apply to *lots zoned Core Area (CA)*.
 - iii) Where a *lot zoned Residential – Apartment (R4)* abuts an *interior side lot line* or *rear lot line* of a *lot zoned Residential – Single Detached (R1)*, *Residential – Single Detached “A” (R1A)*, *Residential – Semi-Detached (R2)* or *Residential – Townhouse (R3)*. An opaque fence not less than 1.8 m high shall also be required as part of the *planting strip*.
- c) A *planting strip* with a minimum width of 6.0 m shall be required abutting the full length of the applicable *lot lines*:
 - i) Where a *lot zoned Employment – Restricted (E1)* or *Employment – General (E2)* abuts a *street* or a *lot* in a Residential or Open Space *Zone*.
- d) A *planting strip* with a minimum width of 15.0 m shall be required abutting the full length of the applicable *lot lines*:
 - i) Where a Commercial – Shopping Centre (C3) *zone* abuts a *street* or a *lot* in a Residential or Open Space *zone*.

- e) *Driveways* and walkways shall be permitted to cross a *planting strip*.

3.27 Private Home Day Care

Where permitted by this By-law, a *private home day care* shall be subject to the provisions for *home occupations*.

3.28 Public Uses Permitted

- a) The provisions of this By-law shall not apply to the *use* of any land and *zone* or to the *erection* or *use* of any *building* or *structure* for the purpose of public service by the *Municipality*, and/or any *public authority*, any department of the *Region*, any department or Ministry of the Government of Canada or the *Province*, or any telecommunications, gas or utility company, provided that where such land, *building* or *structure* is located:
 - i) no goods, materials or equipment shall be stored in the open, except as permitted in such *zone*;
 - ii) the *lot coverage*, yard setbacks, parking and loading requirements and *height* provisions shall be complied with; and
 - iii) an *office* shall be permitted as an *accessory use*, except where an *office* is a permitted *use* in the *zone*, in which case an *office* shall be a permitted *use*.
- b) Nothing in this By-law shall prevent the installation of a watermain, sanitary sewer main, storm sewer main, gas main, pipe line or overhead or underground hydro, and telecommunications line provided that the location of such main or line has been approved by the *Municipality*.

3.29 Renewable Energy Undertaking

This By-law shall not apply to *uses*, *buildings* and *structures* considered to be a renewable energy undertaking as defined by the Planning Act, 1990, as amended. All other *structures* shall be in accordance with the provisions of this By-law.

3.30 Replacement of Existing Single Detached Dwelling

Where a *single detached dwelling* is intended to be demolished and replaced, a second *single detached dwelling* shall be permitted on a *lot* provided that:

- a) The *lot* shall be subject to site plan control;
- b) Only one *dwelling* is occupied at any one time;
- c) A demolition permit is issued by the *Municipality* with respect to demolition of the original *dwelling*, and an agreement with the *Municipality* has been entered into by the

owner which requires the demolition of the original *dwelling* within 45 days of the issuance of the Certificate of Occupancy for the replacement *dwelling*; and

- d) All other provisions of this By-law shall apply to the replacement *dwelling* as if the original *dwelling* was demolished.

3.31 Residential Lot

No *person* shall *erect* or *use* any *building* or *structure* for *residential uses* unless such *building* is *erected* upon a *lot* as defined by this By-law and in accordance with all other provisions of this By-law.

3.32 Seasonal Commercial Use

Where permitted by this By-law, a *seasonal commercial use* shall be subject to the following provisions:

- a) Where a *seasonal commercial use* covers a portion of a *parking area*, it shall not result in a deficiency in meeting the minimum required *parking* for *existing uses* on the *lot*.
- b) A *seasonal commercial use* shall not require any additional *motor vehicle* or bicycle parking to be provided while it is in operation.
- c) A *seasonal commercial use* shall be permitted in any *yard* that does not abut a Residential *zone*.
- d) A *seasonal commercial use* shall be located no closer than 6.0 m to any *lot line*.
- e) A *seasonal commercial use* shall not obstruct any *driveway*.
- f) A *seasonal commercial use* shall occupy a maximum of twenty percent (20%) of the *lot area*.
- g) *Seasonal commercial uses* shall be permitted on a *lot* for a maximum of 120 total days during each calendar year. For clarity, the maximum number of days shall be inclusive of all *seasonal commercial uses* provided on the *lot* during any given calendar year.
- h) Any *buildings* or *structures* associated with the *seasonal commercial use* shall not be subject to the provisions of section 3.2, but shall be subject to the provisions of this section.

3.33 Sight Triangle

- a) On any *corner lot*, a *sight triangle* as defined in this By-law shall be provided as follows:

Intersection	Minimum <i>Sight Triangle</i> (All Zones Except Employment Zones)	Minimum <i>Sight Triangle</i> (Employment Zones)
i) Local Road and Local Road	5.0 m	10.0 m
ii) Local Road and Collector Road	5.0 m	10.0 m
iii) <i>Regional Road</i> and any other Road	15.0 m	15.0 m

- b) For the purposes of interpreting clause a) of this section, the road classifications shall be as indicated in the Nobleton Community Plan, Township of King Official Plan or the Transportation Master Plan, as considered to be the most current road classification by the *Zoning Administrator*.

3.34 Swimming Pools

- a) A *swimming pool* shall be permitted as an *accessory use* to any *residential use*.
- b) A *swimming pool* shall be permitted in the *rear yard* of any lot provided that no part of such *swimming pool* shall be located closer to any *lot line* or *street line* than the minimum distance required for an *accessory building* located on *such lot*.
- c) A *swimming pool* shall be permitted in the *side yard* of any *lot* provided that:
- i) no part of such *swimming pool* shall be located closer to any *lot line* or *street line* than the minimum distance required for the *principal building* located on *such lot*;
 - ii) the maximum *height* of such *swimming pool* shall be 1.5 m above the *established grade* level of the ground both adjoining and within 4.5 m of such *swimming pool*; and
 - iii) any *building* or *structure*, other than the *main building*, required for changing closing or for pumping or filtering facilities, or other similar *accessory uses*, shall be in accordance with the provisions applicable to *accessory buildings* on *such lot* under section 3.2.
- d) Every *swimming pool* erected in any *zone* shall comply with the provisions of the *Municipality's Fence By-law*, which governs the enclosure of *swimming pools*.

- e) Notwithstanding any other provision of this By-law, a *swimming pool* shall be excluded in the calculation of *lot coverage*.

3.35 Temporary Construction Uses Permitted

Nothing in this By-law shall prevent *uses* incidental to construction such as a construction camp or other such temporary work camp, a tool shed, scaffold or other *building* or *structure* incidental to the construction, provided that these *uses* shall be permitted only for so long as the same are necessary for work in progress which has been neither finished nor abandoned, and for which a building permit has been issued and remains in force.

3.36 Through Lot

Where a *lot* which is not a *corner lot* has *frontage* on more than one (1) *street*, the *setback* and *front yard* requirements contained herein shall apply on each street in accordance with the provisions of the *zone* or *zones* in which such *lot* is situated.

3.37 Toronto and Region Conservation Authority Regulated Area (Schedule “A” Overlay)

The Toronto and Region Conservation Authority’s (TRCA) Regulated Area, as delineated on Schedule “A”, indicates the areas that are subject to the TRCA’s regulation under Section 28 of the Conservation Authorities Act, 1990, as amended, for any development (including site alteration), any interference with wetlands and alterations to shorelines and *watercourses*. In this regard, TRCA must be contacted prior to any such work taking place in the regulated area.

Development in the Conservation Authorities Act, 1990, as amended, is defined as (a) the construction, reconstruction, *erection* or placing of a *building* or *structure* of any kind; (b) any change to a *building* or *structure* that would have the effect of altering the *use* or potential *use* of the *building* or *structure*, increasing the size of the *building* or *structure* or increasing the number of *dwelling units* in the *building* or *structure*; (c) site grading; or (d) the temporary or permanent placing, dumping or removal of any material, originating on the site or elsewhere.

The regulated area may differ from the area delineated on Schedule “A”, as it may be subject to changes resulting from new environmental information obtained by TRCA over time. The final boundaries of the Regulated Area shall be determined by TRCA. Further, TRCA’s regulation states that if there is a conflict between the description of regulated areas in the text of the regulation and the areas as shown on the regulated area mapping (as shown in the Schedule “A” Regulated Area delineation) the description of areas in the regulation prevails.

The following provisions shall apply to all lands within the TRCA Regulated Area (on Schedule “A” or to lands that meet the description of regulated areas in TRCA’s regulation):

- a) Development (as defined above) is subject to TRCA review and may require a permit pursuant to TRCA’s regulation, prior to any works taking place.

- b) The Regulated Area shown on Schedule “A” may be subject to change. The final boundaries of the Regulated Area shall be determined by TRCA.
- c) The following *uses* shall be prohibited in lands identified as *hazardous lands* or *hazardous sites*, as determined by the *Municipality* in consultation with the Toronto and Region Conservation Authority:
 - i) institutional uses including *hospitals, long-term care homes, retirement homes, day cares, child care centres* and *schools*;
 - ii) essential emergency services including fire, police, ambulance stations and electrical substations; and
 - iii) *uses* associated with disposal, manufacture, treatment or storage of *hazardous substances*.

3.38 Uses Prohibited

- a) Notwithstanding any other provisions contained in this By-law, the following *uses* are prohibited in the *defined area* unless specifically permitted by this By-law: blood boiling; bone boiling; extracting oil from fish or animal matter; storing hides; soap manufacturing; tripe boiling; tanning hides and skins; manufacturing gas; manufacturing or storing fertilizers from dead animals or fish; manufacturing cement or brick; receiving, storing or dumping of liquid, jellied, congealed, or concentrated industrial wastes of any kind; metal smelting or a foundry; drop forge industries; blast furnaces; refineries; aircraft engine testing; and, an *obnoxious use*.
- b) The *use* of any land or *lot* for the purpose of a trailer park, tourist trailer park or a *mobile home* is prohibited.
- c) The *use* of any *land* or *lot* for the purposes of a track for the racing of animals, motor vehicles or motorcycles or go-carts or snowmobiles is prohibited, except such a *use* by a *club* or organization which is licensed by the *Municipality* for such *uses*.
- d) The *use* of any land or *lot* for the purpose of a *scrap yard* except as specifically provided by this By-law is prohibited.
- e) The *use* of any land or *lot* for the purpose of a *waste disposal facility* is prohibited.
- f) The making or establishment of pits or quarries is prohibited, and no *person* shall *use* land or *erect any building* or *structure* for the purpose of processing, washing, sorting, screening or crushing rock, sand or gravel except as expressly provided for in this By-law.
- g) The *use* of a truck, bus, coach or street car body, *trailer* or boat for the purposes of human habitation is prohibited.

3.39 Waste Storage

The storage of garbage, recycling and other waste shall be in accordance with the following provisions:

- a) In any Commercial, Employment or Other *zone* and any R4 (Apartment) *zone*, garbage, recycling and other waste shall only be stored in a fully enclosed *waste containment structure*, with or without a roof, or within a wholly enclosed *building*.
- b) A *waste containment structure* shall only be permitted in an *interior side yard* or *rear yard*.
- c) A *waste containment structure*, where provided, shall be *setback* a minimum of 3.0 m from any abutting Residential *zone* and shall be subject to all other provisions for *accessory structures* under section 3.2.
- d) A *waste containment structure* shall not be permitted within any required *planting strip*.
- e) Notwithstanding the provisions of this section, any container temporarily *used* in association with construction activities shall be permitted in any *yard* during construction, provided it is located no closer than 1.2 m from any *lot line*.

3.40 Wellhead Protection Areas (Schedule “B”)

- a) Notwithstanding any other provision of this By-law, on any *lot* located within each of the following geographic areas as delineated on Schedule “B”, the corresponding *uses* or activities shall be prohibited or, where indicated below, shall be subject to an approved Risk Management Plan issued by the *Region*, in accordance with Table 40.1.

Table 40.1 – Prohibited Uses and Activities in Wellhead Protection Areas

Area (as delineated on Schedule “B”)	Prohibited Uses and Activities
Source Water Protection Significant Threat Area 2 (STA-2)	<p>The handling, storage, processing (including part of other manufacturing processes) and manufacturing of <i>dense non-aqueous phase liquid</i> (DNAPLs), including:</p> <ul style="list-style-type: none"> i) Dry cleaning activities which utilize DNAPLs in the cleaning processes; ii) Automotive sales and service which use degreasers, paints, enamels, cleaners and adhesives containing DNAPLs; iii) Printing, publishing and allied industrial establishments which utilize DNAPLs as part of the printing process;

Area (as delineated on Schedule “B”)	Prohibited Uses and Activities
	<ul style="list-style-type: none"> iv) Establishments selling paints, enamels, furniture strippers, paint thinners and lacquers containing DNAPLs; v) Establishments which store, use or sell cleaning supplies and glass cleaners which contain DNAPLs; and vi) Manufacturing and industrial establishments which utilize DNAPLs as part of manufacturing and/or processing.
<p>Source Water Protection Significant Threat Area 1 (STA-1)</p>	<p>All of the <i>uses</i> and activities prohibited in STA-2 area under clause a), and:</p> <ul style="list-style-type: none"> i) Waste storage sites and facilities for the landfilling of municipal waste and/or solid non-hazardous industrial or commercial waste; ii) Waste disposal sites where liquid industrial waste is injected into a well; iii) Waste water treatment plant & disposal facility (includes lagoons, communal/municipal sewage treatment facilities, large sewage vaults at sewage pumping stations – but excluding facilities regulated under the <u>Nutrient Management Act, 2002</u>); iv) Waste storage and disposal sites and facilities for hazardous liquid industrial waste at landfills and transfer stations; v) Waste storage and disposal sites and facilities for wastes described in the clauses for p, q, r, s, t and u of the definition of hazardous waste (O. Reg. 347) at landfills and transfer stations as outlined in the Assessment Reports; vi) <i>Waste disposal facilities</i> including: <ol style="list-style-type: none"> 1. PCB waste; 2. Tailings from mines. 3. Petroleum refining waste sites and facilities for landfarming; and 4. Hazardous waste storage, treatment and disposal sites and facilities.

Area (as delineated on Schedule “B”)	Prohibited Uses and Activities
	<ul style="list-style-type: none"> <li data-bbox="656 289 1430 359">vii) Road salt storage facilities where the quantity is more than 5,000 tonnes; <li data-bbox="656 380 1458 674">viii) Snow storage facilities and disposal sites (includes <i>parking areas</i>): <ul style="list-style-type: none"> <li data-bbox="737 474 1458 579">1. at or above <i>grade</i> where the storage area is more than 1 ha in area, except in emergency scenarios; and <li data-bbox="737 604 1458 674">2. below <i>grade</i> where the storage area is more than 0.01 ha in area. <li data-bbox="656 699 1463 1251">ix) Non-residential, industrial, commercial, institutional, agricultural and multi-residential liquid fuel and fuel oil storage facilities where the fuel is stored partially or below grade where the fuel quantity is more than 250 litres or 2,500 litres above grade which includes, but is not limited to the following facilities: <ul style="list-style-type: none"> <li data-bbox="737 947 1463 978">1. Permanent or mobile fuel or gasoline retail outlets; <li data-bbox="737 999 1170 1031">2. <i>Automobile service stations</i>; <li data-bbox="737 1052 959 1083">3. Bulk plants; <li data-bbox="737 1104 919 1136">4. Marinas; <li data-bbox="737 1157 1114 1188">5. Private fuel outlets; and <li data-bbox="737 1209 1032 1241">6. <i>Agricultural uses</i>. <li data-bbox="656 1272 1479 1682">x) The handling, storage, processing (including part of other manufacturing processes) and manufacturing of <i>organic solvents</i> including, but not limited to the following: <ul style="list-style-type: none"> <li data-bbox="737 1440 1479 1556">1. <i>Automobile sales and service establishments</i> which use degreasers, paints, enamels, cleaners and adhesives containing <i>organic solvents</i>; and <li data-bbox="737 1577 1463 1682">2. Establishments which store, use or sell cleaning supplies and glass cleaners which contain <i>organic solvents</i>. <li data-bbox="656 1703 1479 1871">xi) Agricultural storage <i>buildings</i> used for agricultural source material (ASM) which includes but is not limited to the following materials: <ul style="list-style-type: none"> <li data-bbox="737 1839 1373 1871">1. Animal manure including bedding materials;

Area (as delineated on Schedule “B”)	Prohibited Uses and Activities
	<ul style="list-style-type: none"> 2. Milk house wash water; 3. Mushroom compost; 4. Regulated compost; and 5. Animal yard run-off and manure. <p>xii) Storage of pesticides in facilities:</p> <ul style="list-style-type: none"> 1. for retail sale or storage in relation to its use in extermination where the total mass in any form (liquid, solid or gas) is more than 250 kg; and 2. where it is manufactured, processed or wholesaled for retail and extermination where the total mass is more than 2,500 kg. <p>xiii) Commercial fertilizer storage facilities for retail sale or stored in relation to its application where the total mass in any form (liquid or solid) is more than 2,500 kg;</p> <p>xiv) Agricultural outdoor confinement or farm animal yards where the number of confined animals would generate more than 300 nutrient units/ha/year; and</p> <p>xv) Storage facilities for Non-Agricultural Source Material (NASM) – Category 1.</p>

- b) Where a *use* is prohibited in *Significant Threat Area 1* or *Significant Threat Area 2*, as indicated in Table 40.1, and the *use* was legally *existing* prior to the effective date of this By-law, the *use* shall continue to be permitted in accordance with the permitted *uses* of the underlying Zone, but no expansion of any *building* or *structure* for the prohibited *use* as indicated in Table 40.1 of this By-law shall be permitted.

3.41 Yard and Setback Encroachments Permitted

- a) Every part of any *yard* required by this By-law shall be open and unobstructed by any *structure* from the ground to the sky, provided that the *structures* listed in Table 3.41.1 shall be permitted to *encroach* into the minimum *yards* indicated for the distances specified.

Table 3.41.1 – Permitted Yard and Setback Encroachments

Structure	Yard	No part of any <i>building or structure</i> shall project into the specified <i>yard</i> more than:
i) Architectural elements, including sills, belt, courses, cornices, gutters, chimneys, pilasters, eaves, parapets, canopies or fireplaces	Any yard	0.6 m
ii) Window bays	<i>Front, rear and exterior side yards</i> only	0.9 m, at a maximum width of 3.0 m
iii) <i>Balconies</i>	<i>Front, rear and exterior side yards</i> only	1.8 m
iv) Open or roofed <i>porches</i> not exceeding one (1) storey in height and uncovered <i>terraces</i>	<i>Front, rear and exterior side yards</i> only	2.4 m including eaves and cornices
v) <i>Decks</i> with a height no greater than 0.6 m from grade	<i>Rear and interior side yards</i> only	Unrestricted, but no closer than 0.6 m from any <i>lot line</i>
vi) <i>Decks</i> with a height greater than 0.6 m, but less than 3.0 m, from grade	<i>Rear yard</i> only	1.5 m
vii) Air conditioners, heat pumps, <i>swimming pool pumps/filters/heaters</i>	<i>Rear, exterior side and interior side yards</i> only	Unrestricted, but no closer than 0.6 m from any <i>lot line</i>
viii) Unenclosed barrier-free wheelchair access ramps	Any yard	Unrestricted, but no closer than 0.6 m from any <i>lot line</i>

- b) Notwithstanding the *yard* and *setback* provisions of this By-law, drop awnings, clothes poles, flag poles, garden trellises, fences, retaining walls, signs erected in accordance with the provisions of the Municipality’s By-law regulating signs, or other similar *accessory structures* shall be permitted in any required *yard* or in the area between the road or *street line* and the required *setback*.

Part 4 | Parking and Loading Requirements

4.1 Parking Space Requirements

A minimum number of *parking spaces* for *motor vehicles* shall be provided and maintained on a *lot* in accordance with Table 4.1.

Table 4.1 – Parking Space Requirements

Use	Minimum Number of <i>Parking Spaces</i> Required
Residential Uses	
<i>Accessory Dwelling Unit</i>	1.0 spaces, in addition to the parking required for the non-residential uses
<i>Apartment Dwelling Unit</i>	1.25 spaces per <i>apartment dwelling unit</i> , plus 0.25 spaces per <i>unit</i> designated for visitor parking
<i>Bed and Breakfast</i>	1.0 spaces per guest room, in addition to the parking required for the <i>principal residential dwelling</i>
<i>Duplex Dwelling</i>	1.5 spaces per <i>dwelling unit</i>
<i>Home Occupation</i> including a <i>Private Home Daycare</i>	No requirement beyond the minimum requirement for the <i>dwelling</i>
<i>Linked Dwelling</i>	2.0 spaces per <i>dwelling unit</i>
<i>Retirement Home</i>	1.0 spaces for every room or suite
<i>Semi-detached Dwelling</i>	2.0 spaces per <i>dwelling unit</i>
<i>Single Detached Dwelling</i>	2.0 spaces per <i>dwelling unit</i>
<i>Townhouse Dwelling</i>	2.0 spaces per <i>dwelling unit</i>
<i>Triplex Dwelling</i>	1.5 spaces per <i>dwelling unit</i>
Commercial Uses	
<i>Art Gallery</i>	1.0 spaces per 27.0 m ² of <i>gross floor area</i>
<i>Automobile Body Repair Garage</i>	4.0 spaces per service bay
<i>Automobile Repair Garage</i>	4.0 spaces per service bay
<i>Automobile Sales and Service Establishment</i>	1.0 spaces per 27.0 m ² of <i>gross floor area</i> plus 1.0 spaces per service bay
<i>Automobile Service Station</i>	4.0 spaces and for any uses provided as an <i>accessory use</i> to the <i>automobile service station</i> , such as a <i>convenience retail store</i> , parking requirements shall be calculated separately for each <i>use</i> in accordance with subsection 4.2.2.

Use	Minimum Number of <i>Parking Spaces</i> Required
<i>Automobile Washing Establishment</i>	No minimum requirement, but <i>stacking spaces</i> may be required in accordance with the General Provisions for this <i>use</i> (section 3.6)
<i>Bake Shop</i>	1.0 spaces per 9.0 m ² of <i>gross floor area</i>
<i>Child Care Centre</i>	1.0 spaces per 27.0 m ² of <i>gross floor area</i>
<i>Clinic</i>	1.0 spaces per 18.0 m ² of <i>gross floor area</i>
<i>Club</i>	1.0 spaces per 27.0 m ² of <i>gross floor area</i>
<i>Convenience Retail Store</i>	1.0 spaces per 27.0 m ² of <i>gross floor area</i>
<i>Custom Workshop</i>	1.0 spaces per 27.0 m ² of <i>gross floor area</i>
<i>Day Spa</i>	1.0 spaces per 18.0 m ² of <i>gross floor area</i>
<i>Farmer's Market</i>	1.0 spaces per 27.0 m ² of <i>gross floor area</i>
<i>Financial Establishment</i>	1.0 spaces per 27.0 m ² of <i>gross floor area</i>
<i>Fitness Centre</i>	1.0 spaces per 18.0 m ² of <i>gross floor area</i>
<i>Garden and Nursery Sales and Supply Establishment</i>	1.0 spaces per 18.0 m ² of <i>gross floor area</i> devoted to <i>office uses</i> or retail display of materials, and 1.0 spaces per 37.0 m ² devoted to <i>warehouse uses</i> for storage of materials that are not on display for sale
<i>Hotel</i>	1.0 spaces per suite or guest room. For any <i>uses</i> provided as an <i>accessory use</i> to the <i>hotel</i> and are open to the public, such as a <i>restaurant</i> , parking requirements shall be calculated separately for each <i>use</i> in accordance with subsection 4.2.2. For clarity, any <i>accessory uses</i> provided for use by guests only shall not be subject to an additional parking requirement, such as a fitness facility provided for use by <i>hotel</i> guests.
<i>Motel</i>	1.0 spaces per suite or guest room
<i>Office</i>	1.0 spaces per 27.0 m ² of <i>gross floor area</i>
<i>Patio</i>	1.0 spaces per 9.0 m ² of <i>patio area</i>
<i>Personal Service Shop</i>	1.0 spaces per 18.0 m ² of <i>gross floor area</i>
<i>Place of Assembly</i>	1.0 spaces per 18.0 m ² of <i>gross floor area</i>
<i>Place of Entertainment</i>	1.0 spaces per 18.0 m ² of <i>gross floor area</i>
<i>Printing Establishment</i>	1.0 spaces per 27.0 m ² of <i>gross floor area</i>
<i>Restaurant</i>	1.0 spaces per 9.0 m ² of <i>gross floor area</i>
<i>Retail Store</i>	1.0 spaces per 18.0 m ² of <i>gross floor area</i>

Use	Minimum Number of <i>Parking Spaces</i> Required
<i>Retail Warehouse</i>	1.0 spaces per 18.0 m ² of <i>gross floor area</i>
<i>Shopping Centre</i>	1.0 spaces per 18.0 m ² of <i>gross floor area</i>
<i>Storage Depot</i>	1.0 spaces per 60.0 m ² of <i>gross floor area</i>
<i>Studio</i>	1.0 spaces per 18.0 m ² of <i>gross floor area</i>
<i>Supermarket</i>	1.0 spaces per 18.0 m ² of <i>gross floor area</i>
<i>Take-out Restaurant</i>	1.0 spaces per 9.0 m ² of <i>gross floor area</i>
<i>Taxi Dispatch Office</i>	1.0 spaces per 27.0 m ² of <i>gross floor area</i>
<i>Taxi Station</i>	1.0 spaces per 27.0 m ² of <i>gross floor area</i>
<i>Undertaking Establishment</i>	1.0 spaces per 18.0 m ² of <i>gross floor area</i>
<i>Veterinary Clinic</i>	1.0 spaces per 27.0 m ² of <i>gross floor area</i>
<i>Other Commercial Use</i>	1.0 spaces per 27.0 m ² of <i>gross floor area</i>
<i>Agricultural and Rural Uses</i>	
<i>Agricultural Use</i>	No minimum requirement (parking for a <i>single detached dwelling</i> shall be provided)
<i>Commercial Greenhouse</i>	5.0 spaces or 1.0 spaces for every 23.0 m ² of <i>gross floor area</i> (excluding outdoor display and storage of vehicles), whichever is greater
<i>Farm Greenhouse</i>	No minimum requirement
<i>Farm Implement Dealer</i>	5.0 spaces or 1.0 spaces for every 23.0 m ² of <i>gross floor area</i> (excluding outdoor display and storage of <i>vehicles</i>), whichever is greater
<i>Farm Produce Stand</i>	No minimum requirement
<i>Kennel</i>	1.0 spaces for every 37.0 m ² of <i>gross floor area</i>
<i>Nursery</i>	1.0 spaces per 18.0 m ² of <i>gross floor area</i> devoted to <i>office uses</i> or retail display of materials, and 1.0 spaces per 37.0 m ² devoted to <i>warehouse uses</i> for storage of materials that are not on display for sale

Use	Minimum Number of <i>Parking Spaces</i> Required
<i>Employment Uses</i>	
<i>Accessory Retail</i>	1.0 spaces per 18.0 m ² of <i>gross floor area</i>
<i>Bakery</i>	1.0 spaces for every 37.0 m ² of <i>gross floor area</i> up to 3,000.0 m ² , plus 1.0 spaces for each additional 100.0 m ² of <i>gross floor area</i> up to 6,000.0 m ² , and 1.0 spaces for each 200.0 m ² over 6,000.0 m ²
<i>Building Supply and Equipment Depot</i>	1.0 spaces per 27.0 m ² of <i>gross floor area</i>
<i>Heavy Manufacturing Establishment</i>	1.0 spaces for every 37.0 m ² of <i>gross floor area</i> up to 3,000.0 m ² , plus 1.0 spaces for each additional 100.0 m ² of <i>gross floor area</i> up to 6,000.0 m ² , and 1.0 spaces for each 200.0 m ² over 6,000.0 m ²
<i>Heavy Service Shop</i>	1.0 spaces for every 37.0 m ² of <i>gross floor area</i> up to 3,000.0 m ² , plus 1.0 spaces for each additional 100.0 m ² of <i>gross floor area</i> up to 6,000.0 m ² , and 1.0 spaces for each 200.0 m ² over 6,000.0 m ²
<i>Light Manufacturing Establishment</i>	1.0 spaces for every 37.0 m ² of <i>gross floor area</i> up to 3,000.0 m ² , plus 1.0 spaces for each additional 100.0 m ² of <i>gross floor area</i> up to 6,000.0 m ² , and 1.0 spaces for each 200.0 m ² over 6,000.0 m ²
<i>Light Service Shop</i>	1.0 spaces for every 37.0 m ² of <i>gross floor area</i> up to 3,000.0 m ² , plus 1.0 spaces for each additional 100.0 m ² of <i>gross floor area</i> up to 6,000.0 m ² , and 1.0 spaces for each 200.0 m ² over 6,000.0 m ²
<i>Truck or Bus Terminal</i>	1.0 spaces for every 37.0 m ² of <i>gross floor area</i>
<i>Warehouse</i>	1.0 spaces for every 37.0 m ² of <i>gross floor area</i> up to 3,000.0 m ² , plus 1.0 spaces for each additional 100.0 m ² of <i>gross floor area</i> up to 6,000.0 m ² , and 1.0 spaces for each 200.0 m ² over 6,000.0 m ²
<i>Other Heavy Industrial Use or Light Industrial Use</i>	1.0 spaces for every 37.0 m ² of <i>gross floor area</i> up to 3,000.0 m ² , plus 1.0 spaces for each additional 100.0 m ² of <i>gross floor area</i> up to 6,000.0 m ² , and 1.0 spaces for each 200.0 m ² over 6,000.0 m ²

Use	Minimum Number of <i>Parking Spaces</i> Required
<i>Institutional Uses</i>	
<i>Cemetery</i>	2.0 <i>parking spaces</i>
<i>Day Nursery</i>	1.0 spaces per 27.0 m ² of <i>gross floor area</i>
<i>Commercial School</i>	1.0 spaces per 27.0 m ² of <i>gross floor area</i>
<i>Community Centre</i>	1.0 spaces per 27.0 m ² of <i>gross floor area</i>
<i>Conservation Uses</i>	No minimum requirement
<i>Hospital</i>	1.0 spaces for every two beds or for every 36.0 m ² of <i>gross floor area</i> , whichever is greater
<i>Institutional Residence</i>	1.0 spaces for each guest room or suite
<i>Long-Term Care Home</i>	1.0 spaces for every four beds
<i>Private Park</i>	No minimum requirement. For any facilities or <i>buildings</i> provided as an <i>accessory use</i> to the <i>private park</i> , <i>parking</i> requirements shall be calculated separately for each <i>use</i> in accordance with subsection 4.2.2.
<i>Private School</i>	Elementary school: 1.5 spaces for each teaching classroom Secondary school: 4.0 spaces for each teaching classroom
<i>Public Park</i>	No minimum requirement. For any facilities or <i>buildings</i> provided as an <i>accessory use</i> to the <i>public park</i> , <i>parking</i> requirements shall be calculated separately for each <i>use</i> in accordance with subsection 4.2.2.
<i>Public School</i>	Elementary school: 1.5 spaces for each classroom Secondary school: 4.0 spaces for each classroom
<i>Place of Worship</i>	Where there are fixed seats, one parking space for every five seats or 3.0 m of bench space. Where there are no fixed seats, one parking space for every 9.0 m ² of <i>gross floor area</i> or portion thereof devoted to public use
<i>Tourist Information Centre</i>	1.0 spaces per 27.0 m ² of <i>gross floor area</i>
<i>Other Institutional Use</i>	1.0 spaces per 27.0 m ² of <i>gross floor area</i>
<i>Other Recreational Use</i>	2.0 spaces per court and 10.0 spaces per playing field/rink/field/pool and no minimum requirement for a playground, <i>trail</i> or picnic area

4.2 Calculation of Required Parking Spaces

4.2.1 Rounding

Where the calculation of the required number of *parking spaces* under section 4.1 results in a fraction, the value shall be rounded up to the next whole number.

4.2.2 Multiple Uses on a Lot

When a *building* or *structure* accommodates more than one (1) type of *use*, as defined in this By-law, the *parking space* requirement for the whole *building* shall be the sum of the requirements for the separate parts of the *building* occupied by the separate *uses*, including any *accessory uses* with a defined parking requirement under section 4.1.

4.2.3 Driveways Used as Parking Areas

On a *lot* with a *single detached dwelling*, *semi-detached dwelling*, *duplex dwelling* or *townhouse dwelling*, a private *driveway* devoted to the *dwelling unit* and located on the *lot* may be included in the calculation of *parking spaces*.

4.2.4 Building Additions

When a *building* has an insufficient number of *parking spaces* at the date of passing of this By-law to comply with the requirements herein, this By-law shall not be construed to require that the deficiency be made up prior to the construction of any *addition*. No *addition* may be built, however, and no change of *use* may occur, the effect of which would be an increase in that deficiency.

4.3 Designation of Accessible Parking Spaces

- a) *Accessible parking spaces* designed to be used for *persons* with disabilities and displaying a permit granted from the *Province* accordingly shall be calculated in accordance with Table 4.3.1.

Table 4.3.1 – Minimum Number of Parking Spaces to be Designated as Accessible

Total Number of Required <i>Parking Spaces</i>	Minimum Number of <i>Parking Spaces</i> to be Designated as Accessible
i) 6 or fewer required <i>parking spaces</i>	None
ii) 7 to 15 required <i>parking spaces</i>	1
iii) 16 to 25 required <i>parking spaces</i>	2
iv) 26 to 99 required <i>parking spaces</i>	3
v) 100 or more <i>parking spaces</i>	4% of the total number of required <i>parking spaces</i> . Where the calculation

Total Number of Required <i>Parking Spaces</i>	Minimum Number of <i>Parking Spaces</i> to be Designated as Accessible
	results in a fraction, the required number of parking spaces to be designated as accessible shall be rounded down where the fraction is less than 0.5 and rounded up where the fraction is greater than or equal to 0.5.

- b) Accessible *parking spaces* shall be designated with a painted accessibility insignia and a sign.
- c) Accessible *parking spaces* shall be designated from the *parking spaces* located closest to the *principal* building entrance that is accessible from the *parking area*.
- d) Notwithstanding the provisions above, accessible *parking spaces* shall not be required for *residential uses*, except *apartment dwellings*, where they shall be calculated and designated for the required number of visitor *parking spaces*.

4.4 Parking Area and Driveway Requirements

4.4.1 Parking Space Dimensions and Requirements

- a) The minimum dimensions of a *parking space* shall be 2.8 m by 5.8 m, which shall be exclusive of any *parking aisles* or ingress and egress lanes, useable for the temporary parking or storage of *motor vehicles*, and may include a *private garage*.
- b) The minimum dimensions of an accessible *parking space* designated in accordance with section 4.3 shall be 4.5 m by 5.8 m, which shall be exclusive of any *parking aisles* or ingress and egress lanes, useable for the temporary parking or storage of *motor vehicles*.
- c) The minimum dimensions of a parallel *parking space* shall be 2.8 m by 6.7 m.
- d) A required *parking space* shall be unobstructed, and free of any *structures* and *encroachments*.

4.4.2 Driveways

- a) Ingress and egress to and from required *parking areas* and required *parking spaces* in any *zone* shall be provided by means of unobstructed *driveways* at least 3.0 m in width.
- b) In any Residential *zone*, the maximum width of a *driveway* shall be 6.0 m, measured at the *street line*.

- c) In any Residential *zone*, the width of a *driveway* on the *lot* shall not exceed the width of the attached or detached *private garage*.
- d) A circular, secondary or dual *driveway* shall only be permitted on a *lot* with a minimum *lot frontage* of 30.0 m. Where a circular, secondary or dual *driveway* is provided in any Residential *zone*, the maximum combined width of all *driveway* entrance/egress shall be 9.0 m.
- e) The minimum distance between a *driveway* and intersection of *street lines* measured along the *street line* intersected by such *driveway* shall be 15.0 m. Notwithstanding this provision, in any Residential *zone*, the minimum distance between a *driveway* and intersection of *street lines* shall be the greater of 15.0 m or the minimum required *exterior side yard* plus 3.0 m.
- f) The minimum angle of intersection between a *driveway* and a *street line* shall be sixty (60) degrees.
- g) Approaches or *driveways* to any *parking area*, other than that required for a *single detached dwelling*, *semi-detached dwelling*, *duplex dwelling*, *townhouse dwelling* or *triplex dwelling*, shall be defined by a curb of concrete or rolled asphalt and the limits of the *parking area* shall be defined by a fence, curb or other suitable obstruction designed to provide a neat appearance.

4.4.3 Parking Area Aisles

- a) Each *parking space* shall be accessed either directly by a *driveway* or a *parking aisle*. A *parking aisle* shall have a minimum width of 6.4 m.
- b) Where a *parking aisle* is designed to provide one-way traffic only, and the *parking spaces* are provided at an angle not exceeding 45 degrees measured at the *parking aisle*, the minimum width shall be 4.5 m.

4.4.4 Parking Area Surface

A *parking area* and the *driveway(s)* connecting the *parking area* with a *street* shall be maintained with a stable surface which is treated so as to prevent the raising of dust or loose particles. They shall, before being used, be constructed of asphalt, concrete, permeable paving, Portland cement, or like materials, and with provisions for drainage facilities.

4.4.5 Illumination

- a) Where *parking areas* are illuminated, lighting fixtures shall be so arranged that no part of any fixture shall be more than 9.0 m above the *established grade* of the *parking area*.
- b) Fixtures shall be so designed and installed that the light is directed downward, and deflected away from adjacent *lots*, roads and *streets*.

4.4.6 Parking Area Location and Planting Strip

- a) In any non-Residential *zone*, where the *lot* abuts a Residential *zone*, no part of any *parking area* shall be located closer than 3.0 m to the Residential *zone*.
- b) A *parking area* shall not be permitted in the *front yard* or *exterior side yard* of the Core Area (CA) *zone*. For clarity, a *driveway* shall be permitted.
- c) *Planting strips* shall be provided in association with a *parking area* in accordance with section 3.26, as applicable.

4.4.7 Use of Parking Spaces and Areas

- a) A *structure*, not more than 4.5 m in *height* and not more than 15.0 m² in *gross floor area* shall be permitted in any *parking area* for the purpose of accommodating a *parking area* attendant.
- b) No gasoline pumps or other service station equipment shall be located or maintained in any *parking area*. Stations for charging electric vehicles shall be permitted in any *parking area*.

4.5 Special Parking Requirements (Core Area [CA] Zone)

- a) Notwithstanding any other provision of this By-law, the minimum number of *parking spaces* required in the Core Area (CA) *zone* shall be 1.25 *parking spaces* per *apartment dwelling unit* with no additional requirement for designated visitor parking.
- b) Any change of *use* of existing commercial *gross floor area* within the Core Area (CA) *zone* to another permitted *commercial use* shall be exempted from the requirement, if any, to provide additional *parking spaces*, provided that all existing on-site *parking spaces* are maintained.
- c) Notwithstanding any other provision of this By-law, in a *lot* zoned Core Area (CA), any amount of the required number of *parking spaces* may be provided on another *lot* that is within 90.0 m of the subject *lot*. Where any *parking spaces* are provided on another *lot* in which the *use* is located, a Site Plan Agreement or other agreement shall be entered into with the *Municipality*. Such agreement shall be registered on the title of the lands used for the *parking spaces* to ensure the maintenance of the required number of *parking spaces*.

4.6 Loading Area Requirements

4.6.1 General

- a) A minimum number of *loading space(s)* shall be provided and maintained on a *lot* in accordance with Table 4.6.1.

Table 4.6.1 – Minimum Loading Space Requirements

Use	Minimum Number of Required <i>Loading Spaces</i>
<i>Residential Uses</i>	
i) <i>Building containing less than 30 apartment dwelling units</i>	None
ii) <i>Building containing 30 or more apartment dwelling units</i>	1
<i>Offices and Clinics</i>	
i) <i>Less than 2,000.0 m² of gross floor area</i>	None
ii) <i>2,000.0 m² of gross floor area up to and including 10,000.0 m² of gross floor area</i>	1
iii) <i>More than 10,000.0 m² of gross floor area</i>	2
<i>Other Commercial, Institutional and Industrial Uses</i>	
i) <i>Less than 250.0 m² of gross floor area</i>	None
ii) <i>250.0 m² of gross floor area up to or equal to 2,000.0 m² of gross floor area</i>	1
iii) <i>More than 2,000.0 m² of gross floor area</i>	2

- b) A *loading space* shall be at least 3.6 m by 14.0 m with a minimum 4.2 m height clearance.
- c) A *loading space* shall be unobstructed, and free of any *structures* and *encroachments*.

4.6.2 Rounding

Where the calculation of the required number of *loading spaces* under subsection 4.6.1 results in a fraction, the value shall be rounded up to the next whole number.

4.6.3 Multiple Uses on a Lot

When a *building* or *structure* accommodates more than one (1) type of *use*, as defined in this By-law, the *loading space* requirement for the whole *building* shall be the sum of the requirements for the separate parts of the *building* occupied by the separate *uses*.

4.6.4 Access

Access to *loading spaces* shall be by means of a *driveway* at least 6.0 m in width contained within the *lot* on which the *loading spaces* are located within or adjoining the *zone* in which the *use* is located.

4.6.5 Loading Space Surface

The *driveways* and *loading spaces* shall be maintained with a stable surface which is treated so as to prevent the raising of dust or loose particles. They shall, before being used, be constructed of asphalt, concrete, permeable paving, Portland cement, or like materials, and with provisions for drainage facilities.

4.6.6 Loading Space Location

A *loading space* shall not be permitted in any *front yard* or *exterior side yard*, except the Rural *zone*, where it shall be permitted in any *yard*.

4.6.7 Building Additions

When a *building* or *structure* had insufficient number of *loading spaces* at the date of the passing of this By-law to comply with the requirements herein, this By-law shall not be construed to require that the deficiency be made up prior to the construction of any *addition*. No *addition* may be built and no change of *use* may occur, however, the effect of which would be an increase in that deficiency.

4.7 Bicycle Parking Requirements

4.7.1 General

- a) The owner or occupant of any *lot, building or structure erected* within any CA, C1, C3, E1, I or R4 zone shall provide and maintain bicycle parking spaces in accordance with Table 4.7.1.

Table 4.7.1 – Minimum Bicycle Parking Space Requirements

Use	Number of Required Bicycle Parking Spaces
Residential Uses	
i) <i>Apartment Dwelling</i>	0.25 spaces per <i>apartment dwelling unit</i>
ii) <i>Retirement Home</i>	0.25 spaces per suite, room or unit
Offices and Commercial Uses	
i) <i>Office</i>	1.0 spaces per 200.0 m ² of <i>gross floor area</i>
ii) <i>Any Retail Commercial Use</i>	1.0 spaces per 200.0 m ² of <i>gross floor area</i>
iii) <i>Restaurant or Take-Out Restaurant or Bake Shop</i>	1.0 spaces per 100.0 m ² of <i>gross floor area</i>
Institutional Uses	
i) <i>School, excluding Commercial School</i>	5.0 spaces per classroom
ii) <i>Commercial School</i>	1.0 spaces per 200.0 m ² of <i>gross floor area</i>

4.7.2 Rounding

Where the calculation of the required number of bicycle parking spaces under 4.7 a) results in a fraction, the value shall be rounded up to the next whole number.

4.7.3 Multiple Uses on a Lot

When a *building or structure* accommodates more than one (1) type of *use*, as defined in this By-law, the bicycle parking space requirement for the whole *building* shall be the sum of the requirements for the separate parts of the *building* occupied by the separate *uses*.

4.7.4 Building Additions

When a *building* has an insufficient number of bicycle parking spaces at the date of passing of this By-law to comply with the requirements herein, this By-law shall not be construed to require that the deficiency be made up prior to the construction of any *addition*. No *addition* may be built, however, and no change of *use* may occur, the effect of which would be an increase in that deficiency.

4.7.5 Bicycle Space and Parking Area Requirements

- a) A bicycle parking space shall be an unobstructed space at 0.6 m by 1.8 m. A bicycle rack shall be provided to enable a bicycle to be locked in place.
- b) Bicycle parking spaces shall be accessed by an unobstructed aisle with a minimum width of 1.5 m.
- c) Notwithstanding any other provision of this By-law, bicycle parking shall be permitted in any *yard*, but not closer than 0.6 m to any *lot line*, and shall not be located within a *sight triangle*.

Part 5 | Zone Classifications and Zone Maps

5.1 Establishment of Zones and Zone Symbols

- a) For the purpose of this By-law, the *defined area* is divided into *zones*, the boundaries of which are shown on the attached maps composing Schedule "A".
- b) The *zones* are established in Table 5.1.
- c) The *zones* may be referred to by their name or their corresponding symbol, as indicated in Table 5.1.
- d) Where this By-law refers to a *zone* by its name or its symbol, it shall be interpreted that the By-law is referring to the lands delineated on Schedule "A" by the corresponding symbol.
- e) For convenience in referencing the *zones* in this By-law, the *zones* are categorized as "Residential *zones*", "Commercial *zones*", "Employment *zones*" and "Other *zones*" as indicated in Table 5.1.
- f) For convenience purposes only, Table 5.1 describes the purpose of the Zone in the third column. This column does not form a part of this By-law.

Table 5.1: Establishment of Zones

Zone	Zone Symbol	Description of the Zone
a) Residential Zones		
i) Residential – Single Detached	R1	Single detached dwellings on lots with a minimum lot frontage of 24.0 m.
ii) Residential – Single Detached "A"	R1A	Single detached dwellings on lots with a minimum lot frontage of 18.0 m.
iii) Residential – Single Detached "B"	R1B	Single detached dwellings on lots with a minimum lot frontage of 30.0 m.
iv) Residential – Single Detached "C"	R1C	Single detached dwellings on lots with a minimum lot frontage of 15.0 m.
v) Residential – Single Detached "D"	R1D	Single detached dwellings on very large lots with a minimum lot frontage of 30.0 m and a minimum lot area of 4,000.0 m ² .

Zone	Zone Symbol	Description of the Zone
vi) Residential – Semi-Detached	R2	This zone is used for semi-detached dwellings, linked dwellings and duplexes.
vii) Residential – Townhouse	R3	This zone is used for townhouse dwellings and triplexes.
viii) Residential – Apartment	R4	This zone is used for apartment dwellings and other multi-unit residential uses, such as retirement homes.
b) Commercial Zones		
i) Core Area	CA	This zone applies to the core area of Nobleton, with a mix of permitted uses, including commercial and residential.
ii) Commercial – General	C1	A broad range of commercial uses.
iii) Commercial – Highway	C2	Permits commercial uses oriented to the travelling public.
iv) Commercial – Shopping Centre	C3	A wide range of retail and similar commercial uses.
c) Employment Zones		
i) Employment – Restricted	E1	Permits a more limited range of employment and industrial uses.
ii) Employment – General	E2	Permits a broader range of employment and industrial uses.
d) Other Zones		
i) Institutional	I	A wide range of institutional uses, such as schools and government uses.
ii) Future Development	FD	Permits existing uses and is intended to be rezoned in the future to accommodate future development.
iii) Open Space	OS	Permits open space and park uses.
iv) Environmental Protection	EP	Uses are principally limited to conservation of natural heritage/hazard features.

5.2 Zoning Map

The maps attached comprising Schedule “A”, and inclusive of Schedules “A1” through “A4”, may be cited collectively as the “Zoning Maps”, and are hereby declared to form part of this By-law.

5.3 Holding (H) Symbol

Where a *zone* is followed by a holding symbol (H), the following provisions shall apply:

- a) Only legally existing *uses*, *buildings* and *structures* shall be permitted until such time as the Holding Symbol (H) is removed by an amendment to this By-law passed pursuant to Section 36 of the Planning Act, 1990, as amended. *Council* may amend this By-law to remove the Holding Symbol (H) to permit the development of lands subject to the Holding Symbol (H) in accordance with the provisions of this By-law and Section 36 of the Planning Act, 1990, as amended.
- b) *Council* may amend the By-law to remove the Holding Symbol (H) from all parts of the land or in stages.
- c) Where Council has passed a By-law under Section 36 of the Planning Act outlining site-specific conditions for removing the Holding Symbol (H), the removal of the Holding Symbol (H) shall be in accordance with the site-specific zoning by-law.

5.4 Zoning Map Interpretation

5.4.1 Zone Symbols

The symbols used on Schedules “A” and “A1” through “A4” attached hereto, refer to the appropriate *zones* established in section 5.1 of this By-law. A reference in this By-law to Schedule “A” is deemed to be inclusive of Schedules “A”, “A1”, “A2”, “A3” and “A4”.

5.4.2 Site Specific Exception Zones (-X)

Where a *zone* symbol shown on Schedule “A” is followed by a dash (-) and a number, the affected lands shall be subject to the special provisions of the corresponding site-specific exception *zone* under section 6.5 (for Residential *zones*), section 7.5 (for Commercial *zones*), section 8.5 (for Employment *zones*) or section 9.5 (for Other *zones*).

5.4.3 Overlays on Schedule “A”

In addition to the base mapping information, such as road labels and parcel fabric, as well as the delineation and labelling of *zones*, Schedule “A” includes the following overlays:

- a) Schedule “A” includes an approximation of the Toronto and Region Conservation Authority Regulation Limit. Where this overlay is shown, the general provisions of section 3.37 shall apply.

- b) Schedule “A” includes an illustration of the *Oak Ridges Moraine Conservation Plan Area* for convenience purposes only.

5.4.4 Zone Boundaries

The extent and boundaries of all *zones* are shown on Schedule “A” attached hereto, and all such *zones* are hereby defined as areas to which the provisions of this By-law shall respectively apply.

- a) Where a *zone* boundary is indicated as following a *street*, or is indicating as following the centre line of a *street*, the boundary of the *zone* shall be the centre line of such *street*.
- b) Where a *zone* boundary is indicated as approximately following *lot lines* shown on a registered plan of subdivision or *lots* registered in the appropriate Registry Office or Land Titles Office, the boundary shall follow such *lot lines*.
- c) Where a *zone* boundary is indicated as passing through undeveloped land, the said *zone* boundary shall be scaled from the attached Schedules.
- d) Where a *zone* boundary is indicated as following a natural heritage feature, such as a woodlot, or wetland, such *zone* boundary shall be interpreted as following the boundary of the natural heritage feature.
- e) Where a *street*, electrical transmission line right-of-way or *watercourse* is included on Schedule “A”, they shall unless otherwise indicated be included in the *zone* of the adjoining property on either side thereof.
- f) Where a *street*, electrical transmission line right-of-way, or *watercourse* is included on Schedule “A” and serves as a boundary between two or more different *zones*, a line midway on such *street*, right-of-way or *watercourse* shall be considered the boundary between *zones* unless clearly indicated otherwise.
- g) In the event a dedicated *street* shown on any Schedule forming part of this By-law is closed, the property formerly in such *street* shall be included within the *zone* of the adjoining property on either side of such closed *street*. If a closed *street* is the boundary between two or more different *zones*, the new *zone* boundaries shall be the former centre line of the closed *street*.

Part 6 | Residential Zones

6.1 List of Residential Zones

For convenience purposes, the Residential zones, as defined in Table 5.1, are also shown in Table 6.1.

Table 6.1 – Residential Zones

Zone	Zone Symbol
Residential Zones	
i) Residential – Single Detached	R1
ii) Residential – Single Detached “A”	R1A
iii) Residential – Single Detached “B”	R1B
iv) Residential – Single Detached “C”	R1C
v) Residential – Single Detached “D”	R1D
vi) Residential – Semi-Detached	R2
vii) Residential – Townhouse	R3
viii) Residential – Apartment	R4

6.2 Permitted Uses

No person shall use any lot, building or structure for any purpose except for one or more of the uses as permitted in accordance with Table 6.2. Uses permitted in the Residential zones are denoted by the symbol “•” in the column applicable to that zone and corresponding with the row for a permitted use in Table 6.2.

Table 6.2 – Uses Permitted in the Residential Zones

Use	R1	R1A	R1B	R1C	R1D	R2	R3	R4
Single detached dwelling	•	•	•	•	•			
Semi-detached dwelling						•		
Duplex dwelling (1)						•		
Linked dwelling						•		
Townhouse dwelling (1)							•	
Triplex dwelling (1)							•	
Apartment dwelling (1)								•

Use	R1	R1A	R1B	R1C	R1D	R2	R3	R4
Retirement home (1)								•
Long-term care home								•
Group home (1) (2)	•	•	•	•	•	•	•	•
Institutional residence (1) (2)								•
Conservation uses	•	•	•	•	•	•	•	•
Trail	•	•	•	•	•	•	•	•
Specified Accessory Uses								
Bed and breakfast (2)	•	•	•	•	•			
Home occupation (2)	•	•	•	•	•	•	•	•
Private home day care (2)	•	•	•	•	•	•	•	

Special Provisions:

- (1) This use is subject to *amenity area* requirements under section 3.4.
- (2) This use is subject to special provisions under Part 3.

6.3 Lot and Building Requirements

No person shall within any Residential zone use any lot, or erect, alter or use any building or structure except in accordance with Table 6.3a (Residential zones for Single Detached Dwellings) and Table 6.3b (Residential zones for other uses).

Table 6.3a – Lot and Building Requirements for the Residential Zones (Single Detached Dwellings)

Requirement	R1	R1A	R1B	R1C	R1D
Minimum Lot Area	As legally existing	As legally existing	As legally existing	450.0 m ²	4,000.0 m ²
Minimum Lot Frontage	24.0 m	18.0 m	30.0 m	15.0 m	30.0 m
Minimum Front Yard	7.5 m ⁽¹⁾	7.5 m ⁽¹⁾	10.0 m ⁽¹⁾	4.5 m	7.5 m
Minimum Rear Yard	10.0 m	7.5 m	7.5 m	7.5 m	7.5 m
Minimum Interior Side Yard	3.6 m	Where building height is less than or	4.0 m	1.5 m	3.5 m

Requirement	R1	R1A	R1B	R1C	R1D
		equal to 6.0 m: 2.0 m ⁽²⁾ Where <i>building height</i> is greater than 6.0 m: 3.6 m ⁽²⁾			
Minimum <i>Exterior Side Yard</i>	4.5 m	4.5 m	4.5 m	4.5 m	3.0 m
Maximum <i>Lot Coverage</i>	20%	30%	25%	35%	10%
Minimum <i>Pervious Surface</i> (as a percentage of the <i>lot</i>)	40%	35%	40%	35%	70%
Minimum <i>Pervious Surface</i> (as a percentage of the <i>front yard</i>)	50%	40%	45%	30%	50%
Maximum <i>Height</i>	11.0 m	9.0 m	9.0 m	11.0 m	11.0 m

Notations to Table 6.3a:

- (1) The required minimum *front yard* in the R1, R1A and R1B zones may be reduced in accordance with Section 3.17.
- (2) For the purposes of clarity, the *building height* shall be measured for the whole *building*. The required *interior side yard setbacks* shall be the same on either side of the *lot* based on the measured *height* of the whole *building*.

**Table 6.3b – Lot and Building Requirements for the Residential Zones
(Other Dwellings)**

Requirement	R2	R3	R4
Minimum <i>Lot Area</i>	225.0 m ² per dwelling unit	175.0 m ² per dwelling unit	1,000.0 m ²
Minimum <i>Lot Frontage</i>	7.5 m (9.0 m for a corner lot)	6.0 m (9.0 m for a corner lot)	24.0 m
Minimum <i>Front Yard</i>	4.5 m	4.5 m	4.5 m
Minimum <i>Rear Yard</i>	7.5 m	7.5 m	7.5 m
Minimum <i>Interior Side Yard</i>	1.5 m (or 0.0 m where the dwelling unit is attached)	1.5 m (or 0.0 m where the dwelling unit is attached)	3.5 m
Minimum <i>Exterior Side Yard</i>	4.5 m	4.5 m	4.5 m
Maximum <i>Lot Coverage</i>	35%	40%	35%
Minimum <i>pervious surface</i> as a percentage of the lot	35%	30%	25%
Minimum <i>pervious surface</i> as a percentage of the front yard	30%	25%	20%
Maximum <i>Height</i>	11.0 m	11.0 m	11.0 m

6.4 Residential Zone Provisions

6.4.1 Special Attached Garage Requirements in the R1C Zone

The following additional provisions shall apply to the R1C zone:

- a) The maximum width of an *attached private garage* shall be in accordance with the following table:

<i>Lot Frontage</i>	<i>Maximum Width of an Attached Private Garage</i>
i) 15.0 m to less than 18.0 m	50% of the width of the <i>main building</i>
ii) 18.0 m to less than 21.0 m	50% of the width of the <i>main building</i> or 9.0 m, whichever is less
iii) 21.0 m or greater	50% of the width of the <i>main building</i> or 9.0 m, whichever is less

- b) The *attached private garage* shall be setback from the *front lot line* or *exterior side lot line*, as the case may be, by an additional 1.0 m relative to the setback of the *main building*.
- c) Where the width of the *attached private garage* exceeds 6.25 m, the face of the *attached private garage* in excess of 6.25 m shall be located a further 1.5 m from the *front lot line* than the front face of the initial 6.25 m face of the *attached private garage*.
- d) In no case shall an *attached private garage* be permitted to be located closer to the *front lot line* or *exterior side lot line* than the remainder of the *main building*.

6.5 Residential Zone Exceptions

Notwithstanding any other provision of this By-law, the following special provisions shall apply to lands referenced in this table and delineated on Schedule “A”. Unless otherwise stated in the table, all other provisions of this By-law shall apply, including the provisions of the parent zone.

No.	Exception (Schedule “A”)	By-law Number(s)	
6.5.1 R1 Zone Exceptions			
6.5.1.1	R1-1	2006-24	
a)	The <i>front lot line</i> of a <i>corner lot</i> shall be deemed to be the shortest <i>lot line</i> abutting a <i>street</i> . If the <i>corner lot</i> has a rounding or triangle, the <i>front lot line</i> shall be determined as if the <i>street lines</i> were extended to their hypothetical point of intersection.		
b)	On a <i>corner lot</i> with a corner rounding or triangle, <i>lot frontage</i> shall be calculated as if the <i>street lines</i> were extended to their hypothetical point of intersection.		
c)	An <i>interior side lot line</i> shall be deemed to be any <i>side lot line</i> other than an <i>exterior side lot line</i> .		
d)	<i>Interior lot</i> means a <i>lot</i> other than a <i>corner lot</i> , <i>reversed corner lot</i> , or a <i>through lot</i> .		
e)	<i>Exterior yard</i> means a <i>yard</i> extending from the <i>front yard</i> to the <i>rear yard</i> of a <i>corner lot</i> between an <i>exterior side lot line</i> and the nearest wall of any <i>building</i> or <i>structure</i> on the <i>lot</i> ; and the minimum exterior yard means the minimum width of an exterior yard on a <i>lot</i> between the <i>exterior side lot line</i> and the nearest <i>main wall</i> of any <i>main building</i> or <i>structure</i> on the <i>lot</i> .		
f)	<i>Side yard</i> means a <i>yard</i> extending from the <i>front yard</i> to the <i>rear yard</i> of a <i>lot</i> between an <i>interior side lot line</i> and the nearest wall of any <i>building</i> or <i>structure</i> on the <i>lot</i> ; and the minimum <i>side yard</i> means the minimum width of a <i>side yard</i> on a <i>lot</i> between an <i>interior side lot line</i> and the nearest <i>main wall</i> of any <i>main building</i> or <i>structure</i> on the <i>lot</i> .		
g)	The width of a <i>private garage</i> shall be measured between the interior faces of the <i>private garage</i> .		
h)	The front face of a <i>garage</i> shall be deemed to be the wall containing the door(s) allowing vehicular access to the garage.		
i)	The minimum <i>lot area</i> shall be 1,320.0 m ² .		
j)	The minimum <i>lot frontage</i> shall be 24.0 m.		
k)	The minimum <i>front yard</i> shall be 6.5 m.		
l)	If the front face of an <i>attached private garage</i> faces the <i>front lot line</i> , the <i>attached private garage</i> shall be located at least 1.5 m further from the <i>front lot line</i> than either the portion of the <i>dwelling</i> closest to the <i>front lot line</i> or the portion of the <i>porch</i> closest to the <i>front lot line</i> . In no instance shall an <i>attached private garage</i> facing the <i>front lot line</i> be located closer than 8.0 m from the <i>front lot line</i> .		

No.	Exception (Schedule "A")	By-law Number(s)	
m)			If the width of an <i>attached garage</i> facing the <i>front lot line</i> exceeds 6.0 m, the front face of the <i>attached garage</i> for the portion of the garage in excess of the initial 6.0 m garage width shall be located at least 1.5 m further from the <i>front lot line</i> than the front face of the initial 6.0 m garage width.
n)			The minimum <i>rear yard</i> shall be 9.5 m.
o)			The minimum <i>side yard</i> shall be 2.4 m. The <i>side yard</i> on at least one side of the <i>dwelling</i> on an <i>interior lot</i> shall be 3.35 m if a detached <i>private garage</i> is located in the <i>rear yard</i> or if a <i>private garage</i> attached to the rear wall of the <i>dwelling</i> is located abutting the <i>rear yard</i> .
p)			The minimum <i>exterior side yard</i> shall be 4.5 m.
q)			If the front face of an <i>attached private garage</i> faces the <i>exterior side lot line</i> , the <i>attached private garage</i> shall be located at least 1.5 m further from the <i>exterior side lot line</i> than either the portion of the <i>dwelling</i> closest to the <i>exterior side lot line</i> or the portion of the <i>porch</i> closest to the <i>exterior side lot line</i> . In no instance shall an <i>attached private garage</i> facing the <i>exterior side lot line</i> be located closer than 8.0 m from the <i>front lot line</i> .
r)			If the width of an <i>attached private garage</i> facing an <i>exterior side lot line</i> exceeds 6.0 m, the front face of the <i>attached private garage</i> for the portion of the garage in excess of the initial 6.0 m garage width shall be located at least 1.5 m further from the <i>exterior side lot line</i> than the front face of the initial 6.0 m garage width.
s)			The maximum <i>height</i> shall be 11.0 m.
t)			The maximum width of a <i>private garage</i> shall not exceed 9.0 m.
u)			Section 3.2 shall not apply to detached <i>private garages</i> located in the <i>rear yard</i> .
v)			A detached <i>private garage</i> located within the <i>rear yard</i> shall be located no closer than 0.6 m to the <i>rear</i> or <i>side lot line</i> .
w)			A <i>parking space</i> within a <i>private garage</i> means an area measuring a minimum of 2.6 m by 5.8 m exclusive of any aisles or ingress and egress lanes, useable for the temporary parking or storage of <i>motor vehicles</i> .
x)			The minimum number of <i>parking spaces</i> required shall be two (2) <i>parking spaces</i> for each <i>dwelling unit</i> .
y)			No portion of the walls or doors of a <i>private garage</i> shall be deemed to be obstructing a <i>driveway</i> or <i>passageway</i> .
z)			The minimum distance between a <i>driveway</i> and intersection of <i>street lines</i> measured along the <i>street line</i> intersected by such <i>driveway</i> shall be 8.0 m. The intersection of <i>street lines</i> for a <i>corner lot</i> with a corner rounding or triangle shall be produced by extending the <i>street lines</i> to their hypothetical point of intersection.
aa)			Section 3.33 – Sight Triangles shall not apply.

No.	Exception (Schedule "A")	By-law Number(s)	
ab)	<i>Porches</i> with or without roofs and with or without foundations not exceeding 1 <i>storey</i> in <i>height</i> may encroach no more than 2.0 m into the minimum <i>front, rear</i> and <i>exterior side yard</i> .		
ac)	The <i>structures</i> associated with a <i>porch</i> (including sills, belt courses, cornices, gutters, pilasters, eaves, parapets, canopies, overhangs, railings and steps may <i>encroach</i> into any minimum <i>yard</i> provided said <i>structure</i> is located no closer than 3.0 m from the <i>front</i> or <i>rear lot line</i> , or 1.0 m from the <i>exterior side lot line</i> .		
ad)	A <i>detached private garage</i> facing a <i>street line</i> shall be set back at least 6.0 m distant from said <i>street line</i> .		
6.5.1.2	R1-2	2006-24	
<p>All of the provisions of the R1-1 zone shall apply, except that:</p> <p>a) The minimum <i>lot area</i> shall be 720.0 m².</p> <p>b) The minimum <i>lot frontage</i> shall be 24.0 m.</p> <p>c) The minimum <i>front yard</i> shall be 4.5 m;</p> <p>d) If the front face of an <i>attached private garage</i> faces the <i>front lot line</i>, the <i>attached private garage</i> shall be located at least 1.5 m further from the <i>front lot line</i> than either the portion of the <i>dwelling</i> closest to the <i>front lot line</i> or the portion of the <i>porch</i> closest to the <i>front lot line</i>. In no instance shall an <i>attached private garage</i> facing the <i>front lot line</i> be located closer than 6.0 m from the <i>front lot line</i>.</p> <p>e) If the front face of an <i>attached private garage</i> faces the <i>exterior side lot line</i>, the <i>attached private garage</i> shall be located at least 1.5 m further from the <i>exterior side lot line</i> than either the portion of the <i>dwelling</i> closest to the <i>exterior side lot line</i> or the portion of the <i>porch</i> closest to the <i>exterior side lot line</i>. In no instance shall an <i>attached private garage</i> facing the <i>exterior side lot line</i> be located closer than 6.0 m from the <i>front lot line</i>.</p> <p>f) The minimum <i>rear yard</i> shall be 7.5 m, provided that, in the case of a <i>corner lot</i>, the <i>rear yard</i> minimum to an <i>attached private garage</i> which faces the <i>exterior side lot line</i> shall be 2.4 m.</p> <p>g) The <i>structures</i> associated with a <i>porch</i> (including sills, belt courses, cornices, gutters, pilasters, eaves, parapets, canopies, overhangs, railings and steps may encroach into any minimum <i>yard</i> provided said <i>structure</i> is located no closer than 1.0 m from the <i>front lot line, rear lot line</i> or <i>exterior side lot line</i>.</p>			
6.5.1.3	R1-3	2006-24	
<p>All of the provisions of the R1-1 zone shall apply, except that:</p> <p>a) For <i>lots</i> with <i>side lot lines</i> which are converging towards the <i>rear lot line</i>, the <i>lot width</i> shall mean the horizontal distance measured by a line 23.25 m back from and parallel to the chord of the <i>lot width</i>. The chord of the <i>lot width</i> is a straight line joining the two points where the <i>side lot lines</i> intersect the <i>front lot line</i>. If one of the <i>side lot lines</i> is an <i>exterior side lot line</i>, the</p>			

No.	Exception (Schedule "A")	By-law Number(s)	
			<p>intersection of the <i>exterior side lot line</i> and <i>front lot line</i> shall be determined as if the <i>exterior side lot line</i> and <i>front lot line</i> were extended to their hypothetical point of intersection.</p>
b)			<p>For lots with <i>side lot lines</i> which are parallel to or converging towards the <i>front lot line</i>, the <i>lot width</i> shall mean the horizontal distance measured by a line 4.5 m back from and parallel to the chord of the <i>lot width</i>. The chord of the <i>lot width</i> is a straight line joining the two points where the <i>side lot lines</i> intersect the <i>front lot line</i>. If one of the <i>side lot lines</i> is an <i>exterior side lot line</i>, the intersection of the <i>exterior side lot line</i> and <i>front lot line</i> shall be determined as if the <i>exterior side lot line</i> and <i>front lot line</i> were extended to their hypothetical point of intersection.</p>
c)			<p>The minimum <i>lot area</i> shall be 516.0 m².</p>
d)			<p>The minimum <i>lot frontage</i> shall be 17.2 m.</p>
e)			<p>The minimum <i>front yard</i> shall be 4.5 m.</p>
f)			<p>If the front face of an <i>attached private garage</i> faces the <i>front lot line</i>, the <i>attached private garage</i> shall be located at least 1.5 m further from the <i>front lot line</i> than either the portion of the <i>dwelling</i> closest to the <i>front lot line</i> or the portion of the <i>porch</i> closest to the <i>front lot line</i>. In no instance shall an <i>attached private garage</i> facing the <i>front lot line</i> be located closer than 6.0 m from the <i>front lot line</i>.</p>
g)			<p>The minimum <i>rear yard</i> shall be 7.5 m for an <i>interior lot</i>.</p>
h)			<p>The minimum <i>rear yard</i> shall be 7.5 m for a <i>corner lot</i>, provided that the <i>rear yard</i> minimum to an <i>attached private garage</i> which faces the <i>exterior side lot line</i> shall be 1.72 m if the <i>lot width</i> is less than 21.7 m.</p>
i)			<p>The <i>minimum rear yard</i> shall be 7.5 m for a <i>corner lot</i>, provided that the <i>rear yard</i> minimum to an <i>attached private garage</i> which faces the <i>exterior side lot line</i> shall be 1.91 m if the <i>lot width</i> is 21.7 m or greater.</p>
j)			<p>The minimum <i>side yard</i> on an <i>interior lot</i> shall be 1.72 m if the <i>lot width</i> is less than 19.1 m or 1.91 m if the <i>lot width</i> is 19.1 m or greater.</p>
k)			<p>The minimum <i>side yard</i> on a <i>corner lot</i> shall be 1.72 m if the <i>lot width</i> is less than 21.7 m or 1.91 m if the <i>lot width</i> is 21.7 m or greater.</p>
l)			<p>The minimum <i>side yard</i> on one side of the <i>dwelling</i> on an <i>interior lot</i> shall be 3.35 m if a detached <i>private garage</i> is located in the <i>rear yard</i> or if a <i>private garage</i> attached to the rear wall of the <i>dwelling</i> is located abutting the <i>rear yard</i>.</p>
m)			<p>If the front face of an <i>attached private garage</i> faces the <i>exterior side lot line</i>, the <i>attached private garage</i> shall be located at least 1.5 m further from the <i>exterior side lot line</i> than either the portion of the <i>dwelling</i> closest to the <i>exterior side lot line</i> or the portion of the <i>porch</i> closest to the <i>exterior side lot line</i>. In no instance shall an <i>attached private garage</i> facing the <i>exterior side lot line</i> be located closer than 6.0 m from the <i>front lot line</i>.</p>

No.	Exception (Schedule "A")	By-law Number(s)	
n)	If the width of an <i>attached private garage</i> facing an <i>exterior side lot line</i> exceeds 6.0 m, the front face of the <i>attached private garage</i> for the portion of the garage in excess of the initial 6.0 m garage width shall be located at least 1.0 m further from the <i>exterior side lot line</i> than the front face of the initial 6.0 m garage width.		
o)	The maximum width of a <i>private garage</i> shall be 6.0 m if the <i>lot</i> width is less than 19.1 m or 9.0 m if the <i>lot</i> width is at least 19.1 m.		
p)	The <i>structures</i> associated with a <i>porch</i> (including sills, belt courses, cornices, gutters, pilasters, eaves, parapets, canopies, overhangs, railings and steps may encroach into any minimum <i>yard</i> provided said structure is located no closer than 1.0 m from the <i>front lot line</i> , <i>rear lot line</i> or <i>exterior side lot line</i> .		
6.5.1.4	R1-4	2006-24	
a)	The minimum <i>lot area</i> shall be 459.0 m ² .		
b)	The minimum <i>lot frontage</i> shall be 15.3 m.		
c)	The minimum <i>front yard</i> shall be 4.5 m.		
d)	If the front face of an <i>attached private garage</i> faces the <i>front lot line</i> , the <i>attached private garage</i> shall be located at least 1.5 m further from the <i>front lot line</i> than either the portion of the <i>dwelling</i> closest to the <i>front lot line</i> or the portion of the <i>porch</i> closest to the <i>front lot line</i> . In no instance shall an <i>attached private garage</i> facing the <i>front lot line</i> be located closer than 6.0 m from the <i>front lot line</i> .		
e)	The minimum <i>rear yard</i> shall be 7.5 m for an <i>interior lot</i> .		
f)	The minimum <i>rear yard</i> shall be 7.5 m for a <i>corner lot</i> , provided that the minimum <i>rear yard</i> to an <i>attached private garage</i> which faces the <i>exterior side lot line</i> shall be 1.53 m.		
g)	The minimum <i>side yard</i> shall be 1.53 m. The minimum <i>side yard</i> on one side of the <i>dwelling</i> on an <i>interior lot</i> shall be 3.35 m if a detached <i>private garage</i> is located in the <i>rear yard</i> or if a <i>private garage</i> attached to the rear wall of the <i>dwelling</i> is located abutting the <i>rear yard</i> .		
h)	The minimum <i>exterior side yard</i> shall be 4.5 m.		
i)	If the front face of an <i>attached private garage</i> faces the <i>exterior side lot line</i> , the <i>attached private garage</i> shall be located at least 1.5 m further from the <i>exterior side lot line</i> than either the portion of the <i>dwelling</i> closest to the <i>exterior side lot line</i> or the portion of the <i>porch</i> closest to the <i>exterior side lot line</i> . In no instance shall an <i>attached private garage</i> facing the <i>exterior side lot line</i> be located closer than 6.0 m from the <i>front lot line</i> .		
j)	The maximum width of a <i>private garage</i> shall be 6.0 m.		
k)	The minimum distance between a <i>driveway</i> and intersection of <i>street lines</i> measured along the street line intersected by such <i>driveway</i> shall be 6.5 m. The intersection of <i>street lines</i> for a <i>corner lot</i> with a corner rounding or triangle shall be produced by extending the <i>street lines</i>		

No.	Exception (Schedule "A")	By-law Number(s)	
<p>to their hypothetical point of intersection.</p> <p>l) The <i>structures</i> associated with a <i>porch</i> (including sills, belt courses, cornices, gutters, pilasters, eaves, parapets, canopies, overhangs, railings and steps may encroach into any minimum <i>yard</i> provided said structure is located no closer than 1.0 m from the <i>front lot line</i>, <i>rear lot line</i> or <i>exterior side lot line</i>.</p>			
6.5.1.5	R1-5	2006-24, 2013-143	
<p>All of the provisions of the R1-1 <i>zone</i> shall apply, except that:</p> <p>a) The minimum <i>front yard</i> shall be 12.0 m.</p> <p>b) If the front face of an attached <i>private garage</i> faces the <i>front lot line</i> the attached <i>private garage</i> shall be located no closer to the <i>front lot line</i> than either the portion of the <i>dwelling</i> closest to the <i>front lot line</i> OR the portion of the <i>porch</i> closest to the <i>front lot line</i>.</p> <p>c) The minimum <i>lot area</i> shall be 4,000.0 m².</p> <p>d) The minimum <i>lot frontage</i> shall be 30.0 m.</p> <p>e) Not more than one <i>single detached dwelling unit</i> shall be permitted;</p> <p>f) Any portion of the <i>lot</i> used as a right-of-way or easement may be included in calculating the <i>lot area</i>.</p> <p>g) Any distance between the <i>side lot lines</i> traversed by a right-of-way or easement may be included in the calculation of <i>lot frontage</i>.</p> <p>h) Notwithstanding any other provision to the contrary, the <i>lot</i> shall be deemed to be an <i>interior lot</i>.</p>			
6.5.1.6	R1-6	84-78	
<p>The minimum <i>lot area</i> with municipal water supply shall be 0.4 ha.</p>			
6.5.1.7	R1-7	90-60	
<p>a) The minimum <i>lot area</i> for lots supplied with the municipal water supply shall be 2,400.0 m²;</p> <p>b) The minimum <i>lot frontage</i> for <i>lots</i> supplied with the municipal water supply shall be 26.0 m;</p> <p>c) The minimum <i>front yard</i> shall be 7.5 m;</p> <p>d) The minimum <i>rear yard</i> shall be 20.0 m;</p> <p>e) The minimum <i>side yard</i> shall be 5.0 m;</p> <p>f) The minimum <i>floor area</i> shall be 170.0 m²; and</p> <p>g) The maximum <i>lot coverage</i> shall be 15%.</p>			

No.	Exception (Schedule "A")	By-law Number(s)	
6.5.1.8	R1-8	90-60	
a) The <i>lot</i> and <i>building</i> requirements shall be in accordance with the R1-5 zone, except that the minimum <i>side yard</i> shall be 3.0 m on one side and 3.6 m on the other side.			
6.5.1.9	R1-9	95-92	
a) The minimum <i>lot frontage</i> shall be as shown on the registered plan, or 30.0 m, whichever is greater.			
b) The minimum <i>lot area</i> shall be as shown on the registered plan, or 4000.0 m ² with a municipal water supply, whichever is greater.			
c) The minimum <i>front yard</i> shall be 7.5 m.			
d) The minimum rear <i>yard</i> shall be 10.0 m, except for lot 4 on 19T-88107, which shall be 30.0 m.			
e) The minimum <i>side yard</i> shall be 2.0 m on one side and 3.6 m on the other side, except for Lot 1 on 19T-88107, which shall be 40.0 m on the north side and 2.0 m on the opposite side, Lot 3 on 19T-88107, which shall be 30.0 m on the north side and 2.0 m on the other side, and Lot 5 on 19T-88107, which shall be 14.0 m on the side abutting the property in which <i>industrial uses</i> are located and known as 5815 King Road, and 2.0 m otherwise.			
f) The minimum <i>floor area</i> shall be 165.0 m ² and the maximum <i>floor area</i> shall be 375.0 m ² .			
g) The maximum <i>lot coverage</i> shall be 10%.			
h) The minimum landscaped buffer strip of 6.0 m shall be provided on the north edge of certain <i>lots</i> within 19T-88107, those being Lots 3, 4 and the portion of Lot 5 which abuts <i>industrial uses</i> at 5815 King Road.			
i) The maximum <i>height</i> of any fence shall be 1.8 m.			
j) The minimum <i>rear yard setback</i> for any <i>accessory building</i> or <i>structure</i> shall be 10.0 for those <i>lots</i> that abut an OS zone.			
6.5.1.10	R1-10	86-131	
a) An <i>art gallery</i> shall be a permitted <i>use</i> .			
b) The <i>art gallery</i> shall be subject to the provisions of Section 3.16.			
6.5.1.11	R1-11	2010-114	
The provisions of the R1-4 zone shall apply, except that:			
a) If the front face of an <i>attached private garage</i> faces the <i>front lot line</i> the attached <i>private garage</i> shall be located at least 0.25 m further from the <i>front lot line</i> than either the portion of the <i>dwelling</i> closest to the <i>front lot line</i> or the portion of the <i>porch</i> closest to the <i>front lot line</i> . In no instance shall an <i>attached private garage</i> facing the <i>front lot line</i> be located closer than 6.0 m from the <i>front lot line</i> .			

No.	Exception (Schedule "A")	By-law Number(s)	
6.5.1.12	R1-12	2010-114	
<p>The provisions of the R1-4 zone shall apply, except that:</p> <ul style="list-style-type: none"> a) If the front face of an <i>attached private garage</i> faces the <i>front lot line</i> the <i>attached private garage</i> shall be located at least 0.25 m further from the <i>front lot line</i> than either the portion of the <i>dwelling</i> closest to the <i>front lot line</i> or the portion of the <i>porch</i> closest to the <i>front lot line</i>. In no instance shall an <i>attached private garage</i> facing the <i>front lot line</i> be located closer than 6.0 m from the <i>front lot line</i>. b) If the front face of an <i>attached private garage</i> faces the <i>exterior side lot line</i> the <i>attached private garage</i> shall be located at least 0.25 m further from the <i>exterior side lot line</i> than either the portion of the <i>dwelling</i> closest to the <i>exterior side lot line</i> or the portion of the <i>porch</i> closest to the <i>exterior side lot line</i>. In no instance shall an <i>attached private garage</i> facing the <i>exterior side lot line</i> be located closer than 6.0 m from the <i>exterior side lot line</i>. c) The <i>rear lot line</i> shall be deemed to be the <i>lot line</i> abutting adjacent lands zoned OS. 			
6.5.1.13	R1-13	2010-114	
<p>The provisions of the R1-4 zone shall apply, except that:</p> <ul style="list-style-type: none"> a) If the front face of an <i>attached private garage</i> faces the <i>front lot line</i> the <i>attached private garage</i> shall be located at least 0.25 m further from the <i>front lot line</i> than either the portion of the <i>dwelling</i> closest to the <i>front lot line</i> or the portion of the <i>porch</i> closest to the <i>front lot line</i>. In no instance shall an <i>attached Private Garage</i> facing the <i>front lot line</i> be located closer than 6.0 m from the <i>front lot line</i>. b) The <i>rear lot line</i> shall be deemed to be the <i>eastern lot line</i>. c) The minimum <i>rear yard</i> shall be 5.0 m. 			
6.5.1.14	R1-14	2008-127	
<p>All provisions of the R1-1 zone shall apply, except that:</p> <ul style="list-style-type: none"> a) The minimum <i>lot area</i> shall be 1,300.0 m². b) The minimum <i>lot frontage</i> shall be 30.0 m. c) If the width of the front face of an <i>attached private garage</i> facing the <i>front lot line</i> exceeds 6.0 m, the front face of the <i>attached private garage</i> for the portion of the garage in excess of the initial 6.0 m garage width shall be located at least 1.5 m further from the <i>front lot line</i> than the front face of the initial 6.0 m garage width. d) The minimum <i>rear yard</i> shall be 9.5 m for an <i>interior lot</i> and 9.5 m for a <i>corner lot</i>, provided that the minimum <i>rear yard</i> to an <i>attached private garage</i> which faces the <i>exterior side lot line</i> shall be 3.0 m. e) The minimum <i>side yard</i> shall be 3.0 m. The <i>side yard</i> on at least one side of the <i>dwelling</i> on 			

No.	Exception (Schedule "A")	By-law Number(s)	
			<p>an <i>interior lot</i> shall be 3.35 m if a detached <i>private garage</i> is located in the <i>rear yard</i> or if a <i>private garage</i> attached to the rear wall of the <i>dwelling</i> is located abutting the <i>rear yard</i>.</p> <p>f) The minimum <i>exterior side yard</i> shall be 4.5 m.</p> <p>g) If the front face of an <i>attached private garage</i> faces the <i>exterior side lot line</i>, the <i>attached private garage</i> shall be located at least 1.5 m further from the <i>exterior side lot line</i> than either the portion of the <i>dwelling</i> closest to the <i>exterior side lot line</i> or the portion of the <i>porch</i> closest to the <i>exterior side lot line</i>. In no instance shall an <i>attached private garage</i> facing the <i>exterior side lot line</i> be located closer than 6.0 m from the <i>front lot line</i>.</p> <p>h) If the width of the front face of an <i>attached private garage</i> facing the <i>exterior lot line</i> exceeds 6.0 m, the front face of the <i>attached private garage</i> for the portion of the garage in excess of the initial 6.0 m garage width shall be located at least 1.5 m further from the <i>exterior lot line</i> than the front face of the initial 6.0 m garage width.</p> <p>i) Where an <i>accessory structure</i> where the roof is extended and connected to the <i>main building</i>, the said <i>structure</i> will not be considered accessory and will be considered part of the <i>main building</i>, provided the <i>accessory structure</i> is not a garage with the front face facing a <i>street line</i>.</p> <p>j) A detached <i>private garage</i> with the front face facing a <i>street line</i> shall have a <i>front yard</i> minimum of 8.0 m; an exterior <i>yard</i> minimum of 6.0 m and in all cases shall be located at least 1.5 m further from said <i>street line</i> than either the portion of the <i>dwelling</i> closest to said <i>street line</i> or the portion of the <i>porch</i> closest to said <i>street line</i>.</p>
6.5.1.15	R1-15	2008-127	
			<p>All provisions of the R1-2 zone shall apply, except that:</p> <p>a) The minimum <i>lot area</i> shall be 1,000.0 m².</p> <p>b) The minimum <i>lot frontage</i> shall be 23.0 m.</p> <p>c) The minimum <i>front yard</i> shall be 6.5 m.</p> <p>d) If the front face of an <i>attached private garage</i> faces the <i>front lot line</i>, the <i>attached private garage</i> shall be located at least 1.5 m further from the <i>front lot line</i> than either the portion of the <i>dwelling</i> closest to the <i>front lot line</i> or the portion of the <i>porch</i> closest to the <i>front lot line</i>. In no instance shall an <i>attached private garage</i> facing the <i>front lot line</i> be located closer than 8.0 m from the <i>front lot line</i>.</p> <p>e) If the width of the front face of an <i>attached private garage</i> facing the <i>front lot line</i> exceeds 6.0 m, the front face of the <i>attached private garage</i> for the portion of the garage in excess of the initial 6.0 m garage width shall be located at least 1.5 m further from the <i>front lot line</i> than the front face of the initial 6.0 m garage width.</p> <p>f) The minimum <i>rear yard</i> shall be 7.5 m for an <i>interior lot</i> and 7.5 m for a <i>corner lot</i>, provided that the minimum <i>rear yard</i> to an <i>attached private garage</i> which faces the <i>exterior side lot line</i></p>

No.	Exception (Schedule "A")	By-law Number(s)	
g)	The minimum <i>side yard</i> shall be 2.3 m. The <i>side yard</i> on at least one side of the <i>dwelling</i> on an <i>interior lot</i> shall be 3.35 m if a detached <i>private garage</i> is located in the <i>rear yard</i> or if a <i>private garage</i> attached to the rear wall of the <i>dwelling</i> is located abutting the <i>rear yard</i> .		
h)	The minimum <i>exterior yard</i> shall be 4.5 m.		
i)	If the front face of an <i>attached private garage</i> faces the <i>exterior side lot line</i> , the <i>attached private garage</i> shall be located at least 1.5 m further from the <i>exterior side lot line</i> than either the portion of the <i>dwelling</i> closest to the <i>exterior side lot line</i> or the portion of the <i>porch</i> closest to the <i>exterior side lot line</i> . In no instance shall an <i>attached private garage</i> facing the <i>exterior side lot line</i> be located closer than 6.0 m from the <i>exterior lot line</i> .		
j)	If the width of the front face of an <i>attached private garage</i> facing an <i>exterior side lot line</i> exceeds 6.0 m, the front face of the attached garage for the portion of the garage in excess of the initial 6.0 m garage width shall be located at least 1.5 m further from the <i>exterior side lot line</i> than the front face of the initial 6.0 m garage width.		
k)	Where an <i>accessory structure</i> where the roof is extended and connected to the <i>main building</i> , the said structure will not be considered accessory and will be considered part of the <i>main building</i> , provided the <i>accessory structure</i> is not a garage with the front face facing a <i>street line</i> .		
l)	A detached <i>private garage</i> with the front face facing a <i>street line</i> shall have a <i>front yard</i> minimum of 8.0 m; an <i>exterior side yard</i> minimum of 6.0 m and in all cases shall be located at least 1.5 m further from said <i>street line</i> than either the portion of the <i>dwelling</i> closest to said <i>street line</i> or the portion of the <i>porch</i> closest to said <i>street line</i> .		
6.5.1.16	R1-16	2008-127	
a)	All provisions of the R1-3 zone shall apply, except that: The minimum <i>lot area</i> shall be 850.0 m ² .		
b)	The minimum <i>lot frontage</i> shall be 19.0 m.		
c)	The minimum <i>front yard</i> shall be 6.5 m.		
d)	If the width of the front face of an attached garage facing the <i>front lot line</i> exceeds 6.0 m, the front face of the attached garage for the portion of the garage in excess of the initial 6.0 m garage width shall be located at least 1.5 m further from the <i>front lot line</i> than the front face of the initial 6.0 m garage width.		
e)	The minimum <i>rear yard</i> shall be 7.5 m for an <i>interior lot</i> and 7.5 m for a <i>corner lot</i> , provided that the minimum <i>rear yard</i> to an attached <i>private garage</i> which faces the <i>exterior side lot line</i> shall be 1.9 m.		
f)	The minimum <i>side yard</i> shall be 1.9 m. The <i>side yard</i> on at least one side of the <i>dwelling</i> on an <i>interior lot</i> shall be 3.35 m if a detached <i>private garage</i> is located in the <i>rear yard</i> or if a		

No.	Exception (Schedule "A")	By-law Number(s)	
			<p><i>private garage attached to the rear wall of the dwelling is located abutting the rear yard.</i></p> <p>g) The minimum exterior <i>yard</i> shall be 4.5 m.</p> <p>h) If the front face of an <i>attached private garage</i> faces the <i>exterior side lot line</i>, the <i>attached private garage</i> shall be located at least 1.5 m further from the <i>exterior side lot line</i> than either the portion of the <i>dwelling</i> closest to the <i>exterior side lot line</i> or the portion of the <i>porch</i> closest to the <i>exterior side lot line</i>. In no instance shall an <i>attached private garage</i> with the front face facing the <i>exterior side lot line</i> be located closer than 6.0 m from the <i>exterior side lot line</i>.</p> <p>i) If the width of the front face of an <i>attached private garage</i> facing an <i>exterior side lot line</i> exceeds 6.0 m, the front face of the attached garage for the portion of the garage in excess of the initial 6.0 m garage width shall be located at least 1.5 m further from the <i>exterior side lot line</i> than the front face of the initial 6.0 m garage width.</p> <p>j) The maximum width of a <i>private garage</i> shall not exceed 9.0 m.</p> <p>k) Where an <i>accessory structure</i> where the roof is extended and connected to the <i>main building</i>, the said <i>structure</i> will not be considered accessory and will be considered part of the <i>main building</i>, provided the <i>accessory structure</i> is not a garage with the front face facing a street line.</p> <p>l) A detached <i>private garage</i> with the front face facing a <i>street line</i> shall have a <i>front yard</i> minimum of 6.0 m; an <i>exterior side yard</i> minimum of 6.0 m and in all cases shall be located at least 1.5 m further from said <i>street line</i> than either the portion of the <i>dwelling</i> closest to said <i>street line</i>.</p>
6.5.1.17	R1-17	86-160	
<p>All provisions of the R1 zone shall apply, except that:</p> <p>a) The minimum <i>lot frontage</i> shall be 30.0 m.</p>			
6.5.1.18	R1-18	86-160	
<p>All provisions of the R1 zone shall apply, except that:</p> <p>a) The minimum <i>lot frontage</i> shall be 127.4 m.</p>			
6.5.1.19	R1-19	2012-119	
<p>The following <i>lot</i> and <i>building</i> requirements shall apply:</p> <p>a) The minimum <i>lot frontage</i> shall be 45.0 m.</p> <p>b) The minimum <i>lot area</i> shall be 2,450 m².</p> <p>c) The minimum <i>front yard</i> shall be 10.0 m.</p> <p>d) The minimum <i>side yard</i> shall be 6.5 m on the east side and 8.0 m on the west side.</p> <p>e) The maximum <i>lot coverage</i> shall be 25%.</p>			

No.	Exception (Schedule "A")	By-law Number(s)	
f) The maximum <i>building height</i> shall be 9.0 m.			
6.5.1.20	R1-20	2012-119	
All provisions of the R1 zone shall apply, except that:			
a) The minimum <i>lot frontage</i> shall be 46.0 m.			
b) The minimum <i>lot area</i> shall be 2,450 m ² .			
6.5.1.21	R1-21	2008-128	
All provisions of the R1-2 zone shall apply, except that:			
a) The minimum <i>lot frontage</i> shall be 21.0 m.			
b) The minimum <i>lot area</i> shall be 630.0 m ² .			
c) The minimum <i>rear yard</i> shall be 7.5 m for an <i>interior lot</i> .			
d) The minimum <i>rear yard</i> shall be 7.5 m for a <i>corner lot</i> , provided that the <i>rear yard</i> minimum to an attached <i>private garage</i> which faces the <i>exterior lot line</i> shall be 2.1 m.			
e) The minimum <i>side yard</i> shall be 2.1 m, except that the minimum <i>side yard</i> on at least one side of the <i>dwelling</i> on an <i>interior lot</i> shall be 3.35 m if a detached <i>private garage</i> is located in the <i>rear yard</i> or if an <i>attached private garage</i> attached to the rear wall of the <i>dwelling</i> is located abutting the <i>rear yard</i> .			
6.5.1.22	R1-22	2008-128	
All provisions of the R1-3 zone shall apply, except that:			
a) The minimum <i>lot frontage</i> shall be 18.0 m.			
b) The minimum <i>lot area</i> shall be 600.0 m ² .			
c) The minimum <i>rear yard</i> shall be 7.5 m for an <i>interior lot</i> .			
d) The minimum <i>rear yard</i> shall be 7.5 m for a <i>corner lot</i> , provided that the <i>rear yard</i> minimum to an attached <i>private garage</i> which faces the <i>exterior lot line</i> shall be 1.8 m if the <i>lot width</i> is less than 21.0 m and 2.1 m if the <i>lot width</i> is 21.0 m or greater.			
e) The minimum <i>side yard</i> shall be 1.8 m if the <i>lot width</i> is less than 21.0 m and 2.1 m if the <i>lot width</i> is greater than 21.0 m, except that the minimum <i>side yard</i> on at least one side of the <i>dwelling</i> on an <i>interior lot</i> shall be 3.35 m if a detached <i>private garage</i> is located in the <i>rear yard</i> or if an <i>attached private garage</i> attached to the rear wall of the <i>dwelling</i> is located abutting the <i>rear yard</i> .			
6.5.1.23	R1-23	2008-128	
All provisions of the R1-4 zone shall apply, except that:			

No.	Exception (Schedule "A")	By-law Number(s)	
<ul style="list-style-type: none"> a) The minimum <i>lot frontage</i> shall be 15.0 m. b) The minimum <i>lot area</i> shall be 500.0 m². c) The minimum <i>rear yard</i> shall be 7.5 m for an <i>interior lot</i>. d) The minimum <i>rear yard</i> shall be 7.5 m for a <i>corner lot</i>, provided that the <i>rear yard</i> minimum to an attached <i>private garage</i> which faces the <i>exterior lot line</i> shall be 1.5 m. e) The minimum <i>side yard</i> shall be 1.5 m, except that the minimum <i>side yard</i> on at least one side of the <i>dwelling</i> on an <i>interior lot</i> shall be 3.35 m if a detached <i>private garage</i> is located in the <i>rear yard</i> or if an <i>attached private garage</i> attached to the rear wall of the <i>dwelling</i> is located abutting the <i>rear yard</i>. 			
6.5.1.24	R1-24	2013-143	
<p>All provisions of the R1-1 zone shall apply, except that:</p> <ul style="list-style-type: none"> a) Any portion of the <i>lot</i> used as a right-of-way or easement may be included in calculating the <i>lot area</i> any portion of the lot used as a right-of-way or easement may be included in calculating the <i>lot area</i>; and b) Any distance between the <i>side lot lines</i> traversed by a right-of-way or easement may be included in the calculation of <i>lot frontage</i>. 			
6.5.1.25	R1-25	2013-143	
<p>All provisions of the R1-1 zone shall apply, except that:</p> <ul style="list-style-type: none"> a) The minimum angle of intersection between a <i>driveway</i> and a <i>street line</i> in accordance with Section 4.4.2 shall not apply. 			
6.5.1.26	R1-26	2013-143	
<p>All provisions of the R1-1 zone shall apply, except that:</p> <ul style="list-style-type: none"> a) The minimum <i>lot frontage</i> shall be 15.0 m. b) The <i>lot</i> is deemed to be an <i>interior lot</i>. c) Any portion of the <i>lot</i> used as a right-of-way or easement may be included in calculating the <i>lot area</i> any portion of the lot used as a right-of-way or easement may be included in calculating the <i>lot area</i>. d) <i>Lot frontage</i> means the horizontal distance between the <i>side lot lines</i> measured by a line 7.5 m back from and parallel to the chord of the <i>lot frontage</i>. The chord of the <i>lot frontage</i> is a straight line joining the two points where the <i>side lot lines</i> intersect the <i>front lot lines</i>. 			
<p>6.5.2 R1A Zone Exceptions</p>			
<p>None at this time</p>			

No.	Exception (Schedule "A")	By-law Number(s)	
6.5.3 R1B Zone Exceptions			
None at this time			
6.5.4 R1C Zone Exceptions			
None at this time			
6.5.5 R1D Zone Exceptions			
6.5.5.1	R1D-1	2001-33	
<p>a) The minimum <i>lot frontage</i> shall be 40.0 m.</p> <p>b) Abutting lands <i>zoned</i> EP to the south of the properties <i>zoned</i> RR-1 shall be included in the calculation of satisfying a minimum <i>lot area</i> requirement.</p>			
6.5.6 R2 Zone Exceptions			
6.5.6.1	R2-1	2006-24	
<p>a) All <i>lots</i> within the R2-1 zone are deemed to be <i>interior lots</i>.</p> <p>b) The <i>front lot line</i> of a <i>lot</i> shall be deemed to be all <i>street line(s)</i> abutting the <i>lot</i>.</p> <p>c) An <i>interior side lot line</i> shall be any <i>lot line</i> other than a <i>street line</i>.</p> <p>d) An <i>interior lot</i> means a Lot other than a <i>corner lot</i>, <i>Reversed corner lot</i>, or a <i>through lot</i>.</p> <p>e) A <i>side yard</i> means any <i>yard</i> which is not a <i>front yard</i> and the "minimum" <i>side yard</i> means the minimum width of a <i>side yard</i> on a <i>lot</i> between an <i>interior side lot line</i> and the nearest <i>main wall</i> of any <i>main building</i> or <i>structure</i> on the <i>lot</i>.</p> <p>f) The width of a <i>private garage</i> shall be measured between the interior faces of the <i>private garage</i>.</p> <p>g) For the purposes of this By-law, the front face of a garage shall be deemed to be the wall containing the door(s) allowing vehicular access to the garage.</p> <p>h) The minimum <i>lot area</i> shall be 225.0 m² per <i>dwelling unit</i>.</p> <p>i) The minimum <i>lot frontage</i> shall be 7.5 m per <i>dwelling unit</i>.</p> <p>j) The minimum <i>front yard</i> shall be 4.5 m.</p> <p>k) if the front face of an attached <i>private garage</i> faces the <i>front lot line</i> the <i>attached private garage</i> shall be located at least 1.5 m further from the <i>front lot line</i> than EITHER the portion of the <i>dwelling</i> closest to the <i>front lot line</i> OR the portion of the <i>porch</i> closest to the <i>front lot line</i>. In no instance shall an <i>attached private garage</i> facing the <i>front lot line</i> be located closer than 6.0 m from the <i>front lot line</i>.</p>			

No.	Exception (Schedule "A")	By-law Number(s)	
l)	The minimum <i>rear yard</i> shall not apply.		
m)	The minimum <i>side yard</i> shall be 1.5 m for any exterior side wall and in all other cases the minimum <i>side yard</i> shall be 0.0 m.		
n)	Notwithstanding any other provision to the contrary, a minimum <i>amenity area</i> of 45.0 m ² shall be provided. For the purposes of this By-law, an <i>amenity area</i> shall mean an outdoor space, unobstructed by <i>building</i> or <i>structures</i> , which is directly accessible to the <i>dwelling</i> and excludes locating in the <i>front yard</i> . The <i>amenity area</i> may include a <i>deck</i> . No portion of the <i>amenity area</i> shall be used for parking or as a <i>driveway</i> .		
o)	The maximum <i>height</i> shall be 11.0 m.		
p)	The minimum width of a <i>private garage</i> shall not be less than 3.25 m and the maximum width of a <i>private garage</i> shall not exceed 6.0 m.		
q)	A <i>parking space</i> within a <i>private garage</i> means an area measuring a minimum of 2.8 m by a minimum of 5.8 m exclusive of any aisles or ingress and egress lanes, usable for the temporary parking or storage of <i>motor vehicles</i> .		
r)	The minimum number of <i>parking spaces</i> required shall be two (2) <i>parking spaces</i> for each <i>dwelling unit</i> .		
s)	A required <i>parking space</i> may be located in a required <i>front yard</i> .		
t)	A required <i>parking space</i> may be located closer than 1.2 m from any <i>side</i> or <i>rear lot line</i> .		
u)	No portion of the walls or doors of a <i>private garage</i> shall be deemed to be obstructing a <i>driveway</i> or <i>passageway</i> .		
v)	Section 4.4.2 c) shall not apply.		
w)	Section 3.33 - Sight Triangles shall not apply.		
x)	Porches with or without roofs and with or without foundations not exceeding 1 <i>storey</i> in <i>height</i> may encroach no more than 2.0 m into the <i>minimum front, rear, and exterior side yard</i> .		
y)	The <i>structures</i> associated with a <i>porch</i> (including sills, belt courses, cornices, gutters, pilasters, eaves, parapets, canopies, overhangs, railings, and steps) may encroach into any minimum <i>yard</i> provided said <i>structure</i> is located no closer than 1.0 m from the <i>front</i> or <i>rear yard</i> .		
6.5.7 R3 Zone Exceptions			
6.5.7.1	R3-1	2013-143	
a)	<i>Townhouse dwellings, home occupations and accessory uses</i> shall be permitted.		
b)	The front lot line of a corner lot shall be deemed to be the shortest lot line abutting a street. If the corner lot has a corner rounding or triangle, the front lot line shall be determined as if the		

No.	Exception (Schedule "A")	By-law Number(s)	
			street lines were extended to their hypothetical point of intersection.
c)			For a corner lot with a corner rounding or triangle, lot frontage shall be calculated as if the street lines were extended to their hypothetical point of intersection.
d)			An interior side lot line shall be deemed to be any side lot line other than a flankage lot line.
e)			An Exterior Yard means a Yard extending from the Front Yard to the Rear Yard of a Corner Lot between a Flankage Lot Line and the nearest wall of any Building or Structure on the Lot; and the "Minimum" Exterior Yard means the minimum width of an Exterior Yard on a Lot between the Flankage Lot Line and the nearest Main Wall of any Main Building or Structure on the Lot.
f)			A <i>side yard</i> means a <i>yard</i> extending from the <i>front yard</i> to the <i>rear yard</i> of a lot between an <i>interior side lot line</i> and the nearest wall of any <i>building or structure</i> on the <i>lot</i> ; and the minimum <i>side yard</i> means the minimum width of a <i>side yard</i> on a <i>lot</i> between an <i>interior side lot line</i> and the nearest main wall of any main <i>building or structure</i> on the <i>lot</i> .
g)			The width of a <i>private garage</i> shall be measured between the interior faces of the <i>private garage</i> .
h)			The front face of a <i>private garage</i> shall be deemed to be the wall containing the door(s) allowing vehicular access to the <i>private garage</i> .
i)			The minimum <i>lot area</i> shall be 225.0 m ² per <i>dwelling unit</i> .
j)			The minimum <i>lot frontage</i> shall be 7.5 m per <i>dwelling unit</i> .
k)			The minimum <i>front yard</i> shall be 4.5 m for an interior lot and 4.0 m for an end unit or a corner unit.
l)			If the front face of an attached <i>private garage</i> faces the <i>front lot line</i> the attached <i>private garage</i> shall be located at least 1.0 m further from the <i>front lot line</i> than EITHER the portion of the dwelling closest to the <i>front lot line</i> OR the portion of the porch closest to the <i>front lot line</i> . In no instance shall an attached <i>private garage</i> facing the <i>front lot line</i> be located closer than 5.8 m from the <i>front lot line</i> .
m)			The minimum rear yard shall be 7.5 m for an interior unit, 7.0 m for an end unit or a corner unit. Notwithstanding this provision, the minimum <i>rear yard</i> to an attached <i>private garage</i> which faces the <i>exterior lot line</i> shall be 1.5 m.
n)			The minimum <i>side yard</i> for an end unit shall be 0.0 m on the interior side and 1.5 m on the exterior side.
o)			The minimum <i>side yard</i> for an interior unit shall be 0.0 m.
p)			The minimum <i>side yard</i> for a corner unit shall be 0.0 m for an interior side.
q)			The minimum <i>exterior side yard</i> shall be 4.5 m. Notwithstanding this provision, if the front face of an attached <i>private garage</i> faces the <i>exterior side lot line</i> ; the attached <i>private garage</i> shall

No.	Exception (Schedule "A")	By-law Number(s)	
			be located at least 1.0 metres further from the <i>exterior side lot line</i> than EITHER the portion of the <i>dwelling</i> closest to the <i>exterior side lot line</i> OR the portion of the <i>porch</i> closest to the <i>exterior side lot line</i> . In no instance shall an attached <i>private garage</i> facing the <i>exterior side lot line</i> be located closer than 5.8 metres from the <i>exterior side lot line</i> .
r)			The maximum height shall be 11.0 m.
s)			The minimum width of a <i>private garage</i> shall be 3.0 metres which may be reduced by 0.3 m on one side into the rear 1.2 metre of the garage, opposite the front face of the garage.
t)			The maximum width of a <i>private garage</i> shall be 3.75 m for a minimum of 33% of the townhouse dwelling units within a <i>townhouse dwelling</i> on a townhouse block and 5.5 m for a maximum of 67% of the <i>townhouse dwelling units</i> within a <i>townhouse dwelling</i> on a townhouse block.
u)			A detached <i>private garage</i> located within the <i>rear yard</i> shall be located no closer than 0.6 m to the rear or side lot line.
v)			A <i>parking space</i> means an area measuring a minimum of 2.7 metres by a minimum of 5.8 metres exclusive of any aisles or ingress and egress lanes, usable for the temporary parking or storage of motor vehicles.
w)			The minimum number of <i>parking spaces</i> required shall be two (2) <i>parking spaces</i> for each <i>townhouse dwelling unit</i> .
x)			A required <i>parking spaces</i> may be located in a required <i>front yard</i> .
y)			A required <i>parking spaces</i> may be located closer than 1.2 metres from any <i>side lot line</i> or <i>rear lot line</i> .
z)			No portion of the walls or doors of a <i>private garage</i> nor a parked automobile on a <i>driveway</i> shall be deemed to be obstructing a <i>driveway</i> or passageway.
aa)			The provisions for <i>site triangles</i> do not apply.
ab)			The <i>structures</i> associated with a <i>porch</i> (including sills, belt courses, cornices, gutters, pilasters, eaves, parapets, canopies, overhangs, railings, and steps) may encroach into any minimum <i>yard</i> provided said <i>structure</i> is located no closer than 1.0 metres from the <i>front lot line</i> , <i>rear lot line</i> , or <i>exterior side lot line</i> .
ac)			A detached <i>private garage</i> facing a <i>street line</i> shall be set back at least 5.8 m distant from said <i>street line</i> .
ad)			A balcony is defined as a platform with or without roofs and with or without foundation attached to and extended horizontally from one or more main walls of a <i>dwelling</i> with access to the platform exclusively from within the <i>dwelling</i> .
ae)			A townhouse block means a parcel of land defined as a block on a Registered Plan of Subdivision used for purposes of a number of townhouse dwelling units.

No.	Exception (Schedule "A")	By-law Number(s)	
af)	Townhouse dwelling means a building containing a minimum of 3 and a maximum of 6 <i>dwelling units</i> , each of which has direct access from the outside ground level and shares 2 above ground party walls with abutting dwelling units; and a unit at the end of a townhouse dwelling sharing only 1 above ground party wall shall also be a townhouse dwelling unit.		
ag)	A townhouse block shall be permitted to contain no more than one townhouse dwelling consisting of no less than three (3) townhouse dwelling units and no more than six (6) townhouse dwelling units.		
ah)	Any portion of the lot used as a right-of-way or easement may be included in calculating the <i>lot area</i> .		
ai)	Any distance between the <i>side lot lines</i> traversed by a right-of-way or easement may be included in the calculation of <i>lot frontage</i> .		
aj)	Central air conditioning units and heat pumps shall be permitted in any required <i>yard</i> except the required <i>front yard</i> or required exterior <i>yard</i> , provided that any such <i>unit</i> is setback a minimum of 0.6 m from the <i>interior side lot line</i> , and may encroach a maximum of 1.5 m into the required <i>rear yard</i> .		
6.5.7.2	R3-2	2013-81	
a)	<p>Permitted <i>uses</i> shall include a <i>single detached dwelling</i>, <i>home occupation</i> and live/work uses including:</p> <ul style="list-style-type: none"> i) <i>offices</i>; ii) <i>small-scale retail store</i>, not including any <i>convenience retail store</i>, department store, <i>supermarket</i>, garden centre, <i>retail warehouse</i> or automobile sales; iii) <i>art gallery</i>; iv) arts studio (including photography); v) fitness studio (yoga, exercise classes of not more than 6 pupils at one time); vi) <i>personal service shop</i>; vii) commercial instruction (arts, crafts, music, dance of not more than 6 pupils at one time); viii) cottage industry (dressmaking, painting, sculpting); ix) <i>drugless practitioner</i>; x) <i>private home day care</i>; and xi) day spa. <p>b) The minimum <i>lot frontage</i> shall be 17.0 m.</p> <p>c) The minimum <i>front yard</i> shall be 0 m.</p>		

No.	Exception (Schedule "A")	By-law Number(s)	
d)	Where the front face of an attached <i>private garage</i> faces the <i>front lot line</i> , the front face of a garage shall be located at least 1.5 m further from the <i>front lot line</i> than either the portion of the <i>dwelling</i> closest to the <i>front lot line</i> or the portion of the <i>porch</i> closest to the <i>front lot line</i> .		
e)	The minimum <i>rear yard</i> shall be 7.5 m.		
f)	The minimum <i>side yard</i> (north side) shall be 3.6 m.		
g)	The minimum <i>side yard</i> (south side) shall be 1.2 m.		
h)	The maximum <i>building height</i> shall be 11.0 m.		
i)	The maximum width of a <i>private garage</i> shall be 6.0 m, measured between the interior walls of the <i>private garage</i> .		
j)	The minimum dimensions of a <i>parking space</i> shall be 2.8 m by 5.8 m.		
k)	The minimum required number of <i>parking spaces</i> shall be 2.0 spaces per <i>dwelling unit</i> and 1.0 <i>parking space</i> per 27.0 m of live/work space.		
l)	Required parking for the live/work space shall be permitted to be located within in a visitor parking area within a common element condominium.		
m)	<i>Porches</i> and <i>decks</i> with or without roofs and with or without foundations not exceeding one <i>storey</i> in <i>height</i> may encroach no more than 2.0 m into the minimum <i>front yard</i> , <i>rear yard</i> and <i>exterior side yard</i> .		
n)	<i>Structures</i> associated with a <i>porch</i> and or <i>deck</i> (including sills, belt courses, cornices, gutters, pilasters, eaves, parapets, canopies, overhangs, railings, steps and masonry walls associated with gas, hydro and/or any mechanical utilities required for the <i>dwellings</i>) may encroach into any minimum <i>yard</i> provided said <i>structure</i> is located no closer than 0.3 m from the <i>front</i> or <i>rear lot line</i> or 1.0 m from the <i>exterior side lot line</i> .		
o)	A detached <i>private garage</i> facing a <i>front lot line</i> shall be <i>setback</i> a minimum of 6.0 m from the <i>front lot line</i> .		
p)	Live/work <i>uses</i> shall not exceed 160.0 m ² in <i>ground floor area</i> .		
q)	Live/work <i>uses</i> shall only be permitted in the <i>first storey</i> .		
6.5.7.3	R3-3	2013-81	
a)	Permitted <i>uses</i> shall include <i>townhouse dwellings</i> , <i>accessory uses</i> and <i>home occupation uses</i> . For the purposes of this section, <i>townhouse dwellings</i> shall mean a <i>dwelling</i> divided vertically into more than (2) but fewer than seven (7) <i>dwelling units</i> , each of which has at least one (1) independent entrance.		
b)	For the purposes of this section, the definition of public street shall include a private and/or condominium road.		
c)	For the purposes of this section, the <i>front lot line</i> shall be deemed to be the shortest <i>lot line</i>		

No.	Exception (Schedule "A")	By-law Number(s)	
			<p>abutting a private road.</p> <p>d) No <i>person</i> shall be permitted to <i>erect</i>, reconstruct or enlarge any <i>building</i> or <i>structure</i> on any <i>lot</i> unless the lot has <i>frontage</i> on a public street or private road.</p> <p>e) The minimum <i>lot frontage</i> shall be 8.0 m.</p> <p>f) The minimum <i>front yard</i> (internal road) shall be 4.5 m.</p> <p>g) Where the front face of an attached <i>private garage</i> faces the <i>front lot line</i>, the front face of a garage shall be located at least 1.5 m further from the <i>front lot line</i> than either the portion of the <i>dwelling</i> closest to the <i>front lot line</i> or the portion of the <i>porch</i> closest to the <i>front lot line</i>.</p> <p>h) The minimum <i>rear yard</i> shall be 7.5 m.</p> <p>i) The minimum <i>side yard</i> shall be 0.0 m or 3.0 m between blocks.</p> <p>j) The minimum <i>exterior side yard</i> shall be 2.4 m.</p> <p>k) The maximum <i>building height</i> shall be 9.0 m.</p> <p>l) The maximum width of a <i>private garage</i> shall be 3.5 m, measured between the interior walls of the <i>private garage</i>.</p> <p>m) The minimum dimensions of a <i>parking space</i> shall be 2.8 m by 5.8 m.</p> <p>n) The minimum required number of <i>parking spaces</i> shall be 2.0 spaces per <i>dwelling unit</i>.</p> <p>o) <i>Structures</i> associated with a <i>porch</i> and or <i>deck</i> (including sills, belt courses, cornices, gutters, pilasters, eaves, parapets, canopies, overhangs, railings, steps and masonry walls associated with gas, hydro and/or any mechanical utilities required for the dwellings) may encroach into the <i>rear yard</i> and <i>front yard setbacks</i> provided the <i>structure</i> is located no closer than 1.0 m from any <i>side lot line</i>.</p> <p>p) A detached <i>private garage</i> facing a private internal roadway shall be <i>setback</i> a minimum of 5.8 m from the private internal roadway.</p> <p>q) <i>Porches</i> and <i>decks</i> with or without roofs and with or without foundations not exceeding one <i>storey</i> in <i>height</i> may <i>encroach</i> no more than 2.0 m into a minimum <i>setback</i>.</p>
6.5.7.4	R3-4	2013-81	
			<p>a) Permitted <i>uses</i> shall include <i>townhouse dwellings</i>, <i>accessory uses</i> and <i>home occupation uses</i>. For the purposes of this section, townhouse dwellings shall mean a <i>dwelling</i> divided vertically into more than (2) but fewer than six (6) <i>dwelling units</i>, each of which has at least one (1) independent entrance.</p> <p>b) For the purposes of this section, the definition of public street shall include a private and/or condominium road.</p> <p>c) For the purposes of this section, the <i>front lot line</i> shall be deemed to be the shortest <i>lot line</i> abutting a private road.</p>

No.	Exception (Schedule "A")	By-law Number(s)	
d)	No <i>person</i> shall be permitted to <i>erect</i> , reconstruct or enlarge any <i>building</i> or <i>structure</i> on any <i>lot</i> unless the lot has <i>frontage</i> on a <i>public street</i> or private road.		
e)	The minimum <i>lot frontage</i> shall be 6.0 m.		
f)	The minimum <i>front yard</i> (internal road) shall be 3.8 m.		
g)	Where the front face of an attached <i>private garage</i> faces the <i>front lot line</i> , the front face of a garage shall be located at least 1.5 m further from the <i>front lot line</i> than either the portion of the <i>dwelling</i> closest to the <i>front lot line</i> or the portion of the <i>porch</i> closest to the <i>front lot line</i> .		
h)	The minimum <i>rear yard</i> (Wilsen Road) shall be 4.5 m.		
i)	The minimum <i>side yard</i> shall be 0.0 m or 3.0 m between blocks.		
j)	The minimum <i>exterior side yard</i> shall be 2.4 m.		
k)	The maximum <i>building height</i> shall be 9.5 m.		
l)	The maximum width of a <i>private garage</i> shall be 3.5 m, measured between the interior walls of the <i>private garage</i> .		
m)	The minimum dimensions of a <i>parking space</i> shall be 2.8 m by 5.8 m.		
n)	The minimum required number of <i>parking spaces</i> shall be 2.0 spaces per <i>dwelling unit</i> .		
o)	<i>Structures</i> associated with a <i>porch</i> and or <i>deck</i> (including sills, belt courses, cornices, gutters, pilasters, eaves, parapets, canopies, overhangs, railings, steps and masonry walls associated with gas, hydro and/or any mechanical utilities required for the dwellings) may <i>encroach</i> into the rear and <i>front yard setbacks</i> provided the structure is located no closer than 1.0 m from any <i>side lot line</i> .		
p)	A detached <i>private garage</i> facing a private internal roadway shall be <i>setback</i> a minimum of 5.8 m from the private internal roadway.		
q)	<i>Porches</i> and <i>decks</i> with or without roofs and with or without foundations not exceeding one <i>storey</i> in <i>height</i> may <i>encroach</i> no more than 2.0 m into a minimum <i>setback</i> .		
6.5.7.5	R3-5	2013-81	
a)	Permitted <i>uses</i> shall include <i>townhouse dwellings</i> , <i>accessory uses</i> , <i>home occupation uses</i> and <i>live/work uses</i> . For the purposes of this section, townhouse dwellings shall mean a <i>dwelling</i> divided vertically into more than (2) but fewer than seven (7) <i>dwelling units</i> , each of which has at least one (1) independent entrance. Permitted live/work uses shall include the following: <ul style="list-style-type: none"> <li data-bbox="245 1703 423 1738">i) <i>office</i>; <li data-bbox="245 1759 1430 1829">ii) small-scale <i>retail store</i>, not including any <i>convenience retail store</i>, department store, <i>supermarket</i>, garden centre, <i>retail warehouse</i> or automobile sales; <li data-bbox="245 1850 480 1885">iii) <i>art gallery</i>; 		

No.	Exception (Schedule "A")	By-law Number(s)	
	<ul style="list-style-type: none"> iv) arts studio (including photography); v) fitness studio (yoga, exercise classes of not more than 6 pupils at one time); vi) <i>personal service shop</i>; vii) commercial instruction (arts, crafts, music, dance of not more than 6 pupils at one time); viii) cottage industry (dressmaking, painting, sculpting); ix) <i>drugless practitioner</i>; x) <i>private home day care</i>; and xi) day spa. 		
b)			For the purposes of this section, the definition of public street shall include a private and/or condominium road.
c)			For the purposes of this section, the <i>front lot line</i> shall be deemed to be the shortest <i>lot line</i> abutting a private road.
d)			No <i>person</i> shall be permitted to <i>erect</i> , reconstruct or enlarge any <i>building</i> or <i>structure</i> on any <i>lot</i> unless the lot has <i>frontage</i> on a <i>public street</i> or private road.
e)			The minimum <i>lot frontage</i> shall be 6.0 m.
f)			The minimum <i>front yard</i> (internal road) shall be 4.5 m.
g)			Where the front face of an attached <i>private garage</i> faces the <i>front lot line</i> , the front face of a garage shall be located at least 1.5 m further from the <i>front lot line</i> than either the portion of the <i>dwelling</i> closest to the <i>front lot line</i> or the portion of the porch closest to the <i>front lot line</i> .
h)			The minimum <i>rear yard</i> to Wilsen Road shall be 4.5 m and 3.0 m to Highway 27.
i)			The minimum <i>side yard</i> shall be 0.0 m or 3.0 m between blocks, and the minimum distance between <i>dwellings</i> shall be 3.0 m.
j)			The minimum <i>exterior side yard</i> shall be 2.4 m.
k)			The maximum <i>building height</i> shall be 11.0 m.
l)			The maximum width of a <i>private garage</i> shall be 3.5 m, measured between the interior walls of the <i>private garage</i> .
m)			The minimum dimensions of a <i>parking space</i> shall be 2.8 m by 5.8 m.
n)			The minimum required number of <i>parking spaces</i> shall be 2.0 spaces per <i>dwelling unit</i> .
o)			The minimum required number of <i>parking spaces</i> shall be 1.0 spaces per 27.0 m ² of live/work space.
p)			Parking for the live/work <i>use</i> may be located in a visitor <i>parking area</i> within a common

No.	Exception (Schedule "A")	By-law Number(s)	
q)	<p>element condominium.</p> <p><i>Structures</i> associated with a <i>porch</i> and or <i>deck</i> (including sills, belt courses, cornices, gutters, pilasters, eaves, parapets, canopies, overhangs, railings, steps and masonry walls associated with gas, hydro and/or any mechanical utilities required for the dwellings) may <i>encroach</i> into the <i>rear yard</i> and <i>front yard setbacks</i> provided the <i>structure</i> is located no closer than 1.0 m from any <i>side lot line</i>.</p>		
r)	<p>A detached <i>private garage</i> facing a private internal roadway shall be <i>setback</i> a minimum of 5.8 m from the private internal roadway.</p>		
s)	<p><i>Porches</i> and <i>decks</i> with or without roofs and with or without foundations not exceeding one <i>storey</i> in height may encroach no more than 2.0 m into a minimum <i>setback</i>.</p>		
t)	<p>Live/work <i>uses</i> shall not exceed 160.0 m² in <i>ground floor area</i>.</p>		
u)	<p>Live/work <i>uses</i> shall only be permitted in the <i>first storey</i> and <i>basement</i>.</p>		
6.5.7.6	R3-6	2013-81	
a)	<p>Permitted <i>uses</i> shall include <i>townhouse dwellings</i>, <i>accessory uses</i> and <i>home occupation uses</i>. For the purposes of this section, townhouse dwellings shall mean a <i>dwelling</i> divided vertically into more than (2) but fewer than nine (9) <i>dwelling units</i>, each of which has at least one (1) independent entrance.</p>		
b)	<p>For the purposes of this section, the definition of public street shall include a private and/or condominium road.</p>		
c)	<p>For the purposes of this section, the <i>front lot line</i> shall be deemed to be the shortest <i>lot line</i> abutting a private road.</p>		
d)	<p>No <i>person</i> shall be permitted to <i>erect</i>, reconstruct or enlarge any <i>building</i> or <i>structure</i> on any <i>lot</i> unless the lot has <i>frontage</i> on a <i>public street</i> or private road.</p>		
e)	<p>The minimum <i>lot frontage</i> shall be 6.0 m.</p>		
f)	<p>The minimum <i>front yard</i> (internal road) shall be 4.3 m.</p>		
g)	<p>Where the front face of an attached <i>private garage</i> faces the <i>front lot line</i>, the front face of a garage shall be located at least 1.5 m further from the <i>front lot line</i> than either the portion of the <i>dwelling</i> closest to the <i>front lot line</i> or the portion of the <i>porch</i> closest to the <i>front lot line</i>.</p>		
h)	<p>The minimum <i>rear yard</i> shall be 7.5 m.</p>		
i)	<p>The minimum <i>side yard</i> shall be 0.0 m or 3.0 m between blocks.</p>		
j)	<p>The minimum <i>exterior side yard</i> shall be 2.9 m.</p>		
k)	<p>The maximum <i>building height</i> shall be 9.5 m.</p>		
l)	<p>The maximum width of a <i>private garage</i> shall be 3.5 m, measured between the interior walls of the <i>private garage</i>.</p>		

No.	Exception (Schedule "A")	By-law Number(s)	
m)	The minimum dimensions of a <i>parking space</i> shall be 2.8 m by 5.8 m.		
n)	The minimum required number of <i>parking spaces</i> shall be 2.0 spaces per <i>dwelling unit</i> .		
o)	Structures associated with a <i>porch</i> and or <i>deck</i> (including sills, belt courses, cornices, gutters, pilasters, eaves, parapets, canopies, overhangs, railings, steps and masonry walls associated with gas, hydro and/or any mechanical utilities required for the dwellings) may encroach into the <i>rear yard</i> and <i>front yard setbacks</i> provided the structure is located no closer than 1.0 m from any <i>side lot line</i> .		
p)	A detached <i>private garage</i> facing a private internal roadway shall be <i>setback</i> a minimum of 5.8 m from the private internal roadway.		
q)	<i>Porches</i> and <i>decks</i> with or without roofs and with or without foundations not exceeding one storey in <i>height</i> may encroach no more than 2.0 m into a minimum <i>setback</i> .		
6.5.8 R4 Zone Exceptions			
None at this time			

Part 7 | Commercial Zones

7.1 List of Commercial Zones

For convenience purposes, the Commercial zones, as defined in Table 5.1, are also shown in Table 7.1.

Table 7.1 – Commercial Zones

Zone	Zone Symbol
Commercial Zones	
i) Core Area	CA
ii) Commercial – General	C1
iii) Commercial – Highway	C2
iv) Commercial – Shopping Centre	C3

7.2 Permitted Uses

No person shall *use* any *lot*, *building* or *structure* for any purpose except for one or more of the *uses* as permitted in accordance with Table 7.2. *Uses* permitted in the Commercial zones are denoted by the symbol “•” in the column applicable to that *zone* and corresponding with the row for a permitted *use* in Table 7.2.

Table 7.2 – Uses Permitted in the Commercial Zones

Use	CA	C1	C2	C3
Apartment dwelling units (1) (2)	•			
Automobile repair garage (3)		•	•	
Automobile sales and service establishment (3)			•	
Automobile service station (3) (4)		•	•	
Automobile washing establishment (3) (4)			•	
Bake shop	•	•	•	•
Child care centre	•	•		
Clinic	•	•	•	•
Club	•	•		

Use	CA	C1	C2	C3
Commercial school	•	•		•
Convenience retail store (3)	•	•	•	•
Custom workshop (3)	•	•	•	
Day spa	•	•		•
Farm implement dealer (3)		•	•	
Farmer's market	•	•	•	•
Financial establishment	•	•	•	•
Fitness centre	•	•		•
Garden and nursery sales and supply establishment			•	
Hotel	•	•	•	
Institutional uses	•			
Long-term care home	•			
Mixed-use building (2) (3)	•			
Motel			•	
Office	•	•		•
Parking lot, public or parking garage, public (3)	•			
Place of assembly	•	•		
Place of entertainment	•	•	•	•
Printing establishment	•	•	•	•
Restaurant	•	•	•	•
Restaurant, take-out	•	•	•	•
Retail store (3)	•	•		•
Retail warehouse (3)				•
Retirement home	•	•		
Service shop, heavy (3)			•	
Service shop, light (3)	•	•		•
Service shop, personal	•	•		•
Shopping centre (3)				•
Storage depot (3)			•	
Studio	•	•	•	•

Use	CA	C1	C2	C3
Supermarket (3)				•
Taxi dispatch office		•	•	•
Taxi station			•	
Tourist information centre	•		•	
Undertaking establishment	•	•	•	
Veterinary clinic	•	•	•	•
Conservation uses	•	•	•	•
Trail	•	•	•	•
Specified Accessory Uses				
Accessory dwelling unit (2) (4)		•	•	
Bed and breakfast (4) (5)	•			
Drive-through (4)		•	•	•
Home occupation (4)	•			
Open product display (4)	•	•	•	•
Patio (4)	•	•	•	•
Private home day care (4) (5)	•			
Seasonal commercial use (4)	•	•	•	•

Special Provisions:

- (1) *Apartment dwelling units* in the Core Area (CA) zone shall only be permitted above the *first storey* of a *building* as part of a *mixed-use building*.
- (2) This *use* is subject to *amenity area* requirements under section 3.4.
- (3) This *use* or activities associated with this *use* may be subject to restrictions under the provisions of section 3.40 – Wellhead Protection Areas, where included on Schedule “B”.
- (4) This permitted *use* is subject to special provisions under Part 3.
- (5) This *use* is only permitted in the Core Area (CA) zone in association with a *legally existing single detached dwelling*.

7.3 Lot and Building Requirements

No *person* shall within any Commercial zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with Table 7.3.

Table 7.3 – Lot and Building Requirements for the Commercial Zones

Requirement	CA	C1	C2	C3
Minimum <i>Lot Area</i>	700.0 m ²	700.0 m ²	1400.0 m ²	2,250.0 m ²
Minimum <i>Lot Frontage</i>	18.0 m	18.0 m	30.0 m	60.0 m
Minimum <i>Front Yard</i>	2.0 m	6.0 m	7.5 m	7.5 m
Maximum <i>Front Yard</i>	4.5 m	N/A	N/A	N/A
Minimum <i>Rear Yard</i>	7.5 m	7.5 m	7.5 m	15.0 m
Minimum <i>Side Yard</i> on one side	4.5 m	3.0 m	6.0 m	7.5 m
Minimum <i>Side Yard</i> on the other side	1.0 m	1.5 m	6.0 m	7.5 m
Maximum <i>Lot Coverage</i>	70%	50%	30%	35%
Minimum <i>Height</i>	7.5 m	N/A	N/A	N/A
Maximum <i>Height</i>	11.0 m	11.0 m	11.0 m	11.0 m

7.4 Commercial Zone Provisions

7.4.1 Setback Adjacent to Public Streets (C2 Zone)

Notwithstanding any other provision of this By-law, where a C2 zone abuts a *street*, then a 7.5 m *yard* shall be required on the side that so abuts.

7.4.2 Lot Area Exception (C2 Zone)

Notwithstanding any other provision of this By-law, where an *accessory dwelling unit* is established in the same *building* as one or more other permitted *uses* in the C2 zone, the minimum *lot area* shall be 1,900.0 m².

7.4.3 Yard Exception Buffering (C3 Zone)

In addition to the provisions for *planting strips* under section 3.26, where a C3 zone abuts a public *street*, or a Residential or Open Space (OS) zone, then there shall be a minimum 15.0 m *yard* on the side that so abuts, *used* for no other purpose than *landscaping*.

7.5 Commercial Zone Exceptions

Notwithstanding any other provision of this By-law, the following special provisions shall apply to lands referenced in this table and delineated on Schedule “A”. Unless otherwise stated in the table, all other provisions of this By-law shall apply, including the provisions of the parent *zone*.

No.	Exception (Schedule “A”)	By-law Number(s)	
7.5.1 CA Zone Exceptions			
7.5.1.1	CA-1	80-74	
Permitted <i>uses</i> , <i>lot</i> and <i>building</i> requirements shall be in accordance with the CA <i>zone</i> , except that:			
<ul style="list-style-type: none"> a) Any <i>open storage</i> of goods, material and machinery shall not be permitted and any inside storage of goods, material and machinery shall only be permitted if such inside storage is incidental or <i>accessory</i> to a permitted <i>use</i>. b) No change may be made in the type of <i>use</i> established unless an occupancy permit has been issued by the <i>Municipality</i> with respect to such change and such change shall be prohibited unless: <ul style="list-style-type: none"> i) such <i>use</i> complies with the provisions of the CA <i>zone</i>; and ii) the approval of the <i>Municipality</i> has been obtained for such change in the type of use with respect to the suitability of the proposed private sewage disposal system to accommodate such change in the type of <i>use</i>. 			
7.5.1.2	CA-2	82-60	
a) Extension of a legal non-conforming feed mill is permitted subject to the maximum <i>building height</i> of the CA <i>zone</i> .			
7.5.1.3	CA-3	85-54	
<ul style="list-style-type: none"> a) An <i>automobile service station</i> and <i>accessory uses</i>, <i>buildings</i> and <i>structures</i> thereto, shall be a permitted <i>use</i>; b) The minimum <i>front yard</i> shall be 4.8 m. c) The minimum <i>rear yard</i> shall be 5.4 m. d) The minimum <i>setback</i> for any gas pump island from any <i>street line</i> shall be 4.0 m. e) The maximum width of a curb ramp at the <i>street line</i> shall be 10.0 m. f) The minimum distance between the property line of the <i>lot</i> at the <i>street line</i> and the nearest curb ramp shall be N/A. g) Any canopy shall have a maximum <i>encroachment</i> of 3.6 m into a <i>rear yard</i>. 			
7.5.1.4	CA-4	85-104	
The minimum <i>front yard</i> shall be 8.0 m.			

No.	Exception (Schedule "A")	By-law Number(s)	
7.5.1.5	CA-5	2011-10	
a)	Permitted <i>uses</i> shall include <i>offices</i> or <i>veterinary clinics</i> .		
b)	A minimum <i>front yard</i> of 5.5 m is required.		
c)	The permitted <i>uses</i> are limited to a <i>building</i> with a Maximum Floor area of 150.0 m ² in the same location as the existing <i>building</i> .		
d)	The parking requirement shall be a minimum of four (4) spaces.		
e)	A <i>parking space</i> shall mean an area not less than 14.3 m ² , measuring 2.6 m by 5.5 m exclusive of any aisles or ingress and egress lanes.		
f)	The buffer area required shall have a minimum width of 0.0 m measured from the north <i>lot line</i> for a distance of 25.0 m measured from the front <i>lot line</i> ; and 1.2 m measured from the south <i>lot line</i> for a distance of 16.0 m measured from the <i>front lot line</i> .		
g)	The <i>planting strip</i> required shall have a minimum width of: 0.0 m measured from the north <i>lot line</i> for a distance of 25.0 m measured from the <i>front lot line</i> and 1.2 m measured from the south <i>lot line</i> for a distance of 16.0 m measured from the <i>front lot line</i> .		
h)	The <i>planting strip</i> required shall be replaced with a privacy fence set at a maximum <i>height</i> of 1.85 m abutting a <i>side yard</i> or <i>rear yard</i> and a maximum <i>height</i> of 1.2 m located in a <i>front yard</i> .		
7.5.1.6	CA-6	89-39	
a)	The <i>use</i> of these lands and any <i>building</i> or <i>structure</i> erected thereon shall be restricted to a <i>single detached dwelling</i> , a business or professional <i>office</i> and <i>uses</i> and <i>buildings</i> or <i>structures</i> accessory thereto;		
b)	The minimum <i>side yard</i> shall be 0.6 m on the south side;		
c)	A business or professional <i>office</i> shall have a maximum <i>floor area</i> of 21.0 m ² ;		
d)	A <i>building</i> or <i>structure</i> accessory to a permitted business or professional <i>office</i> shall have a <i>lot coverage</i> Maximum of 6.3%;		
e)	A <i>building</i> or <i>structure</i> accessory to a permitted business or professional <i>office</i> shall not be located closer than 1.8 m to a <i>dwelling unit</i> located on these lands;		
f)	The minimum width of a <i>planting strip</i> on the <i>yard</i> which abuts a Residential <i>zone</i> shall be:		
i)	0.6 m on the south side of these lands.		
ii)	1.8 m on the north side of these lands.		
7.5.1.7	CA-7	2009-80	
a)	Permitted <i>uses</i> shall include banks or other <i>financial establishments</i> , business or professional <i>offices</i> , <i>commercial schools</i> , <i>custom workshops</i> , <i>institutional uses</i> , medical or dental <i>clinics</i> ,		

No.	Exception (Schedule "A")	By-law Number(s)	
			<p><i>printing establishments, restaurants and take-out restaurants, retail stores, personal service shops and studios.</i></p> <p>b) A residential use with a maximum of four (4) second floor <i>apartments</i> shall be permitted.</p> <p>c) A <i>parking space</i> area shall be 14.85 m², measuring 2.7 m by 5.5 m.</p> <p>d) There shall be a minimum of 22 <i>parking spaces</i>.</p> <p>e) A buffer area shall have a minimum width of 1.79 m.</p> <p>f) A <i>planting strip</i> shall have a minimum width of 1.79 m.</p> <p>g) A minimum <i>side yard</i> on the west side shall be 1.42 m.</p> <p>h) An <i>accessory structure (patio)</i> shall be permitted to be built within 0.69 m from the side <i>lot line</i>, 2.69 m from the front <i>lot line</i>, and shall be permitted to be built closer to the <i>street</i> than the <i>main building</i>.</p>
7.5.1.8	CA-8 (H)	2015-39	
			<p>a) Prior to lifting the holding (H) symbol, permitted <i>uses</i> shall only include:</p> <ul style="list-style-type: none"> i) <i>financial establishments</i>; ii) <i>offices</i>; iii) <i>commercial schools</i>; iv) <i>clinics</i>; v) <i>retail stores</i> excluding <i>convenience retail stores</i>; and vi) <i>personal service shops</i>. <p>b) The holding (H) symbol shall not be lifted until such time as the <i>Municipality</i> is satisfied that parking requirements for <i>restaurant</i> and <i>take-out restaurants</i> can be met and that noise levels will be within the guidelines of the Ministry of the Environmental and Climate Change.</p> <p>c) Upon lifting the holding (H) symbol, additional permitted <i>uses</i> shall include <i>restaurants</i> and <i>take-out restaurants</i>.</p> <p>d) The minimum <i>front yard</i> shall be 1.0 m.</p> <p>e) No <i>loading spaces</i> shall be required and on-site loading shall occur in the <i>parking area</i> during off-peak hours.</p> <p>f) The dimensions of a <i>parking space</i> shall be 2.7 m by 5.5 m.</p> <p>g) A minimum 3.0 m <i>planting strip</i> shall be required on the easterly <i>lot line</i>, and shall include a wood privacy fence.</p>

No.	Exception (Schedule "A")	By-law Number(s)	
7.5.1.9	CA-9 (H)	2011-63	
<p>a) Prior to lifting the holding (H) symbol, permitted <i>uses</i> shall only include:</p> <ul style="list-style-type: none"> i) <i>financial establishments</i>; ii) <i>offices</i>; iii) <i>commercial schools</i>; iv) <i>clinics</i>; v) <i>retail stores</i> excluding <i>convenience retail stores</i>; and vi) <i>personal service shops</i>. <p>b) The holding (H) symbol shall not be lifted until such time as the <i>Municipality</i> is satisfied that servicing capacity, including water and sanitary sewer is formally allocated.</p> <p>c) Upon lifting the holding (H) symbol, additional permitted <i>uses</i> shall include a maximum of four (4) residential apartment dwelling units above the ground floor.</p> <p>d) The minimum front yard shall be 3.6 m.</p> <p>e) Parking shall be required at a rate of 2.35 spaces per 100 m² of gross floor area for all permitted uses except residential apartment dwellings, which shall be at a rate of 1.5 <i>parking spaces per unit</i>.</p> <p>f) The dimensions of a <i>parking space</i> shall be 2.7 m by 5.5 m.</p> <p>g) A minimum 3.0 m <i>planting strip</i> shall be required abutting the rear yard, and shall include a privacy fence with a maximum height of 1.85 m.</p>			
<p>7.5.2 C1 Zone Exceptions</p>			
7.5.2.1	C1-1	2010-19	
<p>a) All <i>uses, buildings, structures</i> and <i>parking areas</i> existing of the date of passing of By-law 2010-19 shall be permitted.</p> <p>b) <i>Additions</i> or <i>alterations</i> to existing <i>buildings, structures</i> or <i>parking areas</i> shall be prohibited, with the exception of any internal <i>alterations</i> or renovations and signage, and an addition to the existing <i>single detached dwelling</i> for residential purposes.</p> <p>c) May be used for only a <i>single detached dwelling</i> and one of the following uses: <i>office, light service shop, custom workshop</i> or <i>studio</i>.</p> <p>d) The <i>commercial use</i> shall be a maximum of 93.0 m² of <i>gross floor area</i>.</p> <p>e) Studio shall mean any <i>premises</i> or part thereof used as a working place for the creation of paintings, sculptures, pottery, glass, wrought iron and other objects or items that are the</p>			

No.	Exception (Schedule "A")	By-law Number(s)	
f)	The number of <i>parking spaces</i> for the <i>dwelling unit</i> is 2 (two) and the number of <i>parking spaces</i> for a <i>commercial use</i> shall comply with the parking provisions of this By-law.		subject of art.
g)	The minimum <i>front yard</i> for the <i>single detached dwelling</i> shall be 2.7 m.		
h)	The minimum <i>side yard</i> to the northern property line shall be 1.3 m.		
i)	The <i>loading space</i> requirement shall not apply.		
j)	A <i>planting strip</i> required under section 3.26 of the By-law shall have a minimum width of 1.3 m measured from the northern <i>lot line</i> and 1.5 m measured from the southern <i>lot line</i> .		
7.5.2.2	C1-2	2008-128	
a)	Permitted uses shall include only one or more of the following uses:		
i)	automobile retail store and service stations		
ii)	<i>art gallery</i>		
iii)	<i>financial institution</i>		
iv)	<i>offices</i>		
v)	<i>commercial schools</i>		
vi)	<i>custom workshops</i>		
vii)	medical or dental clinics		
viii)	fitness centre		
ix)	pharmacy		
x)	<i>private clubs</i> and institutions		
xi)	<i>printing shops</i>		
xii)	<i>restaurants</i> and <i>take-out restaurants</i>		
xiii)	<i>retail stores</i>		
xiv)	<i>light service shops</i>		
xv)	<i>personal service shops</i>		
xvi)	photography or art studios		
xvii)	wholesale establishment which conducts retail sales on the premises.		
b)	The minimum <i>lot area</i> shall be 0.7 ha.		
c)	The minimum <i>lot frontage</i> shall be 50.0 m.		
d)	The minimum <i>front yard</i> shall be 3.0 m.		

No.	Exception (Schedule "A")	By-law Number(s)	
e)	The minimum <i>rear yard</i> shall be 15.0 m.		
f)	The minimum <i>side yard</i> shall be 15.0 m.		
g)	The minimum <i>exterior side yard</i> shall be 3.0 m.		
h)	The <i>front yard</i> , <i>side yard</i> and <i>rear yard</i> provisions for <i>automobile service stations</i> shall not apply.		
i)	A <i>planting strip</i> shall be provided at a minimum width of 4.5 m abutting a <i>side lot line</i> and <i>rear lot line</i> . Screening shall consist of a solid fence a minimum of 2.4 m in <i>height</i> and plantings of a continuous unpierced hedge row of evergreens or shrubs a minimum of 2.4 m in <i>height</i> .		
j)	A <i>planting strip</i> shall be provided at a minimum width of 3.0 m abutting the <i>front lot line</i> and used for no other purpose than <i>landscaping</i> , but this shall not prevent the provision of access <i>driveways</i> .		
k)	A <i>planting strip</i> shall be provided at a minimum width of 3.0 m abutting the <i>exterior side lot line</i> and used for no other purpose than <i>landscaping</i> , but this shall not prevent the provision of access <i>driveways</i> .		
l)	<i>Parking areas</i> shall not be located within the <i>front yard</i> or <i>exterior side yard</i> and shall be located further from a <i>public street</i> than the principal <i>buildings</i> are located to the <i>public street</i> .		
7.5.3 C2 Zone Exceptions			
7.5.3.1	C2-1	2013-108	
a)	Permitted <i>uses</i> shall be limited to an automotive service and detailing shop and an <i>automobile washing establishment</i> .		
b)	For the purposes of this section, an automotive service and detailing shop shall mean a <i>building</i> or place used for the completion of oil changes, rust proofing and automobile detailing and which may include an <i>automobile washing establishment</i> but does not include any other <i>automobile use</i> defined in this By-law.		
c)	The minimum <i>front yard setback</i> for a <i>loading space</i> shall be 5.0 m.		
d)	The minimum width of a <i>parking space</i> shall be 2.8 m and the minimum area of a <i>parking space</i> shall be 16.8 m.		
e)	The minimum width for a <i>planting strip</i> shall be 3.0 m.		
f)	An acoustic fence and retaining wall shall be permitted to be located within a required <i>planting strip</i> .		
g)	The minimum <i>rear yard setback</i> for any <i>building</i> shall be 4.0 m.		
h)	The minimum <i>side yard setback</i> for any <i>building</i> shall be 5.0 m on the west side and 1.0 m on the east side.		

No.	Exception (Schedule "A")	By-law Number(s)	
7.5.3.2	C2-2	N/A	
a)	Permitted <i>uses</i> shall include only those <i>uses</i> legally existing on the <i>lot</i> as of the date of passing of this By-law.		
7.5.4 C3 Zone Exceptions			
7.5.4.1	C3-1	80-69, 81-84	
a)	Notwithstanding the provisions of the <i>C3 zone</i> , any <i>open storage</i> of goods, material and machinery shall not be permitted and any inside storage of goods, material and machinery shall only be permitted if such inside storage is incidental or <i>accessory</i> to a permitted <i>use</i> .		
b)	The minimum <i>side yard</i> shall be 7.5 m on one side and 6.1 m on the other side.		
7.5.4.2	C3-2	2010-115	
a)	Permitted <i>uses</i> shall include artist or photographer <i>studios</i> and galleries, banks or other <i>financial establishments</i> , banks with <i>drive-through</i> facilities, business or professional <i>offices</i> , <i>commercial schools</i> , <i>day spas</i> , <i>dry cleaning establishments</i> , <i>institutional uses</i> , medical, dental or drugless practitioners, pharmacies or drug marts, <i>printing establishments</i> , <i>private clubs</i> , <i>restaurants</i> , <i>takeout restaurants</i> , <i>restaurants</i> with <i>drive-through</i> facilities, <i>retail stores</i> including grocery stores, <i>light service shops</i> and <i>personal service shops</i> .		
b)	A minimum <i>rear yard loading space</i> shall be 10.8 m.		
c)	A <i>parking space</i> shall mean an area not less than 14.85 m ² , measuring 2.7 m by 5.5 m exclusive of any aisles or ingress and egress lanes.		
d)	A <i>parking space</i> requirement of 5.0 spaces per 100.0 m ² of <i>gross floor area</i> shall apply.		
e)	A minimum <i>front yard</i> of 4.5 m is required.		
f)	A minimum <i>rear yard</i> of 10.8 m is required.		
g)	A minimum <i>side yard</i> of 2.89 m, measured from the north <i>lot line</i> is required.		
h)	A <i>yard</i> exception buffering of 4.5 m measured from Highway 27, 3.0 m measured from the rear <i>lot line</i> and 3.0 m measured from the south <i>lot line</i> is required.		
i)	A minimum <i>planting strip</i> of 3.0 m is required.		
7.5.4.3	C3-3	2010-08	
a)	Permitted <i>uses</i> shall include banks or other <i>financial establishments</i> , business or professional <i>offices</i> , <i>commercial schools</i> , <i>institutional uses</i> , medical or dental <i>clinics</i> or drugless practitioners, pharmacies or drug marts, <i>printing establishments</i> , <i>restaurants</i> , <i>restaurants</i> with <i>drive-through</i> facilities, <i>retail stores</i> , <i>light service shops</i> , <i>personal service shops</i> and artist or photographer <i>studios</i> and galleries.		
b)	<i>Take-out restaurants</i> , <i>convenience retail stores</i> , billiard halls and arcades shall be permitted		

No.	Exception (Schedule "A")	By-law Number(s)	
			provided they are not located within 300 m of an elementary or secondary <i>public</i> or <i>private school</i> .
c)			A <i>front yard loading space</i> minimum shall be 15.0 m.
d)			A <i>Parking Space</i> shall mean an area not less than 14.85 m ² , measuring 2.7 m by 5.5 m exclusive of any aisles or ingress and egress lanes.
e)			A <i>Parking Space</i> requirement of 4.5 spaces per 100 m ² of gross floor area shall apply.
f)			A minimum <i>front yard</i> of 4.5 m is required.
g)			A minimum <i>rear yard</i> of 8.0 m is required.
h)			A minimum side yard of 4.5 m, measured from the north <i>lot line</i> and south line is required.
i)			A <i>yard exception</i> buffering of 4.5 m measured from Highway 27 is required.
j)			Where the (H) symbol is shown, no person use any land, erect, alter or use any building or structures for any other purpose until such time as the holding (H) symbol is removed by an amendment to this By-law passed pursuant to Section 36 of the <u>Planning Act</u> , 1990, as amended. <i>Council</i> for the <i>Municipality</i> may amend this By-law to remove the holding (H) symbol to permit the development of these lands in accordance with the provisions of the by-law at such time as: <ul style="list-style-type: none"> i) Site Plan Development Approval has been granted by Council and the applicant has entered into a Site Plan Development Agreement for the lands which may include provisions for the construction of the extension of the sanitary sewer to the property boundary; ii) A sanitary service contract including the servicing for the subject property has been awarded, sufficient securities are being held for the completion of the said works, construction has commenced and the works are within six months of substantial completion as confirmed by the Director of Engineering and Public Works; and iii) Confirmation has been obtained from the Director of Planning, in consultation with the Director of Engineering and Public Works and/or the Region of York that the Nobleton sanitary treatment plant and related works have been commissioned and are permitted to accept flows.

Part 8 | Employment Zones

8.1 List of Employment Zones

For convenience purposes, the Employment zones, as defined in Table 5.1, are also shown in Table 8.1.

Table 8.1 – Employment Zones

Zone	Zone Symbol
Employment Zones	
i) Employment – Restricted	E1
ii) Employment – General	E2

8.2 Permitted Uses

No person shall use any lot, building or structure for any purpose except for one or more of the uses as permitted in accordance with Table 8.2. Uses permitted in the Employment zones are denoted by the symbol “•” in the column applicable to that zone and corresponding with the row for a permitted use in Table 8.2.

Table 8.2 – Uses Permitted in the Employment Zones

Use	E1	E2
<i>Automobile body repair garage</i> (2)		•
<i>Automobile repair garage</i> (2)	•	•
<i>Bakery</i>		•
<i>Building supply and equipment depot</i> (2)		•
<i>Club</i>	•	
<i>Custom workshop</i> (2)	•	•
<i>Farm implement dealer</i> (2)		•
<i>Industrial use, heavy</i> (2)		•
<i>Industrial use, light</i> (2)	•	•
<i>Manufacturing establishment, heavy</i> (2)		•
<i>Manufacturing establishment, light</i> (2)	•	•
<i>Office</i>	•	•

Use	E1	E2
<i>Place of assembly</i>	•	•
<i>Service shop, heavy</i> (2)	•	•
<i>Service shop, light</i> (2)	•	•
<i>Storage depot</i> (2)	•	•
<i>Taxi dispatch office</i>	•	•
<i>Taxi station</i>		•
<i>Truck or bus terminal</i> (2)		•
<i>Warehouse</i> (2)	•	•
<i>Conservation uses</i>	•	•
<i>Trail</i>	•	•
Specified Accessory Uses		
<i>Accessory retail</i> (1)	•	•
<i>Open storage</i> (1)		•

Special Provisions:

- (1) This *use* is subject to special provisions under Part 3.
- (2) This *use* or activities associated with this *use* may be subject to restrictions under the provisions of section 3.40 – Wellhead Protection Areas, where included on Schedule “B”.

8.3 Lot and Building Requirements

No *person* shall within any Employment zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with Table 8.3.

Table 8.3 – Lot and Building Requirements for the Employment Zones

Requirement	E1	E2
Minimum <i>Lot Area</i>	1,400.0 m ²	1,400.0 m ²
Minimum <i>Lot Frontage</i>	30.0 m	30.0 m
Minimum <i>Front Yard</i>	6.0 m	6.0 m
Minimum <i>Rear Yard</i>	11.0 m	11.0 m

Requirement	E1	E2
Minimum <i>Interior Side Yard</i>	6.0 m	6.0 m
Minimum <i>Exterior Side Yard</i>	6.0 m	6.0 m
Maximum <i>Lot Coverage</i>	50%	50%
Maximum <i>Height</i>	11.0 m	11.0 m

8.4 Employment Zone Provisions

8.4.1 Parking Restricted

Notwithstanding any other provision of this By-law, in any E1 or E2 zone, a *parking area* or *loading space* as required by this By-law shall not be permitted:

- a) within the required minimum *front yard*;
- b) within the required minimum *exterior side yard*; and
- c) on *lots* less than 0.8 ha in *lot area*, *parking areas* and *loading spaces* shall not be permitted in the *front yard*.
- d) The provisions of clauses a) through c) above shall not be construed so as to restrict the location of a *driveway*, bicycle parking or pedestrian walkways.

8.4.2 Yard Abutting Residential Zone

Notwithstanding any other *yard* requirement in this By-law, where an E1 or E2 zone abuts a Residential zone, then a *yard* of 30.0 m minimum shall be provided where the zones so abut, of which not less than 6.0 m shall be provided and maintained as *landscaping* in accordance with the requirements of section 3.26 (Planting Strips).

8.4.3 Residential Use Prohibited

Notwithstanding any other provision of the By-law, no *building* shall be *erected*, *altered* or *used* for residential purposes in an E1 or E2 zone unless such *building* was legally *used* for that purpose at the date of passing of this By-law.

8.4.4 Gate House (E2 Zone Only)

Notwithstanding the *yard* and *setback* provisions of this By-law, in an E2 zone, a gate house shall be permitted in a *front* or *side yard* or in the area between the *street line* and the required *setback*.

8.5 Employment Zone Exceptions

Notwithstanding any other provision of this By-law, the following special provisions shall apply to lands referenced in this table and delineated on Schedule “A”. Unless otherwise stated in the table, all other provisions of this By-law shall apply, including the provisions of the parent *zone*.

No.	Exception (Schedule “A”)	By-law Number(s)	
8.5.1 E1 Zone Exceptions			
None at this time			
8.5.2 E2 Zone Exceptions			
None at this time			

Part 9 | Other Zones

9.1 List of Other Zones

For convenience purposes, the Other zones, as defined in Table 5.1, are also shown in Table 9.1.

Table 9.1 – Other Zones

Zone	Zone Symbol
Other Zones	
i) Institutional	I
ii) Future Development	FD
iii) Open Space	OS
iv) Environmental Protection	EP

9.2 Permitted Uses

No person shall use any lot, building or structure for any purpose except for one or more of the uses as permitted in accordance with Table 9.2. Uses permitted in the Other zones are denoted by the symbol “•” in the column applicable to that zone and corresponding with the row for a permitted use in Table 9.2.

Table 9.2 – Uses Permitted in the Other Zones

Use	I	FD	OS	EP
Agricultural use (1) (2)		•		
Cemetery	•			
Child Care Centre	•			
Club	•			
Commercial greenhouse (1) (2)		•		
Community centre	•			
Farmer's market	•			
Farm Greenhouse (1) (2)		•		
Hospital	•			
Institutional residence (3)	•			
Institutional uses	•			

Use	I	FD	OS	EP
<i>Long-term care home</i>	•			
<i>Nursery</i> (1)		•		
<i>Place of assembly</i>	•			
<i>Place of worship</i>	•			
<i>Private park</i>	•		•	
<i>Private school</i>	•			
<i>Public park</i>	•		•	
<i>Public school</i>	•			
<i>Recreational use</i>	•		•	
<i>Retirement home</i>	•			
<i>Single detached dwelling</i> (1)		•		
<i>Tourist information centre</i>	•			
<i>Conservation uses</i>	•	•	•	•
<i>Trail</i>	•	•	•	
Specified Accessory Uses				
<i>Accessory dwelling unit</i> (3)	•			
<i>Accessory retail</i> (3)	•			
<i>Bed and breakfast</i> (1) (3)		•		
<i>Farm produce stand</i> (1)		•		
<i>Home occupation</i> (1) (3)		•		
<i>Private home day care</i> (1) (3)		•		

Special Provisions:

- (1) Only legally *existing uses* are permitted.
- (2) This *use* or activities associated with this *use* may be subject to restrictions under the provisions of section 3.40 – Wellhead Protection Areas, where included on Schedule “B”.
- (3) This *use* is subject to special provisions under Part 3.

9.3 Lot and Building Requirements

No *person* shall within any Other zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with Table 9.3.

Table 9.3 – Lot and Building Requirements for the Other Zones

Requirement	I	FD	OS	EP
Minimum <i>Lot Area</i>	1,900.0 m ²	10.0 ha	N/A	N/A
Minimum <i>Lot Frontage</i>	30.0 m	180.0 m	N/A	N/A
Minimum <i>Front Yard</i>	7.5 m	15.0 m (<i>detached dwelling</i>) 18.0 m (<i>other uses</i>)	9.0 m	N/A
Minimum <i>Rear Yard</i>	15.0 m	23.0 m	9.0 m	N/A
Minimum <i>Interior Side Yard</i>	4.5 m or ½ <i>height of main building</i> , whichever is greater	9.0 m	9.0 m	N/A
Minimum <i>Exterior Side Yard</i>	7.5 m	15.0 m	9.0 m	N/A
Maximum <i>Lot Coverage</i>	30%	20% (60% for <i>commercial or farm green-houses</i>)	20%	N/A
Maximum <i>Height</i>	11.0 m	11.0 m	N/A	N/A

9.4 Other Zone Provisions

9.4.1 Existing Uses in the FD Zone

In the FD zone, only legally *existing uses* are permitted.

9.4.2 Existing Uses to Continue (EP Zone)

Where a *building* or *structure* had previously been legally *erected* and/or land legally *used* at the date of the passing of this By-law, such *buildings* and lands may continue to be *used* for

the same purposes, but shall not be *enlarged*. Where these *zones* are regulated by the Toronto and Region Conservation Authority, any proposed works may be subject to TRCA’s regulation (see section 3.37).

9.5 Other Zone Exceptions

Notwithstanding any other provision of this By-law, the following special provisions shall apply to lands referenced in this table and delineated on Schedule “A”. Unless otherwise stated in the table, all other provisions of this By-law shall apply, including the provisions of the parent *zone*.

No.	Exception (Schedule “A”)	By-law Number(s)	
9.5.1 I Zone Exceptions			
9.5.1.1	I-1	80-79	
A private <i>child care centre</i> shall be an additional permitted use.			
9.5.1.2	I-2	92-91	
a)	The only permitted <i>uses</i> shall include an auditorium or meeting hall and <i>place of worship</i> , together with <i>accessory uses</i> including <i>day care</i> , <i>child care centre</i> and <i>public</i> or private <i>schools</i> .		
b)	<i>Lot coverage</i> shall not exceed 10%.		
c)	The <i>lot area</i> shall be a minimum of 0.8 ha.		
d)	The minimum <i>lot frontage</i> shall be 55.0 m.		
9.5.2 FD Zone Exceptions			
None at this time			
9.5.3 OS Zone Exceptions			
9.5.3.1	OS-1	2008-127, 2008-128	
a)	The permitted <i>uses</i> shall also include storm water management and drainage facilities and other public infrastructure, passive recreation uses in relation to environmental management and public open space, and <i>accessory buildings</i> or <i>structures</i> , walkway entrance features such as fences, pillars, columns, gates, arches, boardwalks, look-outs or other similar features.		
b)	<i>Yard setbacks</i> shall not apply to any <i>building</i> or <i>structure</i> associated with storm water management or drainage facilities or other public infrastructure, or any walkway or entrance features such as fences, pillars, columns, gates, arches, boardwalks, look-outs or other similar features.		

No.	Exception (Schedule "A")	By-law Number(s)	
9.5.3.2	OS-2	2006-24	
a)	Storm water management facilities, pumping stations and other similar public infrastructure shall also be permitted.		
b)	<i>Yard</i> requirements in the OS zone shall not apply to any <i>building</i> or <i>structure</i> associated with storm water management facilities, pumping stations or other public infrastructure, or any entrance features such as fences, pillars, columns, gates, arches, boardwalks, look-outs or other similar features.		
9.5.4 EP Zone Exceptions			
9.5.4.1	EP-1	2008-127, 2008-128	
a)	The permitted <i>uses</i> shall also include <i>trails</i> and passive recreation uses in relation to environmental management and public open space, and <i>accessory buildings</i> or <i>structures</i> , walkway entrance features such as fences, pillars, columns, gates, arches, boardwalks, look-outs or other similar features and public infrastructure and utilities such as culverts.		
b)	The construction of such features may be subject to section 3.37.		
9.5.4.2	EP-2	2006-24	
a)	<i>Trails</i> shall be an additional permitted <i>use</i> .		
b)	The construction of such <i>trails</i> may be subject to section 3.37.		
9.5.4.3	EP-3	90-60	
a)	The permitted <i>uses</i> are limited to:		
i)	<i>public parks</i> ;		
ii)	<i>trails</i> ;		
iii)	an area for the protection of an environment hazard such as lands liable to flood or subject to very high water table, steep slopes, gullies, or lands subject to wind or water erosion;		
iv)	a <i>conservation use</i> such as the location of flood control, bank stabilization or erosion protection;		
b)	No <i>buildings</i> or <i>structures</i> shall be permitted in conjunction with those uses listed in clause a) above except those required for flood or erosion control.		
c)	The construction of such permitted <i>uses</i> or <i>structures</i> may be subject to section 3.37.		
9.5.4.4	EP-4	95-92	
a)	The permitted <i>uses</i> shall only include <i>public parks</i> , <i>trails</i> , an area for the protection of environmental hazards such as lands liable to flood or subject to very high water table, steep		

No.	Exception (Schedule "A")	By-law Number(s)	
			<p>slopes, gullies or lands subject to wind or water erosion, a conservation area primarily for the location of flood control, bank stabilization or erosion protection; and no <i>buildings</i> or <i>structures</i> shall be permitted except in conjunction with the aforementioned <i>uses</i> except those required for flood and erosion control.</p> <p>b) The construction of such permitted <i>uses</i> or <i>structures</i> may be subject to section 3.37.</p>
9.5.4.5	EP-5	2005-23	
			<p>a) The permitted <i>uses</i> shall only include the following:</p> <ul style="list-style-type: none"> i) <i>fish, wildlife and forestry management</i>; ii) conservation projects and flood and erosion control projects in conformity with the Oak Ridges Moraine Conservation Plan; iii) transportation, infrastructure and utilities in conformity with the Oak Ridges Moraine Conservation Plan; iv) <i>legally existing single detached dwellings</i>; v) <i>home occupations</i>; vi) <i>bed and breakfast</i> establishments; and vii) <i>accessory uses</i> to the foregoing. <p>b) The construction of such permitted <i>uses</i> or <i>structures</i> may be subject to section 3.37.</p>

Part 10 | Effective Date

10.1 By-laws Repealed

All existing Restricted Area (Zoning) By-laws adopted under the Planning Act, 1990, as amended, applying to any part of the *defined area*, are hereby repealed.

10.2 Effective Date

The By-law shall come into force on the date of its final passing.

READ a FIRST and SECOND time this 11th day of July, 2016.

READ a THIRD time and FINALLY PASSED this 11th day of July, 2016.

Steve Pellegrini

Mayor

Kathryn Moyle

Director of Clerks & By-law/Township Clerk