OFFICE CONSOLIDATION

Zoning By-law for the City of St. Thomas

A by-law to restrict the use of land and the erection and use of buildings in St. Thomas.

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SECTION 1 - DEFINITIONS

1.1 ACCESSORY when used to describe a building or structure means customarily incidental, subordinate and exclusively devoted to the main use on the lot and when used to describe a use, shall mean customarily incidental, subordinate and exclusively devoted to the main use of the lot.

1.1a ADDITIONAL RESIDENTIAL UNIT, INTERIOR - means one or more habitable rooms containing separate kitchen and bathroom facilities for private use as a single housekeeping unit which is contained within a detached dwelling, semi-detached dwelling, or townhouse dwelling already containing a dwelling unit. (By-law 106-2025)

1.1b ADDITIONAL RESIDENTIAL UNIT, DETACHED - means one or more habitable rooms containing separate kitchen and bathroom facilities for private use as a single housekeeping unit which is contained within an accessory building associated to a detached dwelling, semi-detached dwelling, or townhouse dwelling already containing a dwelling unit. (By-law 106-2025)

1.1c ADULT ENTERTAINMENT PARLOUR – means any premises or part thereof licensed by the Corporation, in which is provided, in pursuance of a trade, calling, business or occupation, services appealing to or designed to appeal or erotic or sexual appetites or inclinations; (By-law 196-2000)

(i) 'to provide' when used in relation to services includes to furnish, perform, solicit, or give such services and 'providing' and 'provision' have corresponding meanings;

(ii) 'services' includes activities, facilities, performances, exhibitions, viewing and encounters but does not include the exhibition of film approved under the Theatres Act;

(iii) 'services' designed to appeal to erotic or sexual appetites or inclinations' includes,

(a) services of which a principle feature or characteristic is the nudity or partial nudity of any person;

(b) services in respect of which the words 'nude', 'naked', 'topless', 'bottomless' 'sexy', 'erotic', 'nu', 'erotic' or 'exotic' or any other word or any picture, symbol or representation having like meaning or implication is used in any advertisement.

1.2 ADULT VOCATIONAL SCHOOL means a facility where persons over compulsory school age are enrolled and given instruction but does not include a school or private school.

1.3 AGRICULTURE means the cultivation of land, the production of crops and the selling of the whole or part of such crops, but excludes the breeding, keeping or raising of horses, cows, donkeys, mules, pigs, goats, sheep, turkeys, chickens, ducks, pigeons or bees or the erection or use of any building or structure, other than fences, or the spreading of any animal excrement, liquid or solid on any part of such lands.

1.4 ANIMAL CLINIC means a building or part of a building, designed, used or intended for use by a veterinarian and his assistants for the purpose of providing for the care and treatment of pets and includes dogs, cats, and birds but excludes horses, goats, cows, pigs or sheep.

1.5 APARTMENT DWELLING means a building containing three or more dwelling units, each of which has an entrance through a common hall, common vestibule or other common entrance.

1.6 ATTACHED means a building otherwise complete in itself, which depends for structural support, or complete enclosure, upon a division wall or walls shared in common with an adjacent building or buildings.

1.7a AUTOMOTIVE BODY SHOP means a building or part of a building where the repair of damage to a motor vehicle caused by collision, accident, corrosion or age, and, without limiting the generality of the foregoing, includes the reconstruction of motor vehicles, the painting or repainting of motor vehicles and the rebuilding or conversion of

automotive engines or engine parts, but does not include an automobile service business, an automobile service station or a gas bar. (By-law 74-2018)

1.8 AUTOMOTIVE SERVICE BUSINESS means a building or part of a building where:

(i) motor vehicle parts and accessories are kept or offered for sale at wholesale or retail, or

(ii) repairs are made to motor vehicles or parts of such vehicles are replaced, or

(iii) repairs are made to motor vehicle transmissions, radiators or other motor vehicle components, or

(iv) motor vehicles are lubricated,

but excludes a building or part thereof or any lands where:

(i) motor vehicles are sold or leased, or

(ii) motor vehicles are wrecked, or

(iii) motor vehicle fuel is sold from pumps,

and also excludes an automobile body shop, a coin-operated car wash and an automatic car wash. (By-law 74-2018)

1.9 AUTOMOBILE SERVICE STATION means a building or part thereof where fuels for motor vehicles, oil, antifreeze, grease, automotive parts and accessories are offered for sale and where minor or running repairs may be made to motor vehicles and where vehicles may be washed in an automatic car wash or in any other manner except in a coin operated car wash, and shall exclude the selling or leasing of motor vehicles or the wrecking of motor vehicles.

1.10 AUTOMOTIVE TRADE means a building or part thereof or place where motor vehicles are sold, leased or offered for sale or lease or where motor vehicles are repaired and maintained or where motor vehicle parts and accessories are kept for sale and may include an automatic car wash used for washing motor vehicles for sale or lease but shall exclude the selling of fuels for motor vehicles from pumps, the wrecking of motor vehicles and a coin-operated car wash.

1.12 BOARDING HOUSE means a building or part of a building where:

(i) the owner, tenant or keeper of which is licensed by the Corporation to operate a lodging house, and
(ii) where there is offered or supplied for gain or profit lodging or lodging and meals,

but shall exclude a provincial group home, rest home, nursing home, a hotel and an institution.

1.13 BODY-RUB includes the kneading, manipulating, rubbing, massaging, touching or stimulating, by any means, of a person's body or part thereof but does not include medical or therapeutic treatment given by a person otherwise duly qualified, licensed or registered so to do under the laws of the Province of Ontario.

1.14 BODY-RUB PARLOUR includes any building or part thereof where a body-rub is performed, offered, or solicited in pursuance of a trade, calling, business or occupation, but does not include any building or part thereof where the body-rubs performed are for the purpose of medical or therapeutic treatment and are performed or offered by persons otherwise duly qualified, licensed or registered so to do under the laws of the Province of Ontario.

1.15 BUILDING DEPOT means a building or part thereof where any business or trade involved in the construction, repair, maintenance or retrofitting of any building or structure or where any business or trade involved in landscaping, drainage, excavating, altering or improving any lands carries on its business or stores its equipment or supplies, but excludes any business or trade involving the selling or trading of home furnishings.

1.16 BUILDING AREA means that part of a lot within which one or more buildings or structures permitted by this by-law may be erected and which part may be used for uses permitted in a landscaped area.

1.17 BULK STORAGE means the storage in a building or structure of any solid, liquid or gas or any combination thereof.

1.18 BUSINESS OFFICE means an office in which one or more persons are employed or engaged in the management, administration, carrying on or conducting of any business and includes the business of any professional person, real estate agent or broker, insurance agent or broker or of a bank, finance company, credit union, trust company, business training and office/business incubator service, charity, or of a fraternal, religious or political organization, but does not include any business defined or included within any other definition in this section 1. (By-law 74-2018)

1.19 CHURCH. means a building or part thereof used or intended to be used for religious worship and may include within such building or on the same lot, a church hall, church gymnasium, Sunday school and a day care. (By-law 118-2015)

1.20 CLINIC means a building or part thereof that is used or intended for use by a physician, dentist, chiropractor, drugless practitioner or other person providing health care or by any number of any one or more of them, as well as their staff, for the purposes of consultation diagnosis or treatment of the health of persons.

1.21a COMMERCIAL SCHOOL means a school operated by one or more persons for gain or profit, providing instruction in subjects such as business, secretarial skills, aviation, banking, commercial arts, automobile driving, ceramics, computer training, language and modeling. (By-law 34-92)

1.22 CONSERVATION AUTHORITY means an authority established under the Conservation Authority Act.

1.23 CONSTRUCTION TRADE means any business or trade involved in the construction, repair, maintenance and retrofitting of any building or structure and any business or trade involved in the landscaping, drainage, excavating, altering or improving of any land but excludes any business or trade involving the selling of home furnishings.

1.23a CONVENIENCE STORE means a building or part of a building where

(i) food, tobacco, confections, non-prescription drugs, personal care items and periodicals or similar items are offered for sale to serve the day-to-day of primarily the residents of the surrounding area, and

(ii) in addition to offering such items for sale, videos may be offered for rental. (By-law 182-89)

1.24 CONVERTED DWELLING means a building in which the number of dwelling units has been increased or decreased since the passing of this by-law with or without a change in the floor area of the building and where each dwelling unit has an independent entrance or entrances through a common vestibule or hall.

1.25 CORNER LOT means a lot situated at the intersection of and abutting upon two streets which intersect at an angle of not more than 135 degrees and where the intersection of such streets is curved, the angle of intersection of the streets shall be deemed to be the angle formed by the intersection of the tangents to the street lines drawn through the extremities of the interior lot line.

1.26 CORPORATION means The Corporation of the City of St. Thomas.

1.27 COUNCIL means the Council of the Corporation.

1.28 DAY CARE means a place, building or part of a building:

(i) used for the temporary care and custody of children, for a continuous period not exceeding twenty-four hours and which is licensed in accordance with the Day Nurseries Act, R.S.O. 1990, c. D.2 as amended or successors thereto; or

(ii) used for the temporary care for any number of persons for a continuous period not exceeding twenty-four hours, but does not include the services of a health

care practitioner. (By-law 118-2015)

1.29 DRIVE-IN RESTAURANT, means a building or part thereof where food and drinks are prepared:

(i) for consumption by customers within vehicles parked on the same lot as the building or part thereof is located, or
(ii) for consumption beyond such lot.

1.30 DRUG STORE means a building or part thereof where medical prescriptions are filled by a pharmacist licensed under The Health Disciplines Act and where cosmetics, drugs and medicines are stored or offered for sale at retail and where other goods, wares and merchandise may be stored or offered for sale at retail. (By-law 74-2018)

1.31 DRY-GLEANING PICKUP STATION means a building or part of a building where clothes, or other goods of fabric are left for dry cleaning or laundering elsewhere and where such goods may be picked up following laundering or dry cleaning.

1.32 DRY-CLEANING ESTABLISHMENT means a building or part of a building where dry cleaning, dyeing, laundering or pressing of clothes or goods of fabric is carried on.

1.33 DUPLEX DWELLING means a building containing two dwelling units that are separated horizontally and each of which has an independent entrance or an entrance through a common vestibule.

1.34 DWELLING means a building, occupied or designed to be occupied exclusively as a home, residence or sleeping place by one or more persons, but shall not include hotels, boarding or rooming houses, motels or institutions.

1.35 DWELLNG UNIT means one or more habitable rooms occupied or designed to be occupied by one or more persons as an independent and separate housekeeping establishment in which separate kitchen and sanitary facilities are provided for the use of such person or persons. (By-law 61-90)

1.36 ENTERTAINMENT CENTRE means a building or part of a building used for the general purpose of providing entertainment and may include cinemas, theatres, art galleries, commercial recreation establishments, auditoriums, e-gaming centres and all other places of amusement, but does not include an adult entertainment parlour. (By-law 96-2023)

1.37 EQUIPMENT RENTAL BUSINESS means a business engaged in the sale, lease, storage, service and repair of equipment and tools.

1.38 ERECT includes locate.

1.39 EXTERIOR SIDE YARD means a yard extending from the front yard to the rear yard between the main building wall and the exterior lot line.

1.40 EXTERIOR LOT LINE means the lot line of a corner lot abutting a street other than the front lot line.

1.41 EXTERIOR REAR YARD means that portion of a rear yard within a corner lot lying between the exterior lot line and the projection to the rear lot line of the limit of the required exterior side yard opposite the exterior lot line.

1.42 EXTERIOR SIDE YARD DEPTH means the horizontal distance between the exterior lot line of the lot and the main building wall or, where the main building wall is not parallel to the exterior lot line, the horizontal distance between the exterior lot line and the point in the face of the main building wall which is closest to the exterior lot line.

1.43 EXISTING shall mean existing as of the date of the passing of this By-Law.

1.45 FLOOR AREA means:

(i) in the case of a dwelling unit, the floor area of all the rooms, stairways, hallways and entrances within the dwelling unit measured from the centre line of the common or exterior walls enclosing such rooms, stairways, hallways and entrances, but excludes the floor area of any accessory building, terrace, verandah, unfinished basement or the floor area of any finished basement the floor of which is more than three feet below the highest elevation of the lot adjacent to the basement or cellar wall, and

(ii) in the case of an enclosed accessory building, the floor area of the building measured from the outside of all outside walls, and

(iii) in all other cases, the floor area of the floor or floors of the building or structure measured from the centre line of the common or exterior walls enclosing such floor or floors.

1.46 FRONT LOT LINE means:

(i) in the case of an interior lot, the lot line dividing the lot from the street;

(ii) in the case of a corner lot the shorter lot line abutting the street unless each abutting lot line is of equal length in which case the front lot line shall be the lot line where the principle access to the main building is provided, and

(iii) in the case of a through lot the front lot line shall be the lot line where the principle access to the main building is provided.

1.47 FRONT YARD means the yard extending across the full width of a lot between the front lot line and the main building wall.

1.48 FRONT YARD DEPTH means the horizontal distance between the front lot line of the lot and the main building wall or, where the main building wall is not parallel to the front lot line, the horizontal distance between the front lot line and the point in the face of the main building wall which is closest to the front lot line.

1.49 GARAGE means a building or part of a building designed or used for the storage of one or more motor vehicles and includes a carport.

1.50 GAS BAR means a building or part of a building or place where:

(i) fuels for motor vehicles, and

(ii) oil, antifreeze, batteries, accessories for motor vehicles, parts for minor repairs to motor vehicles or any or all of them are offered for sale.

1.51 GRADE means the highest elevation of the surface of a lot measured at a wall of the main building on the lot.

1.52 GROSS LEASABLE FLOOR AREA means the total floor area designated for the exclusive use and occupancy of tenants including basements, mezzanines, and upper floors if any, expressed in square metres and measured from the centre of common partitions and from the exterior face of outside walls.

1.53 GROUND FLOOR means the floor of a main building, the elevation of which is closest to the grade of the lot on which such building is located.

1.54 GROUND FLOOR AREA means the horizontal area within the foundation of the building or structure on a lot.

1.55 GROUND FLOOR STOREY means the storey of a building, the ceiling of which is at least 1.5 metres above grade and the floor of which is below grade.

1.55a HEAD OFFICE BUSINESS means a business, carried on in a building the floor area of which is not less than 3,720 sq. metres, which business and building is devoted exclusively to the management and promotion of the affairs of the business. (By-law 3-92)

1.56 HEIGHT when used with reference to a building or structure means the vertical distance between the "grade" and a horizontal plane through:

(i) the highest point of the roof assembly in the case of a building with a flat or deck roof;

(ii) the average level of a one slope roof, provided that a roof having a slope of less than 20 degrees with the horizontal shall be considered a flat roof;

(iii) the deck roof line, in the case of a mansard roof;

(iv) the average level between eaves and ridges in the case of a roof type not mentioned in subsections (i), (ii) and (iii) immediately preceding.

1.57 HOME OCCUPATION means the use of part of a dwelling unit or building accessory thereto for an occupation which is carried on by one or more of the residents of such dwelling unit and provides or may provide gain or support for one or more of them.

1.58 HOTEL means a building or part of a building containing sleeping accommodation for the public and may contain rooms for meetings and where persons, not necessarily travelers, may, for a price, obtain sleeping accommodation or meals and beverages, or hold meetings or engage in recreational activities or engage in such activities on lands adjacent to such building and includes an inn, motel, tavern and a public house, but does not include a boarding house.

1.58a INDUSTRIAL PROMOTION means the provision of support to existing and proposed industrial and commercial businesses and may include financial support, loans, advice, training for employees and the provisions of temporary accommodation during the start-up of a business. (By-law 3-92)

1.59 INDUSTRIAL REPAIR SHOP means a building or a part of a building where goods, articles or things, including construction equipment, motor vehicles and motorcycles are repaired or serviced.

1.59a INDUSTRIAL SUPPLY OUTLET means a building or part of a building where industrial tools, equipment and supplies are offered for sale or sold at retail otherwise than by auction and including any part of any such building where such tools, equipment and supplies are stored prior to being offered for sale or after being sold at retail. (By-law 3-92)

1.60 INSTITUTION means a building or part of a building used or capable of being used by any group, corporation or society such as the Salvation Army, the Knights of Columbus, the Canadian Cancer Society, YMCA, YWCA, Royal Canadian Legion and the Lions Club for educational, charitable or philanthropic purposes and includes a museum but excludes a church, provincial group home, residential care home, boarding house, rest home and nursing home.

1.61 INTERIOR LOT means a lot other than a corner lot.

1.62 INTERIOR LOT LINE means a side lot line of an interior lot.

1.63 INTERIOR SIDE YARD means a yard extending from the front yard to the rear yard between the main building wall and the side lot line not abutting a street.

1.64 LANDSCAPED AREA means that part of a lot adjacent to a building or parking lot which may be used as a lawn or open space and which may include grass, bushes, hedges, trees, fences, berms, gardens, ornamental lights, sidewalks, steps, uncovered recreational facilities, a children's open play area, transformers and electrical accessories and waste storage facilities, but shall not be used as part of a parking lot or parking space, for the storing of any item, as a loading space or as a driveway for motor vehicles.

1.64a LIGHT MANUFACTURING AND ASSEMBLY means the use of a building or part thereof designed, used or intended for the purpose of manufacturing, assembling or processing of component parts to produce finished products suitable for retail, wholesale or service

trade and including repairing, servicing, distributing, warehousing, storing or adapting for sale any goods, substance, article or thing, but excluding any operation which creates a nuisance as a result of the emission of any noise or air pollution that can be smelled, heard or otherwise detected 30 metres from the outside of the building in which the operation is conducted and also excluding any operation which creates vibration that can be detected 30 metres from the outside of the building in which the operation is conducted. (By-law 3-92)

1.65 LOADING SPACE means that part of a lot that may be open, covered partially or wholly enclosed which may be temporarily occupied by a motor vehicle for loading or unloading persons, animals, goods, wares or merchandise and which part shall be at least 10.5 metres in length, 3.5 metres in width and 4 metres in height and has access to a street or lane.

1.66 LOT means a parcel of land:

(i) which is the whole of the lot on a registered plan of subdivision, so long as such registered plan is not deemed, pursuant to section 49 of the Planning Act, 1983 or any predecessors or successor of such section, not to be a registered plan of subdivision; or

(ii) which is all of the land held or owned under distinct and separate ownership from the ownership of the fee or equity of redemption in abutting land.

1.67 LOT AREA means the horizontal area within the lot lines of a lot.

1.68 LOT COVERAGE means the combined area of all buildings or structures on a lot measured at the level of the lowest floor above grade in relation to the area of the lot expressed as a percentage and includes the area of any of the following which have a roof and are enclosed on all sides: a porch, breezeway, pool, patio, deck or carport but excludes the area of any steps, cornices, eaves, bay windows, chimney breasts, corbelling and similar projections and also excludes the area of any terrace, patio, pool or deck, porch, breezeway or carport which are not enclosed on all sides.

1.69 LOT DEPTH means the horizontal distance between the midpoints of the front and rear lot lines and where there is no rear lot line, lot depth means the horizontal distance between the midpoint of the front lot line with the apex of the triangle formed by the side lot lines.

1.70 LOT FRONTAGE means the horizontal distance between the side lot lines of a lot measured at right angles, but where such side lot lines are not parallel, the lot frontage shall be measured perpendicularly to the line joining the midpoint of the front and midpoint of the rear lot lines at a point within the lot which is 7.5 metres from the front lot line, and where such side lot lines meet, the lot frontage shall be measured perpendicularly to the line joining the apex of the triangle formed by the side lot lines and the front lot line at a point within the lot and 7.5 metres from the front lot line.

1.71 LOT LINE means a boundary line of a lot.

1.72 MAIN BUILDING means a building on a lot in which a main use is conducted.

1.73 MAIN BUILDING WALL means the exterior face of the wall of the main building, and its projections, which:

(i) in the case of a front yard, is closest to the front lot line, and

(ii) in the case of an interior side yard is closest to an interior side lot line, and

(iii) in the case of an exterior side yard is closest to an exterior side lot line, and

(iv) in the case of a rear yard, is closest to.'-the rear lot line.

1.74 MANUFACTURING means assembling, making, preparing, processing, inspecting, ornamenting, manufacturing, finishing, treating, altering, repairing, storing or adapting of any goods, substance, article or thing.

1.75 MOBILE HOME means any vehicle so constructed that it is suitable for being attached to a motor vehicle for the purpose of being drawn or propelled by the motor vehicle and capable of being used for temporary living, sleeping or eating accommodation of persons, notwithstanding that such vehicle is jacked up or that its running gear is removed and includes a house trailer.

1.75a MODIFIED SEMI-DETACHED DWELLING means a building

(i) that is divided vertically into two dwelling units by a wall or part of a wall that is common to both units and the horizontal length of such wall is at least 3 metres; and

(ii) that has no access directly between such units, and each of such units has an independent entrance,

or means a building that

(iii) contains two dwelling units and each of which has an attached garage and each of such garages has a wall or part of a wall that is common to both garages and the horizontal length of such common wall is at least three metres (By-law 62-97)

1.76 MOTOR VEHICLE means an automobile, truck, truck tractor, bus, mobile, motor home, motorcycle, motor scooter, motor assisted bicycle and snowmobile.

1.77 MOTORCYCLE means a self-propelled vehicle having a seat or saddle for the use of the driver and designed to travel on not more than three wheels in contact with the ground and includes a motor scooter, a motorized snow vehicle and a motor assisted bicycle.

1.78 MULTIPLE DWELLING means a building containing three or more attached dwelling units not in a single row, each of which dwelling units has an independent entrance from the outside and a masonry wall or walls vertically separating it from any abutting dwelling unit.

1.79 NURSING HOME means any premises maintained and operated for persons requiring nursing care or in which such care is provided to two or more unrelated persons, but does not include any premises falling under the jurisdiction of:

(i) the Charitable Institutions Act;

(ii) the Child and Family Services Act, 1984;

(iii) the Homes for the Aged and Rest Homes Act;

(iv) the Mental Hospitals Act;

(v) the Private Hospitals Act, or

(vi) the Public Hospitals Act.

1.79a PARKING AND BUILDING AREA means that part of a lot which may be Used as building area, parking lot or landscaped area or for any combination of such uses. (By-law 61-90)

1.80 PARKING LOT means that area within a lot, building or structure:

(i) which may be open, covered or partially or wholly enclosed;

(ii) which may be used for the parking of motor vehicles and any part not so used may be used as a landscaped area;

(iii) which may abut a highway;

(iv) which may include a driveway or driveways within such area or connecting such area to a highway;

(v) which is surfaced with asphalt, concrete or granular material which has a dust free stable surface; and

(vi) within or adjacent to which there may be lighting devices for the parking lot, directional or other signs relating to the use of the parking lot, parking control devices, curbs, guardrails or other vehicle barriers.

1.81 PARKING SPACE means that part of a lot, building or structure within a parking lot or within a residential driveway:

(i) which is rectangular in shape and the dimensions of which are not less than 2.75 metres by 5.5 metres;

(ii) which is provided for the parking of a motor vehicle without moving or removing any other motor vehicle;

(iii) which may be open, covered or partially or wholly enclosed; and

(iv) which is surfaced with asphalt, concrete or granular material which has a dust free stable surface.

1.82 PERSON includes an individual, an association, a firm, a partnership or a corporation.

1.83 PERSONAL SERVICE SHOP means a barber shop, beauty salon, a hair dressing or styling establishment, a shoe repair shop, a tailor or dressmaking shop, a dry cleaning pickup station and a laundromat.

1.84 PET GROOMING SHOP means a building or part of a building where dogs or cats are washed, clipped, groomed or cared for but not boarded overnight.

1.84a PHARMACEUTICAL AND MEDICAL PRODUCT INDUSTRY means a building or part thereof used for the manufacture, fabrication and processing of drugs in pharmaceutical preparations for human or veterinary use, and the manufacture of orthopedic, prosthetic and surgical appliance and supplies. (By-law 3-92)

1.85 PRIVATE CLUB means a building or part of a building located on privately owned lands that is used primarily by members of a club and their guests for non-profit and fraternal, social, literary, cultural, political, educational or recreational purposes, but does not include a public hall or an entertainment centre.

1.86 PRIVATE SCHOOL means a facility at which instruction is provided at any time between the hours of 9 a.m. and 4 p.m. on any school day for five or more pupils who are of over compulsory school age in any of the subjects of the elementary or secondary school courses of study approved by the Minister of Education and that is not a school as defined in The Education Act.

1.87 PROVINCIAL GROUP HOME means a building in which not less than three, and not more than ten persons requiring residential, sheltered, specialized or group care reside and which is licensed, approved or supervised by the Province of Ontario under any general or special act.

1.87a PRIVATE RECREATIONAL FACILITY means a building, part of a building or a place used for recreational and leisure activities including, but not limited to, sports, health and fitness, games and play facilities, but does not include an entertainment centre. (By-law 74-2018)

1.88 PUBLIC AUTHORITY means:

(i) the Corporation;

(ii) any department or ministry of the governments of Ontario or Canada;

(iii) Ontario Hydro;

(iv) any telephone, telegraph, railway, cable, gas or cable television company;

(v) any school board as defined in The Education Act, public utility commission, transportation commission, public library board, board of park management, board of health, public hospital corporation, police commission, conservation authority or commission or committee of local authority established or exercising any power or authority under any general or special statute of Ontario with respect to any of the affairs or purposes of the Corporation or a portion thereof, and includes any committee or local authority established by by-law of the Council of the Corporation.

1.89 PUBLIC SERVICE USE means the use of land, buildings or structures, by a public authority for the purposes of such public authority.

1.90 REAR LOT LINE means a lot line furthest from and opposite to the front lot line.

1.91 REAR YARD means a yard extending across the full width of a lot between the rear lot line and the main building wall.

1.92 REAR YARD DEPTH means the horizontal distance between the rear lot line of the lot and the main building wall or, where the main building wall is not parallel to the rear lot line, the horizontal distance between the rear lot line and the point in the face of the main building wall which is closest to the rear lot line.

1.93 RECREATION CENTRE means a building or place used for curling, gymnastics, weight lifting, tennis or other racquet games, roller or ice skating, lawn or other bowling or swimming and includes a soccer, baseball or other athletic field and an arena, but excludes a building or place used for skeet, recreational or trap shooting.

1.94 RECREATIONAL VEHICLE BUSINESS means a building or part of a building or place where motor vehicles, including recreational vehicles, mobile homes, campers and trailers are sold, leased or repaired and where parts, accessories and supplies for any of them are kept and or offered for sale.,

1.95 REPAIR AND CUSTOM WORKSHOP means a building or part of a building:

(i) where goods, articles or things, other than motor vehicles and construction equipment, are. manufactured, produced, repaired or refinished, and

(ii) where the area used for the retail display of goods, the giving of orders by customers, the selection of goods by customers or which is otherwise usually used by or is available to customers of the business carried on within such building or part is:

(a) not less than fifteen (15%) percent of the floor area of such building or part, and

(b) on the first floor of such building or part.

1.96 REPAIR SHOP means a building or part of a building where goods, articles or things, excluding construction equipment and motor vehicles and motorcycles are repaired or serviced.

1.97 REQUIRED means as required by this By-Law.

1.98 RESIDENTIAL CARE HOME means a building or part of a building where:

(i) the owner, tenant or keeper of which is licensed by the Corporation to operate a lodging house, and

(ii) where there is offered or supplied, but not for gain or profit, lodging or lodging and meals.

1.99 RESIDENTIAL DRIVEWAY means the uncovered portion of a lot in a residential zone which:

(i) provides access and egress for motor vehicles from a street to a lot, garage, carport or parking space on the lot,

(ii) is surfaced with asphalt, concrete or granular material which has a dust free stable surface,

(iii) is not greater than 6 metres in width,

(iv) is not less than 3 metres in width, and

(v) may include a parking space.

1.100 REST HOME means a rest home established and maintained under the Homes for the Aged and Rest Homes Act, R.S.O. 1980 as amended.

1.101 RESTAURANT means a building or part of a building where food and drinks are prepared and served primarily for immediate consumption within such building by persons seated at tables and counters or either of them and includes the dining room of a hotel or motel, a dining lounge and tavern licensed under the Liquor License Act of Ontario and a place, not within a building, where food and drinks are served primarily for immediate consumption within such place.

1.102 RESTRICTED BUSINESS OFFICE means an office in which one or more persons are employed or engaged in the management, administration carrying on or conducting of any business and includes the business of any professional person, real estate agent or broker, insurance agent or broker, charity, or of a fraternal, religious or political organization but excludes a bank, finance company, credit union and trust company or any business defined or included within any other definition in this section.

1.103 RETAIL FOOD STORE may include a restaurant if the floor area of such restaurant does not exceed four (4%) percent of the total floor area of the retail food store in which such restaurant is located.

1.104 RETAIL STORE means a building or part of a building:

(i) where goods, wares or merchandise are offered for sale or sold at retail otherwise than by auction, and includes any part of any such building where goods, wares and merchandise are stored prior to being offered for sale at retail or after being sold at retail, and

(ii) where the area used for the offering for sale or selling of such goods, wares and merchandise, excluding any area used for the storage of the goods, wares, or merchandise or other storage or utility areas or for hallways, entrances, washrooms or stairways, is not less than fifteen (15%) percent of the floor area of such building or part but does not include a building or part of a building where goods, wares, merchandise are put up for sale or sold by public auction.

1.105 RETIREMENT HOME means a building in which residents of the building pay for and receive lodging or lodging and meals and in which there is available at least .5 hours per day but not more than 1.5 hours per day of nursing care for each resident.

1.106 ROOF AREA means the horizontal area of all roofs or other cover over any dwelling, porch, breezeway, pool, terrace, patio, deck, steps, stoop, carport, and garages measured at the level of the lowest floor above grade in relation to the area of the lot.

1.107 SATELLITE DISH means any device used or intended to be used to send or receive signals to or from satellite.

1.108 SCHOOL means a school under the jurisdiction of a school board and any building or structure vested in and used by a school board for its purposes.

1.109 SCHOOL BOARD means a board as defined in The Education Act.

1.110 SETBACK means the distance between the centre line of a street and the main building wall that is closest to the street.

1.111 SEMI-DETACHED DWELLING means a building that is divided vertically into two dwelling units each of which has an independent entrance or an entrance through a common vestibule and which building has no access directly between the two units.

1.111a SHIPPING CONTAINER means an article of transportation equipment, including one that is carried by a chassis, that is strong enough to be suitable for repeated use and is designed to facilitate the transportation of goods by one or more means of transportation and includes, but is not limited to, intermodal shipping containers, body of transport trailer or straight truck box but does not include a motor vehicle. (By-law 40-2025)

1.112 SHOPPING CENTRE means a building or group of buildings planned, designed, developed and managed as a unit having off-street parking provided on the site and which building or buildings contain one or more of any of the following: a retail store; a business office; a personal service shop; a restaurant; a repair and custom workshop; a tavern; an

automobile service business; a theatre; a bakery.

1.113 SIDE LOT LINE means a lot line other than a front or rear lot line.

1.114 SIDE YARD DEPTH means the horizontal distance between the side lot line of the lot and the main building wall or, where the main building wall is not parallel to the side lot line, the horizontal distance between the side lot line and the closest point in the main building wall.

1.115 SINGLE DETACHED DWELLING means a building containing one dwelling unit used, designed, or intended to be used for occupancy as one dwelling unit.

1.116 STOREY means that portion of a building between the surface of any floor and the ceiling immediately above it which portion has a height of not less than 2.25 metres and includes an attic having not less than 2.25 metres head room for at least fifty (50%) percent of the attic floor area.

1.117 STREET means a public highway or public street:

(i) assumed by the Corporation by by-law or by the expenditure of public funds, or

(ii) not assumed by the Corporation but in respect to which the Corporation is a party to an agreement which is not in default and which provides for the servicing of such highway or street and for the eventual assumption of the same by the Corporation, or

(iii) being a King's highway.

1.118 STREET LINE means the boundary between a street and a lot.

1.118a STREET RESERVE means a block of land, 1 foot in width, that is owned by the Corporation and is shown as a block on a registered plan or as a part on a reference plan between a lot or block and a street, for the purpose of controlling access between the lot or block and the street. (By-law 143-2003)

1.119 TAVERN means a building or part of a building where alcoholic beverages are sold to be consumed on the premises and shall include all such buildings operating or liable to be licensed under The Liquor License Act.

1.119a THEATRE means a building, or part thereof, used for the presentation of the performing arts (By-law 74-2018)

1.120 THROUGH LOT means a lot other than a corner lot fronting on two streets.

1.121 TOWNHOUSE DWELLING means a building containing three or more attached dwelling units in a single row, each of which dwelling units has an independent entrance from the outside and is vertically separated from any abutting dwelling unit.

1.122 TRIPLEX DWELLING means a building containing three dwelling units that are separated horizontally and each of which has an independent entrance or an entrance through a common vestibule.

1.123 TRAILER means any vehicle so constructed that it is suitable for being attached to a motor vehicle for the purpose of being drawn or propelled by the motor vehicle.

1.124 WAREHOUSE means a building or part of a building used for storing, or distributing substances and things including goods and wares, but excludes a retail store.

1.124a WHOLESALE ESTABLISHMENT means a building or part of a building used for the selling of goods in large bulk or quantity for delivery from the premises to a person other than to the ultimate consumer. (By-law 3-92)

1.125 YARD means a space, appurtenant to a building or structure, located on the same lot as the main building or structure, all of which space is open, uncovered and unoccupied from the ground to the sky except for buildings, structures and uses specifically permitted by this by-law.

SECTION 2 - ZONES AND ZONING MAPS

2.1 ESTABLISHMENT OF ZONES AND ZONE SYMBOLS

For the purposes of this by-law, the City of St. Thomas shall be divided into 54 areas, which areas shall be located as shown on the "Index of Zoning Maps" to this by-law.

For each of the 54 areas shown in heavy solid lines on the Index of Zoning Maps, there shall be a Zoning Map, the numbering of which shall correspond to the numbering on the Index of Zoning Map to which it relates.

Where this by-law is to be amended in respect to any land within a Zoning Map and such lands cannot be conveniently shown on the Zoning Map, such lands may be shown on a Special Zoning Map.

Each Special Zoning Map shall be appropriately numbered and lettered.

The lands within the Zoning Maps shall be divided into the following Zones:

ZONES	ZONE SYMBOLS
First Residential Zone	R1
Second Residential Zone	R2
Third Residential Zone	R3
Third Residential Zone	R3A
Fourth Residential Zone	R4
Fifth Residential Zone	R5
Sixth Residential Zone	R6
Residential Development Zone	R7
Downtown Talbot West Commercial Zone	C1
Downtown Talbot Central Commercial Zone	C2
Downtown Talbot East Commercial Zone	C3
Major Commercial Zone	C4
Secondary Commercial Zone	C5
Minor Commercial Zone	C6
Highway Commercial Zone	C7
Restricted Commercial Zone	C8
Power centre Zone	C10
Mixed Use Development Zone	MU
Employment Lands Zone	EL
Business Employment Lands Zone	BEL
Open Space and Park Zone	OS
Regional Facilities Zone	RF
Hazard Land Zone	HL
Natural Heritage	NH
Railway Tourism Zone	RT

or shall be included in a Holding Zone or in a Special Zone which shall be marked by a Zone Symbol followed by a number, such as C3-9, which Zone Symbol and number collectively shall be known as a "Special Zone Symbol." The Zone Symbol for each Zone shall be as set out above opposite each Zone under the heading Zone Symbols.

Where the boundary of each Zone on each Zoning Map and of each Special Zone on each Zoning Map or on each Special Zoning Map coincides with the boundary of the City

of St. Thomas, it shall be shown by a heavy broken line.

The Index of Zoning Maps, the Zoning Maps and the Special Zoning Maps which are attached to this by-law form part of this by-law.

2.2 HOLDING ZONES (By-law 30-2021)

2.2.1 Use of Zone Symbol

Where the symbol "h" appears on a Zoning Map or on a Special Zoning Map as a prefix to a Zone Symbol or Special Zoning Symbol, notwithstanding the provisions of that zone or special zone, unless this by-law has been amended to remove the relevant "h" symbol, those lands shall not be developed or used except for uses permitted by paragraph 2.2.2.

2.2.2 Permitted Interim Uses

Existing uses.

2.2.3 Holding Zone Provisions

(a) Plan of subdivision - to ensure the orderly development of lands, the "h" symbol shall not be deleted until a subdivision agreement is entered into for the lands in question with the City Corporation.

(b) Municipal Services - to ensure that there is sewage capacity for the lands in question, the "h" symbol shall not be deleted until the Director, Environmental Services and City Engineer certifies that in his opinion the City Corporation has adequate uncommitted reserve sewage capacity for the orderly development of the lands in question.

(c) Survey Requirements - where the limits of development abut or are in the vicinity of a Natural Heritage Zone (NH) or a Hazard Land Zone (HL), to ensure that such limits are adequately defined, the "h" symbol shall not be deleted until the Erosion Hazard Limit has been delineated to the satisfaction of the City Corporation and the Kettle Creek Conservation Authority.

(d) Environmental Impact Study - to ensure that all environmental concerns are addressed in respect of lands abutting or in the vicinity of a Natural Heritage Zone - NH, the "h" symbol shall not be deleted until an environmental impact study has been finalized in respect of such lands that is satisfactory to the City Corporation.

2.3 TEMPORARY USE ZONES (By-law 141-2025)

2.3.1 Use of Zone Symbol

Temporary Use Zones provide for and regulate temporary uses in accordance with Section 39 of the Planning Act. Temporary Use Zones are permitted for a specified period of time. Where the symbol “T” appears on a Zoning Map or on a Special Zoning Map as a prefix to a Zone Symbol or Special Zoning Symbol, notwithstanding the provision of that zone or special zone, the additional uses identified in 2.3.2 are permitted on a temporary basis. In the event of a conflict between the provisions of this Section and the provisions of the main zone, the provisions of this Section shall apply.

2.3.1 Temporary Use Zone (Bylaw 72-2026)

(a) Area Affected

T-R1-35 as shown on Special Zoning Map 21-20.

(b) Expiry

This By-law expires on May 19, 2028.

(c) Additional Permitted Uses

Provision of swimming lessons in a backyard pool as a home occupation, subject to the following conditions:

(i) Up to 3 students are permitted per lesson. One lesson is permitted to run at a given time. Multiple lessons cannot run concurrently.

(ii) Provision of swimming lessons is limited to a person who regularly resides in the dwelling unit.

(iii) Lessons may run from Monday to Thursday between the hours of 8:30am and 5:00pm, and Friday between the hours of 8:30am and 12:00pm.

2.3.2 Permitted Uses in Temporary Use Zones

Where the symbol "T" appears on a Zoning Map or on a Special Zoning Map as a prefix to a Zone Symbol or Special Zoning Symbol, notwithstanding the provision of that zone or special zone, the following temporary use(s) are permitted in addition to the permitted uses until the associated Temporary Use By-law expires.

In addition the provisions of each Temporary Use Zone shall, unless otherwise provided in such Temporary Use Zone, apply only to the uses of land permitted in the Temporary Use Zone and to the erection and use of buildings and structures permitted in the Temporary Use Zone.

SECTION 3 - INTERPRETATION OF BY-LAW

3.1 Where any uncertainty exists as to the location of the boundary of any zone shown on a zoning map, the provisions of paragraphs 3.2 to 3.8 inclusive shall apply.

3.2 Where the location of a boundary of a zone coincides or approximately coincides with a lot line shown on a registered plan of subdivision, such lot line shall be deemed to be the boundary.

3.3 Where a boundary of a zone is approximately parallel with a street line and the distance from such street line is not indicated, such boundary shall be deemed to be parallel to such street line and the distance between the street line and the boundary shall be determined by the use of the scale shown on the zoning map.

3.4 Unless otherwise indicated, a street, lane, railroad or railway right-of-way, or watercourse shown on a zoning map is included within the zone of the adjoining property on either side thereof, and where a street, lane, railroad or railway right-of-way or watercourse serves as a boundary between two or more zones, the centre line of such street, lane, railroad or railway right-of-way, or watercourse shall be deemed to be the boundary between the zones.

3.5 In the event that a street or lane is legally closed, such street or lane shall be included within the zone of the lands adjoining on either side of the street or lane, and where the street or lane legally closed serves as the boundary between two zones, the centre line of such street or lane shall be deemed to be the boundary between the zones.

3.6 Where the location of the boundary on a Special Zoning Map conflicts with the location of a boundary shown on a Zoning Map, the location of the boundary of the Special Zoning Map shall prevail.

3.7 Where the location of any boundary of a zone on a Zoning Map is uncertain after applying the preceding provisions, the location of the boundary shall be. determined according to the scale on such Zoning Map.

3.8 Where the context permits, in paragraphs 3.1 to 3.7 inclusive, "Zone" includes "Special Zone" and "Zoning Map" includes "Special Zoning Map".

3.9 Where the front yard depth, side yard depth or rear yard depth of a lot exceeds the minimum required by this by-law, in interpreting this by-law, the front yard required by

this by-law shall abut the front lot line and in the case of a rear yard, the rear yard required by this by-law shall abut the rear lot line and in the case of a side yard, the side yard required by this by-law shall abut a side lot line.

SECTION 4 – GENERAL PROVISIONS

4.1 PROVISIONS APPLICABLE TO ALL OF CITY

The provisions of paragraph 4.1.1 and all other paragraphs in this subsection 4.1 shall, unless the context otherwise requires, apply to all lands, buildings and structures in the City of St. Thomas and in the event of any conflict between any provision in any paragraph in this subsection 4.1 and any other provision in this by-law, the provisions of the paragraph in this subsection shall prevail.

4.1.1 TEMPORARY USES DURING CONSTRUCTION (By-law 141-2025)

During the construction or the repair of any building, any construction shed, office or sanitary facility used in connection with such construction or repair may be erected or used on any lot in any zone.

4.1.2 PROHIBITED USES (By-law 96-2023)

No land, building or structure or any part of any building or structure in the City of St. Thomas shall be used for any of the following purposes:

(a) salvage yard;

(b) a wrecking yard for motor vehicles;

(c) junk yard;

(d) scrap yard;

(e) body rub parlour

4.1.2.1 ADULT ENTERTAINMENT PARLOUR

An adult entertainment parlour is prohibited as an accessory use in any zone. (By-law 196-2000)

4.1.3 PROHIBITED BUILDINGS AND STRUCTURES

No building or structure shall be erected for any purpose prohibited by paragraph 4.1.2.

4.1.4 SETBACKS FROM CERTAIN STREETS (By-law 3-2026)

4.1.4.1 The setback for any building or structure erected on any of the streets listed below shall be the sum of:

(a) 16 metres, and

(b) the required front yard depth for the lot on which the building or structure is erected

Highbury Avenue	- from Ron McNeil Line to South Edgeware Road
South Edgeware Road	- from First Avenue to Highbury Avenue
First Avenue	- from South Edgeware Road to Highway 3
Fairview Avenue	- from South Edgeware Road to Axford Parkway
Yarmouth Centre Road	- from Ron McNeil Line to South Boundary of St. Thomas
Sunset Drive	- from Talbot Street to South Boundary of St. Thomas
Southdale Line	- from Centennial Avenue to Benjamin Parkway/Lake Margaret Trail
Talbot Street	- from Stanley Street to First Avenue
First Avenue	- from Talbot Street to Elm Street
Wellington Street	- from Ross Street to Manor Road

Manor Road	- from Talbot Street to Wellington Street

4.1.4.2 The setback for any building or structure erected on any of the streets listed below shall be the sum of:

(a) 14.5 metres, and

(b) the required front yard depth for the lot on which the building or structure is erected.

Burwell Road	- from the North Boundary of St. Thomas to South Edgeware Road
Dalewood Road	- from North Boundary of St. Thomas to South Edgeware Road
South Edgeware Road	- from Dalewood Road to First Avenue
Balaclava Street	- from South Edgeware Road to Talbot Street
Edward Street	- from First Avenue to Centennial Avenue
Redan Street	- from Alma Street to Balaclava Street
Alma Street	- from Kains Street to Redan Street
Kains Street	- from Flora Street to Alma Street
Scott Street	- from St. George Street to Mondamin Street
St. George Street	- from North Boundary of St. Thomas to Talbot Street
Elgin Street	- from Talbot Street to Regent Street
Wellington Street	- from Elgin Street to Ross Street
Ross Street	- from Talbot Street to Wellington Street
Elm Street	- from Sunset Drive to Pullen Avenue
Elm Street	- from Rhonda Court to Chant Street
Elm Street	- from Manor Road to Centennial Avenue
Major Line	- from Sunset Drive from North Boundary of St. Thomas
Fingal Line	- from Sunset Drive to the Bridge

4.1.4.3 The setback for any building or structure erected on any of the streets listed below shall be the sum of:

(a) 13 metres, and

(b) the required front yard depth for the lot on which the building or structure is erected.

Conductor Crossing	- from Highbury Avenue to Electric Avenue
Edward Street	- from Balaclava Street to First Avenue
Redan Street	- from Balaclava Street to Alexandria Avenue

Gaylord Road	- from Edward Street to Michigan Boulevard/Cosma Court
Michigan Boulevard	- from Yarmouth Road to Gaylord Road
Yarmouth Road	- from Michigan Boulevard to Talbot Street
Wellington Street	- from Stanley Street to Elgin Street
Fifth Avenue	- from Wellington Street to Elm Street
Princess Avenue	- from Talbot Street to Wellington Street
Raven Avenue	- from Dyer Street to Penhale Avenue
Manor Road	- from Highview Drive to Elm Street

4.1.4.4 The setback for any building or structure erected on any of the streets listed below shall be the sum of:

(a) 11.5 metres, and

(b) the required front yard depth for the lot on which the building or structure is erected.

Stanley Street	- from Talbot Street to Sunset Drive
Queen Street	- from Talbot Street to Wellington Street
Centre Street	- from Stanely Street to Ross Street
Curtis Street	- from St. George Street to St. Catharine Street
St. Catharine Street	- from Kains Street to Talbot Street
Flora Street	- from Kains Street to Talbot Street
Ross Street	- from Wellington Street to Hemlock Street
Elmina Street	- from Dunkirk Drive to Elm Street
Park Avenue	- from Chestnut Street to Kopic Court
Pear Tree Avenue	- from Peach Tree Boulevard to Acorn Trail

4.1.4.5 The setback for any building or structure erected on any of the streets listed below shall be the sum of:

(a) 10 metres, and

(b) the required front yard depth for the lot on which the building or structure is erected.

Pleasant Street	- from Talbot Street to Walnut Street
Centre Street	- from Pleasant Street to Stanley Street
Walnut Street	- from Pleasant Street to Stanley Street
Cora Street	- from Burrows Avenue to St. George Street
Elysian Street	- from Burrows Avenue to St. George Street

Burrows Avenue	- from Cora Street to Elysian Street
Curtis Street	- from New Street to St. George Street
East Pearl Street	- from the North End of Road to Elysian Street
Pearl Street	- from Elysian Street to Talbot Street
East Street	- from Elysian Street to Talbot Street
Penwarden Street	- from Elysian Street to Scott Street
Jackson Street	- from North End of Road to Scott Street
Jessie Street	- from Jackson Street to Hamilton Street
Hamilton Street	- from Jessie Street to Scott Street
Mary Street	- from Scott Street to Talbot Street
Omemee Street North	- from West End of Road to Hiawatha Street
Hiawatha Street	- from Omemee Street North to Talbot Street
Meda Street	- from Hiawatha Street to Station Street
St. Catharine Street	- from North End of Road to Kains Street
Station Street	- from North End of Road to Kains Street
Mondamin Street	- from Antrim Street to Talbot Street
Beverley Street	- from Owaissa Street/Antrim Street to St. Catharine Street
Antrim Street	- from Mondamin Street/Beverley Street to St. Catharine Street
Flora Street	- from Wolfe Street to Kains Street
Yarwood Street	- from Mariam Street to Kains Street
Barwick Street	- from West End of Road to Manitoba Street
Hill Street	- from North End of Road to Barwick Street
Britton Drive	- from Redan Street to South End of Road
Daniel Street	- from Woodworth Avenue to First Avenue
Metcalfe Street	- from Talbot Street to Prince Albert Street
Victoria Street	- from Stanley Street to Metcalfe Street
Prince Albert Street	- from Margaret Street to Metcalfe Street
Margaret Street	- from Stanley Street to the South End of Road
Farley Place	- from Stanley Street to the South End of Road
St. Annes Place	- from Stanley Street to Elgin Street
Crocker Avenue	- from St. Annes Place to Wellington Street
Elizabeth Street	- from Hincks Street to Princess Avenue

Mitchell Street	- from Hincks Street to Princess Avenue
Moore Street	- from Talbot Street to McIntyre Street
Amelia Street	- from Moore Street to Ross Street
McIntyre Street	- from Moore Street to Ross Street
Cruise Street	- from West End of Road to Oliver Street
Wabbun Street	- from Ross Street to East End of Road
Oak Street	- from West End of Road to Elmina Street
Spruce Street	- from West End of Road to Elmina Street
Cedar Street	- from West End of Road to Elmina Street
Cypress Street	- from Elmina Street to Fifth Avenue
Jonas Street	- from Ross Street to East End of Road
Barnes Street	- from Ross Street to East End of Road
Lydia Street	- from Jonas Street to Wellington Street
Verna Street	- from Jonas Street to Barnes Street
Wilson Avenue	- from Elm Street to Sunset Drive
Glenbanner Street	- from Sunset Drive to Wilson Avenue
Elgin Street	- from East of Elgin Street to North End of Road
John Street	- from Kains Street to Talbot Street
Connaught Street	- from Stanley Street to South End of Road

4.1.5 FRONTAGE ON A STREET

No building or structure shall be erected on a lot or used for any purpose unless,

(a) in the case of a lot existing at the date of the passing of this by-law, the provisions of 4.2.9.1, 4.2.9.2, 4.3.1.1, 4.3.1.2, 4.4.3.1 or 4.4.3.2 apply, or

(b) the lot has the minimum lot frontage required by the zone requirements applicable to such lot

4.1.6 DAYLIGHT CORNERS

4.1.6.1 Subject to the provisions of clause 4.1.6.2, no building or structure shall be erected or used on a corner lot within 6 metres of the intersection of the front lot line and the exterior lot line of such corner lot.

4.1.6.2 No building or structure shall be erected or used:

(a) within 3 metres of the intersection of the front lot line and the exterior lot line of a corner lot abutting Talbot Street and any street intersecting Talbot Street, and

(b) within 3 metres of the intersection of the front lot line and the exterior lot line of a corner lot abutting Ross Street and any street intersecting Ross Street north of Forest Avenue.

4.1.6.3 No part of a corner lot within 6 meters of the intersection of the front lot line and the exterior lot line of such lot shall be used for the planting, growing or maintaining of a tree, bush, hedge or shrub or any part of any of them.

4.1.6.4 Where two streets intersect and the intersection includes a daylight corner, for the purpose of determining the location of any building on the corner lot that abuts the daylight corner, the lot shall be deemed to include the daylight corner, provided that no part of any building on such corner lot shall be closer than 2 metres to the daylighting corner.

4.1.7 PUBLIC SERVICE USES

4.1.7.1 Subject to the provisions of clauses 4.1.7.3 and 4.1.7.4, a public authority may use any land, building, or structure for any public service use carried on by it in any zone.

4.1.7.2 Subject to the provisions of clauses 4.1.7.3 and 4.1.7.4, a public authority may erect any building or structure for any public service use carried on by it in any zone.

4.1.7.3 In the zones listed below, no public authority shall use any land, building or structure for any use listed below as being prohibited in such zone and no public authority shall erect any building or structure in such zone for uses listed as being prohibited.

General Industrial Zone - MI - Prohibited Uses
Hospital
School except an adult vocational school

First & Second Residential Zones -- R1 & R2 - Prohibited Uses
Railway except an existing railway
Business office
Repair, maintenance and storage of vehicles, equipment and supplies

4.1.7.4 Where any business office or building for the repair, maintenance or storage of vehicles, equipment or supplies is erected by a public authority for a public service use, it shall be erected in accordance with the requirements of the zone in which it is erected as to services required, lot area, lot frontage, front yard, rear yard and height.

4.1.8 KEEPING OF ANIMALS, FOWL, ETC.

4.1.8.1 No land, building or structure in the City of St. Thomas shall be used for the keeping of bees, or for the raising or keeping of a horse, cow, donkey, mule, pig, goat, sheep, goose, turkey, chicken, duck, pigeon, rabbit, snake, reptile, cougar, fox, wolf, skunk, raccoon or any wild animal or for the raising or keeping of more than one of each of them or for the raising or keeping of more than one of each of them or for the raising or keeping of any number of some or all of them.

4.1.8.2 No land, building or structure in the City of St. Thomas shall be used for the keeping of more than three dogs or three cats except in an animal clinic or retail store selling cats or dogs.

4.1.9 STORING OF UNLICENSED VEHICLES, HOUSEHOLD APPLIANCES, ETC.

4.1.9.1 Subject to the provisions of clause 4.1.9.2, no land shall be used as a place to store, keep, display, pile or accumulate any of the following:

(a) a motor vehicle or trailer which does not bear a current license,

(b) any part of a motor vehicle or trailer,

(c) any clothing or household goods including a mattress, bed, table, stove, refrigerator, dishwasher, washing machine and dryer or any part of any of them,

(d) a furnace, hot water heater, air conditioner, or any part of any of them,

4.1.9.2 Nothing in clause 4.1.9.1 shall prohibit the storing, keeping or displaying of an unlicensed motor vehicle on a lot in a commercial or industrial zone where such storing, keeping or displaying is part of a business lawfully carried on on such lot.

4.1.10 HABITATION OF VEHICLES
No land in the City of St. Thomas shall be used as a place to park, locate or store a

motor vehicle, mobile home, motor home or trailer when used as a place for sleeping, living or eating in by a person or persons.

4.1.12.1 Subject to the provisions of clause 4.1.12.2, where buildings may be lawfully erected in a zone, more than one main building may be erected on any lot in such a zone provided:

(a) each of such main buildings shall comply with the zone regulations for such zone and for the purposes of determining if such regulations are met, the location of any other main building on the same lot shall be disregarded, and

(b) the total number of parking spaces required to be provided on such lot shall be the total of all of the spaces required for each building on the lot.

4.1.12.2 Not more than one main building shall be erected on a lot in a Rl, R2 or R3 zone.

4.1.13 LANDSCAPED AREAS

Subject to any provisions of this by-law to the contrary, any lands in any zone or special zone may be used as a landscaped area.

4.1.14 SIGNS (By-law 40-2025)

(i) For the purposes of this by-law, signs of any type shall not be considered structures.

(ii) Signs shall be regulated by the City's Sign By-law, as amended from time to time.

Signs may also be regulated through the site plan approval process

4.1.15 STREET RESERVE - BY-LAW COMPLIANCE

Notwithstanding any other provision of this by-law, for the purpose of determining compliance with the zoning by-law:

(a) a street reserve shall be considered to be part of the adjacent street;

(b) where a street reserve exists, for the purposes of determining the minimum required front yard depth, exterior side yard depth or exterior rear yard depth, such measurement shall be taken from the common boundary between the road allowance and the street reserve. (By-law 11-2005)

4.1.16 DAY CARES

4.1.16.1 A day care, as defined in subsection 1.28 of this by-law, may be located within any R1, R2, R3, R3A, R4, R5, R6, C1, C2, C3, C4, C5, C6, C7, C8, BEL zone or special zone." (By-law 74-2018)

4.1.16.2 No building or structure shall be erected or land, building or structure used for a day care in an R1 or an R2 zone except in accordance with the regulations set forth in Column 3 of Table 2 to Subsection 7.4 of this By-law.

4.1.17 ROAD WIDENING - BY-LAW COMPLIANCE

Notwithstanding any other provision of this by-law, where a road widening has been acquired by the City:

(a) the front yard depth, exterior side yard depth, lot coverage or lot area shall remain as they lawfully exist on the day of the acquisition of the road widening.

(b) subsection 4.1.17(a) shall not prohibit the enlargement or extension of buildings and other structures which are permitted under the provisions of the applicable zone provided the enlargement or extension is in conformity with the applicable provisions of this by-law other than subsection 4.1.17(a). (By-law 114-2016)

4.1.18 EXISTING USES CONTINUED

Where the development of any land is approved under Section 41 of the Planning Act and, pursuant to a consent subsequently given under Section 53 of the Act or pursuant to an approval or exemption subsequently given under Section 50 of the Condominium Act, any part of the land is conveyed or otherwise dealt with, the regulations of this By-law are hereby deemed to apply to the land as a whole and to any building or structure thereon in the same manner and to the same extent as if the consent, approval or exemption was not given, so long as the land and any building or

structure thereon are used and continue to be used for the purpose for which the development was approved. (By-law 60-2023)

4.1.19 SHIPPING CONTAINERS (By-law 40-2025)

The use of a Shipping Container on any land in the City is subject to the following provisions:

(a) For Accessory Storage:

(i) Shipping containers are not permitted as a permanent accessory structure in any residential or mixed-use zones, or within the Downtown Heritage Conservation District (HCD).

(ii) Shipping containers may be permitted in residential zones or the HCD on a temporary basis for time periods not exceeding 2 months for moving purposes, or 4 months during times of a major renovation. The renovation time period may be extended at the discretion of the Chief Building Official to account for possible construction delays.

(iii) Shipping containers may be permitted as an accessory structure in the Major Commercial, Secondary Commercial, Highway Commercial and Power Centre zones. The shipping container must be located only in the rear yard of a lot.

(iv) Shipping containers are permitted as accessory structures in the Employment zones. The location to be limited to interior side yards or rear yards. In the Business Employment zone, shipping containers are only permitted in a rear yard.

(b) For Creating Buildings:

Shipping containers may be used to create a main building on a lot, including a residential dwelling, subject to the following:

(i) The shipping container will be considered a structure.

(ii) The shipping container will be subject to the standard requirements of this by-law for setbacks, coverage, etc.

The shipping container will comply with the Ontario Building Code and Fire Code.

4.2 PROVISIONS APPLICABLE TO RESIDENTIAL ZONES

The provisions of paragraph 4.2.1 and all other paragraphs in this subsection 4.2 shall, unless the context otherwise requires, apply to all lands, buildings and structures in each residential zone and in the event of any conflict between any provision in any paragraph in this subsection 4.2 and any provision in sections 5 to 11 inclusive, the provisions of the paragraph in this subsection shall prevail.

4.2.1 ERECTION AND USE OF BUILDINGS AND STRUCTURES IN RESIDENTIAL ZONES

4.2.1.1 Except as provided in clause 4.2.1.3 and in paragraph 4.2.2 to 4.2.4 inclusive, no building or structure shall be erected or used in any required rear yard or any required interior side yard in any residential zone.

4.2.1.2 Except as provided in clause 4.2.1.3 and in paragraph 4.2.2 to 4.2.4 inclusive, no building or structure shall be erected or used in any front yard or any exterior side yard in any residential zone.

4.2.1.3 In any residential zone, any structure specified in column 1 of this clause 4.2.1.3 may, subject to clauses 4.2.1.4 to 4.2.1.7 inclusive, 4.2.1.9, 4.2.1.14 and 4.2.1.17, be erected and used in any yard or yards specified in column 2. (By-law 142-92)

Structure (Column 1)	Yard (Column 2)
Patio constructed at grade, flagpole, satellite dish, television antenna and its supporting tower, a radio antenna & its supporting tower, clothesline pole, light standard.	Required rear yard.

Patio constructed at grade, flagpole, television antenna and its supporting tower, a radio antenna and its supporting tower, clothesline pole, light standard.	Required interior side yard.
Fence, flagpole, light support.	Any yard.
Sign for a boarding house Not exceeding .2m2 in area (By-law 61-90)	Any yard.

4.2.1.4 (a) No satellite dish shall be located in any exterior rear yard.

(b) No television antenna or radio antenna and their supporting towers shall exceed 15 metres in height above grade. This restriction shall not apply to federally licensed installation. (By-law 142-92)

4.2.1.5 Subject to 4.2.1.6, no fence shall be erected or used in any yard if the height of any part of the fence exceeds two metres.

4.2.1.6 No fence shall be erected or used in a front yard if the height of any part of the fence exceeds one metre.

4.2.1.7 Except as provided in clauses 4.2.1.10 and 4.2.1.12, within a corner lot, no fence in excess of 1 metre in height shall be erected or used within 2 metres of the intersection of the rear lot line and the exterior lot line of such lot.

4.2.1.8 Within a corner lot, the lands within 2 metres of the intersection of the rear lot line and the exterior lot line shall not be used except for the growing of grass.

4.2.1.9 Within a corner lot, no building or structure except a fence which complies with this by-law shall be erected or used within 2 metres of the intersection of the rear lot line and the exterior lot line of such lot.

4.2.1.10 The provisions of clause 4.2.1.7 shall not apply where the rear yards of two corner lots abut and a garage or residential driveway is located within each of such lots and there is access for an automobile from the street to such garage or residential driveway through the front yard of the lot on which the garage or driveway is situate.

4.2.1.11 Where a fence is erected which is permitted by clause 4.2.1.10, no part of the exterior rear yard of the corner lot or the exterior side yard of such lot shall be used as a parking space or residential driveway if the parking space or driveway connects to a street through the exterior lot line of such lot.

4.2.1.12 The provisions of clause 4.2.1.7 shall not apply where the closest part of any residential driveway or parking space on a lot that abuts a corner lot is at least 3 metres from any part of the corner lot.

4.2.1.13 Where the provisions of clause 4.2.1.12 apply, no residential driveway or parking space or part thereof shall be located on the lot abutting the corner lot within 3 metres of any parts of the corner lot.

4.2.1.14 Within a corner lot, no fence in excess of 1 metre in height shall be erected or used within 2 metres of the intersection of

(i) the exterior lot line of the lot, and

(ii) the closest limit of any residential driveway or parking space within such lot which connects to a street through the exterior lot line of such lot.

4.2.1.15 Within a corner lot, no residential driveway or parking space shall be erected or used if any fence which is in excess of one metre in height is located with 2 metres of the intersection of

(i) the exterior lot line of such lot, and

(ii) the limit of such residential driveway or parking space within such lot which connects to a street through the exterior lot line of such lot

4.2.1.16 Where a residential driveway or parking space within a corner lot connects to a street through the exterior lot line of such lot, the lands within 2 metres of the intersection of the exterior lot line and the limits of such residential driveway or parking space shall not be used except for the growing of grass.

4.2.1.17 Within a through lot, no fence shall be erected or used within 6 metres of the intersection of either street lot line with either interior lot line of such lot if any part of the fence exceeds 1 metre in height.

4.2.2 PROJECTIONS INTO YARDS IN RESIDENTIAL ZONES

In any residential zone, any structure forming part of the main building or part of an accessory building and specified in column 1 of this clause 4.2.2, may be erected, and used, so as to project or extend into the yard specified in column 2, but the projection into any such yard shall not exceed the maximum projection specified in column 3.

Structure	Yard	Maximum Projection into Yard
Sills, belt courses, cornices, chimneys or pilasters.	Any required yard.	0.5 metres
Fire escape, exterior staircase.	Required rear yard.	1.5 metres
Bay window.	Any required yard except a required interior side yard.	1 metre
Uncovered stoop, uncovered steps and uncovered porch.	Required front yard, required interior side yard, required exterior side yard.	1.5 metres but not closer than .5 metres to any side lot line and not higher than 1.25 metres above grade.
Any of the following which are covered or uncovered and not wholly or partially enclosed: deck, stoop, steps, porch.	Required rear yard.	2.5 metres
Eaves and eave trough.	Any required yard.	.75 metres

4.2.3 SWIMMING POOLS IN RESIDENTIAL ZONES

4.2.3.1 A swimming pool of any type may be erected and used in any interior side yard or rear yard but no part of any such pool shall be closer than 1.5 metre to a rear lot line, interior side lot line or exterior side lot line. (By-law 142-92)

4.2.3.2 No part of any swimming pool deck shall be located closer than 0.5 metres to any lot line.

4.2.4 OTHER ACCESSORY BUILDINGS AND STRUCTURES IN RESIDENTIAL ZONES

4.2.4.1 A garage may, subject to 4.2.4.3 and 4.2.4.4, be erected and used for accessory uses in any yard except a required interior side yard, a required exterior side yard, required exterior rear yard or a required front yard. (By-law 142-92)

4.2.4.2 A utility shed or other accessory building, other than a garage, may, subject to 4.2.4.3 and 4.2.4.4, be erected and used for accessory uses in any yard except a front yard, a

required interior side yard, an exterior rear yard and an exterior side yard. (By-law 142-92)

4.2.4.3 No accessory building shall be erected or used between a main building wall and any required front yard except that a garage attached to a dwelling may be erected and used between any main building wall opposite the front lot line and its extensions and any required front yard. (By-law 142-92)

4.2.4.3a No accessory building shall be erected or used between any main building wall opposite the exterior lot line and the exterior lot line if any part is within 1 metre of the exterior lot line or, in the case of a garage, if there is access for an automobile from the street to such garage through the exterior lot line. (By-law 142-92)

4.2.4.4 An accessory building may be erected and used within a rear yard but no part shall be erected or used

(i) within .3 metres of the rear lot line or exterior lot line or, except as provided in clause 4.2.4.5, within .3 metres of any interior lot line; or

(ii) within 2 metres of the intersection of the rear lot line and the exterior lot line of such lot. (By-law 142-92)

4.2.4.5 The common wall between two garages in the rear yards of two lots may be centered on a common interior lot line of such lots.

4.2.4.6 Subject to the provisions of 4.1.1, no accessory building shall be erected on a lot prior to the erection of a main building on the lot.

4.2.4.7 No accessory building shall be used for human habitation.

4.2.4.8 No accessory building shall exceed 4 metres in height.

4.2.4.9 The provisions of clause 4.2.4.1 to 4.2.4.9 inclusive shall not apply to swimming pools.

4.2.5 USE OF YARDS IN RESIDENTIAL ZONES

4.2.5.1 No land in any front yard, exterior side yard, interior side yard, or rear yard shall be used for the maintenance or repair of any motor vehicle except for minor or operating repairs such as the changing of spark plugs, windshield wipers, headlights and tires or for the washing, polishing or cleaning of a motor vehicle.

4.2.5.2 No land in a front yard, exterior side yard or exterior rear yard shall be used for the storing or keeping of a boat, motor vehicle, motorcycle, school bus, trailer, tractor trailer, mobile home, boat trailer or camper.

4.2.5.3 No lot shall be used for the storing, placing or keeping of more than one mobile home.

4.2.5.4 No land or building or part thereof shall be used for offering for sale or selling any matter or thing and without limiting the generality of the foregoing, for a yard sale or a public or private auction sale.

4.2.6 USE OF LANDS FOR PARKING IN RESIDENTIAL ZONES

4.2.6.1 Subject to the provisions of 4.2.6.2, no part of any lot shall be used for the parking of a motor vehicle or trailer.

4.2.6.2 Subject to the provisions of 4.1.9.1, 4.2.6.3, and 4.2.6.4, a parking lot, parking space or residential driveway may be used for the parking of an automobile, motorcycle, snowmobile, trailer, mobile home, motor home, motor scooter, motor assisted bicycle or truck with not more than two axles or a truck not exceeding a maximum height of 2.4m (7.9ft.) from the ground; a maximum width of 2.4m (7.9ft.); or a maximum length of 6.0m (20ft.) (By-law 40-2025)

4.2.6.3 No parking lot, parking space or residential driveway shall be located or used:

(a) within those parts of a corner lot as described in clauses 4.1.6.1 and 4.1.6.2 in which no building or structure may be erected or used;

(b) within *a* landscaped area;

(c) within a front yard if the area of all driveways, parking spaces

and parking lots in such yard exceeds 50% of the area of such yard;

(d) within a front yard or exterior side yard of a corner lot if the area of all residential driveways, parking lots and parking spaces in both of such yards exceeds twenty-five (25%) per cent of the area of both yards.

4.2.6.4 No residential driveway or parking space shall be located or used:

(a) if the total width of all such driveways and parking spaces on a lot where they intersect the front lot line exceeds fifty (50%) per cent of the length of the front lot line; or

(b) if the total width of all driveways and parking spaces on a lot where they intersect the exterior lot line exceeds fifty (50%) per cent of the length of the exterior lot line.

4.2.6.5 No part of any lot shall be used for the parking of a motor vehicle exceeding a maximum height of 2.4m (7.9ft.) from the ground; a maximum width of 2.4m (7.9ft.); or a maximum length of 6.0m (20ft.) (By-law 40-2025)

4.2.6.5.1 Notwithstanding the provisions of Subsections 4.2.6.2 and 4.2.6.5, a motor home, travel trailer, truck camper, boat or other recreational vehicle equal to, or greater than, 6.0m (20ft.) in length and/or 2.4m in height and a maximum width of 2.4m (7.9ft.) can be continuously parked on a driveway in the front yard for a period of no greater than 30 days per year. (By-law 40-2025)

4.2.6.6 Any parking lot, not including a driveway, in the rear yard, interior side yard or exterior rear yard of a lot in a residential zone abutting to a lot in a residential zone shall:

a) have a minimum 1.2 metre landscaped setback to any rear lot line, interior side lot line or exterior side lot line;

b) have a minimum 1.5 metre to a maximum 2.0 metre high solid privacy fence, along the rear lot line, interior side lot line, exterior side lot line portion of the lot that contains the parking lot, not including a driveway; and

c) On a lot containing an additional residential unit, no parking lot, residential driveway, or parking space shall be located on a corner lot within 2 metres of the intersection of the rear lot line and the exterior lot line of such corner lot. (By-law 106-2025)

4.2.7 <u>NUMBER OF BUILDINGS ON A LOT IN A RESIDENTIAL ZONE</u>

4.2.7.1 In any R1, R2 or R3 zone, not more than one main building shall be erected or used on a lot.

4.2.7.2 In any R4, R5, R6 or R7 Zone, more than one main building may be erected on a lot.

4.2.8 <u>HOME OCCUPATIONS IN RESIDENTIAL ZONES</u>

4.2.8.1 The total of the floor area of:

(i) all parts of each dwelling unit which are used for any home occupation, and

(ii) all parts of each building that is accessory to such dwelling unit and used for any home occupation, shall not exceed 15 square metres or 15% of the floor area of such dwelling unit, whichever is the lesser.

4.2.8.2 No person shall use any part of a dwelling unit or accessory building as his place of employment in connection with a home occupation unless such person regularly resides in such dwelling unit;

4.2.8.3 No part of any dwelling unit shall be used for selling or offering to sell any goods, wares or merchandise to any person except by telephone;

4.2.8.4 No part of any accessory building shall be used for selling or offering to sell any goods, wares or merchandise to any person except by telephone;

4.2.8.5 No sign or other advertising device relating to or in any way connected with any home occupation shall be erected, posted or displayed on any lot or on or within any building or structure;

4.2.8.6 No home occupation shall be carried on except within a dwelling unit or within an accessory building;

4.2.8.7 No person shall use any part of a dwelling unit or of an accessory building as a barbershop or hair dressing establishment or as the place of business of a physician, surgeon, psychiatrist, dentist, lawyer, engineer, surveyor, chiropractor, osteopath, accountant, bookkeeper, photographer or an agent or broker of real estate or insurance.

4.2.8.8 No part of any lot, dwelling unit or accessory building shall be used as a place where any goods, wares, or merchandise are delivered, handed to or picked up by any person who does not regularly occupy such lot, dwelling unit or accessory building.

4.2.9 SUBSTANDARD LOTS IN A RESIDENTIAL ZONE

4.2.9.1 Where an existing building is located on a lot having less than the minimum lot frontage, lot area, setback, front yard depth, side yard depth or rear yard depth required by this by-law, such building may be enlarged or reconstructed, provided that the enlargement or reconstruction does not further reduce any setback, front yard depth, side yard depth or rear yard depth which is less than the minimum required by this by-law.

4.2.9.2 An existing lot having less than the minimum lot frontage or minimum lot area required by this by-law may be used for any purpose permitted in any residential zone provided all other applicable provisions of this by-law are complied with and there are available to service the building or structure erected thereon and the lands on which it is situate:

(a) a municipal water supply system; and

(b) a municipal sanitary sewage system, and a municipal storm sewage system, or a combined municipal sanitary and storm sewage system.

4.2.9.3 The required front yard depth for an existing interior lot shall, subject to the provisions of clause 4.1.4, be the lesser of:

(a) the average of the front yard depths of the two abutting interior lots fronting on the same street, or

(b) the required front yard depth for the lot.

4.2.9.4 SEVERANCE OF LOTS AND BUILDINGS

Where a semi-detached dwelling is lawfully erected in accordance with the provisions of this by-law and any such dwelling and the lot on which it is located are lawfully severed, the zone requirements applicable to such semi-detached dwelling and the lot on which it is located as set forth in paragraphs 7.4.1, 8.4.1 and 9.4.1, as the case may be, shall apply to each lot created and the part of the building erected thereon except that the minimum lot area shall be 45% of the minimum for the lot before the severance, the minimum lot frontage shall be 45% of the minimum for the lot before the severance, the minimum lot coverage shall be 40% of the minimum for the lot before severance and the minimum for one side yard shall be nil and 1 meter for the other.

4.2.9.5 Where a modified semi-detached dwelling is lawfully erected in accordance with the provisions of this by-law and any such dwelling and the lot on which it is located and

lawfully severed, the zone requirements applicable to such modified semi-detached dwelling and the lot on which it is located shall apply to each lot created and the part of the dwelling erected thereon except that the minimum lot area shall be 45% of the minimum for the lot before the severance, the minimum lot frontage shall be 45% of the minimum for the lot before the severance, the minimum lot coverage shall be 40% of the minimum for the lot before the severance and the minimum side yards shall be as follows:

(a) one side yard shall be nil and the other side yard one metre where the dwelling is within the definition set forth in 1.75a (i) and (ii);

(b) both side yards shall be one metre where the dwelling is within the definition set forth in 1.75a(iii) (By-law 62-97)

4.2.9.6 (a) Subject to the provisions of clause 4.2.9.6(b), where a townhouse dwelling is lawfully erected in accordance with the provisions of this by-law and any such dwelling and the lot on which it is located are lawfully severed, the zone requirements applicable to such dwelling and the lot on which it is located as set forth in paragraphs 7.4.1, 7A.4.1 and 8.4.1, as the case may be, shall apply to each lot created and the part of the building erected thereon except that the minimum lot frontage shall be 5.5 metres, and the minimum side yards shall be nil for an interior unit and for an end unit one side yard shall be nil and 2 metres for the other.

(b) For the purposes of clause 4.2.9.6(a) townhouse dwelling must have

(i) frontage on and direct access to a municipal street; and

(ii) independent connection to a municipal sanitary sewage system, municipal water supply system and a municipal storm sewer system. (By-law 102-2015)

4.2.11 AIR CONDITIONING DEVICES

4.2.11.1 In a residential zone an air conditioning device may be located in a required interior side yard, a required exterior side yard and a required rear yard.

4.2.11.2 No Part of any air conditioning device shall be located closer than 0.3 metres to a lot line. (By-law 86-2016)

4.2.11 ADDITIONAL RESIDENTIAL UNITS

The provisions of this section shall apply to all additional residential units, unless specified by type directly herein.

4.2.11.1 Additional residential units shall be permitted within any residential zone in association with the following uses:

(a) Single detached dwelling

(b) Semi-detached dwelling

(c) Street townhouse dwelling

Single detached dwellings, semi-detached dwellings or street townhouse dwellings containing an additional residential unit on the date of the passing of this by-law, may continue to be used for that purpose if a building permit has been issued under sections 8 or 10 of the Building Code Act, 1992, S.O. 1992, c.23 permitting the erection, alteration, occupancy or use for the additional residential unit, and if the additional residential unit complies with the regulations of the Fire Protection and Prevention Act, 1997, S.O. 1997, c.4.

4.2.11.2 A maximum of three (3) additional residential units shall be permitted per lot as follows:

(i) three residential units in a detached house, semi-detached house or townhouse on a residential lot, if all buildings and structures ancillary to the detached house, semi-detached house or townhouse cumulatively contain no more than one residential unit;

(ii) four residential units in a detached house, semi-detached house or townhouse on a residential lot, if no building or structure ancillary to the detached house, semi-detached house or townhouse contains any residential units; or

(iii) one residential unit in a building or structure ancillary to a detached house, semi-detached house or townhouse on a residential lot, if the detached house, semi-detached house or townhouse contains no more than three residential units and no other building or structure ancillary to the detached house, semi-detached house or townhouse contains any residential units. (By-Law 59-2023) (By-law 106-2025)

4.2.11.3 (a) An additional residential unit shall not be permitted on a separate lot from the primary dwelling unit that it is accessory to.

(b) An additional residential unit or part thereof shall not be permitted in a basement where the finished floor level of such basement is below the level of any sanitary sewer servicing the building or structure in which the basement is located.

(c) An additional residential unit shall not be permitted in a flood plain as regulated by the Conservation Authority having jurisdiction for that area.

(d) An additional residential unit shall not be permitted unless full municipal sanitary services and municipal piped water services are available to service the additional residential unit.

4.2.11.4 (a) An additional residential unit may be permitted in an accessory structure on the same lot as the primary dwelling.

(b) An additional residential unit within an accessory structure may only be permitted in the rear yard or interior side yard.

(c) An additional residential unit in an accessory structure located in a rear yard shall be required to meet the following:

Interior side yard setback:	1 metre
Exterior side yard setback:	4 metres
Rear yard setback:	1 metre
Maximum height:	4 metres

4.2.11.5 The minimum width of an unobstructed, access pathway from a public street to an Additional Residential Unit entrance shall be 1.0 metres. (By-law 106-2025)

4.2.11.6 Exterior alterations to provide for entrances to the additional residential unit within interior or rear yards of the primary dwelling unit may be permitted.

4.2.11.7 The minimum of 1 parking space is required for each additional residential unit. Notwithstanding the provisions of subsection 1.81(ii), a parking space for an additional residential unit may be located in tandem with parking spaces provided for the main residential unit.

4.2.11.8 Additional Residential Units shall be required to conform to all Ontario Building Code and Ontario Fire Code regulations. (By-law 98-2021)

4.2.11.9 Notwithstanding any other provision of this by-law, a maximum lot coverage of 45% is permitted where an additional residential unit(s) is located on the same lot. (By-law 106-2025)

4.3 PROVISIONS APPLICABLE TO COMMERCIAL ZONES

The provisions of Paragraph 4.3 .1 and all other paragraphs of subsection 4.3 shall, unless the context otherwise requires, apply to all lands, buildings and structures in each commercial zone, and in the event of any conflict between any provision in any paragraph in this subsection 4.3 and any provision of sections 12 to 19 inclusive, the provisions of the paragraph in this subsection shall prevail.

4.3.1 SUBSTANDARD LOTS IN COMMERCIAL ZONES

4.3.1.1 Where an existing building is located on a lot having less than the minimum lot frontage, lot area, setback, front yard depth, side yard depth or rear yard depth required by this by-law, the said building may be enlarged, reconstructed, repaired or renovated provided that the enlargement, reconstruction, repair or renovation does not further reduce any setback, front yard depth, side yard depth, or rear yard depth which is less than the minimum required by this by-law and all other applicable provisions of this by-law are complied with.

4.3.1.2 An existing lot having less than the minimum lot frontage or minimum lot area required by this by-law may be used for any purpose permitted in any commercial zone provided all other applicable provisions of this by—law are complied with and there are available to service the building or structure thereon and the lands on which it is situate:

(a) a municipal water supply system; and

(b) a municipal sanitary sewage system, and a municipal storm sewage system, or a combined municipal sanitary and storm sewage system.

4.3.2 USE OF LANDS FOR PARKING IN COMMERCIAL ZONES

4.3.2.1 Subject to the provisions of 3.2.2, no part of any lot shall be used for the parking of a motor vehicle or a trailer.

4.3.2.2 Subject to the provisions of paragraph 4.1.9.1 and 4.3.2.3, a parking lot or parking space may be located anywhere in a commercial zone and may be used for the parking of a motor vehicle or a trailer.

4.3.2.3 No parking lot or parking space shall be located or used:

(a) within those parts of a corner lot as described in clauses 4.1.6.1 and 4.1.6.2 in which no building or structure may be erected or used, or

(b) within a landscaped area.

4.3.3 PARKING REQUIREMENTS IN COMMERCIAL ZONES

4.3.3.1 The owner or occupant of any building or structure erected in the C4, C5 or C7 zones and used for a purpose permitted in the zone in which such building or structure is erected, shall provide and maintain on the lot on which such building or structure is erected, a parking lot containing the minimum number of parking spaces set forth below.

Permitted Purpose or Use	**Minimum Number of Parking Spaces**
Retail store	4.5 spaces for 100 m² of floor area
Business office	3.0 spaces per 100 m^2 of floor area
Personal service shop	3.0 spaces per 100 m^2 of floor area
Restaurant	20.0 spaces per 100 m^2 of floor area
Hotel	1 space per suite plus space for other uses in accordance with this by-law if over 10% of hotel area
Theatre	1 space per 4 seats
Private club, banquet hall, dance hall	10 spaces per 100 m^2 of floor area
Gas bar, automatic car wash, automobile service business, automobile trade, automobile service station	4.5 spaces per 100 m ^{2}of floor area plus 5 spaces for temporary vehicle storage
Groceteria, supermarket	6.0 spaces per 100 m ^{2}of floor area
Church	1 space per 6 seats
Hospital	1 space per bed
School – elementary - secondary	2 spaces per classroom 5 spaces per classroom
Residential - Apartment -Townhouse	 1.25 spaces per dwelling unit 1.25 spaces per dwelling unit

-Other residential dwelling types	1.0 space per dwelling unit
Other institutional uses not listed	10 spaces per 100 m^2 of floor area
Other commercial uses not listed	3.0 spaces per 100 m^2 of floor area

4.3.4 OFF-STREET LOADING SPACES IN COMMERCIAL ZONES

Where a building or structure is erected for a use permitted within a commercial zone, loading spaces shall be provided on the lot of which the building or structure is located in accordance with the following:

Ground Floor Area	Number of Loading Spaces
450 m^2 or less	No loading space
Greater than 450 m^2	1 loading space

4.3.5 AUCTION SALES

No land or building or part thereof shall be used for offering for sale or selling by public or private auction any matter or thing.

4.3.6 DOWNTOWN TALBOT STREETSCAPE (By-law 12-2016)

Notwithstanding any other provision of this by-law, the following regulations shall apply to any new development or redevelopment within the lands shown in heavy solid line on Schedules "1", "2" and "3" to this by-law, and such Schedules shall be added to and form part of By-law 50-88 as amended and shall be known as "Schedule DTl ", "Schedule DT2" and "Schedule DT3" respectively to By-law 50-88 as amended:

4.3.6.1.1	Minimum Building Height:	2 stories
4.3.6.1.2	Maximum Building Height:	3 stories
4.3.6.1.3	Setback from Talbot Street:	In order to maintain a street related building form, new buildings shall be have a setback of NIL from the Talbot Street frontage.
4.3.6.1.4	Access to Talbot Street:	No new access points to Talbot Street for motor vehicles shall be permitted.
4.3.6.1.5	Parking Landscape Buffer:	New parking lots shall be located a minimum of 3 metres from the Talbot Street frontage.

SECTION 5 – FIRST RESIDENTIAL ZONE – R1

5.1 PERMITTED USES

In this zone, no land, building or structure shall be used except for the following purposes:

(a) single detached dwelling;

(b) church;

(c) home occupation;

(d) nursing home;

(e) provincial group home;

(f) residential care home;

(g) uses accessory to the foregoing.

5.2 PERMITTED BUILDINGS AND STRUCTURES

In this zone, no building or structure shall be erected except for the uses permitted by subsection 5.1.

5.3 SERVICES REQUIRED

In this zone, no building or structure shall be erected or used for any purpose permitted by subsection 5.1 unless the following municipal services are available to service the building or structure and the land on which it is situate:

(a) a water supply system; and

(b) a sanitary sewage system and a storm sewage system or a combined sanitary and storm sewage system.

5.4 ZONE REGULATIONS

5.4.1 In this zone, no building or structure shall be erected or land, building or structure used except in accordance with the regulations set forth in Table 1 to this subsection 5.4.

5.4.2 In this zone, no building or structure shall be erected or used for the purposes of a residential care home or a provincial group home if the lot on which such residential care home or provincial group home is located is within 75 metres of another lot in this zone or in any other zone on which there is a building or structure used for the purposes of a residential care home or provincial group home.

5.5 SPECIAL PROVISIONS

The provisions of subsections 5.1 to 5.4 inclusive and all other applicable provisions of this by-law shall apply to the use of land and to the erection and use of buildings and structures in each special zone in this subsection except that where there is a conflict between the provisions of the special zone and the provisions of subsections 5.1 to 5.4 inclusive or any other applicable provision in this by-law, the provisions of the special zone shall prevail.

In addition, the provisions of each special zone shall, unless otherwise provided in such special zone, apply only to the use of land permitted in the special zone and to the erection and use of buildings and structures permitted in the special zone.

5.5.2 Special Zone

(a) Area Affected
R1-2 as shown on Special Zoning Map 21-8.

(b) Additional Permitted Uses

Office of a physician.
Uses accessory to the foregoing.

(c) Additional Permitted Buildings and Structures
Buildings and structures for the additional uses permitted by 5.5.2(b).

(d) Required Minimum Number of Parking Spaces and Their Location
5 parking spaces located within the rear and side yards.
No parking space shall be located within the front yard.

5.5.3 Special Zone

(a) Area Affected
R1-3 as shown on Special Zoning Map 24-6.

(b) Additional Permitted Uses
The building shown on Special Zoning Map 24-6 may be used for the following purposes:

(i) Public health dental services
(ii) public health nursing services
(iii) public health clinic services
(iv) public health inspection services
(v) public health nutrition services
(vi) public health care services

(c) Required Minimum Number of Parking Spaces
80 located within the area affected.

5.5.4 Special Zone (By-law 4-91)

(a) Area Affected
R1-4 as shown on Special Zoning Map 24-7.

(b) Additional Permitted Uses
Retirement home
Uses accessory to the foregoing.

(c) Only Permitted Buildings and Structures
The building located within the area affected on January 7th, 1991.

(d) Minimum Room Floor Area

Number of Beds in Room	Minimum Floor Area
1 bed	13.5 square metres
2 beds	18 square metres

(e) Required Minimum Number of Parking Spaces
20 located within the area affected

5.5.5 Special Zone (By-law 36-92)

(a) Area Affected
R1-5 on Zoning Map 32.

(b) Only Permitted Uses
Single detached dwelling
Home Occupation
Uses accessory to the foregoing.

(c) Minimum Lot Frontage
15 metres

(d) Minimum Lot Area

550 square metres

5.5.6 Special Zone (By-law 36-92)

(a) Area Affected
R1-6 as shown on Zoning Map 32.

(b) Only Permitted Uses
Single detached dwelling
Home Occupation
Uses accessory to the foregoing.

(c) Minimum Lot Frontage
18 metres

(d) Minimum Lot Area
600 square metres

(e) Special Setback Requirement
No building or structure, other than a fence, shall be erected within this special zone within 9 metres of the line shown on Special Zoning Map 32-1 as Top of Bank.

5.5.7 Special Zone(By-law 36-92)

(a) Area Affected
R1-7 as shown on Zoning Map 32.

(b) Only Permitted Uses
Single detached dwelling
Home Occupation
Uses accessory to the foregoing.

(c) Minimum Lot Frontage
15 metres

(d) Minimum Lot Area
500 square metres

5.5.8 Special Zone(By-law 36-92)

(a) Area Affected
R1-8 as shown on Zoning Map 32.

(b) Only Permitted Uses
Single detached dwelling
Home Occupation
Uses accessory to the foregoing.

(c) Minimum Lot Frontage
15 metres

(d) Minimum Lot Area
500 square metres

(e) Special Setback Requirement
No building or structure, other than a fence, shall be erected within this special zone within 9 metres of any rear lot line.

5.5.9 Special Zone (By-law 37-92)

(a) Area Affected
R1-9 as shown on Special Zoning Map 3-7.

(b) Only Permitted Uses
Single detached dwelling
Home occupation
Uses accessory to the foregoing.

(c) Minimum Lot Frontage
15 metres

(d) Minimum Lot Area
500 square metres

5.5.10 Special Zone (By-law 26-94)

(a) Areas Affected
R1-10 as shown on Special Zoning Maps 26-1 and 27-4.

(b) Only Permitted Uses
Church
Uses accessory to the foregoing.

(c) Only Permitted Buildings and Structures
Buildings and structures for uses permitted by (b) of this paragraph

5.5.13 Special Zone (By-law 113-96)

(a) Area Affected
R1-13 as shown on Special Zoning Map 32-4.

(b) Only Permitted Uses
Single detached dwelling.
Home occupation.
Uses accessory to the foregoing.

(c) Minimum Lot Frontage
12.2 metres.

(d) Minimum Lot Area
390 sq. metres

5.5.13 Special Zone(By-law 46-96)

(a) Area Affected
R1-13 as shown on Zoning Map 33.

(b) Applicable Provisions
The provisions of 5.1, 5.2, 5.3 and 5.4 and all other applicable provisions shall apply to the area affected

5.5.14 Special Zone (By-law 129-96)

(a) Area Affected
R1-14 as shown on Special Zoning Map 32-5.

(b) Only Permitted Uses
Single detached dwelling.
Home occupation.
Uses accessory to the foregoing.

(c) Minimum Lot Frontage
12.2 metres.

(d) Minimum Lot Area
390 sq. metres

5.5.15 Special Zone (By-law 113-97)

(a) Area Affected
R1-15 as shown on Zoning Map 34.

(b) Only Permitted Uses
Single detached dwelling
Home occupation
Uses accessory to the foregoing.

(c) Only Permitted Buildings and Structures
Buildings and structures for the uses permitted by (b) of this paragraph 5.5.15.

(d) Services Required
In this special zone, the following requirements for services shall apply:

(i) Subject to (ii), no building or structure shall be erected or used for any purpose permitted by (b) of this paragraph 5.5.15 unless the following municipal services are available to service the building or structure and the land on which it is situate:

(1) a water supply system, and

(2) a sanitary sewage system and a storm system.

(ii) Buildings or structures may be used for any purpose permitted by (b) of this paragraph 5.5.15 if:

(1) a water supply system provided by the municipality or a well is available to service any building or structure and the land on which it is situate; and

(2) the sanitary waste from such building or structure is discharged to the sanitary waste disposal system approved by the authority having jurisdiction to issue permits under Part VIII of the Environmental Protection Act as amended.

(e) Lot Area
The minimum lot area shall be the existing lot area.

5.5.16 Special Zone(By-law114-97)

(a) Area Affected
R1-16 as shown on Zoning Map 37.

(b) Only Permitted Uses
Single detached dwelling
Home occupation
Uses accessory to the foregoing.

(c) Only Permitted Buildings and Structures
Buildings and structures for the uses permitted by (b) of this paragraph 5.5.16.

(d) Services Required
In this special zone, the following requirements for services shall apply:

(i) Subject to (ii), no building or structure shall be erected or used for any purpose permitted by (b) of this paragraph 5.5.16 unless the following municipal services are available to service the building or structure and the land on which it is situate:

(1) a water supply system, and
(2) a sanitary sewage system and a storm system.

(ii) Buildings or structures may be used for any purpose permitted by (b) of this paragraph 5.5.16 if:

(1) a water supply system provided by the municipality or a well is available to service any building or structure and the land on which it is situate; and

(2) the sanitary waste from such building or structure is discharged to the sanitary waste disposal system approved by the authority having jurisdiction to issue permits under Part VIII of the Environmental Protection Act as amended.

5.5.16 Special Zone(By-law 27-98)

(a) Area Affected
R1-16 as shown on Special Zoning Map 17-14.

(b) Applicable Provisions
The provisions of subsections 5.1, 5.2, 5.3 and 5.4 and all other provisions of this bylaw applicable to lands, buildings and structures within the R1 zone shall apply to the area affected.

5.5.17 Special Zone (By-law 116-97)

(a) Area Affected
R1-17 as shown on Zoning Maps 38, 40, 42, 44, 45 and 47.

(b) Only Permitted Uses
Single detached dwelling
Home occupation
Uses accessory to the foregoing.

(c) Only Permitted Buildings and Structures
Buildings and structures for the uses permitted by (b) of this paragraph 5.5.17.

(d) Services Required
In this special zone, the following requirements for services shall apply:

(i) Subject to (ii), no building or structure shall be erected or used for any purpose permitted by (b) of this paragraph 5.5.17 unless the following municipal services are available to service the building or structure and the land on which it is situate:

(1) a water supply system, and
(2) a sanitary sewage system and a storm system.

(ii) Buildings or structures may be used for any purpose permitted by (b) of this paragraph 5.5.17 if:

(1) a water supply system provided by the municipality or a well is available to service any building or structure and the land on which it is situate; and

(2) the sanitary waste from such building or structure is discharged to the sanitary waste disposal system approved by the authority having jurisdiction to issue permits under Part VIII of the Environmental Protection Act as amended.

5.5.18 Special Zone (By-law 115-97)

(a) Area Affected
R1-18 as shown on Zoning Map 39.

(b) Only Permitted Uses

Single detached dwelling
Home occupation
Uses accessory to the foregoing.

(c) Only Permitted Buildings and Structures
Buildings and structures for the uses permitted by (b) of this paragraph 5.5.18.

(d) Services Required
In this special zone, the following requirements for services shall apply:

(i) Subject to (ii), no building or structure shall be erected or used for any purpose permitted by (b) of this paragraph 5.5.18 unless the following municipal services are available to service the building or structure and the land on which it is situate:

(1) a water supply system, and
(2) a sanitary sewage system and a storm system.

(ii) Buildings or structures may be used for any purpose permitted by (b) of this paragraph 5.5.18 if:

(1) a water supply system provided by the municipality or a well is available to service any building or structure and the land on which it is situate; and
(2) the sanitary waste from such building or structure is discharged to the sanitary waste disposal system approved by the authority having jurisdiction to issue permits under Part VIII of the Environmental Protection Act as amended.

(e) Lot Area
The minimum lot area shall be the existing lot area.

5.5.18 Special Zone (By-law 116-97)

(a) Area Affected
R1-18 as shown on Zoning Map 38.

(b) Only Permitted Uses
Single detached dwelling containing two dwelling units
Home occupation
Uses accessory to the foregoing.

(c) Only Permitted Buildings and Structures
Buildings and structures for the uses permitted by (b) of this paragraph 5.5.18.

(d) Services Required
In this special zone, the following requirements for services shall apply:

(i) Subject to (ii), no building or structure shall be erected or used for any purpose permitted by (b) of this paragraph 5.5.18 unless the following municipal services are available to service the building or structure and the land on which it is situate:

(1) a water supply system, and
(2) a sanitary sewage system and a storm system.

(ii) Buildings or structures may be used for any purpose permitted by (b) of this paragraph 5.5.18 if:

(1) a water supply system provided by the municipality or a well is available to service any building or structure and the land on which it is situate; and
(2) the sanitary waste from such building or structure is discharged to the sanitary waste disposal system approved by the authority

having jurisdiction to issue permits under Part VIII of the Environmental Protection Act as amended.

(e) Lot Area
The maximum lot area shall be the existing lot area

5.5.19 Special Zone (By-law 116-97)

(a) Area Affected
R1-19 as shown on Zoning Map 41.

(b) Only Permitted Uses
Business of a real estate agent or broker
Single detached dwelling
Home occupation
Uses accessory to the foregoing.

(c) Only Permitted Buildings and Structures
Buildings and structures for the uses permitted by (b) of this paragraph 5.5.19.

(d) Services Required
In this special zone, the following requirements for services shall apply:

(i) Subject to (ii), no building or structure shall be erected or used for any purpose permitted by (b) of this paragraph 5.5.19 unless the following municipal services are available to service the building or structure and the land on which it is situate:

(1) a water supply system, and
(2) a sanitary sewage system and a storm system.

(ii) Buildings or structures may be used for any purpose permitted by (b) of this paragraph 5.5.19 if:

(1) a water supply system provided by the municipality or a well is available to service any building or structure and the land on which it is situate; and
(2) the sanitary waste from such building or structure is discharged to the sanitary waste disposal system approved by the authority having jurisdiction to issue permits under Part VIII of the Environmental Protection Act as amended.

(e) Lot Area
The maximum lot area shall be the existing lot area.

5.5.20 Special Zone (By-law 116-97)

(a) Area Affected
R1-20 as shown on Zoning Map 47.

(b) Only Permitted Uses
Single detached dwelling
Home occupation
Storage of construction material and equipment within an enclosed building
Uses accessory to the foregoing.

(c) Only Permitted Buildings and Structures
Buildings and structures for the uses permitted by (b) of this paragraph 5.5.20.

(d) Services Required
In this special zone, the following requirements for services shall apply:

(i) Subject to (ii), no building or structure shall be erected or used for any purpose permitted by (b) of this paragraph 5.5.20 unless the following

municipal services are available to service the building or structure and the land on which it is situate:

(1) a water supply system, and
(2) a sanitary sewage system and a storm system.

(ii) Buildings or structures may be used for any purpose permitted by (b) of this paragraph 5.5.20 if:

(1) a water supply system provided by the municipality or a well is available to service any building or structure and the land on which it is situate; and
(2) the sanitary waste from such building or structure is discharged to the sanitary waste disposal system approved by the authority having jurisdiction to issue permits under Part VIII of the Environmental Protection Act as amended.

(e) Lot Area
The maximum lot area shall be the existing lot area

5.5.21 Special Zone (By-law 164-97)

(a) Area Affected
R1-21 as shown on Special Zoning Map 26-2.

(b) Minimum Floor Area
(i) 102 square metres for a one-storey dwelling.
(ii) 125 square metres for a dwelling with more than one storey.

(c) Applicable Provisions
Except as provided by this paragraph, the provisions of subsections 5.1, 5.2, 5.3 and 5.4 and all other provisions of this bylaw applicable to lands, buildings and structures within the R1 zone shall apply to the area affected.

5.5.22 Special Zone (By-law 164-97)

(a) Area Affected
R1-22 as shown on Special Zoning Map 26-2.

(b) Minimum ' Floor Area
(i) 102 square metres for a one-storey dwelling.
(ii) 125 square metres for a dwelling with more than one storey.

(c) Minimum Lot Area
400 square metres.

(d) Applicable Provisions
Except as provided by this paragraph, the provisions of subsections 5.1, 5.2, 5.3 and 5.4 and all other provisions of this bylaw applicable to lands, buildings and structures within the R1 zone shall apply to the area affected.

5.5.23 Special Zone (By-law 20-98)

(a) Area Affected
R1-23 as shown on Special Zoning Map 26-3.

(b) Holding Zone

(1) Use of Zone Symbol
Where the symbol "h" appears on Zoning Map 26 or on Special Zoning Map
26-3 as a prefix to a Zone Symbol or to a Special Zone Symbol, notwithstanding the provisions of that zone or special zone, unless this by-law has been amended to remove the relevant "h" symbol, those lands shall not be developed or used except for the permitted interim

uses set forth below.

(2) Permitted Interim Uses
Existing Uses

(3) Holding Zone Provisions

Plan of subdivision – to ensure the orderly development of lands, the "h" symbol shall not be deleted until a subdivision agreement is entered into with the City Corporation for the lands to be developed.

Municipal Services – to ensure that there is sewage capacity for the lands to be developed, the "h" symbol shall not be deleted until the Director of Engineering certifies that in his opinion the City Corporation has adequate uncommitted reserve sewage capacity for the orderly development of such lands.

(c) Applicable Provisions
The provisions of subsections 5.1, 5.2, 5.3 and 5.4 and all other provisions of this by-law applicable to lands, buildings and structures within the R1 zone shall apply to the Area Affected.

5.5.24 Special Zone (By-law 28-98)

(a) Area Affected
R1-24 as shown on Special Zoning Map 33-1.

(b) Minimum Lot Frontage
13.5 metres

(c) Applicable Provisions
Except as provided by this paragraph, the provisions of subsections 5.1, 5.2, 5.3 and 5.4 and all other provisions of this by-law to applicable lands, buildings and structures within the R1 zone shall apply to the area affected.

5.5.25 Special Zone (By-law 196-99)

(a) Area Affected
R1-25 as shown on Special Zoning Map 25-6.

(b) Additional Permitted Uses
private school;
day care (By-law 118-2015);
uses accessory to the foregoing.

(c) Additional Permitted Buildings and Structures
Buildings and structures for the additional uses permitted by 5.5.25(b).

(d) Zone Regulations
The Zone Regulations set forth in Columns (3) and (5) of Table 2 of subsection 7.4 shall apply respectively to a day care (By-law 118-2015) and a private school permitted by this Special Zone except that the minimum rear yard depth shell be 4 m. for such uses.

5.5.27 Special Zone (By-law 115-2002)

(a) Area Affected
R1-27 as shown on Special Zoning Map 34-9.

(b) Applicable Provisions
The provisions of subsections 5.1, 5.2, 5.3 and 5.4 and all other provisions of this by-law applicable to lands, buildings and structures with the R1 zone shall apply to the area affected.

(c) Special Setback Requirements
No building or structure, other than a fence, shall be erected between the line designated "Top of Bank" and the Geotechnical Setback Line" as shown on the Plan by J.G. Rupert, O.L.S., completed on September 1, 2000, which Plan is marked as Schedule "D" to this by-law and is filed with the Clerk.

5.5.28 Special Zone (By-law 102-2005)

(a) Area Affected
R1-28 as shown on Special Zoning Map 24-12.

(b) Minimum Rear Yard Depth
7 metres.

5.5.29 Special Zone (By-law 112-2006)

(a) Area Affected
R1-29 as shown on Special Zoning Map 26-5.

(b) Minimum Rear Yard Depth
7 metres.

(c) Maximum Lot Coverage
40%

5.5.30 Special Zone (By-law 4-2007)

(a) Area Affected
R1-30 as shown on Special Zoning Map 21-18.

(b) Additional Permitted Use
Clinic
Accessory uses.

(c) Additional Permitted Buildings and Structures
Buildings and structures for the additional uses permitted by 5.5.30(b).

(d) Off-Street Parking
A minimum of 5 parking spaces shall be provided for the additional use permitted by 5.5.30(b), to be located within the rear yard.

5.5.31 Special Zone (By-law 20-2008)

(a) Area Affected
R1-31 as shown on Special Zoning Map 26-7.

(b) Applicable Provisions
The provisions of subsections 5.1, 5.2, 5.3 and 5.4 and all other provisions of this by-law applicable to lands, buildings and structures within the R1 Zone shall apply to the area affected.

5.5.32 Special Zone (By-law 200-1016)

(a) Area Affected
R1-32 as shown on Special Zoning Map 24-15.

(b) Additional Permitted Use
Restricted business office.
A clinic.
Accessory uses.

(c) Location of Additional Permitted Uses
The additional uses permitted by Subsection 5.5.32(b) shall be located within the building existing at the time of the passing of this by-law.

(d) Maximum Floor Area
The maximum floor area permitted for the uses permitted by Subsection 5.5.32(b) shall be 140 square metres.

(e) Signs
Signs for the uses permitted by 5.5.32(b) shall be limited to a fascia sign with a surface area no larger than 3 square metres

5.5.32 Special Zone (By-law 40-2021)

(a) Area Affected
R1-32 as shown on Special Zoning Map 3-16.

(b) Additional Permitted Use
Additional Dwelling Unit.

(c) Additional Permitted Buildings and Structures
A 55 square metre one-storey addition for the uses permitted by 5.5.32(b).

(d) Minimum Rear Yard Depth
6.5 metres.

(e) Exception
The provisions of Item 10 of Table 1 to subsection 5.4 shall not apply to the area affected.

5.5.33 Special Zone (By-Law 30-2021)

(a) Area Affected
R1-33 as shown on Special Zoning Map 46-1.

(b) Only Permitted Uses
Single detached dwelling
Home occupation
Accessory uses

(c) Only Permitted Buildings and Structures
Buildings and structures for the uses permitted by (b) of this paragraph 5.5.33.

(d) Services Required
In this special zone, the following requirements for services shall apply:

(i) Subject to (ii), no building or structure shall be erected or used for any purpose permitted by (b) of this paragraph 5.5.33 unless the following municipal services are available to service the building or structure and the land on which it is situate:

(1) a water supply system, and

(2) a sanitary sewage system and a storm system.

(ii) Buildings or structures may be used for any purpose permitted by (b) of this paragraph 5.5.33 if:

(1) a water supply system provided by the municipality or a well is available to service any building or structure and the land on which it is situate; and

(2) the sanitary waste from such building or structure is discharged to a sanitary waste disposal system approved by the City.

5.5.34 Special Zone (By-law 30-2021)

(a) Area Affected
R1-34 as shown on Special Zoning Map 46-1.

(b) Only Permitted Uses
Single detached dwelling
An electrical contracting business accessory to a single detached dwelling.
Accessory uses

(c) Only Permitted Buildings and Structures
Buildings and structures for the uses permitted by (b) of this paragraph 5.5.34.

(d) Services Required
In this special zone, the following requirements for services shall apply:

(j) Subject to (ii), no building or structure shall be erected or used for any purpose permitted by (b) of this paragraph 5.5.33 unless the following municipal services are available to service the building or structure and the land on which it is situate:

(1) a water supply system, and

(2) a sanitary sewage system and a storm system.

(ii) Buildings or structures may be used for any purpose permitted by (b) of this paragraph 5.5.33 if:

(1) a water supply system provided by the municipality or a well is available to service any building or structure and the land on which it is situate; and

(2) the sanitary waste from such building or structure is discharged to a sanitary waste disposal system approved by the City.

Column No. (1) Item No.	(2) Single Detached Dwelling	(3) Church	(4) Provincial Group Home Residential Care Home	(5) Nursing Home
1. Minimum Lot Area	464 m²	1500 m²	555 m²	4000 m²
2. Minimum Lot Frontage	15 m	25 m	15 m	30 m
3. Maximum Main Building Height	11 m	15 m	11 m	11 m
4. Maximum Accessory Building Height	4 m	4 m	4 m	4 m
5. Maximum Lot Coverage	35%	40%	40%	40%
6. Maximum Floor Area of Enclosed Accessory Building	the lesser of 15% of the lot area or 67m² *(By-law 137-88)	the lesser of 15% of the lot area or 40 m²	the lesser of 15% of the lot area or 40 m²	the lesser of 15% of the lot area or 40 m²
7. Maximum Number of Dwelling Units	1 per lot	---	---	---
8. Maximum Roof Area	50%	55%	55%	55%
9. Minimum Front Yard Depth	6 m	7.5 m	6 m	7.5 m
10. Minimum Rear Yard Depth	10.5 m	7.5 m	9 m	9 m
11. Minimum Side Yard Depth				
a) Interior Side Yard	1 m	5 m	1 m	5 m
b) Exterior Side Yard	4.5 m	7.5 m	4 m	7.5 m
12. Minimum Ground Floor Area				
(a) 1 Storey Dwelling	74 m²	---	74 m²	---
(b) 1 ½ Storey Dwelling	60 m²	---	60 m²	---
(c) 2 or more Storey Dwelling	42 m²	---	42 m²	---
13. Minimum Number of Parking Spaces	1 per dwelling unit	1 for each 6 seats	3	.75 per bed

SECTION 6 – SECOND RESIDENTIAL ZONE – R2

6.1 PERMITTED USES

In this zone, no land, building or structure shall be used except for the following purposes:

(a) single detached dwelling;
(b) church;
(c) home occupation;
(d) provincial group home;
(e) residential care home;
(f) nursing home;
(g) uses accessory to the foregoing.

6.2 PERMITTED BUILDINGS AND STRUCTURES

In this zone, no building or structure shall be erected, except for the uses permitted by subsection 6.1.

6.3 SERVICES REQUIRED

In this zone, no building or structure shall be erected or used for any purpose permitted by subsection 6.1 unless the following municipal services are available to service the building or structure and the land on which it is situate:

(a) a water supply system; and
(b) a sanitary sewage system and a storm sewage system or a combined sanitary and storm sewage system.

6.4 ZONE REGULATIONS

6.4.1 In this zone, no building or structure shall be erected or land, building or structure used except in accordance with the regulations set forth in Table 1 to this subsection 6.4.

6.4.2 In this zone, no building or structure shall be erected or used for the purposes of a provincial group home or a residential care home if the lot on which such provincial group home or residential care home is located within 75 metres of another lot in this zone or in any other zone on which there is a building or structure used for the purposes of a provincial group home or a residential care home

6.5 SPECIAL PROVISIONS

The provisions of subsections 6.1 to 6.4 inclusive and all other applicable provisions of this by-law shall apply to the use of land and to the erection and use of buildings and structures in each special zone in this subsection except that where there is a conflict between the provisions of the special zone and the provisions of subsections 6.1 to 6.4 inclusive or any other applicable provisions in this by-law, the provisions of the special zone shall prevail.

In addition, the provisions of each special zone shall, unless otherwise provided in such special zone, apply only to the uses of land permitted in the special zone and to the erection and use of buildings and structures permitted in the special zone.

6.5.1 Special Zone

(a) Area Affected
R2-1 as shown on Special Zoning Map 18-1.

(b) Minimum Rear Yard Depth
27 metres except within the easterly 157.5 m. of the area affected where the minimum rear yard depth shall be 14 m.

6.5.2 Special Zone (By-law 81-89)

(a) Area Affected
R2-2 as shown on Special Zoning Map 18-12.

(b) Applicable Provisions
The provisions of subsections 6.1, 6.2, 6.3 and 6.4 and all other applicable provisions apply to the area affected

6.5.4 Special Zone (By-law 80-90)

(a) Area Affected
R2-4 as shown on Special Zoning Map 18-21.

(b) Applicable Provisions
The provisions of subsections 6.1, 6.2, 6.3 and 6.4 and all other applicable provisions shall apply to the area affected

6.5.5 Special Zone (By-law 79-90)

(a) Area Affected
R2-5 as shown on Special Zoning Map 18-22.

(b) Only Permitted Uses
Single detached dwelling
Uses accessory to the foregoing.

(c) Only Permitted Buildings
Buildings or structures for the uses permitted by 6.5.5 (b).

(d) Location of Permitted Buildings and Structures
A single detached dwelling may be erected within the area designated Building Area on Special Zoning Map 18-22.

(e) Exception
The provisions of items 9 and 10 in Column No. (1) of Table 1 to paragraph 6.4.1 shall not apply

6.5.6 Special Zone (By-law 144-90)

(a) Area Affected
R2-6 as shown on Special Zoning Map 18-23.

(b) Applicable Provisions
The provisions of subsections 6.1, 6.2, 6.3 and 6.4 and all other applicable provisions shall apply to the area affected

6.5.7 Special Zone (By-law 192-90)

(a) Area Affected
R2-7 as shown on Special Zoning Map 18-24.

(b) Applicable Provisions
The provisions of subsections 6.1, 6.2, 6.3 and 6.4 and all other applicable provisions shall apply to the area affected

6.5.8 Special Zone (By-law 192-90)

(a) Area Affected
M2-8 as shown on Special Zoning Map 18-24.

(b) Applicable Provisions
The provisions of subsections 6.1, 6.2, 6.3 and 6.4 and all other applicable provisions shall apply to the area affected

6.5.9 Special Zone (By-law 24-92)

(a) Area Affected
R2-9 as shown on Special Zoning Maps 18-26, 22-3 and 27-1.

(b) Applicable Provisions
The provisions of subsections 6.1, 6.2, 6.3 and 6.4 and all other applicable provisions shall apply to the area affected

6.5.10 Special Zone (By-law 92-93)

(a) Area Affected
R2-10 as shown on Special Zoning Map 27-3.

(b) Only Permitted Uses
Single detached dwelling.
Uses accessory to the foregoing.

(c) Only Permitted Buildings or Structures
Buildings or structures for the uses permitted by (b) of this paragraph

6.5.11 Special Zone (By-law 149-94)

(a) Area Affected
R2-11 as shown on Special Zoning Map 18-33.

(b) Applicable Provisions
The provisions of subsections 6.1, 6.2, 6.3 and 6.4 and all other applicable provisions shall apply to the area affected

6.5.12 Special Zone (by-law 20-98)

(a) Area Affected
R2-12 as shown on Special Zoning Map 26-3.

(b) Holding Zone

(1) Use of Zone Symbol
Where the symbol "h" appears on Zoning Map 26 or on Special Zoning Map 26-3 as a prefix to a Zone Symbol or to a Special Zone Symbol, Notwithstanding the provisions of that zone or special zone, unless this by-law has been amended to remove the relevant "h" symbol, those lands shall not be developed or used except for the permitted interim uses set forth below.

(2) Permitted Interim Uses
Existing Uses

(3) Holding Zone Provisions

Plan of subdivision – to ensure the orderly development of lands, the "h" symbol shall not be deleted until a subdivision agreement is entered into with the City Corporation for the lands to be developed.
Municipal Services – to ensure that there is sewage capacity for the lands to be developed, the "h" symbol shall not be deleted until the Director of

Engineering certifies that in his opinion the City Corporation has adequate uncommitted reserve sewage capacity for the orderly development of such lands.

(c) Applicable Provisions

The provisions of subsections 6.1, 6.2, 6.3 and 6.4 and all other provisions of this by-law applicable to lands, buildings and structures within the R2 zone shall apply to the Area Affected.

SECOND RESIDENTIAL ZONE REGULATIONS - R2

Column No. (1) Item No.	(2) Single Detached Dwelling	(3) Church	(4) Provincial Group Home Residential Care Home	(5) Nursing Home
1. Minimum Lot Area	371.5 m²	1500 m²	555 m²	4000 m²
2. Minimum Lot Frontage	12 m	25 m	15 m	30 m
3. Maximum Main Building Height	11 m	15 m	15 m	11m
4. Maximum Accessory Building Height	4 m	4 m	4 m	4 m
5. Maximum Lot Coverage	35%	40%	40%	40%
6. Maximum Floor Area of Enclosed Accessory Building	the lesser of 15% of the lot area or 67 m² *(By-law 137-88)	the lesser of 15% of the lot area or 40 m²	the lesser of 15% of the lot area or 40 m²	the lesser of 15% of the lot area or 40 m²
7. Maximum Number of Dwelling Units	1 per lot	---	---	---
8. Maximum Roof Area	50%	55%	55%	55%
9. Minimum Front Yard Depth	6 m	7.5 m		7.5 m
10. Minimum Rear Yard Depth	9 m	7.5 m	9 m	9 m
11. Minimum Side Yard Depth				
a) Interior Side Yard	1 m	5 m	1 m	5 m
b) Exterior Side Yard	4 m	7.5 m	4 m	7.5 m
12. Minimum Ground Floor Area				
(a) 1 storey dwelling	74 m²	---	74 m²	---
(b) 1 ½ storey dwelling	60 m²	---	60 m²	---
(c) 2 or more storey dwelling	42 m²	---	42 m²	---
13. Minimum Number of Parking Spaces per Dwelling Unit	1	---	3	.75 per bed

SECTION 7 – THIRD RESIDENTIAL ZONE – R3

7.1 PERMITTED USES

In this zone, no land, building or structure shall be used except for the following purposes:

(a) single detached dwelling;
(b) semi-detached dwelling;
(c) duplex dwelling;
(d) triplex dwelling;
(e) townhouse dwelling;
(f) apartment dwelling;
(g) multiple dwelling;
(h) converted dwelling;
(i) provincial group home;
(j) residential care home;
(k) boarding house;
(l) church;
(m) day care (By-law 118-2015);
(n) private school;
(o) nursing home;
(p) home occupation;
(q) uses accessory to the foregoing.

7.2 PERMITTED BUILDINGS AND STRUCTURES

In this zone, no building or structure shall be erected except for the uses permitted by subsection 7.1.

7.3 SERVICES REQUIRED

In this zone, no building or structure shall be erected or used for any purpose permitted by subsection 7.1 unless the following municipal services are available to service the building or structure and the land on which it is situate:

(a) a water supply system; and
(b) a sanitary sewage system and a storm sewage system or a combined sanitary and storm sewage system.

7.4 ZONE REGULATIONS

7.4.1 In this zone, no building or structure shall be erected or land, building or structure used except in accordance with the regulations set forth in Tables 1 and 2 to this subsection 7.4. and with the regulations set forth in paragraph 7.4.2.

7.4.2 In this zone, no building or structure shall be erected or used for the purposes of a provincial group home, a residential care home or a boarding house if the lot on which such provincial group home, residential care home or boarding house is located is within 75 metres of another lot in this zone or in any other zone in which there is a building or structure used for the purposes of a provincial group home, residential care home or boarding house.

7.5 SPECIAL PROVISIONS

The provisions of subsections 7.1 to 7.4 inclusive and all other applicable provisions of this by-law shall apply to the use of land and to the erection and use of buildings and structures in each special zone in this subsection except that where there is a conflict between the provisions of the special zone and the provisions of subsections 7.1 to 7.4 inclusive or any other applicable provision in this by-law, the provisions of the special zone shall prevail.

In addition, the provisions of each special zone shall, unless otherwise provided in such special zone, apply only to the uses of land permitted in the special zone and to

the erection and use of buildings and structures permitted in the special zone.

7.5.1. Special Zone

(a) Area Affected
R3-1 as shown on Special Zoning Map 19-1.

(b) Additional Permitted Uses
A children's institution with the meaning of the Children's Institutions Act.
Uses accessory to the foregoing.

7.5.2 Special Zone

(a) Area Affected
R3-2 as shown on Special Zoning Map 19-2.

(b) Additional Permitted Uses
Business Office;
Drug Store;
Uses accessory to the foregoing.

(c) Additional Permitted Buildings and Structures
Buildings and structures for the additional uses permitted by 7.5.2. (b).

(d) Maximum Floor Area
The floor area of the drug store permitted by 7.5.2 (b) shall not exceed 800 square feet.

(e) Location of Additional Permitted Buildings and Structures
In accordance with Special Zoning Map 19-2.

(f) Required Minimum Number of Parking Spaces
1 parking space for each 100 square feet of floor area of the drug store.

1 parking space for each 300 square feet of floor area of business office.

7.5.3 Special Zone

(a) Area Affected
R3-3 as shown on Special Zoning Map 17-3.

(b) Additional Permitted Uses
A provincial group home licensed under the Child and Family Services Act, 1984.
Uses accessory to the foregoing.

(c) Additional Permitted Buildings and Structures
Buildings and structures for the additional uses permitted by 7.5.3 (b).

~~7.5.4 Special Zone~~ Repealed by Bylaw 110-2026

~~(a) Area Affected~~
~~R3-4 as shown on Special Zoning Map 21-5.~~

~~(b) Additional Permitted Use~~
~~Office for a construction business.~~

~~(c) Additional Permitted Buildings and Structures~~
~~Buildings and structures for the additional use permitted by 7.5.4 (b).~~

~~(d) Location of Additional Permitted Buildings and Structures~~
~~In accordance with Special Zoning Map 21-5.~~

~~(e) Landscaped Areas~~
~~The lands designated as "landscaped area" on Special Zoning Map 21-5 shall~~

~~not be used except as a landscaped area.~~

~~(f) Required Minimum Number of Parking Spaces~~
~~6 located in accordance with Special Zoning Map 21-5.~~

~~(g) Required Fencing~~
~~A fence, at least 4 feet in height, shall be located at all times as shown on Special Zoning Map 21-5 and shall be maintained in a good condition.~~

~~(h) Signs~~
~~No exterior advertising is permitted except a facia sign, not exceeding two square feet in area, affixed flat to the front wall of the main building.~~

7.5.5 Special Zone

(a) Area Affected
R3-5 as shown on Special Zoning Map 17-4.

(b) Location of Dwelling
Within Building Area (1) on Special Zoning Map 17-4.

(c) Location of Accessory Building
Within Building Area (2) on Special Zoning Map 17-4.

(d) Required Minimum Number of Parking Spaces
4 located in accordance with Special Zoning Map 17-4.

(e) Landscaped Area
The lands designated as “landscaped area” on Special Zoning Map 17-4 shall not be used except as a landscaped area.

7.5.6 Special Zone

(a) Area Affected
R3-6 as shown on Special Zoning Map 21-7.

(b) Additional Permitted Uses
Recreation centre.
Uses accessory to the foregoing.

(c) Additional Permitted Buildings and Structures
Buildings and structures for the additional uses permitted by 7.5.6 (b).

(d) Location of Additional Permitted Buildings and Structures
In accordance with Special Zoning Map 21-7.

(e) Required Minimum Number of Parking Spaces
100 located in accordance with Special Zoning Map 21-7.

(f) Landscaped Area
The lands designated as “landscaped area” on Special Zoning Map 21-7 shall not be used except as a landscaped area.

7.5.7 Special Zone

(a) Area Affected
R3-7 as shown on Special Zoning Map 5-1.

(b) Location of Buildings and Structures
In accordance with Special Zoning Map 5-1.

(c) Required Minimum Number of Parking Spaces
30 located in accordance with Special Zoning Map 5-1.

(d) Landscaped Area
The lands designated as “landscaped area” on Special Zoning Map 5-1 shall not be used except as a landscaped area.

(e) Minimum Dwelling Unit Floor Area
83 square metres in Building Area No. 1.
100 square metres in Building Areas No. 2, 3, 4 and 5.

7.5.8 Special Zone

(a) Area Affected
R3-8 as shown on Special Zoning Map 11-2.

(b) Additional Permitted Uses
Retail store for the sale of food, gifts, crafts and canvas goods.
Uses accessory to the foregoing.

(c) Required Minimum Number of Parking Spaces
5 located in accordance with Special Zoning Map 11-2.

(d) Landscaped Area
The lands designated as “landscaped area” on Special Zoning Map 11-2 shall not be used except as a landscaped area.

7.5.9 Special Zone

(a) Area Affected
R3-9 as shown on Special Zoning Map 11-3.

(b) Additional Permitted Uses
A dwelling containing four dwelling units.

(c) Additional Permitted Buildings and Structures
Buildings and structures for the additional use permitted by 7.5.9 (b).

(d) Location of Additional Permitted Buildings and Structures
In accordance with Special Zoning Map 11-3.

(e) Required Minimum Number of Parking Spaces
5 located in accordance with Special Zoning Map 11-3.

(f) Landscaped Area
The lands designated as “landscaped area” on Special Zoning Map 11-3 shall not be used except as a landscaped area.

7.5.10 Special Zone

(a) Area Affected
R3-10 as shown on Special Zoning Map 18-7.

(b) Only Permitted Uses
Apartment dwelling.
Multiple dwelling.
Social and Recreational uses.
Managing and renting of lands and buildings within the area affected.

(c) Only Permitted Buildings and Structures
One building containing four dwelling units.
One building containing five dwelling units.
One building containing six dwelling units.
One building containing eight dwelling units.
One building containing nine dwelling units.
One building containing ten dwelling units.
One building containing twelve dwelling units.

One building containing not more than 280 square metres for social and recreational uses.

(d) Required Minimum Number of Parking Spaces
73

(e) Minimum Dwelling Unit Floor Area

Dwelling Unit Type	Minimum Floor Area
2 bedroom	75 square metres
3 bedroom	93 square metres
4 bedroom	121 square metres
handicapped	130 square metres

7.5.11 Special Zone

(a) Area Affected
R3-11 as shown on Zoning Map 19.

(b) Additional Permitted Use
Hotel
Uses accessory to the foregoing.

(c) Additional Permitted Buildings and Structures
Buildings and structures for the additional uses permitted by 7.5.11 (b).

7.5.13 Special Zone

(a) Area Affected
R3-13 as shown on Zoning Map 21.

(b) Additional Permitted Use
Business Office

7.5.14 Special Zone

(a) Area Affected
R3-14 as shown on Zoning Map 21.

(b) Additional Permitted Use
Automobile service station

7.5.15 Special Zone

(a) Area Affected
R3-15 as shown on Special Zoning Map 11-4.

(b) Only Permitted Uses
Multiple dwelling containing four dwelling units.
Uses accessory to the foregoing.

(c) Only Permitted Buildings or Structures
Buildings and structures for the uses permitted by 7.5.15 (b).

(d) Multiple Dwelling Unit Floor Area

Dwelling Unit Type	Minimum Floor Area
2 bedroom	65 square metres

(e) Required Minimum Number of Parking Spaces
5 located within the lands designated “Driveway and Parking Area” on Special Zoning Map 11-4.

(f) Location of Buildings and Structures

In accordance with Special Zoning Map 11-4.

(g) Landscaped Area
The lands designated "landscaped area" on Special Zoning Map 11-4 shall not be used except as a landscaped area.

7.5.16 Special Zone

(a) Area Affected
R3-16 as shown on Zoning Map 18.

(b) Minimum Front Yard Depth
5.18 metres.

7.5.17 Special Zone

(a) Area Affected
R3-17 as shown on Special Zoning Map 3-2.

(b) Only Permitted Uses
Apartment dwelling.
Social and recreational uses.
Managing and renting of lands and buildings within the area affected.
Uses accessory to the foregoing.

(c) Only Permitted Uses
Three buildings each containing six dwelling units.
Three buildings each containing eight dwelling units.
One building containing not more than 115 square metres for social and recreational uses.

(d) Required Minimum Number of Parking Spaces
54 located within the area affected.

(e) Minimum Dwelling Unit Floor Area

Dwelling Unit Type	Minimum Floor Area
2 bedroom	93 square metres
3 bedroom	112 square metres
4 bedroom	121 square metres
handicapped	130 square metres

(f) Maximum Building Height
8 metres.

7.5.18 Special Zone

(a) Area Affected
R3-18 as shown on Zoning Map 6

(b) Minimum Lot Frontage
17.3 metres for an apartment dwelling containing not more than 4 dwelling units.

17.3 metres for a multiple dwelling containing not more than 4 dwelling units.

7.5.19 Special Zone

(a) Area Affected
R3-19 as shown on Zoning Map 3.

(b) Only Permitted Uses
Apartment dwelling.

Uses accessory to the foregoing.

(c) Only Permitted Buildings or Structures
Three buildings for the uses permitted by 7.5.19 (b).

(d) Minimum Dwelling Unit Floor Area
72 square metres.

(e) Required Minimum Number of Parking Spaces
5 for each apartment dwelling, such spaces to be located within the area designated as "driveway and parking area" which abuts the building area for such apartment.

(f) Location of Buildings and Structures
In accordance with Special Zoning Map 3-3.

(g) Landscaped Area
The lands designated as "landscaped area" on Special Zoning Map 3-3 shall not be used except as landscaped areas.

(h) Driveway and Parking Areas
The lands designated as "driveway and parking area" on Special Zoning Map 3-3 shall not be used except as a driveway and for the parking of motor vehicles.

7.5.20 Special Zone

(a) Area Affected
R3-20 as shown on Zoning Map 17.

(b) Only Permitted Uses
Multiple attached dwellings.
Uses accessory to the foregoing.

(c) Only Permitted Buildings and Structures
Four buildings, three of which each contain 3 dwelling units, for the multiple attached dwelling uses permitted by 7.5.20 (b).

Structures for the accessory uses permitted by 7.5.20 (b).

(d) Minimum Dwelling Unit Floor Area

Dwelling Unit Type	Minimum Floor Area
2 bedrooms	115 square metres
3 bedrooms	125 square metres

(e) Required Minimum Number of Parking Spaces
28 located within the area affected.

(f) Location of Buildings and Structures
No building or structure permitted by 7.5.20 (c) shall be erected closer than 3 metres to the limits of the area affected.

(g) Maximum Building Height
8 metres.

7.5.21 Special Zone (By-law 72-88)

(a) Area Affected
R3-21 as shown on Special Zoning Map 18-10.

(b) Applicable Provisions
The provisions of subsections 7.1, 7.2, 7.3 and 7.4 and all other applicable provisions shall apply to the area affected

7.5.22 Special Zone (By-law 168-88)

(a) Area Affected
R3-22 as shown on Special Zoning Map 17-10.

(b) Additional Permitted Uses
Manufacturing.
Selling and storing of the goods manufactured within the existing building.

(c) Only Permitted Building or Structures
The existing building.

(d) Required Minimum Number of Parking Spaces
Three (3) located within the side or rear yards of the area affected

7.5.23 Special Zone (By-law 174-88)

(a) Area Affected
R3-23 as shown on Special Zoning Map 20-2.

(b) Only Permitted Buildings and Structures
Semi-detached dwelling unit.

(c) Minimum Lot Area
278 square metres

(d) Minimum Front Yard Depth
4.5 metres

(e) Minimum Rear Yard Depth
5.7 metres

(f) Minimum Ground Floor Area
55 square metres

7.5.24 Special Zone (By-law 175-88)

(a) Area Affected
R3-24 as shown on Special Zoning Map 20-3.

(b) Only Permitted Buildings and Structures
Semi-detached dwelling unit.

(c) Minimum Lot Area
265 square metres.

(d) Minimum Front Yard Depth
4.5 metres.

(e) Minimum Rear Yard Depth
3.3 metres.

7.5.25 Special Zone (By-law 81-89)

(a) Area Affected
R3-25 as shown on Special Zoning Map 18-13.

(b) Applicable Provisions
The provisions of subsections 7.1, 7.2, 7.3 and 7.4 and all other applicable provisions shall apply to the area affected

7.5.27 Special Zone (By-law 143-89)

(a) Area Affected
R3-27 as shown on Special Zoning Map 17-11.

(b) Additional Permitted Uses
Fabrication of goods and articles made of cloth and yarn.
Sale of cloth and yarn.
Sale of articles made of cloth and yarn except clothing unless made within the existing building.
Sale of blinds and accessories.
Sale of sewing and knitting accessories.
Uses accessory to the foregoing.

(c) Only Permitted Building or Structure
The existing building.

(d) Required Minimum Number of Parking Spaces
Three (3) located within the side or rear yards of the area affected

7.5.29 Special Zone (By-law 144-90)

(a) Area Affected
R3-29 as shown on Special Zoning Map 18-23.

(b) Applicable Provisions
The provisions of subsections 7.1, 7.2, 7.3 and 7.4 and all other applicable provisions shall apply to the area affected

7.5.30 Special Zone (By-law 211-90)

(a) Area Affected
R3-30 as shown on Special Zoning Map 21-10.

(b) Applicable Provisions
The provisions of subsections 7.1, 7.2, 7.3 and 7.4 and all other applicable provisions shall apply to the area affected

7.5.31 Special Zone (By-Law 24-92)

(a) Area Affected
R3-31 as shown on Special Zoning Map 27-1.

(b) Applicable Provisions
The provisions of subsections 7.1, 7.2, 7.3 and 7.4 and all other applicable provisions shall apply to the area affected

7.5.32 Special Zone (By-law 67-92)

(a) Area Affected
R3-32 as shown on Special Zoning Map 19-5.

(b) Maximum Number of Dwelling Units
The maximum number of dwelling units permitted in any apartment dwelling erected within the area affected shall not exceed 12.

(c) Minimum Front Yard Depth
4 m.

7.5.33 Special Zone (By-law 80-92)

(a) Area Affected
R3-33 as shown on Special Zoning Map 16-4.

(b) Maximum Main Building Height
13 metres or four stories.

(c) Maximum Number of Dwelling Units
The maximum number of dwelling units within the area affected shall not exceed 51.

The maximum number of dwelling units within all lots within the area affected shall not exceed 51

7.5.34 Special Zone (By-law 82-93)

(a) Area Affected
R3-34 as shown on Special Zoning Map 27-2.

(b) Only Permitted Use
Semi-detached dwelling.
Uses accessory to the foregoing.

(c) Only Permitted Buildings or Structures
Buildings or structures for the uses permitted by 7.5.34(b)

7.5.35 Special Zone (By-law 92-93)

(a) Area Affected
R3-35 as shown on Special Zoning Map 27-3.

(b) Only Permitted Uses
Semi-detached dwelling.
Uses accessory to the foregoing.

(c) Only Permitted Buildings or Structures
Buildings or structures for the uses permitted by (b) of this paragraph 7.5.35

7.5.36 Special Zone (By-law 163-93)

(a) Area Affected
R3-36 as shown on Special Zoning Map 18-31.

(b) Additional Permitted Uses
Dental offices.
Uses accessory to the foregoing.

(c) Additional Permitted Buildings and Structures
Buildings and structures for the additional uses permitted by 7.5.36(b).

(d) Required Minimum Number of Parking Spaces
17 located within the area affected.

(e) Maximum Floor Area
The maximum floor area of each dental office permitted by 7.5.36(b) shall not exceed 115 sq. metres and the floor area of all dental offices shall not exceed 230 sq. metres.

(f) Sign Restriction
One sign associated with the additional permitted uses may be erected within the area affected but the area of the sign shall not exceed 1.5 sq. metres nor shall the height exceed 2 metres."

(g) Maximum Building Height
one storey

(h) Definition
For the purposes of paragraph 7.5.36(b), "dental office" means a building or

part of a building where a dentist and his staff provide dental services

7.5.37 Special Zone(By-law 10-94)

(a) Area Affected
R3-37 as shown on Special Zoning Map 5-2.

(b) Applicable Provisions
The provisions of subsections 7.1, 7.2, 7.3 and 7.4 and all other applicable provisions shall apply to the area affected

7.5.38 Special Zone (By-law 11-94)

(a) Area Affected
R3-38 as shown on Special Zoning Map 22-5.

(b) Minimum Front Yard Depth
2.5 meters

7.5.39 Special Zone (By-law 146-94)

(a) Area Affected
R3-39 as shown on Special Zoning Map 27-5.

(b) Only Permitted Uses
Single detached dwelling
Semi-detached dwelling
Home occupation
Uses accessory to the foregoing.

(c) Only Permitted Buildings and Structures
Buildings and structures for the uses permitted by (b) of this paragraph 7.5.39

7.5.40 Special Zone (By-law 147-94)

(a) Area Affected
R3-40 as shown on Special Zoning Maps 27-6 and 28-2.

(b) Only Permitted Uses
Single detached dwelling
Semi-detached dwelling
Home occupation
Uses accessory to the foregoing.

(c) Only Permitted Buildings and Structures
Buildings and structures for the uses permitted by (b) of this paragraph 7.5.40

7.5.41 Special Zone (By-law 148-94)

(a) Area Affected
R3-41 as shown on Special Zoning Map 27-7.

(b) Only Permitted Uses
Single detached dwelling
Semi-detached dwelling
Home occupation
Uses accessory to the foregoing.

(c) Only Permitted Buildings and Structures
Buildings and structures for the uses permitted by (b) of this paragraph 7.5.41

7.5.42 Special Zone (By-law 149-94)

(a) Area Affected
R3-42 as shown on Special Zoning Maps 18-33 and 27-8.

(b) Only Permitted Uses
Single detached dwelling
Semi-detached dwelling
Home occupation
Uses accessory to the foregoing.

(c) Only Permitted Buildings and Structures
Buildings and structures for uses permitted by (b) of this paragraph 7.5.42

7.5.43 Special Zone (By-law 151-94)

(a) Area Affected
R3-43 as shown on Special Zoning Map 27-9.

(b) Only Permitted Uses
Single detached dwelling
Semi-detached dwelling
Home occupation
Uses accessory to the foregoing.

(c) Only Permitted Buildings and Structures
Buildings and structures for the uses permitted by (b) of this paragraph 7.5.43

7.5.44 Special Zone (By-law 152-94)

(a) Area Affected
R3-44 as shown on Special Zoning Map 27-10.

(b) Only Permitted Uses
Single detached dwelling
Semi-detached dwelling
Home occupation
Uses accessory to the foregoing.

(c) Only Permitted Buildings and Structures
Buildings and structures for the uses permitted by (b) of this paragraph 7.5.44

7.5.45 Special Zone (By-law 153-94)

(a) Area Affected
R3-45 as shown on Special Zoning Map 21-11.

(b) Only Permitted Uses
Semi-detached dwelling
Home occupation
Uses accessory to the foregoing.

(c) Only Permitted Buildings and Structures
Buildings and structures for the uses permitted by (b) of this paragraph 7.5.45

7.5.47 Special Zone (By-law 81-97)

(a) Area Affected
R3-47 as shown on Special Zoning Map 21-12.

(b) Only Permitted Use
Restaurant

Uses accessory to the foregoing.

(c) Only Permitted Buildings and Structures
Buildings and structures for the uses permitted by 7.5.47(b), directional signs and a permanent sign, the area of each side of which shall not exceed 8 square metres and the height of which shall not exceed 7 metres.

(d) Location of Only Permitted Use
The restaurant permitted by 7.5.47(c) shall be located within the lands designated "Building Area" on Special Zoning Map 21-12.

(e) Landscaped Area
The lands designated as "Landscaped Area" on Special Zoning Map 21-12 shall not be used except as a landscaped area provided that any sign permitted by 7.5.47(c) may be located therein.

(f) Maximum Building Height
6 metres.

(g) Required Minimum Number of Parking Spaces
23 located within the lands designated as "Parking Lot" on Special Zoning Map 21-12.

(h) Definition
For the purposes of this paragraph 7.5.47, "restaurant" means a building or part of a building where food and drinks are prepared and served for immediate consumption within such building by persons seated at tables and counters or either of them or for consumption on or beyond such lot.

(i) Exception
The provisions of paragraph 7.4.1 shall not apply to the area affected.

7.5.48 Special Zone (By-law 45-96)

(a) Area Affected
R3-48 as shown on Zoning Map 33.

(b) Only Permitted Uses:
Single detached dwelling.
Semi-detached dwelling.
Home occupation.
Uses accessory to the foregoing.

(c) Only Permitted Buildings and Structures:
Buildings and structures for the uses permitted by (b) of this paragraph 7.5.48

7.5.49 Special Zone (By-law 46-96)

(a) Area Affected
R3-49 as shown on Zoning Map 33.

(b) Only Permitted Uses:
Single detached dwelling.
Semi-detached dwelling.
Home occupation.
Uses accessory to the foregoing.

(c) Only Permitted Buildings and Structures:
Buildings and structures for the uses permitted by (b) of this paragraph 7.5.49

7.5.50 Special Zone (By-law 80-96)

(a) Area Affected
R3-50 as shown on Zoning Map 34 and Special Zoning Map 25-3.

(b) Applicable Provisions
The provisions of subsection 7.1, 7.2, 7.3 and 7.4 and all other applicable provisions shall apply the area affected

7.5.48 Special Zone (By-law 81-96)

(a) Area Affected
R3-51 as shown on Special Zoning Map 27-11.

(b) Only Permitted Uses
Single detached dwelling.
Home occupation.
Uses accessory to the foregoing.

(c) Minimum Lot Area
300 square metres.

(d) Minimum Lot Frontage
9.2 metres

7.5.52 Special Zone (By-law 62-97)

(a) Area Affected
R3-52 as shown on Special Zoning Maps 25-4 and 34-1.

(b) Additional Permitted Uses
Modified semi-detached dwelling

(c) Only Permitted Buildings and Structures
Buildings and structures for the additional uses permitted in 7.5.52(b)

(d) Minimum Lot Frontage
10 m. for a single detached dwelling.

(e) Minimum Lot Area
300m2 for a single detached dwelling

(f) Zone Regulations
The Zone Regulations set forth in Table 1 to subsection 7.4 that apply to a semi-detached dwelling shall apply to a modified semi-detached dwelling except as set forth in 7.5.52 (d) and (e)

7.5.53 Special Zone (By-law 62-97)

(a) Area Affected
R3-53 as shown on Special Zoning Maps 25-4 and 34-1.

(b) Additional Permitted Uses
Modified semi-detached dwelling

(c) Only Permitted Buildings and Structures
Buildings and structures for the additional uses permitted in 7.5.53(b)

(d) Zone Regulations
The Zone Regulations set forth in Table 1 to subsection 7.4 that apply to a semi-detached dwelling shall apply to a modified semi-detached dwelling

7.5.54 Special Zone (By-law 113-97)

(a) Area Affected
R3-54 as shown on Zoning Maps 24, 34 and 36.

(b) Special Setback Requirements
No building or structure, other than a fence, shall be erected

(i) between a boundary of this special zone and the structural setback line both as shown in the Plan by J.G. Rupert, O.L.S. dated July 3, 1997 and filed with the Clerk; or

(ii) between a boundary of this special zone and the geotechnical building limit both of which are described in the schedule attached to the Sketch prepared by Cyril J. Demeyere Limited dated July 7, 1997 and filed with the Clerk.

(c) Conflict
In the event of any conflict between the location of any boundary of this special zone as shown on Zoning Maps 24, 34 and 36 and the location as shown on the said Plan or on the said Sketch and schedules, the location as shown on the said Plan or on the said Sketch and schedules shall prevail.

7.5.55 Special Zone (By-law 113-97)

(a) Area Affected
R3-55 as shown on Zoning Map 34.

(b) Only Permitted Uses
School
Community college
Recreational facilities
Municipal works
Uses accessory to the foregoing.

7.5.56 Special Zone (By-law 112-97)

(a) Area Affected
R3-56 as shown on Zoning Maps 35.

(b) Applicable Provisions
The provisions of subsections 7.1, 7.2, 7.3 and 7.4 and all other provisions in this by-law applicable to lands, buildings and structures within an R3 Zone shall apply to the area affected

7.5.57 Special Zone (By-law 114-97)

(a) Area Affected
R3-57 as shown on Zoning Map 37.

(b) Applicable Provisions
The provisions of subsections 7.1, 7.2, 7.3 and 7.4 and all other provisions in this by-law applicable to lands, buildings and structures within an R3 Zone shall apply to the area affected

7.5.58 Special Zone (By-law 115-97)

(a) Area Affected
R3-58 as shown on Zoning Map 39.

(b) Applicable Provisions
The provisions of subsections 7.1, 7.2, 7.3 and 7.4 and all other provisions in this by-law applicable to lands, buildings and structures within an R3 Zone shall apply to the area affected.

7.5.59 Special Zone (By-law 13-98)

(a) Area Affected
R3-59 as shown on Special Zoning Maps 25-5 and 34-2.

(b) Additional Permitted Uses
Modified semi-detached dwellings

(c) Additional Permitted Buildings
Buildings and structures for the uses permitted by 7.5.59(b).

(d) Minimum Lot Frontage
10 m. for a single detached dwelling.

(e) Minimum Lot Area
300 m2 for a single detached dwelling.

(f) Maximum Lot Coverage
40% for a single detached dwelling.

(g) Zone Regulations
The Zone Regulations set forth in Column 3 of Table 1 of subsection 7.4 shall apply to a modified semi-detached dwelling permitted by this Special Zone.

The Zone Regulations set forth in Column 2 of Table 1 of subsection 7.4 shall apply to a single detached dwelling except as set forth in 7.5.59(d), 7.5.59(e) and 7.5.59(f).

7.5.61 Special Zone (By-law 95-98)

(a) Area Affected
R3-61 as shown on Special Zoning Map 27-12.

(b) Additional Permitted Uses
Modified semi-detached dwellings.

(c) Additional Permitted Buildings
Buildings and structures for the uses permitted in 7.5.61(b).

(d) Minimum Lot Frontage
10 m. for a single detached dwelling.

(e) Minimum Lot Area
300 m2 for a single detached dwelling.

(f) Maximum Lot Coverage
40% for a single detached dwelling.

(g) Zone Regulations
The Zone Regulations set forth in Column 3 of Table 1 of subsection 7.4 shall apply to a modified semi-detached dwelling permitted by this Special Zone.

The Zone Regulations set forth in Column 2 of Table 1 of subsection 7.4 shall apply to a single detached dwelling except as set forth in 7.5.61(d), 7.5.61(e) and 7.5.61(f)

7.5.62 Special Zone (By-law 147-98)

(a) Area Affected
R3-62 as shown on Special Zoning Maps 28-3 and 33-2.

(b) Only Permitted Uses
Single detached dwelling
Semi –detached dwelling

Townhouse dwelling
Uses accessory to the foregoing.

(c) Only Permitted Buildings and Structures
Buildings and structures for the uses permitted by 7.5.62(b).

(d) Minimum Lot Frontage
15 metres

(e) Minimum Dwelling Unit Ground Floor Area

Dwelling Unit Type	Minimum Ground Floor Area
Single detached dwelling	74m² for a 1 storey dwelling or a split level dwelling
	60m² for a 2 storey dwelling
Semi-detached dwelling	74m² for a 1 storey dwelling or a split level dwelling
	60m² for a 2 storey dwelling
Townhouse dwelling	74m² for a 1 storey dwelling or a split level dwelling
	60m² for a 2 storey dwelling

(f) Maximum Number of Dwelling Units
26.

(g) Maximum Building Height
11 metres.

(h) Maximum Lot Coverage
40%

(i) Required Minimum Number of Parking Spaces
45 located within the area affected.

(j) Definition
For the purposes of paragraph 7.5.62(e), "split level dwelling" means a single detached dwelling in which the first floor above the finished grade is so constructed as to create two or more different levels, the vertical distance between such levels being always less than the fully storey.

(k) Exception
The provisions of subsection 7.4 shall not apply to the area affected.

Except as provided in 7.5.62(l), the provisions of 4.2.1.5 and 4.2.1.6 shall not apply to the area affected.

(l) Fencing Restrictions
No fence shall be erected or used within the area affected if the height of any part of the fence exceeds two metres.

7.5.63 Special Zone (By-law 22-99)

(a) Area Affected
R3-63 as shown on Special Zoning Map 30-1.

(b) Exception
No building or structure shall be erected or used within the area affected for the
following purposes:
(i) provincial group home
(ii) residential care home

(iii) boarding house.

7.5.63 Special Zone (By-law 24-99)

(a) Area Affected
R3-63 as shown on Special Zoning Map 31-1.

(b) Exception
No building or structure shall be erected or used within the area affected for the following purposes:
(i) provincial group home
(ii) residential care home
(iii) boarding house.

7.5.64 Special Zone (By-law 24-99)

(a) Area Affected
R3-64 as shown on Special Zoning Map 31-1.

(b) Additional Permitted Uses
Restricted Business Office
Real estate sales office
Uses accessory to the foregoing.

(c) Additional Permitted Buildings and Structures
Buildings and structures for the uses permitted by (b) of this paragraph 7.5.64.

(d) Maximum Ground Floor Area
1,860 sq. metres for the additional uses permitted by (b) of this paragraph 7.5.64.

(e) Maximum Building Height
2 storeys for buildings and structures permitted by (c) of this paragraph 7.5.64.

(f) Prohibition
No outside storage shall be permitted when the area affected is used for a use permitted by (b) of this paragraph 7.5.64.

(g) Exception
No building or structure shall be erected or used for the following purposes:
(i) provincial group home
(ii) residential care home
(iii) boarding house.

7.5.65 Special Zone (By-law 75-99)

(a) Area Affected
hR3-65 as shown on Special Zoning Map 30-3

(b) Minimum Rear Yard Depth
7 metres.

7.5.66 Special Zone (By-law 73-99)

(a) Area Affected
R3-66 as shown on Special Zoning Map 34-3.

(b) Additional Permitted Uses
Modified semi-detached dwellings.

(c) Additional Permitted Buildings
Buildings and structures for the uses permitted in 7.5.66(b).

(d) Minimum Lot Frontage

10 m. for a single detached dwelling.

(e) Minimum Lot Area
300m2 for a single detached dwelling.

(f) Maximum Lot Coverage
40% for a single detached dwelling.

(g) Zone Regulations
The Zone Regulations set forth in Column 3 of Talbot 1 of subsection 7.4 shall apply to a modified semi-detached dwelling permitted by this Special Zone.

The Zone Regulations set forth in Column 2 of Table 1 of subsection 7.4 shall apply to a single detached dwelling except as set forth in 7.5.66(d), 7.5.66(e) and 7.5.66(f).

7.5.67 Special Zone (By-law 72-99)

(a) Area Affected
R3-67 as shown on Special Zoning Map 27-13.

(b) Additional Permitted Uses
Modified semi-detached dwellings.

(c) Additional Permitted Buildings
Buildings and structures for the uses permitted in 7.5.67(b).

(d) Minimum Lot Frontage
10 m. for a single detached dwelling.

(e) Minimum Lot Area
300m2 for a single detached dwelling.

(f) Maximum Lot Coverage
40% for a single detached dwelling.

(g) Zone Regulations
The Zone Regulations set forth in Column 3 of Table 1 of subsection 7.4 shall apply to a modified semi-detached dwelling except as set forth in 7.5.67(d), 7.5.67(e) and 7.5.67(f).

7.5.68 Special Zone (By-law 10-2000)

(a) Area Affected
R3-68 as shown on Special Zoning Map 34-4.

(b) Minimum Rear Yard Depth
7.5 metres.

7.5.69 Special Zone (By-law 34-2000)

(a) Area Affected
R3-69 as shown on Special Zoning Maps 27-14 and 28-4.

(b) Minimum Rear Yard Depth
7 metres.

7.5.70 Special Zone (By-law 92-2000)

(a) Area Affected
R3-70 as shown on Special Zoning Map 30-5.

(b) Minimum Rear Yard Depth
7 metres

7.5.70 Special Zone (By-law 145-2000)

(a) Area Affected
R3-70 as shown on Special Zoning Map 18-39.

(b) Only Permitted Uses
Restricted business office
Bank
Finance company
Credit union
Trust company
Clinic
Pharmacy
Parking lot
Uses accessory to the foregoing.

(c) Only Permitted Buildings and Structures
Buildings and structures for the uses permitted by (b) of this paragraph 7.5.70 except that no buildings or structures, other than those permitted by subsection 1.80, shall be erected or used within any parking lot within the area affected.

(d) Maximum Gross Leasable Floor Area
The maximum gross leasable floor area for a bank, finance company, credit union and trust company shall not exceed 350 square metres.

The maximum gross leasable floor area of any pharmacy shall not exceed 185 square metres.

(e) Maximum Building Height
12.8 metres.

(f) Required Minimum Number of Parking Spaces
85 located within the area affected.

(g) Prohibited Uses
No part of any bank, finance company, credit union or trust company within the area affected shall be used as a place to provide access for any business or other purpose to a person seated in a car or other vehicle and no land shall be used as a driveway to or from any such place.

No part of the easterly 26.69 m. of the affected area shall be used except as a parking lot.

(h) Definition
For the purposes of (b) of this paragraph 7.5.70, “pharmacy” means a building or part thereof where prescriptions are compounded and dispersed for the public by a pharmacist licensed under The Drugs and Pharmacies Regulation Act and where medicines and non-prescription drugs are offered for sale or sold at retail.

(i) Exceptions
The provisions of paragraph 4.2.6 shall not apply to the area affected.

(j) Parking Restrictions
Any parking lot permitted within the area affected may be used for the parking lot of an automobile, motorcycle or truck with not more than two axles or a truck for which the manufacturer’s gross vehicle rating is less than 4,600 kilograms.

7.5.71 Special Zone (By-law 98-2000)

(a) Area Affected
R3-71 as shown on Special Zoning Map 37-1.

(b) Only Permitted Use
Single detached dwelling
Semi-detached dwelling
Townhouse dwelling
Uses accessory to the foregoing.

(c) Only Permitted Buildings and Structures
Buildings and structures for the uses permitted by 7.5.71(b).

(d) Minimum Lot Frontage
15 metres.

(e) Minimum Dwelling Unit Ground Floor Area

Dwelling Unit Type	Minimum Ground Floor Area
Single detached dwelling	74 m² for a 1 storey dwelling or a split level dwelling
	60m² for a 2 storey dwelling
Semi-detached dwelling	74 m² for a one storey dwelling or a split level dwelling
	60m² for a 2 storey dwelling
Townhouse dwelling	74 m² for a 1 storey dwelling or a split level dwelling
	60 m² for a 2 storey dwelling

(f) Maximum Number of Dwelling Units
35

(g) Maximum Building Height
11 metres

(h) Maximum Lot Coverage
40%

(i) Minimum Lot Area
9,000 sq. metres

(j) Required Minimum Number of Parking Spaces
1.25 parking spaces per dwelling unit located within the area affected.

.5 of a parking space per dwelling unit located within the area affected for visitor parking.

(k) Definition
For the purposes of paragraph 7.5.71(e), “split level dwelling” means a dwelling unit in which the first floor above the finished grade is so constructed as to create two or more different levels, the vertical distance between such levels being always less than the full storey.

(l) Exception
The provisions of subsection 7.4 shall not apply to the area affected.

(m) Special Setback Requirements

No building or structure, other than a fence, shall be erected between the line designated “Top of Bank” and the “Geotechnical Setback Line” as shown on the Plan by J.G. Rupert, O.L.S. dated Apr. 5, 2000, which Plan is marked as Schedule “B” to this by-law and is filed with the Clerk.

7.5.72 Special Zone (By-law 98-2000)

(a) Area Affected
R3-72 as shown on Special Zoning Map 37-1.

(b) Only Permitted Use
Single detached dwelling
Semi-detached dwelling
Townhouse dwelling
Uses accessory to the foregoing.

(c) Only Permitted Buildings and Structures
Buildings and structures for the uses permitted by 7.5.72(b).

(d) Minimum Lot Frontage
15 metres.

(e) Minimum Dwelling Unit Ground Floor Area

Dwelling Unit Type	Minimum Ground Floor Area
Single detached dwelling	74 m² for a 1 storey dwelling or a split level dwelling
	60m² for a 2 storey dwelling
Semi-detached dwelling	74 m² for a one storey dwelling or a split level dwelling
	60m² for a 2 storey dwelling
Townhouse dwelling	74 m² for a 1 storey dwelling or a split level dwelling
	60 m² for a 2 storey dwelling

(f) Maximum Number of Dwelling Units
46

(g) Maximum Building Height
11 metres

(h) Maximum Lot Coverage
40%

(i) Minimum Lot Area
18,000 sq. metres

(j) Required Minimum Number of Parking Spaces
1.25 parking spaces per dwelling unit located within the area affected.

.5 of a parking space per dwelling unit located within the area affected for visitor parking.

(k) Definition
For the purposes of paragraph 7.5.72(e), “split level dwelling” means a dwelling unit in which the first floor above the finished grade is so constructed as to create two or more different levels, the vertical distance between such levels being always less than the full storey.

(l) Exception
The provisions of subsection 7.4 shall not apply to the area affected.

(m) Special Setback Requirements
No building or structure, other than a fence, shall be erected between the line designated "Top of Bank" and the "Geotechnical Setback Line" as shown on the Plan by J.G. Rupert, O.L.S. dated Apr. 5, 2000, which Plan is marked as Schedule "B" to this by-law and is filed with the Clerk.

7.5.73 Special Zone (By-law 98-2000)

(a) Area Affected
R3-73 as shown on Special Zoning Map 37-1.

(b) Only Permitted Use
Single detached dwelling
Semi-detached dwelling
Townhouse dwelling
Uses accessory to the foregoing.

(c) Only Permitted Buildings and Structures
Buildings and structures for the uses permitted by 7.5.73(b).

(d) Minimum Lot Frontage
15 metres.

(e) Minimum Dwelling Unit Ground Floor Area

Dwelling Unit Type	Minimum Ground Floor Area
Single detached dwelling	74 m² for a 1 storey dwelling or a split level dwelling
	60m² for a 2 storey dwelling
Semi-detached dwelling	74 m² for a one storey dwelling or a split level dwelling
	60m² for a 2 storey dwelling
Townhouse dwelling	74 m² for a 1 storey dwelling or a split level dwelling
	60 m² for a 2 storey dwelling

(f) Maximum Number of Dwelling Units
40

(g) Maximum Building Height
11 metres

(h) Maximum Lot Coverage
40%

(i) Minimum Lot Area
15,000 sq. metres

(j) Required Minimum Number of Parking Spaces
1.25 parking spaces per dwelling unit located within the area affected.

.5 of a parking space per dwelling unit located within the area affected for visitor parking.

(k) Definition
For the purposes of paragraph 7.5.73(e), “split level dwelling” means a dwelling unit in which the first floor above the finished grade is so constructed as to create two or more different levels, the vertical distance between such levels being always less than the full storey.

(l) Exception
The provisions of subsection 7.4 shall not apply to the area affected.

7.5.74 Special Zone (By-law 98-2000)

(a) Area Affected
R3-74 as shown on Special Zoning Map 37-1.

(b) Applicable Provisions
The provisions of subsections 7.1, 7.2, 7.3 and 7.4 and all other provisions of this by-law applicable to lands, buildings and streets within the R3 Zone shall apply to the area affected.

(c) Special Setback Requirements
No building or structure, other than a fence, shall be erected between the line designated “Top of Bank” and the “Geotechnical Setback Line” as shown on the Plan by J.G. Rupert, O.L.S. dated Apr. 5, 2000, which Plan is marked as Schedule “B” to this by-law and is filed with the Clerk.

7.5.75 Special Zone (By-law 166-2000)

(a) Area Affected
R3-75 as shown on Special Zoning Map 19-8.

(b) Only Permitted Uses
Single detached dwelling
Uses accessory to the foregoing.

(c) Only Permitted Buildings and Structures
Buildings and structures for the uses permitted by 7.5.75 (b).

(d) Minimum Dwelling Unit Ground Floor Area

Dwelling Unit Type	Minimum Ground Floor Area
Single detached dwelling	130m²

(e) Maximum Number of Dwelling Units
8

(f) Minimum Lot Frontage
The minimum lot frontage on Sunset Drive shall be 78m.
The minimum lot frontage on Stanley Street shall be 77.3m.

(g) Maximum Building Height
8 metres except that the dwelling units within Building Area 1 shall not exceed 5.8 metres.

(h) Required Minimum Number of Parking Spaces
16 located within the area affected.

(i) Special Setback Requirements
No building or structure other than a fence, an uncovered patio or an uncovered deck shall be erected within that part of the area affected that is within 6 metres of the line shown on Special Zoning Map 19-8 as “Top of Bank.”

(j) Exceptions
The provisions of subsection 7.4 shall not apply to the area affected.

7.5.77 Special Zone (By-law 220-2000)

(a) Area Affected
R3-77 as shown on Special Zoning Maps 24-8 and 34-5.

(b) Applicable Provisions
The provisions of subsections 7.1, 7.2, 7.3 and 7.4 and all other provisions of this by-law applicable to lands, buildings and structures within the R3 Zone shall apply to the area affected.

(c) Special Setback Requirements
No building or structures, other than a fence, shall be erected between the line designated "Top of Bank" and the "Geotechnical Setback Line" as shown on the Plan by J.G. Rupert, O.L.S., completed on September 1, 2000, which Plan is marked as Schedule "C" to this by-law and is filed with the Clerk.

7.5.78 Special Zone (By-law 34-2001)

(a) Area Affected
R3-78 as shown on Special Zoning Maps 25-5 and 34-6.

(b) Additional Permitted Use
Modified semi-detached dwellings

(c) Additional Permitted Buildings
Buildings and structures for the uses permitted by 7.5.78(b)

(d) Minimum Lot Frontage
10 m. for a single detached dwelling

(e) Exterior Side Yard
3.25 metres

(f) Minimum Lot Area
300 m^2 for a single detached dwelling

(g) Maximum Lot Coverage
40% for a single detached dwelling

(h) Zone Regulations
The Zone Regulations set forth in Column 3 of Table 1 of subsection 7.4 shall apply to a modified semi-detached dwelling permitted by this Special Zone.

The Zone Regulations set forth in Column 2 of Table 1 of subsection 7.4 shall apply to a single detached dwelling except as set forth in 7.5.78(d), 7.5.78(e), 7.5.78(f) and 7.5.78(g).

7.5.79 Special Zone (By-law 58-2001)

(a) Area Affected
R3-79 as shown on Special Zoning Maps 37-2.

(b) Applicable Provisions
The provisions of subsections 7.1, 7.2, 7.3 and 7.4 and all other provisions of this by-law applicable to lands, buildings and structures within the R3 Zone shall apply to the area affected.

(c) Special Holding Zone Provisions
In addition to the provisions of subsections 2.2.1, 2.2.2 and 2.2.3 where the symbol "h1" appears on a Zoning Map or on a Special Zoning Map with a Zone

Symbol or Special Zone Symbol, notwithstanding the provisions of that zone or special zone, unless this by-law has been amended to remove the relevant "h1" symbol, those lands shall not be developed or used except for uses permitted by subsection 2.2.2 of By-law 50-88. The special "h1" holding provision is set out in i) below.

i) Geotechnical Investigation – To ensure the remediation of poor soil conditions identified on the site, the "h1" symbol will not be deleted from the Zone until a Geotechnical Report prepared by a qualified consultant, is filed with and is accepted (in writing) by the City.

(d) Special Setback Requirements
No building or structure, other than a fence, shall be erected between the line designated "Top of Bank" and the "Geotechnical Setback Line" as shown on the Plan by J.G. Rupert, O.L.S., completed on March 24th, 2000, which Plan is marked as Schedule "B" to this by-law and is filed with the Clerk.

7.5.80 Special Zone (By-law 59-2001)

(a) Area Affected
R3-80 as shown on Special Zoning Maps 37-3.

(b) Only Permitted Uses
Single detached dwelling
Semi-detached dwelling
Townhouse dwelling
Uses accessory to the foregoing.

(c) Only Permitted Buildings and Structures
Buildings and structures for the uses permitted by 7.5.80(b)

(d) Minimum Lot Area
2 hectares

(e) Minimum Dwelling Unit Ground Floor Area

Dwelling Unit Type	Minimum Ground Floor Area
Single detached dwelling	74m² for a 1 storey dwelling or a split level dwelling
	60m² for a 2 storey dwelling
Semi-detached dwelling	74m² for a 1 storey dwelling or a split level dwelling
	60m² for a 2 storey dwelling
Townhouse dwelling	74m² for a 1 storey dwelling or a split level dwelling
	60m² for a 2 storey dwelling

(f) Maximum Number of Dwelling Units
35

(g) Maximum Building Height
11 metres except the buildings located within Building Area 1 shall not exceed 7 metres.

(h) Maximum Lot Coverage
40%

(i) Required Minimum Number of Parking Spaces
88 located within the area affected.

(j) Definitions
For the purposes of paragraph 7.5.80(e), “split level dwelling” means a dwelling unit in which the first floor above the finished grade is so constructed as to create two or more different levels, the vertical distance between such levels being always less than a full storey.

(k) Exception
The provisions of subsection 7.4 shall not apply to the area affected.

Except as provided in 7.5.80(l), the provisions of 4.2.1.5 and 4.2.1.6 shall not apply to the area affected.

(l) Fencing Restrictions
No fence shall be erected or used within the area affected if the height of any part of the fence exceed two metres

7.5.81 Special Zone (By-law 154-2001)

(a) Area Affected
R3-81 as shown on Special Zoning Map 11-14.

(b) Additional Permitted Uses
Dance Studio
Uses accessory to the foregoing.

(c) Only Permitted Buildings and Structures
Buildings and structures existing at the time of passing of this by-law.

(d) Minimum Lot Area
800 m^2

(e) Maximum Lot Coverage
51%

(f) Required Minimum Number of Parking Spaces
8 within the defined area.

(g) Definition
For the purposes of paragraph 7.5.81(b), “dance studio” means a facility at which instruction is provided in the art of dancing.

(g) Exception
The provisions of subsection 7.1 and 7.4 shall not apply to the area affected.

7.5.82 Special Zone (By-law 155-2001)

(a) Area Affected
R3-82 as shown on Special Zoning Maps 34-7 and 36-1.

(b) Applicable Provisions
The provisions of subsections 7.1, 7.2, 7.3 and 7.4 and all other provisions of this by-law applicable to lands, buildings and structures within the R3 Zone shall apply to the area affected.

7.5.83 Special Zone (By-law 165-2001)

(a) Area Affected
R3-83 as shown on Special Zoning Map 34-8

(b) Applicable Provisions
The provisions of subsections 7.1, 7.2, 7.3 and 7.4 and all other provisions of this by-law applicable to lands, buildings and structures within the R3 Zone shall apply to the area affected.

7.5.84 Special Zone (By-law 65-2002)

(a) Area Affected
R3-84 as shown on Special Zoning Map 21-15.

(b) Only Permitted Uses
Single detached dwelling
Home occupation
Uses accessory to the foregoing

(c) Maximum Building Height
11 metres except the buildings located within Building Area 1 shall not exceed 7 metres.

7.5.84 Special Zone (By-law 77-2002)

(a) Area Affected
R3-84 as shown on Special Zoning Map 31-2.

(b) Only Permitted Uses
Single detached dwelling
Uses accessory to the foregoing.

(c) Only Permitted Buildings and Structures
Buildings and structures for the uses permitted by 7.5.84(b)

(d) Minimum Lot Area
1 hectare

(e) Minimum Dwelling Unit Ground Floor Area

Dwelling Unit Type	Minimum Ground Floor Area
Single detached dwelling	$74m^2$ for a 1 storey dwelling or a split level dwelling
	$60m^2$ for a 2 storey dwelling

(f) Maximum Number of Dwelling Units
16

(g) Maximum Building Height
11 metres.

(h) Maximum Lot Coverage
40%

(i) Required Minimum Number of Parking Spaces
2 spaces for each dwelling
9 spaces for visitor parking

(j) Building Setback -Vacant Land Condominium
All buildings and structures which form part of a unit within a Vacant Land Condominium shall maintain a 1 metre setback from the unit boundaries. An air conditioning unit may be located within the 1 metre setback between two adjacent dwellings provided a 6 metre separation distance is maintained between the air conditioning units.

(k) Wildlife Corridor
The lands shown hatched on Special Zoning Map 31-2 shall only be used for the purposes of a wildlife corridor. No buildings or structures, including a fence, shall be permitted within the wildlife corridor.

7.5.85 Special Zone (By-law 65-2002)

(a) Area Affected
R3-85 as shown on Special Zoning Map 21-15.

(b) Exterior Side Yard
3 metres.

7.5.86 Special Zone (By-law 107-2002)

(a) Area Affected
R3-86 as shown on Special Zoning Map 30-7

(b) Minimum Rear Yard Depth
7 metres

7.5.87 Special Zone (By-law 115-2002)

(a) Area Affected
R3-87 as shown on Special Zoning Maps 24-9 and 34-9.

(b) Applicable Provisions
The provisions of subsections 7.1, 7.2, 7.3 and 7.4 and all other provisions of this by-law applicable to lands, buildings and structures within the R3 Zone shall apply to the area affected.

(c) Special Setback Requirements
(i) No building or structure, other than a fence, shall be erected between the line designated “Top of Bank” and the Geotechnical Setback Line” as shown on the Plan by J.G. Rupert, O.L.S., completed September 1, 2000, which Plan is marked as Schedule “C” to this by-law and is filed with the Clerk.

(ii) No building or structure, other than a fence, shall be erected between the line designated “Top of Bank” and the Geotechnical Setback Line” as shown on the Plan by J.G. Rupert, O.L.S., completed September 1, 2000, which Plan is marked as Schedule “D” to this by-law and is filed with the Clerk.

7.5.88 Special Zone (By-law 167-2002)

(a) Area Affected
R3-88 as shown on Special Zoning Map 21-16.

(b) Only Permitted Uses
Institution.
Uses accessory to the foregoing.

(c) Permitted Buildings and Structures
Buildings and structures for the uses permitted by (b) of this paragraph 7.5.88.

(d) Minimum Lot Area
3554m²

(e) Maximum Lot Coverage
35%

(f) Required Minimum Number of Parking Spaces
29 located within the defined area.

(g) Exception
The provisions of subsection 7.1 and 7.4 shall not apply to the area affected.

7.5.89 Special Zone (By-law 28-2003)

(a) Area Affected
R3-89 as shown on Special Zoning Map 37-5

(b) Only Permitted Uses
Single detached dwelling
Semi-detached dwelling
Townhouse dwelling
Uses accessory to the foregoing.

(c) Only Permitted Buildings and Structures
Buildings and structures for the uses permitted by 7.5.89(b)

(d) Minimum Dwelling Unit Ground Floor Area

Dwelling Unit Type	Minimum Ground Floor Area
Single detached dwelling	$74m^2$ for a 1 storey dwelling or a split level dwelling $60m^2$ for a 2 storey dwelling
Semi-detached dwelling	$74m^2$ for a 1 storey dwelling or a split level dwelling $60m^2$ for a 2 storey dwelling
Townhouse dwelling	$74m^2$ for a 1 storey dwelling or a split level dwelling $60m^2$ for a 2 storey dwelling

(e) Maximum Number of Dwelling Units
46

(f) Maximum Building Height
11 metres.

(g) Maximum Lot Coverage
40%

(h) Minimum Lot Area
25,000 sq. metres

(i) Required Minimum Number of Parking Spaces
1.25 parking spaces per dwelling unit located with the area affected.
.5 parking space per dwelling unit located within the area affected for visitor parking.

(j) Building Setback -Vacant Land Condominium
All buildings and structures which form part of a unit within a Vacant Land Condominium shall maintain a 1 metre setback from the unit boundaries. An air conditioning unit may be located within the 1 metre setback between two adjacent dwellings provided a 6 metre separation distance is maintained between the air conditioning units.

(l) Definitions

1. For the purposes of paragraph 7.5.89(e), “split level dwelling” means a dwelling unit in which the first floor above the finished grade is so constructed as to create two or more different levels, the vertical distance between such levels being always less than the full storey.

2. For the purposes of paragraph 7.5.89(k), “Vacant Land Condominium” means, a declaration and description registered by a declarant, pursuant to the Condominium Act 1998, that create a corporation in which, at the time of the registration,
   (a) one of more units are not part of a building or structure and do not include any part of a building or structure; and

(b) none of the units are located above or below any other unit.

3. For the purposes of paragraph 7.5.89(k), "unit" means part of the property designated as a unit by the description and includes the space enclosed by its boundaries and all of the land, structures and fixtures within this space in accordance with the declaration and description.

(m) Exception
The provisions of subsections 7.4 shall not apply to the area affected.

(n) Special Setback Requirements
In the area affected pursuant to 7.5.89(a), no building or structure, other than a fence, shall be erected between the line designated "Top of Bank" and the Geotechnical Setback Line" as shown on the Plan by J.G. Rupert, O.L.S. on March 24, 2000, which Plan is marked as Schedule "B" to this by-law and is filed with the Clerk

7.5.90 Special Zone (By-law 28-2003)

(a) Area Affected
R3-90 as shown on Special Zoning Map 37-5

(b) Only Permitted Uses
Single detached dwelling
Uses accessory to the foregoing.

(c) Only Permitted Buildings and Structures
Buildings and structures for the uses permitted by 7.5.90(b)

(d) Minimum Dwelling Unit Ground Floor Area

Dwelling Unit Type	Minimum Ground Floor Area
Single detached dwelling	74m^2 for a 1 storey dwelling or a split level dwelling 60m^2 for a 2 storey dwelling

(e) Maximum Number of Dwelling Units
4

(f) Maximum Building Height
11 metres.

(g) Maximum Lot Coverage
20%

(h) Minimum Lot Area
7,800 sq. metres

(i) Required Minimum Number of Parking Spaces
1.25 parking spaces per dwelling unit located with the area affected.

.5 parking space per dwelling unit located within the area affected for visitor parking.

(j) Building Setback -Vacant Land Condominium
All buildings and structures which form part of a unit within a Vacant Land Condominium shall maintain a 1 metre setback from the unit boundaries. An air conditioning unit may be located within the 1 metre setback between two adjacent dwellings provided a 6 metre separation distance is maintained between the air conditioning units.

(k) Definitions
1. For the purposes of paragraph 7.5.90(e), "split level dwelling" means a dwelling unit in which the first floor above the finished grade is so constructed

as to create two or more different levels, the vertical distance between such levels being always less than the full storey.

2. For the purposes of paragraph 7.5.89(k), “Vacant Land Condominium” means, a declaration and description registered by a declarant, pursuant to the Condominium Act 1998, that create a corporation in which, at the time of the registration,
   (a) one of more units are not part of a building or structure and do not include any part of a building or structure; and
   (b) none of the units are located above or below any other unit.

3. For the purposes of paragraph 7.5.89(k), “unit” means part of the property designated as a unit by the description and includes the space enclosed by its boundaries and all of the land, structures and fixtures within this space in accordance with the declaration and description.

(l) Exception
The provisions of subsections 7.4 shall not apply to the area affected.

(m) Special Setback Requirements
In the area affected pursuant to 7.5.89(a), no building or structure, other than a fence, shall be erected between the line designated “Top of Bank” and the Geotechnical Setback Line” as shown on the Plan by J.G. Rupert, O.L.S. on March 24, 2000, which Plan is marked as Schedule “B” to this by-law and is filed with the Clerk

7.5.91 Special Zone (By-law 13-2003)

(a) Area Affected
R3-91 as shown on Special Zoning Map 35-3.

(b) Minimum Lot Frontage
10.5 metres.

7.5.92 Special Zone (By-law 30-2003)

(a) Area Affected
R3-92 as shown on Special Zoning Maps 34-11 and 36-3.

(b) Applicable Provisions
The provisions of subsections 7.1, 7.2, 7.3 and 7.4 and all other provisions of this by-law applicable to lands, buildings and within the R3 Zone shall apply to the area affected

7.5.93 Special Zone (By-law 44-2003)

(a) Area Affected
R3-93 as shown on Special Zoning Map 34.-13

(b) Applicable Provisions
The provisions of subsections 7.1,7.2, 7.3 and 7.4 and all other provisions of this by-law applicable to lands, buildings and structure within the R3 Zone shall apply to the area affected.

(c) Special Setback Requirements
No building or structure, other than a fence, shall be erected between the line designated “Top of Bank” and the “Geotechnical Setback Line” as shown on the Plan by J.G. Rupert, O.L.S., completed on July 19, 2000, which Plan is marked as Schedule “B” to this by-law and is filed with the Clerk.

7.5.95 Special Zone (By-law 114-2003)

(a) Area Affected
R3-95 as shown on Special Zoning Map 6-5.

(b) Minimum Side Yard Setback - North Side
3.0 metres

(c) Permitted Encroachments
The unenclosed porches existing on the north side of the building at the time of passing of this by-law shall be permitted within the required side yard setback.

7.5.96 Special Zone (By-law 144-2003)

(a) Area Affected
R3-96 as shown on Special Zoning Map 35-7.

(b) Only Permitted Uses
Single detached dwelling
Uses accessory to the foregoing.

(c) Only Permitted Buildings and Structures
Buildings and structures for the uses permitted by 7.5.96(b)

(d) Minimum Lot Area
2.9 hectare

(e) Minimum Dwelling Unit Ground Floor Area

Dwelling Unit Type	Minimum Ground Floor Area
Single detached dwelling	$74m^2$ for a 1 storey dwelling or a split level dwelling $60m^2$ for a 2 storey dwelling

(f) Maximum Number of Dwelling Units
44

(g) Maximum Building Height
11 metres.

(h) Maximum Lot Coverage
40%

(i) Required Minimum Number of Parking Spaces
2 spaces for each dwelling
22 spaces for visitor parking

(j) Building Setback -Vacant Land Condominium
All buildings and structures which form part of a unit within a Vacant Land Condominium shall maintain a 1 metre setback from the unit boundaries. An air conditioning unit may be located within the 1 metre setback between two adjacent dwellings provided a 6 metre separation distance is maintained between the air conditioning units.

(k) Definitions

1. For the purposes of paragraph 7.5.96(e), “split level dwelling” means a dwelling unit in which the first floor above the finished grade is so constructed as to create two or more different levels, the vertical distance between such levels being always less than the full storey.

2. For the purposes of paragraph 7.5.96(j), “Vacant Land Condominium” means, a declaration and description registered by a declarant, pursuant to the Condominium Act 1998, that create a corporation in which, at the time of the registration,
   (a) one or more units are not part of a building or structure and do not include any part of a building or structure; and
   (b) none of the units are located above or below any other unit.

3. For the purposes of paragraph 7.5.96(j), "unit" means a part of the property designated as a unit by the description and includes the space enclosed by its boundaries and all of the land, structures and fixtures within this space in accordance with the declaration and description.

(l) Exception
The provisions of subsections 7.4 shall not apply to the area affected.

7.5.97 Special Zone (By-law 141-2003)

(a) Area Affected
R3-97 as shown on Special Zoning Map 34-16.

(b) Only Permitted Uses
Single detached dwelling
Uses accessory to the foregoing.

(c) Only Permitted Buildings and Structures
Buildings and structures for the uses permitted by 7.5.97(b).

(d) Minimum Lot Area
2.0 hectare.

(e) Minimum Dwelling Unit Ground Floor Area

Dwelling Unit Type	Minimum Ground Floor Area
Single detached dwelling	$74m^2$ for a 1 storey dwelling or a split level dwelling
	$60m^2$ for a 2 storey dwelling

(f) Maximum Number of Dwelling Units
38

(g) Maximum Building Height
11 metres.

(h) Maximum Lot Coverage
40%

(i) Required Minimum Number of Parking Spaces
2 spaces for each dwelling
19 spaces for visitor parking

(j) Building Setback -Vacant Land Condominium
All buildings and structures which form part of a unit within a Vacant Land Condominium shall maintain a 1 metre setback from the unit boundaries. An air conditioning unit may be located within the 1 metre setback between two adjacent dwellings provided a 6 metre separation distance is maintained between the air conditioning units.

(k) Definitions
1. For the purposes of paragraph 7.5.97(e), “split level dwelling” means a dwelling unit in which the first floor above the finished grade is so constructed as to create two or more different levels, the vertical distance between such levels being always less than the full storey.

2. For the purposes of paragraph 7.5.97(j), “Vacant Land Condominium” means, a declaration and description registered by a declarant, pursuant to the Condominium Act 1998, that create a corporation in which, at the time of the registration,
   (a) one or more units are not part of a building or structure and do not include any part of a building or structure; and
   (b) none of the units are located above or below any other unit.

3. For the purposes of paragraph 7.5.97(j), "unit" means a part of the property designated as a unit by the description and includes the space enclosed by its boundaries and all of the land, structures and fixtures within this space in accordance with the declaration and description.

(l) Exception
The provisions of subsections 7.4 shall not apply to the area affected.

7.5.98 Special Zone (By-law 100-2004)

(a) Area Affected
R3-98 as shown on Special Zoning Map 35-7.

(b) Only Permitted Uses
Single detached dwelling
Uses accessory to the foregoing.

(c) Only Permitted Buildings and Structures
Buildings and structures for the uses permitted by 7.5.98(b).

(d) Minimum Lot Area
2.0 hectare.

(e) Minimum Dwelling Unit Ground Floor Area

Dwelling Unit Type	Minimum Ground Floor Area
Single detached dwelling	$74m^2$ for a 1 storey dwelling or a split level dwelling
	$60m^2$ for a 2 storey dwelling

(f) Maximum Number of Dwelling Units
51

(g) Maximum Building Height
11 metres.

(h) Maximum Lot Coverage
40%

(i) Required Minimum Number of Parking Spaces
2 spaces for each dwelling
26 spaces for visitor parking

(j) Building Setback -Vacant Land Condominium
All buildings and structures which form part of a unit within a Vacant Land Condominium shall maintain a 1 metre setback from the unit boundaries. An air conditioning unit may be located within the 1 metre setback between two adjacent dwellings provided a 6 metre separation distance is maintained between the air conditioning units.

(k) Definitions
1. For the purposes of paragraph 7.5.98(e), “split level dwelling” means a dwelling unit in which the first floor above the finished grade is so constructed as to create two or more different levels, the vertical distance between such levels being always less than the full storey.

2. For the purposes of paragraph 7.5.98(j), “Vacant Land Condominium” means, a declaration and description registered by a declarant, pursuant to the Condominium Act 1998, that create a corporation in which, at the time of the registration,
   (a) one or more units are not part of a building or structure and do not include any part of a building or structure; and
   (b) none of the units are located above or below any other unit.

3. For the purposes of paragraph 7.5.98(j), "unit" means a part of the property designated as a unit by the description and includes the space enclosed by its boundaries and all of the land, structures and fixtures within this space in accordance with the declaration and description.

(l) Exception
The provisions of subsections 7.4 shall not apply to the area affected.

7.5.99 Special Zone (By-law 111-2004)

(a) Area Affected
R3-99 as shown on Special Zoning Map 31-6.

(b) Only Permitted Uses
Single detached dwelling
Uses accessory to the foregoing.

(c) Only Permitted Buildings and Structures
Buildings and structures for the uses permitted by 7.5.99(b)

(d) Minimum Lot Area
1.2 hectare

(e) Minimum Dwelling Unit Ground Floor Area

Dwelling Unit Type	Minimum Ground Floor Area
Single detached dwelling	$74m^2$ for a 1 storey dwelling or a split level dwelling
	$60m^2$ for a 2 storey dwelling

(f) Maximum Number of Dwelling Units
22

(g) Maximum Building Height
11 metres.

(h) Maximum Lot Coverage
40%

(i) Required Minimum Number of Parking Spaces
2 spaces for each dwelling
13 spaces for visitor parking

(j) Building Setback -Vacant Land Condominium
All buildings and structures which form part of a unit within a Vacant Land Condominium shall maintain a 1 metre setback from the unit boundaries. A minimum 4 metre setback shall be maintained where the unit boundary abuts a public street. An air conditioning unit may be located within the 1 metre setback between two adjacent dwellings provided a 6 metre separation distance is maintained between the air conditioning units.

(k) Definitions
1. For the purposes of paragraph 7.5.99(e), “split level dwelling” means a dwelling unit in which the first floor above the finished grade is so constructed as to create two or more different levels, the vertical distance between such levels being always less than the full storey.

2. For the purposes of paragraph 7.5.99(j), “Vacant Land Condominium” means, a declaration and description registered by a declarant, pursuant to the Condominium Act 1998, that create a corporation in which, at the time of the registration,
   (a) one or more units are not part of a building or structure and do not include any part of a building or structure; and
   (b) none of the units are located above or below any other unit.

3. For the purposes of paragraph 7.5.99(j), "unit" means a part of the property designated as a unit by the description and includes the space enclosed by its boundaries and all of the land, structures and fixtures within this space in accordance with the declaration and description.

(l) Special Setback Requirements
No building or structure , other than a fence, shall be erected between the line designated “Top of Bank” and the “Geotechnical Setback Line” as shown on the Plan by J.G. Rupert, O.L.S., completed on July 1, 2003, which Plan is marked as Schedule “B” to this by-law and is filed with the Clerk.

(m) Exception
The provisions of subsections 7.4 shall not apply to the area affected.

7.5.100 Special Zone (By-law 65-2005)

(a) Area Affected
R3-100 as shown on Special Zoning Map 31-8.

(b) Only Permitted Uses
Single detached dwelling
Uses accessory to the foregoing.

(c) Only Permitted Buildings and Structures
Buildings and structures for the uses permitted by 7.5.100(b)

(d) Minimum Lot Area
3,200 square metres

(e) Minimum Dwelling Unit Ground Floor Area

Dwelling Unit Type	Minimum Ground Floor Area
Single detached dwelling	74m^2 for a 1 storey dwelling or a split level dwelling 60m^2 for a 2 storey dwelling

(f) Maximum Number of Dwelling Units
8

(g) Maximum Building Height
11 metres.

(h) Maximum Lot Coverage
40%

(i) Required Minimum Number of Parking Spaces
2 spaces for each dwelling
4 spaces for visitor parking

(j) Building Setback -Vacant Land Condominium
All buildings and structures which form part of a unit within a Vacant Land Condominium shall maintain a 1 metre setback from the unit boundaries. An air conditioning unit may be located within the 1 metre setback between two adjacent dwellings provided a 6 metre separation distance is maintained between the air conditioning units.

(k) Definitions
1. For the purposes of paragraph 7.5.100(e), “split level dwelling” means a dwelling unit in which the first floor above the finished grade is so constructed as to create two or more different levels, the vertical distance between such levels being always less than the full storey.

2. For the purposes of paragraph 7.5.100(j), “Vacant Land Condominium” means, a declaration and description registered by a declarant, pursuant to the Condominium Act 1998, that create a corporation in which, at the time of the registration,
    (a) one or more units are not part of a building or structure and do not include any part of a building or structure; and
    (b) none of the units are located above or below any other unit.

3. For the purposes of paragraph 7.5.100(j), "unit" means a part of the property designated as a unit by the description and includes the space enclosed by its boundaries and all of the land, structures and fixtures within this space in accordance with the declaration and description.

(l) Exception
The provisions of subsections 7.4 shall not apply to the area affected

7.5.101 Special Zone (By-law 75-2008)

(a) Area Affected
R3-101, as shown on Zoning Map 48 and Special Zoning Map 33-3.

(b) Only Permitted Uses
Single detached dwelling
Uses accessory to the foregoing

(c) Building Height
Notwithstanding any other provisions of this By-law, the maximum height of the main building permitted on a lot within the area shown hatched on Zoning Map 48 shall not exceed 6.1 metres measured form the lowest point of the finished grade at the exterior walls of the main building to the eaves of the main building.

7.5.102 Special Zone (By-law 23-2009)

(a) Area Affected
R3-102 as shown on Special Zoning Map 17-20.

(b) Only Permitted Use
Apartment dwelling.

(c) Only Permitted Buildings and Structures
One apartment dwelling containing a maximum of six dwelling units.
Accessory buildings and structures.

(d) Minimum Lot Frontage
25 metres.

(e) Maximum Main Building Height
3 storeys.

7.5.103 Special Zone (By-law 28-2011)

(a) Area Affected
R3-103 as shown on Special Zoning Map 15-22.

(b) Applicable Provisions
The provisions of subsections 7.1, 7.2, 7.3 and 7.4 and all other provisions of this by-law applicable to lands, buildings and structures within the R3 zone shall apply to the area affected.

(c) Special Provisions for Residential Care Home

Notwithstanding the provision of Column 11 to Table 1 to Subsection 7.4 to this by-law, the following special provisions shall apply to a permitted residential care home within the area affected:

(i) Minimum Lot Area:	6,000 square metres.
(ii) Minimum Lot Frontage:	65 metres.
(iii) Maximum Number of Dwelling Units:	40.
(iv) Minimum Front Yard:	6 metres.
(v) Minimum Side Yard:	3 metres.
(vi) Minimum Rear Yard:	3 metres.
(vii)Minimum Number of Parking Spaces:	40.

(d) Definitions

For the purposes of this paragraph,

(i) "care services" means health care services, rehabilitative or therapeutic services or services that provide assistance with the activities of daily living.

(ii) Notwithstanding the provisions of Subsection 1.98 to this By-law, "residential care home" means a residential complex that is not licensed by the Province of Ontario and is occupied or intended to be occupied by persons for the purposes of receiving care services whether or not receiving the services is a primary purpose of the occupancy.

(iii) "residential complex" means a building or related group of buildings in which more than one rental unit are located and includes all common areas and services and facilities available for the use of its residents.

(e) Holding Zone Provisions

(i) Record of Site Condition - to ensure that environmental soil quality for the lands meets with the minimum standards of the Province for residential use, the "h1" symbol shall not be deleted from the area affected until:

(1) the City is provided with a copy of an acknowledgment from a Director, duly appointed under the Environmental Protection Act, that a Record of Site Condition prepared in accordance with the requirements of Ontario Regulation 153/04 or amendments made thereto has been filed in the Provincial Environmental Site Registry; and

(2) the City is provided with a copy of the Record of Site Condition, duly signed by a Qualified Person, along with all supporting documentation.

(ii) Erosion Hazard Limit - to ensure the orderly development of the lands, the "h2" symbol shall not be deleted from the area affected until a Geotechnical Investigation has been completed and the Erosion Hazard Limit defined to the satisfaction of the City and the Kettle Creek Conservation Authority.

(iii) Noise & Vibration - to ensure that potential impacts from the adjacent railway line to proposed sensitive residential uses are appropriately mitigated, the "h2" symbol shall not be deleted from the area affected until a noise and vibration study has been completed to the satisfaction of the Director, Environmental Services.

(iv) Traffic Impact - to ensure that the traffic demands of a proposed residential care home development are assessed against the capacity of Princess Avenue and to confirm optimum access points, the "h3" symbol shall not be deleted until a traffic impact report has been completed to the satisfaction of the Director, Environmental Services.

(v) Stormwater Management - to ensure that the quantity and quality of surface drainage of a proposed residential care home development is

managed to City standards, the “h3” symbol shall not be deleted until a stormwater management report has been completed to the satisfaction of the Director, Environmental Services.

(vi) Site Plan Agreement - to ensure the orderly development of the lands for a proposed residential care home development, the “h3” symbol shall not be deleted from the area affected until a site plan agreement has been entered into with the City.

(vii) Interim Permitted Uses - uses existing as of the date of the passing of this By-law.

7.5.104 Special Zone (By-law 55-2012)

(a) Area Affected
R3-104 as shown on Special Zoning Map 50-1.

(b) Only Permitted Uses
Single detached dwelling
Uses accessory to the foregoing.

(c) Only Permitted Buildings and Structures
Buildings and structures for the uses permitted by 7.5.104(b).

(d) Minimum Lot Area
2.0 hectare.

(e) Minimum Dwelling Unit Ground Floor Area

Dwelling Unit Type	Minimum Ground Floor Area
Single detached dwelling	$74m^2$ for a 1 storey dwelling or a split level dwelling $60m^2$ for a 2 storey dwelling

(f) Maximum Number of Dwelling Units
38

(g) Maximum Building Height
11 metres.

(h) Maximum Lot Coverage
40%

(i) Required Minimum Number of Parking Spaces
2 spaces for each dwelling
19 spaces for visitor parking

(j) Building Setback -Vacant Land Condominium
All buildings and structures which form part of a unit within a Vacant Land Condominium shall maintain a 1 metre setback from the unit boundaries. An air conditioning unit may be located within the 1 metre setback between two adjacent dwellings provided a 6 metre separation distance is maintained between the air conditioning units.

(k) Definitions
1. For the purposes of paragraph 7.5.104(e), “split level dwelling” means a dwelling unit in which the first floor above the finished grade is so constructed as to create two or more different levels, the vertical distance between such levels being always less than the full storey.

2. For the purposes of paragraph 7.5.104(j), “Vacant Land Condominium” means, a declaration and description registered by a declarant, pursuant to the Condominium Act 1998, that create a corporation in which, at the time of the registration,

(a) one or more units are not part of a building or structure and do not include any part of a building or structure; and
(b) none of the units are located above or below any other unit.

3. For the purposes of paragraph 7.5.104(j), "unit" means a part of the \ property designated as a unit by the description and includes the space enclosed by its boundaries and all of the land, structures and fixtures within this space in accordance with the declaration and description.

(l) Exception
The provisions of subsections 7.4 shall not apply to the area affected.

7.5.105 Special Zone (By-law 53-2014)

(a) Area Affected
R3-105 as shown on Special Zoning Map 16-16.

(b) Only Permitted Use
Apartment dwelling.

(c) Only Permitted Buildings and Structures
One apartment dwelling with a maximum of 12 dwelling units.
Accessory buildings and structures.

(d) Minimum Front Yard Depth
2.5 metres.

(e) Minimum Southerly Interior Side Yard Depth
1.2 metres.

(f) Required Minimum Number of Parking Spaces
12 located within the area affected.

7.5.107 Special Zone (By-law 38-2015)

(a) Area Affected
R3-107 as shown on Special Zoning Map 23-3.

(b) Only Permitted Uses
Clinic.
Medical laboratory.
Pharmacy.
Uses accessory to the foregoing.

(c) Only Permitted Buildings and Structures
Buildings and structures for the uses permitted by 7.5.107(b).

(d) Maximum Height
1 storey.

(e) Minimum Yard Depth
3 metres from any lot line.

(f) Maximum Coverage
30 %.

(g) Required Minimum Number of Parking Spaces
4.0 spaces per $100m^2$ of floor area.

(h) Services Required
In this zone, no building or structure shall be erected or used for any purpose permitted in subsection 7.5.107(c) unless the following services are available to service the building or structure and the land on which it is situate:

(i) a municipal water supply system;
(ii) a municipal sanitary sewage system; and
(iii) a stormwater management system incorporating quantity and quality controls satisfactory to the City and outletting to a municipal storm sewer system.

(i) Definition
For the purposes of this paragraph 7.5.107, "pharmacy" means a building or part thereof where prescriptions are compounded and dispensed for the public by a pharmacist licensed under the Drug and Pharmacies Regulation Act and where medicines and non-prescription drugs are offered for sale or sold at retail.

(j) Maximum Gross Leasable Floor Area
The maximum gross leasable floor area of any pharmacy shall not exceed 150 square metres.

(k) Exceptions
The provisions of subsections 7.1, 7.2, 7.3 and 7.4 shall not apply to the area affected.

7.5.108 Special Zone (By-law 47-2016)

(a) Area Affected
R3-108 as shown on Special Zoning Map 19-10.

(b) Applicable Provisions
The provisions of subsections 7.1, 7.2, 7.3 and 7.4, and all other provision of this by-law applicable to land, buildings and structures within the R3 zone shall apply to the area affected.

(c) Floor Area – Detached Garage
A detached garage having a maximum gross floor area of 80 square metres may be located within the area shown as "Location for Detached Garage" on Special Zoning Map 19-10, and may be used for personal storage.

(d) Exception
Notwithstanding the provisions of 7.5.108(b), the provisions of subsection 4.2.4.3 shall not apply to the area affected.

7.5.108 Special Zone (By-law 74-2015)

(a) Area Affected
R3-108 as shown on Special Zoning Map 31.13.

(b) Only Permitted Use
Townhouse dwelling.
Uses accessory to the foregoing.

(c) Only Permitted Buildings and Structures
Buildings and structures for the uses permitted by 7.5.105(b).

(d) Maximum Number of Dwelling Units
10 units within two buildings within the area affected.

(e) Minimum Front Yard Depth
6 metres.

(f) Minimum Side Yard Depth
1 metre.

(g) Minimum Rear Yard Depth
7 metres.

(h) Maximum Main Building Height
11 metres.

(i) Maximum Lot Coverage
40%

(j) Minimum Lot Area
1,600 square metres.

(k) Minimum Frontage
37 metres.

(l) Minimum Number of Parking Spaces
2.5 spaces per dwelling unit within the area affected.

(m) Entrance Feature
Notwithstanding the provisions of subsection 4.2.1 of this By-law, an entrance feature with a height of no more than 2 metres may be located within the required front yard.

(n) Exception
The provisions of subsections 7.1 and 7.2 shall not apply to the area affected.

7.5.109 Special Zone (By-law 116-2016)

(a) Area Affected
R3-109 as shown on Special Zoning Map 50-5.

(b) Only Permitted Uses
Single detached dwelling
Uses accessory to the foregoing.

(c) Only Permitted Buildings and Structures
Buildings and structures for the uses permitted by 7.5.109(b).

(d) Minimum Lot Area
2.0 hectare.

(e) Minimum Dwelling Unit Ground Floor Area

Dwelling Unit Type	Minimum Ground Floor Area
Single detached dwelling	$74m^2$ for a 1 storey dwelling or a split level dwelling $60m^2$ for a 2 storey dwelling

(f) Maximum Number of Dwelling Units
47

(g) Maximum Building Height
11 metres.

(h) Maximum Lot Coverage
40%

(i) Required Minimum Number of Parking Spaces
2 spaces for each dwelling
24 spaces for visitor parking

(j) Building Setback -Vacant Land Condominium
All buildings and structures which form part of a unit within a Vacant Land Condominium shall maintain a 1 metre setback from the unit boundaries. An air conditioning unit may be located within the 1 metre setback between two adjacent dwellings provided a 6 metre separation distance is maintained

between the air conditioning units.

(k) Definitions

1. For the purposes of paragraph 7.5.109(e), “split level dwelling” means a dwelling unit in which the first floor above the finished grade is so constructed as to create two or more different levels, the vertical distance between such levels being always less than the full storey.

2. For the purposes of paragraph 7.5.109(j), “Vacant Land Condominium” means, a declaration and description registered by a declarant, pursuant to the Condominium Act 1998, that create a corporation in which, at the time of the registration,
(a) one or more units are not part of a building or structure and do not include any part of a building or structure; and
(b) none of the units are located above or below any other unit.

3. For the purposes of paragraph 7.5.109(j), "unit" means a part of the property designated as a unit by the description and includes the space enclosed by its boundaries and all of the land, structures and fixtures within this space in accordance with the declaration and description.

(l) Exception
The provisions of subsections 7.4 shall not apply to the area affected.

7.5.109 Special Zone (By-law 113-2016)

(a) Area Affected
R3-110 as shown on Special Zoning Map 16-19.

(b) Only Permitted Use
Apartment dwelling.

(c) Only Permitted Buildings and Structures
One apartment dwelling with a maximum of 12 dwelling units.
Accessory buildings and structures

7.5.110 Special Zone (By-law 136-2016)

(a) Area Affected
R3-110 as shown on Special Zoning Map 21-19.

(b) Additional Permitted Use
Clinic.
Accessory uses.

(c) Only Permitted Buildings and Structures
The building existing at the time of passing of this by-law.
Accessory buildings and structures.

(d) Minimum Lot Area
1100 square metres

7.5.111 Special Zone (By-law 140-2017)

(a) Area Affected
R3-111 as shown on Special Zoning Map 15-34.

(b) Only Permitted Uses
Single detached dwelling
Uses accessory to the foregoing.

(c) Only Permitted Buildings and Structures
Buildings and structures for the uses permitted by 7.5.111(b).

(d) Minimum Lot Area
0.6 hectare.

(e) Minimum Dwelling Unit Ground Floor Area

Dwelling Unit Type	Minimum Ground Floor Area
Single detached dwelling	$74m^2$ for a 1 storey dwelling or a split level dwelling
	$60m^2$ for a 2 storey dwelling

(f) Maximum Number of Dwelling Units
11

(g) Maximum Building Height
11 metres.

(h) Maximum Lot Coverage
40%

(i) Required Minimum Number of Parking Spaces
2 spaces for each dwelling
6 spaces for visitor parking

(j) Building Setback -Vacant Land Condominium
All buildings and structures which form part of a unit within a Vacant Land Condominium shall maintain a 1 metre setback from the unit boundaries. An air conditioning unit may be located within the 1 metre setback between two adjacent dwellings provided a 6 metre separation distance is maintained between the air conditioning units.

(k) Definitions

1. For the purposes of paragraph 7.5.111(e), “split level dwelling” means a dwelling unit in which the first floor above the finished grade is so constructed as to create two or more different levels, the vertical distance between such levels being always less than the full storey.

2. For the purposes of paragraph 7.5.111(j), “Vacant Land Condominium” means, a declaration and description registered by a declarant, pursuant to the Condominium Act 1998, that create a corporation in which, at the time of the registration,

   (a) one or more units are not part of a building or structure and do not include any part of a building or structure; and
   (b) none of the units are located above or below any other unit.

3. For the purposes of paragraph 7.5.111(j), "unit" means a part of the property designated as a unit by the description and includes the space enclosed by its boundaries and all of the land, structures and fixtures within this space in accordance with the declaration and description.

(l) Exception
The provisions of subsections 7.4 shall not apply to the area affected.7.5.113

7.5.112 Special Zone (By-law 155-2017)

(a) Area Affected
R3-113 as shown on Special Zoning Map 20-7.

(b) Only Permitted Uses
Single detached dwelling

Uses accessory to the foregoing.

(c) Only Permitted Buildings and Structures
Buildings and structures for the uses permitted by 7.5.113(b).

(d) Location of Permitted Buildings and Structures
Buildings and structures are permitted only within the area shown as "Building Area" in accordance with Special Zoning Map 20-7.

(e) Exception
The provisions of Subsections 7.1, 7.2 and 7.4 of this by-law shall not apply to the area affected.

7.5.114 Special Zone (By-law 155-2017)

(a) Area Affected
R3-114 as shown on Special Zoning Map 20-7.

(b) Only Permitted Buildings and Structures
Buildings and structures existing at the time of passing of this by-law.

(c) Exception
The provisions of subsection 7.1 and 7.4 shall not apply to the area affected.

7.5.115 Special Zone (By-law 39-2020)

(a) Area Affected
R3-115 as shown on Special Zoning Map 18-45.

(b) Only Permitted Uses
Apartment dwelling
Uses accessory to the foregoing.

(c) Only Permitted Buildings and Structures
Buildings and structures for the uses permitted by 7.5.115(b).

(d) Minimum Front Yard
5 metres.
1.6 metres to daylight corner

(e) Minimum Rear Yard
2.5 metres.

(f) Minimum Exterior Side Yard
2.5 metres.

(g) Maximum Building Height
12.5 metres

(h) Maximum Number of Dwelling Units
29

(i) Maximum Lot Coverage
62%

(j) Maximum Roof Area
62%

(k) Minimum Number of Parking Spaces
26 spaces

(l) Exception
The provisions Subsection 4.1.6.4 and of Items 3, 5, 7, 8, 9, 10, 11(b) and 14 to Column 8 of Table 1 to subsection 7.4 shall not apply to the area affected.

7.5.116 Special Zone (By-law 41-2020)

(a) Area Affected
R3-116 as shown on Special Zoning Map 23-6.

(b) Only Permitted Uses
Townhouse dwelling
Uses accessory to the foregoing.

(c) Only Permitted Buildings and Structures
Buildings and structures for the uses permitted by 7.5.116(b).

(d) Maximum Number of Dwelling Units
5

(e) Location of Buildings and Structures
Buildings and structures for the uses permitted by 7.5.116(b) shall only be located within the area shown as “Building Area” on Special Zoning Map 23-6.

(f) Projection for Deck
A covered deck may encroach outside of the building area to within 0.8 metres of the westerly lot line.

(g) Exception
The provisions of Items 7, 10 and 11 to Column 6 of Table 1 to subsection 7.4 shall not apply to the area affected.

7.5.117 Special Zone (By-law 107-2023)

(a) Area Affected
R3-117 as shown on Special Zoning Map 17-25.

(b) Only Permitted Uses
Single detached dwelling
Uses accessory to the foregoing.

(c) Only Permitted Buildings and Structures
Buildings and structures for the uses permitted by 7.5.117(b).

(d) Minimum Lot Area
0.5 hectare.

(e) Minimum Dwelling Unit Ground Floor Area

Dwelling Unit Type	Minimum Ground Floor Area
Single detached dwelling	$74m^2$ for a 1 storey dwelling or a split level dwelling $60m^2$ for a 2 storey dwelling

(f) Maximum Number of Dwelling Units
6

(g) Maximum Building Height
11 metres.

(h) Maximum Lot Coverage
40%

(i) Required Minimum Number of Parking Spaces
2 spaces for each dwelling
4 spaces for visitor parking

(j) Building Setback -Vacant Land Condominium
All buildings and structures which form part of a unit within a Vacant Land

Condominium shall maintain a 1 metre setback from the unit boundaries. An air conditioning unit may be located within the 1 metre setback between two adjacent dwellings provided a 6 metre separation distance is maintained between the air conditioning units.

(k) Definitions

1. For the purposes of paragraph 7.5.111(e), “split level dwelling” means a dwelling unit in which the first floor above the finished grade is so constructed as to create two or more different levels, the vertical distance between such levels being always less than the full storey.

2. For the purposes of paragraph 7.5.111(j), “Vacant Land Condominium” means, a declaration and description registered by a declarant, pursuant to the Condominium Act 1998, that create a corporation in which, at the time of the registration,
   (a) one or more units are not part of a building or structure and do not include any part of a building or structure; and
   (b) none of the units are located above or below any other unit.

3. For the purposes of paragraph 7.5.111(j), "unit" means a part of the property designated as a unit by the description and includes the space enclosed by its boundaries and all of the land, structures and fixtures within this space in accordance with the declaration and description.

(l) Exception

The provisions of subsections 7.4 shall not apply to the area affected.

7.5.118 Special Zone (Bylaw 110-2026)

(a) Area Affected

R3-119 as shown on Special Zoning Map 21-21.

(b) Additional Permitted Uses

Clinic
Business Office
Single Detached Residential
Accessory uses.

(c) Location of Additional Permitted Uses

The additional uses permitted by paragraph 7.5.118(b) shall only be permitted within the building existing as at the date of the passage of this by-law.

(d) Expansion and Alteration of Existing Building

Despite 7.5.118(c), alterations and minor expansions are permitted to the building existing as at the date of the passage of this by-law, subject to the provisions of Column 2 Table 1 to Subsection 7.4(2) provided the addition does not exceed a floor area of 15 square metres.

(e) Additional Permitted Uses and Reconstruction of the Existing Building

Nothing in subsection 4.2.9.1 would prevent the existing building from being reconstructed for the additional uses permitted by paragraph 7.5.118(b) if the existing building is destroyed by involuntary action.

(f) Minimum Parking for Additional Permitted Uses

A minimum of 10 parking spaces for the uses permitted by paragraph 7.5.118(b). These parking spaces must be provided to the rear of the building existing as of the date of the passage of this by-law.

(g) Provisions Repealed

Paragraph 7.5.4 of By-law 50-88 as amended is repealed.

THIRD RESIDENTIAL ZONE REGULATIONS - R3

* per dwelling unit

Column No. (1) Item No.	(2) Single Detached Dwelling	(3) Semi-Detached Dwelling	(4) Duplex Dwelling	(5) Triplex Dwelling	(6) Townhouse Dwelling	(7) Multiple Dwelling	(8) Apartment Dwelling	(9) Converted Dwelling	(10) Boarding House	(11) Provincial Group Home Residential Care Home
1. Minimum Lot Area	371.5 m²	300 m² *	555 m²	650 m²	185 m² *	740 m²	740 m²	---	555 m²	555 m²
2. Minimum Lot Frontage	12 m	10 m*	15 m	18 m	21 m	21 m	21 m	---	15 m	15 m
3. Maximum Main Building Height	11 m	11m	11m	11 m	11 m	11 m	11 m	---	11 m	11 m
4. Maximum Accessory Building Height	4 m	4 m	4 m	4 m	4 m	4 m	4 m	4 m	4 m	4 m
5. Maximum Lot Coverage	35%	40%	40%	40%	40%	40%	40%	40%	40%	40%
6. Maximum Floor Area of Enclosed Accessory Building	the lesser of 15% of lot area or 67 m² (By-law 137-88)	the lesser of 15% of lot area or 40 m²	the lesser of 15% of lot area or 40 m²	the lesser of 15% of lot area or 40 m²	the lesser of 15% of lot area or 40 m²	the lesser of 15% of lot area or 40 m²	the lesser of 15% of lot area or 40 m²	the lesser of 15% of lot area or 40 m²	the lesser of 15% of lot area or 40 m²	the lesser of 15% of lot area or 40 m²
7. Maximum Number of Dwelling Units	1 per lot	2 per lot	2 per lot	3 per lot	4 per lot	4 per lot	4 per lot	4 per lot	---	---
8. Maximum Roof Area	50%	55%	55%	55%	55%	55%	55%	55%	55%	55%
9. Minimum Front Yard Depth	6 m	6 m	6 m	6 m	6 m	6 m	6 m	6 m	6 m	6 m
10. Minimum Rear Yard Depth	9 m	9 m	9 m	9 m	9 m	9 m	9 m	9 m	9 m	9 m
11. Minimum Side Yard Depth										
a) Interior Side Yard	1m	1m	1m	1m	2 m	2 m	2 m	1m	1m	1m

Column No. (1) Item No.	(2) Single Detached Dwelling	(3) Semi-Detached Dwelling	(4) Duplex Dwelling	(5) Triplex Dwelling	(6) Townhouse Dwelling	(7) Multiple Dwelling	(8) Apartment Dwelling	(9) Converted Dwelling	(10) Boarding House	(11) Provincial Group Home Residential Care Home
b) Exterior Side Yard	4 m	4 m	4 m	4 m	4 m	4 m	4 m	4 m	4 m	4 m
c) Interior Side Yard Along Common Wall Between Dwelling Units	---	0 m	---	---	0 m	0 m	---	---	---	---
12. Minimum Ground Floor Area										
a) 1 Storey Dwelling	74 m²	74 m²	---	---	56 m²	56 m²	---	---	74 m²	74 m²
b) 1 1/2 Storey Dwelling	60 m²	60 m²	---	----	46 m²	46 m²	---	---	60 m²	60 m²
c) 2 or more Story Dwelling	42 m²	42 m²	42 m²	42 m²	37 m²	37 m²	---	---	42 m²	42 m²
13. Minimum Dwelling Unit Floor Area										
a) Bachelor	---	---	42 m²	42 m²	---	---	28 m²	28 m²	---	---
b) One Bedroom	---	---	42 m²	42 m²	---	---	42 m²	42 m²	---	---
c) Two Bedrooms	---	---	56 m²	56 m²	56 m²	56 m²	56 m²	56 m²	---	---
d) Three Bedrooms	---	---	70 m²	70 m²	70 m²	70 m²	70 m²	70 m²	---	---
14. Minimum Number of Parking Spaces	1 per dwelling unit	1 per dwelling unit	1 per dwelling unit	1 per dwelling unit	1.25 per dwelling unit	1.25 per dwelling unit	1.25 per dwelling unit	1 per dwelling unit	1 for every 3 beds with a minimum of 3	3

THIRD RESIDENTIAL ZONE REGULATIONS - R3

Table 2 to Subsection 7.4 - Page 1

Column No. (1) Item No.	(2) Church	(3) Day Care	(4) Nursing Home	(5) Private School
1. Minimum Lot Area	1500 m²	555 m²	4000 m²	555 m²
2. Minimum Lot Frontage	25 m	15 m	30 m	15 m
3. Maximum Main Building Height	15 m	11m	11 m	11m
4. Maximum Accessory Building Height	4 m	4 m	4 m	4 m
5. Maximum Lot Coverage	40%	40%	40%	40%
6. Maximum Floor Area of Enclosed Accessory Building	15% of Lot Area	15% of Lot Area	15% of Lot Area	15% of Lot Area
7. Maximum Number of Dwelling Units	---	---	---	---
8. Maximum Roof Area	55%	55%	55%	55%
9. Minimum Front Yard Depth	7.5 m	7.5 m	6 m	7.5 m
10. Minimum Rear Yard Depth	7.5 m	9 m	9 m	9 m
11. Minimum Side Yard Depth				
a) Interior Side Yard	5 m	1m	5 m	1m
b) Exterior Side Yard	7.5 m	4 m	7.5 m	4 m
c) Interior Side Yard Along Common Wall Between Dwelling Units	---	---	---	---
12. Minimum Ground Floor Area				
a) 1 Storey Dwelling	---	---	---	---
b) 1 1/2 Storey Dwelling	---	---	---	---

Column No. (1) Item No.	(2) Church	(3) Day Care	(4) Nursing Home	(5) Private School
c) 2 or more Story Dwelling	---	---	---	---
13. Minimum Dwelling Unit Floor Area				
a) Bachelor	---	---	---	---
b) One Bedroom	---	---	---	---
c) Two Bedrooms	---	---	---	----
d) Three Bedrooms	---	---	---	---
14. Minimum Number of Parking Spaces	1 for each 6 seats	1 for each 5 children licensed capacity	---	1 space for each 10 students enrolled in grades 1 to 8, 1 space for each 7 students enrolled in grades 9 to 13
15. Minimum Number of Parking Spaces per Bed	---	---	.75	---

SECTION 7A – THIRD RESIDENTIAL ZONE – R3A (By-law 46-2003)

7A.1 PERMITTED USES

In this zone, no land, building or structure shall be used except for the following purposes:

(a) single detached dwelling;
(b) semi-detached dwelling;
(c) duplex dwelling;
(d) triplex dwelling;
(e) townhouse dwelling;
(f) apartment dwelling;
(g) multiple dwelling;
(h) converted dwelling;
(i) church;
(j) day care; (118-2015)
(k) private school;
(l) provincial group home;
(m) nursing home;
(n) home occupation;
(o) uses accessory to the foregoing.

7A.2 PERMITTED BUILDINGS AND STRUCTURES

In this zone, no building or structure shall be erected except for the uses permitted by subsection 7A.1.

7A.3 SERVICES REQUIRED

In this zone, no building or structure shall be erected or used for any purpose permitted by subsection 7A.1 unless the following municipal services are available to service the building or structure and the land on which it is situate:

(a) a water supply system; and
(b) a sanitary sewage system and a storm sewage system or a combined sanitary and storm sewage system.

7A.4 ZONE REGULATIONS

7A.4.1 In this zone, no building or structure shall be erected or land, building or structure used except in accordance with the regulations set forth in Tables 1 and 2 to this subsection 7A.4. and with the regulations set forth in paragraph 7A.4.2.

7A.4.2 In this zone, no building or structure shall be erected or used for the purposes of a provincial group home, if the lot on which such provincial group home is located is within 75 metres of another lot in this zone or in any other zone in which there is a building or structure used for the purposes of a provincial group home.

7A.4.3 Notwithstanding the provisions of Section 4 of this By-law an unenclosed porch, including steps or stairs may be erected, and used, so as to project or extend into the required front yard a distance of 3 metres, but the projection shall comply with the side yard regulations set forth in Tables 1 and 2 to this subsection 7A.4.

7A.4.4 In this zone where no garage exists the residential driveway shall be a minimum of 13 metres in length and a minimum of 3.2 metres in width and shall be located within the front yard and the side yard of the lot.

7A.5 SPECIAL PROVISIONS

The provisions of subsections 7A.1 to 7A.4 inclusive and all other applicable provisions of this by-law shall apply to the use of land and to the erection and use of buildings and structures in each special zone in this subsection except that where there is a conflict between the provisions of the special zone and the provisions of subsections 7A.1 to 7A.4 inclusive or any other applicable provision in this by-law, the provisions of the special zone shall prevail.

In addition, the provisions of each special zone shall, unless otherwise provided in such special zone, apply only to the uses of land permitted in the special zone and to the erection and use of buildings and structures permitted in the special zone.

7A.5.1 Special Zone (By-law 47-2003)

(a) Area Affected
R3A-1 as shown on Special Zoning Maps 31-3 and 32-6.

(b) Applicable Provisions
The provisions of subsections 7A.1, 7A.2, 7A.3 and 7A.4 and all other provisions of this by-law applicable to lands, buildings and structures within the R3A Zone shall apply to the area affected.

7A.5.2 Special Zone (By-law 48-2003)

(a) Area Affected
R3A-2 as shown on Special Zoning Maps 26-4 and 35-5.

(b) Applicable Provisions
The provisions of subsections 7A.1, 7A.2, 7A.3 and 7A.4 and all other provisions of this by-law applicable to lands, buildings and structures within the R3A Zone shall apply to the area affected.

7A.5.3 Special Zone (By-law 48-2003)

(a) Area Affected
R3A-3 as shown on Special Zoning Map 35-5.

(b) Minimum Lot Frontage
10.5 metres.

7A.5.4 Special Zone (By-law 49-2003)

(a) Area Affected
R3A-4 as shown on Special Zoning Maps 24-10, 34-14 and 36-4

(b) Applicable Provisions
The provisions of subsections 7A.1, 7A.2, 7A.3 and 7A.4 and all other provisions of this by-law applicable to lands, buildings and structures within the R3A Zone shall apply to the area affected.

(c) Special Setback Requirements
(i) No building or structure, other than a fence, shall be erected between the line designated “Top of Bank and the Geotechnical Setback Line” as shown on the Plan by J.G. Rupert, O.L.S., completed on September 1, 2000, which Plan is marked as Schedule “D” to this by-law and is filed with the Clerk.

(ii) No building or structure, other than a fence, shall be erected between the line designated “Top of Bank” and the Geotechnical Setback Line” as shown on the Plan by J.G. Rupert, O.L.S., completed on March 28th, 2002, 2000, which Plan is marked as Schedule “E” to this by-law and is filed with the Clerk.

7A.5.5 Special Zone (By-law 49-2003)

(a) Area Affected

R3A-5 as shown on Special Zoning Map 34-14.

(b) Applicable Provisions
The provisions of subsections 7A.1, 7A.2, 7A.3 and 7A.4 and all other provisions of this by-law applicable to lands, buildings and structures within the R3A Zone shall apply to the area affected.

(c) Special Setback Requirements
(i) No building or structure, other than a fence, shall be erected between the line designated "Top of Bank" and the "Geotechnical Setback Line" as shown on the Plan by J.G. Rupert, O.L.S., completed on July 19, 2000, which Plan is marked as Schedule "F" to this by-law and is filed with the Clerk.

7A.5.6 Special Zone (By-law 50-2003)

(a) Area Affected
R3A-6 as shown on Special Zoning Map 37-7.

(b) Applicable Provisions
The provisions of subsections 7A.1, 7A.2, 7A.3 and 7A.4 and all other provisions of this by-law applicable to lands, buildings and structures within the R3A Zone shall apply to the area affected.

(c) Special Setback Requirements
(i) No building or structure, other than a fence, shall be erected between the line designated "Top of Bank" and the Geotechnical Setback Line" as shown on the Plan by J.G. Rupert, O.L.S., completed on March 24, 2000, which Plan is marked as Schedule "B" to this by-law and is filed with the Clerk.

7A.5.7 Special Zone (By-law 129-2003)

(a) Area Affected
R3A-7 as shown on Special Zoning Map 31-5.

(b) Applicable Provisions
The provisions of subsections 7A.1, 7A.2, 7A.3 and 7A.4 and all other provisions of this by-law applicable to lands, buildings and structures within the R3A Zone shall apply to the area affected.

(c) Special Setback Requirements
No building or structure , other than a fence, shall be erected between the line designated "Top of Bank" and the "Geotechnical Setback Line" as shown on the Plan by J.G. Rupert, O.L.S., completed on July 1, 2003, which Plan is marked as Schedule "B" to this by-law and is filed with the Clerk.

7A.5.8 Special Zone (By-law 157-2003)

(a) Area Affected
R3A-8 as shown on Special Zoning Map 34-17.

(b) Applicable Provisions
The provisions of subsections 7A.1, 7A.2, 7A.3 and 7A.4 and all other provisions of this by-law applicable to lands, buildings and structures within the R3A Zone shall apply to the area affected.

(c) Special Setback Requirements
No building or structure , other than a fence, shall be erected between the line designated "Top of Bank" and the "Geotechnical Setback Line" as shown on the Plan by J.G. Rupert, O.L.S., completed on July 19, 2000, which Plan is marked as Schedule "B" to this by-law and is filed with the Clerk.

7A.5.9 Special Zone (By-law 6-2004)

(a) Area Affected
R3A-9 as shown on Special Zoning Map 21-17.

(b) Applicable Provisions
The provisions of subsections 7A.1, 7A.2, 7A.3 and 7A.4 and all other provisions of this by-law applicable to lands, buildings and structures within the R3A Zone shall apply to the area affected.

7A.5.10 Special Zone (By-law 100-2004)

(a) Area Affected
R3A-10 as shown on Special Zoning Map 35-7.

(b) Minimum Lot Frontage
11 metres.

7A.5.10 Special Zone (By-law 158-2004)

(a) Area Affected
R3A-10 as shown on Special Zoning Map 31-7.

(b) Applicable Provisions
The provisions of subsections 7A.1, 7A.2, 7A.3 and 7A.4 and all other provisions of this by-law applicable to lands, buildings and structures within the R3A Zone shall apply to the area affected.

(c) Special Setback Requirements
No building or structure , other than a fence, shall be erected between the line designated “Top of Bank” and the “Geotechnical Setback Line” as shown on the Plan by J.G. Rupert, O.L.S., completed on July 1, 2003, which Plan is marked as Schedule “B” to this by-law and is filed with the Clerk.

7A.5.11 Special Zone (By-law 66-2005)

(a) Area Affected
hR3A-11 as shown on Special Zoning Maps 24-12 and 36-6.

(b) Applicable Provisions
The provisions of subsections 7A.1, 7A.2, 7A.3 and 7A.4 and all other provisions of this by-law applicable to lands, buildings and structures within the R3A Zone shall apply to the area affected.

(c) Special Setback Requirements
No building or structure , other than a fence, shall be erected between the line designated “Top of Bank” and the “Geotechnical Setback Line” as shown on the Plan by J.G. Rupert, O.L.S., completed on February 24, 2005, which Plan is marked as Schedule “C” to this by-law and is filed with the Clerk.

7A.5.12 Special Zone (By-law 112-2006)

(a) Area Affected
R3A-12 as shown on Special Zoning Map 26-5.

(b) Minimum Lot Frontage
11 metres.

7A.5.13 Special Zone (By-law 98-2006)

(a) Area Affected
R3A-13 as shown on Special Zoning Map 31-9.

(b) Applicable Provisions
The provisions of subsections 7A.1, 7A.2, 7A.3 and 7A.4 and all other provisions of this by-law applicable to lands, buildings and structures within the R3A Zone shall apply to the area affected.

(c) Special Setback Requirements
No building or structure , other than a fence, shall be erected between the line designated "Top of Bank" and the "Geotechnical Setback Line" as shown on the Plan by R.H. Kruys O.L.S. of Holstead & Redmond Limited, completed on April 24, 2006, which Plan is marked as Schedule "B" to this by-law and is filed with the Clerk.

7A.5.14 Special Zone (By-law 99-2006)

(a) Area Affected
R3A-14 as shown on Special Zoning Map 31-10.

(b) Minimum Lot Frontage
11 metres.

7A.5.15 Special Zone (By-law 9-2007)

(a) Area Affected
R3A-15 as shown on Special Zoning Map 31-11.

(b) Minimum Lot Frontage
11 metres.

(c) Minimum Lot Area
352 square metres.

(d) Minimum Lot Depth
32 metres.

(e) Maximum Driveway Coverage
Notwithstanding the provisions of Subsection 4.2.6.3(c) of this By-law, the area of all driveways and parking spaces located in the front yard of any lot within the area affected shall not exceed 60% of the area of such yard.

7A.5.11 Special Zone (By-law 142-2007)

(a) Area Affected
R3A-16 as shown on Special Zoning Map 26-6.

(b) Minimum Lot Frontage
11 metres.

7A.5.17 Special Zone (By-law 20-2008)

(a) Area Affected
R3A-17 as shown on Special Zoning Map 26-7.

(b) Applicable Provisions
The provisions of subsections 7A.1, 7A.2, 7A.3 and 7A.4 and all other provisions of this by-law applicable to lands, buildings and structures within the R3A Zone shall apply to the area affected.

7A.5.18 Special Zone (By-law 78-2008)

(a) Area Affected
R3A-18, as shown on Special Zoning Map 24-14.

(b) Applicable Provisions
The provisions of subsections 7A.1, 7A.2, 7A.3 and 7A.4 and all other provisions of this by-law applicable to lands, buildings and structures within the R3A zone shall apply to the area affected.

7A.5.21 Special Zone (By-law 22-2009)

(a) Area Affected
R3A-21, as shown on Special Zoning Map 26-8.

(b) Applicable Provisions
The provisions of subsections 7A.1, 7A.2, 7A.3 and 7A.4 and all other provisions of this by-law applicable to lands, buildings and structures within the R3A zone shall apply to the area affected.

7A.5.22 Special Zone (By-law 95-2012)

(a) Area Affected
R3A-22, as shown on Special Zoning Map 34-19.

(b) Only Permitted Uses
Single detached dwellings
Home occupation
Uses accessory to the foregoing.

(c) Only Permitted Buildings and Structures
Buildings and structures for the uses permitted by 7A.5.22(b).

(d) Location of Permitted Buildings and Structures
Buildings and structures are permitted only within the area shown as “Building Area” in accordance with Special Zoning Map 34-19.

(e) Exception
The provisions of subsections 7A.1, 7A.2, Items 9, 10, 11 and 12 of Column 2 within Table 1 to subsection 7A.4, and subsection 7A.4.3 shall not apply to the area affected.

7A.5.23 Special Zone (By-law 151-2013)

(a) Area Affected
R3A-23 as shown on Special Zoning Map 32-7.

(b) Only Permitted Use
Apartment dwelling.

(c) Only Permitted Buildings and Structures (By-law 164-2014)
One apartment dwelling containing a maximum of 36 dwelling units.
Accessory buildings and structures.

(d) Minimum Lot Frontage
18 metres.

(e) Maximum Height
3 storeys.

(f) Exceptions
The provisions of Items 2, 3, 7, 9, 10, 11 and 12 to Column 8 of Table 1 to Subsection 7A.4 shall not apply to the area affected

7A.5.24 Special Zone (By-law 111-2015)

(a) Area Affected
R3A-24 as shown on Special Zoning Map 26-9.

(b) Applicable Provisions
The provisions of subsections 7A.1, 7A.2, 7A.3 and 7A.4 and all other provisions of this by-law applicable to lands, buildings and structures within the R3A Zone shall apply to the area affected.

7A.5.25 Special Zone (By-law 160-2015)

(a) Area Affected
R3A-25 as shown on Special Zoning Map 50-3.

(b) Parking Area Within the Front Yard
The area of all parking spaces and residential driveways located within a front yard shall not exceed 75% of the area of such yard and the total width of all such driveways and parking spaces where they intersect the front lot line shall not exceed 75% of the length of the front lot line.

(c) Exceptions
The provisions of subsections 4.2.6.3(c) and 4.2.6.4(a) shall not apply to the area affected

7A.5.26 Special Zone (By-law 104-2016)

(a) Area Affected
R3A-26 as shown on Special Zoning Map 25-6.

(b) Applicable Provisions
The provisions of subsections 7A.1, 7A.2, 7A.3 and 7A.4 and all other provisions of this by-law applicable to lands, buildings and structures within the R3A zone shall apply to the area affected

7A.5.26 Special Zone (by-law 115-2016)

(a) Area Affected
R3A-26, as shown on Special Zoning Map 51-1.

(b) Applicable Provisions
The provisions of subsections 7A.1, 7A.2, 7A.3 and 7A.4 and all other provisions of this by-law applicable to lands, buildings and structures within the R3A Zone shall apply to the area affected

7A.5.27 Special Zone (by-law 117-2016)

(a) Area Affected
R3A-27 as shown on Special Zoning Map 50-4.

(b) Parking Area Within the Front Yard
The area of all parking spaces and residential driveways located within a front yard shall not exceed 75% of the area of such yard and the total width of all such driveways and parking spaces where they intersect the front lot line shall not exceed 75% of the length of the front lot line.

(c) Deck Projection into Required Rear Yard
Notwithstanding the provisions of Subsection 4.2.2 of this By-law, an unenclosed deck may project a maximum of 5 metres into a required rear yard.

(d) Exceptions
The provisions of subsections 4.2.6.3(c) and 4.2.6.4(a) shall not apply to the area

affected.

7A.5.28 Special Zone (by-law 117-2016)

(a) Area Affected
R3A-28 as shown on Special Zoning Map 50-4.

(b) Parking Area Within the Front Yard
The area of all parking spaces and residential driveways located within a front yard shall not exceed 75% of the area of such yard and the total width of all such driveways and parking spaces where they intersect the front lot line shall not exceed 75% of the length of the front lot line.

(c) Minimum Rear Yard
7 metres.

(d) Front Yard Setback – Northerly Unit
Notwithstanding the provisions of Subsection 7A.4, the most northerly unit may be located a minimum of 4 metres from the front lot line. The front porch shall be located a minimum of 2.5 metres from the front lot line.

(e) Deck Projection into Required Rear Yard
Notwithstanding the provisions of Subsection 4.2.2 of this By-law, an unenclosed deck may project a maximum of 4 metres into a required rear yard.

(f) Exceptions
The provisions of subsections 4.2.6.3(c) and 4.2.6.4(a) shall not apply to the area affected.

7A.5.29 Special Zone (by-law 118-2016)

(a) Area Affected
R3A-29 as shown on Special Zoning Map 50-6.

(b) Parking Area Within the Front Yard
The area of all parking spaces and residential driveways located within a front yard shall not exceed 75% of the area of such yard and the total width of all such driveways and parking spaces where they intersect the front lot line shall not exceed 75% of the length of the front lot line.

(c) Deck Projection into Required Rear Yard
Notwithstanding the provisions of Subsection 4.2.2 of this By-law, an unenclosed deck may project a maximum of 5 metres into a required rear yard.

(d) Exceptions
The provisions of subsections 4.2.6.3(c) and 4.2.6.4(a) shall not apply to the area affected.

7A.5.30 Special Zone (by-law 117-2017)

(a) Area Affected
R3A-30, as shown on Special Zoning Map 37-10.

(b) Applicable Provisions
The provisions of subsections 7A.1, 7A.2, 7A.3 and 7A.4 and all other provisions of this by-law applicable to lands, buildings and structures within the R3A Zone shall apply to the area affected.

7A.5.31 Special Zone (by-law 118-2017)

(a) Area Affected

R3A-31 as shown on Special Zoning Map 51-2.

(b) Parking Area Within the Front Yard
The area of all parking spaces and residential driveways located within a front yard shall not exceed 75% of the area of such yard and the total width of all such driveways and parking spaces where they intersect the front lot line shall not exceed 75% of the length of the front lot line.

(c) Deck Projection into Required Rear Yard
Notwithstanding the provisions of Subsection 4.2.2 of this By-law, an unenclosed deck may project a maximum of 5 metres into a required rear yard.

(d) Exceptions
The provisions of subsections 4.2.6.3(c) and 4.2.6.4(a) shall not apply to the area affected.

7A.5.32 Special Zone (by-law 142-2017)

(a) Area Affected
R3A-32 as shown on Special Zoning Map 37-11.

(b) Special Setback Requirements
No buildings or structures, other than a fence, shall be erected in the area shown designated as "Erosion Hazard Limit" on Special Zoning Map 37-11.

(c) Coverage
300m^2 for the main building, excluding garages attached or detached.

7A.5.33 Special Zone (by-law 15-2018)

(a) Area Affected
R3A-33 as shown on Special Zoning Map 50-7.

(b) Parking Area Within the Front Yard
The area of all parking spaces and residential driveways located within a front yard shall not exceed 75% of the area of such yard and the total width of all such driveways and parking spaces where they intersect the front lot line shall not exceed 75% of the length of the front lot line.

(c) Deck Projection into Required Rear Yard
Notwithstanding the provisions of Subsection 4.2.2 of this By-law, an unenclosed deck may project a maximum of 5 metres into a required rear yard.

(d) Exceptions
The provisions of subsections 4.2.6.3(c) and 4.2.6.4(a) shall not apply to the area affected.

7A.5.34 Special Zone (by-law 15-2018)

(a) Area Affected
R3A-34 as shown on Special Zoning Map 50-7.

(b) Deck Projection into Required Rear Yard
Notwithstanding the provisions of Subsection 4.2.2 of this By-law, an unenclosed deck may project a maximum of 5 metres into a required rear yard.

7A.5.35 Special Zone (by-law 123-2018)

(a) Area Affected
R3A-35 as shown on Special Zoning Map 50-8.

(b) Parking Area Within the Front Yard
The area of all parking spaces and residential driveways located within a front yard shall not exceed 75% of the area of such yard and the total width of all such driveways and parking spaces where they intersect the front lot line shall not exceed 75% of the length of the front lot line.

(c) Deck Projection into Required Rear Yard
Notwithstanding the provisions of Subsection 4.2.2 of this By-law, an unenclosed deck may project a maximum of 5 metres into a required rear yard.

(d) Exceptions
The provisions of subsections 4.2.6.3(c) and 4.2.6.4(a) shall not apply to the area affected.

7A.5.36 Special Zone (By-law 43-2019)

(a) Area Affected
R3A-36 as shown on Special Zoning Map 51-3.

(b) Parking Area Within the Front Yard
The area of all parking spaces and residential driveways located within a front yard shall not exceed 75% of the area of such yard and the total width of all such driveways and parking spaces where they intersect the front lot line shall not exceed 75% of the length of the front lot line.

(c) Deck Projection into Required Rear Yard
Notwithstanding the provisions of Subsection 4.2.2 of this By-law, an unenclosed deck may project a maximum of 5 metres into a required rear yard.

(d) Maximum Number of Dwelling Units
5

(e) Exceptions
The provisions of subsections 4.2.6.3(c), 4.2.6.4(a) and Item No. 7 to Column (6) of Table 1 to Subsection 7A.4 shall not apply to the area affected.

7A.5.37 Special Zone (by-law 87-2019)

(a) Area Affected
R3A-37 as shown on Special Zoning Map 49-8.

(b) Parking Area Within the Front Yard
The area of all parking spaces and residential driveways located within a front yard shall not exceed 75% of the area of such yard and the total width of all such driveways and parking spaces where they intersect the front lot line shall not exceed 75% of the length of the front lot line.

(c) Deck Projection into Required Rear Yard
Notwithstanding the provisions of Subsection 4.2.2 of this By-law, an unenclosed deck may project a maximum of 5 metres into a required rear yard.

(d) Front Lot Line
For the purposes of Table 1 to Subsection 7A.4, the front lot line shall be the lot line where the principle access to the main building is provided.

(e) Exceptions
The provisions of subsections 4.2.6.3(c), 4.2.6.4(a) and 1.46(ii) shall not apply to the area affected.

7A.5.38 Special Zone (by-law 133-2019)

(a) Area Affected
R3A-38 as shown on Special Zoning Map 51-4.

(b) Parking Area Within the Front Yard
The area of all parking spaces and residential driveways located within a front yard shall not exceed 75% of the area of such yard and the total width of all such driveways and parking spaces where they intersect the front lot line shall not exceed 75% of the length of the front lot line.

(c) Deck Projection into Required Rear Yard
Notwithstanding the provisions of Subsection 4.2.2 of this By-law, an unenclosed deck may project a maximum of 5 metres into a required rear yard.

(d) Exceptions
The provisions of subsections 4.2.6.3(c) and 4.2.6.4(a) shall not apply to the area affected.

7A.5.39 Special Zone (bylaw 132-2019)

(a) Area Affected
R3A-39 as shown on Special Zoning Map 50-9.

(b) Parking Area Within the Front Yard
The area of all parking spaces and residential driveways located within a front yard shall not exceed 75% of the area of such yard and the total width of all such driveways and parking spaces where they intersect the front lot line shall not exceed 75% of the length of the front lot line.

(c) Deck Projection into Required Rear Yard
Notwithstanding the provisions of Subsection 4.2.2 of this By-law, an unenclosed deck may project a maximum of 4 metres into a required rear yard.

(d) Maximum Number of Townhouse Dwelling Units
5

(e) Exceptions
The provisions of subsections 4.2.6.3(c) and 4.2.6.4(a) and Item No. 7 to Column (6) of Table 1 to Subsection 7A.4 shall not apply to the area affected.

7A.5.40 Special Zone (By-law 132-2019)

(a) Area Affected
R3A-40 as shown on Special Zoning Map 50-9.

(b) Parking Area Within the Front Yard
The area of all parking spaces and residential driveways located within a front yard shall not exceed 75% of the area of such yard and the total width of all such driveways and parking spaces where they intersect the front lot line shall not exceed 75% of the length of the front lot line.

(c) Deck Projection into Required Rear Yard
Notwithstanding the provisions of Subsection 4.2.2 of this By-law, an unenclosed deck may project a maximum of 4 metres into a required rear yard.

(d) Maximum Number of Townhouse Dwelling Units
5

(e) Minimum Rear-yard Depth
7 metres

(f) Exceptions
The provisions of subsections 4.2.6.3(c) and 4.2.6.4(a), Item No. 7 to Column (6) and Item 10 to Column (3) and (6) of Table 1 to Subsection 7A.4, shall not apply to the area affected.

7A.5.41 Special Zone (bylaw 11-2020)

(a) Area Affected
R3A-41 as shown on Special Zoning Map 51-5.

(b) Applicable Provisions
The provisions of subsections 7A.1, 7A.2, 7A.3 and 7A.4 and all other provisions of this by-law applicable to lands, buildings and structures within the R3A zone shall apply to the area affected.

7A.5.42 Special Zone (bylaw 11-2020)

(a) Area Affected
R3A-42 as shown on Special Zoning Map 51-5.

(b) Applicable Provisions
The provisions of subsections 7A.1, 7A.2, 7A.3 and 7A.4 and all other provisions of this by-law applicable to lands, buildings and structures within the R3A zone shall apply to the area affected.

(c) Holding Zone Provisions
(i) Services – to ensure the orderly development of the lands, the "h1" symbol shall not be deleted from the area affected until it can be serviced with municipal piped water, municipal piped sanitary and municipal storm sewage services.

Permitted Interim Uses:
Single detached dwelling.
Accessory buildings and structures.

7A.5.43 Special Zone (bylaw 40-2020)

(a) Area Affected
R3A-43 as shown on Special Zoning Map 49-10.

(b) Only Permitted Uses
Semi-detached dwelling
Uses accessory to the foregoing.

(c) Only Permitted Buildings and Structures
Buildings and structures for the uses permitted by 7A.5.43(b).

(d) Minimum Lot Area
230 square metres per dwelling unit

(e) Minimum Lot Frontage
8 metres per unit.

(f) Minimum Rear Yard Depth
8 metres

(g) Parking Area Within the Front Yard
The area of all parking spaces and residential driveways located within a front yard shall not exceed 65% of the area of such yard and the total width of all such

driveways and parking spaces where they intersect the front lot line shall not exceed 65% of the length of the front lot line.

(h) Deck Projection into Required Rear Yard
Notwithstanding the provisions of Subsection 4.2.2 of this By-law, an unenclosed deck may project a maximum of 3.5 metres into a required rear yard.

(i) Exception
The provisions of subsections 4.2.6.3(c), 4.2.6.4(a) and Items 1, 2, and 10 Column 3 of Table 1 to subsection 7A.4 shall not apply to the area affected.

7A.5.44 Special Zone (by-law 41-2021)

(a) Area Affected
R3A-44 as shown on Special Zoning Map 18-46.

(b) Only Permitted Use
Semi-Detached Dwelling
Accessory Uses

(c) Permitted Buildings and Structures
Buildings and structures for the uses permitted by 7A.5.44(b).

(d) Projection for Deck
An unenclosed deck may project a maximum of 3.5 metres into a required rear yard.

(e) Exception
The provisions subsection 4.2.2 for the purposes of 7A.5.44(d) and subsection 7A.1 shall not apply to the area affected.

7A.5.46 Special Zone (by-law 132-2021)

(a) Area Affected
R3A-46 as shown on Special Zoning Map 51-7.

(b) Minimum Lot Frontage
8.5 metres per dwelling unit.

(c) Exception
The provisions of Item 2 and Column 3 of Table 1 to subsection 7A.45 shall not apply to the area affected.

7A.5.47 Special Zone (By-law 60-2021)

(a) Area Affected
R3A-47 shown on Special Zoning Map 37-13.

(b) Maximum Number of Dwelling Units
6 per lot

(c) Deck Projection into Required Rear Yard
Notwithstanding the provisions of Subsection 4.2.2 of this By-law, an unenclosed deck may project a maximum of 4 metres into a required rear yard

(d) Exceptions
The provisions of Item No. 7 to Column (6) of Table 1 to Subsection 7A.4 shall not apply to the area affected.

7A.5.47 Special Zone (By-law 146-2021)

(a) Area Affected
R3A-47 as shown on Special Zoning Map 51-8.

(b) Projection for Deck
An unenclosed deck may project a maximum of 4.0 metres into a required rear yard.

(c) Exception
The provisions of subsection 4.2.2 for the purposes of 7A.5.47(b) shall not apply to the area affected.

7A.5.48 Special Zone (By-law 146-2021)

(a) Area Affected
R3A-48 as shown on Special Zoning Map 51-8.

(b) Projection for Deck
An unenclosed deck may project a maximum of 4.0 metres into a required rear yard.

(c) Front Lot Line
For the purposes of applying the setbacks of the zone, the lot frontage along Dunning Way shall be considered the front lot line.

(d) Exception
The provisions of subsection 1.46(b) and subsection 4.2.2 for the purposes of 7A.5.48(b) shall not apply to the area affected.

7A.5.49 Special Zone (By-law 146-2021)

(a) Area Affected
R3A-49 as shown on Special Zoning Map 51-8.

(b) Projection for Deck
An unenclosed deck may project a maximum of 4.0 metres into a required rear yard.

(c) Front Lot Line
For the purposes of applying the setbacks of the zone, the lot frontage along the northerly lot line shall be considered the front lot line.

(d) Exception
The provisions of subsection 1.46(b) and subsection 4.2.2 for the purposes of 7A.5.49(b) shall not apply to the area affected.

7A.5.50 Special Zone (By-law 146-2021)

(a) Area Affected
R3A-50 as shown on Special Zoning Map 51-8.

(b) Projection for Deck
An unenclosed deck must be located a minimum of 3.0 metres from a rear lot line.

(c) Front Lot Line
For the purposes of applying the setbacks of the zone, the lot frontage along the northerly lot line of Lot 67 and the southerly lot line of Lot 68 shall be considered the front lot line.

(d) Exception
The provisions of subsection 1.46(b) and subsection 4.2.2 for the purposes of 7A.5.50(b) shall not apply to the area affected.

7A.5.51 Special Zone (By-law 116-2024)

(a) Area Affected
R3A-51 as shown on Special Zoning Map 46-2.

(b) Applicable Provisions
The provisions of subsections 7A.1, 7A.2, 7A.3 and 7A.4 and all other provisions of this by-law applicable to lands, buildings and structures within the R3A Zone shall apply to the area affected.

7A.5.52 Special Zone (By-law 116-2024)

(a) Area Affected
R3A-52 as shown on Special Zoning Map 46-2.

(b) Maximum Number of Dwelling Units
4 per lot

(c) Deck Projection into Required Rear Yard
Notwithstanding the provisions of Subsection 4.2.2 of this By-law, an unenclosed deck may project a maximum of 4 metres into a required rear yard

(d) Exceptions
The provisions of Item No. 7 to Column (6) of Table 1 to Subsection 7A.4 shall not apply to the area affected.

7A.5.53 Special Zone (By-law 116-2024)

(a) Area Affected
R3A-53 as shown on Special Zoning Map 46-2.

(b) Maximum Number of Dwelling Units
6 per lot

(c) Deck Projection into Required Rear Yard
Notwithstanding the provisions of Subsection 4.2.2 of this By-law, an unenclosed deck may project a maximum of 4 metres into a required rear yard

(d) Exceptions
The provisions of Item No. 7 to Column (6) of Table 1 to Subsection 7A.4 shall not apply to the area affected.

7A.5.54 Special Zone (Bylaw 81-2026)

(a) Area Affected
R3A-54 as shown on Special Zoning Map 51-12

(b) Maximum Lot Coverage
43%

(c) Minimum Rear Yard Depth
7 metres

(d) Maximum Number of Dwelling Units
6 per lot

(e) Deck Projection into Required Rear Yard
Notwithstanding the provisions of Subsection 4.2.2 of this By-law, an unenclosed deck may project a maximum of 4 metres into a required rear yard

(f) Exceptions
The provisions of Items No. 5, 7, and 10 to Column (3) and (6) of Table 1 to Subsection

7A.4 shall not apply to the area affected.

7A.5.55 Special Zone (Bylaw 81-2026)

(a) Area Affected
R3A-55 as shown on Special Zoning Map 51-12

(b) Maximum Lot Coverage
43%

(c) Minimum Rear Yard Depth
7 metres

(d) Maximum Number of Dwelling Units
6 per lot

(e) Deck Projection into Required Rear Yard
Notwithstanding the provisions of Subsection 4.2.2 of this By-law, an unenclosed deck may project a maximum of 4 metres into a required rear yard

(f) Front Lot Line
For the purposes of determining the front lot line, the lot frontage along the northerly lot line shall be considered the front lot line.

(g) Exceptions
The provisions of Items No. 5, 7, and 10 to Column (3) and (6) of Table 1 to Subsection 7A.4 shall not apply to the area affected.

THIRD RESIDENTIAL ZONE REGULATIONS- R3A

Table 1 to Subsection 7A.4 - Page 1

Column No. (1)	(2) Single Detached Dwelling	(3) Semi-Detached Dwelling	(4) Duplex Dwelling	(5) Triplex Dwelling	(6) Townhouse Dwelling	(7) Multiple Dwelling	(8) Apartment Dwelling	(9) Converted Dwelling	(10) Provincial Group Home
1. Minimum Lot Area	371.5 m²	300 m² per dwelling unit	555 m²	650 m²	185 m² per dwelling unit	740 m²	740 m²	---	555 m²
2. Minimum Lot Frontage	12 m	10 m per dwelling unit	15 m	18 m	21 m	21 m	21m	---	15m
3. Maximum Main Building Height	11 m	11 m	11 m	11 m	11 m	11 m	11m	---	11m
4. Maximum Accessory Building Height	4 m	4 m	4 m	4 m	4 m	4 m	4 m	4 m	4 m
5. Maximum Lot Coverage	35% (excluding garages attached or detached) 11% for an attached or detached garage provided the maximum floor area does not exceed: a) 37m² for a one car garage b) 58m² for a two car garage c) 88m² for a three car garage	40%	40%	40%	40%	40%	40%	40%	40%
6. Maximum Floor Area of Enclosed Accessory Building		the lesser of 15% of lot area or 40 m²	the lesser of 15% of lot area or 40 m²	the lesser of 15% of lot area or 40 m²	the lesser of 15% of lot area or 40 m²	the lesser of 15% of lot area or 40 m²	the lesser of 15% of lot area or 40 m²	the lesser of 15% of lot area or 40 m²	the lesser of 15% of lot area or 40 m²
7. Maximum Number of Dwelling Units	1 per lot	2 per lot	2per lot	3 per lot	4 per lot	4 per lot	4 per lot	4 per lot	---
8. Maximum Roof Area	50%	55%	55%	55%	55%	55%	55%	55%	55%

Column No. (1)	(2) Single Detached Dwelling	(3) Semi-Detached Dwelling	(4) Duplex Dwelling	(5) Triplex Dwelling	(6) Townhouse Dwelling	(7) Multiple Dwelling	(8) Apartment Dwelling	(9) Converted Dwelling	(10) Provincial Group Home
9. Minimum Front Yard Depth	6 m to the main building 7m to the garage (attached or detached)	6 m	6 m	6 m	6 m	6 m	6 m	6 m	6 m
10. Minimum Rear Yard Depth	7 m	9 m	9 m	9 m	9 m	9 m	9 m	9 m	9 m
11. Minimum Interior Side Yard Depth	1m 3.2m- where no garage exists within the interior side yard	1 m	1 m	1 m	2 m	2 m	2 m	1 m	1 m
12. Minimum Exterior Side Yard Depth	4 m	4 m	4 m	4 m	4 m	4 m	4 m	4 m	4 m
13. Interior Side Yard Along Common Wall Between Dwelling Units	---	0 m	---	---	0 m	0 m	---	---	---
14. Minimum Ground Floor Area									
a) 1 Storey Dwelling	74 m²	74 m²	---	---	56 m²	56 m²	---	---	74 m²
b) 1 1/2 Storey Dwelling	60 m²	60 m²	---	---	46 m²	46 m²	---	---	60 m²
c) 2 or more Story Dwelling	42 m²	42 m²	42 m²	42 m²	37 m²	37 m²	---	---	42 m²
15. Minimum Dwelling Unit Floor Area									
a) Bachelor	---	---	42 m²	42 m²	---	---	28 m²	28 m²	---

Column No. (1)	(2) Single Detached Dwelling	(3) Semi-Detached Dwelling	(4) Duplex Dwelling	(5) Triplex Dwelling	(6) Townhouse Dwelling	(7) Multiple Dwelling	(8) Apartment Dwelling	(9) Converted Dwelling	(10) Provincial Group Home
b) One Bedroom	---	---	42 m²	42 m²	---	---	42 m²	42 m²	---
c) Two Bedrooms	---	---	56 m²	56 m²	56 m²	56 m²	56 m²	56 m²	---
d) Three Bedrooms	---	---	70 m²	70 m²	70 m²	70 m²	70 m²	70 m²	---
16. Minimum Number of Parking Spaces	1 per dwelling unit	1 per dwelling unit	1 per dwelling unit	1 per dwelling unit	1.25 per dwelling unit	1.25 per dwelling unit	1.25 per dwelling unit	1 per dwelling unit	3 per dwelling unit

THIRD RESIDENTIAL ZONE REGULATIONS- R3A

Table 2 to Subsection 7A.4 - Page 1

Column No. (1)	(2) Church	(3) Day Care	(4) Nursing Home	(5) Private School
1. Minimum Lot Area	1500 m²	555 m²	4000 m²	555 m²
2. Minimum Lot Frontage	25 m	15 m	30 m	15 m
3. Maximum Main Building Height	15 m	11 m	11 m	11 m
4. Maximum Accessory Building Height	4 m	4 m	4 m	4 m
5. Maximum Lot Coverage	40%	40%	40%	40%
6. Maximum Floor Area of Enclosed Accessory Building	15% of lot area	15% of lot area	15% of lot area	15% of lot area
7. Maximum Number of Dwelling Units	---	---	---	---
8. Maximum Roof Area	55%	55%	55%	55%
9. Minimum Front Yard Depth	7.5 m	7.5 m	6 m	7.5 m
10. Minimum Rear Yard Depth	7.5 m	9 m	9 m	9 m
11. Minimum Interior Side Yard Depth	5 m	1 m	5 m	1 m
12. Minimum Exterior Side Yard Depth	7.5 m	4 m	7.5 m	4 m

Column No. (1)	(2) Church	(3) Day Care	(4) Nursing Home	(5) Private School
13. Interior Side Yard Along Common Wall Between Dwelling Units	---	---	---	---
14. Minimum Ground Floor Area				
a) 1 Storey Dwelling	---	---	---	---
b) 1 1/2 Storey Dwelling	---	---	---	---
c) 2 or more Story Dwelling	---	---	---	---
15. Minimum Dwelling Unit Floor Area				
a) Bachelor	---	---	---	---
b) One Bedroom	---	---	---	---
c) Two Bedrooms	---	---	---	---
d) Three Bedrooms	---	---	---	---
16. Minimum Number of Parking Spaces	1 for each 6 seats	1 for each 5 children licensed capacity	---	1 space for each 10 students enrolled in grade 1 to 8; 1 space for each 7 students enrolled in grade 9 to 13
17. Minimum Number of Parking Spaces per Bed	---	---	0.75	---

SECTION 8 – FOURTH RESIDENTIAL ZONE – R4

8.1 PERMITTED USES

In this zone, no land, building or structure shall be used except for the following purposes:

(a) single detached dwelling;
(b) semi-detached dwelling;
(c) duplex dwelling;
(d) triplex dwelling;
(e) townhouse dwelling;
(f) apartment dwelling;
(g) multiple dwelling;
(h) converted dwelling;
(i) church;
(j) day care (118-2015)
(k) private school;
(l) nursing home;
(m) home occupation;
(n) provincial group home;
(o) boarding house;
(p) rest home;
(q) residential care home;
(r) uses accessory to the foregoing.

8.2 PERMITTED BUILDINGS AND STRUCTURES

In this zone, no building or structure shall be erected except for the uses permitted by subsection 8.1.

8.3 SERVICES REQUIRED

In this zone, no buildings or structure shall be erected or used for any purpose permitted by subsection 8.1 unless the following municipal services are available to service the building or structure and the land which it is situate:

(a) a water supply system; and
(b) a sanitary sewage system and a storm sewage system or a combined sanitary and storm sewage system.

8.4 ZONE REGULATIONS

8.4.1 In this zone, no building or structure shall be erected or land, building or structure used except in accordance with the regulations set forth in Tables 1, 2 and 3 to this subsection 8.4. and with the regulations set forth in paragraph 8.4.2.

8.4.2 In this zone, no building or structure shall be erected or used for the purposes of a provincial group home, a residential care home or a boarding house if the lot on which such provincial group home, residential care home or boarding house is located within 75 metres of another lot in this zone or in any other zone on which there is a building or structure used for the purposes of a provincial group home, residential care home or boarding house.

8.5 SPECIAL PROVISIONS

The provisions of subsections 8.1 to 8.4 inclusive and all other applicable provisions of this by-law shall apply to the use of land and to the erection and use of buildings and structures in each special zone in this subsection except that where there is a conflict between the provisions of the special zone and the provisions of subsections 8.1 to 8.4 inclusive or any other applicable provisions in this by-law, the provisions of the special zone shall prevail.

In addition, the provisions of each special zone shall, unless otherwise provided in such special zone, apply only to the use of land permitted in the special zone and to the erection and use of buildings and structures permitted in the special zone.

8.5.1 Special Zone

(a) Area Affected
R4-1 as shown on Zoning Map 14.

(b) Additional Permitted Use
Museum

(c) Additional Permitted Buildings and Structures
Buildings and structures for the additional use permitted by 8.5.1 (b).

(d) Location of Buildings and Structures
The provisions of subsection 8.4 shall not apply to the additional use permitted by 8.5.1 (b).

(e) Required Minimum Number of Parking Spaces
20 located within the area designated as “parking area” on Special Zoning Map 14-2.

8.5.2 Special Zone

(a) Area Affected
R4-2 as shown on Special Zoning Map 18-6.

(b) Additional Permitted Uses, Buildings & Structures
Nursing home as defined in the Nursing Homes Act.

A building or premise maintained and operated for persons requiring nursing care or in which such care is provided to two or more unrelated persons.

8.5.3 Special Zone

(a) Area Affected
R4-3 as shown on Zoning Map 15.

(b) Additional Permitted Use
Funeral Home

8.5.4 Special Zone

(a) Area Affected
R4-4 as shown on Zoning Map 16.

(b) Additional Permitted Use
Business Office

(c) Additional Permitted Buildings and Structures
Building and structures for the additional use permitted by 8.5.4 (b).

(d) Location of Additional Permitted Buildings and Structures
The provisions of subsection 8.4 shall not apply to any use permitted by 8.5.4 (b).

(e) Required Minimum Number of Parking Spaces
14

8.5.5 Special Zone

(a) Area Affected
R4-5 as shown on Zoning Map 15.

(b) Additional Permitted Uses
Institution

8.5.6 Special Zone

(a) Area Affected
R4-6 on Special Zoning Map 18-8.

(b) Only Permitted Uses
5 apartment dwellings each containing six dwelling units.
Uses accessory to the foregoing.

(c) Only Permitted Buildings or Structures
Buildings and structures for the uses permitted by 8.5.6 (b).

(d) Maximum Dwelling Unit Floor Area

Dwelling Unit Type	Minimum Floor Area
2 bedrooms	72 square metres

(e) Required Minimum Number of Spaces
For each apartment dwelling 8 parking spaces shall be provided within the building area on which such apartment is located and within the driveway and parking area adjacent to such dwelling as shown on Special Zoning Map 18-8.

(f) Location of Buildings and Structures
In accordance with Special Zoning Map 18-8.

(g) Landscaped Area
The lands designated “landscaped area” on Special Zoning Map 18-8 shall not be used except as a landscaped area.

8.5.7 Special Zone

(a) Area Affected
R4-7 as shown on Special Zoning Map 15-2.

(b) Location of Buildings and Structures
In accordance with Special Zoning Map 15-2.

(c) Required Minimum Number of Parking Spaces
In accordance with Special Zoning Map 15-2.

(d) Landscaped Area
The lands designated as “landscaped area” on Special Zoning Map 15-2 shall not be used except as a landscaped area.

8.5.8 Special Zone

(a) Area Affected
R4-8 as shown on Special Zoning Map 14.

(b) Definition
For the purposes of this paragraph 8.5.8, “eating establishment” means a building or part of building where coffee, tea, milk, hot chocolate, milkshakes, soft drinks, juices, cheese, muffins, pastries, cookies, cakes, donuts, candies, nuts, ice cream, potato chips, gum, soups, salads and cold sandwiches are offered for sale or sold to the public for immediate consumption within the building including the adjoining porch.

(c) Additional Permitted Uses
Eating establishment.
Retail Store for the sale of souvenirs, gifts, crafts and antiques.

(d) Only Permitted Buildings and Structures
The building locating within the area affected on March 2, 1987.

(e) Required Minimum Number of Parking Spaces
7 located within the area affected.

(f) Maximum Ground Floor Area
The maximum ground floor area for all of the additional permitted uses shall be 128 square metres.

8.5.9 Special Zone

(a) Area Affected
R4-9 as shown on Special Zoning Map 15-5.

(b) Only Permitted Uses
Retirement home
Uses accessory thereto.

(c) Only Permitted Buildings or Structures
One building containing not more than 220 beds for residents of the building.

(d) Minimum Room Floor Area

Number of Beds in Room	Minimum Floor Area
1 bed	13.5 square metres
2 beds	18.0 square metres

(e) Required Minimum Number of Parking Spaces
38 located within the area affected.

(f) Maximum Building Height
19 metres.

(g) Location of Buildings and Structures
In accordance with Special Zoning Map 15-5.

8.5.10 Special Zone

(a) Area Affected
R4-10 as shown on Zoning Map 14.

(b) Additional Permitted Uses
Retail store for the sale of paintings, art objects, art cards and art supplies.
Custom picture framing
Artists's studio.
Art classes.

(c) Additional Permitted Buildings or Structures
Buildings and structures for the uses permitted by 8.5.10 (b).

(d) Required Minimum Number of Parking Spaces
15 located within the area affected.

8.5.11 Special Zone

(a) Area Affected
R4-11 as shown on Zoning Map 15.

(b) Additional Permitted Uses

Preparing theatrical sets.
Practicing for and offering live theatre productions.
Concerts, recitals, festivals, lectures, meetings, exhibits and displays.
Uses accessory to all of the foregoing.

(c) Additional Permitted Buildings or Structures
Buildings and structures for the uses permitted by 8.5.11 (b).

8.5.12 Special Zone

(a) Area Affected
R4-12 as shown on Zoning Map 15.

(b) Additional Permitted Buildings or Structures
A ramp for wheelchairs and a porch and steps, none of which are covered or enclosed.
A one-storey building.

(c) Location of Buildings and Structures
The ramp for wheelchairs and the porch and steps permitted by 8.5.12 (b) shall be located within the area shown cross-hatched on Special Zoning Map 15-6

The one-storey building permitted by 8.5.12 (b) shall be located within the area shown hatched on Special Zoning Map 15-6.

8.5.13 Special Zone

(a) Area Affected
R4-13 shown on Zoning Map 15.

(b) Additional Permitted Use
Parking of motor vehicles.

8.5.14 Special Zone (By-law 37-89)

(a) Area Affected
R4-14 as shown on Special Zoning Map 14.

(b) Additional Permitted Uses
Restaurant
Retail store for the sale of souvenirs, gifts, crafts and antiques
Model circus display
Uses accessory to the foregoing.

(c) Only Permitted Buildings and Structures
The main building located within the area affected on December 22, 1988.

(d) Required Minimum Number of Parking Spaces
13 located within the area affected.

(e) Location of Additional Permitted Uses
The additional permitted uses shall be located on the ground floor of the main building

8.5.15 Special Zone (By-law 82-89)

(a) Area Affected
R4-15 as shown on Special Zoning Map 18-14.

(b) Applicable Provisions
The provisions of subsections 8.1, 8.2, 8.3 and 8.4 and all other applicable provisions shall apply to the area affected

8.5.16 Special Zone (By-law 6-90)

(a) Area Affected
R4-16 as shown on Special Zoning Map 18-18.

(b) Only Permitted Uses
Apartment dwelling

(c) Only Permitted Buildings and Structures
One apartment building containing 6 dwelling unit

(d) Minimum Lot Frontage
28 metres

(e) Exceptions
The minimum lot frontage requirements as set forth in Table 2 of subsection 8.4 and the provisions of paragraph 4.1.6 shall not apply to the area affected

8.5.18 Special Zone (By-law 63-90)

(a) Area Affected
R4-18 as shown on Special Zoning Map 14-3.

(b) Additional Permitted Use
Restricted business offices

(c) Location of Additional Permitted Use
The additional permitted use shall be permitted within the buildings located within the area affected on April 24, 1990.

(d) Sign Restriction
No sign associated with the additional permitted use shall be erected within the area affected if the heighth of any part exceeds 1.5 m or if the area of any side exceeds 1 m^2.
No other advertising device shall be erected within the area affected.

(e) Required Minimum Number of Parking Spaces
3 spaces per 100 m^2 of floor area shall be provided within the area designated “Parking Lot” shown on Special Zoning Map 14-3

8.5.19 Special Zone (By-law 144-90)

(a) Area Affected
R4-19 as shown on Special Zoning Map 18-23.

(b) Applicable Provisions
The provisions of subsections 8.1, 8.2, 8.3 and 8.4 and all other applicable provisions shall apply to the area affected

8.5.20 Special Zone (By-law 210-90)

(a) Area Affected
R4-20 as shown on Special Zoning Map 10-1.

(b) Applicable Provisions
The provisions of subsections 8.1, 8.2, 8.3 and 8.4 and all other application provisions shall apply to the area affected

8.5.21 Special Zone (By-law 60-91)

(a) Area Affected
R4-21 as shown on Special Zoning Map 18-25.

(b) Maximum Number of Dwelling Units
On each of the lots within the area affected the maximum number of dwelling units shall be as follows:

Lot No.	Maximum number of Dwelling Units
1	12
2	12
3	6
4	6
5	3
6	3
7	3.

(c) Exception
The maximum number of dwelling units as set forth in Table 1 and Table 2 to subsection 8.4 shall not apply to the area affected

8.5.23 Special Zone (By-law 36-92)

(a) Area Affected

R4-23 as shown on Zoning Map 32.

(b) Only Permitted Uses
Duplex dwelling
Triplex dwelling
Townhouse dwelling
Apartment dwelling
Multiple dwelling
Home Occupation
Uses accessory to the foregoing

8.5.24 Special Zone (By-law 37-92)

(a) Area Affected
R4-24 as shown on Special Zoning Map 3-7.

(b) Only Permitted Uses
Single detached dwelling
Semi-detached dwelling
Duplex dwelling
Triplex dwelling
Townhouse dwelling
Apartment dwelling
Multiple dwelling
Home occupation
Uses accessory to the foregoing.

(c) Exception
The provisions of subsection 8.4 shall not apply to the area affected

8.5.25 Special Zone (By-law 81-92)

(a) Area Affected
R4-25 as shown on Special Zoning Map 14-5.

(b) Only Permitted Uses
Single detached dwelling
Townhouse dwelling
Apartment dwelling
Uses accessory to the foregoing.

(c) Only Permitted Buildings and Structures
One single detached dwelling

One townhouse dwelling containing a maximum of 3 dwelling units
One apartment dwelling containing a maximum of 34 dwelling units

(d) Location of Permitted Buildings and Structures
No single detached dwelling shall be erected except within Building Area "B".

No townhouse dwelling shall be erected except within Building Area "A".

No apartment dwelling shall be erected except within Building Area "C".

(e) Maximum Building Height
Any building located within Building Areas "A" and "B" shall not exceed two stories in height.

Any building located within Building Area "C" shall not exceed four stories in height.

(f) Required Minimum Number of Parking Spaces
31 located within those parts of the area affected designated as Parking Lot on Special Zoning Map 14-5.

(g) Landscaped Area
The lands designated as "Landscaped Area" on Special Zoning Map 14-5 shall not be used except as a landscaped area

8.5.26 Special Zone (By-law 140-92)

(a) Area Affected
R4-26 as shown on Special Zoning Map 14-6.

(b) Additional Permitted Uses
Retail store.
Professional office.

(c) Maximum Floor Area
The floor area of the retail store permitted by (b) of this paragraph 8.5.26 shall not exceed 47 sq. metres.

The floor area of the professional office permitted by (b) of this paragraph 8.5.26 shall not exceed 112 sq. metres.

(d) Required Minimum Number of Parking Spaces
4

8.5.27 Special Zone (By-law 17-93)

(a) Area Affected
R4-27 as shown on Special Zoning Map 18-29.

(b) Only Permitted Uses
Semi-detached dwelling
Duplex dwelling
Triplex dwelling
Townhouse dwelling
Apartment dwelling
Multiple dwelling
Converted dwelling
Home occupation
Management and administrative uses associated with dwelling units within the same building.
Social and recreational uses
Uses accessory to the foregoing.

(c) Only Permitted Buildings and Structures
Buildings and structures for the uses permitted by 8.5.27 (b).

(d) Maximum Number of Dwelling Units
Within the area affected, the maximum number of dwelling units shall not exceed 20.

(e) Maximum Number of Dwelling Units
The maximum number of dwelling units in any apartment dwelling shall not exceed 12.

(f) Location of Additional Permitted Uses
Management and administrative uses shall not be located or used except within the ground floor of an apartment dwelling.

Social and recreational uses shall not be located except within the ground floor of an apartment dwelling

8.5.28 Special Zone (By-law 161-93)

(a) Area Affected
R4-28 as shown on Special Zoning Map 14-7.

(b) Additional Permitted Uses
Restaurant
Uses accessory to the foregoing.

(c) Location of Additional Permitted Uses
The additional permitted uses shall be located on the ground floor of the main building.

(d) Required Minimum Number of Parking Spaces
9 located within the area affected.

(e) Maximum Floor Area
The floor area of the restaurant permitted by 8.5.28(b) shall not exceed 150 sq. metres.

(f) Sign Restriction
One sign associated with the additional permitted uses may be erected within the area affected but the area of the sign shall not exceed 1.0 sq. metres nor shall the height exceed 2 metres

8.5.29 Special Zone (By-law 164-93)

(a) Area Affected
R4-29 as shown on Special Zoning Map 18-32.

(b) Only Permitted Uses
Semi-detached dwelling
Apartment dwelling
Uses accessory to the foregoing.

(c) Only Permitted Buildings and Structures
4 semi-detached dwellings
2 apartment dwellings each containing a maximum of 12 dwelling units

8.5.33 Special Zone (By-law 114-95)

(a) Area Affected
R4-33 as shown on Special Zoning Map 10-4.

(b) Additional Permitted Uses
Private club.
Uses accessory to the foregoing.

(c) Only Permitted Buildings and Structures
The building located within the area affected on July 24, 1995.

(d) Required Minimum Number of Parking Spaces
13 located within the area affected

8.5.34 Special Zone (By-law 39-96)

(a) Area Affected
R4-34 as shown on Special Zoning Map 16-7.

(b) Additional Permitted Uses
Modified clinic
Restricted health club
Health food store
Uses accessory to the foregoing.

(c) Only Permitted Buildings and Structures
The existing building within the area affected.

(d) Location of Additional Permitted Uses
No restricted health club or any part thereof shall be permitted except within the storey below the ground floor of the existing building with the area affected.

(e) Maximum Floor Area
The floor area of the health food store shall not exceed 38 sq. m.

(f) Required Minimum Number of Parking Spaces
27 in the area affected.

(g) Sign Restriction
No land within the area affected shall be used as a place to locate, maintain or operate a portable sign or flashing sign.

(h) Definitions
For the purposes of (b) of this paragraph 8.5.34,

"modified clinic" means a "clinic" as defined in subsection 1.20 which includes a health food store and a restricted health club;

"restricted health club" means a fitness and health club within a modified clinic; and

"health food store" means that part of a building within a modified clinic where food and medicines are offered for sale or sold at retail or are stored prior to being offered for sale at retail,

and for the purposes of (g) of this paragraph 8.5.34,

"portable sign" means any sign, notice or advertising device, whether it contains words or not, that is not permanently attached to the ground, a building or a structure or that is designed to be moved from place to place, and "flashing sign" means any sign, notice or advertising device, whether it contains words or not, that flashes or is capable of flashing

8.5.35 Special Zone (By-law 72-96)

(a) Area Affected
R4-35 as shown on Special Zoning Map 10-5.

(b) Maximum Number of Dwelling Units
7 per lot

8.5.36 Special Zone (By-law 61-97)

(a) Area Affected
R4-36 as shown on Special Zoning Map 15-12.

(b) Applicable Provisions
The provisions of subsections 8.1, 8.2, 8.3 and 8.4 and all other applicable provisions of this by-law shall, except as provided in 8.5.36 (c) and (d), apply to the area affected.

(c) Required Minimum Number of Parking Spaces
Where any building within the area affected is used for purposes of a church, not less than 80 parking spaces shall be provided and maintained within the area affected and the lands designated C6-9 on Special Zoning Map 15-12.

(d) Side Yard Encroachment
A canopy not exceeding 40 sq. metres in area may be erected and maintained between any church within the area affected and the northerly limit of such area, but no part of such canopy shall be enclosed nor shall any part be within .3 metres of the northerly limit of such area

8.5.37 Special Zone (by-law 12-98)

(a) Area Affected
R4-37 as shown on Special Zoning Map 21-13.

(b) Only Permitted Uses
Single detached dwelling
Townhouse dwelling
Uses accessory to the foregoing.

(c) Only Permitted Buildings and Structures
Buildings and structures for the uses permitted by 8.5.37(b).

(d) Minimum Dwelling Unit/Ground Floor Area

Dwelling Unit Type	Minimum Ground Floor Area
Single detached dwelling	74m² for a 1 storey dwelling or a split level dwelling
	64m² for a 2 storey dwelling
Townhouse dwelling	56m² for a 2 bedroom unit
	70m² for a 3 bedroom unit

(e) Maximum Number of Dwelling Units
15.

(f) Maximum Building Height
11 metres.

(g) Maximum Lot Coverage
40%

(h) Required Minimum Number of Parking Spaces
23 located within the area affected.

(i) Definition
For the purposes of paragraph 8.5.37(d), “split level dwelling” means a single detached dwelling in which the first floor above the finished grade is so constructed as to create two or more different levels, the vertical distance between such levels being always less than the fully storey.

(j) Exception
The provisions of subsection 8.4 shall not apply to the area affected.

8.5.38 Special Zone (by-law 186-98)

(a) Area Affected:
R4-38 as shown on Special Zoning Map 18-36.

(b) Maximum Number of Dwelling Units:
12

(c) Exception:
The maximum number of dwelling units as set forth in Item 7 of Column (4) in Table 2 or subsection 8.4 shall not apply to the area affected.

8.5.39 Special Zone (by-law 74-99)

(a) Area Affected
R4-39 as shown on Special Zoning Map 18-37

(b) Maximum Number of Dwelling Units
12.

(c) Exception
The maximum number of dwelling units as set forth in Item 7 of Column (4) in Table 2 of subsection 8.4 shall not apply to the area affected.

8.5.40 Special Zone (by-law 163-99)

(a) Area Affected
R4-40 as shown on Special Zoning Map 18-38.

(b) Maximum Number of Dwelling Units
12.

(c) Exception
The maximum number of dwelling units as set forth in Item 7 of Column (4) in Table 2 of subsection 8.4 shall not apply to the area affected.

8.5.41 Special Zone (by-law 145-2000)

(a) Area Affected
R4-41 as shown on Special Zoning Map 18-40.

(b) Applicable Provisions
The provisions of subsections 8.1, 8.2, 8.3 and 8.4 and all other provisions of this by-law applicable to lands, buildings and structures within the R4 Zone shall apply to the area affected.

8.5.42 Special Zone (by-law 1117-2002)

(a) Area Affected
R4-42 as shown on Special Zoning Map 14-11.

(b) Additional Permitted Uses
Retail store for the sale of antiques and accessories.
Uses accessory to the foregoing.

(c) Location of Additional Permitted Uses
The additional permitted uses shall be located on the ground floor of the main building.

(d) Required Minimum Number of Parking Spaces
For a retail store – 4.5 spaces per 100m² of floor area

8.5.43 Special Zone (by-law 164-2003)

(a) Area Affected
R4-43 as shown on Special Zoning Map 17-18.

(b) Only Permitted Uses
Apartment dwelling
Multiple dwelling
Home occupation
Uses accessory to the foregoing.

(c) Permitted Buildings and Structures
One building containing twelve dwelling units.

(d) Minimum Lot Frontage
14 metres.

(e) Exception
The maximum number of dwelling units as set forth in Item 7 of Column (4) in Table 2 of Subsection 8.4 shall not apply to the area affected.

8.5.44 Special Zone (by-law 65-2004)

(a) Area Affected
R4-44 as shown on Special Zoning Map 14-12

(b) Additional Permitted Uses
Retail store for the sale of paintings, art objects, art cards and art supplies.
Custom picture framing.
Artist's studio.
Art classes.
Day spa.
Uses accessory to the foregoing.

(c) Additional Permitted Buildings or Structures
Buildings and structures for the uses permitted by paragraph 8.5.44(b).

(d) Required Minimum Number of Parking Spaces
15 located within the area affected.

(e) Definition
For the purposes of this subsection 8.5.44,

"Day spa" means a retail facility providing personal services that include, but may not be limited to, skin care, maincures and pedicures, reflexology, registered massage therapy, hair care, makeup and full service esthetics.

8.5.45 Special Zone (by-law 171-2005)

(a) Area Affected
R4-45 as shown on Special Zoning Map 24-13.

(b) Only Permitted Use
Apartment dwelling.
Uses accessory to the foregoing.

(c) Only Permitted Buildings or Structures
Buildings and structures existing on the date of passing of this by-law.

(d) Maximum Number of Dwelling Units
8

(e) Exceptions
The provisions of subsections 8.1 and 8.2 shall not apply to the area affected.

8.5.47 Special Zone (by-law 134-2007)

(a) Area Affected
R4-47 as shown on Special Zoning Map 14-14

(b) Additional Permitted Uses
Personal service shop.
Day spa.
Uses accessory to the foregoing.

(c) Location of Additional Permitted Uses
The additional permitted uses shall be located on the ground floor of the main building.

(d) Definition:
For the purposes of this subsection 8.5.47,

1. "Day spa" means a retail facility providing personal services that include, but may not be limited to, skin care, manicures and pedicures, reflexology, registered massage therapy, hair care, makeup and full service esthetics.

(e) Required Minimum Number of Parking Spaces
3.0 spaces per 100m^2 of floor area

7.5.95 Special Zone (by-law 29-2008)

(a) Area Affected
R4-48 as shown on Special Zoning Map 22-7.

(b) Only Permitted Use
Apartment dwelling.

(c) Only Permitted Buildings and Structures
One apartment dwelling containing a maximum of six dwelling units.
Accessory buildings and structures.

(d) Minimum Lot Frontage
25 metres.

8.5.49 Special Zone (by-law 163-2008)

(a) Area Affected
R4-49 as shown on Special Zoning Map 14-16.

(b) Additional Permitted Use
Restaurant.
Retail store for the sale of souvenirs, gifts, crafts, antiques, yarns, knitting and spinning supplies, fabrics and notions.
Accessory uses.

(c) Only Permitted Buildings and Structures
Buildings and structures existing as at the date of passing of this by-law.

(d) Required Minimum Number of Parking Spaces
13 located within the area affected.

(e) Location of Additional Permitted Uses
The additional uses permitted by (b) of this paragraph 8.5.49 shall be located on the ground floor of the main building.

8.5.50 Special Zone (by-law 110-2009)

(a) Area Affected
R4-50 as shown on Special Zoning Map 9-7.

(b) Maximum Number of Apartment Dwelling Units
The maximum number of dwelling units in any apartment dwelling shall not exceed 30.

(c) Holding Zone Provision
Record of Site Condition – to ensure that environmental soil quality for the lands meets with the minimum standards for the Province for residential use, the "h" symbol shall not be removed until:

(i) the City is provided with a copy of an acknowledgement from a Director, duly appointed under the Environmental Protection Act, that a Record of Site Condition prepared in accordance with the requirements of Ontario Regulation 153/04 or amendments made thereto has been filed in the Provincial Environmental Site Registry;
(ii) the City is provided with a copy of the Record of Site Condition, duly signed by a qualified Person, along with all supporting documentation; and
(iii) the City is provided with a Traffic Analysis, satisfactory to the Director of Environmental Services, to determine, among other things, how traffic movements to and from the area affected can be managed to avoid negative impacts to existing local streets.

(d) Exception
Subsection 2.2.3 and the maximum number of dwelling units as set forth in Item 7 of Column (4) in Table 2 of subsection 8.4 shall not apply to the area affected.

8.5.51 Special Zone (by-law 189-2011)

(a) Area Affected
R4-51 as shown on Special Zoning Map 15-24.

(b) Additional Permitted Uses
A university or college, which includes a building or place which has a body of teachers and students on the premises, and provides instruction in post-secondary courses of study to advance the pursuit of learning through teaching and research.

A commercial school operated by one or more persons for gain or profit, providing instruction in English as a second language. (By-law 10-2013)

Uses accessory to the foregoing.

8.5.52 Special Zone (by-law 5-2012)

(a) Area Affected
R4-52 as shown on Special Zoning Map 15-25.

(b) Permitted Buildings and Structures
Buildings and structures existing as of the date of passing of this by-law.

A ramp for accessibility purposes, which may be covered or uncovered, but may not be wholly or partially enclosed.

(c) Location of Buildings and Structures
Notwithstanding any other provision of this by-law, a ramp for accessibility purposes permitted by Subsection 8.5.52(b) may be located within a required rear yard, but shall not be closer than 1.5 feet (0.46m) to any lot line.

8.5.31 Special Zone (by-law 155-2016)

(a) Area Affected
R4-53 as shown on Special Zoning Map 15-31.

(b) Only Permitted Uses
Retirement home.
Accessory uses.

(c) Only Permitted Buildings and Structures
The building existing at the time of passing of this by-law.

Accessory buildings and structures.

(d) Required Minimum Number of Parking Spaces
38 located within the area affected.

(e) Maximum Building Height
19 metres.

8.5.54 Special Zone (by-law 98-2017)

(a) Area Affected
R4-54 as shown on Special Zoning Map 15-33.

(b) Additional Permitted Use
Clinic.
Accessory uses.

(c) Additional Permitted Buildings and Structures
Buildings and structures for the use permitted by (b) of this paragraph 8.5.54.

8.5.55 Special Zone (by-law 13-2018)

(a) Area Affected
R4-55 as shown on Special Zoning Map 15-35.

(b) Additional Permitted Use
File and records storage business.
Accessory uses.

(c) Permitted Buildings and Structures
Buildings and structures existing at the time of passing of this by-law.

(d) Definition
For the purposes of paragraph 8.5.55(b), “file and records storage business” means a building or part of a building used for the storage of paper and electronic files and records from businesses or persons.

8.5.56 Special Zone (By-law 92-2020)

(a) Area Affected
R4-56 as shown on Special Zoning Map 15-39.

(b) Additional Permitted Uses
Institutional use.
Uses accessory to the foregoing

8.5.57 Special Zone (By-law 91-2020)

(a) Area Affected
R4-57 as shown on Special Zoning Map 10-9.

(b) Only Permitted Uses
Semi-detached dwelling.
Uses accessory to the foregoing.

(c) Only Permitted Buildings and Structures
Buildings and structures for the uses permitted by 8.5.57(b).

(d) Minimum Lot Area
239m^2 per dwelling unit.

(e) Minimum Rear Yard Depth
8 metres.

(f) Exception
The provisions of Subsection 4.1.4.1 and Items 1 and 10 of Column 2 of Table 1 to subsection 8.4 shall not apply to the area affected.

8.5.58 Special Zone (By-Law 140-2021)

(a) Area Affected
R4-58 as shown on Special Zoning Map 15-41.

(b) Minimum Rear Yard
2.25 metres

(c) Applicable Provisions
The provisions of subsections 8.1, 8.2, 8.3 and 8.4 and all other provisions of this by-law applicable to lands, buildings and structures within the R4 zone shall apply to the area affected.

(d) Exception
The provisions of Subsection 1.81(ii) and Item No. 10 to Column (5) of Table 2 to Subsection 8.4 shall not apply to the area affected.

8.5.58 Special Zone (By-law 146-2021)

(a) Area Affected
R4-58 as shown on Special Zoning Map 51-9.

(b) Projection for Deck
An unenclosed deck may project a maximum of 4.0 metres into a required rear yard.

(c) Exception
The provisions of subsection 4.2.2 for the purposes of 8.5.58(b) shall not apply to the area affected.

8.5.59 Special Zone (By-law 146-2021)

(a) Area Affected
R4-59 as shown on Special Zoning Map 51-9.

(b) Projection for Deck
An unenclosed deck may project a maximum of 4.0 metres into a required rear yard.

(c) Minimum Rear Yard
7.0 metres

(d) Maximum Lot Coverage
42%

(e) Exception

The provisions of subsection 4.2.2 for the purposes of 8.5.59(b), and the provisions of Items 5 and 10 to Column (3) of Table 2 to Subsection 8.4 shall not apply to the area affected.

8.5.59 Special Zone (By-law 73-2022)

(a) Area Affected
R4-59 as shown on Special Zoning Map 9-10.

(b) Minimum Number of Parking Spaces
24

(c) Maximum Number of Dwelling Units
23

(d) Holding Zone Provisions
Where the symbol "h" appears on a Zoning Map or on a Special Zoning Map with a Zone Symbol or Special Zone Symbol, notwithstanding the provisions of that zone or special zone, unless this by-law has been amended to remove the relevant "h" symbol, those lands shall not be developed or used except in compliance with the provisions of the applicable zone, or for such other uses set out in the relevant Holding Provisions below.

i) Environmental Remediation - To ensure that environmental concerns are addressed, the "h" symbol will not be deleted from the Zone until:

a) a written report prepared by a qualified person is filed with and accepted (in writing) by the City, confirming that the soils meet Provincial criteria for the proposed use; or

b) a Record of Site Condition (RSC) has been issued under Ontario Regulation 153/04, confirming the soils meet Provincial criteria for the proposed use.

ii) Interim Permitted Use – Existing uses.

(e) Exception
The provisions of Subsection Items No. 7 and 14 to Column (4) of Table 2 to Subsection 8.4 shall not apply to the area affected

8.5.60 Special Zone (By-law 146-2021)

(a) Area Affected
R4-60 as shown on Special Zoning Map 51-9.

(b) Projection for Deck
An unenclosed deck may project a maximum of 4.0 metres into a required rear yard.

(c) Front Lot Line
For the purposes of applying the setbacks of the zone, the lot frontage along the westerly lot line shall be considered the front lot line.

(d) Exception
The provisions of subsection 4.2.2 for the purposes of 8.5.60(b) shall not apply to the area affected.

8.5.60 Special Zone (Bylaw 16-2023)

(a) Area Affected
R4-60 as shown on Special Zoning Map 10-10.

(b) Only Permitted Uses
Single detached dwelling
Semi-detached dwelling
Townhouse dwelling

Accessory uses

(c) Permitted Buildings and Structures
Buildings and structures for the uses permitted by 8.5.60(b).
A Program House to provide support services to residents.

(d) Minimum Lot Area
8,200m^2

(e) Minimum Lot Frontage
52m

(f) Maximum Number of Dwelling Units
40 within the area affected.

(g) Minimum Number of Parking Spaces
25

(h) Maximum Height
11m

(i) Setbacks for Buildings and Structures

Front Yard:	3m
East Side Yard:	One-storey dwelling: 5m
	Two-storey dwelling: 7m
West Side Yard:	5m
Rear Yard	9m

(j) Minimum Ground Floor Area
39m^2

(k) Exceptions
The provisions of subsections 8.1, 8.2 and 8.4 shall not apply to the area affected.

FOURTH RESIDENTIAL ZONE REGULATIONS - R4

Table 1 to Subsection 8.4 - Page 1

*per dwelling unit

Column No. (1) Item No.	(2) Single Detached Dwelling	(3) Semi-Detached Dwelling	(4) Duplex Dwelling	(5) Triplex Dwelling
1. Minimum Lot Area	371.5 m²	300 m² *	555 m²	650 m²
2. Minimum Lot Frontage	12 m	10 m*	15 m	18 m
3. Maximum Main Building Height	11m	11 m	11m	11m
4. Maximum Accessory Building Height	4 m	4 m	4 m	4 m
5. Maximum Lot Coverage	35%	40%	40%	40%
6. Maximum Floor Area of Enclosed Accessory Building	the lesser of 15% of lot area or 67 m² *(By-law 137-88)	the lesser of 15% of lot area or 40 m²	the lesser of 15% of lot area or 40 m²	the lesser of 15% of lot area or 40 m²
7. Maximum Number of Dwelling Units	1 per lot	2 per lot	2 per lot	3 per lot
8. Maximum Roof Area	50%	55%	55%	55%
9. Minimum Front Yard Depth	6 m	6 m	6 m	6 m
10. Minimum Rear Yard Depth	9 m	9 m	9 m	9 m
11. Minimum Side Yard Depth				
a) Interior Side Yard	1m	1m	1m	1m
b) Exterior Side Yard	4 m	4 m	4 m	4 m
c) Interior Side Yard Along Common Wall Between Dwelling Units	---	0 m	---	---
12. Minimum Ground Floor Area				
a) 1 Storey Dwelling	74 m²	74 m²	---	---
b) 1 1/2 Storey Dwelling	60 m²	60 m²	---	---

Column No. (1) Item No.	(2) Single Detached Dwelling	(3) Semi-Detached Dwelling	(4) Duplex Dwelling	(5) Triplex Dwelling
c) 2 or more Story Dwelling	42 m²	42 m²	42 m²	42 m²
13. Minimum Dwelling Unit Floor Area				
a) Bachelor	---	---	42 m²	42 m²
b) One Bedroom	---	---	42 m²	42 m²
c) Two Bedrooms	---	---	56 m²	56 m²
d) Three Bedrooms	---	---	70 m²	70 m²
14. Minimum Number of Parking Spaces	1 per dwelling unit	1 per dwelling unit	1 per dwelling unit	1 per dwelling unit

FOURTH RESIDENTIAL ZONE REGULATIONS - R4

Table 2 to Subsection 8.4 - Page 1

*per dwelling unit

Column No. (1) Item No.	(2) Multiple Dwelling	(3) Townhouse Dwelling	(4) Apartment Dwelling	(5) Converted Dwelling	(6) Church	(7) Day Care
1. Minimum Lot Area	750 m²	185 m² *	930 m²	---	1500 m²	555 m²
2. Minimum Lot Frontage	21 m	30 m	30 m	12 m	25 m	15 m
3. Maximum Main Building Height	11 m	11 m	11 m	11 m	15 m	11 m
4. Maximum Accessory Building Height	4 m	4 m	4 m	4 m	4 m	4 m
5. Maximum Lot Coverage	40%	40%	40%	40%	40%	40%
6. Maximum Floor Area of Enclosed Accessory Building	the lesser of 15% of lot area or 40 m²	the lesser of 15% of lot area or 40 m²	the lesser of 15% of lot area or 40 m²	the lesser of 15% of lot area or 40 m²	the lesser of 15% of lot area or 40 m²	the lesser of 15% of lot area or 40 m²
7. Maximum Number of Dwelling Units	6 per lot	6 per lot	6 per lot	6 per lot	---	---
8. Maximum Roof Area	55%	55%	55%	55%	55%	55%
9. Minimum Front Yard Depth	6 m	6 m	7.5 m	6 m	7.5 m	7.5 m
10. Minimum Rear Yard Depth	9 m	9 m	9 m	9 m	9 m	9 m
11. Minimum Side Yard Depth						
a) Interior Side Yard	2 m	3 m	4.5 m	2 m	5 m	1m
b) Exterior Side Yard	4 m	5 m	6 m	6 m	7.5 m	4 m
c) Interior Side Yard Along Common Wall Between Dwelling Units	---	---	---	---	---	---

Column No. (1) Item No.	(2) Multiple Dwelling	(3) Townhouse Dwelling	(4) Apartment Dwelling	(5) Converted Dwelling	(6) Church	(7) Day Care
12. Minimum Ground Floor Area						
a) 1 Storey Dwelling	56 m²	56 m²	---	---	---	---
b) 1 ½ Storey Dwelling	46 m²	46 m²	---	---	---	---
c) 2 or more Story Dwelling	37 m²	37 m²	---	---	---	---
13. Minimum Dwelling Unit Floor Area						
a) Bachelor	---	---	28 m²	28 m²	---	---
b) One Bedroom	---	---	42 m²	42 m²	---	---
c) Two Bedrooms	56 m²	56 m²	56 m²	56 m²	---	---
d) Three Bedrooms	70 m²	70 m²	70 m²	70 m²	---	---
14. Minimum Number of Parking Spaces	1.25*	1.25*	1.25*	1*	1 for each 6 seats	1 for each 5 children of licensed capacity

FOURTH RESIDENTIAL ZONE REGULATIONS - R4

Column No. (1) Item No.	(2) Private School	(3) Nursing Home	(4) Rest Home	(5) Provincial Group Home Residential Care Home	(6) Boarding Home	(7) Residential Care Home
1. Minimum Lot Area	555 m²	4000 m²	4000 m²	555 m²	555 m²	555 m²
2. Minimum Lot Frontage	15 m	30 m	30 m	15 m	15 m	15 m
3. Maximum Building Height	11 m	11 m	11 m	11 m	11 m	11 m
4. Maximum Accessory Building Height	4 m	4 m	4 m	4 m	4 m	4 m
5. Maximum Lot Coverage	40%	40%	40%	40%	40%	40%
6. Maximum Floor Area of Enclosed Accessory Building	the lesser of 15% of lot area or 40 m²	the lesser of 15% of lot area or 40 m²	the lesser of 15% of lot area or 40 m²	the lesser of 15% of lot area or 40 m²	the lesser of 15% of lot area or 40 m²	the lesser of 15% of lot area or 40 m²
7. Maximum Number of Dwelling Units	---	----	---	---	---	---
8. Maximum Roof Area	55%	55%	55%	55%	55%	55%
9. Minimum Front Yard Depth	7.5 m	6 m	6 m	6 m	6 m	6 m
10. Minimum Rear Yard Depth	9 m	9 m	9 m	9 m	9 m	9 m
11. Minimum Side Yard Depth						
a) Interior Side Yard	1 m	5 m	5 m	1 m	1 m	1 m
b) Exterior Side Yard	4 m	7.5 m	7.5 m	4 m	4 m	4 m
c) Interior Side Yard Along Common Wall Between Dwelling Units	---	----	---	---	---	---

Column No. (1) Item No.	(2) Private School	(3) Nursing Home	(4) Rest Home	(5) Provincial Group Home Residential Care Home	(6) Boarding Home	(7) Residential Care Home
12. Minimum Ground Floor Area						
a) 1 Storey Dwelling	---	----	---	74 m²	74 m²	74 m²
b) 1 ½ Storey Dwelling	--	----	---	60 m²	60 m²	40 m²
c) 2 or more Story Dwelling	---	----	---	42 m²	42 m²	42 m²
13. Minimum Dwelling Unit Floor Area						
a) Bachelor	---	----	---	---	---	---
b) One Bedroom	---	----	---	---	---	---
c) Two Bedrooms	---	----	---	---	----	---
d) Three Bedrooms	---	----	---	---	----	---
14. Minimum Number of Parking Spaces	1 space for each 10 students enrolled in grades 1 to 8, 1 space for each 7 students enrolled in grade 9 to 13	.75 per bed	.75 per bed	3	1 for every 3 beds minimum of 3	3

SECTION 9 – FIFTH RESIDENTIAL ZONE – R5

9.1 PERMITTED USES

In this zone, no land, building or structure shall be used except for the following purposes:

(a) townhouse dwelling;
(b) apartment dwelling;
(c) multiple dwelling;
(d) converted dwelling;
(e) day care (118-2015)
(f) church;
(g) private school;
(h) nursing home;
(i) retirement home;
(j) provincial group home;
(k) residential care home;
(l) boarding house;
(m) home occupation;
(n) rest home;
(o) uses accessory to the foregoing.

9.2 PERMITTED BUILDINGS AND STRUCTURES

In this zone, no building or structure shall be erected except for the uses permitted by subsection 9.1.

9.3 SERVICES REQUIRED

In this zone, no building or structure shall be erected or used for any purpose permitted by subsection 9.1 unless the following municipal services are available to service the building or structure and the land on which it is situate:

(a) a water supply system; and
(b) a sanitary sewage system and a storm sewage system or a combined sanitary and storm sewage system.

9.4 ZONE REGULATIONS

9.4.1 In this zone, no building or structure shall be erected or land, building or structure used except in accordance with the regulations set forth in Table 1 and Table 2 to this subsection 9.4 and with the regulations set forth in paragraph 9.4.2.

9.4.2 In this zone, no building or structure shall be erected or used for the purposes of a retirement home, a provincial group home, a residential care home or boarding house if the lot on which such retirement home, provincial group home, residential care home or boarding house is located within 75 metres of another lot in this zone or in any other zone on which there is a building or structure used for the purposes of a retirement home, a provincial group home, residential care home or a boarding house.

9.5 SPECIAL PROVISIONS

The provisions of subsections 9.1 to 9.4 inclusive and all other applicable provisions of this by-law shall apply to the use of land and to the erection and use of buildings and structures in each special zone in this subsection except that where there is a conflict between the provisions of the special zone and the provisions of subsections 9.1 to 9.4 inclusive or any other applicable provisions in this by-law, the provisions of the special zone shall prevail.

In addition, the provisions of each special zone shall, unless otherwise provided in such special zone, apply only to the use of land permitted in the special zone and to the erection and use of buildings and structures permitted in the special zone.

9.5.1 Special Zone

(a) Area Affected
R5-1 as shown on Special Zoning Map 25-1.

(b) Location of Buildings and Structures
In accordance with Special Zoning Map 25-1.

(c) Required Minimum Number of Parking Spaces
In accordance with Special Zoning Map 25-1.

9.5.2 Special Zone

(a) Area Affected
R5-2 as shown on Special Zoning Map 14-1.

(b) Location of Buildings and Structures
In accordance with Special Zoning Map 14-1.

(c) Required Minimum Number of Parking Spaces
In accordance with Special Zoning Map 14-1.

(d) Landscaped Areas
The lands designated as “landscaped area” on Special Zoning Map 14-1 shall not be used except as a landscaped area.

9.5.3 Special Zone

(a) Area Affected
R5-3 as shown on Special Zoning Map 21-1.

(b) Location of Buildings and Structures
In accordance with Special Zoning Map 21-1.

(c) Required Minimum Number of Parking Spaces
In accordance with Special Zoning Map 21-1.

(d) Landscaped Areas
The lands designated as “landscaped area” on Special Zoning Map 21-1 shall not be used except as a landscaped area.

9.5.4 Special Zone

(a) Area Affected
R5-4 as shown on Special Zoning Map 17-1.

(b) Location of Buildings and Structures
In accordance with Special Zoning Map 17-1.

(c) Required Minimum Number of Parking Spaces
In accordance with Special Zoning Map 17-1.

(d) Landscaped Areas
The lands designated as “landscaped area” on Special Zoning Map 17-1 shall not be used except as a landscaped area.

9.5.5 Special Zone

(a) Area Affected
R5-5 as shown on Special Zoning Map 21-2.

(b) Location of Buildings and Structures
In accordance with Special Zoning Map 21-2.

(c) Required Minimum Number of Parking Spaces
In accordance with Special Zoning Map 21-2.

(d) Landscaped Areas
The lands designated as “landscaped area” on Special Zoning Map 21-2 shall not be used except as a landscaped area.

9.5.7 Special Zone

(a) Area Affected
R5-7 as shown on Special Zoning Map 18-2.

(b) Location of Buildings and Structures
In accordance with Special Zoning Map 18-2

(c) Required Minimum Number of Parking Spaces
In accordance with Special Zoning Map 18-2.

(d) Landscaped Areas
The lands designated as “landscaped area” on Special Zoning Map 18-2 shall not be used except as a landscaped area.

9.5.8 Special Zone

(a) Area Affected
R5-8 as shown on Zoning Map 24.

(b) Additional Permitted Uses
Management of dwelling units within the area affected.
Recreational and social uses.
Uses accessory to the foregoing.

(c) Only Permitted Buildings and Structures
Five apartment dwellings, each containing 4 dwelling units.
Two apartment dwellings, each containing 3 dwelling units.
A building, the floor area of which does not exceed 100 square metres, for the additional uses permitted by 9.5.8 (b).

9.5.9 Special Zone

(a) Area Affected
R5-9 as shown on Special Zoning Map 3-1.

(b) Location of Buildings and Structures
In accordance with Special Zoning Map 3-1.

(c) Required Minimum Number of Parking Spaces
29 located in accordance with Special Zoning Map 3-1.

(d) Landscaped Areas
The lands designated as “landscaping area” on Special Zoning Map 3-1 shall not be used except as a landscaped area.

9.5.10 Special Zone

(a) Area Affected
R5-10 as shown on Special Zoning Map 21-3.

(b) Location of Buildings and Structures
In accordance with Special Zoning Map 21-3.

(c) Required Number of Parking Spaces
In accordance with Special Zoning Map 21-3.

(d) Landscaped Area
The lands designated as “landscaped area” on Special Zoning Map 21-3 shall not be used except as a landscaped area.

9.5.11 Special Zone

(a) Area Affected
R5-11 as shown on Special Zoning Map 19-3.

(b) Location of Buildings and Structures
In accordance with Special Zoning Map 19-3.

(c) Required Minimum Number of Parking Spaces
138 within the Building Area shown on Special Zoning Map 19-3.

(d) Landscaped Areas
The lands designated as “landscaped area” on Special Zoning Map 19-3 shall not be used except as a landscaped area but such areas may include driveways, curbs and sidewalks.

9.5.12 Special Zone

(a) Area Affected
R5-12 as shown on Special Zoning Map 24-2.

(b) Location of Buildings and Structures
In accordance with Special Zoning Map 24-2.

(c) Required Minimum Number of Parking Spaces
12 within or under any permitted dwelling.

5 within the area designated as landscaped area on Special Zoning Map 24-2.

(d) Landscaped Areas
The lands designated as “landscaped area” on Special Zoning Map 24-2 shall not be used except as a landscaped area but such area may include driveways, curbs and 5 parking spaces.

9.5.13 Special Zone

(a) Area Affected
R5-13 as shown on Special Zoning Map 21-4.

(b) Location of Buildings and Structures
In accordance with Special Zoning Map 21-4.

(c) Required Minimum Number of Parking Spaces
42 located in accordance with Special Zoning Map 21-4.

(d) Landscaped Area
The lands designated as “landscaping area” on Special Zoning Map 21-4 shall not be used except as a landscaped area.

(e) Required Fencing
A fence, at least 5 feet in height, shall be located at all times as shown on Special Zoning Map 21-4 and shall be maintained in a good condition.

9.5.14 Special Zone

(a) Area Affected
R5-14 as shown on Special Zoning Map 18-4.

(b) Additional Permitted Uses
A hairdressing establishment, the floor area of which is 60 square metres or less, within the ground floor.

(c) Additional Permitted Buildings and Structures
Buildings and structures for the additional use permitted by 9.5.14 (b).

(d) Landscaped Areas
The lands designated as “landscaped area” on Special Zoning Map 18-4 shall not be used except as a landscaped area.

(e) Required Minimum Number of Parking Spaces
1.25 parking spaces per dwelling unit located within the Parking Area and Parking Building Area shown on Special Zoning Map 18-4.

9.5.15 Special Zone

(a) Area Affected
R5-15 as shown on Special Zoning Map 25-2.

(b) Location of Buildings and Structures
In accordance with Special Zoning Map 25-2.

(c) Required Minimum Number of Parking Spaces
40 located in accordance with Special Zoning Map 25-2.

(d) Landscaped Area
The lands designated as “landscaped area” on Special Zoning Map 25-2 shall not be used except as a landscaped area.

9.5.16 Special Zone

(a) Area Affected
R5-16 as shown on Special Zoning Map 21-6.

(b) Location of Buildings and Structures
In accordance with Special Zoning Map 21-6.

(c) Required Minimum Number of Parking Spaces
60 located in accordance with Special Zoning Map 21-6.

(d) Landscaped Areas
The lands designated as “landscaped area” on Special Zoning Map 21-6 shall not be used except as a landscaped area.

9.5.17 Special Zone

(a) Area Affected
R5-17 as shown on Special Zoning Map 18-5.

(b) Only Permitted Use
An apartment dwelling containing not less than 24 and not more than 26 dwelling units.

(c) Only Permitted Buildings and Structures
Buildings and structures for the only use permitted by 9.5.17 (b).

(d) Minimum Dwelling Unit Floor Area

Dwelling Unity Type	Minimum Floor Area
1 bedroom	55 square metres
2 bedroom	70 square metres

(e) Required Minimum Number of Parking Spaces
12 located within the affected area.

9.5.18 Special Zone

(a) Area Affected
R5-18 as shown on Zoning Map 9 and 10.

(b) Additional Permitted Uses
Restricted business office on the ground floor of an apartment dwelling;
Personal service shop on the ground floor of an apartment dwelling;
Retail store on the ground floor of an apartment dwelling;

(c) Maximum Ground Floor Area
The maximum ground floor area in each building for all uses permitted by 9.5.1 (b) shall be 50% of the ground floor area of such building or 75 square metres, whichever is the lesser.

(d) Minimum Number of Parking Spaces
1 parking space for each 25 square metres of ground floor area.

9.5.19 Special Zone

(a) Area Affected
R5-19 as shown on Zoning Map 21

(b) Additional Permitted Uses
An apartment dwelling containing 40 dwelling units.
Subject to the provisions of 9.5.19, recreational and social uses, uses accessory to the foregoing.

(c) Additional Permitted Buildings and Structures
Buildings and structures for the uses permitted by 9.5.19 (b).

(d) Minimum Dwelling Unit Floor Area

Dwelling Unit Type	Minimum Floor Area
1 bedroom	44 square metres
2 bedroom	68 square metres
1 bedroom for handicapped	45 square metres
2 bedroom for handicapped	70 square metres

(e) Required Minimum Number of Parking Spaces
40 located within the area affected.

(f) Maximum Floor Area
The maximum floor area of recreational and social uses within the apartment dwelling shall be 125 square metres.

9.5.20 Special Zone (By-law 138-88)

(a) Area Affected
R5-20 as shown on Special Zoning Map 3-4.

(b) Applicable Provisions
The provisions of subsections 9.1, 9.2, 9.3 and 9.4 and all other applicable provisions shall apply to the area affected

9.5.21 Special Zone (By-law 140-88)

(a) Area Affected
R5-21 as shown on Special Zoning Map 3-5.

(b) Only Permitted Uses
Townhouse dwelling
Apartment dwelling
Multiple dwelling
Uses accessory to foregoing.

9.5.22 Special Zone (By-law 143-88)

(a) Area Affected
R5-22 as shown on Special Zoning Map 16-2.

(b) Additional Permitted Uses
Apartment dwelling
Townhouse dwelling
Uses accessory to the foregoing

(c) Additional Permitted Buildings and Structures
An apartment dwelling containing 60 dwelling units.
Two townhouse dwellings, one containing five dwelling units and the other six.

(d) Minimum Dwelling Unit Floor Area

Dwelling Unit Type	Minimum Floor Area
Bachelor	28m²
One Bedroom	42m²
Two Bedrooms	56m²
Three Bedrooms	70m²

(e) Location of Permitted Buildings and Structures
No townhouse dwelling shall be erected except within the area designated as 'Building Area "A" ' on Special Zoning Map 16-2.

No apartment dwelling shall be erected except within the area designated 'Building Area "B" ' on Special Zoning Map 16-2.

(f) Maximum Building Heighth
11 metres for any townhouse dwelling
20 metres for any apartment dwelling

(g) Required Minimum Number of Parking Spaces
75 located within that part of the area affected designated as "Parking Lot" on Special Zoning Map 16-2

9.5.23 Special Zone (By-law 40-89)

(a) Area Affected
R5-23 as shown on Special Zoning Map 18-11.

(b) Only Permitted Uses
Townhouse dwelling
Apartment dwelling
Social and recreational uses
Uses accessory to the foregoing.

(c) Only Permitted Building or Structures
Ten townhouse dwellings, four containing four dwelling units, four containing five dwelling units and two containing six dwelling units.

One apartment dwelling containing twelve dwelling units and not more than 245 square metres for social and recreational uses.

(d) Minimum Dwelling Unit Floor Area

Dwelling Unit Type	Minimum Floor Area
Bachelor	28m²
One bedroom	42m²
Two bedrooms	56m²
Three bedrooms	70m²
Four bedrooms	100m²

(e) Location of Permitted Buildings and Structures
No townhouse dwelling shall be erected except within an area designated as 'Building Area "A" ' on Special Zoning Map 18-11.
No apartment dwelling shall be erected except within the area designated 'Building Area "B" 'on Special Zoning Map 18-11.

(g) Maximum Building Heighth
11 metres

(g) Required Minimum Number of Parking Spaces
96 located within that part of the area affected designated as "Parking Lot" on Special Zoning Map 18-11.

(h) Landscaped Area
The lands designated "landscaped area" on Special Zoning Map 18-11 shall not be used except as a landscaped area

9.5.24 Special Zone (By-law 72-89)

(a) Area Affected
R5-24 as shown on Special Zoning Map 3-6.

(b) Only Permitted Uses
Townhouse dwelling
Recreational and social
Uses accessory to the foregoing

(c) Only Permitted Buildings
Ten townhouse dwellings, one containing 4 dwelling units, four containing 6 dwelling units, four containing 8 dwelling units and one containing 10 dwelling units.
One building for social and recreational uses.
Accessory buildings and structures.

(d) Minimum Dwelling Unit Floor Area

Dwelling Unit Type	Minimum Floor Area
Bachelor	28m²
One bedroom	42m²
Two bedrooms	56m²
Three bedrooms	70m²
Four bedrooms	96m²

(e) Location of Permitted Buildings and Structures
No townhouse dwelling or building containing social and recreational uses or accessory buildings and structures shall be erected except within the area designated as Building and Parking Area on Special Zoning Map 3-6.

(f) Maximum Building Heighth
11 metres for any townhouse dwelling or building containing recreational and social uses.

(g) Maximum Floor Area
The floor area of any building containing recreational and social uses shall not exceed 300 square metres.

(h) Landscaped Area
The area designated Landscaped Area may contain two signs and two driveways for motor vehicles and, notwithstanding paragraph 4.2.1.4(d), the heighth of any fence within the area may exceed one metre but shall not exceed two metres.

(i) Required Minimum Number of Parking Spaces
100 parking spaces shall be provided within the area designated Building and Parking Area shown on Special Zoning Map 3-6.

(j) Use of Building and Parking Area
In addition to the uses permitted by this paragraph 9.5.24, any part of the area designated Building and Parking Area may be used as a landscaped area.

(k) Exception
The provisions of subsection 9.4 shall not apply to the area affected

9.5.25 Special Zone (By-law 75-89)

(a) Area Affected
R5-25 as shown on Special Zoning Map 9-2.

(b) Additional Permitted Uses
Restricted business office
One dwelling unit
Uses accessory to the foregoing

(c) Only Permitted Building and Structure
The existing building.

(d) Minimum Dwelling Unit Floor Area

Dwelling Unit Type	Minimum Floor Area
Bachelor	28m²
One bedroom	42m²
Two bedroom	56m²
Three bedroom	70m²

(e) Required Minimum Number of Parking Spaces
16 located within the area affected

9.5.26 Special Zone (By-law 82-89)

(a) Area Affected
R5-26 as shown on Special Zoning Map 18-15.

(b) Applicable Provisions
The provisions of subsections 9.1, 9.2, 9.3 and 9.4 and all other applicable provisions shall apply to the area affected.

9.5.28 Special Zone (By-law 35-90)

(a) Area Affected
R5-28 as shown on Special Zoning Map 18-19.

(b) Only Permitted Uses
Townhouse dwelling
Social and recreational uses

Uses accessory to the foregoing.

(c) Only Permitted Buildings and Structures
12 townhouse dwellings, 6 containing 5 dwelling units, 3 containing 4 dwelling units, 2 containing 7 dwelling units and 1 containing 6 dwelling units.
One building containing one dwelling unit and not more than 167 square metres for social and recreational uses.

(d) Minimum Dwelling Unit Floor Area

Dwelling Unit Type	Minimum Floor Area
Bachelor	28m²
One bedroom	42m²
Two bedrooms	56m²
Three bedrooms	70m²
Four bedrooms	100m²

(e) Location of Permitted Buildings and Structures
No townhouse dwelling shall be erected except within an area designated as "Building Area 'A'" on Special Zoning Map 18-19.

The building containing one dwelling unit and the social and recreational uses shall not be erected except within the area designated "Building Area 'B'" on Special Zoning Map 18-9.

(f) Maximum Building Height
11 metres

(g) Required Minimum Number of Parking Spaces
79 located within that part of the area affected designated as "Parking Lot" on Special Zoning Map 18-19.

(h) Landscaped Area
The lands designated as "Landscaped Area" on Special Zoning Map 18-19 shall not be used except as a landscaped area and, notwithstanding paragraph 4.2.1.4 (d), the height of any fence within the Landscaped Area may exceed one metre but shall not exceed two metres

9.5.30 Special Zone (By-law 36-92)

(a) Area Affected
R5-30 as shown on Zoning Map 32.

(b) Only Permitted Uses
Townhouse dwelling
Apartment dwelling
Multiple dwelling
Home Occupation
Uses accessory to the foregoing.

(c) Special Setback Requirement
No building or structure, other than a fence, shall be erected within this special zone within 9 metres of the line shown on Special Zoning Map 32-1 as Top of Bank.

(d) Exception
The provisions of subsection 9.4 shall not apply to the area affected

(e) Development Phasing (by-law 29-2002)
Where the development of the land within the area affected (paragraph 9.5.30 (a)) is approved under Section 41 of the Planning Act and, pursuant to an approval or exemption subsequently given under Section 9 of the Condominium Act 1998, any part of the land is registered as a Condominium Corporation, the provisions of

paragraph 9.5.30 and any other regulations of By-law 50-88 are hereby deemed to apply to the land as a whole and to any building or structure thereon in the same manner and to the same extent as if the approval or exemption was not given, so long as the land and any building or structure thereon are used and continue to be used for the purpose for which the development was approved.

9.5.31 Special Zone (By-law 36-92)

(a) Area Affected
R5-31 as shown on Zoning Map 32.

(b) Only Permitted Uses
Townhouse dwelling
Apartment dwelling
Multiple dwelling
Home Occupation
Uses accessory to the foregoing.

(c) Exception
The provisions of subsection 9.4 shall not apply to the area affected

9.5.32 Special Zone (By-law 81-93)

(a) Area Affected
R5-32 as shown on Special Zoning Map 18-30.

(b) Only Permitted Uses
Church
Private school

(c) Only Permitted Buildings or Structures
Buildings or structures for uses permitted by paragraph 9.5.32(b)

9.5.34 Special Zone (By-law 11-94)

(a) Area Affected
R5-34 as shown on Special Zoning Map 22-4.

(b) Location of Buildings and Structures
In accordance with Special Zoning Map 22-4.

(c) Required Minimum Number of Parking Spaces
In accordance with Special Zoning Map 22-4.

(d) Landscaped Areas
The lands designated as “landscaped area” on Special Zoning Map 22-4 shall not be used except as a landscaped area.

9.5.35 Special Zone (By-law 149-94)

(a) Area Affected
R5-35 as shown on Special Zoning Map 18-33.

(b) Applicable Provisions
The provisions of subsection 9.1, 9.2, 9.3 and 9.4 and all other applicable provisions shall apply to the area affected

9.5.36 Special Zone (By-law 74-95)

(a) Area Affected
R5-36 shown on Special Zoning Map 3-10.

(b) Additional Permitted Use
Semi-detached dwelling
Uses accessory to the foregoing.

(c) Zone Regulations
Within the area affected, no dwelling or structure permitted by (b) of paragraph 9.5.36 shall be erected or used or any land, dwelling or structure used except in accordance with the applicable regulations set forth in Table 1 to subsection 8.4

9.5.37 Special Zone (by-law 24-99)

(a) Area Affected
R5-37 as shown on Special Zoning Map 31-1.

(b) Applicable Provisions
The provisions of 9.1, 9.2, 9.3 and 9.4 and all other provisions in this by-law applicable to land, buildings and structures within the R5 zone shall apply to the area affected.

9.5.37 Special Zone (by-law 47-99)

(a) Area Affected
R5-37 as shown on Special Zoning Map 15-13.

(b) Only Permitted Uses
Within Area A on Special Zoning Map 15-14-
(1) Nursing home
(2) Residential care home
(3) Pool and recreational facilities when used in association with any of the uses permitted by (1) and (2)
(4) Uses accessory to the foregoing

Within Area B on Special Zoning Map 15-14-
(5) Nursing home
(6) Residential care home
(7) Apartment dwelling
(8) Hotel
(9) Restaurant
(10) Retail store
(11) Business office
(12) Meeting facility
(13) Personal service shop
(14) Clinic
(15) Pool and recreation facilities when used in association with any of the uses permitted by (5), (6), (7), (8) and (14)
(16) Day care (118-2015)
(17) Private school
(18) Church
(19) Home occupation
(20) Uses accessory to the foregoing

Within Area C on Special Zoning Map 15-14 –
(21) Nursing home
(22) Restaurant
(23) Meeting facility
(24) Retail store
(25) Business office
(26) Personal service shop
(27) Clinic
(28) Day care (118-2015)
(29) Private school
(30) Uses accessory to the foregoing.

Within Area D on Special Zoning Map 15-14-

(31) Parking lot
(32) Landscaped area excluding waste storage facilities
(33) Uses accessory to the foregoing.

Within Area E on Special Zoning Map 15-14-

(34) Landscaped area excluding waste storage facilities
(35) Uses accessory to the foregoing.

(c) Only Permitted Buildings and Structures
Buildings and structures for the uses permitted by 9.5.37(b).

(d) Maximum Number of Dwelling Units
172

(e) Maximum Number of Residential Care Units
186

(f) Minimum Dwelling Unit Floor Area

Dwelling Unit Floor Type	Minimum Floor Area
Bachelor	28m²
One bedroom	42m²
Two Bedroom	56m²
Three bedroom	70m²

(g) Minimum Floor Area for Rental Units
19m² for each unit

(h) Maximum Lot Coverage
The lot coverage of all buildings, excluding the area of any parking building, within the area affected shall not exceed 33%.

(i) Maximum Floor Area

(1) The floor area for all meeting facilities permitted by (12) of 9.5.37(b) shall not exceed 233 m².
(2) The floor area for all meeting facilities permitted by (23) of 9.5.37(b) shall not exceed 1,490 m².
(3) The floor area for all restaurants permitted by (22) of 9.5.37(b) shall not exceed 600m².
(4) The total floor area of all uses permitted by (9), (10), (11), (13), (24), (25) and (26) of 9.5.37(b) shall not exceed 930m².
(5) The floor area for each use permitted by (9), (10), (11), (13), (24), (25) and (26) of 9.5.37(b) shall not exceed 93m².
(6) The total floor area of all clinics permitted by (14) and (27) of 9.5.37(b) shall not exceed 233m².
(7) The floor area of all pool and recreational facilities permitted by (15) of 9.5.37(b) shall not exceed 465m².

(j) Maximum Building Height

(1) Within the area shown hatched on Special Zoning Map 15-15, no part of any building or structure shall be higher than the surface of a plane which includes all points on the line designated “Line of Sight” on Special Zoning Map 15-16 and which plan also includes all points on any horizontal line drawn through the Line of Sight and at right angles to it.
(2) Subject to (i), the maximum building height for any building within Area A on Special Zoning Map 15-4 shall be the lesser of five storeys and 16 metres above the benchmark.

(3) Subject to (i), the maximum building height for any building within Area B on Special Zoning Map 15-4 shall be the lesser of nine storeys and 28 metres above the benchmark.
(4) Subject to (i), the maximum building height for any building within Area C on Special Zoning Map 15-4 shall be the lesser of two storeys and 11 metres above the benchmark.

(k) Required Minimum Number of Parking Spaces Within Area Affected

The greater of

(i) 399, and
(ii) the total of
  (1) .32 parking spaces per unit for each residential care unit,
  (2) 1.25 parking spaces for each dwelling unit,
  (3) 1 parking space for each 150 sq. ft. of floor area for each restaurant, and
  (4) 5 parking spaces for each 1,000 sq. ft. for each meeting facility.

(l) Sign Restrictions

No land within the area affected shall be used as a place to locate, maintain or operate a portable sign, a flashing sign or any other sign if the height, including the base or pedestal, exceed 3 m. or the area of the face of any such other sign exceed 3 m^2.

(m) Special Setback Requirements

To ensure the safe development of certain lands within the area affected, no buildings or structures shall be erected within that part of Special Zone R5-37 where the symbol "h" appears on Special Zoning Map 15-13 as a prefix to R5-37 unless a geotechnical assessment satisfactory to the City Corporation and the Kettle Creek Conservation Authority has been done and such symbol has been removed from such lands or the part thereof to be so used by a by-law amendment.

(n) Definitions

For the purposes of this paragraph,

(i) "benchmark" means the elevation of the surface of the pavement at the point of intersection of the centre lines of the travelled portions of Moore St. and McIntyre Street.
(ii) "care services" means health care services, rehabilitative or therapeutic services or services that provide assistance with the activities of daily living.
(iii) "meeting facility" means a building or part of a building where conventions, meetings, weddings, receptions, exhibits and banquets are held.
(iv) "nursing home" means any premises maintained and operated for persons requiring nursing care or in which care is provided to two or more unrelated persons and which premises fall under the jurisdiction of
(i) Nursing Homes Act, or
(ii) Homes for the Aged and Rest Homes Act.
(v) "portable sign" means any sign, notice or advertising device, whether it contains words or not, that is not permanently attached to the ground, a building or a structure or that is designed to be moved from place to place, and "flashing sign" means any sign, notice or advertising device, whether it contains words or not, that flashes or is capable of flashing.
(vi) "rental unit" means any living accommodation within a residential care home used or intended for use as a rented premises
(vii) "residential care home" means a residential complex that is not licensed by the Province of Ontario and is occupied or intended to be occupied by persons for the purposes of receiving care services whether or not receiving the services is a primary purpose of the occupancy.
(viii) "residential complex" means a building or related group of buildings in which more than one rental unit are located and includes all common areas and services and facilities available for the use of its residents.

(o) The provisions of subsection 9.4 shall not apply to the area affected.

9.5.38 Special Zone (by-law 58-2009)

(a) Area Affected
R5-39 as shown on Special Zoning Map 31-12.

(b) Only Permitted Uses
Retirement Home.
Uses accessory to the foregoing.

(c) Only Permitted Buildings and Structures
Buildings and structures for the uses permitted by 9.5.38(b).

(d) Minimum Lot Area
9,000 square metres for the uses permitted by 9.5.38(b).

(e) Exception
The provisions of subsections 9.1 and 9.2 shall not apply to the area affected.

(f) Holding Zone Provisions
Plan of Subdivision – to ensure the orderly development of the lands, the "h" symbol shall not be removed until a subdivision agreement is entered into with the City Corporation.

9.5.40 Special Zone (by-law 39-2015)

(a) Area Affected
R5-40 as shown on Special Zoning Map 18-42.

(b) Applicable Provisions
The provisions of subsections 9.1, 9.2, 9.3 and 9.4 and all other provisions of this by-law applicable to lands, buildings and structures within the R5 zone shall apply to the area affected.

(c) Temporary Sales Office/Showroom
Notwithstanding any other provision or general provision of this By-law, a sales office/showroom with a maximum gross floor area of 140m^2 shall be permitted within the area affected for a period not to exceed 2 years from the date of approval of this By-law.

9.5.41 Special Zone (by-law 164-2017)

(a) Area Affected
R5-41 as shown on Special Zoning Map 31-14.

(b) Only Permitted Uses
Townhouse dwelling
Uses accessory to the foregoing.

(c) Only Permitted Buildings and Structures
Buildings and structures for the uses permitted by 9.5.41(b).

(d) Maximum Number of Dwelling Units
34

(e) Minimum Rear Yard
7.0 metres.

(f) Minimum Exterior Side Yard
2.15 metres.

(g) Projections into Yards
Notwithstanding the provisions of Subsection 4.2.2 of this By-law:

(i) A deck, which is covered or uncovered, and not wholly or partially enclosed, may project into the required rear yard to a maximum of 4 metres.

(ii) A covered porch may project into the required interior side yard to a maximum of 0.5 metres

(h) Exception
The provisions of Items 10 and 11(b) to Column 3 of Table 1 to subsection 9.4 shall not apply to the area affected.

9.5.41 Special Zone (by-law 89-2018)

(a) Area Affected
R5-41 as shown on Special Zoning Map 15-36.

(b) Applicable Provisions
The provisions of Subsections 9.1, 9.2, 9.3, 9.4, and all other applicable provisions shall apply to the area affected.

(c) Holding Zone Provisions
Where the symbol "h" appears on a Zoning Map or on a Special Zoning Map with a Zone Symbol or Special Zone Symbol, notwithstanding the provisions of that zone or special zone, unless this by-law has been amended to remove the relevant "h" symbol, those lands shall not be developed or used except in compliance with the provisions of the applicable zone, or for such other uses set out in the relevant Holding Provisions below. The relevant holding provisions are denoted by the number (if any) immediately following the symbol "h" on the Zoning Map or Special Zoning Map.

i) Traffic and Shadowing - To ensure that traffic movement associated with the proposed use and shadowing created by the proposed buildings does not negatively impact local streets and neighbouring properties, the "h1" symbol will not be deleted from the Zone until the City is provided with an update to the Traffic Impact Analysis and Shadowing Study, reflective of the final development concept and satisfactory to the City.

ii) OMB Decision - To ensure orderly development of the lands, the “h2” symbol shall not be deleted until the matters associated with OMB Order No. PL060861, dated January 15, 2008, and the amending Order dated May 16, 2008 have been resolved.

iii) Scoped Environmental Impact Study – To ensure the protection of adjacent Natural Heritage features, the “h3” symbol shall not be deleted until a scoped Environmental Impact Study, in accordance with the recommended Terms of Reference found in the Issues Scoping Report by BioLogic, dated April 12, 2018, has been prepared to the satisfaction of the City.

9.5.44 Special Zone (By-law 146-2021)

(a) Area Affected
R5-44 as shown on Special Zoning Map 51-10.

(b) Additional Permitted Uses
Stacked townhouse
Back-to-back townhouse
Back-to-back stacked townhouse

(c) Minimum Lot Frontage
18.5 metres

(d) Minimum Rear Yard
3.0 metres

(e) Location of Decks
An unenclosed deck must be located a minimum of 3.0 metres from a side or rear lot line.

(f) Entrance Feature
Notwithstanding the provisions of Subsection 4.2.2 of this By-law, an entry feature with a height of no more than 2 metres may be located within the required front yard.

(g) Definitions
For the purposes of paragraph 9.5.44(b):

1. "Stacked townhouse dwelling" means a dwelling unit within a building divided into a minimum of four dwelling units, each dwelling unit being separated from the other vertically and horizontally.

2. "Back-to-back stacked townhouse dwelling" means a dwelling unit within a building containing four or more dwelling units divided by vertical and horizontal common walls above grade, including a common rear wall.

3. "Back-to-back townhouse dwelling" means a dwelling unit within a building containing four or more dwelling units divided by vertical common walls above grade, including a common rear wall.

(h) Exception
The provisions of subsection 4.2.2 for the purposes of 9.5.44(e), and the provisions of Items 2 and 10 to Column (3) of Table 1 to Subsection 9.4 shall not apply to the area affected.

9.5.44 Special Zone (OLT-21-001138)

(a) Area Affected
R5-44 as shown on Special Zoning Map 14-17

(b) Only Permitted Use
Existing Triplex Dwelling
Apartment Dwelling
Uses accessory to the foregoing.

(c) Permitted Buildings and Structures
One Existing Triplex Dwelling
One Apartment Dwelling (28 units)
One Apartment Dwelling (46 units)

(d) Location of Permitted Buildings and Structures
The permitted buildings and structures shall be located within the areas shown with dashed lines on Special Zoning Map 14-18

(e) Minimum Lot Area
15230 square metres

(f) Maximum Lot Coverage
20%

(g) Maximum Building Height
2 storeys (7.5 metres) for permitted triplex dwelling
3 storeys (13 metres) for permitted apartment dwelling as per Special Zoning Map 14-18
5 storeys (20 metres) for permitted apartment dwelling as per Special Zoning Map

(h) Minimum Parking
93 parking spaces including 5 accessible parking spaces (98 total parking spaces)

9.5.44 Special Zone(OLT-21-001708)

(a) Area Affected
R5-44 shown on Special Zoning Map 37-14.

(b) Only Permitted Uses
Apartment dwelling.
Uses accessory to the foregoing.

(c) Permitted Buildings and Structures
Buildings and structures for the uses permitted by 9.5.44 (b)

(d) Maximum Number of Dwelling Units
240

(e) Maximum Number of Storeys
2 apartment dwellings to a maximum of 6 storeys
2 apartment dwellings to a maximum of 4 storeys

(f) Special Setback Requirements
To ensure adequate buffering and mitigate shadowing impacts on adjacent residential land uses, no buildings or structures shall be erected closer to a common interior lot line that abuts a residential zone than the height of the building or 6 metres, whichever is greater

9.5.45 Special Zone (OLT-21-001708)

(a) Area Affected
R5-45 shown on Special Zoning Map 37-14.

(b) Only Permitted Uses
Apartment dwelling.
Uses accessory to the foregoing.

(c) Permitted Buildings and Structures
Buildings and structures for the uses permitted by 9.5.45 (b)

(d) Maximum Number of Dwelling Units
272

(e) Maximum Number of Storeys
2 apartment dwellings to a maximum of 6 storeys
2 apartment dwellings to a maximum of 4 storeys

(f) Special Setback Requirements
To ensure adequate buffering and mitigate shadowing impacts on adjacent residential land uses, no buildings or structures shall be erected closer to a common interior lot line that abuts a residential zone than the height of the building or 6 metres, whichever is greater

9.5.45 Special Zone (By-law 146-2021)

(a) Area Affected
R5-45 as shown on Special Zoning Map 51-10.

(b) Minimum Front Yard Setback
6.0 metres.

(c) Entrance Feature
Notwithstanding the provisions of Subsection 4.2.2 of this By-law, an entry feature with a height of no more than 2 metres may be located within the required front yard.

(d) Exception
The provisions of subsection 4.2.2 for the purposes of 9.5.45(b) shall not apply to the area affected.

9.5.46 Special Zone (By-law 146-2021)

(a) Area Affected
R5-46 as shown on Special Zoning Map 51-10.

(b) Additional Permitted Uses
Stacked townhouse
Back-to-back townhouse
Back-to-back stacked townhouse

(c) Minimum Front Yard Setback
3.0 metres

(d) Minimum Rear Yard
5.0 metres

(e) Location of Decks
An unenclosed deck must be located a minimum of 3.0 metres from a side or rear lot line.

(f) Entrance Feature
Notwithstanding the provisions of Subsection 4.2.2 of this By-law, an entry feature with a height of no more than 2 metres may be located within the required front yard.

(g) Definitions
For the purposes of paragraph 9.5.46(b):

1. "Stacked townhouse dwelling" means a dwelling unit within a building divided into a minimum of four dwelling units, each dwelling unit being separated from the other vertically and horizontally.

2. "Back-to-back stacked townhouse dwelling" means a dwelling unit within a building containing four or more dwelling units divided by vertical and horizontal common walls above grade, including a common rear wall.

3. "Back-to-back townhouse dwelling" means a dwelling unit within a building containing four or more dwelling units divided by vertical common walls above grade, including a common rear wall.

(h) Exception
The provisions of subsection 4.2.2 for the purposes of 9.5.46(e), and the provisions of Items 9 and 10 to Column (3) of Table 1 to Subsection 9.4 shall not apply to the area affected.

9.5.47 Special Zone (By-law 103-2022)

(a) Area Affected
R5-47 as shown on Special Zoning Map 23-7.

(b) Additional Permitted Use
Miniature golf course.

Accessory uses.

(c) Minimum Number of Parking Spaces
36, for the additional use permitted by 9.5.47(b).

(d) Minimum Interior Side Yard
2 metres, for the additional use permitted by 9.5.47(b).

9.5.48 Special Zone (By-law 72-2023)

(a) Area Affected
R5-48 as shown on Special Zoning Map 1-1.

(b) Only Permitted Use
Hospice
Accessory uses

(c) Permitted Buildings and Structures
Buildings and structures for the uses permitted by 9.5.48(b).

(d) Maximum Gross Floor Area
1,815 m^2

(e) Minimum Lot Frontage
15m

(f) Minimum Number of Parking Spaces
47

(g) Maximum Height
1 storey

(h) Location of Buildings and Structures
Buildings and structures for the use permitted by 9.5.48(b) shall be located within the area designated as "Area for Buildings and Structures" on Special Zoning Map 1-1.

(i) Definition
For the purposes of this subsection 9.5.48, a "hospice" is defined as a healthcare facility providing palliative care in a home-like environment while improving the quality of life for those who are living with, or dying from, a life-limiting illness. The use may include, but not be limited to: private patient suites; respite beds for short stays, allowing individuals to return home; family sleep space; palliative care clinic (supporting individuals to stay in their homes); caregiver support and resources; counselling services; grief and bereavement groups; children's programs; wellness therapies such as massage or pet therapy; and, community space and gardens.

(h) Exceptions
The provisions of subsections 9.1, 9.2 and 9.4 shall not apply to the area affected.

9.5.49 Special Zone (By-law 116-2024)

(a) Area Affected
R5-49 as shown on Special Zoning Map 46-2.

(b) Applicable Provisions
The provisions of subsections 9.1, 9.2, 9.3 and 9.4 and all other provisions of this by-law applicable to lands, buildings and structures within the R5 Zone shall apply to the area affected.

9.5.49 Special Zone (By-law 33-2025)

(a) Area Affected
R5-50 as shown on Special Zoning Map 18-48.

(b) Maximum Building Height
13m.

(c) Minimum Rear Yard Depth
6m.

(d) Projection Into Yards
A balcony or terrace, and it's supporting architectural features, may project a maximum of 1.5 metres into a required rear yard.

(e) Exceptions
The provisions of Rows 3 and 10 to Column 3 in Table 1 of Subsection 9.4 shall not apply to the area affected.

9.5.51 Special Zone (By-law 60-2025)

(a) Area Affected
R5-51 as shown on Special Zoning Map 11-28.

(b) Minimum Rear Yard Depth
7m.

(c) Minimum Dwelling Unit Floor Area
(a) Bachelor 23m^2
(b) One-bedroom 26m^2

(d) Minimum Parking Spaces
31

(e) Exceptions
The provisions of Rows 10, 13(a), 13(b) and 14 to Column 4 in Table 1 of Subsection 9.4 shall not apply to the area affected

9.5.49 Special Zone (By-law 143-2025)

(a) Area Affected
R5-52 as shown on Special Zoning Map 51-11.

(b) Minimum Front Yard Depth
5 m

(c) Minimum Rear Yard Depth
3 m

(d) Minimum Interior Side Yard Depth
7 m

(e) Maximum Residential Driveway Width
Notwithstanding the provisions of Subsection 1.99(iii), the maximum width of a residential driveway shall be 7.5 metres for the common access driveway.

(f) Location of Decks
Notwithstanding the provisions of Subsection 4.2.2 of this By-law, an uncovered deck may project a maximum of 4 metres into the required interior side yard.

(g) Entrance Feature
Notwithstanding the provisions of Subsection 4.2.2 of this By-law, an entry feature with a

height of no more than 2 metres may be located in the required front yard.

(h) Feature Wall
Notwithstanding the provisions of Subsection 4.2.2 of this By-law, a brick wall with a maximum height of 2 metres may project into the interior side yard setback a maximum of 3.7 metres. This wall may be setback a maximum of 6.5 metres from the front lot line.

(i) Exceptions
The provisions of Row 9, 10, and 11 in Column 3 in Table 1 of Subsection 9.4 shall not apply to the area affected.

9.5.52 Special Zone (Bylaw 81-2026)

(a) Area Affected
R5-52 as shown on Special Zoning Map 51-12

(b) Only Permitted Use
Apartment dwelling

(c) Only Permitted Buildings and Structures
Buildings and structures for the additional uses permitted by Subsection 9.5.52.

(c) Maximum Main Building Height
5 Storeys (20 metres)

(d) Roof Top Mechanical Penthouse
For the purposes of Subsection 9.5.52 (b), the height requirements shall not apply to roof top mechanical penthouses:

1. provided they occupy less than 10% of the aggregate area of the roof of the building on which they are located and extend no higher than 2.0 m above the maximum permitted height; and,
2. they shall be set back a minimum of 5.0 m from all edges of a roof.

(e) Front Lot Line
For the purposes of determining the front lot line, the lot frontage along the westerly lot line shall be considered the front lot line.

(f) Definition
For the purposes of Subsection 9.5.52 (c), “mechanical penthouse” means, a fully enclosed structure located on the roof of a building, used exclusively for housing mechanical equipment, electrical equipment, elevator equipment, ventilation equipment, communication equipment, water tanks, or similar systems necessary for the operation of the building. A mechanical penthouse may include the minimum necessary associated stair or elevator shaft overruns providing access only to the roof level for service and maintenance purposes, but shall not include any floor area designed or used for human habitation, amenity space, or access thereto.

(g) Exceptions
The provisions of Items No. 3 to Column (4) of Table 1 to Subsection 9A.4 shall not apply to the area affected.

9.5.49 Special Zone (By-law 19-2026)

(a) Area Affected
R5-53 as shown on Special Zoning Map 14-18

(b) Only Permitted Use
Existing Triplex Dwelling
Apartment Dwelling
Uses accessory to the forgoing

(c) Permitted Buildings and Structures
One Existing Triplex Dwelling
One Apartment Dwelling (28 units)
One Apartment Dwelling (46 units)
One Apartment Dwelling (22 units)

(d) Location of Permitted Buildings and Structures
The permitted buildings and structures shall be located within the areas shown with dashed lines on Special Zoning Map 14-19

(e) Minimum Lot Area
20,842 square metres

(f) Maximum Lot Coverage
20%

(g) Maximum Building Height
2 storeys (7.5 metres) for permitted triplex dwelling
3 storeys (13 metres) for permitted apartment dwellings as per Special Zoning Map 14-19
5 storeys (20 metres) for permitted apartment dwellings as per Special Zoning Map 14-19

(h) Minimum Parking
119 total parking spaces including 7 accessible parking spaces (126 total parking spaces) be provided at 57, 59, 65, 75 Walnut Street as shown on Special Zoning Map 14-19.

(i) Provisions Repealed
Paragraph 9.5.44 of By-law 50-88 as amended is repealed.

9.5.49 Special Zone (Bylaw 57-2026)

(a) Area Affected
R5-53 as shown on Special Zoning Map 14-20

(b) Only Permitted Use
Townhouse dwelling
Stacked townhouse dwelling
Home occupation
Uses accessory to the forgoing

(c) Definitions
For the purpose of paragraph 9.5.49(b):
1. “Stacked townhouse dwelling” means a dwelling unit within a building divided into a minimum of four dwelling units, each dwelling unit being separated from the other vertically and horizontally.

(d) Minimum Lot Area per Dwelling Unit
135 square metres.

(e) Minimum Front Yard Setback
1.7 metres.

(f) Required Minimum Number of Parking Spaces
1.12 parking spaces per unit located in the area affected.

(g) Front Lot Line
For the purposes of applying the setbacks of the zone, the lot frontage along Centre Street shall be considered the front lot line.

(h) Projections into Yards
Despite Section 4.2.2, uncovered steps may project to a 0 metre setback from the front lot line.

(i) Provisions for Stacked Townhouse Dwelling
Stacked townhouse dwellings shall be subject to the same provisions as townhouse dwellings in the area affected, including provisions as identified in Section 9.5.49.

(j) Location of Driveways
No access points to Centre Street for motor vehicles shall be permitted.

(k) Exceptions
The provisions of rows 1, 9, and 14 to Column 3 in Table 1 of Subsection 9.4 shall not apply to the area affected

(i) Holding Zone Provisions
Where the symbol "h" appears on a Zoning Map or on a Special Zoning Map with a Zone Symbol or Special Zone Symbol, notwithstanding the provisions of that zone or special zone, unless this by-law has been amended to remove the relevant "h" symbol, those lands shall not be developed or used except in compliance with the provisions of the applicable zone, or for such other uses set out in the relevant Holding Provisions below. The relevant holding provisions are denoted by the number (if any) immediately following the symbol "h" on the Zoning Map or Special Zoning Map.

i) Environmental Remediation - To ensure that environmental concerns are addressed, the "h1" symbol will not be deleted from the Zone until a Record of Site Condition (RSC) has been issued under Ontario Regulation 153/04, confirming the soils meet Provincial criteria for the proposed use.

ii) Heritage Conservation – To ensure that adjacency to heritage resources is addressed, the “h2” symbol will not be deleted from the zone until a Heritage Impact Assessment is accepted as satisfactory by the City identifying that the adjacent cultural heritage resources are conserved and are not adversely affected by the proposed development, and that the development is in a form compatible with the cultural heritage resources, and any mitigation measures are reflected in the development agreement for the proposed development.

FIFTH RESIDENTIAL ZONE REGULATIONS - R5

Table 1 to subsection 9.4 - Page 1

*per dwelling unit

Column No. (1) Item No.	(2) Multiple Dwelling	(3) Townhouse Dwelling	(4) Apartment Dwelling	(5) Converted Dwelling	(6) Day Care
1. Minimum Lot Area	750 m²	185 m² *	930 m²	---	---
2. Minimum Lot Frontage	21 m	30 m	30 m	12 m	15 m
3. Maximum Main Building Height	11 m	11 m	45 m	11 m	11 m
4. Maximum Accessory Building Height	4 m	4 m	4 m	4 m	4 m
5. Maximum Lot Coverage	40%	40%	40%	40%	40%
6. Maximum Floor Area of Enclosed Accessory Building	the lesser of 15% of lot area or 40 m²	the lesser of 15% of lot area or 40 m²	the lesser of 15% of lot area or 40 m²	the lesser of 15% of lot area or 40 m²	the lesser of 15% of lot area or 40 m²
7. Maximum Number of Dwelling Units	75 per hectare	75 per hectare	250 per hectare	---	---
8. Maximum Roof Area	55%	55%	55%	55%	55%
9. Minimum Front Yard Depth	6 m	6 m	7.5 m	6 m	7.5 m
10. Minimum Rear Yard Depth	9 m	9 m	9 m	9 m	9 m
11. Minimum Side Yard Depth					
a) Interior Side Yard	2 m	3 m	4.5 m	2 m	1m
b) Exterior Side Yard	4 m	5 m	6 m	6 m	4 m
c) Interior Side Yard Along Common Wall Between Dwelling Units	---	---	---	---	---

Column No. (1) Item No.	(2) Multiple Dwelling	(3) Townhouse Dwelling	(4) Apartment Dwelling	(5) Converted Dwelling	(6) Day Care
12. Minimum Ground Floor Area					
a) 1 Storey Dwelling	56 m²	56 m²	---	---	---
b) 1 ½ Storey Dwelling	46 m²	46 m²	---	---	---
c) 2 or more Story Dwelling	37 m²	37 m²	---	---	---
13. Minimum Dwelling Unit Floor Area					
a) Bachelor	---	---	28 m²	28 m²	---
b) One Bedroom	---	---	42 m²	42 m²	---
c) Two Bedrooms	56 m²	56 m²	56 m²	56 m²	---
d) Three Bedrooms	70 m²	70 m²	70 m²	70 m²	---
14. Minimum Number of Parking Spaces	1.25*	1.25*	1.25*	1	1 for each 5 children of licensed capacity

Column No. (1) Item No.	(2) Church	(3) Private School	(4) Nursing Home	(5) Rest Home	(6) Retirement Home	(7) Provincial Group Home Residential Care Home	(8) Boarding Home
1. Minimum Lot Area	1500 m²	555 m²	4000 m²	4000 m²	4000 m²	555 m²	555 m²
2. Minimum Lot Frontage	25 m	15 m	30 m	30 m	30 m	15 m	15 m
3. Maximum Main Building Height	15 m	11m	11m	11 m	11 m	11 m	11 m
4. Maximum Accessory Building Height	4 m	4 m	4 m	4 m	4 m	4 m	4 m
5. Maximum Lot Coverage	40%	40%	40%	40%	40%	40%	40%
6. Maximum Floor Area of Enclosed Accessory Building	the lesser of 15% of lot area or 40 m²	the lesser of 15% of lot area or 40 m²	the lesser of 15% of lot area or 40 m²	the lesser of 15% of lot area or 40 m²	the lesser of 15% of lot area or 40 m²	the lesser of 15% of lot area or 40 m²	the lesser of 15% of lot area or 40 m²
7. Maximum Number of Dwelling Units	---	---	---	---	---	---	---
8. Maximum Roof Area	55%	55%	55%	55%	55%	55%	55%
9. Minimum Front Yard Depth	---	7.5m	6 m	6 m	6 m	6 m	6 m
10. Minimum Rear Yard Depth	9 m	9 m	9 m	9 m	9 m	9 m	9 m
11. Minimum Side Yard Depth							
a) Interior Side Yard	5m	1m	5m	5m	5m	1 m	1 m

Column No. (1) Item No.	(2) Church	(3) Private School	(4) Nursing Home	(5) Rest Home	(6) Retirement Home	(7) Provincial Group Home Residential Care Home	(8) Boarding Home
b) Exterior Side Yard	7.5 m	4 m	7.5 m	7.5 m	7.5 m	4 m	4 m
c) Interior Side Yard Along Common Wall Between Dwelling Units	---	---	---	---	---	---	---
12. Minimum Ground Floor Area							
a) 1 Storey Dwelling	---	---	---	---	---	74 m²	74 m²
b) 1 ½ Storey Dwelling	---	---	---	----	---	60 m²	60 m²
c) 2 or more Story Dwelling	---	---	---	---	---	42 m²	42 m²
13. Minimum Dwelling Unit Floor Area							
a) Bachelor	---	---	---	---	---	---	---
b) One Bedroom	---	---	---	---	---	---	---
c) Two Bedrooms	---	---	---	---	---	---	---
d) Three Bedrooms	---	---	---	---	---	---	---
14. Minimum Number of Parking Spaces	1 for each 6 seats	1 space for each 10 students enrolled in grades 1 to 8, 1 space for each 7 students enrolled in grades 9 to 13	.75 per bed	.75 per bed	.75 per bed	3	1 for every 3 beds minimum of 3

SECTION 10 – SIXTH RESIDENTIAL ZONE – R6

10.1 PERMITTED USES

In this zone, no land, building or structure shall be used except for the following purposes:

(a) multiple dwelling;
(b) townhouse dwelling;
(c) apartment dwelling;
(d) day care (118-2015);
(e) church;
(f) private school;
(g) home occupation;
(h) rest home;
(i) retirement home;
(j) provincial group home;
(k) residential care home;
(l) nursing home;
(m) uses accessory to the foregoing.

10.2 PERMITTED BUILDINGS AND STRUCTURES

In this zone, no building or structure shall be erected except for the uses permitted by subsection 10.1.

10.3 SERVICES REQUIRED

In this zone, no building or structure shall be erected or used for any purpose permitted by subsection 10.1 unless the following municipal services are available to service the building or structure and the land on which it is situate;

(a) a water supply system; and
(b) a sanitary sewage system and a storm sewage system or a combined sanitary and storm sewage system.

10.4 ZONE REGULATIONS

In this zone, no building or structure shall be erected or land, building or structure used except in accordance with the regulations set forth in Table 1 and Table 2 to this subsection 10.4.

10.4.2 In this zone, no building or structure shall be erected or used for the purposes of a provincial group home or a residential care home if the lot on which such provincial group home or residential care home is located is within 75 metres of another lot in this zone or in any other zone on which there is a building or structure used for the purposes of a provincial group home or a residential care home.

10.5 Special Provisions

The provisions of subsections 10.1 to 10.4 inclusive and all other applicable provisions of this by-law shall apply to the use of land and to the erection and use of buildings and structures in each special zone in this subsection except that where there is a conflict between the provisions of the special zone and the provisions of subsections 10.1 to 10.4 inclusive, or any other applicable provision in this by-law, the provisions of the special zone shall prevail.

In addition, the provisions of each special zone shall, unless otherwise provided in such special zone, apply only to the uses of land permitted in the special zone and to the erection and use of buildings and structures permitted in the special zone.

10.5.1 Special Zone

(a) Area Affected
R6-1 on Special Zoning Map 18-9.

(b) Only Permitted Uses
An apartment dwelling containing 90 dwelling units
Retail store
Hairdressing establishment
Guest suite.

(c) Only Permitted Buildings or Structures
Buildings and structures for the uses permitted by 10.5.1 (b).

(d) Minimum Dwelling Unit Floor Area

Dwelling Unit Type	Minimum Floor Area
1 bedroom	52.5 square metres
2 bedrooms	80.0 square metres
3 bedrooms	100.0 square metres

(e) Required Minimum Number of Parking Spaces
113 located within affected area.

(f) Maximum Building Heighth
26 metres

(g) Location of Buildings and Structures
In accordance with Special Zoning Map 18-9.

(h) Maximum Floor Area

Unit Type	Maximum Floor Area
Retail store	56 square metres
Hairdressing establishment	20 square metres
Guest suite	37 square metres

(i) Definition
“guest suite” means one or more rooms used or intended to be used as a temporary sleeping place for guests of occupants of the apartment dwelling within which such room or rooms are located.

(j) Location of Certain Permitted Uses
The retail store and hairdressing establishment permitted by 10.5.1 (b) shall be located on the ground floor of the apartment dwelling.

SIXTH RESIDENTIAL ZONE REGULATIONS - R6

Table 1 to Subsection 10.4 - Page 1

*per dwelling unit

Column No. (1) Item No.	(2) Multiple Dwelling	(3) Townhouse Dwelling	(4) Apartment Dwelling	(5) Church
1. Minimum Lot Area	750 m²	185 m²	930 m²	1500 m²
2. Minimum Lot Frontage	21 m	30 m	30 m	25 m
3. Maximum Main Building Height	11 m	11 m	45 m	15 m
4. Maximum Accessory Building Height	4 m	4 m	4 m	4 m
5. Maximum Lot Coverage	40%	40%	40%	40%
6. Maximum Floor Area of Enclosed Accessory Building	the lesser of 15% of lot area or 40 m²	the lesser of 15% of lot area or 40m²	the lesser of 15% of lot area or 40 m²	the lesser of 15% of lot area or 40 m²
7. Maximum Number of Dwelling Units	75 per hectare	75 per hectare	250 per hectare	---
8. Maximum Roof Area	55%	55%	55%	55%
9. Minimum Front Yard Depth	6 m	6 m	7.5 m	7.5 m
10. Minimum Rear Yard Depth	9 m	9 m	9 m	9 m
11. Minimum Side Yard Depth				
a) Interior Side Yard	2 m	3 m	4.5 m	5 m
b) Exterior Side Yard	4 m	5 m	6 m	7.5 m
c) Interior Side Yard Along Common Wall Between Dwelling Units	---	---	---	---

Column No. (1) Item No.	(2) Multiple Dwelling	(3) Townhouse Dwelling	(4) Apartment Dwelling	(5) Church
12. Minimum Ground Floor Area				
a) 1 Storey Dwelling	56 m²	56 m²	---	---
b) 1 1/2 Storey Dwelling	46 m²	46 m²	---	---
c) 2 or more Story Dwelling	37 m²	37 m²	---	---
13. Minimum Dwelling Unit Floor Area				
a) Bachelor	---	---	28 m²	---
b) One Bedroom	---	---	42 m²	---
c) Two Bedrooms	56 m²	56 m²	56 m²	---
d) Three Bedrooms	70 m²	70 m²	70 m²	---
14. Minimum Number of Parking Spaces	1.25*	1.25*	1.25*	1 for each 6 seats

*Per dwelling unit

SIXTH RESIDENTIAL ZONE REGULATIONS - R6

Column No. (1) Item No.	(2) Day Nursery	(3) Private School	(4) Rest Home	(5) Retirement Home	(6) Provincial Group Home Residential Care Home	(7) Nursing Home
1. Minimum Lot Area	555 m²	555 m²	4000 m²	---	555 m²	4000 m²
2. Minimum Lot Frontage	15 m	15 m	30 m	30 m	15 m	30 m
3. Maximum Main Building Height	11 m	11m	11m	11 m	11 m	11 m
4. Maximum Accessory Building Height	4 m	4 m	4 m	4 m	4 m	4 m
5. Maximum Lot Coverage	40%	40%	40%	40%	40%	40%
6. Maximum Floor Area of Enclosed Accessory Building	the lesser of 15% of lot area or 40 m²	the lesser of 15% of lot area or 40 m²	the lesser of 15% of lot area or 40 m²	the lesser of 15% of lot area or 40 m²	the lesser of 15% of lot area or 40 m²	the lesser of 15% of lot area or 40 m²
7. Maximum Number of Dwelling Units	---	---	---	---	---	---
8. Maximum Roof Area	55%	55%	55%	55%	55%	55%
9. Minimum Front Yard Depth	7.5 m	7.5m	6 m	6 m	6 m	6 m
10. Minimum Rear Yard Depth	9 m	9 m	9 m	9 m	9 m	9 m
11. Minimum Side Yard Depth						
a) Interior Side Yard	1m	1m	5m	5m	1 m	5 m

Column No. (1) Item No.	(2) Day Nursery	(3) Private School	(4) Rest Home	(5) Retirement Home	(6) Provincial Group Home Residential Care Home	(7) Nursing Home
b) Exterior Side Yard	4 m	4 m	7.5 m	7.5 m	4 m	7.5 m
c) Interior Side Yard Along Common Wall Between Dwelling Units	---	---	---	---	---	---
12. Minimum Ground Floor Area						
a) 1 Storey Dwelling	---	---	---	---	74 m²	---
b) 1 1/2 Storey Dwelling	---	---	---	---	60 m²	---
c) 2 or more Story Dwelling	---	---	---	---	42 m²	---
13. Minimum Dwelling Unit Floor Area						
a) Bachelor	---	---	---	---	---	---
b) One Bedroom	---	---	---	---	---	---
c) Two Bedrooms	---	---	---	---	---	---
d) Three Bedrooms	---	---	---	---	---	---
14. Minimum Number of Parking Spaces	1 for each 5 children of licensed capacity	1 space for each 10 students enrolled in grades 1 to 8, 1 space for each 7 students enrolled in grades 9 to 13	.75 per bed	.75 per bed	3	.75 per bed

SECTION 11 – RESIDENTIAL DEVELOPMENT ZONE – R7

11.1 PERMITTED USES

In this zone, no land, building or structure shall be used except for the following purposes:

(a) uses existing at the date of the passing of this By-Law
(b) agriculture

11.2 PERMITTED BUILDINGS AND STRUCTURES

In this zone, no building or structure shall be erected.

11.3.2 Special Zone (By-law 46-96)

(a) Area Affected
R7-2 as shown on Zoning Map 33.

(b) Applicable Provisions
The provisions of subsections 11.1 and 11.2 and all other applicable provisions of this By-law shall apply to the area affected

11.3.3 Special Zone (By-law 80-96)

(a) Area Affected
R7-3 as shown on Zoning Map 34.

(b) Applicable Provisions
The provisions of subsections 11.1 and 11.2 and all other applicable provisions of this By-law shall apply to the area affected

11.1.4 Special Zone (By-law 114-97)

(a) Area Affected
R7-4 as shown on Zoning Map 37.

(b) Addition to a Dwelling
Any existing dwelling may be enlarged but the requirements of lines 3, 5, 9, 10, 11, 12 and 13 of Column No.1 of subsection 5.4 shall apply.

(c) Lot Area
The minimum lot area shall be the existing lot area

11.1.4 Special Zone (By-law 116-97)

(a) Area Affected
R7-4 as shown on Zoning Maps 38, 40, 41, 42, 43, 44, 45 and 46.

(b) Addition to a Dwelling
Any existing dwelling may be enlarged but the requirements of lines 3, 5, 9, 10, 11, 12 and 13 of Column No. 1 of subsection 5.4 shall apply.

(c) Lot Area
The minimum lot area shall be existing lot area.

11.3.5 Special Zone (by-law 74-2018)

(a) Area Affected
R7-5 as shown on Zoning Map 11.

(b) Interim Permitted Uses
Fitness and health club
Personal service shop
Private recreation facilities
Restaurant
Retail store

(c) Only Permitted Building or Structure
The existing building.

(d) Required Minimum Number of Parking Spaces
The provisions of subsection 4.3.3 shall apply to the uses permitted by Subsection 11.3.5(b).

(e) Holding Zone Provisions
Where the symbol "h" appears on a Zoning Map or on a Special Zoning Map with a Zone Symbol or Special Zone Symbol, notwithstanding the provisions of that zone or special zone, unless this by-law has been amended to remove the relevant "h" symbol, those lands shall not be developed or used except in compliance with the provisions of the applicable zone, or for such other uses set out in the relevant Holding Provisions below. The relevant holding provisions are denoted by the number (if any) immediately following the symbol "h" on the Zoning Map or Special Zoning Map.

i) Environmental Remediation - To ensure that environmental concerns are addressed, the "h1" symbol will not be deleted from the Zone until a Record of Site Condition (RSC) has been issued under Ontario Regulation 153/04, confirming the soils meet Provincial criteria for the proposed use.

11.3.6 Special Zone (By-law 30-2021)

(a) Area Affected
R7-6 as shown on Special Zoning Map 45-2 and Special Zoning Map 46-1.

(b) Applicable Provisions
The provisions of subsections 11.1 and 11.2 and all other applicable provisions of this By-law shall apply to the area affected.

(c) Holding Zone Provisions
Subwatershed Study - To ensure that environmental concerns are addressed, the “h1” symbol shall not be deleted from the Zone until a scoped subwatershed study, or a scoped update to the Lynhurst Area Subwatershed Study (Dillon Consulting, April 1996), is completed to the satisfaction of the City for the area affected.

SECTION 12 – DOWNTOWN TALBOT WEST COMMERCIAL ZONE – C1

12.1 PERMITTED USES

In this zone, no land, building or structure shall be used except for the following purposes:

(a) retail store
(b) business office
(c) personal service shop
(d) restaurant
(e) repair shop
(f) custom workshop
(g) recreation centre
(h) bakery
(i) private club
(j) institution
(k) clinic (By-law 94-2005)
(l) entertainment centre (By-law 96-2023)
(m) uses accessory to the foregoing (By-law 94-2005)
(n) residential purposes, subject to the provisions of 12.3 (By-law 94-2005)

12.2 PERMITTED BUILDINGS AND STRUCTURES

In this zone, no building or structure shall be erected except for uses permitted by subsections 12.1 and 12.3.

12.3 PERMITTED RESIDENTIAL USES

12.3.1 In addition to the uses permitted by (a) to (m) inclusive of subsection 12.1, any building in this zone existing at the date of the passing of this by-law or any part of any such building may be used for any residential purpose. Where a dwelling unit is erected in any such building after the date of the passing of this by-law, the floor area of any such dwelling unit shall comply with the provision of paragraph 12.3.5. The floor area of any addition or of all additions to any building existing at the date of the passing of this by-law, which addition or additions are used for residential purposes, shall not exceed twenty-five percent (25%) of the floor area in the existing building used for residential purposes.

12.3.2 In addition to the uses permitted by (a) to (m) inclusive of subsection 12.1, any building erected within this zone or any part thereof, may, subject to paragraphs 12.3.3, 12.3.4 and 12.3.5 be used for any residential purpose.

12.3.3 The minimum number of dwelling units in any building erected and used for residential purposes in this zone, shall be 75 units per hectare where such building is not an addition to a building existing at the date of the passing of this by-law.

12.3.4 The maximum number of dwelling units in any building erected within this zone and used for residential purposes shall be 250 units per hectare where such building is not an addition to a building existing at the date of the passing of this by-law.

12.3.5 The minimum floor area of any dwelling unit erected in any building in this zone shall be as follows:

Dwelling Unit Type	Floor Area
Bachelor	28 square metres
One bedroom	42 square metres
Two bedrooms	56 square metres
Three bedrooms	70 square metres

12.3.6 In this zone, uses accessory to any use permitted by paragraphs 12.3.1 to 12.3.2 of this subsection 12.3 shall be permitted.

12.4 SERVICES REQUIRED

In this zone, no building or structure shall be erected or used for any purpose permitted by subsections 12.1 and 12.3 unless the following municipal services are available to service the building or structure and the land on which it is situate;

(i) a water supply system; and
(ii) a sanitary sewage system and a storm sewage system or a combined sanitary and storm sewage system.

12.5 ZONE REGULATIONS

12.5.1 In this zone, no building or structure shall be erected or land, building or structure used except in accordance with the regulations set forth below.

12.5.1.1 Minimum Side Yard Depth

NIL except where a side yard of a lot within this zone abuts a Residential Zone, in which care the minimum side yard depth of the yard that so abuts shall be 3 metres.

12.5.1.2 Minimum Rear Yard Depth

NIL except where a rear yard of a lot within this zone abuts a Residential Zone, in which case, the minimum rear yard depth of the yard that so abuts shall be 3 metres.

12.5.1.3 Maximum Height

45 metres

12.6 SPECIAL PROVISIONS

The provisions of subsections 12.1 to 12.5 inclusive and all other applicable provisions of this by-law shall apply to the use of land and to the erection and use of buildings and structures in each special zone in this subsection except that where there is a conflict between the provisions of the special zone and the provisions of subsections 12.1 to 12.5 inclusive or any other applicable provisions in this by-law, the provisions of the special zone shall prevail.

In addition, the provisions of each special zone shall, unless otherwise provided in such special zone, apply only to the uses of land permitted in the special zone and to the erection and use of buildings and structures permitted in the special zone.

12.6.1 Special Zone

(a) Area Affected
C1-1 as shown on Zoning Map 14.

(b) Additional Permitted Uses
Manufacturing carried on within the existing building.
Warehousing carried on within the existing building.

12.6.2 Special Zone

(a) Area Affected
C1-2 as shown on Zoning Map 14.

(b) Only Permitted Uses
Retail food store.
Uses accessory to the foregoing.

(c) Only Permitted Buildings and Structures
Buildings and Structures for the uses permitted by paragraph 12.6.2 (b).

12.6.3 Special Zone

(a) Area Affected
C1-3 as shown on Zoning Map 9 and 14.

(b) Additional Permitted Uses
Automotive service business.

(c) Additional Buildings & Structures
Buildings and structures for the additional uses permitted by paragraph 12.6.3 (b).

12.6.4 Special Zone

(a) Area Affected
C1-4 as shown on Zoning Maps 9 and 14.

(b) Additional Permitted Uses
Automobile service station.

(c) Additional Buildings and Structures
Buildings and structures for the additional use permitted by paragraph 12.6.4 (b).

12.6.5 Special Zone

(a) Area Affected
C1-5 as shown on Special Zoning Map 9-1.

(b) Additional Permitted Use
One dwelling unit, the floor of which is at least 1.52 metres below the grade.

(c) Minimum Dwelling Unit Floor Area
The minimum dwelling unit floor area of the dwelling unit permitted by 12.6.5 (b) shall be 64.5 square metres.

(d) Location of Additional Permitted Use
Within the building shown on the lands outlined in heavy solid lines on Special Zoning Map 9-1.

12.6.6 Special Zone (By-law 66-92)

(a) Area Affected
C1-6 as shown on Special Zoning Map 9-2.

(b) Additional Permitted Use
Gas bar.

(c) Additional Permitted Buildings and Structures
Gas bar.

(d) Location of Permitted Buildings & Structures
Buildings and structures for any use permitted by subsection 12.2 and by paragraph 12.6.6(b) shall be permitted anywhere within the area affected except that within the area shown cross-hatched on Special Zoning Map 9-2, the only buildings and structures permitted shall be fences, guard rails, curbs, signs and a garbage enclosure.

(e) Maximum Floor Area
The maximum floor area of all buildings permitted by subsection 12.2 and paragraph 12.6.6(c) shall not exceed 150 square metres.

(f) Required Minimum Number of Parking Spaces
13

(g) Exceptions
The provisions of subsection 12.5 shall not apply to the area affected.

12.6.7 Special Zone (by-law 45-99)

(a) Area Affected
C1-7 as shown on Special Zoning Map 14-10.

(b) Additional Permitted Use
Selling or leasing or offering to sell or lease motor vehicles.
Uses accessory to the foregoing.

(c) Additional Buildings and Structures
Buildings and structures for the additional uses permitted by paragraph 12.6.7 (b).

(d) Maximum Floor Area
The maximum floor area of all buildings permitted by 12.6.7(c) shall not exceed 70 sq. metres.

(e) Definition
For the purposes of this paragraph 12.6.7, “motor vehicles” means an automobile and truck.

12.6.8 Special Zone (by-law 146-99)

(a) Area Affected
C1-8 as shown on Special Zoning Map 9-4.

(b) Additional Permitted Uses
Selling or leasing or offering to sell or lease motor vehicles.
Uses accessory to the foregoing.

(c) Additional Permitted Buildings and Structures
Buildings and structures for the uses permitted by (b) of this paragraph 12.6.8.

(d) Maximum Floor Area
The total maximum floor area used for selling or leasing or offering to sell or lease motor vehicles in all buildings within the area affected shall not exceed 55 square metres.

(e) Display of Motor Vehicles
The area affected shall not be used for the display of more than fifteen motor vehicles.

(f) Definition
For the purposes of this paragraph 12.6.8, “motor vehicles” includes an automobile and truck.

12.6.9 Special Zone (by-law 162-2008)

(a) Area Affected
C1-9 as shown on Special Zoning Map 14-15.

(b) Additional Permitted Use
Automobile service station.
Automotive trade.

(c) Additional Permitted Buildings and Structures

Buildings and structures for the additional uses permitted by (b) of this paragraph 12.6.9.

SECTION 13 – DOWNTOWN TALBOT CENTRAL COMMERCIAL ZONE – C2

13.1 PERMITTED USES

In this zone, no land, building or structure shall be used except for the following purposes:

(a) retail store
(b) business office
(c) personal service shop
(d) restaurant
(e) hotel
(f) repair and custom workshop
(g) dry cleaning pick-up station
(h) institution
(i) theatre
(j) recreation centre
(k) newspaper publishing business
(l) private club
(m) bakery
(n) clinic (By-law 94-2005)
(o) entertainment centre (By-law 96-2023)
(p) uses accessory to the foregoing (By-law 94-2005)
(q) residential purposes, subject to the provisions of subsection 13.3 (By-law 94-2005)

13.2 PERMITTED BUILDINGS AND STRUCTURES

In this zone, no building or structure shall be erected except for the uses permitted by subsections 13.1 and 13.3.

13.3 PERMITTED RESIDENTIAL USES

13.3.1 In addition to the uses permitted by (a) to (n) inclusive of subsection 13.1, any building in this zone existing at the date of the passing of this by-law or any part of any such building may, subject to paragraph 13.3.3 of this subsection, be used for any residential purpose. Where a dwelling unit is erected in any such building after the date of the passing of this by-law, the floor area of any such dwelling unit shall comply with the provisions of paragraph 13.3.6.

The floor area of any addition or of all additions to any building existing at the date of the passing of this by-law, which addition or additions are used for residential purposes, shall not exceed twenty-five (25%) of the floor area in the existing building used for residential purposes.

13.3.2 In addition to the uses permitted by (a) to (n) inclusive of subsection 13.1, any building erected within this zone or any part of such building, may, subject to paragraphs 13.3.3, 13.3.4, 13.3.5 and 13.3.6 be used for any residential purpose.

13.3.3 No part of the ground floor of any building which part is within twenty-five metres of Talbot Street shall be used for any residential purpose.

13.3.4 The minimum number of dwelling units in any building erected and used for residential purposes in this zone, shall be 75 units per hectare where such building is not an addition to a building existing at the time of the passing of this by-law.

13.3.5 The maximum number of dwelling units in any building erected within this zone and used for residential purposes shall be 250 units per hectare where such building is not an addition to a building existing at the time of the passing of this by-law.

13.3.6 The minimum floor area of any dwelling unit erected in any building in this zone shall be as follows:

Dwelling Unit Type	Floor Area
Bachelor	28 square metres
One bedroom	42 square metres
Two bedrooms	56 square metres
Three bedrooms	70 square metres

13.3.7 In this zone, uses accessory to any use permitted in paragraphs 13.3.1 and 13.3.2 of this subsection are permitted.

13.4 SERVICES REQUIRED

In this zone, no building or structure shall be erected or used for any purpose permitted by subsection 13.1 or 13.3 unless the following municipal services are available to service the building or structure and the land on which it is situate:

i) a water supply system; and
ii) a sanitary sewage system and a storm sewage system or a combined sanitary and storm sewage system.

13.5 ZONE REGULATIONS

13.5.1 In this zone, no building or structure shall be erected or land, building or structure used except in accordance with the regulations set forth below.

13.5.1.1 Minimum Side Yard Depth

NIL except where a side yard of a lot within this zone abuts a Residential Zone, in which case the minimum side yard depth of the yard that so abuts shall be 3 metres.

13.5.1.2 Minimum Rear Yard Depth

NIL except where a rear yard of a lot within this zone abuts a Residential Zone, in which case, the minimum rear yard depth of the yard that so abuts shall be 3 metres.

13.5.1.3 Maximum Height

45 metres

13.6 SPECIAL PROVISIONS

The provisions of subsections 13.1 to 13.5 inclusive and all other applicable provisions of this by-law shall apply to the use of land and to the erection and use of buildings and structures in each special zone in this subsection except that where there is a conflict between the provisions of the special zone and the provisions of subsections 13.1 to 13.5 inclusive or any other applicable provisions in this by-law, the provisions of the special one shall prevail.

In addition, the provisions of each special zone shall, unless otherwise provided in such special zone, apply only to the use of land permitted in the special zone and to the erection and use of buildings and structures permitted in the special zone.

13.6.2 Special Zone

(a) Area Affected
C2-2 as shown on Zoning Map 15.

(b) Additional Permitted Uses
Church
School
Private School

(c) Additional Permitted Buildings and Structures
Buildings and structures for the additional uses permitted by 13.6.2. (b).

13.6.3 Special Zone (By-law 37-93)

(a) Area Affected
C2-3 as shown on Special Zoning Map 9-3.

(b) Additional Permitted Use
One dwelling unit, the floor of which is not more than 1.7 metres below grade.

(c) Location of Additional Permitted Use
Within the area shown hatched on Special Zoning Map 9-3

13.6.4 Special Zone (By-law 75-95)

(a) Area Affected
C2-4 as shown on Special Zoning Map 15-10.

(b) Additional Permitted Uses
Clinic.
Fitness and health club.
Storage.

(c) Location of Additional Permitted Uses
No storage shall be permitted except within the storey below the ground floor of the building within the area affected.

(d) Maximum Floor Area
The floor area of each storage space shall not exceed 24 square metres.

The floor area of the storage spaces used for storage shall not exceed 1390 square meters.

(e) Definition
For the purposes of paragraph 13.6.4 (d), “storage space” means that part of a storey which is enclosed on all sides and which is separate and distinct from any other storage space.

13.6.5 Special Zone (By-law 76-95)

(a) Area Affected
C2-5 shown on Special Zoning Map 10-3.

(b) Additional Permitted Use
The playing of pool or billiards.

(c) Location of Additional Permitted Use
Any part of the building located within the area affected, except the ground floor, may be used for the additional use permitted by 13.6.5 (b).

(d) Application of Paragraph 4.1.2
The provision of paragraph 4.1.2 (a) shall not apply to the additional use permitted by 13.6.5 (b).

13.6.6 Special Zone (By-law 44-96)

(a) Area Affected
C2-6 as shown on Special Map 15-11.

(b) Additional Permitted Uses
Clinic.
Fitness and health club.
Storage.

(c) Minimum Lot Area
1855 square metres

(d) Minimum Lot Frontage
45 metres

(e) Maximum Lot Coverage
100%

(f) Maximum Height
42 metres

(g) Required Minimum Number of Parking Spaces
1 for each dwelling unit.

57 for the first 2565 square metres of gross leasable area of commercial use.

1 additional parking space for each 30 square metres of gross leasable area of commercial use in excess of the first 2565 square metres.

(h) Location of Parking Spaces
The parking spaces required by 13.6.6 (g) shall be provided within one or more parking lots which shall be adjacent to or in close proximity to affected area.

(i) Location of Additional Permitted Uses
No storage shall be permitted except within the storey below the ground floor of the building within the area affected.

(j) Maximum Floor Area
The floor area of each storage space shall not exceed 24 square metres.

(k) Definition
For the purposes of paragraph 13.6.6 (j), "storage space" means that part of a storey which is enclosed on all sides and which is separate and distinct from any other storage space (By-law 44-96)

13.6.7 Special Zone (By-law 73-96)

(a) Area Affected
C2-7 as shown on Special Zoning Map 10-6.

(b) Additional Permitted Use
Clinic
Uses accessory to the foregoing.

(c) Additional Permitted Buildings and Structures
Buildings and structures for the uses permitted by paragraph 13.6.7(b

13.6.8 Special Zone (By-law 29-97)

(a) Area Affected
C2-8 as shown on Special Zoning Map 16-8.

(b) Additional Permitted Uses
Automotive trade.

Uses accessory to the foregoing.

(c) Additional Permitted Buildings and Structures
Buildings and structures for the uses permitted by paragraph 13.6.8 (b).

(d) Maximum Floor Area
The floor area of the automotive trade permitted by 13.6.8 (b) shall not exceed 2,100 sq. metres.

(e) Maximum Building Height
One storey

13.6.9 Special Zone (by-law 85-99)

(a) Area Affected
C2-9 as shown on Special Zoning Map 16-9.

(b) Only Permitted Uses
Retail store
Business office
Personal service shop
Restaurant
Hotel
Repair and custom workshop
Dry cleaning pick-up station
Institution
Theatre
Recreation centre
Newspaper publishing business
Private club
Bakery
Uses accessory to the foregoing.

(c) Only Permitted Buildings and Structures
Buildings and structures for the uses permitted by 13.6.9(b).

(d) Required Minimum Number of Parking Spaces
80 located within the area affected.

13.6.10 Special Zone (by-law 21-2002)

(a) Area Affected
C2-10 as shown on Special Zoning Map 9-5.

(b) Additional Permitted Uses
Youth recreation centre.
Uses accessory to the foregoing.

(d) Additional Permitted Buildings and Structures
Buildings and structures for the uses permitted by 13.6.10(b).

(e) Definition
For the purposes of paragraph 13.6.10(b), "youth recreation centre" means a building or part of a building used for dances and social, recreational, cultural or educational activities oriented primarily for youth between the ages of 10 and 18 inclusive, but does not include a public hall or a private club.

13.6.11 Special Zone (by-law 90-2002)

(a) Area Affected
C2-11 as shown on Special Zoning Map 15-17.

(b) Additional Permitted Use
Clinic

(c) Additional Permitted Buildings and Structures
Buildings and structures for the use permitted by 13.6.11(b).

13.6.12 Special Zone (By-law 142-2003)

(a) Area Affected
C2-12 as shown on Special Zoning Map 10-7.

(b) Additional Permitted Uses
Provincial Group Home, above the main or first storey.

(c) Additional Permitted Buildings and Structures
Buildings and structures for the use permitted by 13.6.12(b).

13.6.12 Special Zone (By-law 42-2005)

(a) Area Affected
C2-12 as shown on Special Zoning Map 10-7.

(b) Additional Permitted Uses
Youth recreation centre.
Uses accessory to the foregoing.

(c) Additional Permitted Buildings and Structures
Buildings and structures for the uses permitted by 13.6.12(b).

(d) Definition
For the purposes of paragraph 13.6.12(b), "youth recreation centre" means a building or part of a building used for dances and social, recreational, cultural or educational activities oriented primarily for youth between the ages of 10 and 18 inclusive, but does not include a public hall or a private club.

13.6.13 Special Zone (By-law 79-2006)

(a) Area Affected
C2-13 as shown on Special Zoning Map 9-6.

(b) Additional Permitted Uses
Pet grooming shop.
Uses accessory to the foregoing.

(c) Location of Additional Permitted Uses
The additional uses permitted by paragraph 13.6.13(b) shall only be permitted within the building existing as at the date of passing of this by-law.

(d) Prohibited Uses
Kennel.
Outdoor dog runs or enclosures.

13.6.14 Special Zone (By-law 109-2013)

(a) Area Affected
C2-14 as shown on Special Zoning Map 15-29.

(b) Additional Permitted Use
Church.

(c) Additional Permitted Buildings and Structures
Buildings and structures for the additional uses permitted by (b) of this paragraph

13.6.14.

13.6.15 Special Zone (By-law 12-2016)

(a) Area Affected
C2-15 as shown on Special Zoning Map 15-30.

(b) Additional Permitted Buildings and Structures
Notwithstanding any other provision of this by-law, a maximum of 12 townhouse units may be permitted in conjunction with a permitted residential use within the area affected.

(c) Definition
Notwithstanding any other provision of this By-law, for the purposes of this Subsection 13.6.15, a Dwelling Unit shall mean one or more habitable rooms occupied or designed to be occupied by one or more persons.

13.6.16 Special Zone (By-law 87-2017)

(a) Area Affected
C2-16 as shown on Special Zoning Map 16-20.

(b) Additional Permitted Use
Retail food store.

(c) Additional Permitted Buildings and Structures
Buildings and structures for the additional uses permitted by (b) of this paragraph 13.6.16.

(d) Definition
For the purposes of Section 13.6.16(b):
“RETAIL FOOD STORE” means a retail store selling predominantly food, associated food preparation supplies, household cleaning supplies, paper products and other small household items.

(e) Gross Leasable Floor Area
The Gross Leasable Floor Area for a retail food store within this zone shall not exceed 2,787 square metres (30,000 square feet).

(f) Exception
The provisions of Subsections 4.3.6.1.1 and 4.3.6.1.3 shall not apply to the area affected.

SECTION 14 – DOWNTOWN TALBOT EAST COMMERCIAL ZONE – C3

14.1 PERMITTED USES

In this zone, no land, building or structure shall be used except for the following purposes:

(a) retail store
(b) business office
(c) personal service shop
(d) drive-in restaurant
(e) restaurant
(f) automobile service business
(g) automotive trade
(h) film processing laboratory
(i) bakery
(j) hotel
(k) recreation centre
(l) repair and custom workshop
(m) dry cleaning pick-up station
(n) institution
(o) animal clinic
(p) clinic (By-law 94-2005)
(q) entertainment centre (By-law 96-2023)
(r) uses accessory to the foregoing (By-law 94-2005)

14.2 PERMITTED BUILDINGS AND STRUCTURES

In this zone, no building or structure shall be erected except for the uses permitted by subsection 14.1.

14.3 SERVICES REQUIRED

In this zone, no building or structure shall be erected or used for any purpose permitted by subsection 14.1 unless the following municipal services are available to service the building or structure and the land on which it is situate:

i) a water supply system; and
ii) a sanitary sewage system and a storm sewage system or a combined sanitary and storm sewage system.

14.4 ZONE REGULATIONS

14.4.1 In this zone, no building or structure shall be erected or land, building or structure use except in accordance with the regulations set forth below.

14.4.1.1 Minimum Side Yard Depth

NIL except where a side yard of a lot within this zone abuts a Residential Zone, in which case the minimum side yard depth of the yard that so abuts shall be 3 metres.

14.4.1.2 Minimum Rear Yard Depth

NIL except where a rear yard of a lot within this zone abuts a Residential Zone, in which case, the minimum rear yard depth of the yard that so abuts shall be 3 metres.

14.4.1.3 Maximum Height

45 metres

14.4.1.4 Maximum Lot Coverage

40 percent

14.4.1.5 Maximum Floor Area

Retail store only
470 square metres

14.5 SPECIAL PROVISIONS

The provisions of subsections 14.1 to 14.4 inclusive and all other applicable provisions of this by-law shall apply to the use of land and to the erection and use of buildings and structures in each special zone in this subsection except that where there is a conflict between the provisions of the special zone and the provisions of subsections 14.1 to 14.4 inclusive or any other applicable provisions in this by-law, the provisions of the special zone shall prevail.

In addition, the provisions of each special zone shall, unless otherwise provided in such special zone, apply only to the use of land permitted in the special zone and to the erection and use of buildings and structures permitted in the special zone.

14.5.1 Special Zone

(a) Area Affected
C3-1 as shown on Special Zoning Map 11-1.

(b) Only Permitted Uses
Parking Lot
Landscaped area

(c) Only Permitted Structures
Curbs, car bumpers, lighting standards and a fence.

(d) Location of Only Permitted Uses and Structures
In accordance with Special Zoning Map 11-1.

(e) Required Fencing
A fence, which may vary between 1.4 and 1.7 metres in height shall be located at all times as shown on Special Zoning Map 11-1 and shall be maintained in a good condition.

14.5.2 Special Zone

(a) Area Affected
C3-2 as shown on Zoning Map 16.

(b) Additional Permitted Uses
Foundry

(c) Additional Buildings and Structures
Buildings and structures for the additional use permitted by 14.5.2 (b).

14.5.3 Special Zone

(a) Area Affected
C3-3 as shown on Zoning Map 11.

(b) Additional Permitted Uses
Dry cleaning establishment

(c) Additional Buildings and Structures
Buildings and structures for the additional use permitted by 14.5.3 (b).

14.5.4 Special Zone (By-law 104-99)

(a) Area Affected
C3-4 as shown on Special Zoning Map 11-11.

(b) Additional Permitted Uses
Automatic car wash
Coin-operated car wash
Uses accessory to the foregoing.

(c) Only Permitted Buildings and Structures
Buildings and structures for the uses permitted by 14.5.4(b).

(d) Maximum Floor Area
The floor area of the automatic car wash shall not exceed232 sq. m
The floor area of the coin-operated car wash shall not exceed 278 sq. m.

14.5.5 Special Zone (By-law 97-2000)

(a) Area Affected
C3-5 as shown on Special Zoning Map 16-11.

(b) Additional Permitted Uses
Theatre
Uses accessory to the foregoing.

(c) Additional Permitted Buildings and Structures
Buildings and structures for the uses permitted by paragraph 14.5.5(b).

(d) Gross Leasable Floor Area
The gross leasable floor area of all buildings within the area affected shall not exceed 7432 m².

The gross leasable floor area of a film processing laboratory permitted by subsection 14.1 shall not exceed 14m².

(e) Required Minimum Number of Parking Spaces
Parking spaces shall be required within the area affected as follows:

Permitted Use	Minimum Number of Parking Spaces
Retail Food Store	6 spaces per 100m2 of floor area
Theatre	1 space per 4 seats
Restaurant	20 spaces per 100m² of floor area
Home appliance store	3.3 spaces per 100m² of floor area
Home furnishing store	3.3 spaces per 100m² of floor area
All other uses	4.5 spaces per 100m² of floor area

(f) Landscaped Area
The landscaped area shall be not less than 10% of the area affected.

(g) Maximum Height of Buildings and Structures
13.7 m. for any theatre
9.2 m. for all other buildings and structures.

(h) Maximum Lot Coverage
The lot coverage of all buildings within the area affected shall not exceed 26.5%.

(i) Holding Zone Provision
(1) Environmental Remediation – to ensure that all environmental concerns are addressed, the “h” shall not be deleted from the area affected until a report and soil remediation action plan prepared by a qualified consultant in accordance with the

Ministry of the Environment publication entitled “Guideline for Use at Contaminated Sites in Ontario”, June 1996, revised February 1997, is filed with and accepted by the City Corporation.

(j) Definitions

For the purpose of this paragraph 14.5.5,

(i) “theatre” means a building, or part thereof, used for the presentation of the performing arts;

(ii) “automobile service business” means a building or part of a building where new motor vehicle parts and accessories are kept or offered for sale at retail.

(k) Exceptions

(1) The provisions of paragraph 2.2.3 shall not apply to the area affected,

(2) Notwithstanding the provisions of subsection 14.1, the following uses are prohibited in the area affected: automotive trade and recreation centre.

(3) The provision of subsection 14.4 shall not apply to the area affected.

(l) Provisions Repealed

Paragraph 14.5.2 of By-law 50-88 as amended is repealed.

14.5.6 Special Zone (By-law 97-2000)

(a) Area Affected

C3-6 as shown on Special Zoning Map 16-11.

(b) Applicable Provisions

The provisions of subsections 14.1, 14.2, 14.3 and 14.4 and all other provisions of this by-law applicable to lands, buildings and structures within the C3 Zone shall apply to the area affected

14.5.7 Special Zone (By-law 156-2005)

(a) Area Affected

C3-7 as shown on Special Zoning Map 11-19.

(b) Additional Permitted Use

Pet grooming shop

Uses accessory to the foregoing.

(c) Only Permitted Buildings or Structures

Existing buildings and structures.

(d) Prohibited Uses

Kennel.

Outdoor dog runs or enclosures.

14.5.8 Special Zone (By-law 148-2022)

(a) Area Affected

C3-8 as shown on Special Zoning Map 11-25.

(b) Additional Permitted Use

Residential use.

Accessory uses.

(c) Additional Permitted Buildings and Structures

One dwelling unit within the building existing on the date of passing of this by-law.

SECTION 15 – MAJOR COMMERCIAL ZONE – C4

15.1 PERMITTED USES

In this zone, no land, building or structure shall be used except for the following purposes:

(a) retail store
(b) business office
(c) personal service shop
(d) restaurant
(e) bakery
(f) gas bar
(g) automatic car wash
(h) theatre
(i) entertainment centre (By-law 96-2023)
(j) uses accessory to the foregoing

15.2 PERMITTED BUILDINGS AND STRUCTURES

In this zone, no building or structure shall be erected except for the uses permitted by subsection 15.1.

15.3 SERVICES REQUIRED

In this zone, no building or structure shall be erected or used for any purpose permitted by subsection 15.1 unless the following municipal services are available to service the building or structure and the land on which it is situate:

i) a water supply system; and
ii) a sanitary sewage system and a storm sewage system.

15.4 ZONE REGULATIONS

15.4.1 In this zone, no building or structure shall be erected or land, building or structure used except in accordance with the regulations set forth below.

15.4.1.1 Minimum Lot Area

80,000 square metres

15.4.1.2 Maximum Gross Leasable Area

24, 250 square metres

15.4.1.3 Minimum Front Yard Depth

6 metres

15.4.1.4 Minimum Side Yard Depth

12 metres

15.4.1.5 Minimum Rear Yard Depth

12 metres

15.5 SPECIAL PROVISIONS

The provisions of subsections 15.1 to 15.4 inclusive and all other applicable provisions of this by-law shall apply to the use of land and to the erection and use of buildings and structures in each special zone in this subsection except that where there is a conflict between the provisions of the special zone and the provisions of subsections 15.1 to 15.4

inclusive or any other applicable provisions in this by-law, the provisions of the special zone shall prevail.

In addition, the provisions of each special zone shall, unless otherwise provided in such special zone, apply only to the uses of land permitted in the special zone and to the erection and use of buildings and structures permitted in the special zone.

15.5.2 Special Zone (By-law 19-90)

(a) Area Affected
C4-2 as shown on Special Zoning Map 20-4.

(b) Only Permitted Uses
Retail store
Business office
Personal service shop
Restaurant
Repair and custom workshop
Theatre
Uses accessory to the foregoing

(c) Only Permitted Buildings and Structures
Buildings and structures for the uses permitted by 15.5.2 (b).

(d) Required Minimum Number of Parking Spaces
560 located within the area affected.

(e) Location of Permitted Buildings and Structures
No building or structure permitted by 15.5.2 (c) shall be erected except within the area designated as Building and Parking Area on Special Zoning Map 20-4.

(f) Maximum Building Height
18 metres

(g) Landscaped Area
The area designated Landscaped Area on Special Zoning Map 20-4 may contain 3 driveways for motor vehicles.

(h) Use of Building and Parking Area
In addition to the uses permitted by paragraph 15.5.2 (b), any part of the area designated as Building and Parking Area may be used as a Landscaped Area.

(i) Exceptions
The provisions of subsection 15.4 shall not apply to the area affected

15.5.4 Special Zone (By-law 107-96)

(a) Area Affected
C4-4 as shown on Special Zoning Map 18-34.

(b) Additional Permitted Uses
Shopping centre
Outdoor sale of bushes, plants and flowers and related products
Uses accessory to the foregoing.

(c) Additional Permitted Buildings and Structures
Buildings and structures for the additional uses permitted by 15.5.4(b).

(d) Required Minimum Number of Parking Spaces
1,277

(e) Location of Buildings and Structures

In accordance with Special Zoning Map 18-34.

(f) Landscaped Areas
The lands designated as "Landscaped Area" on Special Zoning Map 18-34 shall not be used except as a landscaped area.

15.5.6 Special Zone (By-law 105-2019)

(a) Area Affected
C4-6 as shown on Special Zoning Map 18-44.

(b) Additional Permitted Use
Shopping centre.
Outdoor sale of bushes, plants and flowers and related products.
Hotel.
Apartment dwelling.
Accessory uses.

(c) Additional Permitted Buildings and Structures
Buildings and structures for the additional uses permitted by 15.5.6(b).

(d) Minimum Lot Area
79,700m^2

(e) Maximum Gross Leasable Floor Area
27,375m^2

(f) Minimum Side Yard Depth – Wellington Street
5 metres.

(g) Minimum Rear Yard Depth
11 metres.

(h) Required Minimum Number of Parking Spaces
930

(i) Maximum Building Height
5 storeys.

(j) Parking – Hotel Use
Notwithstanding the provisions of 15.5.6(h), if a permitted hotel is severed through a consent subsequently given under section 53 of the Planning Act the number of parking spaces for the hotel shall be 92. The provisions of Section 15.5.6 and any other regulations of By-law 50-88 are hereby deemed to apply to the land as a whole and to any building or structure thereon in the same manner and to the same extent as if the consent was not given, so long as the land and any building or structure thereon are used and continue to be used for the purpose for which the development was approved.

15.5.7 Special Zone (By-law 47-2026)

(a) Area Affected
C4-7 as shown on Special Zoning Map 18-49.

(b) Additional Site Specific Provisions
The provisions of subsections 15.5.5 and 15.5.6 shall apply to the area affected.

(c) Additional Permitted Uses
Kennel.
Pet Grooming,
Accessory Uses.

(d) Location of Kennel Use
A kennel use must be located entirely indoors with no outdoor areas.

(e) Access to Kennel Use
A kennel use must have direct exterior access to the facility.

(f) Maximum Gross Leasable Floor Area for all Kennel Uses
560 square metres.

(g) Exceptions
The provisions of clause 4.1.8.2 shall not apply to the uses permitted by 15.5.7(c).

SECTION 16 – SECONDARY COMMERCIAL ZONE – C5

16.1 PERMITTED USES (uses amended - By-law 74-2018)

In this zone, no land, building or structure shall be used except for the following purposes:

(a) apparel and accessory store
(b) automotive service business
(c) automotive trade
(d) bakery
(e) books and stationary store
(f) business office
(g) car wash
(h) clinic
(i) convenience store
(j) drug store
(k) drive-in restaurant
(l) electronics and computer store
(m) gas bar
(n) home and auto supply
(o) hotel
(p) household furnishing store
(q) liquor, beer or wine store
(r) office supply store
(s) personal service shop
(t) private club
(u) public and private recreation facility
(v) restaurant
(w) retail store
(x) tavern
(y) theatre
(z) tires, batteries and accessories store
(aa) entertainment centre (By-law 96-2023)
(ab) uses accessory to the foregoing

16.2 PERMITTED BUILDINGS AND STRUCTURES

In this zone, no building or structure shall be erected except for the uses permitted by subsection 16.1.

16.3 SERVICES REQUIRED

In this zone, no building or structure shall be erected or used for any purpose permitted by subsection 16.1 unless the following municipal services are available to service the building or structure and the land on which it is situate:

i) a water supply system; and
ii) a sanitary sewage system and storm sewage system.

16.4 ZONE REGULATIONS

16.4.1 In this zone, no building or structure shall be erected or land, building or structure used except in accordance with the regulations set forth below.

16.4.1.1 Minimum Side Yard Depth

NIL except where a side yard of a lot within this zone abuts a Residential Zone, in which case
the minimum side yard depth of the yard that so abuts shall be 3 metres.

16.4.1.2 Minimum Rear Yard Depth

NIL except where a read yard of a lot within this zone abuts a Residential Zone, in which case, the minimum rear yard depth of the yard that so abuts shall be 3 metres.

16.5 SPECIAL PROVISIONS

The provisions of subsections 16.1 to 16.4 inclusive and all other applicable provisions of this by-law shall apply to the use of land and to the erection and use of buildings and structures in each special zone in this subsection except where there is a conflict between the provisions of the special zone and the provisions of subsections 16.1 to 16.4 inclusive or any other applicable provisions in this by-law, the provisions of the special zone shall prevail.

In addition, the provisions of each special zone shall, unless otherwise provided in such special zone, apply only to the uses of land permitted in the special zone and to the erection and use of buildings and structures permitted in the special zone.

16.5.1 Special Zone

(a) Area Affected
C5-1 as shown on Special Zoning Map 16-1.

(b) Only Permitted Uses
Drug store
Retail food store
Chartered bank or other financial institution

(c) Only Permitted Buildings and Structures
Buildings and structures for the uses permitted by 16.5.1 (b), directional signs and a sign, the area of each side of which shall not exceed 46 metres and the height of which shall not exceed 15 metres.

(d) Required Minimum Number of Parking Spaces
300 located in accordance with Special Zoning Map 16-1.

(e) Landscaped Areas
The lands designated as “landscaped area” on Special Zoning Map 16-1 shall not be used except as a landscaped area provided that any sign permitted by this subsection may be located therein.

(f) Maximum Floor Area
Retail food store – 3, 535 square metres
Drug store – 762 square metres
Chartered bank or other financial institution – 233 square metres

(g) Maximum Building Height
12 metres

16.5.2 Special Zone

(a) Area Affected
C5-2 as shown on Special Zoning Map 17-7.

(b) Only Permitted Uses
Retail store
Business office
Restaurant
Uses accessory to the foregoing

(c) Only Permitted Buildings and Structures
Buildings and structures for the uses permitted by 16.5.2 (b).

(d) Maximum Floor Area
The floor area of the retail store permitted by 16.5.2 (b) shall not exceed 250 square metres.

16.5.3 Special Zone

(a) Area Affected
C5-3 as shown on Zoning Map 16.

(b) Additional Permitted Uses
Private club

(c) Additional Permitted Uses
Buildings and Structures for the additional use permitted by 16.5.3 (b).

16.5.4 Special Zone

(a) Area Affected
C5-4 as shown on Zoning Map 16.

(b) Additional Permitted Uses
Automotive trade

(c) Additional Buildings and Structures
Buildings and structures for the additional use permitted by 16.5.4 (b).

16.5.5 Special Zone

(a) Area Affected
C5-5 as shown on Zoning Map 16.

(b) Additional Permitted Uses
Automobile service business
Automatic car wash

(c) Additional Buildings and Structures
Buildings and structures for the additional uses permitted by 16.5.5 (b).

16.5.6 Special Zone

(a) Area Affected
C5-6 as shown on Zoning Map 16.

(b) Additional Permitted Uses
Building supply business
Retail store
All the uses permitted in subsection 16.1 except the use permitted in (a) of subsection 16.1.

(c) Additional Buildings and Structures
Buildings and structures for the additional uses permitted by 16.5.6 (b).

16.5.7 Special Zone

(a) Area Affected
C5-7 as shown on Zoning Map 16.

(b) Additional Permitted Uses
Building supply business
Manufacture of wooden building components

All uses permitted in subsection 16.1 except the use permitted in (a) of subsection 16.1.

(c) Additional Buildings and Structures
Buildings and structures for the additional uses permitted by 16.5.7 (b).

16.5.8 Special Zone

(a) Area Affected
C5-8 as shown on Zoning Map 16.

(b) Additional Permitted Uses
Personal service shop.
Restricted business office.

(c) Additional Permitted Buildings and Structures
Buildings and structures for the additional uses permitted by 16.5.8 (b).

(d) Required Minimum Number of Parking Spaces
50 located within the area affected.

16.5.9 Special Zone

(a) Area Affected
C5-9 as shown on Zoning Map 16.

(b) Additional Permitted Uses
Clinic

(c) Additional Buildings and Structures
Buildings and structures for the additional uses permitted by 16.5.9 (b).

16.5.10 Special Zone

(a) Area Affected
C5-10 as shown on Zoning Map 17.

(b) Only Permitted Uses
Existing uses

(c) Only Permitted Buildings and Structures
Existing buildings and structures

16.5.11 Special Zone

(a) Area Affected
C5-11 on Special Zoning Map 17-8.

(b) Only Permitted Uses
Business office
Uses accessory to the foregoing.

(c) Required Minimum Number of Parking Spaces
14 located within the area affected.

(d) Minimum Yard Depth

Front yard depth	6.0 metres
Side yard depth	1.0 metres
Rear yard depth	9.0 metres

16.5.12 Special Zone

(a) Area Affected
C5-12 on Special Zoning Map 16.

(b) Only Permitted Uses
Retail store.
Business office.
Personal service shop.
Restaurant.
Uses accessory to the foregoing.

(c) Only Permitted Buildings or Structures
Buildings and structures for the uses permitted by 16.5.12 (b).

(d) Required Minimum Number of Parking Spaces
29 located within the area affected.

16.5.16 Special Zone (By-law 11-94)

(a) Area Affected
C5-16 as shown on Special Zoning Map 17-13.

(b) Location of Buildings and Structures
When the dwelling within the area affected is used for single detached dwelling purposes or uses accessory thereto, its location as of January 10, 1994 is permitted

16.5.18 Special Zone (By-law 145-99)

(a) Area Affected
C5-18 as shown on Special Zoning Map 17-16.

(b) Additional Permitted Use
Personal service shop
Uses accessory to the foregoing.

(c) Additional Permitted Buildings and Structures
Buildings and structures for the uses permitted by (b) of this paragraph 16.5.18.

16.5.19 Special Zone – Secondary Commercial (By-law 169-2000)

(a) General Purpose of Zone
This zone provides for and regulated a range of service and retail uses which are intended to implement the policies of the "Secondary Commercial" land use designation of the Official Plan.

The Secondary Commercial Zone anticipates a retail campus comprising a variety of attached and detached structures for a range of small and medium format retail uses which are integrated by means of a single Site Plan approved under Section 41 of the *Planning Act.* In keeping with the theme of the Secondary Commercial Zone, restrictions limit the number of smaller ("ancillary") Retail Stores that are permitted in the Zone.

(b) Area Affected
C5-19 as shown on Special Zoning Map 16-11.

(c) Permitted Uses
In this zone, no land, building or structure shall be used except for the following purposes:

(a) Retail Store
(b) Home and Auto Supply Store

(c) Restaurant
(d) Drive-in Restaurant
(e) Hotel
(f) Theatre
(g) Gas Bar
(h) Automobile Service Business
(i) Business Office
(j) Clinic
(k) Drug Store
(l) Personal Service Shop
(m) Tavern

(d) Permitted Buildings and Structures
In this zone, no building or structure shall be erected except for the uses permitted in subsection 16.5.19(c)

(e) Services Required
No building or structure shall be erected or used for any purpose permitted by subsection 16.5.19(c) unless the following municipal services are available to service the building or structure and the land on which it is situate:

i) a water supply system; and
ii) a sanitary sewage system and a storm sewage system.

(f) Minimum Lot Area
6 hectares

(g) Minimum Lot Frontage
60 metres

(h) Location of Buildings and Structures
No part of any building shall be erected within 6 metres of a lot line within the area affected.

(i) Maximum Height of Buildings and Structures
Theatres – 13.7 m
All other uses – 9.2 m

(j) Landscaped Area Minimum
10%

(k) Required Minimum Number of Parking Spaces
5.5 spaces per $100m^2$ of floor area

(l) Gross Leasable Floor Area
The Gross Leasable Floor Area of all buildings within the area affected shall not exceed 18,580 square metres

(m) Regulations Applicable to Retail Stores

i) Gross Leasable Floor Area minimum for any Retail Store – 275 square metres
ii) No more than 25% of the total Gross Leasable Floor Area constructed on a Lot shall consist of ancillary Retail Stores which have individual Gross Leasable Floor Areas of less than 465 square metres.
iii) Department Stores, Retail Food Stores and Home Improvement Centres are prohibited.

(n) Lot Area Requirements
A development within the C5-19 Zone may consist of Lots that are owned by one or more persons. Where the development of the land is approved under Section 41 of the Planning Act and, pursuant to a consent subsequently given under Section 53 of the Planning Act or pursuant to an approval or exemption subsequently given under

Section 50 of the Condominium Act, any part of the land is conveyed or otherwise dealt with, the provisions of Section 16.5.19 and any other regulations of By-law 50-88 are hereby deemed to apply to the land as a whole and to any building or structure thereon in the same manner and to the same extent as if the consent, approval or exemption was not given, so long as the land and nay building or structure thereon are used and continue to be used for the purpose for which the development was approved.

(o) Holding Zone Provisions

Where the symbol "h" appears on a Zoning Map or on a Special Zoning Map with a Zone Symbol or Special Zone Symbol, notwithstanding the provisions of that zone or special zone, unless this by-law has been amended to remove the relevant "h" symbol, those lands shall not be developed or used except in compliance with the provisions of the applicable zone, or for such other uses set out in the relevant Holding Provisions below. The relevant holding provisions are denoted by the number (if any) immediately following the symbol "h" on the Zoning Map or Special Zoning Map.

i) Environmental Remediation – To ensure that environmental concerns are addressed, the "h1" symbol will not be deleted from the Zone until a report and soil remediation action plan prepared by a qualified consultant in accordance with Ministry of Environment publication entitles "Guideline for Use of Contaminated Sites in Ontario" June, 1996 as revised, is filed with and is accepted (in writing) by the City.
ii) Gross Leasable Floor Area – Interim Limit Applicable to Retail Floor Area – Retail Store – To ensure that the construction of new retail facilities does not outpace the increase in market demand, the total Gross Leasable Floor Area for retail stores shall be limited to a maximum of 4,645 square metres while the "h2" symbol applies. The "h2" symbol shall not be deleted from the Zone until a report prepared by a qualified retail analyst is filed with and accepted (in writing) by the City.

(p) Definitions

For the purposes of paragraph 16.5.19,

i) "Retail Food Store" means a retail store selling predominately food, and associated food preparation supplies, household cleaning supplies, paper products and other small household items;
ii) "Theatre" means a building, or part thereof, used for the preparation of the performing arts;
iii) "Home and Auto Supply Store" means a building, or part thereof, used for the sale of merchandise for the home and automobile including such goods as paint, hardware, electrical, plumbing, housewares, home appliances, sporting goods, lawn and garden supplies, and automobile supplies, and may include an associated automobile repair garage and gas bar;
iv) "Home Improvement Centre" means a retail store devoted to the sale of goods or materials required for the construction or alteration of buildings, including such merchandise as wall paneling, wood products, sheet glass products, windows and mirrors, floor, wall and ceiling tiles, paint and wallpaper, bathroom and kitchen cupboards and fixtures, landscaping materials and similar goods. Open storage may be permitted as an accessory use;
v) "Site Plan" means a plan or plans approved by the Municipal Council under Section 41(4) of the Planning Act showing the location of all buildings and structures to be erected on a parcel of land and showing the location of all facilities and works which the Council has required in connection with the development of that parcel of land.
vi) "Retail Store" includes a department store.

(q) Exceptions

i) The provisions of paragraph 2.2.1, 2.2.2 and 2.2.3 shall not apply to the area affected.

ii) The provisions of subsection 16.1, 16.2, 16.3 and 16.4 shall not apply to the area affected.

16.5.21 Special Zone (by-law 93-2004)

(a) Area Affected

C5-21 as shown on Special Zoning Map 11–17.

(b) Permitted Uses

In this zone, no land, building or structure shall be used except for the following purposes:

(a) Home Improvement Centre

(b) Accessory uses

(c) Permitted Buildings and Structures

this zone, no building or structure shall be erected except for the uses permitted in subsection 16.5.21(b).

(d) Services Required

No building or structure shall be erected or used for any purpose permitted by subsection 16.5.21(b) unless the following municipal services are available to service the building or structure and the land on which it is situate:

i) a water supply system; and

ii) a sanitary sewage system and a storm sewage system.

(e) Location of Buildings and Structures

No part of any building shall be erected within 6 metres of a lot line within the area affected.

(f) Minimum Lot Area

2,700 square metres.

(g) Maximum Gross Retail Floor Area

1,350 square metres.

(h) Maximum Height of Buildings and Structures

12.0m

(i) Landscaped Area Minimum

10%

(j) Required Minimum Number of Parking Spaces

5.5 spaces per 100m^2 of floor area.

(k) Definition

For the purposes of this subsection 16.5.21,

(i) "Home Improvement Centre" means a retail store devoted to the sale of goods and materials required for the construction or alteration of buildings, including such merchandise as wall paneling, wood products, sheet glass products, windows and mirrors, floor, wall and ceiling tiles, paint and wallpaper, bathroom and kitchen cupboards and fixtures, landscaping materials and similar goods. Open storage may be permitted as an accessory use;

(l) Exception

i) The provisions of paragraphs 2.2.1, 2.2.2 and 2.2.3 shall not apply to the area affected.

ii) The provisions of paragraphs 16.1, 16.2, 16.3 and 16.4 shall not apply to the area affected.

16.5.22 Special Zone (By-law 95-2004)

(a) Area Affected
C5-22 as shown on Special Zoning Map 11–18.

(b) Permitted Uses
In this zone, no land, building or structure shall be used except for the following purposes:

(a) Retail Store
(b) Home and Auto Supply Store
(c) Restaurant
(d) Drive-in Restaurant
(e) Hotel
(f) Gas Bar
(g) Automobile Service Business
(h) Business Office
(i) Clinic
(j) Drug Store
(k) Personal Service Shop
(l) Tavern

(c) Permitted Buildings and Structures
In this zone, no building or structure shall be erected except for the uses permitted in subsection 16.5.22(b).

(d) Services Required
No building or structure shall be erected or used for any purpose permitted by subsection 16.5.22(b) unless the following municipal services are available to service the building or structure and the land on which it is situate:
i) a water supply system; and
ii) a sanitary sewage system and a storm sewage system.

(e) Minimum Lot Area
1.4 hectares

(f) Minimum Lot Frontage
75 metres

(g) Location of Buildings and Structures
No part of any building shall be erected within 6 metres of a lot line within the area affected.

(h) Maximum Height of Buildings and Structures
9.2 m

(i) Landscaped Area Minimum
10%

(j) Required Minimum Number of Parking Spaces
5.5 spaces per 100 m² of floor area

(k) Gross Leasable Floor Area
The Gross Leasable Floor Area of all buildings within the area affected shall not exceed 2,900 square metres

(l) Regulations Applicable to Retail Stores

i) Gross Leasable Floor Area minimum for any Retail Store - 275 square metres

ii) No more than 25% of the total Gross Leasable Floor Area constructed on a Lot shall consist of ancillary Retail Stores which have individual Gross Leasable Floor Areas of less than 465 square metres

iii) Department Stores, Retail Food Stores and Home Improvement Centres are prohibited.

(m) Lot Area Requirements

A development within the C5-22 Zone may consist of Lots that are owned by one or more persons. Where the development of the land is approved under Section 41 of the Planning Act and, pursuant to a consent subsequently given under section 53 of the Planning Act or pursuant to an approval or exemption subsequently given under section 50 of the Condominium Act, any part of the land is conveyed or otherwise dealt with, the provisions of Section 16.5.22 and any other regulations of By-law 50-88 are hereby deemed to apply to the land as a whole and to any building or structure thereon in the same manner and to the same extent as if the consent, approval or exemption was not given, so long as the land and any building or structure thereon are used and continue to be used for the purpose for which the development was approved.

(n) Holding Zone Provisions

Where the symbol "h" appears on a Zoning Map or on a Special Zoning Map with a Zone Symbol or Special Zone Symbol, notwithstanding the provisions of that zone or special zone, unless this by-law has been amended to remove the relevant "h" symbol, those lands shall not be developed or used except in compliance with the provisions of the applicable zone, or for such other uses set out in the relevant Holding Provisions below. The relevant holding provisions are denoted by the number (if any) immediately following the symbol "h" on the Zoning Map or Special Zoning Map.

i) Gross Leasable Floor Area - Interim Limit Applicable to Retail Floor Area - Drug Store - To ensure that the construction of new drug store facilities does not outpace the increase in market demand, the total Gross Leasable Floor Area for a drug store shall be limited to a maximum of 1,600 square metres while the “h” symbol applies. The “h” symbol shall not be deleted from the Zone until a report prepared by a qualified retail analyst is filed with and accepted (in writing) by the City.

(o) Definitions

For the purposes of paragraph 16.5.22,

(i) “RETAIL FOOD STORE ” means a retail store selling predominately food, and associated food preparation supplies, household cleaning supplies, paper products and other small household items;

(ii) “HOME AND AUTO SUPPLY STORE” means a building, or part thereof, used for the sale of merchandise for the home and automobile including such goods as paint, hardware, electrical, plumbing, housewares, home appliances, sporting goods, lawn and garden supplies, and automobile supplies, and may include an associated automobile repair garage and gas bar.;

(iii) “HOME IMPROVEMENT CENTRE” means a retail store devoted to the sale of goods or materials required for the construction or alteration of buildings, including such merchandise as wall paneling, wood products, sheet glass products, windows and mirrors, floor, wall and ceiling tiles, paint and wallpaper, bathroom and kitchen cupboards and fixtures, landscaping materials and similar goods. Open storage may be permitted as an accessory use;

(iv) “SITE PLAN ” means a plan or plans approved by the Municipal Council under Section 41(4) of the Planning Act showing the location of all

buildings and structures to be erected on a parcel of land and showing the location of all facilities and works which the Council has required in connection with the development of that parcel of land.

(v) "RETAIL STORE" includes a department store.

(p) Exceptions

i) The provisions of paragraph 2.2.1, 2.2.2 and 2.2.3 shall not apply to the area affected.

ii) The provisions of subsection 16.1, 16.2, 16.3 and 16.4 shall not apply to the area affected.

9.5.38 Special Zone (By-law 168-2012)

(a) Area Affected
C5-25 as shown on Special Zoning Map 16-15.

(b) Additional Permitted Uses
Retirement home.
Uses accessory to the foregoing.

(c) Other Permitted Buildings and Structures
Buildings and structures for the uses permitted by 9.5.38(b).

9.5.26 Special Zone (By-law 42-2014)

(a) Area Affected
C5-26 as shown on Special Zoning Map 17-21.

(b) Only Permitted Use
Restricted business office.

(c) Permitted Buildings and Structures
Buildings and structures existing on the day of passing of this by-law.

9.5.28 Special Zone (By-law 121-2017)

(a) Area Affected
C5-28 as shown on Special Zoning Map 16-20.

(b) Other Permitted Uses
Retirement home.
Uses accessory to the foregoing.

(c) Other Permitted Buildings and Structures
Buildings and structures for the uses permitted by 9.5.38(b).

(d) Maximum Number of Units
80

(e) Minimum Number of Parking Spaces
51

16.5.26 Special Zone (Bylaw 63-2026)

(a) Area Affected
C5-29 as shown on Special Zoning Map 11-29.

(b) Additional Permitted Uses
Playing of bingo
Uses accessory to the forgoing.

(c) Minimum Number of Required Parking Spaces
4.5 spaces per 100 square metres of gross floor area.

SECTION 17 –MINOR COMMERCIAL ZONE – C6

17.1 PERMITTED USES

In this zone, no land, building or structure shall be used except for the following purposes:

(a) retail store
(b) personal service shop
(c) restaurant
(d) business office
(e) pet grooming shop
(f) bakery
(g) private club
(h) institution
(i) clinic
(j) entertainment centre (By-law 96-2023)
(k) uses accessory to the foregoing

17.2 PERMITTED BUILDINGS AND STRUCTURES

In this zone, no building or structure shall be erected except for the uses permitted by subsection 17.1.

17.3 SERVICES REQUIRED

No building or structure shall be erected or used for any purpose permitted by subsection 17.1 unless the following municipal services are available to service the building or structure and the land on which it is situate:

i) a water supply system; and
ii) a sanitary sewage system and a storm sewage system or a combined sanitary and storm sewage system.

17.4 ZONE REGULATIONS

17.4.1 In this zone, no building or structure shall be erected or land, building or structure used except in accordance with the regulations set forth below.

17.4.1.1 Minimum Side Yard Depth

NIL except where a side yard of a lot within this zone abuts a Residential Zone, in which case, the minimum side yard depth of the yard that so abuts shall be 3 metres.

17.4.1.2 Minimum Rear Yard Depth

NIL except where a rear yard of a lot within this zone abuts a Residential Zone, in which case, the minimum rear yard depth of the yard that so abuts shall be 3 metres.

17.4.1.3 Maximum Gross Leasable Floor Area

The maximum gross leasable floor area of all commercial uses permitted in the whole of any Minor Commercial Zone shall not exceed 2300 square metres. (OP-5.6.3.5).

17.4.1.4 Maximum Floor Area

The maximum floor area of all permitted and non-conforming commercial uses on a lot in this zone shall be 300 square metres.

17.5 SPECIAL PROVISIONS

The provisions of subsections 17.1 to 17.4 inclusive and all other applicable provisions of this by-law shall apply to the use of land and to the erection and use of buildings and

structures in each special zone in this subsection except that where there is a conflict between the provisions of the special zone and the provisions of subsections 17.1 to 17.4 inclusive or any other applicable provision in this by-law, in which case, the provisions of the special zone shall prevail.

In addition, the provisions of each special zone shall, unless otherwise provided in such special zone, apply only to the uses of land permitted in the special zone and to the erection and use of buildings and structures permitted in the special zone.

17.5.1 Special Zone

(a) Area Affected
C6-1 as shown on Special Zoning Map 22-2.

(b) Additional Permitted Uses
Gar bar
Uses accessory to the foregoing

(c) Additional Permitted Buildings and Structures
Buildings and structures for the additional uses permitted by 17.5.1 (b).

(d) Location of Additional Permitted Buildings and Structures
In accordance with Special Zoning Map 22-2.

(e) Required Minimum Number of Parking Spaces
5.5 spaces per 1000 square feet of gross leasable floor area of all retail stores.

(f) Landscaped Areas
The lands designated as “landscaped area” on Special Zoning Map 22-2 shall not be used except as a landscaped area.

17.5.2 Special Zone

(a) Area Affected
C6-2 as shown on Zoning Maps 15 and 16.

(b) Additional Permitted Uses
Residential Uses

(c) Additional Permitted Buildings and Structures
Subject to the provisions of (d) of paragraph 17.5.2 any residential building.

(d) Minimum Number of Dwelling Units
The minimum number of dwelling units per lot in this special zone shall be 25 per hectare except that there shall be no minimum where the building or structure:

i) is an addition to a building existing at the time of the passing of this by-law, and
ii) is used for residential purposes and the floor area of such addition does not exceed 25% of the floor area of the existing building

(e) Minimum Floor Area

The minimum floor area of any dwelling unit erected in any building in this special zone shall be as follows:

Dwelling Unit Type	Floor Area
Bachelor	28 square metres
One bedroom	42 square metres
Two bedrooms	56 square metres
Three bedrooms	70 square metres

(f) Accessory Uses

In this special zone, uses accessory to any use permitted by 17.5.2(b) shall not be permitted.

(g) Exceptions
The provisions of clauses 17.4.1.1 to 17.4.1.4 inclusive shall not apply to the uses permitted by 17.5.2 (b).

17.5.3 Special Zone

(a) Area Affected
C6-3 as shown on Zoning Map 16.

(b) Additional Permitted Uses
Residential uses
Wholesale business

(c) Additional Permitted Buildings and Structures
A dwelling unit or any number of dwelling units above any use permitted by subsection 17.1.

A building for a wholesale business.

Subject to the provisions of 17.5.3 (d) any residential building.

(d) Minimum Number of Dwelling Units
The minimum number of dwelling units per lot in this special zone shall be 25 per hectare except that there shall be no minimum where the building or structure is:

i) an addition to a building existing at the time of the passing of this by-law.

ii) used for residential purposes and the floor area of such addition does not exceed 25% of the floor area of the existing building.

(e) Minimum Floor Area
The minimum floor area of any dwelling unit erected in any building in this special zone shall be as follows:

Dwelling Unit Type	Floor Area
Bachelor	28 square metres
One bedroom	42 square metres
Two bedrooms	56 square metres
Three bedrooms	70 square metres

(f) Accessory Uses
In this special zone, uses accessory to any use permitted by 17.5.2 (b) shall be permitted.

(g) Exceptions
The provisions of paragraphs 17.4.1 to 17.7 inclusive shall not apply to residential uses permitted by 17.5.3 (b) but shall apply to a wholesale business.

17.5.5 Special Zone

(a) Area Affected
C6-5 on Special Zoning Map 24-3.

(b) Only Permitted Uses
Clinic
Drug store
Offices of public health services
Offices of physicians, surgeons, dentists, psychiatrists, optometrists and paramedical professionals

Uses accessory to the foregoing.

(c) Only Permitted Buildings or Structures
Buildings and structures for the uses permitted by 17.5.5 (b).

(d) Required Minimum Number of Parking Spaces
116 located within the area affected.

(e) Maximum Floor Area
The maximum floor area of any building or part thereof uses as a drug store shall not exceed 140 square metres.

(f) Maximum Building Height
10 metres

(g) Billboards Prohibited
No billboard or similar display sign shall be erected within the area affected.

(h) Definition
“Drug store”” means a building or part thereof where medical prescriptions are filled by a pharmacist licensed under the Health Disciplines Act and where drugs and medical supplies are stored or offered for sale at retail.

17.5.6 Special Zone

(a) Area Affected
C6-6 as shown on Special Zoning Map 24-4

(b) Only Permitted Uses
Retail store
Personal service shop
Restaurant
Business office
Uses accessory to the foregoing.

(c) Only Permitted Buildings and Structures
Buildings and structures for the uses permitted by 17.5.6 (b).

(d) Required Minimum Number of Parking Spaces
5 parking spaces located within the area affected for each 100 square metres of gross leasable area of the building or buildings permitted by 17.5.6 (c).

17.5.7 Special Zone

(a) Area Affected
C6-7 as shown on Zoning Map 24.

(b) Location of Buildings and Structures
In accordance with Special Zoning Map 24-5

(c) Maximum Gross Leasable Floor Area
1340.5 square metres.

(d) Required Minimum Number of Parking Spaces
5 parking spaces located within the area affected for each 100 square metres of gross leasable area of the permitted building and buildings.

17.5.8 Special Zone (By-law 197-90)

(a) Area Affected
C6-8 as shown on Special Zoning Map 15-7.

(b) Only Permitted Uses
Retail Store
Personal service shop
Business office
Restaurant
Bowling alley
Clinic
Uses accessory to the foregoing

(c) Only Permitted Buildings or Structures
Buildings and structures for the uses permitted by 17.5.8 (b).

(d) Required Minimum Number of Parking Spaces
90 located within the area affected.

(e) Maximum Floor Area
The floor area of all uses permitted by (b) of this paragraph 17.5.8, excluding the floor area of any bowling alley and excluding the floor area of all business offices, shall not exceed 1, 860 square metres.

Not more than one bowling alley shall be permitted and the floor area shall not exceed 1,390 square metres.

The floor area of all business offices shall not exceed 1,390 square metres.

The floor area of each retail store, personal service shop, business office, restaurant and clinic shall not exceed 300 square metres.

(f) Maximum Floor Area
The provisions of 17.4.1, 17.4.1.1, 17.4.1.2, 17.4.1.3 and 17.4.14 should not apply to the uses permitted by 17.5.8 (b) and to be area affected as defined in 17.5.8(a)

17.5.8 Special Zone (By-Law 86-97)

(a) Area Affected
C6-8 as shown on Special Zoning Map 19-7.

(b) Additional Permitted Use
Gas bar.

(c) Additional Permitted Buildings and Structures
Buildings and structures for the uses permitted by 17.5.8(b).

(d) Maximum Gross Leasable Floor Area
The maximum gross leasable floor area for all commercial uses permitted in the area affected shall not exceed 1,400 sq. m.

(e) Maximum Floor Area
The maximum floor area of any use permitted within the area affected by paragraph 17.5.8(b) or subsection 17.1 shall not exceed 375 sq. m.

(f) Required Minimum Number of Parking Spaces
5 spaces for each 100 sq. m. of floor area for any use permitted by paragraph 17.5.8(b) or subsection 17.1.

(g) Definition
For the purposes of subsection 17.1, “restaurant” means a building or part of a building where food and drinks are prepared and served for immediate consumption within such building by persons seated at tables and counters or either of them or for consumption or beyond such lot

17.5.9 Special Zone (By-Law 61-97)

(a) Area Affected
C6-9 as shown on Special Zoning Map 15-12.

(b) Additional Permitted Use
Parking Lot

17.5.9 Special Zone (By-law 114-97)

(a) Area Affected
C6-9 as shown on Zoning Map 37.

(b) Additional Permitted Use
Gas bar
Coin operated car wash.

(c) Additional Permitted Buildings and Structures
Buildings and structures for the use permitted in 17.5.9(b).

17.5.12 Special Zone (By-law 22-99)

(a) Area Affected
C6-12 as shown on Special Zoning Map 30-1.

(b) Maximum Floor Area
The maximum floor area of any use permitted within the area affected by subsection 17.1 shall not exceed 300 sq. metres.

(c) Maximum Gross Leasable Floor Area
The maximum gross leasable floor area for all uses permitted within the area affected shall not exceed 1,000 sq. metres.

17.5.13 Special Zone (By-law 164-2001)

(a) Area Affected
C6-13 as shown on Special Zoning Map 22-6.

(b) Only Permitted Uses
Gas bar.
Uses accessory to the foregoing.

(c) Only Permitted Buildings and Structures
Buildings and structures for the uses permitted by 17.5.13(b).

(d) Location of Permitted Buildings and Structures
In accordance with Special Zoning Map 22-6

(e) Required Minimum Number of Parking Spaces
4.5 spaces per 100m² of floor area. plus 5 spaces for temporary vehicle storage

(f) Definition
For the purposes of subsection 17.5.13, “Gar Bar” means a building or place where:
(i) fuels for motor vehicles, and
(ii) oil, antifreeze, batteries, accessories for motor vehicles, parts for minor repairs to motor vehicles for any or all of them, and
(iii) food, tobacco, confections, non-prescription drugs, personal care items and periodicals or similar items are offered for sale to service the needs of gas bar customers provided the floor area devoted to such sales does not exceed 30 square metres.

(g) Exception

(i) The provisions of subsection 17.1, 17.2, 17.4.1, 17.4.1.1, 17.4.1.2, 17.4.1.3 and 17.4.1.4 shall not apply to the uses permitted by 17.5.13 and to the area affected as defined in 17.5.13(a).

(ii) The provisions of subsection 17.5.1 of By-law 50-88 and the requirements of Special Zoning Map 22-2 shall not apply to the area affected as defined in 17.5.13(a).

17.5.15 Special Zone (By-law 7-2004)

(a) Area Affected
C6-15 as shown on Special Zoning Map 30–10.

(b) Only Permitted Uses
Restricted Business Office
Real Estate Sales Office

(c) Minimum Lot Area
2000 square metres.

(d) Maximum Building Height
1 storey at grade.

(e) Maximum Gross Leasable Floor Area
The maximum gross leasable floor area for all uses permitted within the area affected shall not exceed 526 square metres.

(f) Maximum Ground Floor Area
Maximum ground floor for all buildings and structures permitted within the area affected shall not exceed 263 square metres

(g) Prohibition
No outdoor storage is permitted within the area affected.

(h) Lot Area Requirements
Where the development of the land within the C6-15 Zone is approved under Section 41 of the Planning Act and, pursuant to a consent subsequently given under Section 53 of the Planning Act or pursuant to an approval or exemption subsequently given under Section 50 of the Condominium Act, any part of the land is conveyed or otherwise dealt with, the provisions of Section 17.5.15 and any other regulations of By-law 50-88 are hereby deemed to apply to the land as a whole and to any building or structure thereon in the same manner and to the same extent as if the consent, approval or exemption was not given, so long as the land and any building or structure thereon are used and continue to be used for the purpose for which the development was approved.

(i) Exception
The provisions of paragraphs 17.1, 17.4.1.3 and 17.4.1.4 shall not apply to the area affected by 17.5.15(a).

17.5.16 Special Zone (By-law 7-2004)

(a) Area Affected
C6-16 as shown on Special Zoning Map 30–10.

(b) Minimum Lot Area
6300 square metres.

(c) Maximum Building Height
1 storey above grade

(d) Maximum Gross Leasable Floor Area
The maximum gross leasable floor area for all uses permitted within the area affected shall not exceed 1,425 square metres.

(e) Maximum Ground Floor Area
The maximum ground floor for all buildings and structures permitted within the area affected shall not exceed 1,100 square metres

(f) Maximum Floor Area
The maximum ground floor area of any use within the area affected permitted by subsection 17.1 shall not exceed 300 square metres.

(g) Prohibition
No outdoor storage is permitted within the area affected.

(h) Lot Area Requirements
Where the development of the land within the C6-16 Zone is approved under Section 41 of the Planning Act and, pursuant to a consent subsequently given under Section 53 of the Planning Act or pursuant to an approval or exemption subsequently given under Section 50 of the Condominium Act, any part of the land is conveyed or otherwise dealt with, the provisions of Section 17.5.16 and any other regulations of By-law 50-88 are hereby deemed to apply to the land as a whole and to any building or structure thereon in the same manner and to the same extent as if the consent, approval or exemption was not given, so long as the land and any building or structure thereon are used and continue to be used for the purpose for which the development was approved.

(i) Exceptions
The provisions of paragraphs 17.4.1.3 and 17.4.1.4 shall not apply to the area affected by 17.5.16(a).

17.5.17 Special Zone (By-law 12-2004)

(a) Area Affected
C6-17 as shown on Special Zoning Map 37–8.

(b) Only Permitted Uses
Ambulance station
Accessory uses

(c) Only Permitted Buildings and Structures
Buildings and structures for the uses permitted by 17.5.17 (b)

(d) Exception
The provisions of paragraphs 17.1, 17.4.1.3 and 17.4.1.4 shall not apply to the uses permitted by 17.5.14(b).

17.5.17 Special Zone (By-law 110-2004)

(a) Area Affected
C6-17 as shown on Special Zoning Map 24–11.

(b) Only Permitted Uses
Business office
Drug store
Personal service shop
Restaurant
Retail store
Accessory uses

(c) Only Permitted Buildings and Structures
Buildings and structures for the uses permitted by 17.5.17 (b).

(d) Maximum Gross Leasable Floor Area
The maximum gross leasable floor area for all permitted buildings and structures within the area affected shall not exceed 2985 square metres.

(e) Required Minimum Number of parking Spaces
5 parking spaces located within the area affected for each 100 square metres of gross leasable area of the building or buildings permitted by 17.5.17(c).

(f) Exception
The provisions of paragraphs 17.1, 17.2, 17.4.1.3 and 17.4.1.4 shall not apply to the uses permitted by 17.5.17(b).

17.5.18 Special Zone (By-law 128-2006)

(a) Area Affected
C6-18 as shown on Special Zoning Map 30–13.

(b) Only Permitted Uses
day care (By-law 118-2015)
Private School

(c) Only Permitted Buildings and Structures
Buildings and structures for the uses permitted by Section 17.5.18(b).

(d) Maximum Floor Area
The maximum floor area for all uses permitted within the area affected shall not exceed 930 square metres.

(e) Minimum Lot Area
11,000 square metres

(f) Minimum Lot Frontage
100 metres

(g) Exception
The provisions of paragraphs 17.1, 17.4.1.3 and 17.4.1.4 shall not apply to the area affected by 17.5.18(a).

17.5.19 Special Zone (By-law 8-2007)

(a) Area Affected
C6-19 as shown on Special Zoning Map 37–9.

(b) Only Permitted Uses
Retail store
Personal service shop
Business office
Restaurant
Clinic including a pharmacy as an accessory use
Day care (By-law 118-2015)
Accessory uses

(c) Only Permitted Buildings and Structures
Buildings and structures for the uses permitted by 17.5.19 (b).

(d) Minimum Lot Area
5,500 square metres.

(e) Minimum Lot Frontage
72 metres.

(f) Maximum Gross Leasable Floor Area
i) The maximum gross leasable floor area for all uses permitted in the area affected shall not exceed 1275 square metres.

(g) Maximum Floor Area for a Single Use
i) a clinic shall not exceed 840 square metres including an accessory pharmacy. The maximum floor area of an accessory pharmacy shall not exceed 100 square metres.
ii) a day care (By-law 118-2015) shall not exceed 1275 square metres.
iii) all other uses - 300 square metres.

(h) Required Minimum Number of Parking Spaces
i) For a permitted clinic - 5 spaces per 100m^2 of floor area.
ii) For a day care (By-law 118-2015) - 3 spaces per 100m^2 of floor area.
iii) For all other uses - in accordance with the parking requirements for commercial zones as described in subsection 4.3.3.1 of By-law No. 50-88.

(i) Definition
For the purposes of this paragraph 17.5.14, "pharmacy" means a building or part thereof where prescriptions are compounded and dispensed for the public by a pharmacist licensed under the Drug and Pharmacies Regulation Act and where medicines and non-prescription drugs are offered for sale or sold at retail.

(j) Exception
The provisions of paragraphs 17.1, 17.4.1.3 and 17.4.1.4 shall not apply to the uses permitted by 17.5.19(b).

17.5.20 Special Zone (By-law 90-2011)

(a) Area Affected
C6-20 as shown on Special Zoning Map 15-23.

(b) Additional Permitted Uses
Residential uses.

(c) Additional Permitted Buildings and Structures
Subject to the provisions of (d) of paragraph 17.5.20 any residential building.

(d) Minimum Number of Dwelling Units
The minimum number of dwelling units per lot in this special zone shall be 25 per hectare except that there shall be no minimum where the building or structure:

i) is an addition to a building existing at the time of the passing of this by-law, and

ii) is used for residential purposes and the floor area of such addition does not exceed 25% of the floor area of the existing building.

(e) Minimum Floor Area
The minimum floor area of any dwelling unit erected or built in this special zone shall be as follows:

Dwelling Unit Type	Floor Area
Bachelor	28 square metres
One bedroom	42 square metres
Two bedroom	56 square metres
Three bedroom	70 square metres

(f) Accessory Uses
In this special zone, uses accessory to any use permitted by 17.5.20(b) shall be permitted.

(g) Exceptions
The provisions of clauses 17.4.1.1 to 17.4.1.4 inclusive shall not apply to the uses permitted by 17.5.20(b).

17.5.21 Special Zone (By-law 32-2019)

(a) Area Affected
hC6-21 as shown on Special Zoning Map 49-6

(b) Additional Permitted Uses
An Office and Selection Studio for Doug Tarry Ltd.
An Accessory Storage Building to the Office and Selection Studio for Doug Tarry Ltd.

(c) Maximum Floor Area
1152 square metre Office and Selection Studio for Doug Tarry Ltd.
300 square metre Accessory Storage Building to the Office and Selection Studio for Doug Tarry Ltd.

(d) Maximum Height
11 metres

17.5.22 Special Zone (By-law 107-2019)

(a) Area Affected
C6-22 as shown on Special Zoning Map 21-19.

(b) Additional Permitted Use
Clinic.
Pharmacy.
Accessory uses.

(c) Additional Permitted Buildings and Structures
Buildings and structures for the additional uses permitted by 17.5.22(b).

(d) Maximum Gross Leasable Floor Area
The maximum gross leasable floor area of any pharmacy shall not exceed 150 square metres.

(e) Required Minimum Number of Parking Spaces - Clinic
1 space per 50m^2 gross leasable floor area.

(f) Definition
For the purposes of this paragraph 17.5.22, “pharmacy” means a building or part thereof where prescriptions are compounded and dispensed for the public by a pharmacist licensed under the Drug and Pharmacies Regulation Act and where medicines and non-prescription drugs are offered for sale or sold at retail.”

17.5.23 Special Zone (By-law 144-2019)

(a) Area Affected
C6-23 as shown on Special Zoning Map 15-38.

(b) Additional Permitted Use
An auto glass retail service business.
Accessory uses.

SECTION 18 – HIGHWAY COMMERCIAL ZONE – C7

18.1 PERMITTED USES (uses amended by By-law 74-2018)

In this zone, no land, building or structure shall be used except for the following purposes:

(a) animal clinic
(b) automotive service business
(c) automotive trade
(d) car wash
(e) car rental business
(f) convenience store
(g) existing business office
(h) existing retail commercial uses
(i) fast food restaurant
(j) gas bar
(k) hotel/motel
(l) pet grooming shop
(m) private recreational facility
(n) restaurant
(o) retail food store
(p) self storage business
(q) uses accessory to the foregoing

18.2 PERMITTED BUILDINGS AND STRUCTURES

In this zone, no building or structure shall be erected except for a use permitted by subsection 18.1.

18.3 SERVICES REQUIRED

In this zone, the following requirements for services shall apply:

(a) Subject to paragraph (b) of this subsection, no buildings or structures shall be erected or used for any purpose permitted by subsection 18.1 unless the following municipal services are available to service the building or structure and the land on which it is situate:

i) a water supply system, and
ii) a sanitary sewage system and a storm system or a combined sanitary and storm water sewage system.

(b) Buildings or structures may be used for any purpose permitted by subsection 18.1 if:

i) a water supply system provided by the municipality is available to service any building or structure and the land on which it is situate; and
ii) the sanitary waste for such building or structure is discharged to a sanitary waste disposal system approved by the Medical Officer of Health for the County of Elgin.

18.4 ZONE REGULATIONS

18.4.1 In this zone, no building or structure shall be erected or land, building or structure used except in accordance with the regulations set forth below.

18.4.1.1 Minimum Lot Area

No minimum

18.4.1.2 Minimum Lot Frontage

No minimum

18.4.1.3 Minimum Front Yard Depth

12 metres

18.4.1.4 Minimum Side Yard Depth

3 metres except where a side yard of a lot within this zone abuts a Residential Zone, in which case, the minimum side yard depth of the yard that so abuts shall be 7 metres.

18.4.1.5 Minimum Rear Yard Depth

Nil except where a rear yard of a lot in this zone abuts a Residential Zone, in which case, the minimum rear yard depth of the yard that so abuts shall be 7 metres.

18.4.1.6 Floor Area – Retail Food Store (By-law 74-2018)

The maximum gross floor area for all retail food store uses in the C7 zone shall be 750m^2.

18.5 SPECIAL PROVISIONS

The provisions of subsections 18.1 to 18.4 inclusive and all other applicable provisions of this by-law shall apply to the use of land and to the erection and use of buildings and structures in each special zone in this subsection except that where there is a conflict between the provisions of the special zone and the provisions of subsections 18.1 to 18.4 inclusive or any other applicable provision in this by-law, the provisions of the special zone shall prevail.

In addition, the provisions of each special zone shall, unless otherwise provided in such special zone, apply only to the uses of land permitted in the special zone and to the erection and use of buildings and structures permitted in the special zone.

18.5.1 Special Zone

(a) Area Affected
C7-1 as shown on Special Zoning Map 17-2.

(b) Additional Permitted Uses
Storage, distribution and retailing or wholesaling of beer
Uses accessory to the foregoing

(c) Additional Buildings and Structures
Buildings and structures for the additional uses permitted in 18.5.1 (b).

18.5.2 Special Zone

(a) Area Affected
C7-2 as shown on Special Zoning Map 17-5.

(b) Only Permitted Uses
Storage, distribution and retailing or wholesaling of wallpaper and paint and accessories
Bowling alley
Uses accessory to the foregoing

(c) Only Permitted Buildings and Structures
Buildings and structures for the uses permitted by 18.5.2 (b).

(d) Location of Only Permitted Buildings and Structures
In accordance with Special Zoning Map 17-5.

(e) Required Minimum Number of Parking Spaces
35 located in accordance with Special Zoning Map 17-5.

(f) Landscaped Area
The lands designated as “landscaped area” on Special Zoning Map 17-5 shall not be used except as a landscaped area.

18.5.4 Special Zone

(a) Area Affected
C7-4 as shown on Special Zoning Map 13-1.

(b) Additional Permitted Uses
The selling of vegetables from a stand and the sale of patio furnishings, prefabricated concrete sidewalks, patio stones and steps, gifts, candles, cards, leather goods.

(c) Required Minimum Number of Parking Spaces
6 located within the area affected and as shown on Special Zoning Map 13-1.

18.5.5 Special Zone

(a) Area Affected
C7-5 as shown on Zoning Maps 12 and 13.

(b) Additional Permitted Uses
Business office

(c) Additional Buildings and Structures
Buildings and structures for the additional uses permitted by 18.5.5 (b).

18.5.6 Special Zone

(a) Area Affected
C7-6 as shown on Zoning Map 17.

(b) Additional Permitted Uses
Storage, distribution and sale of flooring materials and wall paper and paint and accessories.
Uses accessory to the foregoing.

(c) Additional Buildings and Structures
Buildings and structures for the additional uses permitted by 18.5.6 (b).

(d) Minimum Interior Side Yard (By-law 19-2022)
2 metres

18.5.7 Special Zone

(a) Area Affected
C7-7 as shown on Map 13.

(b) Additional Permitted Uses
Variety store

(c) Additional Buildings and Structure
Buildings and structures for the additional use permitted by 18.5.7 (b).

18.5.8 Special Zone

(a) Area Affected
C7-8 as shown on Maps 13 and 18 and special map 13-1.

(b) Additional Permitted Uses
Any building in this special zone existing at the date of the passing of this by-law or

any part of any such building may be used for residential purposes. Where a dwelling unit is erected in any such building after the date of the passing of this by-law, the floor area of any such dwelling unit shall comply with the provisions of (c) of this paragraph 18.5.8. The floor area of any addition to any building existing at the date of the passing of this by-law, which addition is used for residential purposes, shall not exceed 25% of the floor area in the existing building used for residential purposes.

(c) Minimum Floor Area
The minimum floor area of any dwelling unit erected in any building in this special zone shall be as follows:

Dwelling Unit Type	Floor Area
Bachelor	24 square metres
One bedroom	42 square metres
Two bedrooms	56 square metres
Three bedrooms	70 square metres

(d) Accessory Uses
In this special zone, uses accessory to any use permitted by (b) of this paragraph 18.5.8 shall be permitted.

18.5.9 Special Zone

(a) Area Affected
C7-9 as shown on Map 13.

(b) Location of Buildings and Structures
No part of any building shall be erected within 6 metres of the northerly limit of the area affected or within 3 metres of the westerly limit of the area affected.

(c) Maximum Building Height
4.5 metres.

18.5.10 Special Zone

(a) Area Affected
C7-10 as shown on Map 17.

(b) Additional Permitted Uses
Manufacturing
Packaging

(c) Additional Buildings & Structures
Buildings and structures for the uses permitted by 18.5.10 (b).

18.5.11 Special Zone (By-law 62-88)

(a) Area Affected
C7-11 as shown on Special Zoning Map 12-1.

(b) Only Permitted Use
Serving of food and drinks on an uncovered outdoor patio which may be enclosed by a fence or other structure.

(c) Only Permitted Structures
Structures for the use permitted by 18.5.11(b)

18.5.13 Special Zone (By-law 196-90)

(a) Area Affected
C7-13 as shown on Special Zoning Map 28-1.

(b) Additional Permitted Uses
A showroom and warehouse for the retail sale of home furnishings.

(c) Required Minimum Number of Parking Spaces
33 located within the area affected.

(d) Exceptions
The provisions of subsection 18.3 shall not apply to the area affected

18.5.14 Special Zone (By-law 18-93)

(a) Area Affected
C7-14 as shown on Special Zoning Map 18-28.

(b) Only Permitted Uses
Hotel
Restaurant
Drive-in restaurant
Recreation centre
Institution
Animal clinic
Pet grooming shop
Business office
Storage and sale of furniture, flooring materials, wallpaper, paint and accessories
Gas bar
Convenience store
Uses accessory to the foregoing.

(c) Only Permitted Buildings and Structures
Buildings and structures for the uses permitted by 18.5.14(b).

(d) Maximum Floor Area of Convenience Store
265 square metres.

(e) Required Minimum Number of Parking Sapces
30

(f) Application of Paragraph 8.5.12
The provision of paragraph 8.5.12 shall not apply to the area affected by 18.5.14(a).

18.5.15 Special Zone (By-law 116-97)

(a) Area Affected
C7-15 as shown on Zoning Map 45.

(b) Additional Permitted Uses
Kennel
Single detached dwelling

(c) Additional Permitted Buildings and structures
Buildings and structures for the uses permitted in 18.5.15(b).

18.5.16 Special Zone (By-law 116-97)

(a) Area Affected
C7-16 as shown on Zoning Map 45.

(b) Additional Permitted Use
Single detached dwelling

(c) Additional Permitted Buildings and structures
Buildings and structures for the uses permitted in 18.5.16(b).

18.5.16 Special Zone: (By-law 181-98)

(a) Area Affected:
C7-16 as shown on Special Zoning Map 12-4.

(b) Applicable Provisions:
The provisions of subsections 18.1, 18.2, 18.3 and 18.4 and all other applicable provisions shall apply to the area affected.

18.5.17 Special Zone (By-law 156-98)

(a) Area Affected
C7-17 as shown on Special Zoning Map 17-14.

(b) Only Permitted Uses
Retail food store
Wholesaling and warehousing of food
Storage, distribution, retailing and wholesaling of flooring materials, wallpaper, paint and accessories
Uses accessory to the foregoing.

(c) Only Permitted Buildings and Structures
Buildings and structures for the uses permitted by 18.5.17(b).

(d) Maximum Building Height
1 storey

(e) Required Minimum Number of Parking Spaces
50 located within the area affected.

(f) Exception
The provisions of subsection 18.4 shall not apply to the area affected

18.5.19 Special Zone (By-law 23-99)

(a) Area Affected
C7-19 as shown on Special Zoning Map 30-2.

(b) Additional Permitted Uses
Retail store
Uses accessory to the foregoing.

(c) Additional Permitted Buildings and Structures
Buildings and structures for the uses permitted by (b) of this paragraph 18.5.19.

(d) Maximum Floor Area
470 sq. metres for the use permitted by (b) of this paragraph 18.5.19.

(e) Additional Holding Zone Provision
Flora and Fauna Inventories - To ensure that all environmental concerns are addressed, the "h" symbol shall not be deleted from the area affected until the additional environmental inventories and assessment of flora and fauna within the area affected, as identified on page 20 of the Dalewood Crossings Environmental Impact Study prepared by Ecologistics Limited and dated January, 1999, shall have been completed to the satisfaction of the Kettle Creek Conservation Authority and the City Corporation.

18.5.20 Special Zone (By-law 40-2000)

(a) Area Affected
C7-20 as shown on Special Zoning Map 13-2.

(b) Additional Permitted Use
plumbing and heating shop.

(c) Additional Permitted Buildings and Structures
Buildings and structures for the additional use permitted by (b) of this paragraph 18.5.20.

18.5.21 Special Zone (By-law 92-2003)

(a) Area Affected
C7-21 as shown on Special Zoning Map 12-8.

(b) Applicable Provisions
The provisions of subsection 18.1, 18.2, 18.3 and 18.4 and all other applicable provisions shall apply to the area affected.

18.5.21 Special Zone (By-law 90-2019)

(a) Area Affected
C7-21 as shown on Special Zoning Map 45-1

(b) Services Required
Notwithstanding the provisions of subsection 18.3, a gas station with associated convenience store and drive-thru restaurant uses will be permitted on individual on site water and sanitary sewage services approved by the City.

(c) Minimum Front Yard Depth
i) Canopy over gas pumps – 9.5 metres.
ii) Pylon sign – 3 metres.

(d) Minimum Side Yard Depth
i) Pylon sign – 1.5 metres.

18.5.22 Special Zone (By-law 157-2004)

(a) Area Affected
C7-22 as shown on Zoning Map 23-2.

(b) Additional Permitted Uses
Gas bar.
Convenience store retail space accessory to a gas bar.
Uses accessory to the foregoing.

(c) Additional Permitted Buildings and Structures
Buildings and structures for the uses permitted by 18.5.22(b).

(d) Maximum Floor Space
160 square metres for the uses permitted by 18.5.22(b).

(e) Minimum Number of Parking Spaces
4.5 spaces per 100m^2 of floor area.

(f) Landscaped Areas
The lands designated as "landscaped area" on Special Zoning Map 23-2 shall not be used except as a landscape area.

(g) Exceptions
The provisions of subsections 18.4.1.3, 18.4.1.4 and 18.4.1.5 shall not apply to the area affected.

18.5.23 Special Zone (By-law 97-2006)

(a) Area Affected
C7-23 as shown on Special Zoning Map 18-41.

(b) Additional Permitted Use
Convenience store.
Uses accessory to the foregoing.

(c) Location of Additional Permitted Uses
The additional uses permitted by paragraph 18.5.23(b) shall only be permitted within the building existing as at the date of passing of this by-law.

(d) Maximum Floor Area
The maximum floor area for the uses permitted by paragraph 18.5.23(b) shall be 55.74 square metres.

(e) Minimum Number of Parking Spaces
5 spaces for the uses permitted by paragraph 18.5.23(b).

18.5.24 Special Zone (By-law 132-2007)

(a) Area Affected
C7-24 as shown on Special Zoning Map 28-5.

(b) Additional Permitted Uses
Restricted business office.

(c) Additional Permitted Buildings and Structures
Buildings and structures for the uses permitted 18.5.24(b).

(d) Rear Yard
4 metres

(e) Location of Signs
Notwithstanding any other provisions of this by-law, one permitted sign per lot may be located within the required front yard.

18.5.25 Special Zone (By-law 132-2007)

(a) Area Affected
C7-25 as shown on Special Zoning Map 28-5.

(b) Additional Permitted Uses
Restricted business office.

(c) Additional Permitted Buildings and Structures
Buildings and structures for the uses permitted by 18.5.25(b).

(d) Location of Signs
Notwithstanding any other provisions of this by-law, one permitted sign per lot may be located within the required front yard.

18.5.26 Special Zone (By-law 92-2008)

(a) Area Affected
C7-26 as shown on Special Zoning Map 13-7.

(b) Additional Permitted Use
Retail sale of furniture.

(c) Additional Permitted Buildings and Structures
Buildings and structures for the uses permitted by (b) of this paragraph 18.5.26.

(d) Maximum Lot Coverage
40%

(e) Maximum Floor Area
1,083 square metres for the use permitted by (b) of this paragraph 18.5.26.

18.5.27 Special Zone (By-law 10-2014)

(a) Area Affected
C7-27 as shown on Special Zoning Map 28-6.

(b) Additional Permitted Use
Transportation business.

(c) Additional Permitted Buildings and Structures
Buildings and structures for the additional uses permitted by (b) of this paragraph 18.5.27.

18.5.28 Special Zone (By-law 110-2017)

(a) Area Affected
C7-28 as shown on Special Zoning Map 28-7.

(b) Additional Permitted Use
Residential use.

(c) Additional Permitted Buildings and Structures
A mobile home may be used for the additional uses permitted by (b) of this paragraph 18.5.28.

(d) Exception
The provisions of Subsections 4.1.10, 18.1 and 18.2 shall not apply to the area affected.

18.5.29 Special Zone (By-law 14-2018)

(a) Area Affected
C7-29 as shown on Special Zoning Map 12-12.

(b) Additional Permitted Use
Gas bar.
Convenience store.
Accessory uses.

(c) Front Yard Setback – Pump Island
Notwithstanding the provisions of Subsection 18.4.1.3, the pump island and canopy shall maintain a minimum setback of 9 metres from the front lot line.

18.5.30 Special Zone (By-law 12-2020)

(a) Area Affected
C7-30 as shown on Special Zoning Map 12-14.

(b) Additional Permitted Use
Retail store selling nutritional and health supplements.

Clinic.
Accessory uses.

(c) Additional Permitted Buildings and Structures
Buildings and structures for the additional uses permitted by 18.5.30(b)

18.5.31 Special Zone (By-law 131-2021)

(a) Area Affected
C7-31 as shown on Special Zoning Map 30-14.

(b) Additional Permitted Use
Business office.
A detached storage building accessory to a permitted business office use.
Accessory uses.

(c) Additional Permitted Buildings and Structures
Buildings and structures for the additional uses permitted by 18.5.31(b).

(d) Maximum Floor Area
(i) Business office: 650m^2
(ii) Detached storage building: 175m^2

(e) Required Minimum Number of Parking Spaces
13 spaces.

18.5.32 Special Zone (By-law 115-2022)

(a) Area Affected
C7-32 as shown on Special Zoning Map 17-24.

(b) Additional Permitted Use
Medical centre.
Accessory uses.

(c) Minimum Lot Area
9,800m^2.

(d) Minimum Number of Parking Spaces
124.

(e) Definition
"Medical centre" means a building or part thereof, other than a hospital, used solely for the purpose of consultation, diagnosis and treatment of human patients by one or more legally qualified physicians, dentists, optometrists, chiropodists, osteopaths, chiropractors, registered massage therapists, physiotherapists or drugless practitioners, together with their qualified assistants, and without limiting the generality of the foregoing, the building may include administrative offices, waiting rooms, treatment rooms, laboratories, pharmacies and dispensaries accessory to and directly associated with the centre and shall not include accommodation for in-patient care or rooms for major surgery.

18.5.33 Special Zone (By-law 60-2024)

(a) Area Affected
C7-33 as shown on Special Zoning Map 17-26.

(b) Additional Permitted Uses
Personal service shop.

Drug store.
Craft brewery/winery.
Building supply business.
Entertainment Centre.
Accessory uses.

(c) Outdoor Storage

No outdoor storage shall be permitted accessory to a permitted building supply business.

(d) Minimum Parking Requirement

3.5 spaces per 100 sq. m of floor area.

(e) Zoning Requirements

The Area Affected in Section 18.5.33(a) may consist of Lots that are owned by one or more persons. Where any part of the land is conveyed or otherwise dealt with, the provisions of Section 18.5.33 and any other regulations of By-law 50-88 are hereby deemed to apply to the land as a whole and to any building or structure thereon in the same manner and to the same extent as if the conveyance was not given, so long as the land and any building or structure thereon are used and continue to be used for the purpose for which the development was approved.

SECTION 19 – RESTRICTED COMMERCIAL ZONE – C8

19.1 PERMITTED USES

In this zone, no land, building or structure shall be used except for the following purposes:

(a) Restricted business office
(b) Townhouse dwelling
(c) Apartment dwelling
(d) Multiple dwelling
(e) Institution
(f) Uses accessory to the foregoing

19.2 PERMITTED BUILDINGS AND STRUCTURES

In this zone, no building or structure shall be erected except for a use permitted by subsection 19.1.

19.3 SERVICES REQUIRED

In this zone, no building or structure shall be erected or used for any purpose permitted by subsection 19.1 unless the following municipal services are available to service the building or structure and the land on which it is situate:

i) a water supply system; and
ii) a sanitary sewage system and a storm sewage system or a combined sanitary and storm sewage system.

19.4 ZONE REGULATIONS

19.4.1 In this zone, no building or structure shall be erected or land, building or structure used except in accordance with the regulations set forth below.

19.4.1.1 Minimum Lot Area

No minimum

19.4.1.2 Minimum Lot Frontage

No minimum

19.4.1.3 Minimum Front Yard Depth

3 metres

19.4.1.4 Minimum Side Yard Depth

2 metres

19.4.1.5 Minimum Rear Yard Depth

3 metres

19.5 SPECIAL PROVISIONS

The provisions of subsections 19.1 to 19.4 inclusive and all other applicable provisions of this by-law shall apply to the use of land and to the erection and use of buildings and structures in each special zone in this subsection except that where there is a conflict between the provisions of the special zone and the provisions of subsections 19.1 to 19.4 inclusive or any other applicable provisions in this by-law, the provisions of the special zone shall prevail.

In addition, the provisions of each special zone shall, unless otherwise provided in such special zone, apply only to the use of land permitted in the special zone and to the erection and use of buildings and structures permitted in the special zone.

19.5.1 Special Zone

(a) Area Affected
C8-1 as shown on Zoning Maps 9 and 10.

(b) Additional Permitted Uses
Business office
Personal service shop
Retail store
Uses accessory to the foregoing

(c) Additional Buildings and Structures
Buildings and structures for uses permitted by (b) of this paragraph 19.5.1

19.5.2 Special Zone (By-law 32-2003)

(a) Area Affected
C8-2 as shown on Special Zoning Map 15-18.

(b) Additional Permitted Uses
Clinic

(b) Additional Permitted Buildings and Structures
Buildings and structures for the use permitted by 19.5.2(b).

19.5.3 Special Zone (By-law 152-2007)

(a) Area Affected
C8-3 as shown on Special Zoning Map 15-19.

(b) Additional Permitted Uses
Clinic.

(c) Additional Permitted Buildings and Structures
Buildings and structures for the uses permitted by 19.5.3(b).

19.5.4 Special Zone (By-law 159-2007)

(a) Area Affected
C8-4 as shown on Special Zoning Map 15-20.

(b) Additional Permitted Uses
Clinic.

(c) Additional Permitted Buildings and Structures
Buildings and structures for the uses permitted by 19.5.4(b).

19.5.5 Special Zone (By-law 73-2010)

(a) Area Affected
C8-5 as shown on Special Zoning Map 15-21.

(b) Additional Permitted Uses
Clinic.

(c) Additional Permitted Buildings and Structures
Buildings and structures for the uses permitted by 19.5.5(b).

19.5.6 Special Zone (By-law 169-2012)

(a) Area Affected
C8-6 as shown on Special Zoning Map 15-27.

(b) Additional Permitted Uses
Clinic.

(c) Additional Permitted Buildings and Structures
Buildings and structures for the uses permitted by 19.5.6(b).

19.5.7 Special Zone (By-law 55-2013)

(a) Area Affected
C8-7 as shown on Special Zoning Map 15-28.

(b) Only Permitted Uses
Clinic.
Restricted Business Office.
Uses existing on the day of passing of this by-law.
Uses accessory to the foregoing.

(c) Additional Permitted Buildings and Structures
Buildings and structures for the uses permitted by 19.5.7(b).

(d) Required Minimum Number of Parking Spaces
20 located within the area affected.

19.5.8 Special Zone (By-law 14-2016)

(a) Area Affected
C8-8 as shown on Special Zoning Map 9-8.

(b) Additional Permitted Uses
Business office
Personal service shop
Retail store
Single detached dwelling
Accessory uses

(c) Additional Buildings and Structures
Buildings and structures for the uses permitted by (b) of this paragraph 19.5.8.

19.5.9 Special Zone (By-law 167-2016)

(a) Area Affected
C8-9 as shown on Special Zoning Map 9-9.

(b) Additional Permitted Uses
Business office
Personal service shop
Retail store
Residential use to a maximum of three dwelling units
Accessory uses

(c) Additional Buildings and Structures
Buildings and structures for the uses permitted by (b) of this paragraph 19.5.9.

19.5.10 Special Zone (By-law 169-2016)

(a) Area Affected
C8-10 as shown on Special Zoning Map 15-32.

(b) Additional Permitted Uses
Residential use to a maximum of two dwelling units
Accessory uses

(c) Additional Buildings and Structures
Buildings and structures for the uses permitted by (b) of this paragraph 19.5.10.

19.5.11 Special Zone (By-law 153-2020)

(a) Area Affected
C8-11 as shown on Special Zoning Map 15-40

(b) Additional Permitted Use
Clinic
Spa

Section 15A – Power Centre Zone – C10 (By-law 171-2000)

15A.1 General Purpose of Zone

This zone provides for and regulated a range of service and retail uses which are intended to implement the policies of the "Secondary Commercial" land use designation of the Official Plan.

The Secondary Commercial Zone anticipates a retail campus comprising a variety of attached and detached structures for a range of small and medium format retail uses which are integrated by means of a single Site Plan approved under Section 41 of the *Planning Act.* In keeping with the theme of the Secondary Commercial Zone, restrictions limit the number of smaller ("ancillary") Retail Stores that are permitted in the Zone.

15A.2 Permitted Uses

In this zone, no land, building or structure shall be used except for the following purposes:

(a) Retail Store
(b) Home and Auto Supply Store
(c) Retail Food Store
(d) Restaurant
(e) Drive-in Restaurant
(f) Theatre
(g) Gas Bar
(h) Automobile Service Business
(i) Business Office
(j) Clinic
(k) Drug Store
(l) Personal Service Shop
(m) Tavern
(n) Entertainment centre (By-law 96-2023)
(o) Uses accessory to the foregoing

15A.3 Permitted Buildings and Structures

In this zone, no building or structure shall be erected except for the uses permitted in subsection 15A.2

15A.4 Services Required

No building or structure shall be erected or used for any purpose permitted by subsection 15A.2 unless the following municipal services are available to service the building or structure and the land on which it is situate:

iii) a water supply system; and
iv) a sanitary sewage system and a storm sewage system.

15A.5 Zone Regulations

15A.5.1 In this zone, no building or structure shall be erected or land, building or structure used except in accordance with the regulations set forth below.

15A.5.2 Minimum Lot Area
19 hectares

15A.5.3 Minimum Lot Frontage
60 metres

15A.5.4 Location of Buildings and Structures
No part of any building shall be erected within 6 metres of a lot line within the area affected.

15A.5.5 Maximum Height of Buildings and Structures
Theatres – 13.7 m
All other uses – 9.2 m

15A.5.6 Landscaped Area Minimum
10%

15A.5.7 Required Minimum Number of Parking Spaces
5.5 spaces per 100m² of floor area

15A.5.8 Gross Leasable Floor Area

i) The Gross Leasable Floor Area of all buildings within this zone shall not exceed 37,160 square metres
ii) The Gross Leasable Floor Area of a Department Store within this zone shall not exceed 9,755 square metres.

15A.5.9 Regulations Applicable to Retail Stores

i) Gross Leasable Floor Area minimum for any Retail Store – 275 square metres.
ii) No more than 10% of the total Gross Leasable Floor Area constructed on a Lot shall consist of ancillary Retail Stores which have individual Gross Leasable Floor Areas of less than 465 square metres.
iii) Home Improvement Centres are prohibited.

15A.5.10 Lot Area Requirements
A Power Centre Zone may consist of Lots that are owned by one or more persons. Where the development of the land is approved under Section 41 of the Planning Act and, pursuant to a consent subsequently given under Section 53 of the Planning Act or pursuant to an approval or exemption subsequently given under Section 50 of the Condominium Act, any part of the land is conveyed or otherwise dealt with, the provisions of Section 15A and any other regulations of By-law 50-88 are hereby deemed to apply to the land as a whole and to any building or structure thereon in the same manner and to the same extent as if the consent, approval or exemption was not given, so long as the land and nay building or structure thereon are used and continue to be used for the purpose for which the development was approved.

15A.5.11 Holding Zone Provisions
Where the symbol “h” appears on a Zoning Map or on a Special Zoning Map with a Zone Symbol or Special Zone Symbol, notwithstanding the provisions of that zone or special zone, unless this by-law has been amended to remove the relevant “h” symbol, those lands shall not be developed or used except in compliance with the provisions of the applicable zone, or for such other uses set out in the relevant Holding Provisions below. The relevant holding provisions are denoted by the number (if any) immediately following the symbol “h” on the Zoning Map or Special Zoning Map.

i) Environmental Remediation – To ensure that environmental concerns are addressed, the “h1” symbol will not be deleted from the Zone until a report and soil remediation action plan prepared by a qualified consultant in accordance with Ministry of Environment publication entitles “Guideline for Use of Contaminated Sites in Ontario” June, 1996 as revised, is filed with and is accepted (in writing) by the City.

ii) Gross Leasable Floor Area – Interim Limit Applicable to Retail Floor Area – Retail Food Store – To ensure that the construction of new retail food store facilities does not outpace the increase in market demand, the total Gross Leasable Floor Area for use by a Food Store shall be limited to a maximum of 2230 square metres while the “h2” symbol applies. The “h2” symbol shall not be deleted from the Zone until either:

a) a report prepared by a qualified retail analyst is filed with and accepted (in writing) by the City or;

b) documentation is filed with and accepted (in writing) by the City confirming that new retail food store floor space proposed is a relocation of an existing retail food store located within the trade area.

iii) Gross Leasable Floor Area – Interim Limit Applicable to Retail Floor Area – Retail Store – To ensure that the construction of new retail facilities does not outspace the increase in market demand, the total Gross Leasable Floor Area for retail stores, excluding a department store or a retail food store, shall be limited to a maximum of 9, 290 square metres while the "h3" symbol applies. The "h3" symbol shall not be deleted from the Zone until a report prepared by a qualified retail analyst is filed with and accepted (in writing) by the City.

15A.5.12 Definitions

For the purposes of Section 15A,

i) "Retail Food Store" means a retail store selling predominately food, and associated food preparation supplies, household cleaning supplies, paper products and other small household items;
ii) "Theatre" means a building, or part thereof, used for the preparation of the performing arts;
iii) "Home and Auto Supply Store" means a building, or part thereof, used for the sale of merchandise for the home and automobile including such goods as paint, hardware, electrical, plumbing, housewares, home appliances, sporting goods, lawn and garden supplies, and automobile supplies, and may include an associated automobile repair garage and gas bar;
iv) "Home Improvement Centre" means a retail store devoted to the sale of goods or materials required for the construction or alteration of buildings, including such merchandise as wall paneling, wood products, sheet glass products, windows and mirrors, floor, wall and ceiling tiles, paint and wallpaper, bathroom and kitchen cupboards and fixtures, landscaping materials and similar goods. Open storage may be permitted as an accessory use;
v) "Site Plan" means a plan or plans approved by the Municipal Council under Section 41(4) of the Planning Act showing the location of all buildings and structures to be erected on a parcel of land and showing the location of all facilities and works which the Council has required in connection with the development of that parcel of land.
vi) "Retail Store" includes a department store.

15A.5.13 Exceptions

The provisions of paragraph 2.2.1, 2.2.2 and 2.2.3 shall not apply to the area affected.

15A.5.14 SPECIAL PROVISIONS (By-law 78-2002)

The provisions of subsections 15A.1 to 15A.5.13 inclusive and all other applicable provisions of this by-law shall apply to the use of land and to the erection and use of buildings and structures in each special zone in this subsection except where there is a conflict between the provisions of the special zone and the provisions of subsections 15A.1 to 15A.5.13 inclusive or any other applicable provisions in this by-law, the provisions of the special zone shall prevail.

In addition, the provisions of each special zone shall, unless otherwise provided in such special zone, apply only to the use of land permitted in the special zone and to the erection and use of buildings and structures permitted in the special zone.

15A.5.14.1 Special Zone

(a) Area Affected
C10-1 as shown on Special Zoning Map 11-15.

(b) Additional Permitted Use
Automatic car wash

(c) Additional Permitted Buildings and Structures
Buildings and structures for the uses permitted by 15A.5.14.1(b).

15A.5.14.2Special Zone (By-law 166-2007)

(a) Area Affected
C10-2 as shown on Special Zoning Map 12-9.

(b) GROSS LEASABLE FLOOR AREA

i) Interpretation
The C10 zone regulations contain restrictions upon Gross Leasable Floor Area which are applicable to the subordinate (e.g. C10-1 and C10-2) zones.

ii) Maximum GLFA in C10 Zone
For the purpose of calculating Gross Leasable Floor Area on the whole of the area zoned C10, the Gross Leasable Floor Area of the land zoned C10-2 shall be taken as 9,905 square metres.

iii) Maximum GLFA in C10-2 Zone
Notwithstanding the restrictions upon Gross Leasable Floor Area which apply under the regulations of the C10 zone, the Gross Leasable Floor Area of all buildings within the C10-2 shall, in the aggregate, not exceed 15,515 square metres.

iv) Maximum GLFA Retail Store
The Gross Leasable Floor Area of any Retail Store within the C10-2 shall not exceed 15,515 square metres, of which the aggregate Gross Leasable Floor Area devoted to the display, cold storage and preparation of food within the C10-2 zone, whether a component of a Retail Store or otherwise, shall not exceed 4,645 square metres and the sale of non-food products shall not exceed 10,870 square metres.

15A.5.14.3Special Zone (By-law 38-2010)

(a) Area Affected
C10-3 as shown on Special Zoning Map 11-20 and Map 12-10.

(b) Gross Leasable Floor Area

i) Interpretation The C10 zone regulations contain restrictions upon Gross Leasable Floor Area which are applicable to the subordinate (e.g. C10-1, C10-2 and C10-3) zones.

ii) Maximum GLFA in C10 Zone Notwithstanding the restrictions upon Gross Leasable Floor Area which apply under the regulations of the C10 zone, an additional 1,398 square metres of Gross Leasable Floor Area shall be permitted in the C10 zone, which additional Gross Leasable Floor Area shall be allocated to the C10-3 Zone.

iii) Maximum GLFA in C10-3 Zone Notwithstanding the restrictions upon Gross Leasable Floor Area which apply under the regulations of the C10 zone, the Gross Leasable Floor Area of all buildings within the C10-3 shall, in the aggregate, not exceed 2,137 square metres.

(c) Timing

i) The opening to the public of an Office Supply Store with a Gross Leasable Floor Area of more than 739 square metres in the C10-3 Zone shall not occur prior to March 31, 2011.

ii) Prior to March 1, 2014, the additional 1,398 square metres of Gross Leasable

Floor Area permitted in the C10-3 Zone shall be limited to an Office Supply Store, which store shall not exceed the Maximum Gross Leasable Floor Area of 2,137 square metres. After March 1, 2014, the additional 1,398 square metres of Gross Leasable Floor Area in the C10-3 Zone may be used for any permitted use(s) in the C10 Zone.

iii) For the purposes of this subsection, Office Supply Store means a retail store which sells stationery, office equipment, business machines, office furnishings, computers, computer software and peripheral devices, or any one or more of these types of merchandise, as its primary retail focus. An office supply store may also offer office services, such as: cleaning supplies, photocopy and printing services, computer services, and ancillary retail products.

SECTION 20 – MIXED USE DEVELOPMENT ZONE – MU (By-law 74-2018)

20.1 PERMITTED USES

In this zone, no land, building or structure shall be used except for the following purposes:

i) Commercial Uses:
- (a) automotive service business
- (b) business office
- (c) car wash
- (d) clinic
- (e) drive-in restaurant
- (f) drug store
- (g) gas bar
- (h) hotel/motel
- (i) personal service shop
- (j) private recreation facility
- (k) restaurant
- (l) retail store
- (m) specialty food store
- (n) tavern
- (o) theatre
- (p) entertainment centre (By-law 96-2023)
- (q) uses accessory to the foregoing

ii) Residential Uses:
- (a) apartment dwelling
- (b) multiple dwelling
- (c) townhouse dwelling

20.2 PERMITTED BUILDINGS AND STRUCTURES

In this zone, no building or structure shall be erected except for the uses permitted in subsection 20.1.

20.3 SERVICES REQUIRED

No building or structure shall be erected or used for any purpose permitted by subsection 20.1 unless the following municipal services are available to service the building or structure and the land on which it is situate:

i) a water supply system; and

ii) a sanitary sewage system and a storm sewage system.

20.4 ZONE REGULATIONS

20.4.1 In this zone, no building or structure shall be erected or land, building or structure used except in accordance with the regulations set forth below.

20.4.2 MINIMUM LOT AREA

1.2 hectares.

20.4.3 MINIMUM LOT FRONTAGE

50 metres.

20.4.4 LOCATION OF BUILDINGS AND STRUCTURES

Within this zone, no part of any building, driveway, parking or loading area shall be erected within 3 metres of any lot line.

20.4.5 LOT AREA REQUIREMENTS

The Mixed Use Development Zone may consist of lots that are owned by one or more persons. Where the development of the land is approved under Section 41 of the Planning Act and, pursuant to a consent subsequently given under section 53 of the Planning Act or pursuant to an approval or exemption subsequently given under section 50 of the Condominium Act, any part of the land is conveyed or otherwise dealt with, the provisions of Section 20 and any other regulations of By-law 50-88 are hereby deemed to apply to the

land as a whole and to any building or structure thereon in the same manner and to the same extent as if the consent, approval or exemption was not given, so long as the land and any building or structure thereon are used and continue to be used for the purpose for which the development was approved.

20.5 REGULATIONS APPLICABLE TO COMMERCIAL USES

20.5.1 MAXIMUM HEIGHT OF BUILDINGS AND STRUCTURES
Theatre – 13.7 metres.
All other uses – 9.2 metres.

20.5.2 LANDSCAPED AREA MINIMUM
10%

20.5.3 REQUIRED MINIMUM NUMBER OF PARKING SPACES
5.5 spaces per 100m^2 of floor area.

20.5.4 GROSS LEASABLE FLOOR AREA
i) The Gross Leasable Floor Area of all commercial uses within this zone shall not exceed 16,722 square metres.
ii) Gross Leasable Floor Area minimum for any Retail Store - 280 square metres.
iii) Service commercial, personal service, offices and restaurant uses incorporated into a mixed use built form development are not subject to 20.5.4(i).

20.6 REGULATIONS APPLICABLE TO RESIDENTIAL USES

20.6.1 MAXIMUM HEIGHT OF BUILDINGS AND STRUCTURES
i) Townhouses – 5 storeys
ii) Apartments – 45 metres.
iii) Multiple Dwelling – 11 metres
iv) Accessory Buildings and Structures – 4 metres

20.6.2 LANDSCAPED AREA MINIMUM
25%

20.6.3 REQUIRED MINIMUM NUMBER OF PARKING SPACES
1.25 spaces per dwelling unit.

20.6.4 RESIDENTIAL DENSITIES
i) Townhouses and multiple dwelling – 25 to 75 units per hectare.
ii) Apartments – 25 to 250 units per hectare.
Residential development within the zone may be phased, with an overall minimum density of 25 units per hectare (200 units) required at build-out.

20.6.5 MINIMUM DWELLING UNIT FLOOR AREA

Unit Type	Multiple Dwelling	Townhouse	Apartment
Bachelor	--	--	28m^2
One bedroom	--	--	42m^2
Two bedroom	56m^2	56m^2	56m^2
Three bedroom	70m^2	70m^2	70m^2

20.7 HOLDING ZONE PROVISIONS
Where the symbol "h" appears on a Zoning Map or on a Special Zoning Map with a Zone Symbol or Special Zone Symbol, notwithstanding the provisions of that zone or special zone, unless this by-law has been amended to remove the relevant "h" symbol, those lands shall not be developed or used except in compliance with the provisions of the applicable zone, or for such other uses set out in the relevant Holding Provisions below. The relevant holding provisions are denoted by the number (if any) immediately following the symbol "h" on the Zoning Map or Special Zoning Map.

i) Environmental Remediation - To ensure that environmental concerns are addressed, the "h1" symbol will not be deleted from the Zone until

a) a written report prepared by a qualified person is filed with and accepted (in writing) by the City, confirming that the soils meet Provincial criteria for the proposed use; or

b) a Record of Site Condition (RSC) has been issued under Ontario Regulation 153/04, confirming the soils meet Provincial criteria for the proposed use.

ii) Gross Leasable Floor Area - Interim Limit Applicable to Gross Leasable Floor Area for a Specialty Food Store Use - To ensure that the construction of new specialty food store facilities does not outpace the increase in market demand, the total Gross Leasable Floor Area for use by a Specialty Food Store shall be limited to a maximum of 550 square metres while the "h2" symbol applies. The "h2" symbol shall not be deleted from the Zone until a report prepared by a qualified retail analyst is filed with and accepted (in writing) by the City.

iii) Gross Leasable Floor Area - Interim Limit Applicable to Gross Leasable Floor Area for Commercial Uses - To ensure that the construction of new retail facilities does not outpace the increase in market demand, the total Gross Leasable Floor Area for commercial uses shall be limited to a maximum of 14,626 square metres while the "h3" symbol applies. The "h3" symbol shall not be deleted from the Zone until a report prepared by a qualified retail analyst is filed with and accepted (in writing) by the City.

20.8 DEFINITIONS

For the purposes of Section 20:

i) "SPECIALTY FOOD STORE" means a retail establishment that sells only specialized types or classes of foods and accessory foods, or foods targeting a specific market including, but not limited to, organic foods, kosher foods, produce markets, delicatessen, ethnic foods, and gluten free or other foods for special diets.

ii) “TOWNHOUSE DWELLING” means a building containing three or more attached dwelling units in a single row, each of which dwelling units has an independent entrance from the outside and is vertically separated from any abutting dwelling unit, and may include variations such as stacked townhouse, back to back townhouse, and combinations thereof.

20.9 SPECIAL PROVISIONS (By-law 77-2022)

The provisions of subsections 20.1 to 20.8 inclusive and all other applicable provisions of this by-law shall apply to the use of land and to the erection and use of buildings and structures in each special zone in this subsection except that where there is a conflict between the provisions of the special zone and the provisions of subsections 20.1 to 20.8 inclusive or any other applicable provisions in this by-law, the provisions of the special zone shall prevail.

In addition, the provisions of each special zone shall, unless otherwise provided in such special zone, apply only to the use of land permitted in the special zone and to the erection and use of buildings and structures permitted in the special zone.

20.9.1 Special Zone (By-law 77-2022)

(a) Area Affected
MU-1 as shown on Special Zoning Map 11-24.

(b) Additional Permitted Use
Notwithstanding the provisions of Subsection 4.1.14, one electronic billboard shall be permitted.

(c) Maximum Surface Area
20m^2 per side.

(d) Maximum Height
9 metres.

SECTION 21 – EMPLOYMENT ZONES (By-law 74-2018)

21.1 General Use Regulations Applicable to Employment Zones

The provisions of paragraph 21.1.1 and all other paragraphs of this subsection 21.1 shall, unless the context otherwise requires, apply to all lands, buildings and structures in each Employment Zone and in the event of any conflict between any provision in any paragraph in this subsection 21.1 and any provision in section 21A to 22 inclusive, the provisions of the paragraph in this section shall prevail.

21.1.1 Emergency Services Facilities

Emergency services facilities that have been approved by the City shall be permitted in any Employment Zone.

21.1.2 Location of Driveways

No land shall be used in any Employment Zone as a driveway for motor vehicles if any part of such driveway, where it intersects or crosses a front lot line or an exterior lot line, is within 16 metres of the intersection of any front lot line and an exterior lot line of any corner lot.

21.1.3 Storage in Yards

No land in any front yard, exterior side yard and exterior rear yard in any Employment Zone shall be used for the storing, keeping, piling or placing of any substance or thing and without limiting the generality of the foregoing, any raw material, waste, good, container, equipment or machinery.

21.1.4 Substandard Lots in Employment Zones

21.1.4.1 Where an existing building is located on a lot having less than the minimum lot frontage, lot area, setback, front yard depth, side yard depth or rear yard depth required by this by-law, the said building may be enlarged, reconstructed, repaired or renovated provided that the enlargement, reconstruction, repair or renovation does not further reduce any setback, front yard depth, side yard depth, or rear yard depth which is less than the minimum required by this by-law and all other applicable provisions of this by-law are complied with.

21.1.4.2 An existing lot having less than the minimum lot frontage or minimum lot area required by this by-law may be used for any purpose permitted in any Employment Zone provided all other applicable provisions of this by-law are complied with and there are available to service the building or structure thereon and the lands on which it is situate:

(a) a municipal water supply system; and
(b) a municipal sanitary sewage system, and a municipal storm sewage system.

21.1.5 Use of Land for Parking

(a) Subject to the provisions of 21.1.5(b), no part of any lot shall be used for the parking of a motor vehicle or a trailer.
(b) Subject to the provisions of paragraph 4.1.9.1 and 21.1.5(c), a parking lot or parking space may be located anywhere in an Employment Zone and may be used for the parking of a motor vehicle or a trailer.
(c) No parking lot or parking space shall be located or used:
    (i) within those parts of a corner lot as described in clauses 4.1.6.1 and 4.1.6.2 in which no building or structure may be erected or used, or
    (ii) within a landscaped area.

21.1.6 Parking Requirements

The owner or occupant of any building or structure erected within an Employment Zone and used for a purpose permitted in the zone in which such building or structure is erected, shall provide and maintain on the lot on which such building or structure is erected, a parking lot containing the minimum number of parking spaces set forth below.

Permitted Purpose or Use:	Minimum Number of Parking Spaces:
(a) Warehousing	1 space per 200 m^2 of the first 1000 m^2 of floor area and 1 space per 450 m^2 of the remainder of the floor area in excess of 1000 m^2.
(b) Building Supply Business & Wholesale Business	4.5 spaces per 100m^2 of floor area.
(c) Automobile Service Business	4.5 spaces per 100m^2 of floor area plus 5 spaces for temporary vehicle storage.
(d) Business Office	3.0 spaces per 100m^2 of floor area.
(e) Manufacturing	2 spaces per 100m^2 of the first 1000m^2 of floor area and 1 space per 100m^2 of the remainder of the floor area in excess of 1000m^2.
(f) Restaurant	20 spaces per 100m^2 of floor area
(g) All Other Uses	1 space per 30m^2 of floor area.

SECTION 21A – EMPLOYMENT LANDS ZONE - EL (By-law 74-2018)

21A.1 PERMITTED USE

In this zone, no land, building or structure shall be used except for the following purposes:

(a) adult entertainment parlour
(b) agriculture
(c) animal clinic
(d) auction sales
(e) automotive body shop
(f) automotive service business
(g) automotive trade
(h) builders depot
(i) bulk storage
(j) business of leasing vehicles and equipment
(k) car rental business
(l) construction trade
(m) industrial repair shop
(n) machine shop
(o) manufacturing
(p) non-retail service commercial uses
(q) pharmaceutical and medical product industry
(r) private recreation facilities
(s) railway
(t) self storage business
(u) scientific and technology development
(v) transport trucking terminal
(w) warehousing
(x) wholesale establishment
(y) uses accessory to the foregoing

21A.2 PERMITTED BUILDINGS AND STRUCTURES

In this zone, no building or structure shall be erected except for the uses permitted in subsection 21.1.

21A.3 SERVICES REQUIRED

In this zone, the following requirements for services apply:

(a) no building or structure shall be erected or used for any purpose permitted by subsection 21.1 unless the following municipal services are available to service the building or structure and the land on which it is situate:
    i) a water supply system; and
    ii) a sanitary sewage system and a storm sewer system.

21A.4 ZONE REGULATIONS

21A.4.1 In this zone, no building or structure shall be erected or land, building or structure used except in accordance with the regulations set forth below.

21A.4.1.1 Minimum Lot Area

No minimum.

21A.4.1.2 Minimum Lot Frontage

15 metres.

21A.4.1.3 Front Yard Depth

6.0 metres.

21A.4.1.4 Minimum Rear Yard Depth

1 metre except where the rear yard of a lot within this zone abuts a Residential Zone or a street, in which case the minimum rear yard depth shall be 6 metres.

21A.4.1.5 Minimum Side Yard Depths

(a) Interior Lot- Where neither interior side yard abuts a Residential Zone, the total

depth of both side yards shall not be less than 6 metres but neither yard shall be less than 1 metre. Where an interior side yard abuts a Residential Zone, the minimum side yard depth shall be 6 metres on the side that so abuts and shall be 1 metre on the other side.

(b) Exterior Lot - The minimum exterior side yard depth shall be 6 metres. The minimum interior side yard depth shall be 1 metre unless such yard abuts a Residential Zone, in which case, the minimum interior side yard depth shall be 6 metres.

21A.4.1.6 Maximum Height

No maximum.

21A.4.1.7 Adult Entertainment Parlour

In this zone, no building or structure shall be erected or used for the purposes of an Adult Entertainment Parlour if the lot on which such Adult Entertainment Parlour is located is within 500 metres, measured in a continuous path over the shortest distance, of a residence, a school, a church, a day care or a public park in this zone or any other zone or a Residential or Open Space and Park Zone.

21A.5 HOLDING ZONE PROVISIONS

Where the symbol "h" appears on a Zoning Map or on a Special Zoning Map with a Zone Symbol or Special Zone Symbol, notwithstanding the provisions of that zone or special zone, unless this by-law has been amended to remove the relevant "h" symbol, those lands shall not be developed or used except in compliance with the provisions of the applicable zone, or for such other uses set out in the relevant Holding Provisions below. The relevant holding provisions are denoted by the number (if any) immediately following the symbol "h" on the Zoning Map or Special Zoning Map.

21A.5.1 Permitted Interim Uses

Existing uses.

21A.5.2 Holding Zone Provisions

To ensure the orderly development of the lands, the “h” symbol shall not be removed until supporting documentation has been completed to the satisfaction of the City, including but not limited to:

- Natural heritage review (environmental impact, scoped subwatershed or master drainage plan)
- Municipal servicing report (sanitary & sanitary capacity, piped water, storm water management)
- Traffic impact assessment
- Transit review
- Utilities

21A.6 SPECIAL PROVISIONS

The provisions of subsections 21A.l to 21A.4 inclusive and all other applicable provisions of this by-law shall apply to the use of land and to the erection and use of buildings and structures in each special zone in this subsection except that where there is a conflict between the provisions of the special zone and the provisions of subsections 21A.l to 221.4 inclusive or any other applicable provisions in this by-law, the provisions of the special zone shall prevail. In addition, the provisions of each special zone shall, unless otherwise provided in such special zone, apply only to the use of land permitted in the special zone and to the erection and use of buildings and structures permitted in the special zone.

21A.6.1 Special Zone

(a) Area Affected

EL-1 as shown on Zoning Map 13.

(b) Additional Permitted Uses

Salvage and wrecking operations.

(c) Additional Buildings and Structures
Buildings and structures for the additional uses permitted by (b) of this paragraph 21A.5.1.

21A.6.2 Special Zone

(a) Area Affected
EL-2 as shown on Zoning Map 8.

(b) Additional Permitted Uses
Restricted business office.

(c) Additional Buildings and Structures
Buildings and structures for the additional uses permitted by (b) of this paragraph 21A.5.2.

21A.6.3 Special Zone

(a) Area Affected
EL-3 as shown on Zoning Map 30.

(b) Additional Permitted Uses
Church.
Accessory uses.

(c) Additional Buildings and Structures
Buildings and structures for the additional uses permitted by (b) of this paragraph 21A.5.3.

21A.6.4 Special Zone

(a) Area Affected
EL-4 as shown on Zoning Map 8.

(b) Additional Permitted Uses
Home improvement store and donation centre
Accessory uses.

(c) Outdoor Storage
A fenced outdoor storage area may be permitted in accordance with the regulations found in Subsection 4.4.2 of this By-law.

(d) Maximum Gross Floor Area
The maximum gross floor area permitted for the use permitted by (b) of this paragraph 21A.5.4 is 1,800m^2.

(e) Definition
For the purposes of this subsection 21A.5.4, "Home improvement store and donation centre" means a non-profit retail store devoted to the sale of goods and materials required for the construction and alteration of buildings, including such merchandise as wall paneling, wood products, sheet glass products, windows and mirrors, floor, wall and ceiling tiles, bathroom and kitchen cupboards and fixtures, doors, furniture, appliances and similar goods, all of which have been donated by homeowners, contractors and businesses.

21A.6.5 Special Zone

(a) Area Affected
EL-5 as shown on Zoning Map 7.

(b) Additional Permitted Uses
Playing of bingo

Roller skating
Meetings
Gaming
Dancing
Exhibitions
Receptions
Banquets
Flea market
Uses accessory to the foregoing.

(c) Only Permitted Building or Structure
The existing building.

(d) Required Minimum Number of Parking Spaces
125 within the area affected or within 150 metres of such area.

(e) Definition
For the purposes of (b) of this paragraph 21.5.3, "flea market" means that part of a building,
(i) where goods, wares or merchandise are offered for sale at the same time by not less than 15 vendors, each of which offers to sell his goods, wares or merchandise independently of the other vendors;
(ii) where the floor area of each place occupied by each vendor does not exceed 20 square metres; and
(iii) where any place occupied by any vendor may be separated by dividers from any other place occupied by any other vendor, but shall not be enclosed by any walls or ceiling other than such enclosure as may be provided by the walls of the building or by its ceiling or roof; and
(iv) where goods, wares or merchandise are not offered for sale by auction.

21A.6.6 Special Zone

(a) Area Affected
EL-6 as shown on Special Zoning Map 7.

(b) Additional Permitted Uses
(i) Retail sale of motorcycle and all terrain vehicle parts and accessories as an accessory use to a permitted industrial repair shop.
(ii) Music studio.

(c) Maximum Floor Area
2,410m^2 for a permitted fitness and health club.
700m^2 for offices accessory to a permitted fitness and health club.

(d) Required Minimum Number of Parking Spaces
69 for the uses permitted by 21A.5.7(b).

21A.6.8 Special Zone

(a) Area Affected
EL-8 as shown on Special Zoning Map 13

(b) Additional Permitted Uses
Industrial Metal Recycling Depot.
A Metals Transfer Station accessory to a permitted Industrial Metal Recycling Depot Accessory Uses.

(c) Additional Permitted Buildings and Structures
Buildings and structures for the uses permitted by (b) of this paragraph 21A.5.8.

(d) Definitions
(i) For the purposes of (b) of this paragraph 21A.5.8 “Industrial Metal Recycling

Depot" means any land, building or structure that is used for collecting, sorting, weighing, storing or shipping for recycling or processing of any metal byproduct produced by an industry located in St. Thomas.

(ii) For the purposes of (b) of this paragraph 21A.5.8 "Metals Transfer Station" means a building or structure that is used for collecting, sorting, weighing, storing and shipping for recycling or processing of any metal good, product or thing, except for motor vehicles.

(Note: The following EL-9 regulations and Map 348 have been established through a Minister's Zoning Order: Ontario Regulation 324/24, Filed on August 2, 2024)

21A.6.9 Special Zone (MZO, O. Reg 324/24)

ONTARIO REGULATION 324/24

made under the

PLANNING ACT

Made: August 1, 2024
Filed: August 2, 2024
Published on e-Laws: August 2, 2024
Published in *The Ontario Gazette*: August 17, 2024

ZONING ORDER - CITY OF ST. THOMAS

Definition

1. In this Order,
"zoning by-law" means Zoning By-Law No. 50-88 of the City of St. Thomas.

Application

2. This Order applies to lands in the City of St. Thomas, in the Province of Ontario, being the lands outlined in red on a map numbered 348 and filed at the Toronto office of the Ministry of Municipal Affairs and Housing located at 777 Bay Street.

Special Employment Lands Zone (EL-9)

3. (1) This section applies to the lands located in the area shown as the Special Employment Lands Zone (EL-9) on the map referred to in section 2.

(2) Every use of land and every erection, location or use of any building or structure is prohibited on the lands referred to in subsection (1), except for the uses permitted under section 21A.1 of the zoning by-law and the following uses:

1. A gigafactory that is an industrial and manufacturing facility where the components, products and activities associated with the electrification and decarbonization technologies are manufactured, including any uses, facilities, structures, treatment, storing, testing, transferring, and transporting of the products and technologies associated with a gigafactory use.
2. Business offices.
3. Commercial or technical schools.
4. Gas bars.
5. Research and development facilities.
6. Restaurants.

(3) Despite subsection (2), an Adult Entertainment Parlour is not permitted on the lands referred to in subsection (1).

(4) The zoning requirements for the lands referred to in subsection (1) are the zoning requirements set out in subsection 21A.4 of the zoning by-law.

(5) Despite the zoning by-law, there is no minimum number of parking spaces required.

Natural Heritage Zone (NH)

4. (1) This section applies to the lands located in the area shown as the Natural Heritage Zone (NH) on the map referred to in section 2.

(2) Every use of land and every erection, location or use of any building or structure is prohibited on the lands referred to in subsection (1), except for uses permitted under section 25.1 of the zoning by-law.

Terms of use

5. (1) Every use of land and every erection, location and use of any building or structure shall be in accordance with this Order.

(2) Nothing in this Order prevents the use of any land, building or structure for any use prohibited by this Order if the land, building or structure is lawfully so used on the day this Order comes into force.

(3) Nothing in this Order prevents the reconstruction of any building or structure that is damaged or destroyed by causes beyond the control of the owner if the dimensions of the original building or structure are not increased and its original use is not altered.

(4) Nothing in this Order prevents the strengthening or restoration to a safe condition of any building or structure.

Deemed by-law

6. This Order is deemed for all purposes, except the purposes of section 24 of the Act, to be a by-law passed by the council of the City of St. Thomas.

Commencement

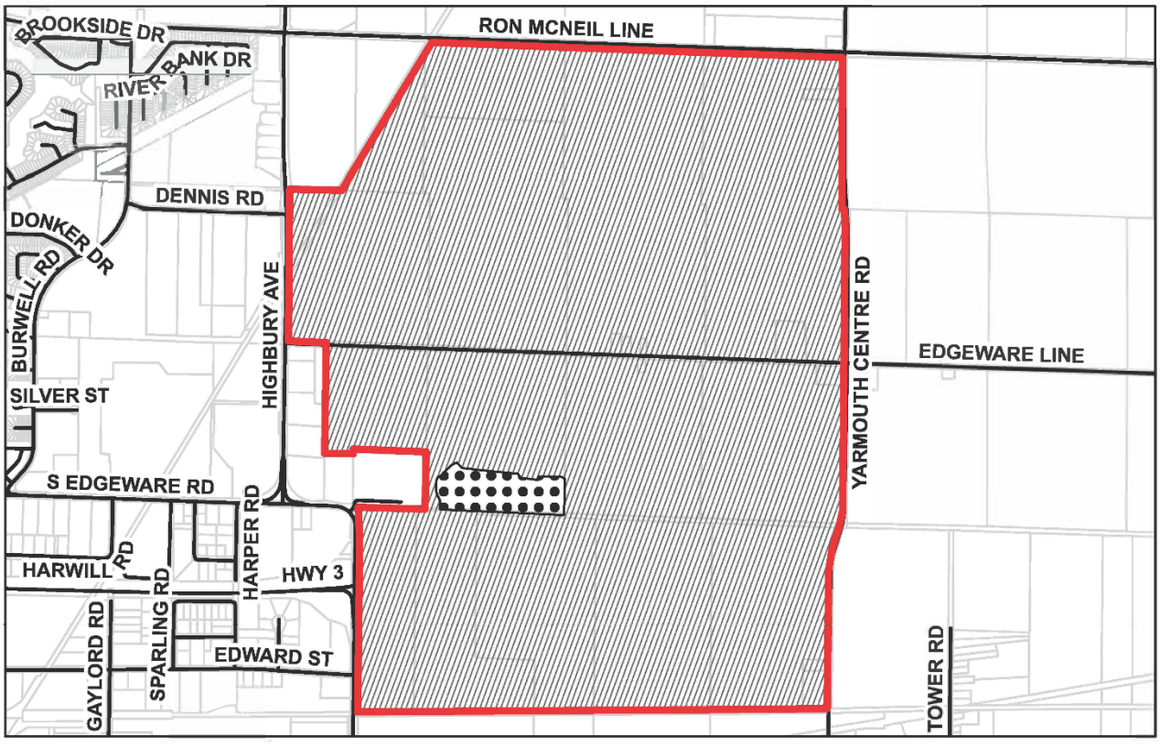
7. This Regulation comes into force on the day it is filed.

Made by:

PAUL CALANDRA
Minister of Municipal Affairs and Housing

Date made: August 1, 2024

Part of Lots 9-12, Range 2 North Edgeware Road (Yarmouth); Part of Lots 9-12, Range 1 North of Edgeware Road (Yarmouth); Part of the Road Allowance for Edgeware Road (Yarmouth); Part of Lots 9-12, Range 1 South of Edgeware Road (Yarmouth); Lot 12 and Part of Lots 9 and 11, Concession S, Edgeware Road (Yarmouth); Road Allowance Between Concession 9 and Concession S, Edgeware Road (Yarmouth); and Part of Lots 10-15, Concession 9 (Yarmouth), City of St. Thomas



MAP NO. 348

Map filed at the office of the Ontario Ministry of Municipal Affairs and Housing, 777 Bay St., Toronto, Ontario,

Planning Act

Ontario Regulation: 324/24

Date: August 2, 2024

Original Regulation Signed By:
Minister of Municipal Affairs and Housing

LEGEND

- Subject Lands
- Special Employment Lands Zone (EL-9)
- Natural Heritage Zone (NH)
- Roads
- Ownership Parcels

Map North (Degrees): 0°

0 188 375 750
Metres
1 cm equals 245 metres

Map Description:
This is map no. 348 referred to in a Minister's Zoning Order.
It shows lands which are located in, Part of Lots 9-12, Range 2 North Edgeware Road (Yarmouth); Part of Lots 9-12, Range 1 North of Edgeware Road (Yarmouth); Part of the Road Allowance for Edgeware Road (Yarmouth); Part of Lots 9-12, Range 1 South of Edgeware Road (Yarmouth); Lot 12 and Part of Lots 9 and 11, Concession S, Edgeware Road (Yarmouth); Road Allowance Between Concession 9 and Concession S, Edgeware Road (Yarmouth); and Part of Lots 10-15, Concession 9 (Yarmouth), City of St. Thomas. We are committed to providing accessible customer service (https://www.ontario.ca/page/accessible-customer-service-policy).
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Ontario

21A.6.10 Special Zone (By-law 33-2024)

(a) Area Affected

EL-10 as shown on Special Zoning Map 30-15.

(b) Additional Permitted Uses

a) Business Office
b) Clinic
c) Commercial or technical school
d) Communications business
e) Computer, electronic or data processing centre
f) Film production
g) Fitness and health club
h) Industrial promotion
i) Industrial supply outlet
j) Institution
k) Light Manufacturing and assembly
l) Packaging business
m) Printing Business
n) Private club
o) Repair and custom workshop
p) Research and development facilities
q) Restaurant.

SECTION 22 –BUSINESS EMPLOYMENT LANDS ZONE– BEL (By-law 74-2018)

22.1 PERMITTED USE

In this zone, no land, building or structure shall be used except for the following purposes:

(a) animal clinic
(b) automotive service business
(c) automotive trade
(d) business office
(e) car rental business
(f) car wash
(g) clinic
(h) commercial or technical school
(i) communications business
(j) computer, electronic or data processing centre
(k) convenience store
(l) dry-cleaning establishment
(m) dry-cleaning pick-up station
(n) film production
(o) fitness and health club
(p) gas bar
(q) industrial promotion
(r) industrial supply outlet
(s) institution
(t) light manufacturing and assembly
(u) packaging business
(v) parks and open space uses
(w) pharmaceutical and medical product industry
(x) printing business
(y) private club
(z) private recreation facilities
(aa) repair and custom workshop
(ab) research and development facilities
(ac) restaurant
(ad) scientific and technology development
(ae) self storage business
(af) warehousing
(ag) wholesale establishment
(ah) uses accessory to the foregoing

22.2 PERMITTED BUILDINGS AND STRUCTURES

In this zone, no building or structure shall be erected except for the uses permitted in subsection 22.1.

22.3 SERVICES REQUIRED

In this zone, the following requirements for services apply:

(a) no building or structure shall be erected or used for any purpose permitted by subsection 22.1 unless the following municipal services are available to service the building or structure and the land on which it is situate:
    i) a water supply system; and
    ii) a sanitary sewage system and a storm sewer system.

22.4 ZONE REGULATIONS

22.4.1 In this zone, no building or structure shall be erected or land, building or structure used except in accordance with the regulations set forth below.

22.4.1.1 Minimum Lot Area

No minimum.

22.4.1.2 Minimum Lot Frontage

30 metres.

22.4.1.3 Minimum Front Yard Depth
10 metres.

22.4.1.4 Minimum Rear Yard Depth
1 metre.

22.4.1.5 Minimum Side Yard Depths
(a) Interior Lot - The total depth of both side yards shall not be less than 6 metres but neither yard shall be less than 1 metre.
(b) Exterior Lot - The minimum exterior side yard depth shall be 6 metres.

22.4.1.6 Maximum Height
10 metres.

22.4.1.7 Maximum Lot Coverage
50%.

22.5 SPECIAL PROVISIONS (By-law 88-2019)
The provisions of subsections 22.l to 22.4 inclusive and all other applicable provisions of this by-law shall apply to the use of land and to the erection and use of buildings and structures in each special zone in this subsection except that where there is a conflict between the provisions of the special zone and the provisions of subsections 22.l to 22.4 inclusive or any other applicable provisions in this by-law, the provisions of the special zone shall prevail. In addition, the provisions of each special zone shall, unless otherwise provided in such special zone, apply only to the use of land permitted in the special zone and to the erection and use of buildings and structures permitted in the special zone.

22.5.1 Special Zone

(a) Area Affected
BEL-1 as shown on Special Zoning Map 6-7.

(b) Minimum Rear Yard Depth
5 metres.

(c) Maximum Height
13 metres.

(d) Maximum Lot Coverage
66%.

(e) Exceptions
The provisions of subsections 22.4.1.4, 22.4.1.6 and 22.4.1.7 shall not apply to the area affected.

22.5.2 Special Zone (By-law 128-2020)

(a) Area Affected
BEL-2 as shown on Special Zoning Map 7-11

(b) Additional Permitted Use
A retail cannabis outlet accessory to a permitted cannabis manufacturing operation.

(c) Additional Buildings and Structures
An attached 175 sq. m. building or structure for the additional uses permitted by (b) of this paragraph 22.5.2.

(d) Required Minimum Number of Parking Spaces
16 spaces – Cannabis Manufacturing Operation
6 spaces – for the additional uses permitted by (b) of this paragraph 22.5.2

22.5.3 Special Zone (By-law 27-2024)

(a) Area Affected
BEL-3 as shown on Special Zoning Map 3-17 and Special Zoning Map 4-2.

(b) Maximum Lot Coverage
53%

(c) Maximum Building Height
15.5 metres

(d) Minimum Number of Parking Spaces
78

(e) Exceptions
The provisions of subsection 21.1.6(a), 22.4.1.6 and 22.4.1.7 shall not apply to the area affected.

SECTION 23 – OPEN SPACE AND PARK ZONE – OS

23.1 PERMITTED USES

In this zone, no land, building or structure shall be used except for the following purposes:

(a) park
(b) conservation works
(c) recreation centre
(d) cemetery
(e) parking lot
(f) municipal works
(g) uses accessory to the foregoing

23.2 PERMITTED BUILDINGS AND STRUCTURES

In this zone, no building or structure shall be erected except for the uses permitted in subsection 23.1.

23.3 ZONE REGULATIONS

23.3.1 In the zone, no building or structure shall be erected or land, building or structure used except in accordance with the regulations set forth below:

23.3.1.1 Maximum Lot Coverage

25 percent

23.3.1.2 Minimum Yard

(1) Subject to the provisions of (2), no building or structure shall be erected within 10 metres of any lot line or part of a lot line within this zone and where the boundary between this zone and any other zone passes through a lot, no building or structure shall be erected on any part of such a lot that is within this zone and within 10 metres of such boundary.

(2) In a cemetery, no gravestone, monument marking a grave or casket shall be erected or placed closer than 3 metres to any lot line.

23.4 SPECIAL PROVISIONS

The provisions of subsection 23.1 to 23.3 inclusive and all other applicable provisions of by-law shall apply to the use of land and to the erection and use of buildings and structures in each special zone in this subsection except where there is a conflict between the provisions of the special zone and the provisions of subsections 23.1 to 23.3 inclusive or any other applicable provisions in this by-law, the provisions of the special zone shall prevail.

In addition, the provisions of each special zone shall, unless otherwise provided in such special zone, apply only to the use of land permitted in the special zone and to the erection and use of buildings and structures permitted in this special zone.

23.4.1 Special Zone

(a) Area Affected
OS-1 as shown on Zoning Map 24.

(b) Additional Permitted Uses
Gravel pit operation.

(c) Buildings and structures for the additional uses permitted by (b) of this paragraph 23.4.1

23.4.2 Special Zone (By-law 153-94)

(a) Area Affected
OS-2 as shown on Special Zoning Map 21-11.

(b) Only Permitted Uses
Park
Conservation work
Uses accessory to the foregoing.

(c) Only Permitted Buildings and Structures
None

23.4.4 Special Zone (By-law 111-97)

(a) Area Affected
OS-4 as shown on Zoning Map 37.

(b) Applicable Provisions
The provisions of subsections 23.1, 23.2 and 23.3 and all other provisions in this by-law applicable to lands, buildings and structures within an OS Zone shall apply to the area affected.

23.4.5 Special Zone (By-law 114-97)

(a) Area Affected
OS-4 as shown on Zoning Map 37.

(b) Applicable Provisions
The provisions of subsections 23.1, 23.2 and 23.3 and all other provisions in this by-law applicable to lands, buildings and structures within an OS Zone shall apply to the area affected.

23.4.5 Special Zone (By-law 115-97)

(a) Area Affected
OS-4 as shown on Zoning Map 39.

(b) Applicable Provisions
The provisions of subsections 23.1, 23.2 and 23.3 and all other provisions in this by-law applicable to lands, buildings and structures within an OS Zone shall apply to the area affected.

23.4.7 Special Zone (By-law 116-97)

(a) Area Affected
OS-4 as shown on Zoning Maps, 38, 40, 41, 42 and 44

(b) Applicable Provisions
The provisions of subsections 23.1, 23.2 and 23.3 and all other provisions in this by-law applicable to lands, buildings and structures within an OS Zone shall apply to the area affected.

23.4.5 Special Zone (By-law 115-97)

(a) Area Affected
OS-5 as shown on Zoning Map 39.

(b) Only Permitted Uses
Waste transfer station
Single detached dwelling

Home occupation
Uses accessory to the foregoing.

(c) Only Permitted Buildings and Structures
Buildings and structures for a waste transfer station.
Existing single detached dwelling.

23.4.6 Special Zone (By-law 47-99)

(a) Area Affected
OS-6 as shown on Special Zoning Map 15-13.

(b) Only Permitted Uses
Amphitheatre which may include a stage
Conservation works
Municipal works
Restricted park
Uses accessory to the foregoing.

(c) Only Permitted Buildings and Structures
Buildings and structures for the uses permitted by 23.4.6(b).

(d) Maximum Floor Area
The maximum floor area of the stage permitted by 2.3.4.6(b) shall be 185m².

(e) Definition
For the purposes of 23.4.6(b), "restricted park" means a place where walking trails are provided and may include trail lighting, gazebos, bridges, stairs, benches and decks.

23.4.7 Special Zone (By-law 24-99)

(a) Area Affected
OS-7 as shown on Special Zoning Map 31-1.

(b) Applicable Provisions
The provisions of 23.1, 23.2 and 23.3 and all other provisions in this by-law applicable to land, buildings and structures within the OS zone shall apply to the area affected.

23.4.8 Special Zone (By-law 22-99)

(a) Area Affected
OS-8 as shown on Special Zoning Map 30-1.

(b) Applicable Provisions
The provisions of subsections 23.1, 23.2 and 23.3 and all other provisions in this by-law applicable to lands, buildings and structures within an OS Zone Shall apply to the area affected.

23.4.9 Special Zone (By-law 23-99)

(a) Area Affected
OS-9 as shown on Special Zoning Map 30-2.

(b) Exception
No building or structure shall be erected or used for the following purposes:
(i) Park
(ii) Recreation centre
(iii) Cemetery
(iv) Parking lot.

23.4.10 Special Zone (By-law 98-2000)

(a) Area Affected
OS-10 as shown on Special Zoning Map 37-1.

(b) Applicable Provisions
The provisions of subsections 23.1, 23.2 and 23.3 and all other provisions of this by-law applicable to lands, buildings and structures within the OS Zone shall apply to the area affected.

(c) Special Setback Requirements
No building or structure, other than a fence, shall be erected between the line designated "Top of Bank" and the "Geotechnical Setback Line" as shown on the Plan by J.G. Rupert, O.L.S. dated Apr. 5, 2000, which Plan is marked as Schedule "B" to this by-law and is filed with the Clerk.

23.4.11 Special Zone (By-law 58-2001)

(a) Area Affected
OS-11 as shown on Special Zoning Maps 37-2.

(b) Only Permitted Uses
Park
Conservation Works
Uses accessory to the foregoing

(c) Only Permitted Buildings and Structures
None.

23.5.12 Special Zone (By-law 26-2002)

(a) Area Affected
OS-12 as shown on Special Zoning Map 19-9.

(b) Only Permitted Uses
Single detached dwelling
Provincial Group Home

(c) Only Permitted Buildings and Structures
Existing single detached dwelling and accessory buildings.

23.4.13 Special Zone (By-law 7-2004)

(a) Area Affected
OS-13 as shown on Special Zoning Map 30–10.

(b) The provisions of subsections 23.1, 23.2, and 23.3 and all other provisions in this by-law applicable to lands, buildings and structures within an OS zone shall apply to the area affected.

23.4.13 Special Zone (By-law 158-2004)

(a) Area Affected
OS-13 as shown on Special Zoning Map 31-6.

(b) Applicable Provisions
The provisions of subsections 23.1, 23.2 and 23.3, and all other provisions of this by-law applicable to lands, buildings or structures within the OS Zone shall apply to the area affected.

23.4.14 Special Zone (By-law 22-2009)

(a) Area Affected
OS-14 as shown on Special Zoning Map 26-8.

(b) Only Permitted Uses
Conservation purposes.
Flooding and erosion control purposes.
Drainage purposes.

(c) Only Permitted Buildings and Structures
Buildings and structures approved by the Municipal Corporation and a public Conservation Authority for uses permitted by 23.4.14(b).

23.4.14 Special Zone (By-law 98-2006)

(a) Area Affected
OS-14 as shown on Special Zoning Map 31-9.

(b) Applicable Provisions
The provisions of subsections 23.1, 23.2 and 23.3, and all other provisions of this by-law applicable to lands, buildings or structures within the OS Zone shall apply to the area affected

23.4.15 Special Zone (By-law 115-2016)

(a) Area Affected
OS-15, as shown on Special Zoning Map 51-1.

(b) Applicable Provisions
The provisions of subsections 23.1, 23.2 and 23.3 and all other provisions of this by-law applicable to lands, buildings and structures within the OS zone shall apply to the area affected.

23.4.16 Special Zone (By-law 99-2017)

(a) Area Affected
OS-16 as shown on Special Zoning Map 23-4.

(b) Only Permitted Use
Cemetery.
Accessory uses.

(c) Wall
A stone wall with a height not to exceed 2 metres may be erected along the northerly and westerly property lines

23.4.17 Special Zone (By-law 116-2024)

(a) Area Affected
OS-17 as shown on Special Zoning Map 46-2.

(b) Applicable Provisions
The provisions of subsections 23.1, 23.2 and 23.3 and all other provisions of this by-law applicable to lands, buildings and structures within the OS Zone shall apply to the area affected.

SECTION 23A – REGIONAL RECREATIONAL FACILITIES ZONE – RF (By-law 74-2018)

23A.1 PERMITTED USES

In this zone, land, buildings or structures shall be used for public service uses as defined by Subsection 1.89, and in accordance with the regulations contained in Subsection 4.1.7 of this by-law.

SECTION 24 – HAZARD LAND ZONE – HL

24.1 PERMITTED USES

In this zone, no land, building or structures shall be used except for the following purposes:

(a) park
(b) conservation work
(c) horticultural nursery
(d) recreation
(e) parking lot
(f) wildlife management area
(g) agriculture
(h) uses accessory to the forgoing

24.2 PERMITTED BUILDINGS AND STRUCTURES

In this zone, no building or structure shall be erected for any purpose.

24.3 SPECIAL PROVISIONS (By-law 113-97)

The provisions of subsection 24.1 and 24.2 inclusive and all other applicable provisions of this by-law shall apply to the use of land and to the erection and use of buildings and structures in each special zone in this subsection except where there is a conflict between the provisions of the special zone and the provisions of subsections 24.1 and 24.2 inclusive or any other applicable provisions in this by-law, the provisions of the special zone shall prevail.

In addition, the provisions of each special zone shall, unless otherwise provided in such special zone, apply only to the use of land permitted in the special zone and to the erection and use of buildings and structures permitted in this special zone.

24.3.1 Special Zone

(a) Area Affected
HL-1 as shown on Zoning Maps 24, 34 and 36.

(b) Applicable Provisions
The provisions of subsections 24.1 and 24.2 and all other provisions in this bylaw applicable to lands, buildings and structures within the HL Zone shall apply to the area affected.

24.3 SPECIAL PROVISIONS (By-law 114-97)

The provisions of subsection 24.1 and 24.2 inclusive and all other applicable provisions of this by-law shall apply to the use of land and to the erection and use of buildings and structures in each special zone in this subsection except where there is a conflict between the provisions of the special zone and the provisions of subsections 24.1 and 24.2 inclusive or any other applicable provisions in this by-law, the provisions of the special zone shall prevail.

In addition, the provisions of each special zone shall, unless otherwise provided in such special zone, apply only to the use of land permitted in the special zone and to the erection and use of buildings and structures permitted in this special zone.

24.3.1 Special Zone

(a) Area Affected
HL-1 as shown on Zoning Map 37.

(b) Applicable Provisions
The provisions of subsections 24.1 and 24.2 and all other provisions in this bylaw applicable to lands, buildings and structures within the HL Zone shall apply to the area affected.

24.3 SPECIAL PROVISIONS (By-law 115-97)

The provisions of subsection 24.1 and 24.2 inclusive and all other applicable provisions of this by-law shall apply to the use of land and to the erection and use of buildings and structures in each special zone in this subsection except where there is a conflict between the provisions of the special zone and the provisions of subsections 24.1 and 24.2 inclusive or any other applicable provisions in this by-law, the provisions of the special zone shall prevail.

In addition, the provisions of each special zone shall, unless otherwise provided in such special zone, apply only to the use of land permitted in the special zone and to the erection and use of buildings and structures permitted in this special zone.

24.3.1 Special Zone

(a) Area Affected
HL-1 as shown on Zoning Map 39.

(b) Applicable Provisions
The provisions of subsections 24.1 and 24.2 and all other provisions in this bylaw applicable to lands, buildings and structures within the HL Zone shall apply to the area affected.

24.3 SPECIAL PROVISIONS (By-law 116-97)

The provisions of subsection 24.1 and 24.2 inclusive and all other applicable provisions of this by-law shall apply to the use of land and to the erection and use of buildings and structures in each special zone in this subsection except where there is a conflict between the provisions of the special zone and the provisions of subsections 24.1 and 24.2 inclusive or any other applicable provisions in this by-law, the provisions of the special zone shall prevail.

In addition, the provisions of each special zone shall, unless otherwise provided in such special zone, apply only to the use of land permitted in the special zone and to the erection and use of buildings and structures permitted in this special zone.

24.3.1 Special Zone

(a) Area Affected
HL-1 as shown on Zoning Maps 38, 41, 43, 44, 45, 46 and 47.

(b) Applicable Provisions
The provisions of subsections 24.1 and 24.2 and all other provisions in this bylaw applicable to lands, buildings and structures within the HL Zone shall apply to the area affected.

24.3.2 Special Zone (By-law 116-97)

(a) Area Affected
HL-2 as shown on Zoning Map 44.

(b) Additional Permitted Use
Church

(c) Only Permitted Buildings and Structures
The existing church.

24.3.3 Special Zone (By-law 220-2000)

(a) Area Affected
HL-3 as shown on Special Zoning Maps 24-8 and 34-5.

(b) Applicable Provisions

The provisions of subsections 24.1 and 24.2 and all other provisions of this by-law applicable to lands, buildings and structures within the HL Zone shall apply to the area affected.

(c) Special Setback Requirements
No building or structures, other than a fence, shall be erected between the line designated "Top of Bank" and the "Geotechnical Setback Line" as shown on the Plan by J.G. Rupert, O.L.S., completed on September 1, 2000, which Plan is marked as Schedule "C" to this by-law and is filed with the Clerk

24.3.5 Special Zone (By-law 115-2002)

(a) Area Affected
HL-5 as shown on Special Zoning Maps 24-9 and 34-9.

(b) Applicable Provisions
The provisions of subsections 24.1 and 24.2 and all other provisions of this by-law applicable to lands, buildings and structures within the HL Zone shall apply to the area affected.

(c) Special Setback Requirements
(i) No building or structures, other than a fence, shall be erected between the line designated "Top of Bank" and the Geotechnical Setback Line" as shown on the Plan by J.G. Rupert, O.L.S., completed on September 1, 2000, which Plan is marked as Schedule "C" to this by-law and is filed with the Clerk

(ii) No building or structure, other than a fence, shall be erected between the line designated "Top of Bank" and the Geotechnical Setback Line" as shown on the Plan by J.G. Rupert, O.L.S., completed on September 1, 2000, which Plan is marked as Schedule "D" to this by-law and is filed with the Clerk.

24.3.6 Special Zone (By-law 166-2004)

(a) Area Affected
HL-6 as shown on Special Zoning Maps 34-18 and 36-5 .

(b) Only Permitted Uses
conservation work
wildlife management area

(c) Exceptions
The provisions of subsections 24.1 shall not apply to the area affected.

24.3.7 Special Zone (By-law 179-2009)

(a) Area Affected
HL-7 as shown on Special Zoning Map 36-7.

(b) Only Permitted Uses
Conservation work.
Wildlife management area.

(c) Exceptions
The provisions of subsections 24.1 shall not apply to the area affected.

SECTION 25 - NATURAL HERITAGE ZONE NH (By-law 17-2010)

25.1 PERMITTED USE

In this zone, no land, building or structure shall be used except for the following purposes:

(a) conservation of the natural environment

(b) forest, wildlife and fisheries management

25.2 PERMITTED BUILDINGS AND STRUCTURES

In this zone, no building or structure shall be erected except for the uses permitted in subsection 25.1.

25.3 SPECIAL PROVISIONS

The provisions of subsection 25.1 and 25.2 inclusive and all other applicable provisions of this by-law shall apply to the use of land and to the erection and use of buildings and structures in each special zone in this subsection except where there is a conflict between the provisions of the special zone and the provisions of subsections 25.1 and 25.2 inclusive or any other applicable provisions in this by-law, the provisions of the special zone shall prevail.

In addition, the provisions of each special zone shall, unless otherwise provided in such special zone, apply only to the use of land permitted in the special zone and to the erection and use of buildings and structures permitted in this special zone.

25.3.1 Special Zone (By-law 17-2010)

(a) Area Affected
NH-1, as shown on Special Zoning Map 36.

(b) Additional Permitted Use
Storm water management facility

(c) Additional Buildings and Structures
Buildings and structures for the additional use permitted by (b) of this paragraph 24.3.1.

25.3.2 Special Zone (By-law 95-2012)

(a) Area Affected
NH-2, as shown on Special Zoning Map 34-19.

(b) Applicable Provisions
The provisions of subsections 25.1 and 25.2 and all other provisions of this by-law applicable to lands, buildings and structures within the NH zone shall apply to the area affected.

25.3.3 Special Zone (By-law 115-2016)

(a) Area Affected
NH-3, as shown on Special Zoning Map 51-1.

(b) Applicable Provisions
The provisions of subsections 25.1 and 25.2 and all other provisions of this by-law applicable to lands, buildings and structures within the NH zone shall apply to the area affected.

25.3.4 Special Zone (By-law 140-2017)

(a) Area Affected
NH-4, as shown on Special Zoning Map 15-34.

(b) Applicable Provisions
The provisions of subsections 25.1 and 25.2 and all other provisions of this by-law applicable to lands, buildings and structures within the NH zone shall apply to the area affected

25.3.5 Special Zone (By-law 155-2017)

(a) Area Affected
NH-5, as shown on Special Zoning Map 20-7.

(b) Applicable Provisions
The provisions of subsections 25.1 and 25.2 and all other provisions of this by-law applicable to lands, buildings and structures within the NH zone shall apply to the area affected.

25.3.6 Special Zone (By-law 89-2018)

(a) Area Affected
NH-6 as shown on Special Zoning Map 15-36.

(b) Applicable Provisions
The provisions of Subsections 25.1 and 25.2, and all other provisions shall apply to the area affected.

(c) Amphitheatre
The existing amphitheatre may be used for public and private gatherings, including but not limited to, weddings and musical and theatrical productions.

25.3.7 Special Zone (By-law 73-2022)

(a) Area Affected
NH-7 as shown on Special Zoning Map 9-10.

(b) Additional Permitted Buildings and Structures
Notwithstanding the provisions of Subsection 25.2 of this by-law, a fence and a sidewalk are permitted in the area affected.

SECTION 26- RAILWAY TOURISM ZONE – RT (By-law 11-2016)

26.1 PERMITTED USES

In this zone, no land, building or structure shall be used except for the following purposes:

(a) railway uses and operations
(b) transportation and active transp01tation uses
(c) park
(d) trails
(e) public gatherings, events and festivals
(f) municipal works
(g) railway museum
(h) parking Jot
(i) accessory uses

26.2 PERMITTED BUILDINGS AND STRUCTURES

In this zone, no building or structure shall be erected except for the uses permitted in subsection 26.1.

SECTION 27 – ADMINISTRATION

27.1 SHORT TITLE

This by-law may be cited as the Zoning By-Law.

27.2 APPLICATION

The provisions of this By-Law shall apply to all lands, buildings and structures within the geographical boundaries of the City of St. Thomas.

27.3 SCOPE

No land shall be used and no building or structure shall be erected or used within the City of St. Thomas except in conformity with this By-Law.

27.4 LICENCES, PERMITS

No building or other permit, certificate or license shall be issued where a building or structure is to be erected or where the use of any land, building or structure in respect to which the permit, certificate or license is sought is contrary to this By-Law.

27.5 APPLICATION OF OTHER BY-LAWS

Nothing in this By-Law shall relieve any person from any obligation to comply with the requirements of any other By-Law or with the requirements to obtain any license, permit, certificate, authority, approval, consent or variance otherwise required.

27.6 INSPECTION OF PREMISES

The chief building official or any employee of all the Corporation acting under his direction may, at all reasonable hours, enter and inspect any land, building or structure in any zone or special zone for the purpose of determining if this by-law is being complied with.

27.7 REPEAL OF EXISTING BY-LAWS

By-Law 68-63 and all amendments to such by-law are repealed.

27.8 Conformity with By-law

27.8.1 No person shall use any land, building or structure in the City of St. Thomas except in conformity with this by-law as amended.

27.8.2 No person shall erect any building or structure in the City of St. Thomas except in conformity with this by-law as amended

27.9 OFFENCES

Every person who contravenes any provision of this by-law is guilty of an offence and on conviction is liable:

(a) on a first conviction to a fine of not more than $20,000; and

(b) on a subsequent conviction to a fine of not more than $10,000 for each day or part thereof upon which the contravention has continued after the day which he was first convicted.

This by-law read a first and second time this 18th day of April, 1988

This by-law finally passed this 18th day of April, 1988

_____ _____

CLERK MAYOR