

Section 8: Urban Residential (R) Zones

8.1 Uses Permitted

No *person* shall within any Urban Residential (R) zones, *use* any lot or *erect, alter* or *use* any *building* or *structure* for any purpose except for one of more of the following *uses* identified by a “dot”.

The Urban Residential Zones established by this By-Law are as follows:

| | |
|------------|--|
| R1 | Residential Singles |
| R2 | Residential Singles and Semis |
| RM1 | Residential Multiple Low Density |
| RM2 | Residential Multiple Medium Density |
| RM3 | Residential Multiple High Density |

8.1.1 Uses Permitted Table

| List of Uses* | Zones | | | | |
|---|-------|----|-----|-----|-------|
| | R1 | R2 | RM1 | RM2 | RM3** |
| <i>Dwelling, Apartment</i> | | | | | • |
| <i>Dwelling, Duplex</i> | • | • | • | • | |
| <i>Dwelling, Fourplex</i> | • | • | • | • | • |
| <i>Dwelling, Rowhouse</i> | • | • | • | • | • |
| <i>Dwelling, Semi-Detached</i> | • | • | • | | |
| <i>Dwelling, Single Detached</i> | • | • | • | | |
| <i>Dwelling, Stacked Townhouse</i> | • | • | • | • | • |
| <i>Dwelling, Street Fronting Rowhouse</i> | • | • | • | • | • |
| <i>Dwelling, Triplex</i> | • | • | • | • | |
| <i>Group Home</i> | • | • | • | | |
| <i>Lodging House</i> | | | • | • | • |

* Provided the applicable zoning standards can be met, a total of up to four (4) *dwelling units* are permitted per *lot* in any Urban Residential Zone, which may include the *primary dwelling unit* and up to three (3) *additional residential units*, regardless of the type of *primary dwelling*.

** Notwithstanding any definition or standard of this By-Law to the contrary, in the RM3 Zone, a minimum of four attached *dwelling units* is required.

8.2 Zone Requirements

No *person* shall, within any Urban Residential (R) zone, *use* any lot or *erect, alter* or *use* any *building* or *structure* for any purpose except in accordance with the provisions set out in Tables 8.2.1 and 8.2.2 below:

8.2.1 Zone Requirements Table

| Provisions | Single Detached Dwelling | | Semi-Detached Dwelling | Semi Detached Dwelling Unit | Duplex Dwelling |
|---|--------------------------|------|------------------------|-----------------------------|-----------------|
| | R1 and RM1 | R2 | | | |
| Zones | R1 and RM1 | R2 | | | |
| Lot Area , Minimum (square metres) | 360 | 450 | 550 | 250 | 550 |
| Lot Frontage , Minimum (metres) | 11 | 15 | 18 | 9.0 | 18 |
| Street Setback , to the attached garage, Minimum (metres) | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 |
| Street Setback , to habitable portion of the dwelling, Minimum (metres)* | 4.5 | 4.5 | 4.5 | 4.5 | 4.5 |
| Interior Side Yard Setback , Minimum (metres) | 1.2 | 1.2 | 1.2 | 1.2 | 1.2 |
| Rear Yard Setback , Minimum (metres) | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 |
| Lot Coverage , Maximum | 40% | 40% | 40% | 40% | 40% |
| Landscaped Open Space , Minimum | 30% | 30% | 30% | 30% | 30% |
| Building Height , Maximum (metres) | 10.5 | 10.5 | 10.5 | 10.5 | 10.5 |

* Provided the minimum width of the *driveway* shall be 5.6m

8.2.2 Zone Requirements Table for Multiple Dwellings

| Provisions* | Triplex, Fourplex, Lodging House, Stacked Townhouse, Street Rowhouse, Rowhouse* | Apartment Dwelling |
|---|--|-----------------------|
| Lot Area , Minimum (square metres) | 185 sq. m per unit | 1800 |
| Lot Frontage , Minimum (metres) | 20.0** | 30.0 |
| Street Setback , to the attached garage, Minimum (metres) | 6.0 | 7.5 |
| Street Setback , to habitable portion of the dwelling, Minimum (metres)* | 4.5*** | 7.5 |
| Interior Side Yard Setback , Minimum (metres) | 3.0 | 7.5 |
| Rear Yard Setback , Minimum (metres) | 6.0 | 7.5 |
| Lot Coverage , Maximum | 40% | 40% |
| Landscaped Open Space , Minimum | 30% | 30% |
| Building Height , Maximum (metres) | 12.0 | 20.0 |
| Separation Distance between buildings on the same lot , Minimum (metres) | 3.0 | 3.0 |

* For the purposes of this By-Law, the parcels / units in the Plan of *condominium* may be deemed as *lots*

** Minimum *lot frontage* for *rowhouse dwellings* and *street fronting rowhouse dwellings* shall be 9.0m

*** Provided the minimum width of the *driveway* shall be 5.6m

8.3 Special Exceptions R1 Zone

| By-Law No. | Zone Code | Description |
|--|-----------|---|
| 126-04, 239-04, 94-06, 6- 02, 175- 01, 82- 15, 127- 09, 260- 10, 98- 16, 75-17 | R1-1 | Notwithstanding any provisions of this By-Law to the contrary, within any area zoned R1-1 on Schedule 'A' hereto, the minimum <i>exterior side yard</i> shall be 4.5 metres. All other requirements of the By-Law shall apply. |
| 78-05, 146-06, 23-12, 54-13 | R1-2 | Notwithstanding any provisions of this By-Law to the contrary, within any area zoned R1-2 on Schedule 'A' hereto, the minimum <i>exterior side yard</i> shall be 3.0 metres. All other requirements of the By-Law shall apply. |
| 127-09, 260-10, 97-16 | R1-3 | Notwithstanding any provision of this By-Law to the contrary, within any area zoned R1-3 on Schedule 'A' hereto, the minimum <i>exterior side yard</i> shall be 4.5 metres and no part of a <i>dwelling</i> shall be less than 15.4 metres to the south <i>lot line</i> . All other requirements of the By-Law shall apply. |

| By-Law No. | Zone Code | Description |
|------------------|-----------|---|
| 93-12, 90-14 | R1-4 | <p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned R1-4 on Schedule 'A' hereto, <i>development</i> shall be permitted subject to the following regulations:</p> <ul style="list-style-type: none"> i) the maximum number of <i>dwelling units</i> be 23; ii) a <i>lot</i> is considered to be the land area which constitutes a unit of a <i>condominium</i> corporation; iii) a <i>lot</i> does not require frontage on a <i>public street</i>; iv) <i>lot area</i>, <i>lot frontage</i> and <i>yards</i> shall be determined as if the common element road were a <i>public street</i>; v) the minimum <i>lot frontage</i> shall be 14.0 metres; vi) for the purpose of this <i>Zone</i> "adjacent" means abutting or separated only by a portion of the common element vii) a <i>lot</i> with a <i>rear yard</i> adjacent to Willow Street shall have a minimum <i>lot area</i> of 400 square metres, a <i>lot</i> with a <i>rear yard</i> not adjacent to Willow Street shall have a minimum <i>lot area</i> of 300 square metres; viii) a minimum <i>interior side yard</i> adjacent to Willow Street shall be 0.0 metres; ix) a minimum <i>rear yard</i> abutting Willow Street shall be 3.0 metres, and 0.0 metres for any other <i>rear yard</i>; x) the minimum <i>front yard</i> shall be 4.5m except to a <i>garage</i> which shall be 5.5m; and xi) a <i>lot</i> with a <i>rear yard</i> adjacent to Willow Street shall have maximum <i>lot coverage</i> of 45%; any <i>lot</i> with a <i>rear yard</i> not adjacent to Willow Street shall have maximum <i>lot coverage</i> of 65%. <p>All other requirements of the By-Law shall apply.</p> |
| 158-13, 24-15 | R1-5 | <p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned R1-5 on Schedule 'A' hereto, the following <i>development</i> standards shall apply:</p> <ul style="list-style-type: none"> a) Minimum <i>exterior side yard</i> 4.5metres b) Maximum <i>lot coverage</i> 45% <p>All other requirements of the By-Law shall apply.</p> |

| By-Law No. | Zone Code | Description | | | | | | | | | | | | | | | | | | |
|---------------------------|-------------------|--|-------------------|-----------------|---------------------|---------------------------|-------------------|-----|---------------------------|-------------------|----|---------------------------|-------------------|----|---------------------------|----|-----|---------------------------|----|-----|
| 114-14 | R1-6 | <p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned R1-6 on Schedule 'A' hereto, the following <i>lot area</i> and <i>lot coverages</i> shall apply:</p> <table border="0" data-bbox="542 470 1273 695"> <thead> <tr> <th data-bbox="542 470 915 499">Municipal Address</th> <th data-bbox="915 470 1101 499"><i>Lot Area</i></th> <th data-bbox="1101 470 1273 499"><i>Lot Coverage</i></th> </tr> </thead> <tbody> <tr> <td data-bbox="542 499 915 533">19 Irongate Drive (Lot 5)</td> <td data-bbox="915 499 1101 533">460m²</td> <td data-bbox="1101 499 1273 533">45%</td> </tr> <tr> <td data-bbox="542 533 915 567">21 Irongate Drive (Lot 4)</td> <td data-bbox="915 533 1101 567">416m²</td> <td data-bbox="1101 533 1273 567">--</td> </tr> <tr> <td data-bbox="542 567 915 600">23 Irongate Drive (Lot 3)</td> <td data-bbox="915 567 1101 600">416m²</td> <td data-bbox="1101 567 1273 600">--</td> </tr> <tr> <td data-bbox="542 600 915 634">25 Irongate Drive (Lot 2)</td> <td data-bbox="915 600 1101 634">--</td> <td data-bbox="1101 600 1273 634">45%</td> </tr> <tr> <td data-bbox="542 634 915 667">27 Irongate Drive (Lot 1)</td> <td data-bbox="915 634 1101 667">--</td> <td data-bbox="1101 634 1273 667">45%</td> </tr> </tbody> </table> <p>All other requirements of the By-Law shall apply.</p> | Municipal Address | <i>Lot Area</i> | <i>Lot Coverage</i> | 19 Irongate Drive (Lot 5) | 460m ² | 45% | 21 Irongate Drive (Lot 4) | 416m ² | -- | 23 Irongate Drive (Lot 3) | 416m ² | -- | 25 Irongate Drive (Lot 2) | -- | 45% | 27 Irongate Drive (Lot 1) | -- | 45% |
| Municipal Address | <i>Lot Area</i> | <i>Lot Coverage</i> | | | | | | | | | | | | | | | | | | |
| 19 Irongate Drive (Lot 5) | 460m ² | 45% | | | | | | | | | | | | | | | | | | |
| 21 Irongate Drive (Lot 4) | 416m ² | -- | | | | | | | | | | | | | | | | | | |
| 23 Irongate Drive (Lot 3) | 416m ² | -- | | | | | | | | | | | | | | | | | | |
| 25 Irongate Drive (Lot 2) | -- | 45% | | | | | | | | | | | | | | | | | | |
| 27 Irongate Drive (Lot 1) | -- | 45% | | | | | | | | | | | | | | | | | | |
| Not Available | R1-7 | <p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned R1-7 on Schedule 'A' hereto, in addition to the <i>Zone</i> regulations for single <i>detached dwelling units</i>, a <i>monolithic basement</i> and gas collection and venting system shall be required.</p> <p>All other requirements of the By-Law shall apply.</p> | | | | | | | | | | | | | | | | | | |
| Not Available | R1-8 | <p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned R1-8 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Residential Singles (R1) <i>Zone</i>, a <i>day care</i> shall also be permitted. All other requirements of the By-Law shall apply.</p> | | | | | | | | | | | | | | | | | | |
| Not Available | R1-9 | <p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned R1-9 on Schedule 'A' hereto, the following special provisions shall apply:</p> <p>a) Permitted <i>Uses</i>:</p> <ul style="list-style-type: none"> i) A maximum of 450 <i>dwelling units</i> in the form of <i>single detached dwellings</i>, <i>semi-detached dwellings</i>, and/or <i>rowhouse dwellings</i> as well as <i>accessory buildings</i>. ii) No more than 135 <i>rowhouse dwelling units</i> are permitted. iii) Any <i>use</i> permitted in the OS2-2 <i>Zone</i>. <p>b) Requirements:</p> <ul style="list-style-type: none"> i) The minimum <i>setback</i> from abutting lands zoned R1 is 30 metres, with the exception of the easterly boundary, where this <i>setback</i> will not apply if abutting lands are held in common ownership. The minimum <i>setback</i> from all other <i>lot lines</i> shall be 9.1 metres. ii) The maximum number of <i>dwelling units</i> per <i>building</i> shall be 8 units. iii) The maximum <i>building height</i> shall be 10.7 metres. <p>All other requirements of the By-Law shall apply.</p> | | | | | | | | | | | | | | | | | | |

| By-Law No. | Zone Code | Description |
|------------------|-----------|---|
| 95-05 | R1-10 | Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> R1-10 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Residential Singles (R1) <i>Zone</i> , six executive suites shall also be permitted at 141 Golf Links Road and five executive suites and an office shall be permitted at 149 Golf Links Road, said executive suites and offices being <i>accessory</i> to the Paris Grand Golf Course operations. All other requirements of the By- Law shall apply. |
| Not Available | R1-11 | Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> R1-11 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Residential Singles (R1) <i>Zone</i> , cartage, express or <i>truck terminal</i> shall also be permitted. All other requirements of the By-Law shall apply. |
| Not Available | R1-12 | Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> R1-12 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Residential Singles (R1) <i>Zone</i> , an <i>automobile sales and rental establishment</i> shall also be permitted. Furthermore, the <i>gross floor area</i> of the <i>building</i> used for such <i>use</i> shall not exceed 72 square metres, no outside storage of <i>vehicles</i> or parts shall be permitted. All other requirements of the By-Law shall apply. |
| Not Available | R1-13 | Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> R1-13 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Residential Singles (R1) <i>Zone</i> , a <i>service shop</i> shall also be permitted. The <i>gross floor area</i> of the <i>service shop</i> shall not exceed 89 square metres and no outside storage shall be permitted. All other requirements of the By-Law shall apply. |
| 15-12, 170-12 | R1-14 | Notwithstanding any provision of this By-Law to the contrary, within any area <i>zoned</i> R1-14 on Schedule 'A' hereto, the total <i>lot coverage</i> of all <i>accessory buildings</i> shall not be greater than 319 square metres, provided that any <i>accessory building</i> erected in a <i>front yard</i> shall be no larger than 50 square metres, have an overall <i>height</i> not greater than 5.0 metres, and further, no <i>accessory building</i> in a <i>rear yard</i> shall exceed an overall <i>height</i> of 7.6 metres. All other requirements of the By-Law shall apply. |

| By-Law No. | Zone Code | Description |
|----------------------------|-----------|---|
| 59-09, 39-14, 110-15 | R1-15 | <p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned R1-15 on Schedule 'A' hereto, the following <i>development</i> standards shall apply:</p> <ul style="list-style-type: none"> a) <i>Lot Area</i> (Minimum) 460m² b) <i>Lot Frontage</i> (Minimum) 15.0m c) <i>Front Yard</i> (Minimum) 4.5m provided no part of the <i>structure used as a carport or garage</i> is closer than 5.5m to the <i>front lot line</i> d) <i>Interior Side Yard</i> (Minimum) 1.0m provided that on a <i>lot</i> where there is not attached <i>carport</i> or attached <i>garage</i> the minimum <i>interior side yard</i> width shall be 3.0m on one side and 1.0m on the other side e) <i>Exterior Side Yard</i> (Minimum) 3.0m f) <i>Rear Yard</i> (Minimum) 6.0m g) <i>Lot Coverage</i> (Maximum) 45% h) <i>Lot Coverage for a Dwelling</i> (Maximum) 40% All other requirements of the By-Law shall apply. |
| 59-09, 39-14, 110-15 | R1-16 | <p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned R1-16 on Schedule 'A' hereto, the following <i>development</i> standards shall apply:</p> <ul style="list-style-type: none"> a) <i>Lot Area</i> (Minimum) 380m² b) <i>Lot Frontage</i> (Minimum) 13.0m c) <i>Front Yard</i> (Minimum) 4.5m provided no part of the <i>structure used as a carport or garage</i> is closer than 5.5m to the <i>front lot line</i> d) <i>Interior Side Yard</i> (Minimum) 1.0m provided that on a <i>lot</i> where there is not attached <i>carport</i> or attached <i>garage</i> the minimum <i>interior side yard</i> width shall be 3.0m on one side and 1.0m on the other side e) <i>Exterior Side Yard</i> (Minimum) 3.0m f) <i>Rear Yard</i> (Minimum) 6.0m g) <i>Lot Coverage</i> (Maximum) 45% h) <i>Lot Coverage for a Dwelling</i> (Maximum) 40% All other requirements of the By-Law shall apply. |

| By-Law No. | Zone Code | Description |
|------------|-----------|--|
| 136-15 | R1-17 | <p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned R1-17 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Residential First Density (R1) Zone, a <i>semi-detached dwelling</i> or <i>rowhouse dwelling</i> shall also be permitted, and the following <i>development</i> standards shall apply:</p> <p>a) <u>Single detached dwelling:</u></p> <ul style="list-style-type: none"> i) Minimum <i>front yard</i>: 4.5 metres (provided no part of the structure used as a <i>garage</i> is closer than 6.0 metres to the <i>front lot line</i>, and that no <i>garage</i> portion of a <i>dwelling</i> is located nearer to the street line than the habitable part of the <i>dwelling</i>). ii) <i>Exterior side yard</i> (minimum): 3.0 metres iii) <i>Lot Coverage</i> (maximum): 40% iv) <i>Lot Frontage</i> (minimum): 11.0 metres v) <i>Lot Area</i> (minimum): 385 square meters <p>b) <u>Rowhouse dwelling:</u></p> <ul style="list-style-type: none"> i) A <i>rowhouse dwelling</i> may also have a <i>frontage</i> on a <i>public street</i>. ii) Minimum <i>front yard</i>: 4.5 metres (provided no part of the structure used as a <i>garage</i> is closer than 6.0 metres to the <i>front lot line</i>, and that no <i>garage</i> portion of a <i>dwelling</i> is located nearer to the street line than the habitable part of the <i>dwelling</i>). iii) <i>Lot Frontage</i> (minimum): 5.5 metres iv) <i>Exterior side yard</i> (minimum): 3.0 metres v) Any yard abutting a <i>public walkway</i>: 2.0 metres vi) <i>Interior side yard</i> (minimum): 1.2 metres vii) <i>Lot Coverage</i> (maximum): 52% viii) <i>Driveway Width</i> (maximum): 3.0 meters <p>All other requirements of the By-Law shall apply</p> |

| By-Law No. | Zone Code | Description |
|------------------|-----------|--|
| 174-14, 16-24 | R1-18 | <p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned R1-18 on Schedule 'A' hereto, the permitted <i>uses</i> shall be limited to <i>single detached dwellings</i> and <i>accessory uses, buildings, and structures</i>, subject to the following <i>zone</i> requirements:</p> <ul style="list-style-type: none"> a) Minimum <i>Lot Area</i>: 360 square metres b) Minimum <i>Lot Frontage</i>: 12 metres c) Minimum <i>Front Yard Setback</i>: 4.5 metres (provided no part of the structure used as a <i>garage</i> is closer than 5.5 metres to the <i>front lot line</i>, and that no <i>garage</i> portion of a <i>dwelling</i> is located nearer to the street line than the habitable part of the <i>dwelling</i>). d) Minimum <i>Interior Side Yard</i>: 1.2 metres on one side and 0.6 metres on the other side provided any permitted encroachment is at least 0.3 metres from a <i>lot line</i>. e) Minimum <i>Exterior Side Yard</i>: 4.5 metres f) Maximum <i>Lot Coverage</i>: 45% g) Other provisions: An uncovered <i>deck</i> shall not be considered as part of <i>lot coverage</i>. <p>All other requirements of the By-law shall apply.</p> |
| 174-14, 16-24 | R1-19 | <p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned R1-19 on Schedule 'A' hereto, the permitted <i>uses</i> shall be limited to <i>single detached dwellings</i> and <i>accessory uses, buildings, and structures</i>, subject to the following <i>zone</i> requirements:</p> <ul style="list-style-type: none"> h) Minimum <i>Lot Area</i>: 345 square metres i) Minimum <i>Lot Frontage</i>: 12 metres j) Minimum <i>Front Yard Setback</i>: 3.0 metres (provided no part of the structure used as a <i>garage</i> is closer than 5.5 metres to the <i>front lot line</i>, and that no <i>garage</i> portion of a <i>dwelling</i> is located nearer to the street line than the habitable part of the <i>dwelling</i>). k) Minimum <i>Interior Side Yard</i>: 1.2 metres on one side and 0.6 metres on the other side provided any permitted encroachment is at least 0.3 metres from a <i>lot line</i>. l) Minimum <i>Rear Yard</i>: 3.0 metres m) Maximum <i>Lot Coverage</i>: 65% n) Other provisions: An uncovered <i>deck</i> shall not be considered as part of <i>lot coverage</i>. <p>All other requirements of the By-law shall apply.</p> |

| By-Law No. | Zone Code | Description |
|------------------|-----------|---|
| 174-14, 16-24 | R1-20 | <p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned R1-20 on Schedule 'A' hereto, the permitted <i>uses</i> shall be limited to <i>single detached dwelling</i> and <i>accessory uses, buildings, and structures</i>, subject to the following <i>zone</i> requirements:</p> <ul style="list-style-type: none"> a) A <i>lot</i> is considered to be the land area which constitutes a unit of a <i>condominium</i> corporation and does not require <i>frontage</i> on a <i>public street</i>. b) <i>Lot area, lot frontage</i> and <i>yard setbacks</i> shall be determined as if the common element road were a <i>public street</i>. c) Maximum number of <i>dwelling units</i>: 20 d) Minimum <i>Lot Area</i>: 290 square metres e) Minimum <i>Lot Frontage</i>: 13.5 metres f) Minimum <i>Front Yard Setback</i>: 4.5 metres provided except to a <i>garage</i> which shall be 5.5 metres. g) Minimum <i>interior side yard setback</i>: 1.2 metres on one side and 0.6 metres on the other side provided any permitted encroachment is at least 0.3 metres from <i>lot line</i>. h) Minimum <i>Exterior Side Yard</i>: 4.5metres i) Minimum <i>Rear Yard</i>: 6 metres except any <i>lot</i> abutting a Natural Heritage (NH) <i>Zone</i> may have a minimum <i>rear yard setback</i> of 0.0 metres. j) Maximum <i>Lot Coverage</i>: 45% except any <i>lot</i> abutting a Natural Heritage (NH) <i>Zone</i> may have maximum <i>lot coverage</i> of 65%. k) Other provisions: An uncovered <i>deck</i> shall not be considered as part of <i>lot coverage</i>. <p>All other requirements of the By-law shall apply.</p> |
| 15-12 | R1-23 | <p>Notwithstanding any provision of this by-law to the contrary, within any area zoned R1-23 on Schedule 'A' hereto, the minimum <i>lot area</i> shall be 3,000 square metres and the minimum <i>lot frontage</i> shall be 35.0 metres. All other requirements of the By-Law shall apply.</p> |

| By-Law No. | Zone Code | Description |
|----------------------|-----------|---|
| PL160641 PL161164 | R1-28 | <p>Notwithstanding any provision of this By-law to the contrary, within any area zoned R1-28 on Schedule 'A' attached hereto, the following development standards shall apply:</p> <p><i>Lot Area</i> (Minimum): 230 m²</p> <p><i>Lot Frontage</i> (Minimum): 8.0 metres</p> <p><i>Interior Side Yard</i> (Minimum): 1.2 metres on one side and 0.6 metres on the other side;</p> <p><i>Exterior Side Yard</i> (Minimum): 2.4 metres</p> <p><i>Height</i> (Maximum): 12.0 metres</p> <p><i>Lot Coverage Dwelling</i> (Maximum): 47%</p> <p><i>Lot Coverage Overall</i> (Maximum): 52%</p> <p><i>Driveway Width</i> (Minimum): 3.0m</p> <p><i>Porch</i> Encroachment into required <i>yards</i> (Maximum): 3.0 metres including <i>stairs</i>;</p> <p><i>Visibility Triangle</i> Setback (Minimum): 0.5m from the closest point of the structure to the established <i>visibility triangle</i> as long as the <i>structure</i> does not obstruct the line of sight.</p> <p><i>Garage</i> Encroachment: Stairs may encroach a maximum of 0.5m into any required <i>parking space</i> located within the <i>garage</i>.</p> <p>All other requirements of By-law shall apply. (Maps 18, 26, 27, & 27A)</p> |

| By-Law No. | Zone Code | Description |
|----------------------|-----------|---|
| PL160641 PL161164 | R1-29 | <p>Notwithstanding any provision of this By-law to the contrary, within any area zoned R1-29 on Schedule 'A' attached hereto, the following development standards shall apply:</p> <p><i>Lot Area (Minimum): 290 m²</i></p> <p><i>Lot Frontage (Minimum): 10.0 metres</i></p> <p><i>Interior Side Yard (Minimum): 1.2 metres on one side and 0.6 metres on the other side;</i></p> <p><i>Exterior Side Yard (Minimum): 2.4 metres</i></p> <p><i>Lot Coverage Dwelling (Maximum): 47%</i></p> <p><i>Lot Coverage Overall (maximum): 52%</i></p> <p><i>Height (Maximum): 12.0m</i></p> <p><i>Driveway Width (Minimum): 5.0m</i></p> <p><i>Landscaping Open Space (Minimum): 40% for front yard only</i></p> <p><i>Porch Encroachment into required yards (Maximum): 3.0 metres, including stairs;</i></p> <p><i>Visibility Triangle Setback (Minimum): 0.5m from the closest point of the structure to the established visibility triangle as long as the structure does not obstruct the line of sight.</i></p> <p><i>Garage Encroachment: Stairs may encroach a maximum of 0.5m into any required parking space located within the garage.</i></p> <p>All other requirements of By-law shall apply. (Maps 18, 26, 27, & 27A)</p> |

| By-Law No. | Zone Code | Description |
|----------------------|-----------|---|
| PL160641 PL161164 | R1-30 | <p>Notwithstanding any provision of this By-law to the contrary, within any area zoned R1-30 on Schedule 'A' attached hereto, the following development standards shall apply:</p> <p><i>Lot Area</i> (Minimum): 350 m²</p> <p><i>Lot Frontage</i> (Minimum): 12.0 metres</p> <p><i>Interior Side Yard</i> (Minimum): 1.2 metres on one side and 0.6 metres on the other side;</p> <p><i>Exterior Side Yard</i> (Minimum): 2.4 metres</p> <p><i>Lot Coverage Dwelling</i> (Maximum): 50%</p> <p><i>Lot Coverage Overall</i> (maximum): 55%</p> <p><i>Height</i> (Maximum): 12.0m</p> <p><i>Porch Encroachment</i> into required <i>yards</i> (Maximum): 3.0 metres, including <i>stairs</i>;</p> <p><i>Visibility Triangle Setback</i> (Minimum): 0.5m from the closest point of the structure to the established <i>visibility triangle</i> as long as the <i>structure</i> does not obstruct the line of sight.</p> <p><i>Garage Encroachment</i>: Stairs may encroach a maximum of 0.5m into any required <i>parking space</i> located within the <i>garage</i>.</p> <p>All other requirements of By-law shall apply. (Maps18, 26, 27, & 27A)</p> |
| 90-18, 16-24 | R1-32 | <p>Notwithstanding any provisions of this By-law to the contrary, within any area zoned R1-32 on Schedule 'A' hereto, the following site-specific zone provisions shall apply:</p> <p><i>Lot Area</i> (Minimum): 330 m²</p> <p><i>Interior Side Yard Setback</i> (Minimum): 1.2 metres on one side and 0.6 metres on the other.</p> <p><i>Lot Coverage Dwelling</i> (Maximum): 55%</p> <p><i>Lot Coverage</i> (Maximum): 60%</p> <p>Additional 5% for accessory structures only.</p> <p><i>Landscaped Open Space</i> (Minimum): 25%</p> <p><i>Height</i> (Maximum): 11.0 metres</p> <p><i>Exterior Side Yard</i> (Minimum): 2.4 metres</p> <p>All other requirements of the By-Law shall apply.</p> |

| By-Law No. | Zone Code | Description |
|------------|-----------|---|
| | R1-30 | <p>Notwithstanding any provision of this By-law to the contrary, within any area zoned R1-30 on Schedule 'A' attached hereto, the following development standards shall apply:</p> <p><i>Lot Area</i> (Minimum): 350 m²</p> <p><i>Lot Frontage</i> (Minimum): 12.0 metres</p> <p><i>Interior Side Yard</i> (Minimum): 1.2 metres on one side and 0.6 metres on the other side;</p> <p><i>Exterior Side Yard</i> (Minimum): 2.4 metres</p> <p><i>Lot Coverage Dwelling</i> (Maximum): 50%</p> <p><i>Lot Coverage Overall</i> (maximum): 55%</p> <p><i>Height</i> (Maximum): 12.0m</p> <p><i>Porch Encroachment</i> into required <i>yards</i> (Maximum): 3.0 metres, including <i>stairs</i>;</p> <p><i>Visibility Triangle Setback</i> (Minimum): 0.5m from the closest point of the structure to the established <i>visibility triangle</i> as long as the <i>structure</i> does not obstruct the line of sight.</p> <p><i>Garage Encroachment</i>: Stairs may encroach a maximum of 0.5m into any required <i>parking space</i> located within the <i>garage</i>.</p> <p>All other requirements of By-law shall apply. (Maps18, 26, 27, & 27A)</p> |

| By-Law No. | Zone Code | Description |
|------------|-----------|--|
| PL160012 | R1-35 | <p>Notwithstanding any provision of this By-law to the contrary, within any area zoned R1-35 on Schedule 'A' attached hereto, the following development standards shall apply:</p> <p><i>Lot Area (Minimum): 320 m²</i></p> <p><i>Lot Frontage (Minimum): 10.7 metres</i></p> <p><i>Interior Side Yard (Minimum): 1.2 metres on one side and 0.6 metres on the other side;</i></p> <p><i>Height (Maximum): 10.5 metres;</i></p> <p><i>Lot Coverage Dwelling (Maximum): 50%</i></p> <p><i>Lot Coverage Overall: 55%</i></p> <p>Encroachment into required <i>yards</i> (Maximum): 2.0 metres including <i>covered or uncovered deck, porch, balcony with or without foundation or cold cellar;</i></p> <p>Encroachment into <i>rear yard</i> (Maximum): 3.5 metres including a <i>covered or uncovered deck, porch, or balcony</i> with a height of over 0.6 metres from grade;</p> <p>Encroachment into required <i>yards</i> (Maximum): 1.0 metres for architectural adornments, including but not limited to bay or box windows with or without foundation shall be permitted to encroach into a <i>front, exterior side, or rear yard;</i></p> <p>Building setback measurements: For the purposes of this By-law, building setback shall be measured from the property line prior to the dedication of 0.3 m reserves, where required.</p> <p>All required requirements of this By-law shall apply. (Maps 32, 41, 41A)</p> |

| By-Law No. | Zone Code | Description |
|------------|-----------|--|
| PL160012 | R1-36 | <p>Notwithstanding any provision of this By-law to the contrary, within any area zoned R1-36 on Schedule 'A' attached hereto, the following development standards shall apply:</p> <p><i>Lot Area (Minimum): 320 m²</i></p> <p><i>Lot Frontage (Minimum): 10.7 metres</i></p> <p><i>Interior Side Yard (Minimum): 1.2 metres on one side and 0.6 metres on the other side;</i></p> <p><i>Height (Maximum): 7.5 metres</i></p> <p><i>Lot Coverage Dwelling (Maximum) 50%</i></p> <p><i>Lot Coverage Overall (Maximum): 55%</i></p> <p>Encroachment into required yards (Maximum): 2.0 metres including <i>covered or uncovered deck, porch, balcony with or without foundation or cold cellar;</i></p> <p>Encroachment into rear yard (Maximum): 3.5 metres including a <i>covered or uncovered deck, porch, or balcony</i> with a height of over 0.6 metres from grade;</p> <p>Encroachment into required yards (Maximum): 1.0 metres for architectural adornments, including but not limited to bay or box windows with or without foundation shall be permitted to encroach into a <i>front, exterior side, or rear yard;</i></p> <p>Building setback measurements: For the purposes of this By-law, building setback shall be measured from the property line prior to the dedication of 0.3 m reserves, where required.</p> <p>All required requirements of this By-law shall apply. (Maps 32, 41, 41A)</p> |

| By-Law No. | Zone Code | Description |
|------------------|-----------|--|
| 146-18, 16-24 | R1-38 | <p>Notwithstanding any provisions of this By-law to the contrary, within any area zoned R1-38 on Schedule 'A' hereto, the following development standards shall apply:</p> <p><i>Lot Area</i> (Minimum): 345 m²</p> <p><i>Street Setback</i> (Minimum): 3.0 metres (provided no part of the <i>structure</i> used as a garage is closer than 5.5 metres to the <i>front lot line</i>, and that no garage portion of the <i>dwelling</i> is located nearer to the <i>street line</i> than the <i>habitable part of the dwelling</i>).</p> <p><i>Interior Side Yard Setback</i> (Minimum): 1.2 metres on one side and 0.6 metres on the other side provided any permitted encroachment is at least 0.3 metres from a <i>lot line</i>.</p> <p><i>Rear Yard</i> (Minimum): 3.0 metres</p> <p><i>Lot Coverage</i> (Maximum): 65%</p> <p>Other:</p> <p>Notwithstanding Section 2.10 (e) Zone requirements, <i>setbacks, lot coverage, and landscaped open space</i> shall be taken from the <i>lot line</i> and not the zone limits. An uncovered <i>deck</i> shall not be considered as part of <i>lot coverage</i>.</p> <p>All other requirements of the By-Law shall apply. (Maps 55 and 55B).</p> |
| 146-18, 16-24 | R1-40 | <p>Notwithstanding any provisions of this By-law to the contrary, within any area zoned R1-40 on Schedule 'A' hereto, the following development standards shall apply:</p> <p><i>Street Setback</i> (Minimum): 4.5 metres, except 6.0 metres to a garage.</p> <p><i>Lot Coverage</i> (Maximum): 45%</p> <p><i>Exterior Side Yard Setback</i> (Minimum): 1.2 metres</p> <p><i>Interior Side Yard Setback</i> (Minimum): 0.6 metres on one side and 0.6 metres on the other side provided any permitted encroachment is at least 0.3 metres from a <i>lot line</i>.</p> <p>Other: Notwithstanding Section 2.10 (e) Zone requirements, <i>setbacks, lot coverage, and landscaped open space</i> shall be taken from the <i>lot line</i> and not the zone limits. An uncovered <i>deck</i> shall not be considered as part of <i>lot coverage</i>.</p> <p>All other requirements of the By-Law shall apply. (Maps 55 and 55B).</p> |

| By-Law No. | Zone Code | Description |
|--------------|-----------|--|
| PL171429 | R1-42 | <p>Notwithstanding any provisions of this By-law to the contrary, within any area zoned R1-42 on Schedule 'A' hereto, the following site-specific zone provisions shall apply:</p> <p>Lot Area (Minimum): 330 m²</p> <p>Street Setback (Minimum): 4.5 metres, provided no part of the structure used as a garage is closer than 6.0m to the front lot line.</p> <p>Interior Side Yard Setback (Minimum): 1.2 metres on one side and 0.6 metres on the other.</p> <p>Lot Coverage Dwelling (Maximum): 50%</p> <p>Lot Coverage (Maximum): 55%</p> <p>Landscaped Open Space (Minimum): 25%</p> <p>Height (Maximum): 12.0 metres</p> <p>Exterior Side Yard (Minimum): 2.4 metres</p> <p>All other requirements of the By-Law shall apply.</p> |
| 57-19, 16-24 | R1-44 | <p>Notwithstanding any provisions of this By-law to the contrary, within any area zoned R1-44 on Schedule 'A' hereto, the following site-specific zone provisions shall apply:</p> <p><i>Street Setback</i> (Minimum): 4.5 metres provided no part of the <i>structure</i> used as a <i>garage</i> is closer than 6.0m to the <i>front lot line</i>.</p> <p><i>Exterior Side Yard</i> (Minimum) 1.2 metres</p> <p><i>Interior Side Yard Setback</i> (Minimum) 1.2 metres on one side and 0.6 metres on the other side, provided that any permitted <i>encroachment</i> is at least 0.3 metres from a <i>lot line</i>.</p> <p><i>Lot Coverage</i> (Maximum): 55%</p> <p><i>Lot Coverage for a Dwelling</i> (Maximum): 50%</p> <p><i>Building Height</i> (Maximum): 12.0 metres</p> <p>All other requirements of the By-Law shall apply.</p> |

| By-Law No. | Zone Code | Description |
|---------------|-----------|---|
| 110-19, 16-24 | R1-46 | <p>Notwithstanding any provisions of this By-law to the contrary, within any area zoned R1-46 on Schedule 'A' hereto, the following site-specific zone provisions shall apply:</p> <p><i>Lot Area (Minimum): 295m²</i></p> <p><i>Interior Side Yard Setback (Minimum) 1.2 metres on one side and 0.6 metres on the other. Any permitted encroachment shall be at least 0.3 metres to the lot line.</i></p> <p><i>Exterior Side Yard (Minimum) 2.4 metres</i></p> <p><i>Lot Coverage (Maximum): 50%</i></p> <p><i>Lot Coverage for a Dwelling (Maximum): 55%</i></p> <p>Additional 5% for Accessory structures Only. Shall not include covered or uncovered Decks, porches or balconies.</p> <p>All other requirements of the By-Law shall apply.</p> |
| 110-19 | R1-48 | <p>Notwithstanding any provisions of this By-law to the contrary, within any area zoned R1-48 on Schedule 'A' hereto, the following site-specific zone provisions shall apply:</p> <p><i>Lot Area (Minimum): 259m²</i></p> <p><i>Lot Frontage (Minimum): 9.1 metres</i></p> <p><i>Interior Side Yard Setback (Minimum) 1.2 metres on one side and 0.6 metres on the other. Any permitted encroachment shall be at least 0.3 metres to the lot line.</i></p> <p><i>Exterior Side Yard (Minimum): 2.4 metres</i></p> <p><i>Lot Coverage (Maximum): 50%</i></p> <p><i>Lot Coverage for a Dwelling (Maximum): 55%</i></p> <p>Additional 5% for Accessory structures Only. Shall not include Covered or uncovered Decks, porches or balconies.</p> <p>All other requirements of the By-Law shall apply.</p> |

| By-Law No. | Zone Code | Description |
|--------------------------------------|-----------|--|
| 126-19 | R1-50 | <p>Notwithstanding any provisions of this By-law to the contrary, within any area zoned R1-50 on Schedule 'A' hereto, the following site-specific zone provisions shall apply:</p> <p><i>Front Yard Depth, Minimum:</i>4.5 metres, provided no part of the structure used as a garage is closer than 0.6m to the front lot line.</p> <p><i>Exterior Side Yard, Minimum</i> 1.2 metres</p> <p><i>Interior Side Yard Setback, Minimum</i> 1.2 metres on one side and 0.6 metres on the other. Any permitted encroachment shall be at least 0.3 metres to the <i>lot line</i>.</p> <p><i>Lot Coverage, Maximum</i> 55%</p> <p><i>Lot Coverage for a Dwelling 50% Building Height, Maximum</i> 12.5 metres</p> <p>All other requirements of the By-Law shall apply.</p> |
| PL171215, OLT-22-004179, 28-24 | R1-52 | <p>Notwithstanding any provisions of this By-law to the contrary, within any area zoned R1-52 on Schedule 'A' hereto, the following site-specific zone provisions shall apply:</p> <p>Lot Area (Minimum): 308 m²</p> <p>Lot Frontage (Minimum): 11 metres</p> <p>Street Setback (Minimum) 4.5 metres, provided no part of the structure used as a garage is closer than 6 m to the front lot line.</p> <p>Interior Side Yard Setback (Minimum): 1.2 metres on one side and 0.6 metres on the other. A minimum of 1.8 metres must be maintained between structures.</p> <p>Lot Coverage Dwelling (Maximum): 50%</p> <p>Lot Coverage Overall (Maximum): 55%</p> <p>Landscaped Open Space (Minimum): 25%</p> <p>Building Height (Maximum): 12.0 metres</p> <p>Exterior Side Yard (Minimum): 2.4 metres</p> <p>That decks be permitted to encroach into the required rear yard setback by 3.0 metres.</p> <p>Parking spaces in any Residential Zone located within a garage or a carport, are permitted encroachments within 1.25 m of either end of the required parking space, provided the encroachment does not exceed 0.36 m.</p> <p>All other requirements of the By-Law shall apply.</p> |

| By-Law No. | Zone Code | Description |
|------------------------------------|-----------|---|
| PL171016 OLT-22-004674 39-24 | R1-54 | <p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned R1-54 on Schedule 'A' hereto, the following development standards shall apply:</p> <p>Interior Side Yard Setback (Minimum): 1.2 metres on one side and 0.6 metres on the other side, provided that any <i>side yard</i> that is less than 1.2 metres shall abut a <i>side yard</i> that is a minimum of 1.2 metres. Any permitted encroachment shall be at least 0.3 metres to the <i>lot line</i>. On lots with an <i>interior lot line</i> abutting a <i>rear yard</i>, a minimum setback of 1.2 metres shall be required.</p> <p>Height (Maximum): 11.0 metres</p> <p>Exterior Side Yard (Minimum): 3.0 metres</p> <p>All other provisions on the By-Law shall apply.</p> |
| 19-21 | R1-55 | <p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned R1-55 on Schedule 'A' hereto, the following shall apply:</p> <ul style="list-style-type: none"> - A lot is considered to be a vacant land unit within an approved Plan of Vacant Land Condominium; - A Vacant Land Condominium Unit requires frontage on a private condominium road; - Lot area, frontage, and yards shall be determined as if the common element road were a public street; - Maximum lot coverage: 45% for dwelling units, plus 5% for accessory buildings and structures. |
| 10-21 | R1-58 | <p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned R1-58 on Schedule 'A' hereto, development on partial services on lots requiring a minimum frontage of 20 metres and a minimum lot area of 1,000 square metres is permitted.</p> <p>All other provisions of the By-Law shall apply. (Map 41)</p> |
| OLT-21-001473, 10-24 | R1-62 | <p>Notwithstanding any provisions of this By-law to the contrary, within any area zoned R 1-62 on Schedule 'A' hereto, the following site-specific zone provisions shall apply:</p> <p>Lot Coverage Dwelling (Maximum) 50%</p> <p>Overall Lot Coverage (Maximum) 55%</p> <p>Driveway Width -Singles (Maximum) 6.0 m</p> |

8.4 Special Exceptions R2 Zone

| By-Law No. | Zone Code | Description |
|---------------|-----------|---|
| Not Available | R2-1 | Notwithstanding any provisions of this By-Law to the contrary, within any area zoned R2-1 on Schedule 'A' hereto, a <i>contractor's yard</i> for a carpentry business shall also be permitted. The <i>gross floor area</i> for said use shall not exceed a total of 111.5 square metres and no outside storage shall be permitted. All other requirements of the By-Law shall apply. |
| Not Available | R2-2 | Notwithstanding any provisions of this By-Law to the contrary, within any area zoned R2-2 on Schedule 'A' hereto, a <i>medical office</i> shall also be permitted in the <i>existing dwelling</i> . All other requirements of the By-Law shall apply. |
| Not Available | R2-3 | Notwithstanding any provisions of this By-Law to the contrary, within any area zoned R2-3 on Schedule 'A' hereto, a lawn bowling club shall also be permitted. All other requirements of the By-Law shall apply. |
| Not Available | R2-4 | Notwithstanding any provisions of this By-Law to the contrary, within any area zoned R2-4 on Schedule 'A' hereto, the only use permitted shall be a one storey, single detached dwelling with no accessory buildings or structures. All other requirements of the By-Law shall apply. |
| Not Available | R2-5 | Notwithstanding any provisions of this By-Law to the contrary, within any area zoned R2-5 on Schedule 'A' hereto, an art studio and gallery having a maximum <i>gross floor area</i> of 37.2 square metres shall also be permitted. All other requirements of the By-Law shall apply. |
| Not Available | R2-6 | Notwithstanding any provisions of this By-Law to the contrary, within any area zoned R2-6 on Schedule 'A' hereto, a service shop having a maximum <i>gross floor area</i> of 46.5 square metres shall also be permitted. All other requirements of the By-Law shall apply. |
| Not Available | R2-7 | Notwithstanding any provisions of this By-Law to the contrary, within any area zoned R2-7 on Schedule 'A' hereto, a contractor's yard for construction and excavation equipment and having a maximum <i>gross floor area</i> of 92.9 square metres shall also be permitted. Outside storage uses shall not exceed lot coverage of 50%. All other requirements of the By-Law shall apply. |

| By-Law No. | Zone Code | Description |
|---------------|-----------|---|
| Not Available | R2-8 | Notwithstanding any provisions of this By-Law to the contrary, within any area zoned R2-8 on Schedule 'A' hereto, the retailing of antiques and clothing shall also be permitted. However, the total <i>gross floor area</i> for these uses shall not exceed 46.5 square metres. All other requirements of the By-Law shall apply. |
| Not Available | R2-9 | Notwithstanding any provisions of this By-Law to the contrary, within any area zoned R2-9 on Schedule 'A' hereto, in addition to the uses permitted in the Residential Singles and Semis (R2) Zone, the following uses shall also be permitted: <ul style="list-style-type: none"> a) office not exceeding a <i>gross floor area</i> of 55.8 square metres, b) fine art studio, c) retail store, d) bakery - sales only, e) the sale of beer and wine making supplies, and f) Aesthetician/ aesthetics No outside storage shall be permitted. All other requirements of the By-Law shall apply. |
| Not Available | R2-10 | Notwithstanding any provisions of this By-Law to the contrary, within any area zoned R2-10 on Schedule 'A' hereto, an office supply outlet shall also be permitted. However, the maximum <i>gross floor area</i> for this business shall not exceed 74 square metres and outside storage shall be prohibited. All other requirements of the By-Law shall apply. |
| 121-02 | R2-11 | Notwithstanding any provisions of this By-Law to the contrary, within any area zoned R2-11 on Schedule 'A' hereto, the minimum rear yard requirement shall be 15 metres. All other requirements of the By-Law shall apply. |
| 121-02 | R2-12 | Notwithstanding any provisions of this By-Law to the contrary, within any area zoned R2-12 on Schedule 'A' hereto, a maximum of two dwellings shall be permitted. All other requirements of the By-Law shall apply. |
| 121-02 | R2-13 | Notwithstanding any provisions of this By-Law to the contrary, within any area zoned R2-13 on Schedule 'A' hereto, a gift and craft shop having a maximum <i>gross floor area</i> of 42 square metres shall also be permitted. All other requirements of the By-Law shall apply. |
| 136-03 | R2-14 | Notwithstanding any provisions of this By-Law to the contrary, within any area zoned R2-14 on Schedule 'A' hereto, the minimum rear yard setback shall be 1.58 metres. All other requirements of the By-Law shall apply. |

| By-Law No. | Zone Code | Description |
|-------------------------------------|-----------|---|
| 158-13, 24-15 | R2-15 | Notwithstanding any provisions of this By-Law to the contrary, within any area zoned R2-15 on Schedule 'A' hereto, the maximum lot coverage shall be 45%. All other requirements of the By-Law shall apply. |
| 165-02, 34-07 | R2-16 | Notwithstanding any provisions of this By-Law to the contrary, within any area zoned R2-16 on Schedule 'A' hereto, a medical office shall also be a permitted use. Furthermore, any parking in association with the office uses shall be one parking space for every 27.5 square metres of office space. All other requirements of the By-Law shall apply. |
| 59-09, 39-14, 110-15 | R2-17 | Notwithstanding any provisions of this By-Law to the contrary, within any area zoned R2-17 on Schedule 'A' hereto, the permitted uses shall be limited to semi-detached dwellings and accessory uses, buildings and structures, subject to the following development standards: a) Lot Area (Minimum): i. Semi-detached dwelling – 550 m ² ii. Semi-detached dwelling unit – 260 m ² b) Lot Frontage (Minimum): i. Semi-detached dwelling – 18.0 m ii. Semi-detached dwelling unit – 8.5 m c) Minimum Front Yard: 4.5 metres (provided no part of the structure used as a garage is closer than 5.5 metres to the front lot line. d) Minimum Interior Side Yard: 1.0 metres provided that on a lot where there is no attached carport or attached garage the minimum interior side yard width shall be 3.0m on one side. There is no interior side yard along the common lot line of the semi-detached unit. e) Minimum Exterior Side Yard: 3.0 metres f) Rear Yard (Minimum): 6.0 metres g) Lot Coverage (Maximum): 45% h) Lot Coverage for a Dwelling (Maximum): 40% All other requirements of the By-Law shall apply. |
| OMB Order PL 130478, 16-24 | R2-18 | Notwithstanding any provision of this By-Law to the contrary, within any area zoned R2-18 on Schedule 'A' hereto, the following development standards shall apply: a) Lot Area (Minimum): (i) Single detached dwelling: 350 m ² (ii) Semi-detached dwelling: 560 m ² Semi-detached dwelling unit: 260 m ² b) Lot Frontage (Minimum): |

| By-Law No. | Zone Code | Description |
|----------------------------|-----------|---|
| | | <p>(i) Single detached dwelling: 10.9 m (ii) Semi-detached dwelling: 18.0 m Semi-detached dwelling unit: 6.7 m c) Front Yard (Minimum): 4.5 m, provided no part of a carport or garage is closer than 6.0 m to the front lot line. d) Interior Side Yard (Minimum): 0.6 m e) Exterior Side Yard (Minimum): 4.5 m f) Lot Coverage (Maximum): (i) Single detached dwelling: 50% (ii) Semi-detached dwelling: 50%</p> <p>All other requirements of the By-Law shall apply.</p> |
| 149-15 | R2-19 | <p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned R2-19 on Schedule 'A' hereto, an accessory structure with a maximum height of 7.4 metres, maximum <i>gross floor area</i> of 149 square metres, and the parking of one (1) commercial vehicle shall be permitted. All other requirements of the By-Law shall apply.</p> |
| 78-12, 173-17, 16-24 | R2-20 | <p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned R2-20 on Schedule 'A' hereto, the following shall apply: Minimum lot area: 360 square metres Minimum lot frontage: 11.0 metres Minimum front yard: 4.5m, provided no part of the structure used as a garage is closer than 6.0m to the front lot line. Interior side yard (minimum): 1.2 m on one side and 0.6 m on the other side, provided that any permitted encroachment is at least 0.3 m from a lot line. Exterior side yard width (minimum): 1.2 metres Maximum <i>lot coverage</i>: 45% Other provisions: An uncovered <i>deck</i> may be considered as part of the <i>landscaped open space</i>. All other requirements of the By-Law shall apply.</p> |
| 167-17 | R2-30 | <p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned R2-30 on Schedule 'A' hereto, in addition to the use permitted within the R2 Zone the following uses shall also be permitted;</p> <ul style="list-style-type: none"> • Studio; • Personal service establishment (excluding laundromat and dry-cleaning establishment); • Dwelling unit; • Office, medical/dental; |

| By-Law No. | Zone Code | Description |
|------------|-----------|---|
| | | <ul style="list-style-type: none"> • Office, business or professional; • Service office; • Dwelling, duplex; • Dwelling, converted; • Lodging house; • Bed and breakfast establishment; • Dwelling, triplex; • Dwelling, street fronting rowhouse; <p>All other requirements of the By-law shall apply.</p> |
| PL160012 | R2-33 | <p>Notwithstanding any provision of this By-law to the contrary, within any area zoned R2-33 on Schedule 'A' attached hereto, the following development standards shall apply:</p> <p><i>Height</i> (Maximum): 12.0 metres;</p> <p>Lot Coverage Dwelling (Maximum): 50%</p> <p><i>Lot Coverage Overall</i> (Maximum): 60%</p> <p>Encroachment into required <i>yards</i> (Maximum): 2.0 metres including <i>covered or</i> uncovered deck, porch, balcony with or without foundation or cold cellar;</p> <p>Encroachment into <i>rear yard</i> (Maximum): 3.5 metres including <i>a covered or uncovered</i> deck, porch or balcony with a height of over 0.6 metres from grade;</p> <p>Encroachment into <i>required yards</i> (Maximum): 1.0 metres for architectural adornments, including but not limited to bay or box windows with or without foundations shall be permitted to encroach into a <i>front, exterior side, or</i> rear yard;</p> <p>Building setback measurements: For the purposes of this By-law, building setbacks shall be measured from the property line prior to the dedication of 0.3 m reserves, where required.</p> <p>All other requirements of By-law shall apply. (Maps 32, 41, and 41A)</p> |

| By-Law No. | Zone Code | Description |
|-----------------|-----------|--|
| 31-19 | R2-35 | Notwithstanding any provision of this by-law to the contrary, within any area zoned R2-35 on Schedule 'A' hereto, in addition to the uses permitted in the Residential Second Density (R2) Zone, a business or professional office shall also be permitted. All other requirements of the By-Law shall apply. |
| PL171429, 16-24 | R2-37 | <p>Notwithstanding any provisions of this By-law to the contrary, within any area zoned R2-37 on Schedule 'A' hereto, the following site-specific zone provision shall apply:</p> <p>Lot Area (Minimum): 440 m²</p> <p>Lot Frontage (Minimum): 13.0m</p> <p>Street Setback (Minimum): 4.5 metres, provided no part of the structure used as a garage is closer than 6.0m to the front lot line.</p> <p>Interior Side Yard Setback (Minimum): 1.2 metres on one side and 0.6 metres on the other.</p> <p>Lot Coverage Dwelling (Maximum): 50%</p> <p>Lot Coverage (Maximum): 55%</p> <p>Landscaped Open Space (Minimum): 25%</p> <p>Height (Maximum): 12.0 metres</p> <p>Exterior Side Yard (Minimum): 2.4 metres</p> <p>All other requirements of the By-Law shall apply.</p> |
| 57-19, 16-24 | R2-39 | <p>Notwithstanding any provision of this by-law to the contrary, within any area zoned R2-39 on Schedule 'A' hereto, the following site specific zone provisions shall apply:</p> <p>Lot Area (Minimum) -</p> <p>Semi-Detached Dwelling: 450m²</p> <p>Semi-Detached Dwelling Unit: 225m²</p> <p>Lot Frontage (Minimum) –</p> <p>Semi-Detached Dwelling: 15.0 metres</p> <p>Semi-Detached Dwelling Unit: 7.5 metres</p> <p>Exterior Side Yard (Minimum) 1.2 metres</p> <p>Interior Side Yard Setback (Minimum) 1.0 metre</p> <p>Lot Coverage (Maximum) 55%</p> <p>Lot Coverage for a Dwelling (Maximum) 50%</p> <p>Building Height (Maximum) 12.0 metres</p> <p>All other requirements of the By-Law shall apply.</p> |

| By-Law No. | Zone Code | Description |
|-----------------------|-----------|--|
| 16-24 | R2-42 | Notwithstanding any provision of this By-Law to the contrary, within any area zoned R2-42 on Schedule 'A' hereto, in addition to the uses permitted within the R2 zone, a Community Hall and attributed accessory uses shall also be permitted. All other applicable requirements of the By-Law shall continue to apply. |
| 85-25 | R2-43 | <p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned R2-43 on Schedule 'A' hereto, the following site-specific provisions shall apply:</p> <ol style="list-style-type: none"> 1) Permit a residential addition on an existing lot of record with a 0-metre frontage, current access by way of Elm Lane. 2) Permit a reduced street setback of 2.57 metre from Elm Lane, whereas 6.0 metre is required. 3) Recognize the existing interior side yard setback of 0.6 metre, whereas 1.2 metre is required. 4) Recognize the existing rear yard setback of 0.76 metre, whereas 6.0 metre is required. 5) Permit an addition greater than fifty percent of the ground floor area of the existing residential building within a Special Policy Area, subject to obtaining a permit from the GRCA which demonstrates that the new habitable floor space is constructed no lower than the existing habitable floor space and flood proofed to the existing floor and/or opening elevation where feasible. 6) All other provisions of this By-Law shall apply. |
| OLT-21-001564, 101-25 | R2-44 | <p>Notwithstanding any provisions of this By-law to the contrary, within any area zoned R2-44 on Schedule "A" hereto, the following site-specific zone provisions shall apply:</p> <p><i>Lot Area</i> (Minimum): 330 m²</p> <p><i>Lot Frontage</i> (Minimum): 11 m</p> <p>Exterior Side Yard Setback: 2.4 m</p> <p><i>Lot Coverage</i> (Maximum): 50% and an additional maximum 5% for accessory buildings or structures</p> <p>Landscaped Open Space (Minimum): 25%</p> <p><i>Building Height</i> (Maximum): 11.5 m</p> <p>All other requirements of the By-law shall apply.</p> |


8.5 Special Exceptions RM1 Zone

| By-Law No. | Zone Code | Description |
|----------------------------|-----------|--|
| 182-03 | RM1-1 | Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> RM1-1 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Residential Multiple Low Density (RM1) <i>Zone</i> , a <i>service shop</i> shall also be permitted. All other requirements of the By-Law shall apply. |
| Not Available | RM1-2 | <p>Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> RM1-2 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Residential Multiple Low Density (RM1) <i>Zone</i>, a maximum of 30 <i>rowhouse dwelling units</i> shall be permitted.</p> <p>The following <i>development</i> standards shall apply:</p> <ul style="list-style-type: none"> a) Minimum <i>interior side yard</i> shall be 1.2 metres. b) Buffering, consisting of a <i>planting strip</i> having a minimum <i>height</i> and width of 1.52 metres and a 1.8 metre high solid wood <i>patio-style</i> privacy fence is required where the site abuts residentially <i>zoned</i> lands. c) <i>Lot Coverage</i> for all <i>accessory buildings</i> shall be restricted to a maximum <i>gross floor area</i> of 9.29 square metres and a maximum <i>building height</i> of 1.8 metres. <p>All other requirements of the By-Law shall apply.</p> |
| 14-04, 84-04 | RM1-3 | Notwithstanding any provision in this By-Law to the contrary, within any area <i>zoned</i> RM1-3 on Schedule 'A' hereto, the minimum <i>front yard</i> shall be 4.6 metres; and no part of any <i>building</i> or <i>structure</i> , including <i>accessory building</i> and <i>structures</i> and a swimming pool shall be located further than 13.7 metres from the <i>front lot line</i> . All other requirements of the By-Law shall apply. |
| 14-04, 84-04, 261-04 | RM1-4 | Notwithstanding any provision in this By-Law to the contrary, within any area <i>zoned</i> RM1-4 on Schedule 'A' hereto, the minimum <i>front yard</i> shall be 4.6 metres; and no part of any <i>building</i> or <i>structure</i> , including <i>accessory building</i> and <i>structures</i> and a swimming pool shall be located further than 14.4 metres from the <i>front lot line</i> . All other requirements of the By-Law shall apply. |

| By-Law No. | Zone Code | Description |
|------------------|-----------|---|
| 78-05 | RM1-5 | <p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned RM1-5 on Schedule 'A' hereto, the following development standards shall apply:</p> <ul style="list-style-type: none"> a) Uses permitted: rowhouse dwelling, street fronting rowhouse dwellings and accessory uses and structures. b) Lot Frontage: 6.0m c) Front yard: 4.5m (provided no part of the structure used as a garage is closer than 6.0m to the front lot line, and that no garage portion of a dwelling is located nearer to the street line than the habitable part of the dwelling. d) Exterior Side Yard: 3.0m e) Any yard abutting a public walkway: 2.0m f) Driveway width: 3.0m (maximum) <p>All other requirements of the By-Law shall apply.</p> |
| 78-05, 146-06 | RM1-6 | <p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned RM1-6 on Schedule 'A' hereto, the following development standards shall apply:</p> <ul style="list-style-type: none"> a) Uses permitted: rowhouse dwelling and accessory uses and structures. b) Lot Frontage: 6.0m c) Front yard: 4.5m (provided no part of the structure used as a garage is closer than 6.0m to the front lot line, and that no garage portion of a dwelling is located nearer to the street line than the habitable part of the dwelling. d) Exterior Side Yard: 3.0m e) Interior Side Yard: 1.2 m f) Any yard abutting a public walkway: 2.0m g) Lot Coverage: 52% (maximum) h) Driveway width: 3.0m (maximum) <p>All other requirements of the By-Law shall apply.</p> |
| 126-09 | RM1-7 | <p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned RM1-7 on Schedule 'A' hereto, the following additional uses and development standards shall apply:</p> <p>Additional Use:</p> <ul style="list-style-type: none"> a) Apartment dwelling to be occupied by seniors or people having a physical disability b) maximum units, 60; |

| By-Law No. | Zone Code | Description | | | | | | | | | | | | | | | | |
|--|-------------|---|-------------|-------------|-------------|-------------|----------------------------|-----|-----|-----|--|-----|----|-----|--------------------------------------|-----|-----|-----|
| | | <p>Building location:</p> <ul style="list-style-type: none"> a) a new lot line may be established with a 0.0 metre setback provided it abuts only land owned by the South Dumfries Non-Profit Housing Corporation; b) Rear yard setback (southerly), 20 metres; c) Side yard setback, 15 metres d) no accessory building or structure as well as site alteration, save and except works required for landscaping and on-site storm water management, shall be permitted within the rear and side yards; <p>Site Development</p> <ul style="list-style-type: none"> a) maximum lot coverage: 40% (apartment dwelling), all other uses: 35%; b) minimum landscaped open space, 30%; <p>Building Height</p> <ul style="list-style-type: none"> a) Maximum building height (apartment dwelling): 12.2 metres above the existing grading elevation at the side/rear yard limit <p>Maximum building height (apartment dwelling): 15 metres if an average grading elevation is utilized in so far as the 12.2 metres above the existing grade elevation is not exceeded ;</p> <ul style="list-style-type: none"> b) all other uses, 8.5 metres; <p>All other requirements of the By-Law shall apply.</p> | | | | | | | | | | | | | | | | |
| 86-04, 44-11, 142-13 | RM1-8 | <p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned RM1-8 on Schedule “C” attached hereto, the permitted uses are limited to street fronting rowhouse dwellings, a common elements condominium and accessory uses, subject to the development standards stated below:</p> <table border="1" data-bbox="586 1352 1464 1881"> <thead> <tr> <th data-bbox="586 1352 833 1398">Provision</th> <th data-bbox="833 1352 1057 1398">Unit Type A</th> <th data-bbox="1057 1352 1263 1398">Unit Type B</th> <th data-bbox="1263 1352 1464 1398">Unit Type C</th> </tr> </thead> <tbody> <tr> <td data-bbox="586 1398 833 1478"><i>Lot Area</i> (Minimum):</td> <td data-bbox="833 1398 1057 1478">140</td> <td data-bbox="1057 1398 1263 1478">140</td> <td data-bbox="1263 1398 1464 1478">140</td> </tr> <tr> <td data-bbox="586 1478 833 1734"><i>Interior Side Yard Setback</i> (Minimum): 1.2 metres on one side and 0.6 metres on the other.</td> <td data-bbox="833 1478 1057 1734">7.2</td> <td data-bbox="1057 1478 1263 1734">5.</td> <td data-bbox="1263 1478 1464 1734">5.4</td> </tr> <tr> <td data-bbox="586 1734 833 1881">Lot Coverage Dwelling (Maximum): 55%</td> <td data-bbox="833 1734 1057 1881">9.0</td> <td data-bbox="1057 1734 1263 1881">N/A</td> <td data-bbox="1263 1734 1464 1881">N/A</td> </tr> </tbody> </table> | Provision | Unit Type A | Unit Type B | Unit Type C | <i>Lot Area</i> (Minimum): | 140 | 140 | 140 | <i>Interior Side Yard Setback</i> (Minimum): 1.2 metres on one side and 0.6 metres on the other. | 7.2 | 5. | 5.4 | Lot Coverage Dwelling (Maximum): 55% | 9.0 | N/A | N/A |
| Provision | Unit Type A | Unit Type B | Unit Type C | | | | | | | | | | | | | | | |
| <i>Lot Area</i> (Minimum): | 140 | 140 | 140 | | | | | | | | | | | | | | | |
| <i>Interior Side Yard Setback</i> (Minimum): 1.2 metres on one side and 0.6 metres on the other. | 7.2 | 5. | 5.4 | | | | | | | | | | | | | | | |
| Lot Coverage Dwelling (Maximum): 55% | 9.0 | N/A | N/A | | | | | | | | | | | | | | | |

| By-Law No. | Zone Code | Description | | | |
|---|-----------|--|---|---------------------------------|--|
| | | <i>Lot Coverage</i> (Maximum): 60% Additional 5% for <i>accessory structures</i> only. | 5.7 (Units 75 & 92 shall be 4.4 m; Units 76 & 91 shall be 5.2 m) | 5.7 | 5.7 (Unit 1 <i>front yard setback</i> shall be 5.4 m) |
| | | Landscaped Open Space (Minimum): 25% Height (Maximum): | 1.5 | 1.5 (Unit 38 shall be 1.2 m) | 1.5 |
| | | <i>Lot Area</i> (Minimum): | 1.8 | N/A | N/A |
| | | <i>Interior Side Yard Setback</i> (Minimum): 1.2 metres on one side and 0.6 metres on the other. | 2.5 (abutting Willow Street) | 6.0 (Unit 62 shall be 2 m) | 5.2 m (Units 2 - 21, no <i>buildings, structures</i> or landscape material shall be permitted within 2 m of the <i>rear lot line</i>) |
| | | Lot Coverage (Maximum) | 64% | 54% | 60% |
| <p>a) For the purpose of determining permitted use, development standards, setbacks, frontage and regulations for the common element condominium as described in this By- Law, “private street” shall be considered the public street.</p> <p>b) The maximum number of rowhouse dwellings shall be 95 units.</p> <p>c) In addition to the garage and driveway of each dwelling unit, an additional 44 visitor parking spaces shall be provided.</p> <p>d) Visitor parking is permitted to be located within 0.1 metres to a lot line.</p> <p>e) The maximum height of any building shall be 8.5 metres.</p> <p>f) The following setback provisions shall apply:</p> | | | | | |

| By-Law No. | Zone Code | Description |
|----------------------------|-----------|--|
| | |  |
| 59-09, 39-14, 110-15 | RM1-9 | <p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned RM1-9 on Schedule 'A' hereto, the permitted uses shall be limited to street fronting rowhouse dwellings and accessory uses, buildings and structures, subject to the following development standards:</p> <ul style="list-style-type: none"> a) Lot Frontage (Minimum): 9.0m b) Front Yard (Minimum): 4.5m provided no part of the structure used as a carport or garage is closer than 5.5m to the front lot line. c) Interior Side Yard (Minimum): 1.0m provided that on a lot where there is not attached carport or attached garage the minimum interior side yard width shall be 3.0m. There is no interior side yard along the common lot line of the street fronting rowhouse dwelling unit. d) Exterior Side Yard (Minimum): 3.0m e) Lot Coverage (Maximum): 40% f) Driveway width (Maximum): 50% of the lot frontage <p>All other requirements of the By-Law shall apply.</p> |
| OMB Order PL 130478 | RM1-10 | <p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned RM1-10 on Schedule 'A' hereto, the following provisions shall apply:</p> <ul style="list-style-type: none"> a) Lot Area (Minimum): 180 m² b) Lot Frontage (Minimum): 6 m c) Front Yard (Minimum): 4.5 m, provided no part of the structure used as a carport or garage is closer than 6.0 m to the front lot line. |

| By-Law No. | Zone Code | Description |
|------------|-----------|---|
| | | <p>d) Interior Side Yard (Minimum): 1.5 m and 3 m between structures</p> <p>e) Exterior Side Yard (Minimum): 4.5 m</p> <p>f) Lot Coverage (Maximum): 50%</p> <p>All other requirements of the By-Law shall apply.</p> |
| 136-15 | RM1-11 | <p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned RM1-11 on Schedule 'A' hereto, the following provisions shall apply:</p> <p>a) Rowhouse dwelling:</p> <ul style="list-style-type: none"> (i) The rowhouse dwelling may also have frontage on a public street. (ii) Minimum Front Yard: 4.5 metres (provided no part of the structure used as a garage is closer than 6.0 metres to the front lot line, and that no garage portion of a dwelling is located nearer to the street line than the habitable part of the dwelling). (iii) Lot Frontage (minimum): 5.5 metres (iv) Exterior Side Yard: 3.0 metres (v) Any yard abutting a public walkway: 2.0 metres (vi) Interior Side Yard (minimum): 1.2 metres (vii) Lot Coverage (maximum): 52% (viii) Driveway Width (maximum): 3.0 metres <p>b) Single detached dwelling:</p> <ul style="list-style-type: none"> (i) Minimum front yard: 4.5 metres (provided no part of the structure used as a garage is closer than 6.0 metres to the front lot line, and that no garage portion of a dwelling is located nearer to the street line than the habitable part of the dwelling). (ii) Exterior side yard: 3.0 metres (iii) Lot Coverage (maximum): 40% (iv) Lot Frontage (minimum): 11.0 metres <p>Lot Area (minimum): 385 square metres All other requirements of the By-Law shall apply.</p> |

| By-Law No. | Zone Code | Description |
|------------------------------|-----------|---|
| OMB Decision PL 160014 | RM1-18 | <p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned RM1-18 on Schedule 'A' hereto, the following provisions shall apply:</p> <p>Minimum Lot Area: 180m²</p> <p>Minimum Lot Frontage: 6.0 metres</p> <p>Minimum Street Setback: 4.5m to a habitable room, 6.0m to an attached garage;</p> <p>Minimum Exterior Side Yard: 4.5m;</p> <p>Maximum Lot Coverage: 40%</p> <p>All other requirements of the By-Law shall apply.</p> |
| 163-17, 142-20 | RM1-20 | <p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned RM1-20 on Schedule 'A' hereto, the following provisions shall apply:</p> <p>Rowhouse dwelling:</p> <p>The rowhouse dwelling may also have frontage on a public street.</p> <p>Minimum Front Yard: 4.5 metres (provided no part of the structure used as a garage is closer than 6.0 metres to the front lot line, and that no garage portion of a dwelling is located nearer to the street line than the habitable part of the dwelling).</p> <p>Lot Area (minimum): 165m²</p> <p>Lot Frontage (minimum): 5.5 metres</p> <p>Exterior Side Yard (minimum): 3.0 metres</p> <p>Any yard abutting a public walkway (minimum): 2.0 metres</p> <p>Interior Side Yard (minimum): 1.2 metres</p> <p>Overall Lot Coverage (maximum): 59%</p> <p>Maximum Lot Coverage (dwelling): 54%</p> <p>Driveway Width (maximum): 70% or 5.5 metres whichever is lesser.</p> <p>Single detached dwelling:</p> <p>Minimum front yard: 4.5 metres (provided no part of the structure used as a garage is closer than 6.0 metres to the front lot line, and that no garage portion of a dwelling is located nearer to the street line than the habitable part of the dwelling).</p> <p>Interior side yard (minimum): 1.2 metres</p> <p>Exterior side yard (minimum): 3.0 metres</p> <p>Overall Lot Coverage (maximum): 55%</p> <p>Lot Coverage Maximum (dwelling): 50%</p> <p>Lot Frontage (minimum): 11.0 metres</p> <p>Lot Area (minimum): 330m²</p> <p>Height (maximum): 12.0 metres</p> |

| By-Law No. | Zone Code | Description |
|-------------------|-----------|--|
| | | All other requirements of By-law 61-16 shall apply. (Key Maps 54, 55, 55A, 55B, & 55C) |
| 163-17, 142-20 | RM1-21 | <p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned RM1-21 on Schedule 'A' hereto, the following requirements shall apply:</p> <p>Rowhouse dwelling: Lot Area (minimum): 165m² Lot Frontage (Minimum): 5.5 metres Front yard depth (minimum): 4.5 metres (provided no part of the structure used as a garage is closer than 6.0 metres to the front lot line, and that no garage portion of a dwelling is located nearer to the street line than the habitable part of the dwelling). Exterior side yard (minimum): 3.0 metres Any yard abutting a public walkway (minimum): 2.0 metres Overall Lot Coverage (maximum): 59% Lot Coverage Maximum (dwelling): 54% Interior Side Yard (minimum): 1.2 metres</p> <p>Driveway Width (maximum): 70% or 5.5 metres, whichever is lesser. A rowhouse dwelling may also have frontage on a public street.</p> <p>Single detached dwelling: Lot Area (minimum): 330m² Front yard depth (minimum): 4.5 metres (provided no part of the structure used as a garage is closer than 6.0 metres to the front lot line, and that no garage portion of a dwelling is located nearer to the street line than the habitable part of the dwelling). Exterior side yard (minimum): 3.0 metres Overall Lot Coverage (maximum): 55% Lot Coverage Maximum (dwelling): 50% Lot Frontage (minimum): 11.0 metres Interior Side Yard (minimum): 1.2 metres Height (maximum): 12.0 metres All other requirements of the By-Law 61-16 shall apply. (Maps 54, 55, 55A, 55B, & 55C)</p> |

| By-Law No. | Zone Code | Description |
|----------------------|-----------|---|
| 167-17 | RM1-26 | <p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned RM1-26 on Schedule 'A' hereto, in addition to the uses permitted within the RM1 Zone the following uses shall also be permitted;</p> <ul style="list-style-type: none"> • Studio; Personal service establishment (excluding a laundromat and dry-cleaning establishment); Dwelling unit; Office, medical/dental; Office, business or professional; Service office; Dwelling, duplex, Dwelling, converted; Lodging house; Bed and breakfast establishment; <p>All other requirements of the By-law shall apply.</p> |
| PL160641 PL161164 | RM1-28 | <p>Notwithstanding any provision of this By-law to the contrary, within any area zoned RM1-28 on Schedule 'A' attached hereto, the following development standards shall apply:</p> <p><i>Lot Area</i> (Minimum): 150 m²</p> <p><i>Lot Frontage</i> (Minimum): 6.0 metres street fronting rowhouse dwellings;</p> <p><i>Interior Side Yard</i> (Minimum): 1.5 metres</p> <p><i>Exterior Side Yard</i> (Minimum): 2.4 metres</p> <p><i>Separation Distance between buildings on same lot</i> (Minimum): 0.0 metres</p> <p><i>Lot Coverage Dwelling</i> (Maximum): 55%</p> <p><i>Lot Coverage Overall</i> (maximum): 60%</p> <p><i>Height</i> (Maximum): 12.0 metres</p> <p><i>Landscaping Open Space</i> (Minimum): 34% for front yard only</p> <p><i>Porch Encroachment into required yards</i> (Maximum): 3.0 metres, including <i>stairs</i>;</p> <p><i>Visibility Triangle Setback</i> (Minimum): 0.5m from the closest point of the structure to the established <i>visibility triangle</i> as long as the <i>structure</i> does not obstruct the line of sight.</p> <p><i>Garage Encroachment</i>: Stairs may encroach a maximum of 0.5m into any required <i>parking space</i> located within the <i>garage</i>.</p> <p>All other requirements of By-law shall apply. (Maps 18, 26, 27, & 27A)</p> |

| By-Law No. | Zone Code | Description |
|------------|-----------|---|
| PL160012 | RM1-30 | <p>Notwithstanding any provision of this By-law to the contrary, within any area zoned RM1-30 on Schedule 'A' attached hereto, the following development standards shall apply:</p> <p>Lot Area (Minimum): 164 m² for rowhouse dwellings;</p> <p>Lot Frontage (Minimum): 6.0 metres for rowhouse dwellings;</p> <p>Street Setback (Minimum): 4.5 metres to habitable portion;</p> <p>Interior Side Yard Setback (Minimum) 1.5 metres</p> <p>Height (Maximum): 12.0 metres;</p> <p>Separation Distance between buildings (Minimum) 1.5 metres;</p> <p>Lot Coverage Overall (Maximum): 56% for rowhouse dwellings;</p> <p>Parking Requirements (Minimum): 1.5 spaces per unit for rowhouse dwellings. Parking maybe provided in tandem with one space being located on a driveway having a minimum length of 6.0 metres, leading to a garage;</p> <p>Parking setback: Notwithstanding any provisions of this By-law to the contrary, surface parking within the front yard and exterior side yard is permitted provided that no part of any parking space is located closer than 0 metres to the lot line;</p> <p>Encroachment into required yards (Maximum): 2.0 metres including covered or uncovered deck, porch, balcony with or without foundation or cold cellar;</p> <p>Encroachment into rear yard (Maximum): 3.5 metres including a covered or uncovered deck, porch or balcony with a height of over 0.6 metres from grade.</p> <p>Encroachment into required yards (Maximum): 1.0 metres for architectural adornments, including but not limited to bay or box windows with or without foundations shall be permitted to encroach into a front, exterior side, or rear yard.</p> <p>Building setback measurements: For the purposes of this By-law, building setbacks shall be measured from the property line prior to the dedication of 0.3 m reserves, where required.</p> <p>For the purpose of determining permitted use, development standards, setbacks, frontage, and regulations for development within a condominium, a "private street" shall be considered the public street.</p> <p>All other requirements of By-law shall apply. (Maps 32, 41, and 41A)</p> |

| By-Law No. | Zone Code | Description |
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| PL160012 | RM1-33 | <p>Notwithstanding any provision of this By-law to the contrary, within any area zoned RM1-33 on Schedule 'A' attached hereto, the following development standards shall apply:</p> <p>Lot Area (Minimum): 164 m² for rowhouse dwellings;</p> <p>Lot Frontage (Minimum): 6.0 metres for rowhouse dwellings;</p> <p>Interior Side Yard Setback (Minimum) 1.5 metres</p> <p>Height (Maximum): 12.0 metres;</p> <p>Lot Coverage Overall (Maximum): 56% for rowhouse dwellings;</p> <p>Front Yard Landscaped Open Space (Minimum): 35%;</p> <p>Separation Distance between buildings, (Minimum): 1.5 metres;</p> <p>Street Setback (Minimum): 4.5 metres to habitable portion;</p> <p>Parking Requirements (Minimum): 1.5 spaces per unit for rowhouse dwellings. Parking may be provided in tandem with one space being located on a driveway having a minimum length of 6.0 metres, leading to a garage.</p> <p>Parking setback: Notwithstanding any provisions of this By-law to the contrary, surface parking within the front yard and exterior side yard is permitted provided that no part of any parking space is located closer than 0 metres to the lot line.</p> <p>Encroachment into required yards (Maximum): 2.0 metres including covered or uncovered deck, porch, balcony with or without foundation or cold cellar.</p> <p>Encroachment into rear yard (Maximum): 3.5 metres including a covered or uncovered deck, porch or balcony with a height of over 0.6 metres from grade.</p> <p>Encroachment into required yards (Maximum): 1.0 metres for architectural adornments, including but not limited to bay or box windows with or without foundations shall be permitted to encroach into a front, exterior side, or rear yard.</p> <p>Building setback measurements: For the purposes of this By-law, building setbacks shall be measured from the property line prior to the dedication of 0.3 m reserves, where required.</p> <p>Architectural Requirements: Windows abutting noise sensitive spaces are prohibited on the third storey, along the north elevation of the structure, within the northern block on the plan.</p> <p>For the purpose of determining permitted use, development standards, setbacks, frontage, and regulations for development within a condominium, "private street" shall be considered the public street.</p> <p>All other requirements of By-law shall apply. (Maps 32, 41, and 41A)</p> |

| By-Law No. | Zone Code | Description |
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| PL171429 | RM1-35 | <p>Lot Area (Minimum): Single Detached Dwelling: 330.0 m² Semi Detached Dwelling: 550.0m² Semi Detached Dwelling Unit: 225.0 m² Street Fronting Rowhouse: 150.0 m²</p> <p>Lot Frontage (Minimum): Semi-Detached Dwelling: 15.0m Semi-Detached Dwelling Unit: 7.5m Street Fronting Rowhouse: 6.0m</p> <p>Street Setback (Minimum): 4.5 metres provided no part of the structure used as a garage is closer than 6.0m to the front lot line.</p> <p>Interior Side Yard Setback (Minimum): Single Detached and Semi- Detached Dwellings: 1.2 metres on one side and 0.6 metres on the other. Street Fronting Rowhouse: 1.2 metres, and 0 metres to a common interior wall.</p> <p>Exterior Side Yard (Minimum): 2.4 metres Lot Coverage Dwelling (Maximum): 50% Lot Coverage Overall (Maximum): 55%, additional 5% for accessory structures only. Block Size (Maximum): Street Fronting Rowhouse: 8 units Landscaped Open Space (Minimum): 25% Visitor Parking Rate 0.25 spaces per unit All other requirements of the By-Law shall apply.</p> |
| 110-19, 76-21, 16-24 | RM1-37 | <p>Notwithstanding any provisions of this By-law to the contrary, within any area zoned RM1-37 on Schedule 'A' hereto, the following site-specific zone provisions shall apply:</p> <p>Lot Frontage (Minimum): 6.0 metres Lot Area (Minimum): 165 square metres Front Yard Setback (Minimum): 4.5 metres provided no part of the structure used as a garage is closer than 6.0 metres to the front lot line, and that no garage portion of a dwelling is located nearer to the street line than the habitable component of the dwelling. Interior Side Yard Setback (Minimum): 1.2 metres Exterior Side Yard (Minimum) 3.0 metres Lot Coverage for a Dwelling (Maximum): 55%</p> |

| By-Law No. | Zone Code | Description |
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| | | <p>Lot Coverage (Maximum): 60%</p> <p>All other requirements of the By-Law shall apply.</p> |
| PL160012 | RM1-39 | <p>Notwithstanding any provisions of this By-law to the contrary, within any area zoned RM1-39 on Schedule 'A' attached hereto, the following development standards shall apply:</p> <p>Lot Area (Minimum): 164 m² for rowhouse dwellings;</p> <p>Lot Frontage (Minimum): 6.0 metres for rowhouse dwellings;</p> <p>Street Setback (Minimum): 4.5 metres to habitable portion;</p> <p>Interior Side Yard Setback (Minimum) 1.5 metres</p> <p>Rear Setback (Minimum): 5.0 metres to habitable portion;</p> <p>Height (Maximum): 12.0 metres;</p> <p>Lot Coverage Overall (Maximum): 56% for rowhouse dwellings;</p> <p>Front Yard Landscaped Open Space (Minimum): 35%;</p> <p>Separation Distance between buildings, (Minimum) 1.5 metres;</p> <p>Parking Requirements (Minimum): 1.5 spaces plus 0.25 visitor spaces per unit for rowhouse dwellings. Parking may be provided in tandem with one space being located on a driveway having a minimum length of 6.0 metres, leading to a garage;</p> <p>Parking setback: Notwithstanding any provisions of this By-law to the contrary, surface parking within the front yard and exterior side yard is permitted provided that no part of any parking space is located closer than 0 metres to the lot line;</p> <p>Encroachment into required yards (Maximum): 2.0 metres including covered or uncovered deck, porch, balcony with or without foundation or cold cellar;</p> <p>Encroachment into rear yard (Maximum): 3.5 metres including a covered or uncovered deck, porch or balcony with a height of over 0.6 metres from grade;</p> <p>Encroachment into required yards (Maximum): 1.0 metres for architectural adornments, including but not limited to bay or box windows with or without foundations shall be permitted to encroach into a front, exterior side, or rear yard;</p> <p>Building setback measurements: For the purposes of this By-law, building setbacks shall be measured from the property line prior to the dedication of 0.3 m reserves, where required.</p> |

| By-Law No. | Zone Code | Description |
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| | | <p>For the purpose of determining permitted use, development standards, setbacks, frontage and regulations for development within a condominium, “private street” shall be considered the public street. All other requirements of By-law shall apply. (Maps 32, 41, and 41A)</p> |
| PL171215 | RM1-41 | <p>Notwithstanding any provisions of this By-law to the contrary, within any area zoned RM1-41 on Schedule ‘A’ hereto, the following site-specific zone provisions shall apply:</p> <p>Lot Area (Minimum): Single Detached Dwelling: 280 m² Semi Detached Dwelling: 420.0 m² Semi Detached Dwelling Unit: 210.0 m² Street Fronting Rowhouse: 150.0 m²</p> <p>Lot Frontage (Minimum): Single Detached Dwelling: 10.0 m Semi Detached Dwelling Unit: 7.5 m Street Fronting Rowhouse: 6.0 m</p> <p>Street Setback (Minimum): 4.5 metres, provided no part of the structure used as a garage is closer than 6 m to the front lot line.</p> <p>Interior Side Yard Setback (Minimum): Single Detached and Semi-Detached Dwellings: 1.2 metres on one side and 0.6 metres on the other. Street Fronting Rowhouse: 1.2 metres, and 0 metres to a common interior wall.</p> <p>Exterior Side Yard (Minimum): 2.4 metres</p> <p>Lot Coverage (Maximum): Single Detached/ Semi-Detached Dwellings - 50% Rowhouse, Street Fronting Rowhouse – 55%</p> <p>Lot Coverage Overall (Maximum): Single Detached/ Semi-Detached Dwellings - 55% Rowhouse, Street Fronting Rowhouse – 55%</p> <p>Building Height (Maximum): 12.0 metres</p> <p>Block Size (Maximum): Street Fronting Rowhouse: 8 units</p> <p>Landscaped Open Space (Minimum): 25%</p> <p>That decks be permitted to encroach into the required rear yard setback by 3.0metres.</p> |

| By-Law No. | Zone Code | Description |
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| | | <p>Parking spaces in any Residential Zone located within a garage or a carport, are permitted encroachments within 1.25 m of either end of the required parking space, provided the encroachment does not exceed 0.36 m.</p> <p>All other requirements of the By-Law shall apply.</p> |
| PL171215 | RM1-42 | <p>Notwithstanding any provisions of this By-law to the contrary, within any area zoned RM1-42 on Schedule 'A' hereto, the following site-specific zone provisions shall apply:</p> <p>To conform with the Ministry of Environment, Conservation and Parks' Land Use Compatibility Guidelines (D-6), the Development Setback from the portion of lands zoned Natural Heritage in the north-west corner of the property shall be minimum 16.5m.</p> <p>Parking spaces in any Residential Zone located within a garage or a carport, are permitted encroachments within 1.25 m of either end of the required parking space, provided the encroachment does not exceed 0.36 m.</p> <p>All other provisions of the By-law shall apply.</p> |
| 125-22 | RM1-43 | <p>Notwithstanding any provisions of this By-Law to the contrary, within any area zone RM1-43, the following shall apply:</p> <ul style="list-style-type: none"> • A 'Dwelling, Apartment' as an additional a permitted use in the Residential Multiple Low Density (RM 1) zone; • The maximum building height for a 'Dwelling, Apartment' shall be limited to 12 metres where 20 metres would otherwise be permitted. • A maximum driveway width of 12 metres shall be permitted, and • The minimum number of 'off-street' parking spaces required shall be 11 spaces, serving 6 dwelling units, where a minimum of 13 'off-street' parking spaces would otherwise be required. |
| PL171016 | RM1-44 | <p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned RM1-44 on Schedule 'A' hereto, the following development standards shall apply:</p> <ul style="list-style-type: none"> • Lot Area, Minimum (sq. m): 180 sq. m per unit • Lot Frontage, Minimum (metres): 6.0 metres • Interior Side Yard Setback, Minimum (metres): 1.5 metres • Lot Coverage, Maximum: 50% • Lot Coverage for a Dwelling, Maximum: 45% <p>All other requirements of the By-Law shall apply.</p> |

| By-Law No. | Zone Code | Description |
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| OLT-21-001473, 10-24 | RM1-46 | <p>Notwithstanding any provisions of the By-law to the contrary, within any area zoned RM 1-46 on Schedule 'A' hereto, the following site-specific zone provisions shall apply:</p> <p>Maximum Building Height: 1 Storey Lot Coverage Dwelling (Maximum): 50% Overall Lot Coverage (Maximum): 55% Driveway Width -Townhouses (Maximum): 3.5 m Driveway Width -Singles (Maximum): 6.0m Driveway Width-Semi-detached (Maximum): 55% of the lot width, or 6.0m, whichever is lesser.</p> |
| OLT-21-001473, 10-24 | RM1-48 | <p>Notwithstanding any provisions of the By-law to the contrary, within any area zoned RM 1-48, on Schedule 'A' hereto, the following site-specific zone provision shall apply:</p> <p>Lot Frontage for a Townhouse (Minimum): 7 metres Lot Coverage Dwelling (Maximum): 50% Lot Coverage (Maximum): 55% Maximum Building Height: 2 Storeys Driveway Width -Townhouses (Maximum): 3.5 m Driveway Width -Singles (Maximum): 6.0 m Driveway Width -Semi-detached (Maximum): 55% of the lot width, or 6.0m, whichever is lesser.</p> |
| OLT-21-001473, 10-24 | RM1-50 | <p>Notwithstanding any provisions of the By-law to the contrary, within any area zoned RM 1-50, on Schedule 'A' hereto, the following site-specific zone provision shall apply:</p> <p>Lot Frontage for a Townhouse (Minimum): 7 metres Lot Coverage Dwelling (Maximum): 50% Lot Coverage (Maximum): 55% Maximum Building Height: 3 Storeys Driveway Width -Townhouses (Maximum): 3.5 m Driveway Width -Singles (Maximum): 6.0 m Driveway Width -Semi-detached (Maximum): 55% of the lot width, or 6.0m, whichever is lesser.</p> |

8.6 Special Exceptions RM2 Zone

| By-Law No. | Zone Code | Description |
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| Not Available | RM2-1 | <p>Notwithstanding anything in this By-Law to the contrary, within any area zoned RM2-1 on Schedule 'A' hereto, the following <i>lot</i> provisions shall apply:</p> <p>a) <i>Lot Area</i> (Minimum):</p> <p>i) Semi-detached dwelling: 368 square metres</p> <p>ii) Semi-detached dwelling unit: 184 square metres</p> <p>b) <i>Rear yard</i>: 3.7 metres</p> <p>All other requirements of the By-Law shall apply.</p> |
| Not Available | RM2-2 | <p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned RM2-2 on Schedule 'A' hereto, a <i>condominium development</i> consisting of a maximum of 36 units shall also be permitted. The minimum <i>front yard</i> shall be 7.6 metres.</p> <p>All other requirements of the By-Law shall apply.</p> |
| 41-14, 67-11, 110-15, 59-09 | RM2-3 | <p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned RM2-3 on Schedule 'A' hereto, the following development standards shall apply:</p> <p>a) The minimum interior side yard shall be 3.0 metres;</p> <p>b) The minimum rear yard shall be 4.7 metres;</p> <p>c) The minimum distance between two buildings containing rowhouse dwellings shall be 13.0 metres.</p> <p>All other requirements of the By-Law shall apply.</p> |
| 174-17 | RM2-3 *Duplicate | <p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned RM2-3 on Schedule 'A' hereto, within any area zoned RM2-3 on Schedule 'A' hereto, the following requirements shall apply;</p> <p>Front Lot Line: Southerly lot line Interior Side Yard (minimum): 3.0m Rear Yard (minimum): 4.7m Lot Coverage (maximum): 45% Building Separation: N/A Section 19(3)(j) and (k) shall not apply.</p> <ul style="list-style-type: none"> • A lot does not require frontage on a public street; • Lot area, lot frontage and yards shall be determined as if the private road were a public street; |

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| | | <ul style="list-style-type: none"> • A lot is considered to be the land area which constitutes a unit of a Condominium Corporation; • A rowhouse development with frontage on a private street shall also be permitted; • That accessory structures (terraces, porches, and decks) be permitted within side or rear yards; <p>All other requirements of the By-law shall apply.</p> |
| 97-12 | RM2-4 | <p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned RM2-4 on Schedule 'A' hereto, the maximum height of any building or structure shall be 7.0 metres.</p> <p>All other requirements of the By-Law shall apply.</p> |
| 59-09, 39-14,110-15 | RM2-5 | <p>Notwithstanding any provisions of this By-law to the contrary, within any area zoned RM2-5 on Schedule 'A' hereto, the uses permitted shall be limited to rowhouse dwellings and accessory uses, buildings, and structures, subject to the following development standards:</p> <ul style="list-style-type: none"> a) Front Lot Line: Eastern lot line b) Front Yard (minimum): 3.0m c) Exterior Side Yard (Minimum): 3.0m d) (Maximum): 4.5m e) Privacy Yard (Minimum): 6.0m f) A privacy yard shall be provided adjoining each rear exterior wall of each dwelling unit that contains a habitable room window. g) Building Separation: N/A <p>All other requirements of the By-Law shall apply.</p> |
| 136-15 | RM2-6 | <p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned RM2-6 on Schedule 'A' hereto, the following provisions shall apply to rowhouse dwellings:</p> <ul style="list-style-type: none"> a) The rowhouse dwelling may also have frontage on a public street. b) Minimum Front Yard: 4.5 metres (provided no part of the structure used as a garage is closer than 6.0 metres to the front lot line, and that no garage portion of a dwelling is located nearer to the street line than the habitable part of the dwelling.) c) Lot Frontage (minimum): 6.0 metres d) Exterior Side Yard (Minimum): 3.0 metres e) Interior Side Yard (minimum): 1.2 metres f) Rear Yard (Minimum): 10.0 metres g) Lot Coverage (Maximum): 45% |

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| | | <p>h) Privacy yards (minimum): 6.0 metres adjoining each exterior wall of every dwelling unit.</p> <p>All other requirements of the By-Law shall apply.</p> |
| <p>OMB Order PL 130478, By- Law 80-20</p> | <p>RM2-7</p> | <p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned RM2-7 on Schedule 'A' hereto, will be subject to the following development standards:</p> <p>a) For street fronting rowhouse dwellings the following minimum standards shall apply:</p> <ul style="list-style-type: none"> (i) Lot Area (Minimum): 180 m² (ii) Lot Frontage (Minimum): 6.0 m (iii) Front Yard (Minimum): 4.5 m, provided no part of the structure used as a carport or garage is closer than 6.0 m to the front lot line. (iv) Interior Side Yard (Minimum): 1.5 m (v) Exterior Side Yard (Minimum): 4.5 m (vi) Lot Coverage (Maximum): 50% <p>b) For row house dwellings the following minimum development standards shall apply:</p> <ul style="list-style-type: none"> (i) The rowhouse dwelling may also have frontage on a public street. (ii) Lot Area (Minimum): 180 m² (iii) Front Yard (Minimum): 4.5 m, provided no part of the structure used as a carport or garage is closer than 6.0 m to the front lot line. (iv) Interior Side Yard (Minimum): 1.5 m (v) Exterior Side Yard (Minimum): 4.5 m (vi) Lot Coverage (Maximum): 50% <p>Rowhouse dwellings may have frontage on a public street.</p> <p>All other requirements of the By-Law shall apply.</p> |
| <p>23-16</p> | <p>RM2-8</p> | <p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned RM2-8 on Schedule 'A' hereto, the following shall apply;</p> <ul style="list-style-type: none"> a) Rowhouse dwelling development shall be permitted; b) A lot is considered to be the land area which constitutes a unit of a condominium corporation; c) Lot area, lot frontage, and yards shall be determined as if the common element road were a public street; |

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| | | <ul style="list-style-type: none"> d) Adjacent shall mean abutting or separated by a portion of the common element; e) Building Separation (Minimum): 3.0m f) Front Yard Per Block (Minimum): 4.5m g) Front Yard Per Unit (Minimum): 7.0m h) Interior Side Yard (Minimum): 1.5m i) Exterior Side Yard (Minimum): 1.5m j) Lot Coverage (Maximum): 60% <p>Landscaped Open Space (Minimum): 25%</p> <p>All other requirements of the By-Law shall apply.</p> |
| 174-14 | RM2-9 | <p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned RM2-9 on Schedule 'A' hereto, in addition to uses permitted in Residential Multiple Medium Density (RM2) Zone, a retirement home shall also be permitted in accordance with the provisions of RM2 Zone. All other uses are subject to the following zone requirements:</p> <ul style="list-style-type: none"> a) A lot is considered to be the land area which constitutes a unit of a condominium corporation and does not require frontage on a public street. b) Lot area, lot frontage and yard setbacks shall be determined as if the common element road were a public street. c) Minimum Front Yard Setback: 4.5 metres provided except to a garage which shall be 5.5 metres d) Minimum Interior Side Yard Setback: 3.0 metres e) Minimum Exterior Side Yard Setback: 4.5 metres f) Minimum Rear Yard Setback: 6.0 metres g) Other provisions: An uncovered deck shall not be considered as part of lot coverage. <p>All other requirements of the By-Law shall apply.</p> |
| 174-17, 117-18, 16-24 | RM2-11 | <p>Notwithstanding any provision of this By-law to the contrary, within any area zoned RM2-11 on Schedule 'A' attached hereto, the permitted use of the land shall be limited to townhouse/rowhouse dwellings and accessory uses, buildings and structures, subject to the following development standards:</p> <p>Lot Area (Minimum): 145 m² per unit Lot Frontage (Minimum): 5.9 metres Front Yard Setback (Minimum): 5.5 metres Interior Side Yard (Minimum): 1.2 metres Exterior Side Yard (Minimum): 3.0 metres Rear Yard (Minimum): 5.1 metres</p> |

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| | | <p>Lot Coverage Dwelling (Maximum): 56%</p> <p>Lot Coverage Overall (Maximum): 61%</p> <p>Visitor Parking Spaces (Minimum): 4 visitor parking spaces and 1 accessible visitor parking space for the entire condominium development be provided on site in accordance with the approved Site Plan. Visitor parking shall have a minimum setback of 2.7 metres from the lot line.</p> <p>A lot does not require frontage on a public street;</p> <p>Lot area, lot frontage, and yards shall be determined as if the private street were a public street;</p> <p>A lot is considered to be the land area which constitutes a unit of a Condominium Corporation;</p> <p>A townhouse/rowhouse development with frontage on a private street shall also be permitted;</p> <p>Accessory structures shall be limited to terraces, porches, and decks, permitted within side yards or rear yards;</p> <p>All other requirements of By-law shall apply. (Maps 55, 55B, and 55C)</p> |
| <p>150-16, PL170089</p> | <p>RM2-13</p> | <p>Notwithstanding any provision of this by-law to the contrary, within any area zoned RM2-13 on Schedule 'A' hereto, the permitted uses shall be limited to rowhouse dwellings and accessory buildings and structures. The following development standards shall apply:</p> <p>Minimum Lot Area: 125m²</p> <p>Minimum Lot Frontage for each unit: 6.0m</p> <p>Minimum Street setback per unit:</p> <p>Unit 21 3.3m</p> <p>Unit 32 5.2m</p> <p>Unit 34 5.9m</p> <p>Unit 51 4.5m</p> <ul style="list-style-type: none"> • The private street shall be considered as a public street for the purpose of determining the requirements of the by-law; • A minimum of 25 visitor parking spaces shall be required; • A minimum of 2 accessible parking spaces shall be required; • No accessory buildings or structures shall be permitted within the northern yard for any units abutting future Woodslee Avenue, furthermore the minimum setback shall be 4.2m from the northern property line; <p>All other requirements of the By-law shall apply. (Maps 40A, 40B, &60)</p> |

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| 27-17 | RM2-15 | <p>Notwithstanding any provision of this by-law to the contrary, within any area zoned RM2-15 on Schedule 'A' hereto, the following development standards shall apply;</p> <ul style="list-style-type: none"> • The lot is the entire lands of the condominium as shown on Schedule 'A' attached to this By-Law and the individual rowhouse units shall be exempt for the definition of lot; • A rowhouse development with frontage on a private street shall also be a permitted; and • All units shall be setback 6.0 metres from the private road; <p>All other requirements of the By-Law shall apply.</p> |
| 163-17 | RM2-17 | <p>Notwithstanding any provision of this by-law to the contrary, within any area zoned RM2-17 on Schedule 'A' hereto, the following requirements shall apply:</p> <p>A rowhouse dwelling may also have frontage on a private street;</p> <p>Minimum Front Yard: 4.5 metres (provided no part of the structure used as a garage is closer than 6.0 metres to the front lot line, and that no garage portion of a dwelling is located nearer to the street line than the habitable part of the dwelling.)</p> <p>Lot Area (minimum): 168 square metres</p> <p>Lot Frontage (minimum): 6.0 metres</p> <p>Exterior Side Yard (Minimum): 3.0 metres</p> <p>Interior Side Yard (minimum): 1.2 metres</p> <p>Rear Yard (Minimum): 10.0 metres from the northerly lot line. Overall Lot Coverage (Maximum): 59%</p> <p>Lot Coverage Maximum (dwelling): 54%</p> <p>Driveways (Maximum): 70% or 5.5 metres, whichever is lesser.</p> <p>All other requirements of the By-Law shall apply.</p> |
| 174-17, 96-19 | RM2-19 | <p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned RM2-19 on Schedule 'A' hereto, the following requirements shall apply;</p> <p>Front Lot Line: Southerly lot line</p> <p>Interior Side Yard (minimum): 3.0m</p> <p>Rear Yard (minimum): 4.7m</p> <p>Lot Coverage (maximum): 45%</p> <p>Building Separation: N/A</p> <p>Section 19(3)(j) and (k) shall not apply.</p> |

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| | | <p>a) A lot does not require frontage on a public street;</p> <p>b) Lot area, lot frontage and yards shall be determined as if the private road were a public street;</p> <p>c) A lot is considered to be the land area which constitutes a unit of a Condominium Corporation;</p> <p>d) A rowhouse development with frontage on a private street shall also be permitted;</p> <p>e) That accessory structures (terraces, porches, and decks) be permitted within side or rear yards;</p> <p>All other requirements of the By-law shall apply. (Maps 55 & 55B)</p> |
| 90-18, 16-24 | RM2-21 | <p>Notwithstanding any provisions of this By-law to the contrary, within any area zoned RM2-21 on Schedule 'A' hereto, the following site-specific zone provisions shall apply:</p> <p>Lot Area (Minimum): 160.0 m²</p> <p>Lot Frontage (Minimum): 6.0 metres, for street fronting townhouses dwelling.</p> <p>Interior Side Yard Setback (Minimum): 1.2 metres, and 0 metres to a common interior wall.</p> <p>Exterior Side Yard (Minimum): 2.4 metres</p> <p>Lot Coverage (Maximum): 60%</p> <p>Block Size (Maximum):8 units</p> <p>All other requirements of the By-Law shall apply.</p> |
| 90-18, 16-24 | RM2-23 | <p>Notwithstanding any provisions of this By-law to the contrary, within any area zoned RM2-23 on Schedule 'A' hereto, the following site specific zone provisions shall apply:</p> <p>Lot Area (Minimum): 145.0 m²</p> <p>Lot Frontage (Minimum): 6.0 metres, for street fronting rowhouse dwelling.</p> <p>Interior Side Yard Setback (Minimum): 1.2 metres, and 0 metres to a common interior wall.</p> <p>Exterior Side Yard Setback (minimum): 3.0 metres, abutting Rest Acres Road.</p> <p>Lot Coverage (Maximum): 65%</p> <p>Landscaped Open Space (Minimum): 20%</p> <p>Exterior Side Yard Setback (Minimum): 2.4 metres</p> <p>Block Size (Maximum):8 units</p> <p>For the purposes of determining setbacks the yard abutting Rest Acres Road shall be considered as the rear yard and the opposite yard shall be considered the front yard.</p> |

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| | | <p>No accessory structures shall be permitted. All other requirements of the By-Law shall apply.</p> |
| 117-18, 16-24 | RM2-25 | <p>Notwithstanding any provision of this By-law to the contrary, within any area zoned RM2-25 on Schedule 'A' attached hereto, the permitted use of the land shall be limited to townhouse/rowhouse dwellings and accessory uses, buildings and structures, subject to the following development standards:</p> <p>Lot Area (Minimum): 145 m² Lot Frontage (Minimum): 5.9metres Interior Side Yard (Minimum): 1.2 metres Exterior Side Yard (Minimum): 2.7 metres Rear Yard (Minimum): 4.7 metres Lot Coverage Dwelling (Maximum): 56% Lot Coverage Overall (Maximum): 61% Building Separation (Minimum): 2.4 metres Visitor Parking Spaces (Minimum): 4 visitor parking spaces and 1 accessible visitor parking space for the entire condominium development be provided on site in accordance with the approved Site Plan. Visitor parking shall have a minimum setback of 2.7 metres from the lot line.</p> <p>A lot does not require frontage on a public street; Lot area, lot frontage, and yards shall be determined as if the private street were a public street; A lot is considered to be the land area which constitutes a unit of a Condominium Corporation; A townhouse/rowhouse development with frontage on a private street shall also be permitted; Accessory structures shall be limited to terraces, porches, and decks permitted within side yards or rear yards; All other requirements of By-law shall apply. (Maps 55, 55B, and 55C)</p> |
| 57-19 | RM2-27 | <p>Notwithstanding any provision of this By-law to the contrary, within any area zoned RM2-27 on Schedule 'A' attached hereto, the permitted uses shall be limited to street fronting rowhouse dwellings, subject to the following zoning provisions:</p> <p>Lot Area (Minimum): 150 m² Lot Frontage (Minimum): 7.0metres Interior Side Yard (Minimum): 1.2 metres Street Setback (Minimum): 4.5 metres provided no part of the structure used as a garage is closer than 5.5m to the front lot line. Exterior Side Yard (Minimum): 1.2 metres Interior Side Yard (Minimum): 1.0 metres Lot Coverage Dwelling (Maximum): 55%</p> |

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| | | <p>Lot Coverage Overall (Maximum): 60%</p> <p>All other requirements of By-law shall apply.</p> |
| 57-19 | RM2-29 | <p>Notwithstanding any provision of this By-law to the contrary, within any area zoned RM2-29 on Schedule 'A' attached hereto, the following site-specific zone provisions shall apply:</p> <p>Lot Area (Minimum): 180 m²</p> <p>Lot Frontage (Minimum): 7.0metres</p> <p>Interior Side Yard (Minimum): 1.2 metres</p> <p>Front Yard Depth (Minimum): 4.5 metres provided no part of the structure is closer than 5.5m to the front lot line.</p> <p>Interior Side Yard (Minimum): 1.0 metres</p> <p>Lot Coverage Dwelling (Maximum): 55% Lot Coverage Overall (Maximum): 60% Landscaped Open Space (Minimum): 25%</p> <p>Parking-Visitor: 0.25 spaces per unit</p> <p>Additional Provisions:</p> <ul style="list-style-type: none"> • A lot, unit, building, or structure may be erected on a lot that does not have frontage on a public street but has frontage on a private street as described in a registered Plan of Condominium or illustrated on an approved site plan: • Internal lot lines created by a registration of a Plan of Condominium or Plan or Plans of Condominium registered on all or a portion of a lot which is part of a comprehensively planned development subject to a Development Agreement pursuant to Section 41 of the Planning Act shall not be construed to be lot lines for the purpose of zoning regulations provided that all applicable regulations of this by-law relative to the whole lot and its external lots lines, prior to any Plan of Condominium registration and strictly observed. <p>All other requirements of By-law shall apply.</p> |
| 126-19 | RM2-31 | <p>Notwithstanding any provision of this By-law to the contrary, within any area zoned RM2-31 on Schedule 'A' attached hereto, the following site-specific zone provisions shall apply:</p> <p>Lot Area: Minimum 180 square metres</p> <p>Front Yard Depth: Minimum 4.5 metres provided no part of the structure used as a garage is closer than 5.5m to the front lot line.</p> <p>Exterior Side Yard Depth, Minimum: 1.2 metres</p> <p>Interior Side Yard, Minimum: 1.0 metres</p> <p>There is no interior side yard width along the common lot line of the street fronting rowhouse dwelling unit.</p> <p>Rear Yard Setback, Minimum: 3.0 metres</p> <p>Lot Coverage, Maximum: 60%</p> |

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| | | <p>Lot Coverage, for a dwelling Maximum: 55%</p> <p>Building Height, Maximum: 12.5 metres</p> <p>Additional Provisions:</p> <ul style="list-style-type: none"> • A lot, unit, building or structure may be erected on a lot that does not have frontage on a public street but has frontage on a private street as described in a registered Plan of Condominium or illustrated on an approved site plan. • Internal lot lines created by registration of a plan of condominium or plan or plans of a condominium registered on all or a portion of a lot which is part of a comprehensively planned development subject to a Development Agreement pursuant to Section 41 of the Planning Act shall not be construed to be lot lines for the purposes of zoning regulations provided that all applicable regulations of this by-law relative to the whole lot and its external lot lines, prior to any condominium plan registration are strictly observed. • Terraces, porches and decks attached or unattached to the main building may be located within a required side or rear yard to a maximum of 1.6m into the minimum rear yard setback. <p>All other requirements of By-law shall apply.</p> |
| OLT-22-004569 | RM2-33 | <p>Notwithstanding any provisions in the By-law to the contrary, the following site-specific provisions shall apply within the RM2-33 zone:</p> <p>That parking for visitors be provided at a rate of 0.25 spaces per unit.</p> <p>A maximum of twenty-nine (29) townhouse units shall be permitted until the h-31 holding symbol is removed, at which time a maximum of seventy-seven (77) townhouse units shall be permitted on the lands.</p> |
| 110-24 | RM2-34 | <p>Notwithstanding any provision of this By-law to the contrary, within any area zoned RM2-34 on Schedule 'A' attached hereto, the following site-specific zone provisions shall apply:</p> <ol style="list-style-type: none"> a. In addition to the permitted uses for the RM2 zone set out at Section 8.1.1, back-to-back townhouses shall also be permitted b. Minimum lot area: 170 square metres per unit for townhouses and back-to-back townhouses c. Minimum lot area for stacked townhouses: 120 square metres per unit; d. Minimum lot frontage (Tom Brown Drive): 7.0 metres e. Minimum interior side yard: 1.2 metres f. Minimum setback to Tom Brown Drive, Powerline Road and Lydia Lane: 4.0 metres g. Minimum setback to Rest Acres Road: 3.0 metres h. Minimum distance between buildings: 2.4 metres j. Maximum building height for stacked townhouses: 13 metres k. Maximum lot coverage (dwelling): 55% |

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|--|--|--|
| | | <p>I. Maximum lot coverage (overall): 60%</p> <p>m. Minimum Landscaped Open Space: 25%</p> <p>n. Minimum required visitor parking: 0.25 parking spaces per unit</p> <p>o. Exterior stairs are permitted to encroach into any required yard</p> <p>p. A lot, unit, building, or structure may be erected on a lot that does not have frontage on a public street but has frontage on a private street as described in a registered Plan of Condominium or illustrated on an approved site plan.</p> <p>q. Internal lot lines created by a registration of a Plan of Condominium or Plan or Plans of Condominium registered on all or a portion of a lot which is part of a comprehensively planned development subject to a Development Agreement pursuant to Section 41 of the Planning Act shall not be construed to be lot lines for the purpose of zoning regulations provided that all applicable regulations of this by-law relative to the whole lot and its external lots lines, prior to any Plan of Condominium registration and strictly observed.</p> |
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8.7 Special Exceptions RM3 Zone

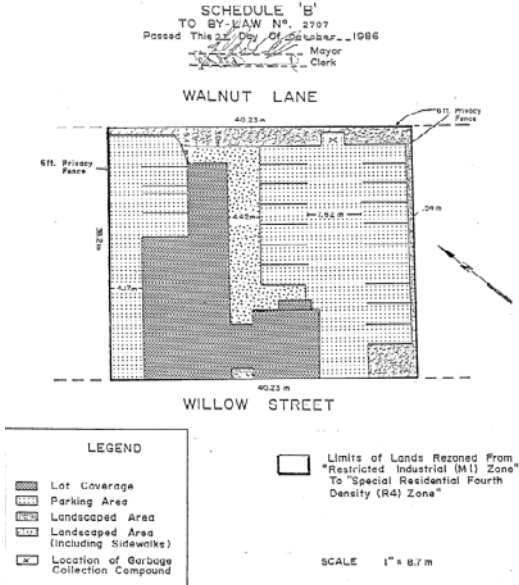
| By-Law No. | Zone Code | Description |
|--------------------------|-----------|--|
| 62-02, 149-03 | RM3-1 | Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> RM3-1 on Schedule 'A' hereto, the maximum <i>height</i> of any <i>building</i> shall be 10.5 metres. All other requirements of the By-Law shall apply. |
| 95-05, 121-02 | RM3-2 | Notwithstanding any provision of this By-Law to the contrary, within any area <i>zoned</i> RM3-2 on Schedule 'A' hereto, an <i>apartment dwelling</i> limited to 36 units shall be permitted and parking for the <i>apartment dwelling</i> shall be provided at a rate of 2 spaces per unit. All other requirements of the By-Law shall apply. |
| 136-15, 137-15, PL121076 | RM3-3 | Notwithstanding any provision of this By-Law to the contrary, within any area <i>zoned</i> RM3-3 on Schedule 'A' hereto, in addition to the uses permitted in the Residential Multiple High Density (RM3) Zone, the following uses and provisions shall apply: <ul style="list-style-type: none"> a) Apartment dwelling: <ul style="list-style-type: none"> i) Number of apartment dwellings permitted: 125 (maximum) ii) Number of parking spaces required: 1.25 spaces per unit b) Rowhouse dwelling in accordance with the following provisions: |

| By-Law No. | Zone Code | Description |
|-------------------|-----------|--|
| | | <p>i) The rowhouse dwelling may also have frontage on a public street.</p> <p>Minimum Front Yard: 4.5 metres (provided no part of the structure used as a garage is closer than 6.0 metres to the front lot line, and that no garage portion of a dwelling is located nearer to the street line than the habitable part of the dwelling.</p> <p>Lot Frontage (minimum): 6.0 metres</p> <p>Exterior side yard: 3.0 metres</p> <p>Interior side yard (minimum): 1.2 metres</p> <p>Lot Coverage (maximum): 45%</p> <p>Privacy yards (minimum): 6.0 metres adjoining each rear exterior wall of every dwelling unit.</p> <p>c) Street fronting rowhouse dwelling:</p> <p>i) Minimum Front Yard: 4.5 metres (provided no part of the structure used as a garage is closer than 6.0 metres to the front lot line, and that no garage portion of a dwelling is located nearer to the street line than the habitable part of the dwelling).</p> <p>ii) Lot Frontage (minimum): 5.5 metres</p> <p>iii) Exterior side yard: 3.0 metres</p> <p>iv) Any yard abutting a public walkway: 2.0 metres</p> <p>v) Interior side yard (minimum): 1.2 metres</p> <p>vi) Lot Coverage (maximum): 52%</p> <p>vii) Driveway Width (maximum): 3.0 metres</p> <p>d) Single detached dwelling:</p> <p>i) Minimum front yard: 4.5 metres (provided no part of the structure used as a garage is closer than 6.0 metres to the front lot line, and that no garage portion of a dwelling is located nearer to the street line than the habitable part of the dwelling.)</p> <p>ii) Exterior side yard: 3.0 metres</p> <p>iii) Lot Coverage (maximum): 40%</p> <p>iv) Lot Frontage (minimum): 11.0 metres All other requirements of the By-Law shall apply.</p> |
| 167-05, 192-06 | RM3-4 | Notwithstanding any provision of this By-Law to the contrary, within any area zoned RM3-4 on Schedule 'A' hereto, the following development standards shall apply: |

| By-Law No. | Zone Code | Description |
|--------------------------|-----------|--|
| | | <p>a) Minimum Front Yard Setback: 0.0m b) Minimum Left Side Yard Setback: 4.1m c) Minimum Right Side Yard Setback: 0.0m d) Minimum Rear Yard Setback: 9.5m e) Lot Coverage (Max):42%</p> <p>These provisions apply to the building, as it existed July 1, 2005.</p> <p>f) Parking Spaces (min): 26 g) Accessible Parking Space (min): 2</p> <p>The parking spaces may be located off-site, within 60 metres of the site.</p> <p>All other requirements of the By-Law shall apply.</p> |
| 213-02, 183-07 | RM3-5 | <p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned RM3-5 on Schedule 'A' hereto, principal access to an apartment dwelling unit may be directly from the outside of the building and, furthermore the Zone requirements shall be as follows:</p> <p style="padding-left: 40px;">a) Apartment dwelling units (maximum): 21 b) Front yard (minimum): 7.0m c) Right (west) side yard (minimum) 3.0m, except if the elevation of the of the first floor of apartments is greater than 1.5m above grade, in which case the minimum right (west) side yard shall be 4.2m d) Privacy yard: not required e) Parking spaces (minimum): 30, two (2) of which shall be designated for people with disabilities</p> <p>All other requirements of the By-Law shall apply.</p> |
| 229-07, 205-11, 31-09 | RM3-6 | <p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned RM3-6 on Schedule 'A' hereto, the minimum floor area of a one bedroom apartment shall be 50.0 square metres. All other requirements of the By-Law shall apply.</p> |
| 59-09, 39-14, 110-15 | RM3-7 | <p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned RM3-7 on Schedule 'A' hereto, the permitted uses shall be limited to apartment dwelling , continuum-of-care facilities and accessory uses, buildings and structures, subject to the following development standards:</p> <p>a) Front lot Line: Easterly lot line b) Lot Area: 90m² c) Lot Frontage (Minimum): 30.0m d) Front Yard (Minimum): 7.5m</p> |

| By-Law No. | Zone Code | Description |
|------------------------|-----------|--|
| | | <ul style="list-style-type: none"> e) Interior Side Yard (Minimum): 3.0m f) Exterior Side Yard (Minimum): 3.0m g) Exterior Side Yard (Maximum): 6.0m h) Rear Yard (Minimum): 3.0m i) Rear Yard (Maximum): 6.0m j) Building Height (Maximum): 20.0m k) Privacy Yards: N/A l) Building Separation: N/A <p>All other requirements of the By-Law shall apply.</p> |
| 174-10, 132-23, 102-24 | RM3-8 | <p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned RM3-8 on Schedule 'A' hereto, the following development standards shall apply:</p> <ul style="list-style-type: none"> a) Maximum Height: 8 storeys and may include structures accessory to a rooftop amenity area; b) An underground parking structure may have minimum front, side and rear yard setbacks of 0.5 metres; c) Minimum Front Yard Setback: 5.5 metres; d) Minimum Interior Side Yard Setback: 5.5 metres, except where adjacent to and R1 Zone, in which case a minimum 10 metre setback is required. e) Minimum Rear Yard Setback: 7.5 metres; f) The uses and regulations that apply to the RM3-8 zone shall continue to apply collectively to the whole of the lands identified as RM3-8, despite any future severance or internal lot lines created by a registration of a Plan of Condominium; and g) All other requirements of the By-Law shall apply. |
| 101-16, 37-17 | RM3-10 | <p>Notwithstanding any provision of this by-law to the contrary, within any area zoned RM3-10 on Schedule 'A' hereto, the uses shall be limited to a rowhouse dwelling within a condominium development with frontage on a private street, subject to the following development standards;</p> <p>Minimum front yard setback 6.0m</p> <p>Unit 3 5.0m</p> <p>Unit 4 5.3m</p> <p>Unit 3 3.5m</p> <p>Minimum rear yard setback 5.0m</p> <p>Minimum interior side yard 0.0m setback</p> <p>Minimum exterior side yard 0.0m setback</p> |

| By-Law No. | Zone Code | Description |
|------------|-----------|--|
| | | <p>Minimum lot frontage 5.0m Minimum lot area 135m² per unit Maximum lot coverage 55% Minimum landscaped open space: 30%</p> <ul style="list-style-type: none"> • A lot is considered to be a Parcel of Tied Land in a Common Element Plan of Condominium; • Minimum southern lot line setback 30.0m; • Distance between buildings on the same lot shall be 0.0m; <p>All other requirements of the By-law shall apply.</p> |
| 167-17 | RM3-11 | <p>Notwithstanding any provision of this by-law to the contrary, within any area zoned RM3-11 on Schedule 'A' hereto, the uses shall be limited to the following;</p> <ul style="list-style-type: none"> • An apartment dwelling with a maximum of 10 dwelling units; <p>The following site specific development standards shall apply; Street Setback (minimum) 0.0m Rear Yard Setback (minimum) 5.4m Interior Side Yard Setback (minimum) 4.17m</p> <ul style="list-style-type: none"> • Landscaped open space shall be provided and maintained within the area designated "Landscaped Area" on Schedule 'B' of the Site Plan; • A visual barrier shall be constructed and maintained as indicated on Schedule 'B' of the Site Plan; • Parking spaces shall be provided and maintained wholly within the areas designated "Parking Area" on Schedule 'B' of the Site Plan. <p>All other requirements of the By-law shall apply.</p> |

| By-Law No. | Zone Code | Description |
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| | |  <p>SCHEDULE 'B' TO BY-LAW N^o. 2707 Passed This 22nd Day Of October, 1986 Mayor Clerk</p> <p>WALNUT LANE</p> <p>WILLOW STREET</p> <p>LEGEND</p> <ul style="list-style-type: none"> Lot Coverage Parking Area Landscaped Area Landscaped Area (including Sidewalks) Location of Garbage Collection Compound Limits of Lands Rezoned from "Restricted Industrial (M1) Zone" To "Special Residential Fourth Density (R4) Zone" <p>SCALE 1" = 8.7 m</p> |
| PL160012 | RM3-15 | <p>Notwithstanding any provision of this By-law to the contrary, within any area zoned RM3-15 on Schedule 'A' attached hereto, the following development standards shall apply:</p> <p>Lot Area (Minimum): 164 m² for rowhouse dwellings;</p> <p>Lot Frontage (Minimum): 6.0 metres for rowhouse dwellings;</p> <p>Interior Side Yard Setback (Minimum) 1.5 metres</p> <p><i>Height</i> (Maximum): 20.0 metres;</p> <p>Lot Coverage Overall (Maximum): 56% for rowhouse dwellings;</p> <p>Separation Distance between buildings, (minimum) 1.5 metres;</p> <p><i>Parking Requirements</i> (Minimum): 1.5 <i>spaces per unit</i> for <i>rowhouse and</i> apartment dwellings. Parking may be provided in tandem with one space being located on a <i>driveway</i> having a minimum length of 6.0 metres, leading to a <i>garage</i>;</p> <p>Encroachment into required <i>yards</i> (Maximum): 2.0 metres including <i>covered or</i> uncovered deck, porch, balcony with or without foundation or cold cellar;</p> <p>Encroachment into <i>rear yard</i> (Maximum): 3.5 metres including a <i>covered or</i> uncovered deck, porch or balcony with a</p> |

| By-Law No. | Zone Code | Description |
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| | | <p>height of over 0.6 metres from grade;</p> <p>Encroachment into <i>required yards</i> (Maximum): 1.0 metres for architectural adornments, including but not limited to bay or box windows with or without foundations shall be permitted to encroach into a <i>front, exterior side, or rear yard</i>;</p> <p>Parking setback: Notwithstanding any provisions of this By-law to the contrary, surface parking within the front yard and exterior side yard is permitted provided that no part of any parking space is located closer than 0 metres to the lot line;</p> <p>Building setback measurements: For the purposes of this By-law, building setbacks shall be measured from the property line prior to the dedication of 0.3 m reserves, where required.</p> <p>All other requirements of By-law shall apply. (Maps 32, 41, and 41A)</p> |
| PL160012 | RM3-16 | <p>RM3-16</p> <p>Notwithstanding any provision of this By-law to the contrary, within any area zoned RM3-16 on Schedule 'A' attached hereto, a <i>hotel</i> shall also be permitted, subject to the following development standards:</p> <p><i>Parking</i> Requirements (Minimum): 1 <i>parking space</i> per guest room;</p> <p><i>Height</i> (Maximum): 12.0 metres;</p> <p>Separation Distance between buildings on same lot, (Minimum): 1.5 metres;</p> <p>Parking setback: Notwithstanding any provisions of this By-law to the contrary, surface parking within the front yard and exterior side yard is permitted provided that no part of any parking space is located closer than 0 metres to the lot line;</p> <p>Building setback measurements: For the purposes of this By-law, building setbacks shall be</p> |

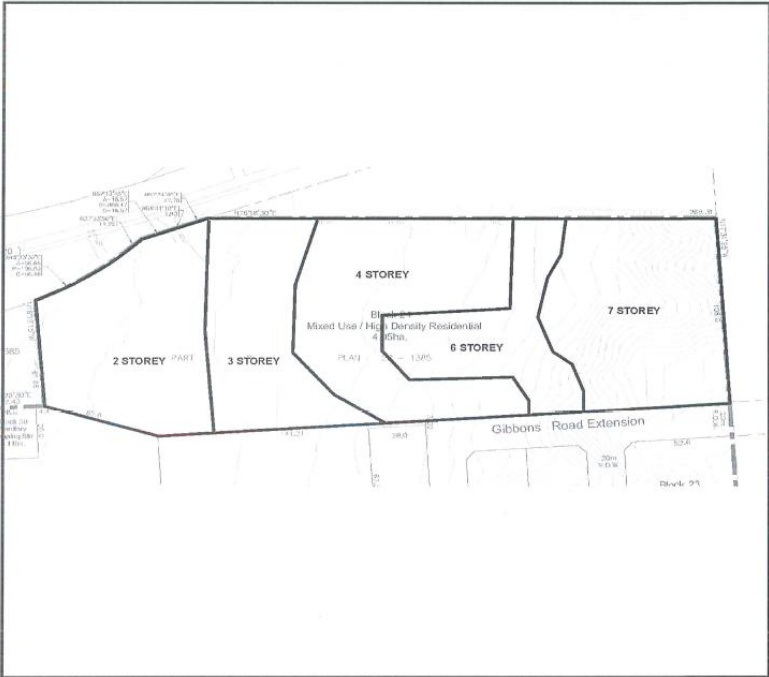
| By-Law No. | Zone Code | Description |
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| | | <p>measured from the property line prior to the dedication of 0.3 m reserves, where required.</p> <p>All other requirements of By-law shall apply. (Maps 32, 41, and 41A)</p> |
| 132-18 | RM3-18 | <p>Notwithstanding any provisions of this By-law to the contrary, within any area zoned RM3-18 on Schedule 'A' hereto, the following site-specific zone provisions shall apply:</p> <ul style="list-style-type: none"> a) A stacked townhouse condominium development with frontage on a private street shall be permitted. b) The development shall be considered as one lot, from the perimeters of the exterior lot lines of the land holdings, for the purposes of determining all requirements of this By-Law. c) Individual units within the development shall not be deemed as individual lots and shall not require a minimum lot frontage onto a private street. <p>Units Permitted (Maximum): 75 Unit Area (Minimum): 90 m² per unit Building Separation (Minimum): 1.4 metres Visitor Parking Spaces (Minimum): 23 Spaces</p> <ul style="list-style-type: none"> d) A visitor parking space shall be permitted within any part of the required front yard. <p>All other requirements of the By-Law shall apply.</p> |
| PL171429 | RM3-20 | <p>Notwithstanding any provisions of this By-law to the contrary, within any area zoned RM3-20 on Schedule 'A' hereto, the following site-specific zone provisions shall apply:</p> <p>Lot Area (Minimum):</p> <p>Street Fronting Rowhouse: 150.0 m² Rowhouse: 150.0 m² Stacked Townhouse: 135.0 m² Back-to-back townhouse: 80.0 m² per unit</p> <p>Lot Frontage (Minimum):</p> <p>Street Fronting Rowhouse: 6.0 m Rowhouse: 5.49 m Stacked Townhouse: 5.49 m Back-to-back Townhouse: 5.49m</p> <p>Street Setback (Minimum): 4.5 metres, provided no part of the structure used as a garage is closer than 6.0m to the front lot line.</p> |

| By-Law No. | Zone Code | Description |
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| | | <p>Interior Side Yard Setback (Minimum): 1.2 metres, and 0 metres to a common interior wall.</p> <p>Rear Yard (Minimum):</p> <p>Back-to-back Townhouse: 0 m</p> <p>Exterior Side Yard (Minimum): 2.4 metres</p> <p>Lot Coverage (Maximum): 60%</p> <p>Block Size (Maximum): 8 units, 16 units for back-to-back townhouse dwellings</p> <p>Landscaped Open Space (Minimum): 25%</p> <p>Visitor Parking Rate 0.25 spaces per unit</p> <p>All other requirements of the By-Law shall apply.</p> |
| PL171215 | RM3-22 | <p>Notwithstanding any provisions of this By-law to the contrary, within any area zoned RM3-22 on Schedule 'A' hereto, the following site-specific zone provisions shall apply:</p> <p><i>Lot Area (Minimum):</i></p> <p><i>Street Fronting Rowhouse: 150.0 m²</i></p> <p><i>Rowhouse Dwelling: 150.0 m²</i></p> <p><i>Stacked Townhouse: 135.0 m²</i></p> <p><i>Back-to-Back Rowhouse: 80.0m² per unit</i></p> <p>Lot Frontage (Minimum):</p> <p>Street Fronting Rowhouse: 6.0 m</p> <p>Rowhouse Dwelling: 5.45 m</p> <p>Stacked Townhouse: 5.45 m</p> <p>Back-to-Back Rowhouse: 5.45 m</p> <p>Street Setback (Minimum): 4.5 metres, provided no part of the structure used as a garage is closer than 6 m to the front lot line. No minimum driveway width is required.</p> <p>Interior Side Yard Setback (Minimum): 1.2 metres, and 0 metres to a common interior wall.</p> <p>Rear Yard Setback (Minimum) Back-to-Back Rowhouse: 0 m</p> <p>Exterior Side Yard (Minimum): 2.4 metres</p> <p>Lot Coverage (Maximum): 60%</p> <p>Block Size (Maximum): 8 units for street fronting rowhouse and rowhouse; 16 units for back-to-back rowhouse dwellings; 24 units for stacked townhouse units.</p> <p>Landscaped Open Space (Minimum): 25%</p> <p>Visitor Parking Space (Minimum): 0.25 spaces per unit</p> <p>Height (Maximum): 13.0 metres</p> <p>That decks be permitted to encroach into the required rear yard setback by 3.0 metres.</p> <p>Parking spaces in any Residential Zone located within a garage or a carport, are permitted encroachments within 1.25 m of either end of</p> |

| By-Law No. | Zone Code | Description |
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| | | <p>the required parking space, provided the encroachment does not exceed 0.36 m.</p> <p>All other requirements of the By-Law shall apply.</p> |
| PL171215 | RM3-23 | <p>Notwithstanding any provisions of this By-law to the contrary, within any area zoned RM3-23 on Schedule 'A' hereto, in addition to the uses permitted in RM3 Zone, the uses permitted in Neighbourhood Commercial (C1) Zone shall also be permitted subject to the C1 zone requirements. The following site-specific provisions shall apply to the RM3-23 Zone:</p> <p>Lot Area (Minimum): Street Fronting Rowhouse: 150.0 m² Rowhouse: 150.0 m² Stacked Townhouse: 135.0 m² Back-to-Back Rowhouse: 80.0m² per unit</p> <p>Lot Frontage (Minimum): Street Fronting Rowhouse: 6.0 m Rowhouse: 5.45 m Stacked Townhouse: 5.45 m Back-to-Back Rowhouse: 5.45 m</p> <p>Street Setback (Minimum): 4.5 metres, provided no part of the structure used as a garage is closer than 6 m to the front lot line. No minimum driveway width is required.</p> <p>Interior Side Yard Setback (Minimum): 1.2 metres, and 0 metres to a common interior wall.</p> <p>Rear Yard Setback (Minimum): Back-to-Back Rowhouse: 0 m</p> <p>Exterior Side Yard (Minimum): 2.4 metres</p> <p>Lot Coverage (Maximum): 60%</p> <p>Block Size (Maximum): 8 units for street fronting rowhouse and rowhouse, 16 units for back-to-back rowhouse dwellings, 24 units for stacked townhouse.</p> <p>Landscaped Open Space (Minimum): 25%</p> <p>Visitor Parking Space: 0.25 spaces per unit</p> <p>Height (Maximum): 13.0 metres</p> <p>That decks be permitted to encroach into the required rear yard setback by 3.0 metres.</p> <p>Parking spaces in any Residential Zone located within a garage or a carport, are permitted encroachments within 1.25 m of either end of the required parking space, provided the encroachment does not exceed 0.36 m.</p> |
| 95-23 | RM3-24 | <p>For the purposes of site-specific zone code RM3-24, the boundaries of the Zone shall be deemed to be the lot lines for this purposes, and the regulations of the 'RM3-24' Zone shall be from the boundaries of this Zone and not from individual property</p> |

| By-Law No. | Zone Code | Description |
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| | | <p>boundaries of the dwelling units created by the registration of a condominium plan or created by part-lot control.</p> <p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned RM3-24 on Schedule 'A' hereto, the following site-specific provisions shall apply:</p> <ul style="list-style-type: none"> a. Minimum Landscaped Open Space: 22.0% b. Rowhouse Dwellings in accordance with the following provisions: <ul style="list-style-type: none"> i. Minimum Lot Area: 132 square metres ii. Minimum Lot Frontage: 5.4 metres iii. Minimum Street Setback to Attached Garage: 5.9 metres iv. Minimum Street Setback to Habitable Portion of Building, provided the minimum width of a driveway is 3.0m: 4.8 metres v. Minimum Easterly Interior Side Yard: 1.0 metres vi. Minimum Westerly Interior Side Yard: 2.0 metres vii. Maximum Lot Coverage: 52% viii. Minimum Landscaped Open Space: 25% ix. Minimum Building Separation Distance: 2.9 metres b. Stacked Townhouses in accordance with the following provisions: <ul style="list-style-type: none"> i. Minimum Street Setback to Habitable Portion of Building: 2.0 metres ii. Number of Parking Spaces Per Unit 1 space per unit |
| 95-23 | RM3-25 | <p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned RM3-25 on Schedule 'A' hereto, the following site-specific provisions shall apply:</p> <ul style="list-style-type: none"> a. In addition to the uses permitted within the 'RM3' Zone, the uses permitted within the Neighbourhood Commercial (C1) Zone shall also be permitted. b. No less than 33% of the area of the required or established front yard, whichever is lesser, in any Residential Zone, shall be maintained as landscaped open space and kept free of accessory buildings and parking lots. c. Apartment Dwelling in accordance with the following provisions: <ul style="list-style-type: none"> i. Minimum Ground Floor Commercial Area: 460 metres |

| By-Law No. | Zone Code | Description |
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| OLT-22-004179, 28-24 | RM3-26 | <p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned RM3-26 on Schedule 'A' hereto (Block 35), in addition to the uses permitted in the RM3-22 zone, the following uses shall be permitted:</p> <p>a) The permitted uses of the Neighbourhood Commercial (C1) and Mixed-Use Commercial (C5) Zones subject to the C5 zone requirements, except that such a mixed-use building shall be subject to the following site-specific standards:</p> <p>i. Lot Area (Minimum) 1,800 square metres</p> <p>ii. Lot Frontage (Minimum) 30 metres</p> <p>All other applicable provisions of the By-law shall continue to apply.</p> |
| OLT-22-004179, 28-24 | RM3-28 | <p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned RM3-28 on Schedule 'A' attached hereto (Block 34), the provisions of the RM3-22 Zone shall apply with the following exception:</p> <p>a) A minimum street setback of 3 metres shall be permitted provided no part of the structure used as a garage is closer than 6m to the street, and</p> <p>b) No minimum driveway width shall be required.</p> <p>All other applicable provisions of the By-Law shall continue to apply;</p> |
| 10-24 | RM3-30 | <p>In addition to the uses permitted in the Residential Multiple High Density RM3 Zone, the following site-specific provisions shall also apply:</p> <p>a. Convenience Store</p> <p>b. Day Care</p> <p>c. Dry Cleaning and Laundromat</p> <p>d. Financial Institution (maximum floor space area of 250 square metres)</p> <p>e. Florist Shop</p> <p>f. Mobile Refreshment Cart</p> <p>g. Museum</p> <p>h. Office, Business/Professional</p> <p>i. Personal Service Establishment</p> <p>j. Pharmacy (maximum floor space area of 250 square metres)</p> <p>k. Retail Store</p> <p>l. Studio</p> |

| By-Law No. | Zone Code | Description |
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| | |  <p style="text-align: center;"> SCHEDULE 'B' COUNTY OF BRANT BY-LAW No. <u>10-24</u> </p> <p>No person shall use any lot or erect, alter, or use any building or structure for the above uses except in accordance with the provisions of the C1 zone in Table 10.2 of By-law Number 61-16.</p> <p>Maximum Building Heights in the Residential Multiple High Density RM3-3 Zone shall be in accordance with the Building Heights indicated on Schedule "B" of By-law 10-24 as shown below for reference purposes.</p> |
| 78-24 OLT-22- 004258 | RM3-32 | Notwithstanding any provision of this By-law to the contrary, within any area zoned RM3-32 on Schedule 'A' hereto, the following shall apply: <ul style="list-style-type: none"> a) In addition to the uses permitted in Table 8.1.1 – Uses Permitted Table, the following uses shall also be permitted: <ul style="list-style-type: none"> a. Nursing home b. Dwelling, Back-to-Back Rowhouse |

| By-Law No. | Zone Code | Description |
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| | | <ul style="list-style-type: none"> c. The uses permitted in the Neighbourhood Commercial (C1) zone in Table 10.1.1 – Uses Permitted Table subject to the built form standards in Table 10.2.1. b) For the purposes of this exception, Dwelling, Back-to-Back Rowhouse shall mean a residential building containing a minimum of 4 and a maximum of 16 units, having attached units separated by a common or party wall above grade, including a common or party rear wall without a rear yard setback, and whereby each unit has an independent entrance to the unit from the outside accessed through the front elevation or exterior side elevation of the dwelling unit. c) For the purposes of this exception, a lot does not require frontage on a public street. d) For the purposes of this exception, lot area, lot frontage, setbacks, lot coverage, and landscaped open space shall be determined as if a private street and/or shared driveway were a public street. e) For the purposes of this exception, the lot line used for the principal entrance to the lot shall be deemed to be the front lot line. f) Lot Area (Minimum): <ul style="list-style-type: none"> a. Dwelling unit in a Street Rowhouse: 150 m² b. Dwelling unit in a Rowhouse: 150 m² c. Dwelling unit in a Stacked Townhouse: 135 m² d. Dwelling unit in a Back-to-Back Rowhouse: 80 m² e. Nursing home: 450 m² g) Lot Frontage (Minimum): <ul style="list-style-type: none"> a. Dwelling unit in a Street Rowhouse: 6.0 m b. Dwelling unit in a Rowhouse: 6.0 m c. Dwelling unit in a Stacked Townhouse: 6.0 m d. Dwelling unit in a Back-to-Back Rowhouse: 6.0 m e. Nursing home: 15.0 m h) Street Setback (minimum) <ul style="list-style-type: none"> a. 4.5 metres from a front lot line, provided no part of the structure used as a garage is closer than 6 m to the lot line along a street. No minimum driveway width is required. |

| By-Law No. | Zone Code | Description |
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| | | <ul style="list-style-type: none"> b. 2.4 metres from a side lot line. i) Interior Side Yard Setback (minimum): <ul style="list-style-type: none"> a. 1.5 metres, and 0 metres to a common interior wall. j) Rear Yard Setback (minimum): <ul style="list-style-type: none"> a. Dwelling unit in a Back-to-Back Rowhouse: 0 m. b. Nursing home: 6.0 m. k) Lot Coverage (maximum): <ul style="list-style-type: none"> a. Dwelling unit in a Street Rowhouse: 50% b. Dwelling unit in a Rowhouse: 50% c. Dwelling unit in a Stacked Townhouse: 60% d. Dwelling unit in a Back-to-Back Rowhouse: 75% e. Nursing home: 50% l) Landscaped Open Space (minimum): <ul style="list-style-type: none"> a. Dwelling unit in a Street Rowhouse: 25% b. Dwelling unit in a Rowhouse: 25% c. Dwelling unit in a Stacked Townhouse: 15% d. Dwelling unit in a Back-to-Back Rowhouse: 10% e. Nursing home: 25% m) A nursing home may have a maximum height of 16.0 metres. n) Decks are permitted to encroach into the required rear yard setback by a maximum of 3.0 metres. |
| <p>OLT-21-001564, 101-25</p> | <p>RM3-33</p> | <p>Notwithstanding any provisions of this By-law to the contrary, within any area zoned RM3-33 on Schedule “A” hereto, the following site specific zone provisions shall apply.</p> <p><i>Street Setback (Minimum):</i> 2.4 metres</p> <p><i>Lot Area (Minimum):</i> Street Fronting Rowhouse: 150 m² Rowhouse: 150 m² Stacked Townhouse: 135 m² Back-to-back Townhouse: 80 m²</p> <p><i>Lot Frontage (Minimum):</i> Street Fronting Rowhouse: 6.0 m Rowhouse: 5.5 m Stacked Townhouse: 5.5 m Back-to-back Townhouse: 5.5 m</p> <p><i>Interior Side Yard Setback (Minimum):</i> 1.2 metres, and 0 metres to a common interior wall</p> |

| By-Law No. | Zone Code | Description |
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| | | <p>Rear Yard: Back-to-back Townhouse: 0 m</p> <p><i>Lot Coverage</i> (Maximum): 60%</p> <p>Block Size (Maximum): 8 units, 16 units for back-to-back townhouse dwellings, 32 units for stacked townhouses</p> <p>Landscaped Open Space (Minimum): 25%</p> <p>Visitor Parking Rate: 0.25 spaces per unit</p> <p>A <i>lot</i> is considered to be the land area which constitutes a unit of a <i>condominium</i> corporation and does not require <i>frontage</i> on a <i>public street</i>.</p> <p>All other requirements of the By-Law shall apply.</p> |