Stratford City Council
Special Council Open Session
AGENDA

Meeting #: 4584th

Date: Wednesday, June 19, 2019

Time: 7:00 P.M.

Location: Council Chamber, City Hall

Council Present: Deputy Mayor Ritsma - Chair Presiding, Councillor Beatty, Councillor Bunting, Councillor Clifford, Councillor Gaffney, Councillor Henderson, Councillor Ingram, Councillor Sebben, Councillor Vassilakos

Staff Present: Rob Horne - Chief Administrative Officer, Ed Dujlovic - Director of Infrastructure and Development Services, David St. Louis - Director of Community Services, John Paradis - Fire Chief, Tatiana Dafoe - Deputy Clerk, Mike Beitz - Corporate Communications Lead, Jeff Leunissen - Manager of Development Services

Pages

1. Call to Order:

Deputy Mayor Ritsma, Chair presiding, to call the Council meeting to order.

Mayor Mathieson and Councillor Burbach provided regrets for this meeting.

2. Declarations of Pecuniary Interest and the General Nature Thereof:

The *Municipal Conflict of Interest Act* requires any member of Council declaring a pecuniary interest and the general nature thereof, where the interest of a member of Council has not been disclosed by reason of the member's absence from the meeting, to disclose the interest at the first open meeting attended by the member of Council and to otherwise comply with the *Act*.

Name, Item and General Nature of Pecuniary Interest

3. Report of the Committee of the Whole In-Camera Session:

3.1 From the June 19, 2019 Session under the Municipal Act 2001 as amended, a matter concerning the following item was considered:

Comprehensive Zoning By-law Review
[Advice that is subject to solicitor-client privilege including communications necessary for that purpose (section 239.(2)(f)).]

4. Report of the Manager of Development Services

4.1 Comprehensive Zoning By-law Statutory Public Meeting (COU19-057) 1 - 361

Motion by _____

THAT the Special Council Meeting adjourn to a Public Meeting under the Planning Act to hear all interested persons regarding the Draft Comprehensive Zoning By-law and to reconvene to Special Council.

5. Reading of the By-laws: 362

The following By-law requires First and Second Readings and Third and Final Readings:

By-law 5.1 Confirmatory By-law

To confirm the proceedings of Council of The Corporation of the City of Stratford as tis meeting held on June 19, 2019.

Motion by _____

THAT By-law 5.1 be given First and Second Readings.

Motion by _____

THAT By-law 5.1 be given Third and Final Readings.

6. Adjournment:

Motion by _____

That the June 19, 2019 Special Council Meeting adjourn.

Stratford ONTARIO CANADA Dramatically Different!

Infrastructure and Development Services Department

MANAGEMENT REPORT

Date: June 19, 2019

To: Mayor and Council

From: Jeff Leunissen, Manager of Development Services

Report#: COU19-057

Attachments: Final Draft Comprehensive Zoning By-law – May 29, 2019

Title: Comprehensive Zoning By-law Statutory Public Meeting

Objective: To hold a statutory Public Meeting on the proposed new Comprehensive Zoning By-law.

Background: Following the adoption of Official Plan Amendment No. 19, being the City's five year review of its Official Plan on December 14, 2014, the City retained MMM Group, a WSP Company, at a total price of $79,690 (excluding HST), to undertake a comprehensive review of the City's Comprehensive Zoning By-law (February 9, 2015).

Council ultimately repealed Official Plan Amendment No. 19 and adopted Official Plan Amendment No. 21 ("OPA No. 21). OPA No. 21 contains updated mapping from the Upper Thames River Conservation Authority, Agricultural policies and lands annexed into the City of Stratford on January 1, 2015. On July 21, 2016, the Ministry of Municipal Affairs and Housing approved OPA No. 21 without any amendments. One site specific appeal to OPA No. 21 was received which was subject of a Local Planning Appeal Tribunal (LPAT) decision dated March 25, 2019. Official Plan Amendment No 21 is now in effect for all lands in the City of Stratford, with the exception of the lands annexed on January 1, 2019.

This zoning review was undertaken in accordance with Section 26(8) of the *Planning Act* which states that "no later than three years after a revision under subsection (1) or (8) comes into effect, the Council of the municipality shall amend all zoning by-laws that are in effect in the municipality to ensure that they conform with the official plan." The reason the *Planning Act* requires zoning by-laws to be amended following adoption of a comprehensive Official Plan amendment is because a zoning by-law is the principal tool relied upon to implement the policies of the official plan. Zoning by-laws control the use of land through regulations and the placement of buildings and structures on a lot.

Public Consultation Process

- October 21, 2015 – Public Information Centre (PIC) #1. Approximately 20 members of the public attended
- November 2015, Discussion Paper released and posted on shapingstratford. The Discussion Paper contained a number of zoning issues that would be addressed through the review including the following:
    - Revisions to implement new policies in the Official Plan, including secondary suites, sourcewater protection, bonusing and open space uses;
    - Bringing annexed lands into the City of Stratford zoning by-law;
    - New parking provisions including shared parking (complementary parking requirements for mixed use buildings), bicycle parking, and parking requirements for single detached dwellings;
    - Standardized holding provisions;
    - The need to review the Home Occupation provisions; and
    - Revisions to bed and breakfast establishment regulations.
- November 2016, the initial draft of the new Comprehensive Zoning By-law was released on shapingstratford website.
- March 9, 2017 – PIC #2. 24 individuals signed in. Similar to PIC #1, most of the questions were focused on bed and breakfast establishments and a new use listed in the draft comprehensive zoning by-law - "short term rental accommodations".
- May 15, 2017 – public open house focused solely on bed and breakfast establishments and short term rental accommodations. 62 individuals signed in.
- June 2017 – Update report to Council.
- August 15, 2018 – Second draft of the Comprehensive Zoning By-law released on shapingstratford website.
- November 14, 2018 – PIC #3. Approximately 50 individuals attended (41 signed in).
- February 28, 2019 – Updated and Directions Report submitted to Planning and Heritage Sub-committee.
- April 8, 2019 – Council resolution confirming direction to move forward.
- May 30, 2019 – Notice of Statutory Public Meeting advertised in Beacon Herald, sent to required departments and agencies, and emailed to individuals on the City's mailing list.
- June 19, 2019 – Statutory Public Meeting scheduled.

Notice of the PIC's and open house were advertised in the Beacon Herald and sent to individuals by email who requested to be kept informed of the project. Currently, there are 170 individuals on the City's mailing list. Individuals were also emailed and notified when a draft by-law was posted on shapingstratford for review and comment. In addition to consulting with individuals, staff has met with stakeholder groups on three occasions such as Heritage Stratford, Accessibility Advisory Committee (AAC), Stratford and Area Builders' Association (SABA) and the Town and Gown Committee.

Proposed Changes to the Zoning By-law

Below is a list of major changes to the Comprehensive Zoning By-law.

- New format
- New definitions
- Revisions to the Bed and Breakfast Establishment provisions
- New Short Term Rental Accommodations regulations
- Revised Home occupations regulations
- Revised Parking Regulations including – revisions to the minimum size of a parking space, revised barrier free parking requirements, new shared parking provisions, cash-in-lieu of parking and new bicycle parking requirements
- Revised Drive Through, Stacking Lanes and Stacking Space regulations
- Revised Non-conforming Uses provisions
- New regulations allowing Second Suites
- New Source Protection regulations (Wellhead Protection Areas)
- New Overlay of Upper Thames River Conservation Authority Regulated Areas
- New Bonus Provisions
- New Holding Provisions
- New structure to allow for Temporary Zones
- New Theatre Zone
- New Grand Trunk Anchor District Zone
- New Open Space Zones
- Revisions to the Industrial Zone structure
- New Urban Reserve Zone
- New Agricultural Zone

In addition to the numerous minor revisions to the zoning by-law recommended by staff, the final draft contains revisions to the proposed Bed and Breakfast Establishments and Short Term Rental Accommodations regulations. Note that the new regulations no longer require Bed and Breakfast Establishments and Short Term Rental Establishments to be operated by the principle resident. A proposal for licensing of these establishments along with a definition of what constitutes an Operator is being considered for inclusion into the Zoning By-law. The public meeting scheduled for June 19, 2019 will inform and refine these provisions.

The scope of work for this project does not include pre-zoning underutilized lands for new or additional uses. Neither staff nor its consultants have the information necessary to undertake a site specific review of underutilized or underdeveloped lands and propose alternate zoning. This review also does not allow the site specific community consultation necessary with pre-zoning lands to provide for a broad range of new or different uses. One exception to this approach is proposed zoning for the Cooper Block. As part of the Grand Trunk District Master Plan, the City conducted a detailed evaluation of the Cooper Block and undertook extensive public consultation. Based on the work conducted through the Master Plan process, staff are recommending a site specific zoning provision be developed to implement the Special Policy Area in OPA No. 21.

Analysis: Section 26 of *The Planning Act* requires a municipality to amend its zoning by-law within three years of a new Official Plan or comprehensive Official Plan Amendment coming into effect to ensure it conforms to the Official Plan. The Ministry of Municipal Affairs approved Comprehensive Official Plan Amendment in July 2016 creating the City's new updated Official Plan. The existing comprehensive Zoning By-law was adopted in 2000, it does not contain provisions to permit secondary suites, contemporary definitions and parking rates, is not AODA compliant and was not created using current technology such as hyperlinks, GIS mapping and colour coding, it was decided a new By-law would be required.

The proposed Comprehensive Zoning By-law contains all lands within the City limits and will implement the policies of OPA No. 21.

Note that the recent changes to the *Planning Act* that may be repealed prohibit adoption of a Comprehensive Zoning By-law amendment, a person or public body from submitting an application for an amendment to the Zoning By-law or an application for a minor variance before the second anniversary of the day on which Council repeals the previous By-law unless Council declares by resolution that such applications are permitted. As the new Comprehensive By-law has not pre-zoned lands, staff will be recommending Council adopt a resolution to continue to allowing zone change applications and minor variances applications following adoption of the By-law.

Next Steps

Comments from the public will be reviewed over the summer and a final draft Comprehensive Zoning By-law submitted to Council for adoption before the fall 2019.

Bill 108

On June 6, 2019, the Province gave Third Reading and Royal Assent to Bill 108, the More Homes, More Choice Act. This comprehensive piece of legislation amends a number of statutes including The *Conservation Authorities Act*, the *Development Charges Act*, the *Local Planning Appeal Tribunal Act*, the *Ontario Heritage Act*, and the *Planning Act*. Staff will report the impact of Bill 108 on the Comprehensive Zoning By-law when it submits the By-law for adoption.

Financial Impact: Additional information to be provided when the By-law is submitted to Council for adoption.

It is noted that adoption of any zoning by-law may be appealed. If the By-law is appealed, there will be costs to respond to the appeal(s) which may include appearing before the Local Planning Appeal Tribunal.

Staff Recommendation: THAT Council hear and consider the comments received from all interested parties with respect to the proposed new Comprehensive Zoning By-law submitted as part of the public consultation process.

_____
Jeff Leunissen, Manager of Development Services

_____
Ed Dujlovic, Director of Development Services

_____
Rob Horne, Chief Administrative Officer

ZONING BY-LAW XXX-2019 OF THE CORPORATION OF THE CITY OF STRATFORD

WHEREAS authority is granted to municipal councils under the *Planning Act,* as amended or revised from time to time, to pass by-laws to regulate the use of land and the character, location and use of buildings and structures; and

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF STRATFORD ENACTS AS FOLLOWS:

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PREAMBLE

The preamble is intended to assist the reader in understanding and interpreting the Zoning By-law for the City of Stratford. It does not form part of the Zoning By-law.

1.0 Overview of Zoning By-laws

A Zoning By-law is a detailed municipal by-law that regulates the types of land *uses* and activities that may occur on a property or within *buildings*; and the *height*, location, massing and character of *buildings* and *structures*.

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

A Zoning By-law is primarily implemented through the *building permit* application process. Where a property owner or occupant wishes to construct something on their property, and applies for a *building permit*, the proposal must conform to the provisions of the Zoning By-law. If the proposal does not conform to the Zoning By-law, the applicant can:

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

2.0 Authority to Prepare this By-law

The Zoning By-law is prepared in accordance with Section 34 of the Planning Act, R.S.O., 1990, c.P.13, as amended. Generally speaking, the *Planning Act* allows the Council of the City of Stratford to pass zoning by-laws to restrict the *use* of land, and to regulate the size, location and character of *buildings* and *structures* within the City.

3.0 Overview of the City of Stratford Zoning By-law

This Zoning By-law regulates the *use* of land and *buildings* and the massing, location, *height* and character of *buildings* and *structures* for all lands within the City of Stratford. All properties in the City of Stratford as shown on Schedule "A" are subject to the provisions of this Zoning By-law. This By-law replaces the City of Stratford Zoning By-law 201-2000, as well as the portions of the Township of Perth East By-law 30-1999 and Township of Perth South By-law 4-1999, as they relate to lands which are now within the corporate limits of the City of Stratford.

3.1 Structure of this By-law

The City of Stratford Zoning By-law consists of the following sections:

Section 1.0 – Interpretation and Administration

Section 1.0 describes how the Zoning By-law is to be interpreted, and how the By-law is to be administered by the City of Stratford. All *buildings* and *structures* and land *uses* within the City are required to conform to the provisions of this By-law. Section 1.0 also contains important details regarding how development applications in process are to be administered.

Section 2.0 – Establishment of Zones

Section 2.0 of the Zoning By-law establishes the *zone* categories and *zone* symbols which are applied to all lands within the City of Stratford as shown on Schedule "A" to this By-law. This section also describes how *zone* boundaries are to be interpreted and identifies special *zone* regulations which may apply to certain properties.

Certain lands may be subject to holding provisions, which are denoted by the symbols "-H1, -H2", etc., as a suffix to the *zone*. Where a holding symbol is shown, the provisions of Section 2.5.2 apply. Where a holding symbol is applied to lands, the lands may not be *used* or developed according to the requirements in the underlying *zone* until such time as the holding symbol is removed. Lands subject to a holding symbol are typically only permitted to be *used* for those *uses* which legally existed prior to the addition of the holding symbol. The by-law which was passed to add the holding symbol may contain special conditions for removing the holding symbol, such as the provision of municipal wastewater servicing for the land. City *Council* must pass a by-law to remove the holding symbol once they are satisfied that the conditions for removing the holding symbol have been met.

Certain lands may be subject to bonus provisions, which are denoted by the symbols "-B1, -B2", etc. as a suffix to the *zone*. Where a bonus provision is shown, the provisions of Section 2.5.3 apply. Where a bonus provision is applied to lands, increases in the *height* and/or *density* are permitted, beyond that which is typically permitted in this By-law, in exchange for the provision of certain facilities, services, or other matters which provide a community benefit. An amendment to this By-law is required to establish the development standards that would apply when bonusing is granted.

Certain lands may be subject to a temporary *use* permission, which are denoted by the symbols "-T1, -T2", etc. as a suffix to the *zone*. Where a temporary *use* permission is shown, the provisions of Section 2.5.4 apply. Where a temporary *use* permission is applied to lands, through a Temporary Use By-law, the subject lands may be *used* for such temporary *uses* as set out in the By-law for a limited period of time, notwithstanding the permitted *uses* of this By-law. An amendment to this By-law is required to establish the temporary *use* provisions related to the subject lands.

Certain lands may also be subject to compound zoning (i.e., I2/UR), in which case the provisions of this By-law with respect to each *zone* shall apply to the subject lands, and any *building*, *structure* or *use* shall conform to the provisions of this By-law which are applicable to such *building*, *structure* or *use*.

Section 3.0 – Definitions

Section 3.0 provides specific definitions for commonly *used* terms in the By-law. The permitted *uses*, and other technical terms *used* in the Zoning By-law are defined to ensure the Zoning By-law is being interpreted and applied consistently. For the convenience of the reader, if a term is *italicized* in the text of the Zoning By-law, then the term is defined in Section 3.0.

Section 4.0 – General Provisions

Section 4.0 of the Zoning By-law provides general provisions which may be applicable to all *zones*, one or more categories of *zones*, or to specific *uses*, depending on the proposed *use* of the *lot*LOT or the context of the *lot*. These provisions include detailed requirements for swimming pools, *home occupations*, *accessory buildings*, *short term rental accommodations*, *bed and breakfasts* and many more subjects that will be applicable depending on the context.

Section 5.0 – Parking and Loading Requirements

Section 5.0 identifies the minimum number of *parking spaces* that a *use* must provide on-site to accommodate *vehicles*. Some *uses* are also required to have *loading spaces* to accommodate the *use*. In this By-law, some *uses* are also required to provide and maintain a certain number of *barrier free parking spaces* and *bicycle parking spaces*. This section also provides requirements for the size of *parking spaces*, drive aisles, and parking lots.

Sections 6.0-14.0 – Zone Categories (Permitted Uses, Special Use Regulations, and General Use Regulations)

Sections 6.0 through 14.0 outlines the *zone* categories which establish the permitted *uses* within each *zone*, as well as the general *use* regulations which identify the *lot* and *building* requirements, including minimum *lot area* and *lot frontage* requirements, *building setbacks* from *lot lines*, maximum *building heights*, and requirements for *accessory buildings* or *structures*. In certain instances, a *zone* category may contain multiple *zone* variations which apply different general *use* regulations. Certain *zones* may also contain special *use* regulations which apply additional requirements to a specific *use*, such as a *boarding house dwelling*, *gas bar*, and *open storage*.

The *zones* are organized into similar categories, in the following sections:

Section 6.0 – Residential Zones
Section 7.0 – Commercial and Mixed Use Zones
Section 8.0 – Grand Trunk Anchor District Zone
Section 9.0 – Industrial Zones
Section 10.0 – Institutional Zones
Section 11.0 – Theatre District Zone
Section 12.0 – Parks and Open Space Zones
Section 13.0 – Agricultural Zone
Section 14.0 – Urban Reserve Zone

Section 15.0 – Zone Exceptions

Most lands in the City of Stratford are zoned by a base *zone*, which are represented by symbols such as R1(1), I2, etc. However, some lands are also zoned by a site-specific *zone* exception, which is denoted as a base *zone* symbol followed by a hyphenated numeric suffix in Section 15.0. For example, I2-1 is *zone* exception number 1 to the General Industrial (I2) *Zone*. The *zone* exceptions provide special provisions related to that specific property or properties, and establish specific requirements related to that *zone* exception.

Section 16.0– Enactment of By-law

Section 16.0 includes the particulars for the enactment of the Zoning By-law, including the effective date.

Schedule "A" Maps

Schedule "A" to the Zoning By-law is comprised of a series of Maps which identify the *zone* categories for all lands in the City of Stratford. In addition, the maps also identify areas which are subject to specific provisions which may include *zone* exceptions and Holding Provisions. The mapping is subject to change and may be amended from time to time to reflect amendments to the zoning by-law as well as mapping changes due to technical adjustments.

Upper Thames River Conservation Authority Regulation Area (Schedule "A" Overlay)

The *Regulated Area* of the *Upper Thames River Conservation Authority* is illustrated as an overlay on the Schedule "A" maps. The *Regulated Area* includes lands within the jurisdiction of the *Upper Thames River Conservation*

Authority, and may relate to lands associated with flooding or other *hazard lands*. Development within the *Regulated Area* may require a permit from the *Conservation Authority* before a *building permit* can be issued. This overlay is primarily intended for information purposes only, as the *Regulated Area* of the *Conservation Authority* may change from time to time. The reader should consult with the City of Stratford and the *Upper Thames River Conservation Authority* to confirm whether a permit will be required from the *Conservation Authority* prior to any development or site alteration. Section 4.29 (*Upper Thames River Conservation Authority* Regulation Area) in the general provisions provides additional information about the meaning of this overlay.

Schedule "B" – Street Classification and Existing and Design Street Widths

Schedule "B" establishes the classification of streets, including Arterial, Collector and Local Streets. It also identifies the *existing street width* and the design (or planned) *street width*, which may identify where additional land may be required for a future road widening. The Zoning By-law makes reference to Schedule "B" when referring to the classification of streets and the existing and design (or planned) street widths.

Schedule "C" – Wellhead Protection Areas

Schedule "C" identifies *wellhead protection areas* which include vulnerable areas in which a significant drinking water threat could occur, in accordance with the *Clean Water Act.* The general provisions of Section 4.28 (Source Protection (*Wellhead Protection Areas*)) identify *uses* and activities which may be prohibited within the defined *wellhead protection areas*. The intent of these provisions is to protect the quality of groundwater resources by prohibiting certain *uses* which may cause adverse impacts on groundwater, such as the storage and handling of hazardous wastes.

All provisions of the By-law are intended to be read in conjunction with one another. It is always important, when reading a Zoning By-law, to identify all provisions throughout the document which may apply to a particular property or *use*.

4.0 How to Check Zoning and Identify Applicable Regulations for a Property

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

The Zoning By-law is required to implement the City's Official Plan, and the reader should also refer to the Official Plan to determine the *existing* land *use* designation and any relevant policies which may be applicable to a specific property or development proposal. Readers are encouraged to consult with the City, to assist in confirming and interpreting the Zoning By-law.

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

1. **Locate the property on the applicable Schedule "A" Map** and identify the *zone* symbol that applies to the property (e.g., R1(1)). In addition to the applicable *zone* symbol, the following property specific regulations may also apply, as denoted by a mapping overlay or a *zone* suffix:

    1.1 **Regulated Area:** If the property is located in the *Regulated Area* of the *Upper Thames River Conservation Authority*, as shown as an overlay on Schedule "A", the reader will need to refer to Section 4.29 (Upper Thames River Conservation Authority Regulated Area), which identifies associated regulations and permit requirements from the *Conservation Authority* which may be required to permit development on the property.

    1.2 **Stratford Airport Federal Regulations:** If the property is located within the Stratford Municipal Airport Zoning Area, as shown as an overlay on Schedule "A" the reader will need to refer to Section 2.5.6 (Stratford Airport Federal Regulations). The federal zoning regulations for the Stratford Municipal Airport regulate, within the defined area, the *height* of the *buildings*, *structures*, objects and natural growth; and communication

signals which may cause interference with an aircraft or the airport. The regulations apply to all lands within the defined area, including private property and municipal road allowances.

1.3 **Zone Exception:** If a *zone* exception number (i.e., "-1") follows the *zone* symbol, the *zone* symbol includes a *zone* exception (i.e., R1(1)-1), refer to the applicable *zone* exception provisions contained in Section 15.0. The *zone* exception will provide alternative permitted *use* or *zone* regulations than what would typically by required by the base *zone*. In most cases, the exception *zone* will only address one or more provisions, and at least some of the *zone* regulations in the base *zone* in Sections 6.0-12.0 and the general provisions in Section 4.0 and the parking and loading requirements of Section 5.0 will still apply.

1.4 **Holding Symbol:** If a holding symbol (i.e., "-H1") follows the *zone* symbol (i.e., R1(1)-H1), refer to Section 2.5.2 regarding the criteria for removal of the holding symbol, and what *uses* may be permitted prior to the removal of the holding symbol. The reader should consult with the City to confirm the permitted *uses* and the requirements for removing the holding symbol.

1.5 **Bonus Provisions:** If a bonus provision (i.e., "-B1") follows the *zone* symbol (i.e., R1(1)-B1), refer to Section 2.5.3 regarding the increases in the *height* and/or *density* that are permitted, beyond that which is typically permitted in this By-law, in exchange for the provision of certain facilities, services, or other matters which provide a community benefit.

1.6 **Temporary Use Permission:** If a temporary *use* permission (i.e., "-T1") follows the *zone* symbol (i.e., R1(1)-T1), refer to Section 2.5.4 regarding the *use*(s) for which the subject lands may be *used* for such temporary *use*(s) as set out in the By-law for a limited period of time, notwithstanding the permitted *uses* of this By-law.

1.7 **Lots with Compound Zoning:** If a property has compound *zones*, such as (i.e., I2/FR), refer to Section 2.3.3. In these instances, the

provisions of this By-law with respect to each *zone* shall apply to the subject lands, and any *building*, *structure* or *use* shall conform to the provisions of this By-law which are applicable to such *building*, *structure* or *use*.

2. **Locate the road(s) on which the property is located on Schedule "B."** Schedule "B" lists all of the Roads in the City and identifies its classification (i.e., collector, local or arterial) as well as the existing and planned width of each road. This information is referred to by certain provisons of the By-law (see Step 5).

3. **Wellhead Protection Area:** If the property is located within a *wellhead protection area* as shown on Schedule "C", the reader will need to refer to the general provisions in Section 4.28 (Source Protection (*Wellhead Protection Areas*)), which identifies certain *uses* and activities which may be prohibited within the *wellhead protection area* in order to protect the quality of groundwater resources.

4. **Identify the permitted uses and general use regulations for the zone category:** Every *zone* category includes a table of permitted *uses* and general *use* regulations in Section 6.0 through Section 14.0 of the By-law. For Residential Zones (R1, R2, R3, etc.) you will find the list of permitted *uses* in Section 6.2 (Permitted Uses) of the By-law, and the general *use* regulations in Section 6.4, which are further divided into *zone* variations (i.e., R1(1), R1(2), R1(3)). The permitted *uses* for each *zone* are organized in a table. The *uses* permitted on your property are represented by the symbol "✓" in the column applicable to that *zone* and corresponding with the row for a specific permitted *use*. For each *zone*, the general *use* regulations establish the *lot* and *building* requirements applicable to that *zone* or *zone* variation, including the required minimum *lot area*, minimum *lot frontage*, minimum and/or maximum yard *setbacks*, *building heights*, and other *lot* and *building* requirements, which the *use* of the *lot* must comply with.

   It is important to read the definitions associated with the terminology *used* in this By-law. All of the *uses* permitted in this By-law are associated with a definition. Many technical terms are also defined, such as *lot frontage*, *lot*

coverage, and *front yard setback*, for example. Where a term is defined, you will see it appear in *italics* in this text for convenience.

5. **Identify Other Provisions that May Apply:** The types of *uses* and *lot* and *building* requirements are principally regulated by the *zone* requirements. However, Section 4.0 (General Provisions) contains provisions that apply to certain permitted *uses*. For example, there are provisions that are specifically applicable to swimming pools, *bed and breakfast establishments*, *accessory buildings*, *home occupations*, *short term rental accommodations*, and many other *uses*. Furthermore, Section 5.0 (Parking and Loading Requirements) contains provisions that apply to *parking spaces*, loading areas, drive aisle and parking lot requirements, and *barrier free parking space* and *bicycle parking space* requirements.

6. **Consider the Administrative Provisions of the Zoning By-law:** Section 1.0 (Interpretation & Administration) of the Zoning By-law contains some provisions that can help you understand how to read and *use* the By-law. A reader should be familiar with these provisions as they may be essential depending on your circumstance.

5.0 Confirming with the City

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

Additionally, there may be approved minor variances which are applicable to the property which may provide relief from certain *zone* regulations, permitted *uses* or general provisions. The City of Stratford's Planning Staff can assist in identifying any approved minor variances.

6.0 Relationship to Other By-laws, Regulations, Legislation, etc.

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

PREAMBLE

HOW TO READ THIS BY-LAW

The municipality administers other by-laws that are related to this Zoning By-law. For example the City administers a *sign* by-law to regulate *signs*. The City also administers by-laws that regulates and provides a process for licensing certain businesses, subject to conditions, such as *bed and breakfast establishments* and *short term rental accommodations*. These by-laws essentially 'build' on the Zoning By-law's requirements, and should be considered "in addition to" the Zoning By-law's requirements.

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

7.0 Subsequent Zoning By-law Amendments

The Zoning By-law may be consolidated from time to time to include subsequent amendments to the Zoning By-law. However, there may have been amendments to the Zoning By-law or removals or additions of holding symbols which are not consolidated in the current office consolidation of the Zoning By-law. In all cases, the reader should contact City planning staff to confirm the most current zoning of a property and applicable regulations. Additionally, the maps contained in Schedule "A" may not reflect the latest zoning, or any recent changes to the parcel fabric.

8.0 Minor Variances

The Committee of Adjustment has the authority to approve minor variances to the Zoning By-law, which may provide minor relief from specific zoning provisions or minor changes to the permitted *uses* of one or more properties. Minor variances previously granted are not reflected in the Zoning By-law and are not indicated in the *zone* exceptions. The reader should contact the City to identify whether there are any approved minor variances applicable to a property.

SECTION 1 INTERPRETATION & ADMINISTRATION

1.1 Title

This By-law shall be known as the "City of Stratford Zoning By-law".

1.2 Lands Affected

The provisions of this By-law shall apply to all lands within the corporate limits of the City of Stratford.

1.3 Repeal of Former By-laws

The following By-laws, and all amendments thereto are hereby repealed:

a) City of Stratford By-law 201-2000 and all amendments thereto;

b) Township of Perth East By-law 30-1999 and all amendments thereto, as it relates to lands within the corporate limits of the City of Stratford, are hereby repealed; and

c) The Township of Perth South By-law 4-1999 and all amendments thereto, as it relates to lands within the corporate limits of the City of Stratford, are hereby repealed.

1.4 Conformity with this By-law

No *building* or *structure* shall hereafter be erected or altered, no land shall be *used*, nor shall the *use* of any *building*, *structure* or *lot* hereafter be changed, in whole or in part, except in conformity with the provisions of this By-law.

1.5 Compliance with Other Legislation

a) Nothing in this By-law shall serve to relieve any person from any obligation to comply with the requirements of any other By-law of the City of Stratford, Province of Ontario, or Government of Canada that may otherwise affect the use of land, *buildings*, and *structures*.

b) Without limiting the generality of subsection (a) above, this includes the *Building Code Act* (Ontario Regulation 332-12), the *Ontario Heritage Act,*

and the permitting procedures of the *Upper Thames River Conservation Authority* (Ontario Regulation 157/06).

1.6 Penalties

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

1.7 Severability

A decision of a court of competent jurisdiction that one or more of the provisions of this By-law or any portion of the Zoning Schedules to this By-law are invalid in whole or in part does not affect the validity, effectiveness, or enforceability of the other provisions or parts of the provisions of this By-law.

1.8 Clarification and Convenience

a) Examples, side notes, and illustrations are for the purpose of explanation, clarification, and convenience, and do not form part of this By-law.

b) Any numbers in circles following any item in any Table indicates that one or more additional regulations apply to the *use*, *zone*, or standard indicated. These additional regulations are listed below the applicable Table.

c) Any geographic, biographic, referential, or identifying information and any list of amending by-laws contained in this By-law is provided for the purpose of clarification and convenience and does not form part of this By-law.

d) The following character styles are provided for the purpose of convenience. Their usage or omission shall not be considered an interpretive statement by the City:

   i) Terms that are defined in Section 3.0 (Definitions) of this By-law have been italicized.

ii) Titles of Federal or Provincial legislation have been *italicized*.

e) Any reference to Federal or Provincial Act or Regulation shall include any amendments or revisions made thereto or any subsequent Act or Regulation enacted in its place.

f) Where a defined term listed in Section 3.0 (Definitions) of this By-law is reversed anywhere in this By-law, it is done for the ease and convenience of locating the term with other like terms (e.g., *single detached dwelling*, or *dwelling, single detached*). Such a reversal or lack thereof shall not be considered an interpretive statement by the City.

g) Where another By-law number is cited in this By-law, that reference shall be interpreted to include reference to any and all applicable amendments to that By-law.

1.9 Measurements and Rounding Provisions

Where the rounding of a calculation is required by the provisions of this By-law, all measurements of length or area *used* in this By-law shall be subject to the normal rules of rounding numbers, within the degree of precision specified by the number of digits following the decimal point (if any), so that:

a) For a whole number:

i) Measurements of less than 0.5 shall be rounded downward to the next whole unit (e.g., 8.49 metres is rounded downward to 8 metres); and

ii) measurements of 0.5 and greater shall be rounded upward to the next whole unit (e.g., 8.51 metres is rounded upward to 9 metres).

b) For a number having one decimal place:

i) measurements of less than 0.05 shall be rounded downward to the next one-tenth unit (e.g., 8.049 metres is rounded downward to 8.0 metres); and

ii) measurements of 0.05 and greater shall be rounded upward to the

next one-tenth unit (e.g., 8.051 metres is rounded upward to 8.1 metres).

Ratios and percentage figures shall not be subject to the above rounding provisions.

The calculation of required *parking spaces*, *barrier free parking spaces*, *loading spaces* and *bicycle parking spaces* shall be subject to the rounding provisions of Section 5.0 (Parking and Loading Requirements).

1.10 Transition Protocol

Notwithstanding Section 1.3 (Repeal of Former By-laws) and 1.4 (Conformity with this By-law) of this By-law, a *building permit* may be issued for the following scenarios in accordance with Section 1.10 of the By-law.

1.10.1 Building Permit Applications

Nothing in this By-law shall prevent the erection or *use* of any *building* or *structure* that does not conform with one or more of the provisions of this By-law if a *building permit* was issued prior to the effective date of passing of this By-law provided that the erection of such *building* or *structure* is commenced not more than 6 months after the date of passing of this By-law and continues without unnecessary interruption, and prior to the expiration of any such *building permit* or termination of such site plan agreement.

1.10.2 Minor Variance and Consent Applications

a) Where the Committee of Adjustment of the City, the Townships of Perth East or Perth South, the Ontario Municipal Board or Local Planning Appeal Tribunal has authorized a minor variance from the provisions of By-law 201-2000, By-law 30-1999 and By-law 4-1999 in accordance with Section 45(1) of the *Planning Act,* in respect of any land, *building* or *structure* and the decision has come into effect on or prior to the effective date of passing of this By-law, the provisions of this By-law, as they apply to such land, *building* or *structure*, shall be deemed to be modified to the extent necessary to give effect to such minor variance. This provision shall apply only to minor variances that have been granted since November 9, 2000.

b) The requirements of this By-law do not apply to a *lot* where a provisional consent has been given by the Committee of Adjustment of the City or the Ontario Municipal Board or Local Planning Appeal Tribunal or the applicable authority that grants consents on or before the effective date of this By-law and a *building permit* for the applicable project has not yet been issued, the *lot* has not yet been *registered* at the Land Registry Office, or the applicable easement or agreement has not yet been *registered* on title.

1.10.3 Site Plan Applications

The requirements of this By-law do not apply to a *lot* where Site Plan Approval has been granted by the City or the Ontario Municipal Board or Local Planning Appeal Tribunal on or before the effective date of this By-law and a *building permit* for the applicable project has not yet been issued.

1.10.4 Previous Zoning to Apply

a) For the purposes of determining zoning compliance for matters subject to Section 1.10 of this By-law, the applicable provisions of the City of Stratford Zoning By-law 201-2000, Township of Perth East Zoning By-law 30-1999, and Township of Perth South Zoning By-law 4-1999, as amended, as it read on the effective date of this By-law shall apply.

1.10.5 Cessation of Section 1.10 Relief

a) The relief provided by Section 1.10 of this By-law shall not continue beyond the issuance of the permit, approval, or agreement upon which the exemption is founded, unless otherwise provided for in this By-law. Once the permit, agreement, or approval has been granted, the provisions of the former applicable Zoning By-law shall cease to be in effect.

SECTION 2.0
ESTABLISHMENT OF ZONES

SECTION 2 ESTABLISHMENT OF ZONES

2.1 Establishment of Zones

For the purpose of this By-law, the following *zones* are established in Table 2.1 and all lands subject to this By-law are placed into one or more of the following *zones*:

Table 2.1: Establishment of Zones

Zone Category	Zone Symbols
RESIDENTIAL ZONES	
Residential First Density	**R1**
Residential Second Density	**R2**
Residential Third Density	**R3**
Residential Fourth Density	**R4**
Residential Fifth Density	**R5**
Mixed Use Residential	**MUR**
COMMERCIAL ZONES	
Neighbourhood Commercial	**C1**
Highway Commercial	**C2**
Central Commercial	**C3**
Shopping Centre Commercial	**C4**
Corridor Commercial	**C5**
GRAND TRUNK ANCHOR DISTRICT ZONE	
Grand Trunk Anchor District	**AD**
INDUSTRIAL ZONES	
Prime Industrial	**I1**
General Industrial	**I2**
Secondary Industrial	**I3**
Factory District	**I4**
INSTITUTIONAL ZONES	
Institutional Community	**IN1**

Table 2.1: Establishment of Zones	
Zone Category	Zone Symbols
Institutional Neighbourhood	**IN2**
THEATRE DISTRICT ZONE	
Theatre District	**TH**
PARKS AND OPEN SPACE ZONES	
Parks	**P**
Open Space	**OS**
AGRICULTURAL ZONE	
Agricultural	**A**
URBAN RESERVE ZONE	
Urban Reserve	**UR**

2.2 Zone Symbols

Zones and *zone* boundaries are shown on Schedule "A" of this By-law. The lands identified on the schedules as being within a *zone* are subject to the provisions of this By-law applicable to that *zone* or *zones*.

2.3 Interpretation of Zone Boundaries

2.3.1 Determination of Boundary

Where the boundary of any *zone* is shown on the Schedules:

a) As following the centre-line or limit of a *street*, *lane*, railway, right-of-way, transmission line, unopened road allowance, or watercourse, the boundary shall be the centre-line of the applicable feature;

b) As following the *front lot line* on a future *lot* in a draft approved Plan of Subdivision or Condominium, the boundary shall be the centre-line of the future *street* being constructed;

c) As following any other *lot line* on an *existing lot* or on a future *lot* in a draft approved Plan of Subdivision or Condominium, the boundary shall be the

existing or future *lot line*;

d) As running substantially parallel to a *lot line abutting* any *street* and the distance from that *street* is not indicated, the boundary shall be parallel to the applicable *lot line* and the distance shall be determined according to the scale shown on the Schedules;

e) As following the limits of the City, the boundary shall be the corporate limits of the City; and,

f) Where none of the above provisions apply, the *zone* boundary shall be scaled from the Schedules.

2.3.2 Lots with More Than One Zone

a) Where a *lot* is divided into two or more *zones*, each such portion of the said *lot* shall be considered a separate *lot* as defined herein and shall be *used* in accordance with the provisions of this By-law which are applicable to the *zone* wherein such portion of the said *lot* is located.

b) Notwithstanding anything in paragraph a) to the contrary, where the *use* or *uses* of a *lot* divided into two or more *zones* are permitted in all such *zones*, the said *lot* shall be considered to be a single *lot* as defined herein and the highest or most restrictive *zone* requirements pertaining to such *use* or *uses* applicable to the *zones* shall apply throughout the said *lot*.

2.3.3 Lots with Compound Zoning

a) Where a *lot* has a compound *zone*, it is indicated by a *zone* symbol followed by a forward slash ("/"), and a second *zone* symbol, such as I2/UR (General Industrial / Urban *Reserve*), then the provisions of this By-law with respect to each such *zone* shall apply to the said *lot*, and any *building*, *structure* or *use* shall conform to the provisions of this By-law which are applicable to such *building*, *structure* or *use*. The Mixed Use Residential (MUR) Zone shall be compounded with an R2 or R3 *zone*.

2.4 Interpretation of Use

Where a *use* is defined or permitted in a *zone*, the interpretation of that *use* shall not

include any other *use* specifically referred to or otherwise defined in this By-law.

2.5 Special Zone Regulations

Where the *zone* symbol zoning certain lands on the Schedules is preceded or followed by any combination of parentheses, a hyphen, number, or letter, provisions relating to one or more of the following special *zone* regulations apply to the lands so designated on the Zoning Maps. Lands so identified shall be subject to all of the provisions and restrictions of the applicable parent *zone*, except as otherwise provided by the special *zone*.

2.5.1 Zone Exceptions (Defined Areas)

Where a *zone* symbol is followed by a hyphen and number, the symbol refers to a *zone* exception that applies to the identified lands, which is included in Section 15.0 (Zone Exceptions).

2.5.2 Holding Provisions

Where a *zone* symbol applying to any *lot* or area on Schedule "A" is followed by the holding symbol "-H" and a number, such as R1(1)-H1, no *building*, *structure* or *use* shall be erected or altered, save and except for *existing buildings* or *structures* permitted in the applicable *zone*, until such time as the (H) symbol has been removed in accordance with the provisions of the *Planning Act*.

Application of the holding symbol (H) indicates that development of the lands is premature at the present time, and indicates the *use* to which lands, *buildings* or *structures* may be *used* at such time in the future as the holding symbol is removed by amendment to this By-law. Section 9.2.4 of the Official Plan outlines the criteria to be satisfied in order to remove the holding symbol (H); however, more specific criteria or holding provisions may be included in the Zoning By-law, provided that such criteria is in conformity with the City of Stratford Official Plan.

Table 2.5.2 establishes the holding provisions, including the extent of permitted *uses* while the holding symbol (H) is in place, and the conditions that must be satisfied for the removal of the holding symbol (H). Additional holding symbol criteria may be established through site specific *zone* exceptions as outlined in the applicable *zone* exceptions to this By-law.

Table 2.5.2: Holding Provisions

Holding Symbol	Permitted Uses Until the Holding Symbol is Removed	Conditions for Removal of the Holding Symbol
H1	*Existing*, legally established *uses* in existence on the date of passing of this By-law.	That the City of Stratford has confirmed that sufficient water, sanitary sewer and storm sewer facilities are available, to the satisfaction of the City.
H2	*Existing*, legally established *uses* in existence on the date of passing of this By-law.	That site plan approval has been granted by the City of Stratford and a site plan agreement has been entered into, pursuant to the provisions of the *Planning Act*.
H3	*Existing*, legally established *uses* in existence on the date of passing of this By-law.	That draft plan of subdivision approval has been granted by the City and a subdivision agreement has been entered into, pursuant to the provisions of the *Planning Act.*
H4	*Existing*, legally established *uses* in existence on the date of passing of this By-law.	That the City of Stratford is satisfied in consultation with the *Upper Thames River Conservation Authority* that an appropriate analysis of the environmental feature(s) has been completed and the area of development has been approved.
H5	• *hotel apartment building* (maximum of 240 *hotel* rooms/*apartment building*) • *auditorium* • *eat-in restaurant* • *professional office* • *clinic* • *apartment building* • *hotel* (maximum of 120 rooms) • theatre	That the City of Stratford has confirmed that sufficient water, sanitary sewer and storm sewer facilities are available, to the satisfaction of the City.

Table 2.5.2: Holding Provisions		
Holding Symbol	**Permitted Uses Until the Holding Symbol is Removed**	**Conditions for Removal of the Holding Symbol**
	• *business office* • private club • *retail store* (maximum *gross floor area* all *retail stores* combined 1,000m^2) in accordance with subsection (d) of *zone* exception C2-7 • *tavern* • spa in accordance with subsection (d) of *zone* exception C2-7 • *fitness club* in accordance with subsection (d) of *zone* exception C2-7 • *personal care establishment* in accordance with subsection (d) of *zone* exception C2-7 • *personal service establishment* in accordance with subsection (d) of *zone* exception C2-7 • *clinic* in accordance with subsection (d) of *zone* exception C2-7.	
H6	• Until such a time as the	Until such time as a market study is submitted to the satisfaction of the City

Table 2.5.2: Holding Provisions

Holding Symbol	Permitted Uses Until the Holding Symbol is Removed	Conditions for Removal of the Holding Symbol
	Holding provision is removed only *existing uses* and a maximum of 9,718 m^2 of new commercial *uses* shall be permitted on the lands to which the Highway Commercial-Special Holding (C4-2) *zone* applies. The new commercial *uses* that are permitted in this *zone* include a maximum of 7,581 m^2 *gross floor area* of *supermarket* and non-supermarket retail *uses*, with the *supermarket* to occupy a maximum *gross floor area* of 4,630 m^2 and the remainder to consist of other permitted commercial *uses* including non-supermarket retail *uses*, personal service, *office* and *restaurant uses*. Upon application to *Council*, the (H) provision may be removed to permit additional non-supermarket retail *uses* and other permitted commercial *uses*, to the	that such additional *uses* and *gross floor area* can be accommodated without impacts on the role, planned function and economic viability of *existing* and planned commercial areas in the City.

Table 2.5.2: Holding Provisions		
Holding Symbol	**Permitted Uses Until the Holding Symbol is Removed**	**Conditions for Removal of the Holding Symbol**
	maximum permitted by c)(i) of *zone* exception (C4-2).	
H7	*Existing*, legally established *uses* in existence on the date of passing of this By-law.	Until such time as a Traffic Impact Study has been approved to the satisfaction of the City.
H8	*Existing*, legally established *uses* in existence on the date of passing of this By-law.	Until such time as an Urban and Sustainable Design Study, or Urban Design Brief has been approved to the satisfaction of the City.
H9	*Existing*, legally established *uses* in existence on the date of passing of this By-law.	Until such time as a Heritage Impact Assessment has been approved to the satisfaction of the City.
H10	*Existing*, legally established *uses* in existence on the date of passing of this By-law.	Until such time as an Archaeological Assessment has been approved to the satisfaction of the City.
H11	*Existing*, legally established *uses* in existence on the date of passing of this By-law.	Until such time as a Tree Analysis or Tree Preservation Plan has been approved to the satisfaction of the City.
H12	*Existing*, legally established *uses* in existence on the date of passing of this By-law.	Until such time as a Noise and/or Light Impact Study has been approved to the satisfaction of the City.
H13	*Existing*, legally established *uses* in existence on the date of passing of this By-law.	Until such time as a Market Impact Study, Financial Impact Study, or Capital Impact Assessment has been approved to the satisfaction of the City.

Table 2.5.2: Holding Provisions

Holding Symbol	Permitted Uses Until the Holding Symbol is Removed	Conditions for Removal of the Holding Symbol
H14	Until such time as the (H14) is removed, a *brewery* on the lands *zoned* C4-3 is permitted to have a maximum floor area of 465m^2.	The (H14) shall not be removed until a noise and odour study has been submitted and approved for a *brewery* with a floor area of over 465m^2 to the satisfaction of the City.
H15	Until such time asthe (H15) is removed, the separation distance between a *brewery* (with a maximum *floor area* of 465m^2), *self-storage establishment*, *scientific or medical laboratory* and *warehouse* is to have a minimum separation distance of 70m between a *dwelling unit*, *retirement home*, *religious institution*, *day care centre* or *private school* (measured in a straight line from the nearest part of the *building* or *structure* containing the *uses*) on any lands *zoned* C4-3 or C4-4.	The (H15) shall not be removed until a noise and odour study is submitted and approved for a *brewery* with a floor area of less than 465m^2 or a noise study is submitted and approved for a *scientific or medical laboratory*, *self-storage establishment*, or *warehouse* to the satisfaction of the City.
H16	Until such time as the (H16) is removed, a maximum of 707 dwelling units are permitted on the lands zoned R4(2)-16 and R4(2)-17.	The (H16) shall not be removed until servicing has been addressed to the satisfaction of the City of Stratford Engineering Division.
H17	Until such time as the (H17) is removed, no buildings or structures are permitted on lands zoned R4(2)-16.	The (H17) shall not be removed until the works have been completed and accepted to the floodplain to the satisfaction of the City of Stratford Engineering Division.
H18	Until such time as the (H18) is removed. Permitted uses shall be limited to existing uses.	The (H18) shall not be removed until the property owner has entered into an agreement with the City which notes the subject property fronts onto a

Table 2.5.2: Holding Provisions		
Holding Symbol	**Permitted Uses Until the Holding Symbol is Removed**	**Conditions for Removal of the Holding Symbol**
		private lane that is not owned, operated or maintained by the City and that the owner will not request that the City assume or take over the private road.

2.5.3 Bonus Provisions

The following sections outline the general provisions that provide direction for the determination of the permitted increases in *height* and/or *density*, beyond that permitted in this By-law, in exchange for certain facilities, services, or other matters which provide a community benefit. The City may consider bonus provisions for other matters not expressly defined in this By-law, and in accordance with the Official Plan. An amendment to this By-law shall be required to establish the development standards that would apply when bonusing is granted in exchange for the provision of certain facilities, services, or other matters which provide a community benefit. Notwithstanding the provisions of this section, the bonus provisions applicable to a *lot* may be revised through the site-specific zoning by-law amendment in view of the proposed application and development circumstances.

2.5.3.1 Heritage Building Designation

For *buildings* and/or *structures* designated as historically significant by the City of Stratford, under Part IV or V of the *Ontario Heritage Act,* in consideration for their heritage designation, the following regulations shall apply:

a) Where Non-Residential Uses are Proposed:

i) a 30% increase in the *gross floor area* of the *existing building* and/or a 30% decrease in the required minimum parking for a permitted *use* on the *lot*. Where a maximum *gross floor area* is not specified in this By-law it shall be calculated based on the maximum permitted *building* envelope; or;

b) Where Residential Uses are Proposed:

i) for every 15 m^2 of *existing* gross building *floor area* of a designated heritage building, 1 additional *dwelling unit* shall be permitted for a permitted *use* on the *lot* to a maximum increase of 30% of the permitted maximum *density* (upnh) or *dwelling units* permitted in the *zone*. Where a maximum *density* (upnh) or number of *dwelling units* is not specified in this By-law it shall be calculated based on the maximum permitted *building* envelope.

Where an increase in the *gross floor area* and/or *dwelling units* is permitted, the development shall be in accordance with all other regulations of the applicable *zone*. Where the proposed *building* is a combination of residential and non-residential permitted *uses*, the additional *height* and/or *density* permitted shall not exceed a combined total percentage of a 30% increase in the maximum number of *dwelling units* and non-residential *gross floor area* for the *lot,* and a maximum increase of one additional storey may be permitted.

2.5.3.2 Public Open Space

For every 100.0 m^2 of *public* open space which is dedicated to the City (in excess of the required parkland dedication), the maximum permitted *density* (upnh) or total number of units of the residential development may be increased by one unit per each 100.0 m^2 of *public* open space, up to 30% of the maximum permitted *density* (upnh) or total number of units that would otherwise be permitted by this By-law.

2.5.3.3 Day Care Facilities

Where day care facilities are provided within commercial or mixed-*use buildings* of larger than 1,800.0 m^2, the *floor area* devoted to the day care facilities shall not be included in the maximum gross or gross leasable *floor area* permitted.

2.5.3.4 Underground or In-*Building* Structured Parking

Where underground or in-*building* structured parking is provided to accommodate all the required parking on a *lot*, with the exception of visitor parking, within a residential, commercial or mixed-*use building*, and complies with the requirements of Section 5.3.9 (Structured and Underground Parking) of this By-law, notwithstanding any *density* or *height* provisions of this By-law to the contrary, the permitted *building height* may be increased by 1 *storey*.

2.5.3.5 Affordable Housing

Where *affordable* housing in the form of ownership housing or rental housing is provided in a residential or mixed-*use building*, for every 2 *affordable dwelling units*, 1 additional *dwelling unit* may be permitted on the *lot* to a maximum increase of 20% of the permitted maximum *density* (upnh) or maximum *dwelling units* permitted in the *zone*. Where a maximum *density* (upnh) or number of *dwelling units* is not specified it shall be calculated based on the permitted *building* envelope. The *affordable* housing shall be maintained on the *lot* for a period of no less than 15 years through an agreement with the City.

Where a *zone* symbol applying to any *lot* or area on Schedule "A" is followed by the bonus provision symbol "-B" and a number, such as R1(1)-B1, an increase in the *height* and/or *density*, beyond that permitted in this By-law, is permitted in exchange for certain facilities, services, or other matters which provide a community benefit, in accordance with Table 2.5.3.

Table 2.5.3: Bonus Provisions		
Bonus Provision Symbol	Property Description and Base Zone	Bonus Provision Regulations
B1	*Lands bounded by St. Patrick Street, Downie Street, the railway right-of-way and Cooper Street – Grand Trunk Anchor District Zone*	Despite the maximum *height* specified in Section 8.4, a height limit of 45m is permitted if a combination of the following community benefits are provided to the satisfaction of the City: • Child care centre • Bicycle sharing infrastructure/program • Significant public realm improvements • Public art contributions • Hertiage conservation • Pedestrian improvements • Public art contributions • Heritage restoration • Zero-carbon *buildings* (as-built) • Reduced carbon emissions • *Affordable* housing • Accessibility design beyond minimum legislative standards • Smart technology implementation The owner/applicant of the lot upon which facilities, services, or matters are to be provided or contributed in return for a bonus provision shall enter into an agreement with the City pursuant to Section 37 of the *Planning Act*, to be registered on title.

2.5.4 Temporary Use Permission

Where a *zone* symbol applying to any *lot* or area on Schedule "A" is followed by the temporary *use* permission symbol "-T" and a number, such as R1(1)-T1, the symbol refers to a temporary *use* permission that applies to the lands so *zoned*. The provisions of this By-law are modified for the lands to which the temporary *use* permission applies as set out in this Section of this By-law and Table 2.5.4, until the permission granted by the applicable Temporary Use By-law expires, in accordance with Section 39 of the *Planning Act*.

Table 2.5.4: Temporary Use Permissions		
Temporary Use Symbol	**Property Description and Base Zone**	**Temporary Use Zone Provisions and Expiry Date**
None		

2.5.5 Upper Thames River Conservation Authority Regulated Area

Where lands are located within the *Upper Thames River Conservation Authority Regulated Area* as illustrated as an overlay on Schedule "A" they are susceptible to flooding or erosion hazards, as mapped by the *Conservation Authority*, and are subject to the general provisions of Section 4.29 (Upper Thames River Conservation Authority Regulated Area) of this By-law and the requirements of the *Conservation Authority* with respect to the erection of *buildings* and *structures* and/or the placement or removal of fill.

2.5.6 Stratford Municipal Airport and Adjacent Area

Within the area identified in Schedule "A" as being subject to Federal Zoning Regulations for Stratford Municipal Airport, all developments and land *uses* shall comply with Stratford Municipal Airport Zoning Regulations as amended, pursuant to the Canada Aeronautics Act and shall comply with all provisions of the underlying *zone* and shall comply with all other applicable provisions of this By-law.

SECTION 3.0
DEFINITIONS

SECTION 3 DEFINITIONS

ABUT or ABUTTING, when *used* in reference to a *lot*, means a *lot* which shares a boundary with another *lot*, a *street allowance* or a *lane* and when *used* in reference to a *zone* means a *zone* which shares a boundary with a *lot line*.

ACCESSORY when *used* in reference to a *use*, *building* or *structure*, means a *use*, *building* or *structure* that is clearly incidental, secondary or subordinate to, and exclusively devoted to, a *main use*, *building* or *structure*, and located on the same *lot* therewith.

ACCESSORY GUEST ROOM means a *habitable room* intended for sleeping accommodation, with or without meals, that is clearly incidental, secondary and subordinate to the *dwelling unit* within which it is situated.

ADULT ENTERTAINMENT ESTABLISHMENT, means any premises or part thereof in which, in pursuance of a business, a live performance or act appealing, or designed to appeal, to erotic or sexual appetites or inclinations is provided.

AFFORDABLE, means:

a) in the case of ownership housing, the least expensive of:

   i) housing for which the purchase price results in annual accommodation costs which do not exceed 30 per cent of gross annual household income for low and moderate-income households; or

   ii) housing for which the purchase price is at least 10 per cent below the average purchase price of a resale unit in the regional market area;

b) in the case of rental housing, the least expensive of:

   i) a unit for which the rent does not exceed 30 per cent of gross annual household income for low and moderate-income households; or

ii) a unit for which the rent is at or below the average rent of a unit in the regional market area.

AGRICULTURAL EQUIPMENT SALES OR RENTAL ESTABLISHMENT means an establishment having as its *main use* the sale, rental or leasing of farm equipment, including tractors.

AGRICULTURE USE means the growing of crops such as *nursery* and horticultural crops; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm *buildings* and *structures*.

AGRICULTURE-RELATED USE means those farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support *agriculture*, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity.

ALTER, when *used* in reference to:

a) a *building* or *structure*, means:

i) to change any one or more of the external dimensions of such *building* or *structure*, or,

ii) to make any change in the supporting members or to the type of construction of the exterior walls or roof thereof;

b) a *lot*, means:

i) to change the *lot area*, *lot frontage* or *lot depth* thereof,

ii) to change the width, depth or area of any *required yard*, *landscaped open space* or *parking area*, or

iii) to change the location of any boundary of such *lot* with respect to a *street* or *lane*, whether such alteration is made by conveyance or other means of any portion of such *lot* or otherwise; or

c) a *use*, means;

i) to discontinue and replace with a *use* defined herein as being distinct from the discontinued *use*.

AMUSEMENT ARCADE means a *building* where any number of coin-operated amusement devices (meaning a machine or device operated by means of the insertion of a coin, token or similar object for the purpose of amusement or skill but does not include vending machines, musical devices, billiard tables or pool tables) are available for *use* by the public, whether or not the *use* of any such coin-operated amusement device is temporarily prohibited or made unavailable for a limited period of time, but does not include any establishment, or place where the primary activity or form of amusement is not the operation of coin-operated amusement devices such as *hotels*, roller rinks, *auditoriums* or bowling lanes.

ANIMAL SHELTER means premises, including outdoor areas, *used* for the care of lost, abandoned, rescued or neglected animals, but does not include any establishment engaged primarily in the retail sale of animals or in breeding animals, or a *veterinary clinic*.

ART GALLERY means premises used for the exhibition, collection or preservation of works of art for public viewing.

ATTIC means the area of a *building* between the roof and the ceiling of any *storey* or between a dwarf wall and a sloping roof.

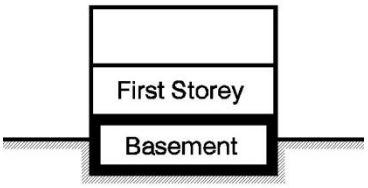
AUCTION SALES ESTABLISHMENT means an establishment where articles are collected, stored and sold by public auction.

AUDITORIUM means a *building* or *structure* where facilities are provided for athletic, civic, educational, recreational, religious or social events including, without limiting the generality thereof, an arena, a community centre, a recreation centre, an assembly hall, a gymnasium or a stadium.

BALCONY means a platform other than a *porch* or *deck* projecting from and supported by the wall of a *building* above ground level, and accessible from inside such *building* by means of a door.

BARRIER FREE PARKING SPACE means a parking space designated and signed for the exclusive *use* of *motor vehicles* on which the applicable *motor vehicle* permit is properly displayed.

BASEMENT means any portion of a *building* situated below the *first storey*.



BED AND BREAKFAST ESTABLISHMENT means a *dwelling unit* that includes the living accommodations of the operator of the establishment, and containing at least 1 bedroom for their exclusive *use* and containing at least one (1) *accessory guest room* for the purposes of supplying temporary overnight living accommodation for the traveling or vacationing public throughout any part of a calendar year. Bed and breakfast establishments shall not include a *restaurant*, *hotel*, *inn*, *short term rental accommodation*, *boarding house dwelling*, *nursing home*, or any home licensed, approved or supervised under any general or special Act. The principal *use* of the *dwelling* shall be for residential purposes and the bed and breakfast establishment shall be an ancillary *use* to the *main* residential *use*. *Guest rooms* shall not be suites, and shall not include separate dining areas or facilities for the preparation of food.

BERM means a mound of earth.

BICYCLE PARKING SPACE means a designated area for the exclusive parking of bicycles equipped with a rack/stand designed to lock the wheel and/or frame of a bicycle.

BREW-PUB means a small-scale *brewery* producing beer for sale on the premises or for distribution beyond the premises, with the *floor area* devoted to the production of beer not to exceed 35% of the total *floor area* of the brew-pub, and includes an *accessory* drinking establishment or *restaurant* and *accessory* retail sales.

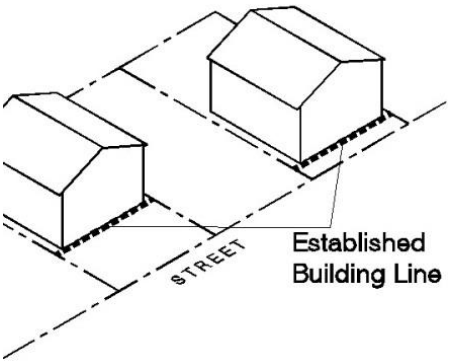
SECTION 3.0
DEFINITIONS

BREW YOUR OWN ESTABLISHMENT means a service *use* where members of the public can make their own beer, wine or other beverages, for consumption off the premises, and where the owner or operator may retail related equipment or ingredients.

BREWERY means a *building used* for the production of alcoholic beverages including beer, wine, and cider but does not include a *distillery* as defined herein.

BUILDING means any *structure*, or part thereof, consisting of walls and a roof which is *used* or intended to be *used* for the shelter, accommodation or enclosure of persons, animals or chattels, and includes any *structure* defined as a building in the *Building Code Act*, or in the *Corporation*'s Building By-law, but does not include any *vehicle* as defined herein other than a *vehicle* which has been permanently placed on land and is not intended for *use* as a *vehicle*.

BUILDING LINE, ESTABLISHED means the setback of an *existing main building* on a *lot*, measured between the *street line* of the said *lot* and the nearest part of such *building*, excluding any *decks*, *porches*, *verandahs*, sun rooms, *balconies*, exterior steps or architectural adornments.



BUILDING PERMIT means a permit required under the *Corporation's* Building By-law.

BUILDING MATERIALS YARD means an establishment, the primary *use* of which is the wholesaling of lumber and other building construction materials and supplies, but does not a large format retail store.

BUS TRANSPORTATION TERMINAL means a premises or area of land *used* for storing, parking or dispatching of buses, including servicing or repair within an enclosed *building*.

BUSINESS OFFICE means a *building* in which persons are engaged in the management, direction or conduct of the affairs of a *public* or private agency, business, or labour or fraternal organization, but does not include a *professional office* or a *clinic*.

CARPORT means a *building* or *structure* that is open at each end and at least on one side, having a roof supported by columns or piers, intended to shelter a *motor vehicle*.

CAR WASH means a *building* or *structure* containing facilities *used* or intended to be *used* primarily for washing, cleaning or drying of *motor vehicles*, which includes a self-service, automatic or coin-operated car wash.

CEMETERY means land that is *used* or intended to be *used* as a place for the interment of the dead or deceased or in which human bodies have been buried, and includes an animal or pet cemetery.

CENTRAL BUSINESS DISTRICT or CBD means the area designated Central Business District on Schedule "A".

CLINIC means a *building* designed and *used* for the diagnosis, examination, and treatment of human patients by a Provincially-recognized medical professional, including pharmacies and dispensaries, waiting rooms, treatment rooms, blood testing clinics, but shall not include overnight accommodation for in-patient care.

> CLINIC, METHADONE means a *clinic used* for the dispensing of methadone and associated treatment of addiction patients and is licensed in accordance with Provincial legislation.

CLUSTER means a grouping of *buildings* on a *lot* in close proximity to each other.

COMMERCIAL GREENHOUSE means a *building* for the growing of flowers, plants,

shrubs, trees and similar vegetation which are not necessarily transplanted outdoors on the same *lot* containing such greenhouse, but are sold directly from such lot at wholesale or retail.

CONDOMINIUM means a *building* or grouping of *buildings* in which units are held in private ownership and floor space, facilities and outdoor areas *used* in common are owned, administered and maintained by a corporation created pursuant to the provisions of the appropriate statute.

CONDOMINIUM, COMMON ELEMENT means spaces and features owned in common by all shareholders in a *condominium* and may include *common element roadways*, *walkways*, sidewalks, parking and amenity areas.

CONDOMINIUM, COMMON ELEMENT ROADWAY means a right-of-way for vehicular and pedestrian access that is privately maintained by a corporation created pursuant to the provisions of the appropriate statute.

CONSERVATION USE means a *use* dedicated towards the preservation, protection and/or improvement of components of the natural environment through management and maintenance.

CONSERVATION AUTHORITY or UPPER THAMES RIVER CONSERVATION AUTHORITY (UTRCA) means a conservation authority established under the *Conservation Authorities Act* having jurisdiction in the City of Stratford.

CONTRACTOR'S YARD OR SHOP means the *use* of land, *buildings* or *structures* for the purpose of storing equipment, *vehicles*, or material, or for performing shop works or assembly work by any building trade or other construction contractor.

CONVENIENCE STORE means a *retail store* wherein a variety of items of a convenience or day-to-day nature including, but without limiting the generality of the foregoing, food, beverages, tobacco products, drugs or periodicals are kept for sale, and may include the incidental rental of videos or other similar items up to a maximum size of $300m^2$.

CORPORATION means The Corporation of the City of Stratford.

COUNCIL means the Council of The Corporation of the City of Stratford.

COUNTY means The Corporation of the County of Perth.

CREMATORIUM means a premises *used* for the cremation of human or animal remains.

CULTURAL INSTITUTION means the *use* of a premises for the promotion and enjoyment of music, art, theatre and literature.

DATA CENTRE means a *building* in which persons are engaged in the management or record keeping of the affairs of a corporation such as a data processing or computer centre or a records management centre, and where no services for business transactions are provided to the general public.

DAY CARE CENTRE means a *building used* for the day-time care of children licensed by the Province under the *Child Care and Early Years Act,* and includes a licensed child care or licensed day care centre.

DECK means a *structure* other than a *porch* or *balcony accessory* to a *building*, consisting of a platform raised above and supported from ground level.

DENSITY means the number of *dwelling units* on a *lot* expressed as units per net hectare.

DISTILLERY means a *building used* for the distilling of alcoholic beverages or beverage products with high alcoholic content, where the *use* may involve the milling of grain, rice or malt but does not include a *brewery*.

DRIVE THROUGH means the *use* of *buildings* and *structures* for the provision of prepared food and beverages where the food or drink is served to customers who are inside their *vehicles*, or the provision of self-serve facilities which are accessed by

customers who are inside their *vehicles*, such as an Automated Teller Machine as part of a *financial institution*, a drive-through pharmacy, automatic *car wash*, or similar *use*.

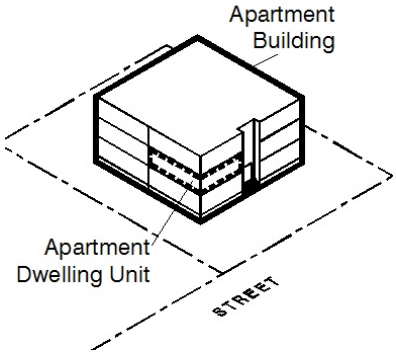
DRIVEWAY means a *vehicle* access provided between a street or *lane* and a *parking area* or a loading or unloading space or between two *parking areas* but does not include a *parking aisle*.

DRY CLEANING DROP OFF ESTABLISHMENT means a *building* or part of a *building used* for the purpose of receiving articles of clothing, goods or fabric to be dry cleaned, dyed or laundered elsewhere and for the pressing and distribution of any such articles of clothing, goods or fabric.

DRY CLEANING ESTABLISHMENT means a *building* where dry cleaning, laundering, cleaning or pressing of articles or goods of fabric is undertaken.

DWELLING or DWELLING UNIT means a *building* containing 1 or more self-contained suites of *habitable rooms* in a *building*, occupied by a person, for no less than 30 days in a calendar year, as its *principal residence* as independent and separate living quarters in which kitchen and sanitary facilities are provided and which is independently accessible from outside the *building* or from a common hallway or stairway inside the *building*. A dwelling unit shall contain no more than five bedrooms.

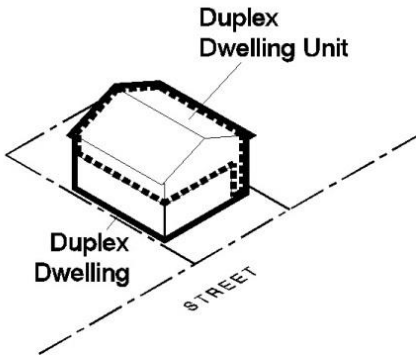
> APARTMENT BUILDING means a *building* containing 5 or more *dwelling units*, owned or rented as a *principal residence*, each unit of which is independently accessible from a corridor system connecting with a common entrance from outside the *building* or from an independent entrance from outside the *building*, and where the occupants of such units have the common right to *use* halls, stairs, elevators and yards.



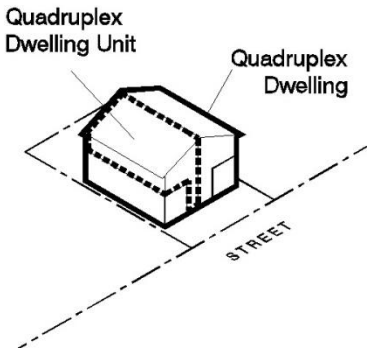
BOARDING HOUSE DWELLING means a *single detached dwelling* occupied by the owner or principal tenant thereof as their *principal residence* and contains two or more *guest rooms* rented or intended to be rented for a weekly or longer period, and includes a rooming house.

CONVERTED DWELLING means a purpose-built *single detached dwelling* that has been altered or otherwise converted to contain more than 1 *dwelling unit*, which may be divided horizontally or vertically.

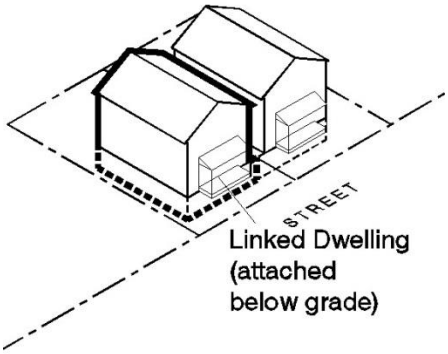
DUPLEX DWELLING means a *building* other than a *converted dwelling* or *semi-detached dwelling* which is divided horizontally into 2 *dwelling units*, each of which has an independent entrance either directly from a *yard* or from a common vestibule.

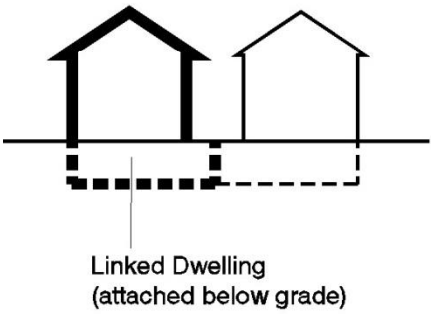


QUADRUPLEX DWELLING means a *building* other than a *converted dwelling* or a *townhouse dwelling* containing 4 *dwelling units*, each of which has an independent entrance either directly from a *yard* or from a common vestibule.

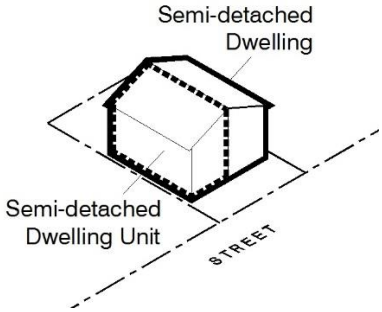


LINKED DWELLING means a *building* containing 2 *dwelling units* which are attached together in whole or in part solely below *finished grade*, each of which has a private independent entrance directly from a *yard*, the said pair of *dwelling units* being freestanding, separate and detached from other *main buildings* or *main structures*.

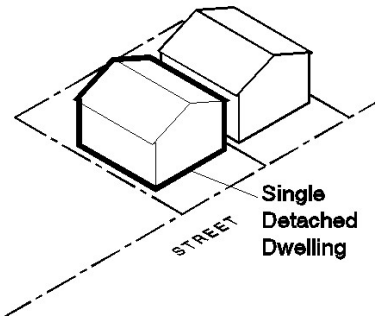




SEMI-DETACHED DWELLING means a *building* containing 2 *dwelling units* which are attached together in whole or in part above *finished grade* and divided vertically from each other by a common wall, each of which has a private independent entrance directly from a *yard*, the said pair of *dwelling units* being freestanding, separate and detached from other *main buildings* or *main structures*.

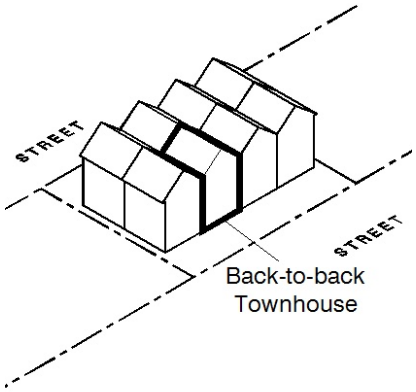


SINGLE DETACHED DWELLING means a *dwelling* containing not more than 1 *dwelling unit*.

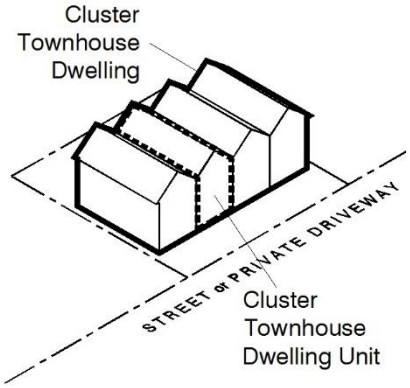


TOWNHOUSE DWELLING:

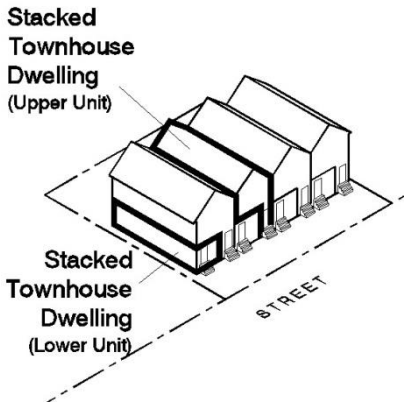
TOWNHOUSE DWELLING, BACK-TO-BACK means a *building* containing four or more *dwelling units* divided by vertical common walls above grade, including a common rear wall, with each *dwelling unit* having a private independent entrance from a *yard*.



TOWNHOUSE DWELLING, CLUSTER means a *building* containing a row of 3 or more *dwelling units* which are attached vertically, in whole or in part, above grade and divided vertically from each other by a common wall, with each *dwelling unit* having a private independent entrance from a *yard*. A cluster townhouse dwelling includes a *stacked townhouse dwelling* and a *back to back townhouse dwelling*.

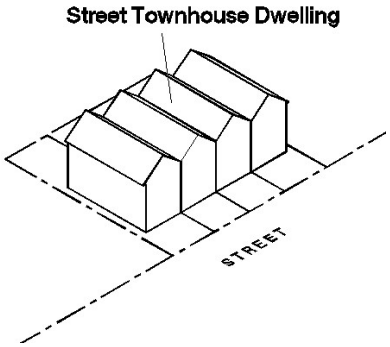


TOWNHOUSE DWELLING, STACKED means a *building* containing 3 or more *dwelling units*, with each *dwelling unit* separated from the other both horizontally and vertically that may have a private independent entrance from a *yard* or a shared entrance from a common corridor, vestibule, or landing.

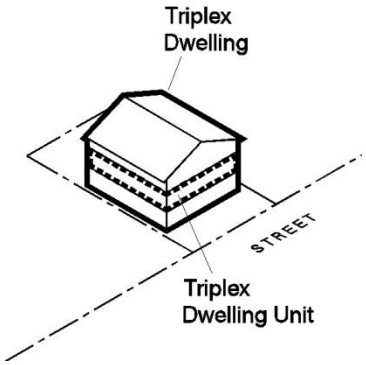


TOWNHOUSE DWELLING, STREET means a *building* containing a row of 3 or more *dwelling units* which are attached vertically, in whole or in part, above grade and divided vertically from each other by a common wall, with each *dwelling unit* situated on a *lot* with each said *lot* containing

thereon a *parking area*, said *parking area* having direct access from a *street* over the said *lot*, and having a private independent entrance from a *yard*.



TRIPLEX DWELLING means a *building*, other than a *converted dwelling* or a *townhouse dwelling*, which is divided into 3 *dwelling units*, each with independent entrances directly from a *yard* or from a common vestibule.



DWELLING UNIT AREA means the aggregate of the *floor areas* of all *habitable rooms*, bathrooms, kitchen areas, lobbies and hallways within a *dwelling unit*, and the thickness of any exterior walls.

EQUIPMENT RENTAL ESTABLISHMENT means an establishment for the rental of equipment *used* or intended for *use* for purposes other than general household maintenance and repairs, and where outdoor storage may be required, and includes, without limiting the generality of the foregoing, farm equipment, construction equipment, but excludes a *merchandise rental shop*.

EQUIPMENT SERVICE ESTABLISHMENT means an establishment wherein equipment and machinery are repaired or serviced and includes, without limiting the generality thereof, appliances, industrial toolage, or commercial, farm, industrial or construction machinery and equipment, but excludes, a *merchandise service shop*.

ELEVATION or BUILDING ELEVATION means the height of a *building* or *structure*, above the *finished grade*.

ERECT means to build, place, construct, reconstruct, locate, relocate or alter by means of an addition, enlargement, extension, or placement of a *structure*, including any preliminary physical operation preparatory to such *building*, construction, reconstruction, relocation, or placement of a *structure*, including, but not so as to limit the generality of the foregoing, excavating, filling or draining, and erected or erection have corresponding meanings.

EXISTING, when used in reference to a *lot*, *building* or *structure*, means a *lot*, *building* or *structure* lawfully in existence on the date of the passing of this By-law and continually used since its lawful establishment. Existing, when used in reference to a *use*, means a *use* lawfully in existence on the date of the passing of this By-law and continually used since its lawful establishment.

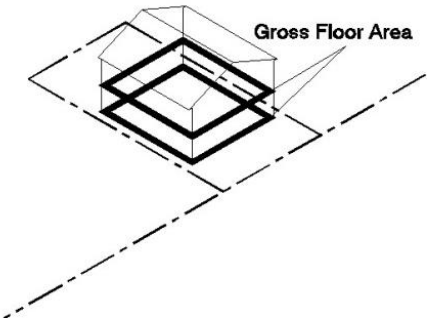
FACTORY STORE means a *building* or *structure*, wherein products which are manufactured, produced, or processed therein are kept or displayed for wholesale or retail sale, or wherein orders are taken for the delivery of such products.

FINANCIAL INSTITUTION means a *building* where money is deposited, withdrawn, kept, loaned, invested, and/or exchanged and, without limiting the generality of the foregoing, includes a bank, trust company, credit union or an investment or brokerage firm.

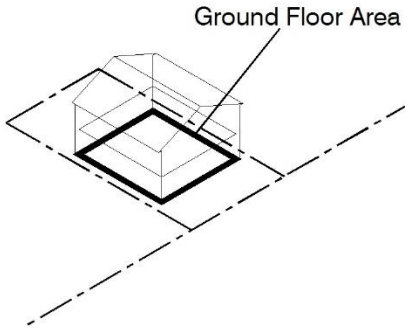
FITNESS CLUB means a *building* where facilities, machines and equipment are provided for *use* by the public or to members, for the purposes of physical training and improving physical health and fitness.

FLOOR AREA:

GROSS FLOOR AREA means the aggregate of the floor areas of all *storeys* of a *building* or *structure*, excluding an *attic*, and excluding the *floor area* of any attached *private garage*.



GROUND FLOOR AREA means the *floor area* of the ground or *first storey* of a *building*, excluding the *floor area* of any attached *private garage*.



NET FLOOR AREA means that portion of the *gross floor area* of a *building* which is *used* exclusively for a non-residential *use* defined herein, but excluding:

a) any part of such *building used* for any other non-residential *use* defined herein;

b) any part of such *building used* as a *dwelling unit*, a public concourse, or a common hallway or stairway not *used* exclusively by the said non-

residential *use*;

c) any part of such *building used* solely for the storage of electrical equipment or of equipment to heat, cool, or otherwise control the environment of, such *building* or a portion thereof; and

d) the thickness of any exterior walls of such *building*.

FOOD PROCESSING ESTABLISHMENT means a *building* in which agricultural products intended for human consumption are prepared, processed, preserved or stored, and includes, without limiting the generality of the foregoing, a butchering establishment, a dairy, a hatchery, a soft drink manufacturing establishment, or a *brewery* or *distillery*, but excludes a *restaurant* or other establishment where foods are prepared for immediate consumption or retail sale.

FUEL STORAGE DEPOT means a *lot*, with or without *buildings* or *structures*, whereon fuel tanks are kept or stored on a permanent or temporary basis for the purpose of storing fuels to be *used* for wholesale or retail distribution, but excludes a *gas bar* or *motor vehicle service station* or other distributor of *motor vehicle* fuels.

FUEL STORAGE TANK means a tank *used* or intended to be *used* for the bulk storage of combustible, corrosive or inflammable liquids, gases or other material, including, but not so as to limit the generality of the foregoing, petroleum or petroleum products, fuels, or chemicals.

FUNERAL HOME means a *building* wherein the deceased are preserved or otherwise prepared for bereavement display or interment by an undertaker, and may include deceased animals, or a chapel for funeral services, but does not include a *crematorium*.

GARAGE means an attached or detached *building* or *structure* which is *used* or intended to be *used* for the sheltering of *vehicles*, and which there are no facilities for repairing or servicing such *vehicles*, and includes a *carport*.

MUTUAL GARAGE means a *private garage* which:

e) contains sufficient space for the parking of not less than two permitted

vehicles for common *use* by occupants of two adjoining *lots*;

f) is situated astride the common *side lot line* between two adjacent *lots*; and

g) is *accessory* to a *main use* on each of such *lots*.

PRIVATE GARAGE means a *garage* that is not intended for *use* by the general public.

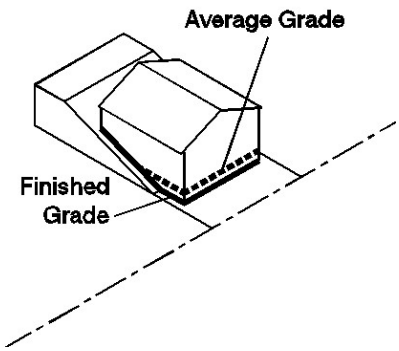
GARDEN CENTRE means an establishment wherein plants, shrubs, trees, lawn and garden equipment, furnishings and related supplies are offered for retail sale.

GARDEN SUITE means a small independent *building*, physically separate from the principal *dwelling unit* with which it is associated, which may be *used* as a *dwelling unit*, or for activities *accessory* to those permitted in the principal *dwelling unit*, and which may have a primary access from a rear *lane abutting* the *lot* upon which both the garden suite and its associated principal *dwelling unit* are located.

GAS BAR means an establishment wherein *motor vehicle* fuels and lubricants are offered for retail sale including, without limiting the generality thereof, gasoline, diesel, propane and other such fuels, any may include a *convenience store* for the retail sale of convenience items as an *accessory use*, but excludes a *motor vehicle service station*.

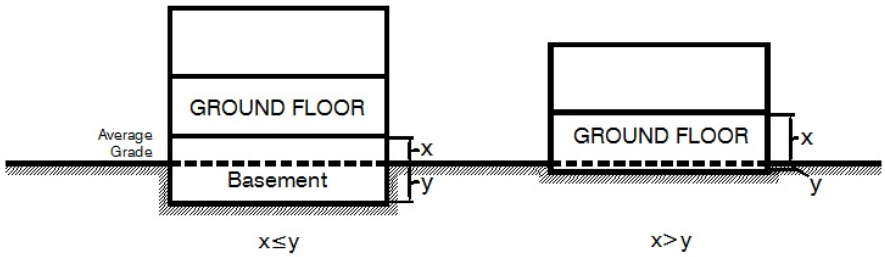
GOLF COURSE means the *use* of land for the purposes of playing golf and without limiting the generality of the foregoing may include a par three *golf course*, a driving range as an *accessory use*, a miniature *golf course*, club house or combination thereof, and *structures* devoted to the maintenance and operation of the *golf course*.

GRADE, FINISHED, when *used* in reference to a *building* or *structure*, means the *elevation* of the finished surface of the ground adjoining the base of all exterior walls of a *building* or the *elevation* of the finished surface of the ground at the base of a *structure*, exclusive of any artificial embankment at the base of such *building* or *structure*.



GRADE, AVERAGE, when *used* in reference to a *building* or *structure*, means the average *elevation* of the *finished grade*.

GROUND FLOOR means the *first storey* above *average grade* level and includes a level situated partially below grade where the *height* of such *storey* is more than fifty (50) per cent above *average grade* level, such *height* being measured from top of the floor to the bottom of the ceiling joists of that *storey*.



GROUP HOME means a *building* that is licensed or funded under an Act of the Parliament of Canada or the Province of Ontario for the accommodation of persons

exclusive of staff, living under supervision and who, by reason of their emotional, mental, social or physical condition or legal status, require a group living arrangement for their well-being, but does not include a place maintained and operated primarily for the care of or occupation by inmates or persons placed on probation or released on parole or for any other correctional purpose.

HABITABLE ROOM means a room which can be *used* at all times throughout the year and is designed for living, sleeping or dining, and, when *used* in reference to a *dwelling*, includes any other room not defined herein as a *non-habitable room*.

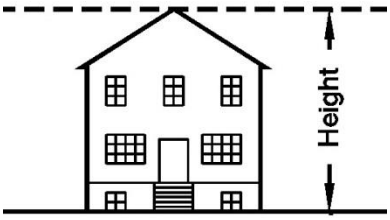
> NON-HABITABLE ROOM when *used* in reference to a *dwelling*, means any room or other area in a *dwelling*, other than a *habitable room*, and includes, without limiting the generality of the foregoing, a laundry room, a pantry, a kitchen, kitchen space or alcove, a bathroom, a lobby or vestibule, a communicating corridor, a stairway, a closet, a *basement* recreation room, an unfinished *attic* or *basement*, a *sunroom*, *verandah*, *porch* or *balcony*, a *garage*, or any space *used* for the service and maintenance of such *dwelling* or for vertical travel between *storeys*.

HAZARD LANDS means lands which exhibit a hazardous condition as a result of their instability; susceptibility to flooding, erosion, subsidence; or the presence of organic soils; or instability associated with ravine, river valley or stream processes and includes lands lying below the *regulatory flood* line and below the fill line as established from time to time by the *Conservation Authority* and shall include lands lying within the one to two hundred and fifty (1:250) year erosion limit as established by the *Conservation Authority*.

HAZARDOUS SUBSTANCES means substances which, individually, or in combination with other substances, are normally considered to pose a danger to public health, safety and the environment. These substances generally include a wide array of materials that are toxic, ignitable, corrosive, reactive, radioactive or pathological.

HEIGHT when *used* in reference to a *building* or *structure* or any part thereof specifically referred to herein, means the vertical dimension between the *average grade* at the base of such *building* or *structure* and the highest point of such *building* or

structure or part thereof, exclusive of any permitted height exceptions.



HOBBYIST means a person who makes goods, wares or merchandise such as toys, crafts, sewn items or similar products, or who repairs or refinishes antiques or other items, or who collects and/or restores goods, wares or merchandise, but excludes an *motor vehicle* mechanic, baking, or the retail display and/or selling of such products to the public from the *dwelling* of such hobbyist, or any *open storage*.

HOME OCCUPATION means an occupation conducted as an *accessory use*, entirely within a *dwelling* or *accessory building* or *structure* providing the proprietor carrying on the activity resides within the *dwelling unit* containing the home occupation, and includes, without limiting the generality thereof:

a) the workplace of a *hobbyist*;

b) a teacher, or a person engaged in consultation, treatment or instruction;

c) the provision of a personal care service;

d) the workplace of a person engaged in a profession, but excludes a *business* or *professional office*, or a *studio*;

e) *private home day care*; and

f) the workplace of an author or an artist.

HOSPICE means a premises providing palliative care or respite to resident patients.

HOSPITAL means any *public* or private institution under Provincial legislation

established for the treatment of convalescent or chronically ill persons afflicted with sickness, disease or injury, that is approved under the applicable statute, and may include research and educational facilities.

HOSTEL means a *building* accredited or recognized by a hostelling association or operated by a non-profit organization in which rooms intended for sleeping accommodation only are offered, and which contains common washrooms and which may contain *accessory* rooms for dining, recreational, educational or other similar purposes and may include 1 *accessory dwelling unit* for the owner or operator thereof.

HOTEL means a *building* containing *guest rooms* for the temporary lodging of the travelling public and may include meeting facilities, recreation facilities, a *restaurant*, *public* hall, and *retail stores*, which are incidental and subordinate to the primary hotel function and located in the same *building*.

INDUSTRIAL MALL means a *building* designed and constructed as a unit containing at least 3 physically separate and independent establishments and provided with common *parking areas*, *driveways*, and other shared *accessory* facilities and services and which is held under single ownership, *condominium* ownership, co-operative or similar arrangement.

INDUSTRIAL USE means the *use* of land, *buildings* or *structures* for manufacturing, assembling, preparing, processing, inspecting, finishing, treating, altering, ornamenting, repairing, refinishing, restoring, producing, or adapting for sale of any goods, substances or articles, and includes the warehousing or storing of such products.

INFRASTRUCTURE means physical *structures* (facilities and corridors) that form the foundation for development. Infrastructure includes: sewage and water systems, septage treatment systems, waste management systems, electric power generation and transmission, communications/ telecommunications, transit and transportation corridors and facilities, oil and gas pipelines and associated facilities.

INN means a *building used* for the purposes of supplying temporary living accommodation to the public, and containing a maximum of 10 *guest rooms*, *dwelling units* or combination thereof wherein such *dwelling units* are not restricted to

occupancy by a person as their *principal residence* and may include 1 *accessory dwelling unit* for the owner or operator thereof.

INNOVATION INCUBATOR means the use of a premises for an organization related to providing a hub for health, technology, arts, culture, environmental, social, or other like *uses*.

INSTITUTIONAL USE means the *use* of land, *buildings* or *structures* for non-commercial, non-industrial and non-residential purposes, and shall include a *public or private school, religious institution*, *day care centre, nursing home,* fire station, police station, ambulance dispatch office, ambulance terminal, administrative office of a municipal, provincial or federal government agency, *auditorium, hospice, hospital, library,* museum, *park, and recreational park,* or other similar type *uses*.

LANDSCAPED OPEN SPACE means land which is:

g) unoccupied by any enclosed space within *building* or *structure*;

h) situated at ground level;

i) *used* or intended to be *used* for landscaping which includes the growth and maintenance of grass, flowers, shrubs, bushes, trees or other vegetation, and for the provision of other landscaping features including, but not necessarily restricted to, *planting strips*, decorative fencing, recreational or play areas, gardens, rooftop gardens, fountains, fish ponds, uncovered swimming pools, uncovered *decks*, *porches*, terraces and *walkways* but excluding *driveways* and *parking areas*.

LANE means a right-of-way not intended for general traffic circulation that provides *motor vehicle* access to an *abutting lot* and does not include a private road or a *public* road.

LARGE MERCHANDISE OUTLET means a *building* in which large items including, without limiting the generality thereof, furniture, appliances, machinery, floor coverings, or other items not appropriate for carrying out of such outlet by customers, are offered or kept for retail sale or rent to the public, but excludes food items and building materials.

LAUNDROMAT means a *building* containing machines for washing and drying clothes by the general public, but excludes a laundry room intended for *use* only by specified persons.

LIBRARY means a library branch or distributing station as defined in the *Public Libraries Act.*

LICENSED GAMING ESTABLISHMENT means a *building used* exclusively as a gambling or gaming hall established by, and under the control of, the Province.

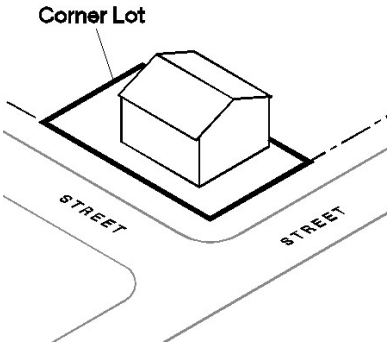
LIVESTOCK FACILITY means one or more barns or permanent *structures* with livestock occupied portions, intended for keeping or housing of livestock. A livestock facility also includes all manure or material storages and anaerobic digesters.

LOADING DOCK means that area of a platform or other *structure* adjacent to or within a *building* or *structure* that is *used* or intended to be *used* for unloading from, or loading onto, a truck, railway car or other *vehicle*, goods, articles, things or substances.

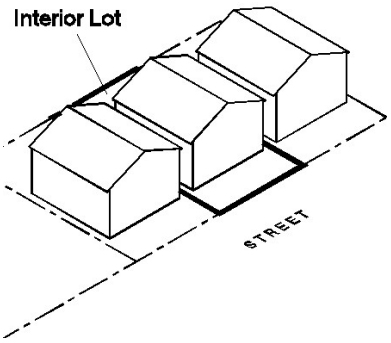
LOADING SPACE means that area located on the same *lot* as the *use* it serves or is intended to serve, and *used* for the parking of a *vehicle* for the loading or unloading of goods, articles, things or substances pertinent to such *use*.

LOT means a parcel of land, described in a *registered* deed or other document legally capable of being conveyed.

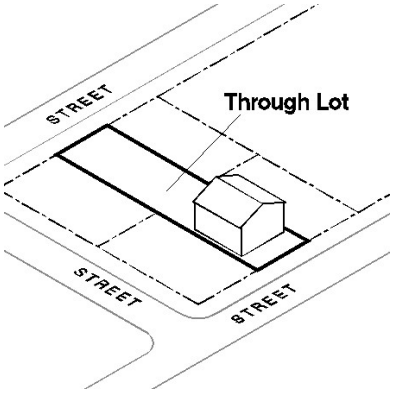
CORNER LOT means a *lot* situated at the intersection of two or more *streets* or upon two parts of the same *street* having an angle of intersection not exceeding 135 degrees. In the case of a curved corner, the corner of the *lot* shall be that point on the flankage *lot line* and *front lot line* nearest to the point of intersection of the continued projections of the flankage *lot line* and the *front lot line*.

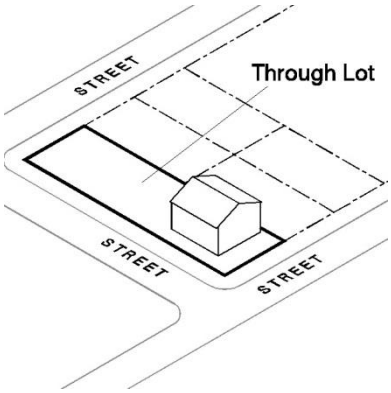


INTERIOR LOT means any *lot*, other than a *corner lot* or *through lot*.

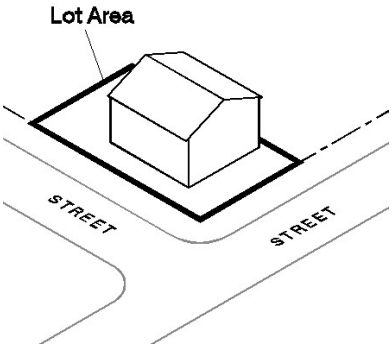


THROUGH LOT means any *lot*, other than a *corner lot*, having separate *lot lines abutting* at least 2 separate *streets*.





LOT AREA means the total surface area within the *lot*.



LOT COVERAGE means that portion of the area of a *lot* covered by the perpendicular projections of all *buildings*, including *accessory buildings* and *structures*, unless otherwise specified, on that *lot* onto a horizontal plane, excluding *balconies*, uncovered *decks*, *porches*, terraces, and canopies and overhanging eaves which are 2.0 m or more in *height* above *finished grade*, and uncovered swimming pools and hot tubs.

LOT DEPTH means:

a) the shortest distance between the *rear lot line* and the *front lot line* of a *lot*, where such front and *rear lot lines* are parallel;

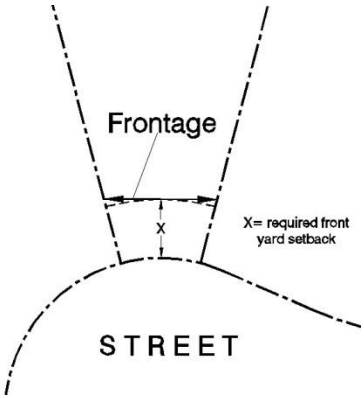
b) the average distance between the *rear lot line* and the mid-point of the *front lot line* of a *lot*, where such front and *rear lot lines* are not parallel;

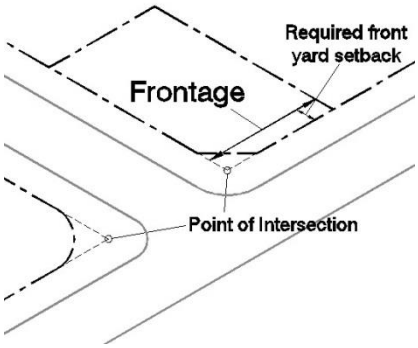
c) the distance between the mid-point of the *front lot line* and the point of intersection of the *side lot lines* of a *lot*, where there is no *rear lot line*.

LOT FRONTAGE means the horizontal distance between the *side lot lines* of a *lot*, such distance being measured along a line which is parallel to the *front lot line* and measured at the required setback.

a) In cases where the *front lot line* is narrower than the line at the required setback, the *lot* frontage shall be the shortest distance between the *side lot lines* measured at the *front yard* setback.

b) In the case of a *corner lot* where the *front lot line* and the flankage *lot line* do not intersect because of a curved corner or *daylight triangle*, the *front lot line* and flankage *lot line* shall be deemed to extend to their hypothetical point of intersection where the horizontal distance between the *interior side lot line* and hypothetical flankage *lot line* is measured parallel to and measured at the *front yard* setback.





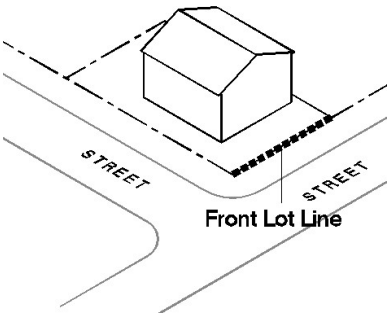
LOT LINE means any boundary of a *lot*, and includes the vertical projection therefrom.

FRONT LOT LINE means:

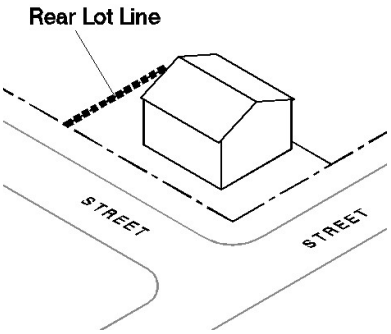
a) in the case of an *interior lot*, the *lot line* that *abuts* a street or a *reserve* owned by the *Corporation* on the opposite side of which is a *street*;

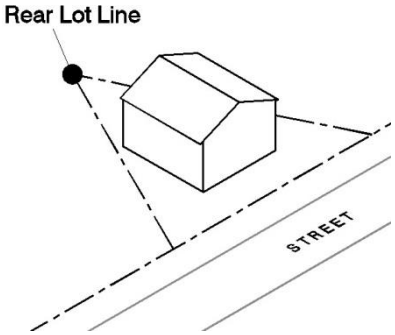
b) in the case of a *corner lot*, the shorter *lot line* that *abuts* a *street* or a *reserve* owned by the *Corporation* on the opposite side of which is a *street*, whereas the other *lot line* shall be deemed an *exterior side lot line*; or

c) in the case of a *through lot*, the *lot line* that *abuts* the wider *street allowance*, as identified as the design width on Schedule "B" shall be deemed to be the front lot line, but where the *streets* are of equal width, the lot line which *abuts* the higher street classification as identified on Schedule "B", shall be deemed to be the front lot line, and in the case of both *streets* being under the same jurisdiction, *street width*, or road classification, the City may designate which *street line* shall be the front lot line.



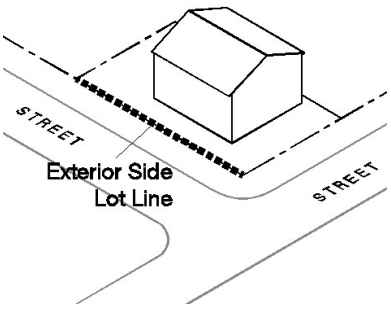
REAR LOT LINE means the *lot line* opposite to, and most distant from, the *front lot line*, but where the *side lot lines* intersect, as in the case of a triangular *lot*, the rear lot line shall be represented by the apex of the triangle formed by the intersection of the *side lot lines*.



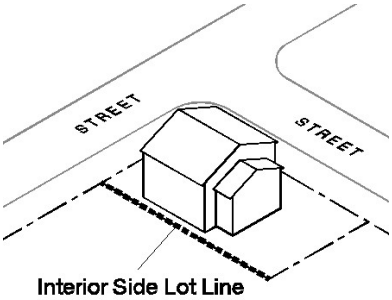


SIDE LOT LINE means a *lot line* other than a front or *rear lot line*.

EXTERIOR SIDE LOT LINE means a *side lot line* that *abuts* a *street line* or *reserve* owned by the *Corporation* that *abuts* a *street*.



INTERIOR SIDE LOT LINE means a *side lot line* other than an *exterior side lot line*.



MAIN, when *used* to describe a *use*, *building* or *structure*, means a *use* which constitutes, or a *building* or structure in which is conducted, the primary *use* of the *lot* on which such *use*, *building* or *structure* is located.

MARIHUANA means the substance referred to as "Cannabis" in sub item I(2) of Schedule II to the *Controlled Drugs and Substances Act,* SC 1996, c 19, as amended.

MARIHUANA PRODUCTION FACILITY means any *building* or *structure* licensed and/or authorized to possess, sell, provide, ship, deliver, transport, destroy, produce, export and/or import *marihuana*, including related research under, the *Cannabis Act (S.C. 2018, c. 16)* and *Cannabis Control Act, 2017 (S.O. 2017, c.26, Sched. 1).*

MECHANICAL ROOF TOP PENTHOUSE means a room or enclosure on the roof of a *building* exclusively *used* for mechanical equipment, a stair tower, elevator equipment,

or any combination thereof.

MERCHANDISE RENTAL SHOP means a *building* wherein the *main use* is the rental of goods, wares or merchandise and includes, without limiting the generality of the foregoing, videos, clothing, costumes, party supplies or equipment intended for personal *use* or household maintenance, but excludes any *open storage*, or an *equipment rental establishment* or a *vehicle rental establishment*.

MERCHANDISE SERVICE SHOP means a *building* wherein articles, small appliances or goods, or equipment or machinery *used* for construction or industrial purposes, are repaired or serviced, or where replacement parts for such articles or goods are offered for sale.

MICROBREWERY means a *building* or part thereof *used* for the small-scale production of beverages including beer, wine and cider.

MINIMUM DISTANCE SEPARATION (MDS) FORMULAE means formulae and guidelines developed by the province, as amended from time to time, to separate uses so as to reduce incompatibility concerns about odour from livestock facilities.

> For reference:
> MDS I – provides the minimum distance separation between proposed new development and any existing livestock barns, manure storages and/or anaerobic digesters; and
> MDS II – provides the minimum distance separation between proposed new, expanding or re-modelled livestock barns, manure storages and/or anaerobic digesters and existing or approved development.

MODEL HOME means a *building* which is *used* on a temporary basis as a sales office or as an example of the type of *dwelling* that is for sale in a related development and which is not occupied or *used* as a residential *dwelling*.

MOTOR VEHICLE BODY SHOP means a building where motor *vehicles* are kept, stored, or repaired, including the complete repair to motor *vehicle* bodies, frames and motors, and the painting, upholstering, washing and cleaning of such *vehicles*.

MOTOR VEHICLE REPAIR SHOP means a *building* which contains facilities for the repair and maintenance of *vehicles* on the premises and in which *vehicle* accessories are sold and *vehicle* maintenance and repair operations are performed and may include minor repairing or minor painting of *vehicle* bodies.

MOTOR VEHICLE SALES OR RENTAL ESTABLISHMENT means an establishment for the sale, rental or leasing of *motor vehicles*, *commercial vehicles* and motor *vehicles*.

MOTOR VEHICLE SERVICE STATION means a *building* where motor *vehicle* fuels, lubricants and related accessories are offered for sale to the general public and which contains facilities for the minor incidental repair and maintenance of motor *vehicles* and does not include a *gas bar*.

NURSERY means a place where plants, trees or shrubs are grown or stored for the purpose of transplanting, for use as stocks for building or grating or for the purpose of retail or wholesale together with the sale of soil, planting materials, fertilizers or similar materials and includes a *commercial greenhouse*.

NURSING HOME means a *building* wherein lodging, meals, personal care, nursing services, and medical care and treatment are provided and may include a *hospice*, but excludes a *hospital* or *retirement home*.

OFFICES means a *business office*, a *professional office*, a *clinic*, or a *veterinarian clinic*, as defined in this By-law.

OFFICES, FEDERAL, PROVINCIAL OR MUNICIPAL means a *building* in which persons are engaged in the management, direction or conduct of the affairs of a federal, provincial or municipal agency.

ON-FARM DIVERSIFIED USE means *uses* that are secondary to the principal agricultural use of the property and are limited in area. On-farm diversified *uses* include: but are not limited to, *home occupations*, home industries, agri-tourism *uses*, and *uses* the produce value-added agricultural products.

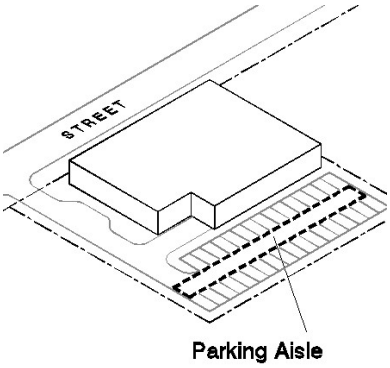
OUTDOOR AMENITY SPACE means an area of land, *balcony*, *deck*, terrace, the roof of a *private garage* or the roof of a parking *structure*, which includes *landscaped open space* and may include areas of decorative paving or other similar surface, provided such surface is not used for vehicular *use*.

PARK means an area of land consisting primarily of natural or *landscaped open space* which may be *publicly* or privately owned, and may include, without limiting the generality of the foregoing, a *conservation* or natural area, a playground, or a picnic area, a *nursery* or a *commercial greenhouse*.

AMUSEMENT PARK means an area of land, with or without *accessory buildings* or *structures*, wherein the primary *use* is the provision of rides, slides, play equipment, games of chance or skill, or a water park, including the sale of food, beverages, toys and souvenirs *accessory* thereto, and may include a *recreational entertainment establishment* or an *amusement arcade*.

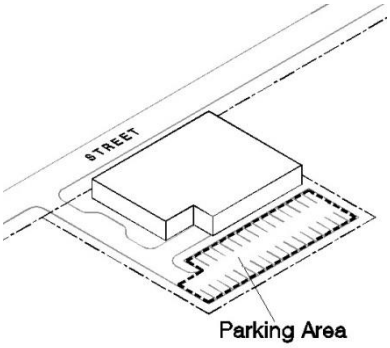
RECREATIONAL PARK means a park which, without limiting the generality thereof, also contains facilities for cultural, leisure, sports or recreational activities.

PARKING AISLE means a portion of a *parking area* which *abuts*, on one or more sides, *parking spaces* to which it provides direct access, and which is not *used* for the parking of *motor vehicles*.



PARKING AREA means an area provided for the parking of motor *vehicles*, and includes any related *parking aisles* and *parking spaces*, including a *private garage* or a *parking*

area located within a *building* or *structure*, but does not include any part of a *street* or *lane* or *driveway*.

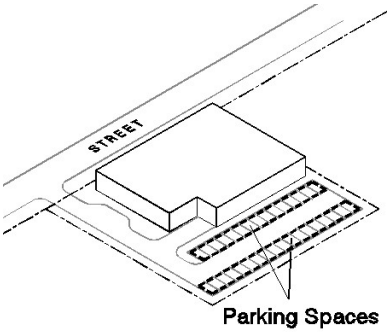


PARKING LOT, COMMERCIAL means a *parking area* or *structure*, other than a *street* or *driveway*, that is available for public *use* on a *lot* for the parking of *motor vehicles* and either:

a) is the principal use of the lot; or,

b) where a charge is levied to occupy any parking space.

PARKING SPACE means a portion of a *parking area*, exclusive of any *parking aisles*, to be *used* for the temporary parking of a motor *vehicle*.



PATIO means an open area of land covered by a slab or other material on grade, but does not include a *deck*.

PERFOMING ARTS STUDIO means premises used for the rehearsal of performing arts, such as music, dance or theatre.

PERSONAL CARE ESTABLISHMENT means a *building* wherein a service is performed directly to an individual, and includes, without limiting the generality of the foregoing, a barber shop, a beauty salon, a tanning salon, a tattoo parlour, a manicurist or a beautician's establishment, but does not include a massage or body-rub parlour or any *adult entertainment establishment* as defined in the *Municipal Act.*

PERSONAL SERVICE ESTABLISHMENT means a *building* wherein a service is provided for the alteration, care, making of, and repair of wearing apparel, and includes, without limiting the generality of the foregoing, a shoe repair shop, a tailor or dressmaking shop, a furrier, but does not include a massage or body-rub parlour or any *adult entertainment* parlour as defined in the *Municipal Act.*

PET CARE ESTABLISHMENT means a *building* wherein pets are washed and groomed for a fee, but does not include an establishment where animals are housed, bred, boarded, trained or sold and does not include an, *animal shelter* or *veterinarian clinic* as defined in this by-law.

PLANTING STRIP means *landscaped open space* which is located adjacent to a *lot line* or portion thereof and which comprises a continuous hedgerow or row of shrubs, a *berm*, a wall, an opaque fence, or combination thereof.

PORCH means a *structure*, with or without steps, consisting of a platform with a roof and enclosed walls or partially enclosed walls that are 1.2 m in *height* or greater from the top of the platform, and connected to an entrance to a *building*.

OPEN PORCH means a *porch* without walls or partial walls.

PRINCIPAL RESIDENCE or PRINCIPAL RESIDENT means the customary or usual place of residence of a person, for which the municipal address of the *dwelling unit* is most likely to be identified by that person as his or her place of residence for financial, legal and government related purposes.

PRIVATE CLUB means an association or group of people who pay membership dues or fees, and own, lease or rent a premises, the *use* of which is restricted to members and

their guests for social, recreational or athletic purposes, but does not include a *fitness club*.

PRIVATE HOME DAY CARE means the care and custody, of not more than five (5) children in a *single detached dwelling* other than the *dwelling* of a parent or guardian of any such child for a continuous period not exceeding 24 hours.

PROFESSIONAL OFFICE means a *building* in which a legal, or other professional service is performed or consultation given, including, without limiting the generality of the foregoing, the *office* of a lawyer, an architect, a surveyor, an engineer, a chartered accountant, or a consultant, but does not include a *business office*, a *studio*, a pet or veterinarian's clinic, a *clinic*, an *animal shelter*, a massage or body-rub parlour or any *adult entertainment establishment*.

PUBLIC, when *used* in reference to a *building*, *structure*, *use* or *lot*, means a *building*, *structure*, *use* or *lot used* by a *public agency* to provide a service to the public.

PUBLIC AGENCY means

a) the *Corporation*;

b) any department, commission, corporation, authority, board or other agency other than a *hospital* board established from time to time by the *Corporation*;

c) any *public utility*;

d) railroad company;

e) the Government of Canada, Province of Ontario, County of Perth, *Upper Thames River Conservation Authority*, and School Boards.

PUBLIC UTILITY means

a) any agency, corporation, board or commission providing electricity, gas, oil, steam, water, communications/telecommunications, transportation, stormwater drainage or sewage or waste collection and disposal services to

the public; or

b) a *use* pertaining to any such agency, corporation, board or commission.

RAILWAY LINE means the permanently placed railway lines of a railway company *used* for traveling over, or temporary storage on, by railway company cars or engines, but does not include rail lines located on land not owned or leased by the railway company.

RECREATIONAL ENTERTAINMENT ESTABLISHMENT means an establishment wherein games of skill or chance are offered to the public as the *main use* therein, and includes, without limiting the generality of the foregoing, a billiard or pool hall and a bowling alley, but excludes an *amusement arcade* establishment or an *amusement park,* or a massage or body-rub parlour or any *adult entertainment establishment* as defined in the *Municipal Act.*

RECREATIONAL VEHICLE SALES OR RENTAL ESTABLISHMENT means an establishment having as its *main use* the sale, rental or leasing of *recreational vehicles*.

REDEVELOPMENT means the removal of *buildings* or *structures* from land and the construction or erection of other *buildings* or *structures* thereon.

REGISTERED means registered in the Registry Office of the County.

REGULATED AREA shall mean the area in which the *Upper Thames River Conservation Authority* has jurisdiction for hazard issues covered in Section 28 of the *Conservation Authorities Act*, R.S.O 1990, C.C.27, as amended.

RELIGIOUS INSTITUTION means a *building* or *structure used* by a congregation or organization dedicated to worship and related religious, social and charitable activities, with or without an *auditorium*, convent or monastery, or clergy residence as *uses accessory* thereto.

RESERVE means land set apart from other lands and *registered* as a reserve.

RESTAURANT means a *building* where food is prepared and offered for sale to the

public for immediate consumption either on or off the premises, but does not include a *tavern* or any *building* where prepackaged foods or beverages requiring no further preparation before consumption are offered for retail sale.

DRIVE-IN RESTAURANT means a restaurant where the public consumes such food or beverages within *vehicles* parked on the same *lot* therewith.

EAT-IN RESTAURANT means a restaurant which contains seating for the public to consume the food or beverages of the restaurant therein, and may contain take-out or *drive through* take-out services *accessory* thereto.

TAKE-OUT RESTAURANT means a restaurant, other than a *drive-in restaurant*, which does not contain seating or any other facilities for the consumption of food or beverages therein.

RETAIL STORE means a *building* in which goods, wares, merchandise, substances, articles or things in limited quantities are stored, offered or kept for retail sale to the public, and *uses accessory* thereto.

RETIREMENT HOME means a *building* containing *dwelling units* or other rooms *used* for the accommodation of primarily elderly persons as their residence, and which contains a common dining area for the residents thereof, and may contain a common lounge, recreation room and medical care facilities.

SALVAGE YARD means a *lot* which may contain *buildings* or *structures*, *used* for wrecking, dismantling, storing or selling used goods, wares or materials including, but not so as to limit the generality of the foregoing, glass, bottles, metals, clothing, plastics, furniture, paper, machinery, building or other materials, *vehicles* and parts thereof.

SCHOOL:

COMMERCIAL SCHOOL means a school operated for a fee for the purposes of, without limiting the generality of the foregoing, instruction in the performing

arts, martial arts, sports or technical, vocational or academic subjects.

ELEMENTARY SCHOOL means an establishment, including outdoor areas, where academic instruction in a full range of the subjects of the elementary school courses of study is provided under the jurisdiction of a school board established by the Province of Ontario for students up to, and including grade 8.

PRIVATE SCHOOL means an establishment accredited by the Province, including outdoor areas, where academic instruction in a full range of the subjects of the *elementary* or *secondary school* courses of study is provided.

SECONDARY SCHOOL means an establishment, including outdoor areas, where academic instruction in a full range of the subjects of the secondary school courses of study is provided under the jurisdiction of a school board established by the Province of Ontario.

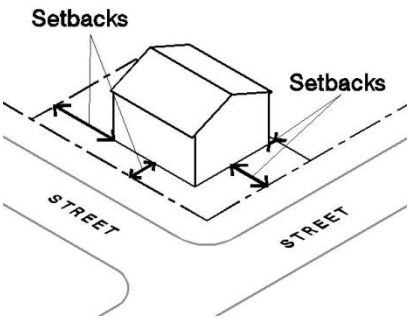
POST-SECONDARY SCHOOL means a public school primarily for the instruction of students or adults receiving a post-secondary education and, without limiting the generality of the foregoing, includes an adult retraining school, a community college and a university.

SCIENTIFIC OR MEDICAL LABORATORY means a *building* wherein scientific or medical experiments, tests or investigations are conducted, and where drugs, chemicals, glassware or other substances or articles pertinent to such experiments, tests or investigations are manufactured or otherwise prepared for *use* on the premises.

SECOND SUITE means a self-contained living accommodation for an additional person or persons living together as a separate single housekeeping unit, in which both food preparation and sanitary facilities are provided for the exclusive *use* of the occupants of the suite, located within the principal *dwelling* on the *lot*.

SELF-STORAGE ESTABLISHMENT means a *building* containing individual storage units accessible by the user, used for the storage of goods, wares, merchandise, food-stuff, substances, articles or other things, but does not include a fuel storage tank.

SETBACK means the horizontal distance between the *lot line* and the nearest part of any *building* or *structure* on such *lot*, and includes the *front yard depth*, *rear yard depth*, *interior side yard* and the *exterior side yard width* of a *lot*.



SERVICE TRADE means an establishment, other than an automotive *use*, that provides a non-personal service or craft to the public, including, but not necessarily restricted to, the shop of a printer, a plumber, a painter, a carpenter, an electrician, a welder, a furrier, an upholsterer, a custom engraver, a monument engraver, a *merchandise service shop*, a battery storage and recharging shop, a small engine repair shop, a workshop for the physically challenged, a catering establishment, a tool or small *equipment rental establishment*.

SEWAGE TREATMENT PLANT means the *use* of land, *buildings* and *structures* by a *public agency*, where domestic or industrial waste is collected and treated, and includes a sewage pumping station.

SHIPPING CONTAINER means an article of transportation equipment, including one that is carried on a chassis, that is strong enough to be suitable for repeated *use* and is designed to facilitate the transportation of goods by one or more means of transportation and includes intermodal containers, bodies of transport trucks, or straight truck boxes.

SHOPPING CENTRE means a *lot* or *building* designed, constructed, operated or maintained as a unit containing at least 4 physically separate and independent commercial and/or business *uses* which may be connected by a common corridor or wall and which is provided with common *parking areas*, *driveways*, *landscaped open space* and other shared *accessory* facilities and services and which is held under single

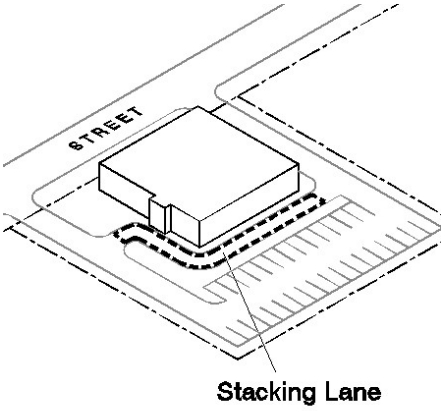
ownership, *condominium* ownership, co-operative or similar arrangement.

SHORT TERM RENTAL ACCOMMODATION means the commercial *use* of an entire *dwelling unit*, that may be rented for a period up to 28 consecutive days for *use* as temporary accommodation and *used* as an occasional or seasonal residential *dwelling* for recreation, rest or relaxation. Short term rental accommodation shall not include a *inn*, *hotel*, *bed and breakfast establishment*, *boarding house dwelling* or similar commercial or *institutional use*.

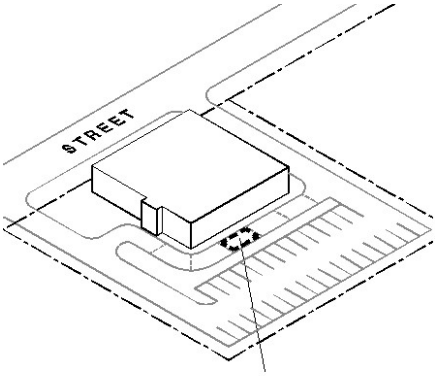
SIGN means a name, identification, description, device, display or illustration which is affixed to or represented directly or indirectly upon a *building*, *structure* or *lot* and which directs attention to, without limiting the generality of the foregoing, an object, product, place, activity, person, institution, organization or business.

SPECIAL EVENT SPACE means a portion of the *building* used for event programming for community, cultural and social purposes, including but not limited to, receptions, conferences, meetings, weddings, festivals, and informational and/or instructional programs (or similar functions for which food and/or beverages may or may not be prepared and served).

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



STACKING SPACE means a *motor vehicle* space which provides standing room for *vehicles* in a queue in a *stacking lane*.

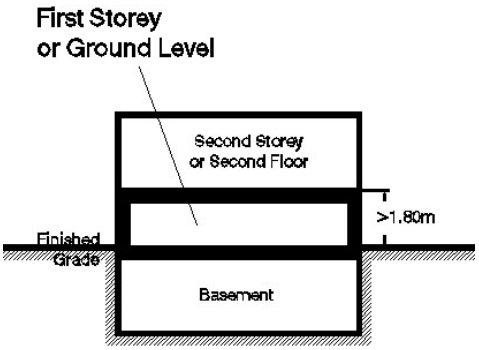


Stacking Space

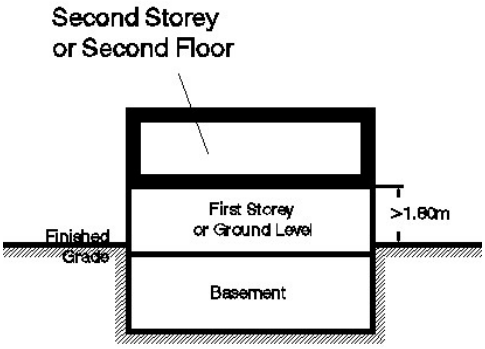
STORAGE, OPEN means storage of goods or materials outside a *building* or *structure*.

STOREY means a horizontal division of a *building* from a floor to the ceiling directly above such floor, and includes an *attic* wherein at least fifty (50) percent of the space above the floor is more than 2.1 m in *height* and meets the minimum *floor area* requirements of the Ontario Building Code but does not include a mezzanine, gallery, *balcony* or other overhang, the *floor area* of which does not exceed forty (40) percent of the *floor area* of the storey directly below such overhang, provided that the space beneath such overhang is not enclosed and the extent of such overhang does not exceed forty (40) percent of the least dimension of the room in which the said overhang is located.

FIRST STOREY or GROUND LEVEL means the *storey* having its floor level closest to *finished grade* and having its ceiling more than 1.8 m above average *finished grade*.



SECOND STOREY or SECOND FLOOR means the *storey* directly above the *first storey*.



STREET means a *public* highway or *public* road as defined in the *Municipal Act,* under the jurisdiction of either the *Corporation*, the *County* or the Province but does not include a *lane* or right-of-way.

STREET ALLOWANCE means land held by the *Corporation*, the *County* or the Province for the purpose of providing a *street*, and includes a *street* and an *improved street*.

STREET LINE means the limit of the *street allowance* and is the dividing line

between a *lot* or *reserve* and a *street*.

STREET WIDTH means the horizontal distance between the *street lines* of a *street allowance*, measured along a line perpendicular to the said *street lines*.

ARTERIAL STREET means a *street* designated as such on Schedule "B" of this By-law.

COLLECTOR STREET, TWO LANE AND FOUR LANE means a *street* designated as such on Schedule "B" of this By-law.

IMPROVED STREET means a *street* that is improved for the passage of *motor vehicles* and is owned and maintained by the *Corporation*, the *County* or the Province.

LOCAL STREET means a *street* designated as such on Schedule "B" of this By-law.

PRIVATE STREET means a *street* which affords the principal means of vehicular access to a *lot* and which is not assumed, for the purposes of providing maintenance, or in title, by the *Corporation*, the *County* or the Province.

WIDENED STREET means a *street* widened to its design width in accordance with Schedule "B" of this By-law.

STRUCTURE means anything constructed or erected, in whole or in part, which is located on, or in, the ground, or attached to something located on, or in, the ground, and includes anything pre-made or prefabricated, but does not include a fence, *sign*, air conditioning unit, retaining walls, pergolas, temporary tents or similar *uses*, *railway line*, or any hard surface located directly on the ground.

STUDIO means a *building used* as the work place of a photographer, musician, artist or craftsman, without limiting the generality thereof, photographs are taken, music or film is recorded, or instruction is given in art, music, dance, craft making or similar

disciplines.

SUNROOM means a *porch* or part thereof which is fully enclosed by walls containing windows, the glazed area of each exterior wall being not less than one-third of the area of such wall between the floor and the roof.

SUPERMARKET means a *building* in which a balanced line of prepared food, bakery and dairy products; candy and confectionery; soft drinks and other food products are sold to the public and, in addition, where pharmaceuticals, health and beauty aids, housewares, newspapers, paper products, tobacco products, flowers and plants and other non-food items may be sold or services rendered to the public provided such items or services are incidental and subordinate to the sale of food items described herein.

TANDEM PARKING means the parking of a *vehicle* directly behind another *vehicle* in a *driveway*.

TAVERN means a building in which the primary *use* is the serving of alcoholic beverages.

TAXI DISPATCH ESTABLISHMENT means a premises where taxis or limousine taxis are dispatched from and where such *vehicles* may be parked or stored for short periods of time when not engaged in transporting persons or goods.

THEATRE means a *building* or *structure used* for the production and viewing of the performing arts or for the screening and viewing of motion pictures by the public.

THEATRE CLASSROOM means a room or series of rooms in the *theatre* where groups of students are taught and/or educational sessions are held including but not limited to the business operations of the *theatre*, acting, and administration.

THEATRE RESTAURANT means a *restaurant* that operates exclusively during such periods as the *theatre* and/or its ancillary uses are in operation.

THEATRE RETAIL STORE means a *building* in which *theatre* products or products associated with the *theatre* including goods, wares, merchandise, substances, articles or things are stored, offered or kept for retail sale to the public.

TRAILER means any *vehicle* designed to be towed by another *vehicle*.

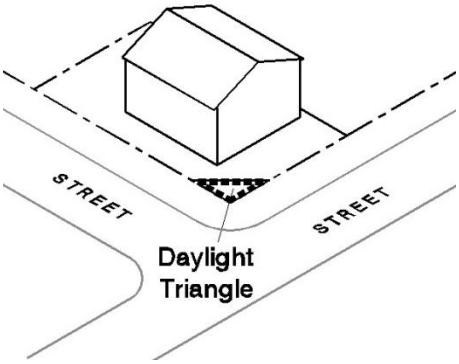
TRANSIT CENTRE means a *lot*, with or without *buildings* or *structures*, where buses are *used* to pick-up or drop-off of persons but excludes a bus stop.

TRAVEL TRAILER means a trailer capable of being *used* for the temporary or permanent living, sleeping or eating accommodation of one or more persons, including a travel trailer that has been temporarily or permanently fixed or attached to the ground on a foundation or other base or has become in any other manner so adapted and affixed to the land upon which it is situated that it is, or has become, an immobile *structure*, and includes, without limiting the generality thereof, *recreational vehicles*, mobile homes, park models or campers.

TRAILER CAMP means a *lot used* for the temporary or short term parking of *travel trailers* and other apparatus capable of being *used* for the temporary or permanent living, sleeping or eating, including tents, but excludes a *recreational vehicle sales or rental establishment*.

TRAILER PARK means a *lot used* or intended for *use* for the permanent placement of *travel trailers*.

TRIANGLE, DAYLIGHT means the triangular space formed by the *street lines* of a *corner lot*, where such *lot* is located at the intersection of 2 or more *streets*, and a line drawn from a point in one *street line* to a point in the other *street line*, each such point being a specified distance from the point of intersection of the *street lines* measured along the said *street lines*, and where the two *street lines* do not intersect at a point, the point of intersection of the *street lines* shall be deemed to be the intersection of the projected tangents of the *street lines*. Where required by this By-law, a *daylight triangle* shall be dedicated as part of the *abutting street allowance* to the appropriate agency having jurisdiction of the *abutting* street.



TRIANGLE, DRIVEWAY VISIBILITY shall be measured from the point of intersection of a *street line* and the edge of a *driveway* a distance from the *street line* and a distance from the edge of the *driveway*.

TRIANGLE, VISIBILITY means the triangular space formed by the *street lines* of a *corner lot*, where such *lot* is located at the intersection of 2 or more *streets*, and a line drawn from a point in one *street line* to a point in the other *street line*, each such point being a specified distance from the point of intersection of the *street lines* measured along the said *street lines*, and where the two *street lines* do not intersect at a point, the point of intersection of the *street lines* shall be deemed to be the intersection of the projected tangents of the *street lines*. Where required by this By-law, a *visibility triangle* shall be free of obstructions in accordance with the provisions of this By-law.

TRUCK TERMINAL means an establishment where trucks and/or transports are stored, rented, leased, kept for hire, or parked or from which trucks and/or transports are dispatched as common carriers, or where goods are stored temporarily for further

shipment.

USE means, when used as a noun, the purpose for which a *lot*, *building* or *structure*, or any combination or part thereof, is designed, arranged, occupied or maintained and, when used as a verb, means to put to such purpose.

VEHICLE means anything driven or capable of being driven or drawn on wheels by any kind of power other than solely by muscular power and includes, without limiting the generality of the foregoing, an automobile, motorcycle, moped, motor-bike, truck, farm tractor, tractor trailer, bus, boat, jet-ski, motor home, *recreational vehicle*, snowmobile, but excludes a street car or other *vehicle* running only upon rails.

AUTOMOBILE VEHICLE means a *vehicle* designed or intended for *use* for personal transportation on highways and includes, without limiting the generality thereof, a car, pick-up truck, jeep, van, motorcycle, or motor assisted bicycle, but excludes a recreational *vehicle*.

COMMERCIAL VEHICLE means a *vehicle* licensed by the Province as a public *vehicle* pursuant to the *Public Vehicles Act,* or as a commercial *motor vehicle* pursuant to the *Highway Traffic Act.*

MOTOR VEHICLE means an *automobile vehicle* and any other *vehicle* propelled or driven otherwise than by muscular power, but does not included a *vehicle* running only upon rails, or a motorized snow *vehicle*, traction engine, farm tractor, self-propelled farm implement, or road-building machine.

RECREATIONAL VEHICLE means a *vehicle* designed and intended to be *used* for recreational purposes and includes, without limiting the generality of the foregoing, motor homes, *recreational vehicles*, *trailers*, campers, all-terrain *vehicles* or motorized snow *vehicles*, but excludes bicycles, motorcycles, and motor assisted bicycles.

VERANDAH means a *porch* or part thereof, with or without walls or railings, such walls or railings not exceeding a *height* of 1.2 m.

VETERINARIAN CLINIC means a *building* wherein animals are treated or kept for treatment by a veterinarian, but excludes an *animal shelter*, a pet shop or an establishment engaged primarily in the retail sale of animals or in breeding animals.

VIDEO RENTAL ESTABLISHMENT means a *building* where videos, cassettes, tapes or similar items intended for home entertainment are rented to the general public.

WALKWAY means a surface treated area that is designed and intended to be used principally for pedestrian or bicycle access.

WAREHOUSE means a *building used* for housing, storing, packaging wholesaling or distributing goods, wares, merchandise, food-stuff, substances, articles or things, and may include the residence of a caretaker or watchman.

WATER TREATMENT FACILITY means a *building* or *structure*, approved by a *public agency*, where water is purified or treated for human consumption, and includes a water pumping station.

WAYSIDE PERMIT AGGREGATE OPERATION (WAYSIDE PIT) means a temporary pit or quarry opened and used by or for a public authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way.

WELLHEAD PROTECTION AREA means shall mean the geographic area designated on Schedule "C" of this By-law. Three *wellhead protection areas* are described as follows:

a) Wellhead Protection Area A (WHPA-A): The geographic location of the 100 m fixed radius around a wellhead with a vulnerability score of 10, as described in the Thames-Sydenham and Region Source Protection Plan for the purposes of describing a vulnerable area.

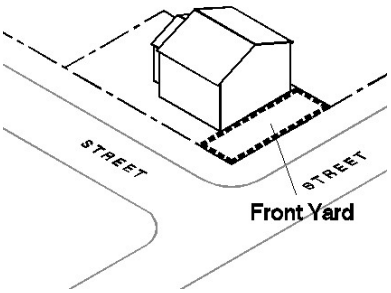
b) Wellhead Protection Area B (WHPA-B): The geographic location of the area around a wellhead with a 2-year time of travel to the wellhead, excluding the area of WHPA-A, as described in the Thames-Sydenham and Region

Source Protection Plan for the purposes of describing a vulnerable area.

c) Wellhead Protection Area C (WHPA-C): The geographic location of the area around a wellhead with a 2 to 5 year time of travel to the wellhead, as described in the Thames-Sydenham and Region Source Protection Plan for the purposes of describing a vulnerable area.

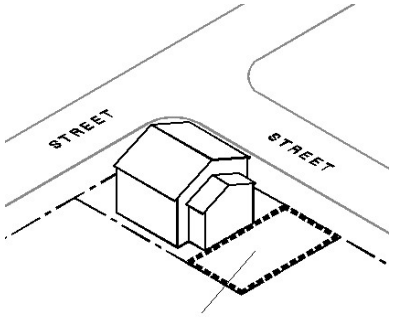
YARD means an area of land which is appurtenant to and located on the same *lot* as a *building* or *structure*, and which is open, uncovered and unoccupied from the ground up, except for such *accessory buildings*, *structures* or other *uses* as are specifically permitted thereon elsewhere by this By-law.

FRONT YARD means a *yard* extending across the full width of a *lot* between the *front lot line* of such *lot* and the nearest part of any wall of any *building* or *structure* on such *lot*.



FRONT YARD DEPTH means the shortest horizontal dimension of a *front yard* between the *front lot line* of a *lot* and the nearest part of any *building* or *structure* on such *lot*.

REAR YARD means a *yard* extending across the full width of a *lot* between the *rear lot line* of such *lot* or, where there is no *rear lot line*, the junction point of the *side lot lines*, and the nearest part of any *building* or *structure* on such *lot*.



Rear Yard

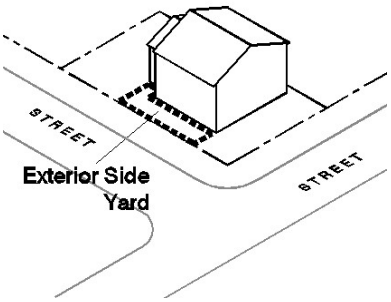
REAR YARD DEPTH means the shortest horizontal dimension of a *rear yard* between the *rear lot line* of a *lot* or, where there is no *rear lot line*, the junction point of the *side lot lines*, and the nearest part of any *building* or *structure* on such *lot*.

SIDE YARD means a *yard* extending from the *front yard* to the *rear yard* of a *lot* and from the *side lot line* of such *lot* to the nearest part of any *building* or *structure* on such *lot*.

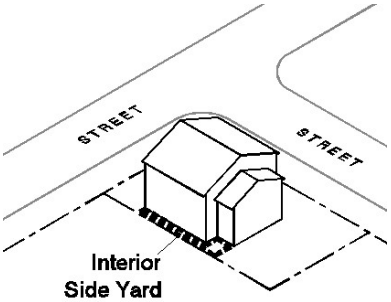
SIDE YARD WIDTH means the shortest horizontal dimension of a *side yard* between the *side lot line* of a *lot* and the nearest part of any *building* or *structure* on such *lot*.

AGGREGATE SIDE YARD WIDTH means the sum of the *side yard* widths of the *side yards* of a *lot*.

EXTERIOR SIDE YARD means a *side yard* immediately adjoining a *street allowance* or *abutting* a *reserve* on the opposite side of which is located a *street allowance*.



INTERIOR SIDE YARD means a *side yard* other than an *exterior side yard*.



REQUIRED YARD means that part of a *yard* which contains the *rear yard depth* or *side yard width* or *setback* from the *lot lines* of a *lot* as required herein by this By-law.

ZONE means an area delineated on a Zoning Map and established and designated by this By-law for a specific *use*.

SECTION 4 GENERAL PROVISIONS

4.1 Accessory Buildings, Structures and Uses

4.1.1 Uses Permitted

An *accessory building* or *structure* may be erected or *used* in accordance with the following:

a) Where this By-law permits a *lot* to be *used* or a *building* or *structure* to be erected or *used* for a purpose, that purpose shall include any *building*, *structure* or *use accessory* thereto, other than an *accessory guest room* or an *accessory dwelling unit* unless otherwise specified by this By-law.

b) An *accessory building* or *structure* shall not be *used* for human habitation or an occupation for gain or profit, unless otherwise permitted by this By-law.

4.1.2 Location

An *accessory building* or *structure* may be erected in any *required yard*, except that nothing in this By-law shall apply to prevent the erection of:

a) an *accessory building* in a C1 *zone* or any residential *zone*, where a *main building* that existed on the date of the passing of this By-law is closer to a *street line* than the required *setback*, in the *front yard* or *exterior side yard setbacks* not closer to the *street line* than the *main building*, provided that:

   i) no such *accessory building* shall be closer to a *street line* than 6.0 m; and

   ii) in a C1 *zone* and in any residential *zone*, on any *lot* other than a *corner lot*, 1.0 m from any *lot line*, and, on a *corner lot*, a minimum of 1.5 m from any *lot line*, except where a continuous unobstructed open area of not less than 1.5 m in width is provided from a *front yard* or *exterior side yard* to the *rear yard*, the minimum shall be 1.0 m;

b) a car port attached to a *single detached dwelling* or a *semi-detached dwelling* in an *interior side yard*, not closer than 1.0 m to the *interior side*

lot line;

c) a swimming pool in accordance with the provisions of Section 4.18 (Outdoor Swimming Pools and Hot Tubs);

d) an *accessory building* or *structure* in a *rear yard* setback of a *through lot* in a residential *zone*, where such *lots* are subject to a *reserve* across the *rear lot line* prohibiting access to the *street*, provided that such *accessory building* or *structure* is not located closer to any *lot line* than 1.0 m, or, in the case of a *corner lot*, not in the required *exterior side yard setback*, nor in a required *visibility triangle*.

e) an *accessory building* or *structure* within 1.0 m of a *lot line* in a residential *zone*, provided that in no case shall an *accessory building* or *structure* be erected within a *front yard*, an *exterior side yard* or within the minimum *setback*.

4.1.3 Lot Coverage

The *lot coverage* for *accessory buildings* or *structures* shall be calculated to be included in the maximum *lot coverage* requirements for the *lot*, unless otherwise specified.

4.1.4 Regulations

No person shall *use* or permit the *use* of any *lot* or *erect*, alter or *use* any *accessory building* or *structure* except in accordance with the accessory use regulations in Table 4.1.4. Any numbers in parentheses following the particular regulation, *zone* heading, or applicable standard indicates that one or more additional regulations apply to *accessory buildings* and *structures* in the applicable *zone*.

Table 4.1.4: Accessory Use Regulations					
Zone Category	**Maximum Lot Coverage ①**	**Maximum Floor Area ①**	**Maximum Height ②**	**Maximum Wall Height**	**Minimum Side Yard Width / Rear Yard Depth③**
RESIDENTIAL ZONES					
R1(1)	10%	100 m^2	5.0 m	3.0 m	1.0 m
R1(2)	10%	100 m^2	5.0 m	3.0 m	1.0 m

Table 4.1.4: Accessory Use Regulations					
Zone Category	**Maximum Lot Coverage ①**	**Maximum Floor Area ①**	**Maximum Height ②**	**Maximum Wall Height**	**Minimum Side Yard Width / Rear Yard Depth③**
R1(3)	10%	100 m^2	5.0 m	3.0 m	1.0 m
R1(4)	10%	100 m^2	5.0 m	3.0 m	1.0 m
R1(5)	10%	100 m^2	5.0 m	3.0 m	1.0 m
R2(1)	10%	75 m^2	5.0 m	3.0 m	1.0 m
R2(2)	10%	75 m^2	5.0 m	3.0 m	1.0 m
R3	10%	75 m^2	5.0 m	3.0 m	1.0 m
R4(1)	10%	75 m^2	5.0 m	3.0 m	1.0 m
R4(2)	10%	75 m^2	5.0 m	3.0 m	1.0 m
R4(3)	10%	75 m^2	5.0 m	3.0 m	1.0 m
R4(4)	10%	75 m^2	5.0 m	3.0 m	1.0 m
R5(1)	10%	100 m^2	5.0 m	3.0 m	1.0 m
R5(2)	10%	100 m^2	5.0 m	3.0 m	1.0 m
R5(3)	10%	100 m^2	5.0 m	3.0 m	1.0 m
COMMERCIAL ZONES					
C1	10%	100 m^2	4.0 m	3.0 m	1.0 m
C2	10%	100 m^2	4.0 m	3.0 m	1.0 m
C3	10%	100 m^2	4.0 m	3.0 m	1.0 m
C4	10%	100 m^2	4.0 m	3.0 m	1.0 m
C5	10%	100 m^2	4.0 m	3.0 m	1.0 m
GRAND TRUNK ANCHOR DISTRICT ZONE					
AD	10%	100 m^2	4.0 m	3.0 m	1.0 m
INSTITUTIONAL ZONES					
IN1	10%	-	5.0 m	-	1.0 m
IN2	10%	-	5.0 m	-	1.0 m
THEATRE DISTRICT ZONE					
TH	10%	100 m^2	4.0 m	3.0 m	1.0 m
PARKS AND OPEN SPACE ZONES					

Table 4.1.4: Accessory Use Regulations					
Zone Category	**Maximum Lot Coverage ①**	**Maximum Floor Area ①**	**Maximum Height ②**	**Maximum Wall Height**	**Minimum Side Yard Width / Rear Yard Depth③**
P	10%	-	5.0 m	-	1.0 m
OS	10%	-	5.0 m	-	1.0 m
AGRICULTURAL ZONE					
A	10%	100 m^2	5.0 m	3.0 m	1.0 m

Additional Regulations for Table 4.1.4

1. The maximum lot coverage or maximum floor area applies, whichever is the lesser.
2. Maximum height or one (1) storey, whichever is the lesser.
3. Subject to the regulations of Section 4.1.2, whichever is the greater.

4.2 Access Required to a Street

4.2.1 Lot Frontage Requirements

No person shall *erect* any *building* or *structure* or *use* any *lot* in any *zone* unless such *lot* meets one of the following requirements:

a) The *lot* has frontage on a *public street* which is assumed by By-law by a *public agency*;

b) The *lot* will have frontage on a future *public street* that is currently being constructed pursuant to a Subdivision Agreement or other Development Agreement with a *public agency*;

c) The *lot* is legally tied to a *condominium* having frontage on a *condominium common element roadway* that provides direct access to a *public street* or which connects with another *condominium common element roadway* having access to a *public street*; and

d) The *lot* is legally tied to a *condominium* having frontage on a future *condominium common element roadway* that is currently being constructed

pursuant to a Condominium Agreement or other Development agreement with a *public agency* that provides direct access to a *public* road or which connects with another *condominium common element roadway* having access to a *public street*.

For greater clarity, no person shall *erect* any *building* or *structure* or *use* any *lot* in any *zone* on a *private street* unless otherwise specified in this By-law.

4.3 Bed and Breakfast Establishments and Short Term Rental Accommodation

No person shall operate a *bed and breakfast establishment* or *short term rental accommodation* except in accordance with the following:

4.3.1 Permitted Dwelling Types, Permitted Zones and Maximum Number of Bedrooms

Table 4.3.1: Bed and Breakfast Establishment and Short Term Rental Accommodation Requirements

		Type of Dwelling				
		Single detached dwelling	**Semi-detached dwelling (each unit)**	**Converted dwelling**	**Townhouse dwelling (each unit)**	**Apartment dwelling**
Permitted Dwelling Type	*bed and breakfast establishment*	Permitted	Permitted	Permitted	Permitted	Permitted
	short term rental accommodation	Permitted	Permitted	Permitted	Permitted	Permitted
Permitted Zones	*bed and breakfast establishment*	R1, R2, R3, R4, R5, MUR, C2, C3, UR and A Zones				
	short term rental accommodation	R1, R2, R3, R4, R5, MUR, C1, C2, and C3 Zones				
Maximum Number by Type of Dwelling	*bed and breakfast establishment*	1	1	Equal to the number of units	1	Equal to the number of units
	short term rental accommodation	1	1	50% of the units to a maximum of 5	1	50% of the units to a maximum of 5
Maximum Number of Bedrooms	*bed and breakfast establishment*	R1 Zone (Local Street): 2 bedrooms R1 Zone (Collector or Arterial Street): 4 bedrooms R1 Zone (Erie Street, Huron Street or Ontario Street): no maximum R2 and R3 Zones (Local, Collector or Arterial Street): 4 bedrooms R2 and R3 Zones (Erie Street, Huron Street or Ontario Street): no maximum R4 and R5 Zones: 2 bedrooms				

		MUR, C2, and C3 Zones: no maximum UR and A Zone: 4 bedrooms (provided an expansion to the *existing dwelling* is not permitted)
	short term rental accommodation	Not Applicable

4.3.2 Parking Requirements

The following parking requirements are applicable to a *bed and breakfast establishment* or *short term rental accommodation:*

a) The minimum number of *parking spaces* shall be accommodated on the lot in accordance with the following:

   i) *bed and breakfast establishment* – 1 *parking space* per bedroom plus the minimum number of *parking spaces* required for the *dwelling* in accordance with Section 5.0 (Parking and Loading Requirements)

   ii) *short term rental accommodation* – 0.66 *parking spaces* per bedroom

b) Tandem parking may be permitted to a maximum depth of two vehicles.

c) No parking shall be permitted in a required front yard or required exterior side yard other than in a driveway, and provided all other requirements herein are satisfied;

d) No parking shall be permitted in a *rear yard* unless a separation distance of 1.0 m is maintained from a *lot line*;

e) A *planting strip* having a minimum width of 1.5 m and a minimum *height* of 2.0 m shall be provided and maintained adjacent to a *parking area* and *driveway abutting* a *lot line*, where 4 or more *parking spaces* are required in accordance with Section 5.0 (Parking and Loading Requirements);

f) The requirements of Section 5.0 (Parking and Loading Requirements), with

the necessary changes, shall be complied with.

g) No required parking spaces are to be provided within a common element area or designated visitor parking areas.

4.3.3 Private Street

A *bed and breakfast establishment* or *short term rental accommodation* shall not be permitted on a *lot* which has frontage on and access to a *private street*, except in accordance with Section 4.3.5.

4.3.4 Other Requirements

a) The bed and breakfast establishment or short term rental accommodation shall be a secondary use to the main residential use of the dwelling and no exterior alteration shall be permitted which would indicate that any part of the premises is being used for any purpose other than that of a dwelling unit.

b) A bed and breakfast establishment or short term rental accommodation shall have a minimum outdoor amenity space in accordance with the following dwelling unit types

   i) *Single detached dwelling*: 37 m^2

   ii) *Semi-detached dwelling*: 37

   iii) *Converted dwelling*: 30 m^2

   iv) *Townhouse dwelling*: 30 m^2

   v) *Apartment dwelling*: none required

c) A required *outdoor amenity space* which is located within 6.0 m of a Residential *zone* shall be appropriately screened by a *planting strip* having a minimum width of 1.5 m and a minimum height of 1.5m, and provided and maintained adjacent to the *outdoor amenity space* and abutting *lot line*.

d) A bed and breakfast establishment or short term rental accommodation

shall comprise the sole use of the lot, and no other uses of the property are permitted, including a second suite, or a garden suite.

e) A bed and breakfast establishment or short term rental accommodation,including any *accessory* guest room, shall be appropriately licensed with the City.

f) The Property Standards By-law, Noise By-law, any municipal licensing by-law and all other applicable City by-laws shall remain applicable to a *bed and breakfast establishment* or *short term rental accommodation*.

4.3.5 Accessory Guest Room

Nothing in this By-law shall prevent the location of one (1) *accessory guest room* in a *dwelling unit*, which may have frontage on and access to a *private street*, provided 1 *parking space* is provided for the *accessory guest room* in addition to any other required parking.

4.3.6 Accessory Guest Rooms in Accessory Buildings

Notwithstanding anything in this By-law to the contrary, *accessory guest rooms* are permitted in an existing *accessory building* in conjunction with a *bed and breakfast establishment* located on Ontario Street, Huron Street and Erie Street, provided they are not located within the *front yard* and *exterior side yard*, and a minimum *interior side yard*, and *rear yard* setback of 1.2 m is provided.

4.4 Consents Subject to an Agreement

In the case of a parcel of land for which a Development Agreement, Subdivision Agreement, Plan of Condominium, and/or a Site Plan or any one of them has been approved and *registered* against title pursuant to Section 41 or Section 50 of the Planning Act, R.S.O. 1990, c. P.13, as amended from time to time, then the single parcel of land to which the Development Agreement and/or plan applies shall be deemed to be the *lot* for application of this Section, notwithstanding that part of the parcel may be in separate ownership; does not otherwise satisfy the definition of *lot*; or does not *abut* an *improved street*.

4.5 Construction Uses

Nothing in this By-law shall prevent the *use* of a *lot* or part thereof other than a *visibility triangle*, for the erection or *use* of a *building* or *structure* where such *building* or *structure* is incidental to, and necessary for, construction work but not necessarily restricted to, a construction camp, a work camp, a tool shed or a scaffold, but only for so long as such *building* or *structure* is necessary for the work in progress and until the work is completed or abandoned, and only while a *building permit* for the said construction remains in force.

4.6 Daylight Triangles and Visibility Triangles

4.6.1 Minimum Daylight Triangle Requirement

A *daylight triangle* shall be provided and dedicated as part of the *abutting street allowance* to the appropriate agency having jurisdiction of the *abutting street*, in accordance with Table 4.6.1, and the *street* classification as identified in Schedule "B":

Table 4.6.1: Minimum Daylight Triangle Requirements

Street Classification	Intersecting Street Classification	Minimum Daylight Triangle (m)
Local	Local	0
	Collector	0
	Arterial	10.0
Collector	Local	0
	Collector	10.0
	Arterial	10.0
Arterial	Local	10.0
	Collector	10.0
	Arterial	10.0

4.6.2 Minimum Visibility Triangle Requirements

a) A *visibility triangle* shall be maintained in accordance with Table 4.6.2, and the *street* classification as identified in Schedule "B":

b) Any *driveway* access to a *street* shall maintain a *visibility triangle* in accordance with Table 4.6.2:

Table 4.6.2: Minimum Visibility Triangle Requirements and Minimum Driveway Visibility Triangle Requirements		
Street Classification	**Intersecting Street Classification**	**Minimum Visibility Triangle (m) ①**
Driveway	Any Street	3.0
Local	Local	3.0
	Collector	3.0
	Arterial	12.0
Collector	Local	3.0
	Collector	12.0
	Arterial	12.0
Arterial	Local	12.0
	Collector	12.0
	Arterial	15.0

Additional Regulations for Table 4.6.2

1. Where a *daylight triangle* has been provided, it shall be included within the *visibility triangle* requirements.

4.6.3 Prohibition of Obstructions within Visibility Triangles

Except as otherwise provided in paragraph b) of this subsection, within any *visibility triangle* or *driveway visibility triangle:*

a) no *building* or *structure* shall be erected and no *parking space* shall be established;

b) no *sign*, save and except a pole *sign*, or any feature including, but without limiting the generality thereof, fences, walls, *berms*, trees, hedges or bushes, shall be greater than 0.75 m in *height* above the *elevation* of the highest point of the *street* adjacent thereto, regardless of whether or not any such features form part of a required planting strip; and

c) no *finished grade* shall exceed the *elevation* of the highest point of the *street* adjacent thereto by 0.75 m.

4.6.4 Exemptions

Daylight triangle requirements and *visibility triangle* requirements shall not apply to the following:

a) any *corner lot* located within the *Central Business District*, or

b) any *corner lot* located in the C3 *zone*, where no *setbacks* are required in accordance with the *zone* provisions, except that, where a *corner lot* has a setback on one *street* only, then the provisions of Section 4.6.3 (Prohibition of Obstructions within Visibility Triangles), paragraph a) shall apply to that part of the *lot* upon which such setback is required, only over that part of the *lot* between the *lot line* and the *setback* line.

4.7 Drive Throughs, Stacking Lanes and Stacking Spaces

A *drive through* may be permitted in association with a commercial *use*, where it is permitted by this By-law, provided that:

a) The minimum number of *stacking spaces* shall be in accordance with the following:

i) For an automatic *drive through car wash*, a minimum of 10 *stacking spaces* shall be provided in advance of the *car wash*, and a minimum of 2 *stacking spaces* shall be provided at the terminus of each line;

ii) For a non-*drive through* or coin-operated *car wash*, a minimum of 2 *stacking spaces* shall be provided in advance of the *car wash* bay, excluding the *car wash* bay and egress from the *car wash* bay;

iii) For a *restaurant*, a minimum of 10 *stacking spaces* shall be provided for each *drive-through* service window or self-serve facility, including the space at the pick-up window; or

iv) For all other *uses* with *drive-through* service, such as a *financial institution* or pharmacy, a minimum of 4 *stacking spaces* shall be provided for each *drive-through* service window or self-serve facility, including the space at the pick-up window.

b) *Stacking spaces* shall be 5.6 m in length and 3.0 m in width. In the case of a *car wash* intended for *commercial vehicles* or buses, *stacking spaces* shall be a minimum of 10.0 m in length and 3.5 m in width.

c) A *stacking lane* or *stacking spaces* shall not be permitted within 15.0 m of a Residential, Park and Open Space, or Institutional *Zone*.

d) *Stacking lanes* or *stacking spaces* shall not be located within a required minimum *front yard* or required minimum *exterior side yard*.

e) *Stacking lanes* and *stacking spaces* shall not be located within a *parking area* or *parking aisle*, and shall not obstruct *parking spaces*.

f) A *drive through* shall not be permitted in association with a commercial *use* in the *Central Business District* as designated on Schedule "A".

4.8 Dwellings Per Lot

Except where specifically provided by this By-law, only one *dwelling unit* shall be permitted on a *lot*.

4.9 Garden Suites

A *garden suite* may be permitted by way of a site-specific Zoning By-law amendment to allow the temporary *use* of a *garden suite* on a *lot*, in accordance with the following provisions:

a) A *garden suite* shall only be permitted on a *lot* with an purpose designed *single detached dwelling* or *existing semi-detached dwelling*, which is legally permitted within the *zone*.

b) A maximum of one *garden suite* shall be permitted on a *lot*.

c) Where a *garden suite* is located on a *lot*, a *bed and breakfast establishment*, *short term rental accommodation*, *group home*, *boarding house dwelling*, *second suite*, or *home occupation* shall be prohibited on the same *lot*.

d) The maximum *building height* of a *garden suite* shall be 5.0 m.

e) A *garden suite* shall only be permitted in the *rear yard*, and shall be

setback a minimum of 2.5 m from the *rear lot line*.

f) The minimum interior and *exterior side yard setbacks* of the *zone* shall apply to the *garden suite*.

g) A *garden suite* shall have a maximum *lot coverage* of 35% of the *rear yard*. A *garden suite* shall not be included in the calculation of any other maximum *lot coverage* requirements.

h) A *garden suite* shall be setback a minimum distance of 1.2 m from all *buildings* located on the *lot*.

i) No *driveways*, other than the *driveway*(s) *existing* on the *lot* prior to the installation of the *garden suite* shall be permitted.

j) The *garden suite* shall not exceed a maximum *gross floor area* of 50% of the *gross floor area* of the principal dwelling located on the *lot*.

k) One additional *parking spaces* shall be required to accommodate a *garden suite*.

l) Notwithstanding the requirements of this Section, the *zone* regulations may be varied on a site-specific basis through the Zoning By-law Amendment.

4.10 Group Homes

No person shall operate a *group home* except in accordance with the following:

a) A *group home* shall be permitted in a *single detached dwelling*, where it is permitted by this By-law, and provided that it complies with the regulations of the *zone* within which the *group home* is located.

b) No other *uses* shall be permitted on a *lot used* as a *group home*;

c) Parking for a *group home* shall be provided in accordance with Section 5.0 (Parking and Loading Requirements); and

d) The maximum number of occupants in a *group home* shall be 10 persons, exclusive of staff.

4.11 Height Exceptions

Nothing in this By-law shall apply to restrict the *height* of the following structures:

a) antenna;

b) belfry;

c) chimney;

d) towers occupiable for access only, such as a spire or clock tower, in all *zones* except for a *religious institution* where permitted in a Residential *Zone*;

e) electric power transmission tower;

f) flag pole;

g) construction crane;

h) ornamental *structure*;

i) roof-top elevator shaft or roof-top stairway enclosure;

j) silo;

k) steeple;

l) a *mechanical roof top penthouse* containing heating, cooling or other mechanized equipment;

m) tele-communications tower;

n) water storage tower; and

o) windmill.

provided that no such *structure*, other than a *structure* of a *public use*, occupies in excess of 5 per cent of the *lot area* of the *lot* on which such *structure* is situated or, where such *structure* is situated on the roof of a *building*, ten (10) per cent of the area of such roof, and provided no such *structure* contains any habitable *floor area*.

4.12 Home Occupations

A *home occupation* shall:

a) be permitted as an accessory use in any *single detached dwelling*, *semi-detached dwelling*, *converted dwelling*, or a *townhouse dwelling*, except where specifically provided otherwise,

b) not exceed twenty-five (25) percent of the total *gross floor area* of the *dwelling* to a maximum of 30 m^2 of a *dwelling*;

c) not alter the exterior of the *dwelling* as a residence;

d) not include any *open storage* unless specifically permitted otherwise;

e) include the retail sales of products produced on the premises or those products directly associated with the *home occupation* are permitted but are restricted to a maximum of 15% of total *gross floor area* associated with the *home occupation*;

f) not include the display of any advertising signage visible from the exterior of the *dwelling*, unless in accordance with the City's Sign By-law;

g) require the provision of 1 *parking space* for each *home occupation* requiring visitation by a client not a resident therein, which may be located in a *driveway* in tandem with another required *parking space*; and

h) a maximum of one employee who does not reside in the *dwelling* is permitted on a given shift. Where an employee who does not reside in the *dwelling* is employed, one additional *parking space* shall be required.

i) Notwithstanding paragraph a) and b) to the contrary, any *dwelling* or *accessory building* in any *zone* may be *used* by a resident of the said *dwelling* as the work place of:

    i) an author or an artist;

    ii) a teacher or tutor where instruction is given on a one-to-one basis, but excluding singing or dance lessons or instruction where musical or other instruments which create a nuisance are *used*, and

provided not more than 1 person is taught, consulted, treated or instructed at any one time;

iii) a personal care service, provided that not more than 1 of the necessary apparatus or appurtenances, such as a barber or hairdressing or other necessary chair, sink, or table required to serve 1 person at any one time is provided for *use* in such personal care service;

iv) a person engaged in a business or profession or performing work related thereto where no person other than a resident of the said *dwelling* is required to travel to or from such *dwelling* and shall not involve the *use* of the *lot* as the base of operation for persons other than residents thereof who are employed by or associated with the *home occupation*, or shall not involve the *use* of the *lot* to assemble or rally employees or other persons for transportation to another location off the *lot*; or

v) a *hobbyist*, provided that:

a) no part of the lot or dwelling is used to display any goods, wares or merchandise, except where such lot is in a commercial or industrial zone.

b) no part of any required floor area or required parking area is eliminated for such use;

c) not more than 25 per cent of the total ground floor area of the dwelling is used for such use; or

d) such use does not exceed, in total, 30 m^2 of any dwelling or accessory building.

4.13 Landscaped Open Space

Landscaped open space shall be provided in accordance with the provisions of the *zone* in which it is required, and shall be subject to the following general provisions:

a) No part of any *driveway*, *parking area*, *loading space*, roof top terrace, or covered *structures* or enclosed *structures* or space enclosed within a

building, other than a landscaped area located above an underground *parking area*, shall be considered part of any required *landscaped open space*.

b) Except as otherwise provided herein, no part of any required *front yard* or required *exterior side yard* shall be *used* for any purpose other than *landscaped open space*.

c) Where *landscaped open space* is required *abutting* any *lot line* or elsewhere on a *lot*, nothing in this By-law shall apply to prevent such *landscaped open space* from being traversed by *walkways* or permitted *driveways*, except where prohibited in a required *front yard*.

4.14 Marihuana Production Facility

A *marihuana production facility* shall comply, with the following provisions:

a) A *marihuana production facility* shall be subject to site plan control pursuant to Section 41 of the *Planning Act*.

b) A *marihuana production facility* shall be prohibited on a *lot* containing a *dwelling unit*.

c) No *building* or *structure* or portion of land thereof *used* for *marihuana production facility* purposes may be located closer to any Residential or Institutional *Zone* or Park *Zone* than 150 m.

d) Where a *marihuana production facility* is located on a *lot*, no other *use* shall be permitted on the *lot* or within the *building* as a whole.

e) A *building* or *structure used* for security purposes for a *marihuana production facility* may be located in the *front yard* and does not have to comply with the required minimum *front yard* setback.

f) *Loading spaces* for a *marihuana production facility* must be in a wholly enclosed *building*.

g) All *uses* associated with the *marihuana production facility* must take place entirely within a *building*.

4.15 Minimum Distance Separation Requirements

a) Notwithstanding any other provision of this By-law no *livestock facility* shall be erected or enlarged unless it is in compliance with the *Minimum Distance Separation II (MDS II) Formulae* and guidelines developed by the province, as amended from time to time.

b) No *dwelling* shall be erected or located on any *lot* in the Agricultural (A) *Zone* unless it complies with the requirements of the Ontario Nutrient Management Act and the *Minimum Distance Separation (MDS I) Formulae* and guidelines developed by the province, as amended from time to time.

c) The *Minimum Distance Separation (MDS) Document* issued by the Ministry of Agriculture, Food and Rural Affairs shall be the formulae *used* for this calculation.

4.16 Model Homes and Temporary Sales Offices

a) *Model homes* are permitted on lands that have received draft plan of subdivision or *condominium* approval for residential purposes provided that:

   i) the number of *model homes* does not exceed 20 units or 10% of the *dwelling units* draft approved in the plan of subdivision or *condominium* whichever is the lesser;

   ii) the *model home* is built within a *lot* defined by the draft approved plan of subdivision or condominium;

   iii) the *model home* complies with all other requirements of this By-law for the applicable type of *dwelling unit* with the exception of the parking requirements; and,

   iv) the *buildings* are *used* for the purpose of *model homes* only and shall not be occupied prior to the date of registration of the subdivision, *condominium*, or similar development agreement.

b) Temporary sales offices for the sale of residential, employment or commercial *lots* or units in a plan of subdivision or condominium are

permitted, subject to the following provisions:

i) the temporary sales office shall not be permitted until an applicable plan of subdivision or condominium has received draft plan approval or the property is in a *zone* that permits the proposed development;

ii) the temporary sales office shall only be permitted for such period that work within a relevant plan of subdivision or condominium remains in progress, having not been finished or discontinued for 60 days;

iii) the temporary sales office shall comply with the minimum yards for the applicable *zone*;

iv) if *parking spaces* are provided, the temporary sales office shall comply with the parking provisions of this By-law; and

v) the temporary sales office is located in the plan of subdivision or condominium where the lots or units are being sold.

4.17 Non-Conformity with this By-law

4.17.1 Continuation

Nothing in this By-law shall apply to prevent the *use* of any *existing* lot, *building* or *structure* for any purpose prohibited by this By-law if such *lot*, *building* or *structure* was lawfully *used* for such purpose on November 9, 2000, so long as it continues to be *used* for that purpose.

4.17.2 Repair

Nothing in this By-law shall prevent the repair of an *existing building* or *structure* that was lawfully *used* on November 9, 2000, even though such *building* or *structure* or the *lot* on which such *building* or *structure* is located does not conform to one or more of the provisions of this By-law, provided that the dimensions of the original *building* or *structure* are not increased, the *use* thereof is not *altered* and the yards appurtenant thereto are not reduced except in accordance with the provisions of this By-law.

4.17.3 Extensions

Nothing in this By-law shall prevent a vertical or horizontal extension or addition from being made to an *existing building* or *structure*, that was lawfully *used* on November 9, 2000, even though such *building*, *structure* or the *use* thereof, does not conform to one or more of the provisions of this By-law, provided such extension or addition itself is designed, located, *used*, and is otherwise in compliance with the provisions of this By-law.

4.17.4 Legal Existing Lots

Where an *existing lot* having a lesser *lot area*, *lot frontage* or *lot depth* than that required herein is or has been legally held under distinct and separate ownership from *abutting* lots in existence prior to the effective date of this By-law, then the said *lot* shall be deemed to conform to the requirements of this By-law with respect to *lot area*, *lot frontage* or *lot depth*, and the provisions hereof respecting *lot area*, *lot frontage* and *lot depth* shall not apply to prevent the *use* of such *lot*, or the erection, alteration or *use* of a *building* or *structure* thereon in accordance with all other provisions hereof. Where this provision applies, and where more than one *use* or *dwelling unit* type is permitted and are subject to different *lot area*, *lot frontage* or *lot depth* requirements, then the only permitted *uses* or *dwelling unit* shall be the *uses* or the *dwelling unit* type with the least restrictive *lot area*, *lot frontage* or *lot depth* requirement.

4.17.5 Reduction in Lot Area

Where a *lot*, *building*, *structure* or required *parking space* is deemed to be deficient of any requirement of this By-law, and that deficiency is expressly the result of acquisition or expropriation of land by a *public agency*, the *lot*, *building*, *structure* or required *parking space* shall be deemed to comply with the requirements of this Bylaw.

4.17.6 Lots Created Through Plan of Subdivision or Consent

Where a *lot* is created through a plan of subdivision or consent and where such *lot* creation, causes the *lot* as reduced, or any *building* or *structure* lawfully erected thereon, as of the date of such *lot* creation to become non-conforming with any of the requirements of this By-law, then the *lot* as reduced and any *building* or *structure* thereon shall be deemed to conform to the general *use* regulations of the applicable *zone*, and provided that no *building* or *structure* is erected or altered on the *lot* subsequent to the *lot* creation except in accordance with this By-law.

4.18 Outdoor Swimming Pools and Hot Tubs

a) No outdoor swimming pool or hot tub, or related walls, *deck* or exterior *walkways* adjacent to such swimming pool or hot tub shall be erected anywhere except:

i) in an *interior side yard* or *rear yard* on a residential *lot*; or

ii) in a *rear yard setback* of a *through lot* in a residential *zone* where such *lot* is subject to a *reserve* across the *rear lot line* prohibiting access to the *street*; or

iii) in any *yard* other than a *required yard* on a *lot* containing a *hotel* or *private club* and located within any *zone* other than a residential *zone*;

iv) provided that such swimming pool or hot tub, or related walls, or *deck* are not closer than 1.0 m to any *lot line* or, closer to any *street* than the required setback, nor in any *visibility triangle*.

b) Water circulating or treatment equipment, such as pumps or filters or *accessory structures*, such as a change area or storage shed, shall not be located closer than 1.0 m to any *lot line*.

c) No outdoor swimming pool or hot tub shall be considered part of the *lot coverage* of a *lot*.

4.19 Outside Display and Sale of Goods, Materials and Merchandise

Outside display and sale of goods, materials or merchandise, including *vehicles*, shall only be permitted, in accordance with the following provisions:

a) Outside display and sale shall be *accessory* to a commercial *use* in a *building* provided that:

i) no required *parking space* is *used* for such purposes;

ii) any area *used* for outside display and sale shall be maintained as

landscaped open space or provided and maintained with a stable surface, treated so as to prevent the raising of dust or loose particles and adequately drained;

iii) no outside display or sale shall occupy lands within 3.0 m of a *lot line* except within the *Central Business District* as designated on Schedule "A"; and

iv) the outside display or sale of *motor vehicles* shall be setback a minimum distance of 7.5 m from the *lot line* of an *abutting* Residential *Zone*.

4.20 Permitted Yard Encroachments

4.20.1 Projection into Required Yards

No part of any *required yard* shall be obstructed by any *building* or *structure* or part thereof except one or more of the following:

a) *accessory buildings* or *structures* specifically permitted in a *required yard* elsewhere in this By-law;

b) architectural adornments including, but not necessarily restricted to, sills, belt courses, chimneys, cornices, eaves, gutters, parapets and pilasters, projecting not more than 0.5 m into any *required yard* , except that no eaves of any *building* located within a residential *zone* shall be located closer than 0.6 m to any *lot line*;

c) functional and ornamental *structures* including, but not necessarily restricted to:

i) drop awnings, clothes poles, ornamental fountains, statues, monuments, cenotaphs, memorials, planters or garden trellises, not closer than 0.6 m to any *lot line*,

ii) fences, boundary and retaining walls, *planting strips* and legal *signs*;

iii) *porches*, *decks*, *verandahs*, *sunrooms*, balconies on top of *porches* or *verandahs*, terraces and exterior steps providing access between *finished grade* and either the *basement* or the *first storey* of a

building, where such *structures* project not more than 2.5 m into a required *front yard*, a required *exterior side yard* or a required *rear yard*, provided such *structures* do not project into a *visibility triangle*, and shall not be located closer than 1.5 m to any *lot line*;

iv) uncovered terraces, with or without walls, fences or *planting strips*, provided such terrace or any walls, fences or *planting strips* do not exceed 0.75 m in *height*, where such terrace, wall, fence or planting strip projects not more than 3.0 m into a required *front yard* or required *exterior side yard*, and shall not be located closer than 1.5 m to any *front lot line* or *exterior lot line*;

v) uncovered *decks*, *patios* or terraces, not exceeding 0.5 m in *height* above grade level, where such *structures* project not more than 2.5 m into a required *rear yard*, provided such *structure* is not closer than 1.0 m to any *lot line*;

vi) uncovered *decks*, *patios* or terraces, equal to or exceeding 0.5 m in *height* above grade level, where such *structures* project not more than 2.5 m into a required *rear yard*, provided such *structure* is not closer than 3.0 m to any *lot line*;

d) *patios* associated with a *restaurant* and other commercial *uses* shall comply with the following:

i) *patios* shall have a minimum separation distance of 20 m from any residential zone;

ii) *patios* may have a minimum setback of 0 m in the C3 zone;

iii) in other zones where a restaurant is a permitted *use*, a *patio* may encroach into the required *front yard* provided the *patio* is setback a minimum 1 m from the *front lot line*;

iv) *patios* shall not be located with the *visibility triangle*; and

v) parking shall be provided for the *patio* at the rate of the associated *use*.

e) *porches* or steps connecting to a *porch*, *sunrooms* or *verandahs* where the size of such *structure* is not more than the minimum required by the Ontario Building Code, projecting into a required *front yard*, a required *exterior side yard* or a required *rear yard* in residential *zones*, except for the R5 *zones*;

f) cantilevered bays having a maximum width of 3.0 m and projecting not more than 1.0 m, exclusive of eaves and cornices, into a required *front yard* or a required *exterior side yard* in residential *zones*;

g) unenclosed fire escapes in which the stair steps and floors are latticed in such a manner that the proportion of voids to solids is not less than two to one and in which guards consist only of hand rails and the structural members necessary to their support, and which do not project more than 1.5 m into any *required yard* , provided such fire escape is not closer to any *lot line* than 0.5 m;

h) balconies, other than balconies on top of *porches* or *verandahs* projecting not more than 1.5 m into any required *front yard*, or required *exterior side yard* and which do not project into any *visibility triangle*, and shall not be located closer than 3.0 m to a *front lot line*, or *exterior side lot line*.

i) barrier free ramp required as an access to a *building* provided that no part of the ramp or landing are closer to any *lot line* than 0.8 m, is not located in a *visibility triangle*, and does not project more than 3.5 m into any *required yard*.

j) window or wall-mounted furnaces, heat pumps and outdoor free-standing air conditioning units may project into any required *rear yard*, *interior side yard*, or *exterior side yard* a distance of not more than 1.0 m and provided it is no closer than 0.9 m to an *interior* or 1.5 m to a *exterior lot line* or 6.0 m to a *rear lot line*.

k) window bays may project into any required *front yard*, *rear yard* or *exterior side yard* a distance of 0.9 m, provided the width is no greater than 3.0 m.

4.21 Planting Strips

a) Where a *lot* occupied by a non-residential *use* other than a *park abuts* a *lot* in a residential *zone*, or where a *lot* in the Residential Fourth Density (R4) or Residential Fifth Density (R5) *Zone abuts* a *lot* in another residential *zone*, then that part of the said *lot abutting* such residential *lot* shall be *used* for no purpose other than a *planting strip* having a minimum width of 1.5 m, measured perpendicularly to the said *lot line*, except that where an opaque fence or wall, hedgerow or row of shrubs or combination thereof, constitutes a required *planting strip*, the *planting strip* shall have a minimum width of 0.15 m.

b) Where a fence, wall, hedgerow or row of shrubs or combination thereof constitutes a required *planting strip*, such fence or wall shall have a minimum *height* of 1.5 m, and such hedgerow or row of shrubs shall have a minimum *height* of 1.5 m at maturity, unless otherwise required by this By-law. Within a *visibility triangle*, the maximum *height* of any such feature shall be governed by Section 4.6 (Daylight Triangles and Visibility Triangles).

c) Nothing in this By-law shall apply to prevent a required *planting strip* from being traversed by a *walkway* or a permitted *driveway* provided that the minimum angle of intersection between such *driveway* and the said *planting strip* shall be 60 degrees.

4.22 Public Uses

Nothing in this By-law, save and except for Section 4.29 (Upper Thames River Conservation Authority Regulated Area), shall apply to prevent the following *uses, buildings, or structures* in any *zone*:

a) a *public use* where *used* by a *public agency* to provide a service to the public; or

b) *public utility* uses and *infrastructure*, including, but not limited to: the installation of a watermain, sanitary sewer main, storm sewer main, pumping station, gas main, pipeline, lighting fixture or overhead or underground electrical, cable television,

communications/telecommunications or other lines or associated transformers, together with any installations or *structures* appurtenant thereto, excluding an *office* or other work related *structures* by a *public utility*;

provided that any *lot*, *building* or *structure* so *used* shall be designed, landscaped and maintained in general harmony with neighbourhood *uses*.

4.23 Rooftop Mechanical Equipment and Mechanical Penthouses

The following provisions shall apply where rooftop mechanical equipment is provided on any *lot*, not located in any Residential First Density (R1), Residential Second Density (R2), Residential Third Density (R3) or Residential Fourth Density (R4) *Zone*:

Rooftop mechanical equipment shall be set back a minimum of 5.0 m from all edges of a roof if it is not fully enclosed within a *mechanical roof top penthouse* or screened by an architectural feature.

4.24 Second Suite Regulations

A *second suite* may be permitted as an *accessory use* within a *single-detached dwelling* or *semi-detached dwelling*, or *townhouse dwelling* where permitted by this By-law, and subject to the following provisions:

4.24.1 Permitted Use Requirements

a) Only one *second suite* shall be permitted per *lot*. The principal *dwelling* shall be a legally permitted *use* on the *lot*.

b) A *second suite* shall not be greater than 50% of the *gross floor area* of the principal residential *dwelling* on the *lot*, up to a maximum size of 100 m^2.

c) A *second suite* shall have a maximum of 3 bedrooms.

d) A *second suite* shall not be permitted on a *lot* with a *boarding house dwelling*, *group home*, *bed and breakfast establishment*, *short term rental accommodation*, *garden suite* or *home occupation*.

e) A *second suite* shall only be permitted on a *lot* serviced by a *public* water supply system and a *public* sanitary sewer system where adequate

capacity has been confirmed by the City.

f) A *second suite* shall not be severed from the *lot* of the principal *dwelling* or converted into a separate *dwelling unit* through a Plan of Condominium.

g) A *second suite* shall be permitted above the *Upper Thames River Conservation Authority* regulatory area.

4.24.2 Parking Requirements

a) In addition to the parking requirements for the principal *dwelling* in accordance with the provisions of Section 5.0 (Parking and Loading Requirements), 1 additional *parking space* for a *second suite* shall be required and shall be located on the same *lot*.

b) The required *second suite parking space* shall not be permitted in tandem with the required *parking spaces* for the principal *dwelling*.

c) A minimum of forty (40) percent of the *front yard* of a *lot used* for a *second suite* shall be provided and maintained as *landscaped open space* and such open space shall not be utilized for *parking space* and/or *driveway* purposes.

4.24.3 Entrance Requirements

a) The entrance to a *second suite* must be independently accessible from a common hallway or stairway inside the building or from an independent entrance from outside the *building*.

b) Where only one entrance to the *second suite* is provided, it must not be from the inside of a *garage*, unless the *garage* has a separate entrance that provides direct outdoor access.

c) Where the only entrance to a second *dwelling unit* is provided from the *rear yard* or interior or *exterior side yard*, the entrance must be accessed by a continuous, unobstructed *walkway* of at least 1.0 m in width between the main wall of the *building* and the *side lot line* and a municipal number posted in accordance with City by-laws.

4.24.4 Restricted Areas

a) *Second suites* and associated *parking areas* shall not be permitted within *hazard lands*.

b) *Second suites* shall not be permitted on a *lot* that is only accessible by a *private street*.

4.25 Servicing Requirements

a) No *building* shall be erected or enlarged unless the applicable *lot* is serviced by a *public* water supply system and a *public* sanitary sewer system.

b) Notwithstanding subsection a) above, in the Agricultural (A) *Zone*, no *building* shall be erected or enlarged unless the requirements for service connections defined by the Ontario Building Code are provided.

4.26 Setbacks

4.26.1 Required Setbacks

a) The minimum front yard setback and exterior side yard setback is measured from the design width of the street listed in Schedule B.

b) No *building* or *structure* shall be erected closer to a *street* than as set out in Table 4.26.1:

Table 4.26.1: Minimum Required Setbacks		
Street Classification	**Street Allowance**	**Minimum Required Setback ①**
Local Street	-	7.5 m
Arterial Street	30 m or greater	7.5 m
	30 m or less	7.5 m plus the *street* widening required for that side of the *existing street* necessary to create a 30 m wide *street allowance*
Two Lane Collector Street	23 m or greater	7.5 m
	23 m or less	7.5 m plus the *street* widening required for that side of the *existing street* necessary to create a 23 m wide *street allowance*
Four Lane Collector Street	30 m or greater	7.5 m
	30 m or less	7.5 m plus the *street* widening required for that side of the *existing street* necessary to create a 30 m wide *street allowance*

Additional Regulations to Table 4.26.1

1. Except where the setback of such *building* or *structure* is otherwise specifically set out in the *zone* provisions, in which case, the lesser setback shall apply, or where such *building* or *structure* is specifically permitted in a required *front yard* or a required *exterior side yard* elsewhere herein provided; however, in no case shall a *private garage* be setback less than 6.0 m from any *street*.

4.26.2 Setback Dimension Considered a Required Yard

Any part of a *building* situated closer to a *street* than the required *setback* shall be considered a *required yard* for the purpose of this By-law.

4.26.3 Street Widenings

a) Where the width of a *street* or part thereof as shown on Schedule "B" is increased hereafter and the increased width is greater that the design width of the *street allowance* as shown on Schedule "B", the *setback* required adjacent to such *street* or part thereof, shall be reduced by the amount of the said increase that is greater than the design width of the *street allowance*, provided that no required *setback* determined in accordance with this provision shall be less than that as set out in Section 4.6 (Daylight Triangles and Visibility Triangles).

b) Where an *abutting street width* is less than the design width of the *street allowance* as indicated on Schedule "B" to this By-law, one-half of the required design width of the *street allowance* shall be dedicated to the agency having jurisdiction of the *abutting street*.

4.26.4 Established Building Lines in Residential and MUR Zones

Notwithstanding anything in this By-law to the contrary, where a *lot* in a residential *zone* is either occupied by an *existing single detached dwelling* or a *converted dwelling* or has a frontage of not more than 20 m, and is situated either directly between two *existing* dwellings on separate *lots* or, in the case of a *corner lot* or a *lot* adjacent to a *zone* other than a residential *zone*, *abutting* two *existing* dwellings on separate *lots*, then the setback required from each *street line* of the *lot* shall be the greater of:

a) the established *building line* on the *lot*, where such *lot* is occupied by an *existing dwelling*;

b) the average of the established *building line* on the *lot*, where such *lot* is occupied by an *existing dwelling*, and on the two *lots* between which the *lot* is located, in the case of a *lot* other than a *corner lot*; or

c) in the case of a *corner lot*, the average of 7.5 m and the *established building line* on the *lot*, where such *lot* is occupied by an *existing dwelling*, and on the adjacent *lot*, where such established *building line* refer to the same *street*;

d) If the abutting lot is vacant, for the vacant lot the minimum setback for the property applies.

Provided that no *setback* required in accordance with this paragraph shall exceed the *setback* required under Section 4.6 (Daylight Triangles and Visibility Triangles).

4.26.5 Exterior Side Yard

Notwithstanding the minimum *exterior side yard* requirements of this By-law, where a *corner lot* is sited so that the *rear yard* of the *lot* abuts an adjacent *rear yard*, the *exterior side yard* shall be subject to the minimum *setback* requirement of the *interior side yard*.

4.27 Shipping Containers

a) *Shipping containers* shall only be permitted on a *lot* as an *accessory use* within an, Institutional, Industrial, Agriculture, Theatre, Grand Trunk Anchor District or Commercial *Zone*, except in a C1 or C3 *Zone*.

b) *Shipping containers* shall not be permitted in the *front yard* or *exterior side yard*.

c) *Shipping containers* shall not be permitted within any *required yard setback*.

4.28 Source Protection (Wellhead Protection Areas)

a) Notwithstanding any other provision of this By-law, on any *lot* located within each of the following geographic areas as delineated on Schedule "C", the corresponding *uses* or activities identified in Table 4.28 shall be prohibited.

b) Notwithstanding, subsection a), where a *use* or activity is prohibited in *Wellhead Protection Area A*, *Wellhead Protection Area B* or *Wellhead Protection Area C*, as indicated in Table 4.28, and the *use* or activity was legally *existing* prior to the effective date of this By-law, the *use* or activity shall continue to be permitted in conformity with the Source Protection Plan and the permitted *uses* of the underlying *zone*, but no expansion of any *building* or *structure* or increased activity for the prohibited *use* or activity as indicated in Table 4.28 shall be permitted.

Table 4.28: Prohibited Uses and Activities in Wellhead Protection Areas	
Area (as delineated on Schedule "C")	**Prohibited Uses and Activities**
Wellhead Protection Area A (WHPA-A)	i) Land application of untreated septage; ii) The storage, treatment or discharge of tailings from mining operations; iii) The storage of hazardous or liquid industrial waste; iv) The storage of sewage; v) *Uses*, *buildings* or *structures* that would require a new septic system or septic system holding tank, with the exception of those required for a municipal water supply well; vi) Application of Non-Agricultural Source Material (NASM) to land; vii) The handling and storage of commercial fertilizer that would be stored at facilities where it would be sold or *used*; viii) The application of pesticides to land; ix) The handling and storage of pesticides (greater than 2500 kg) at a facility where they are manufactured, distributed or processed; x) The handling and storage of road salt in any form (solid, liquid, mixed with sand and including for the *use* as a dust suppressant); xi) The handling and storage of fuel; xii) The handling and storage of dense non-aqueous phase liquids (DNAPLs), through all phases of its life cycle including disposal; and xiii) The handling and storage of organic solvents, through all phases of its life cycle including disposal.
Wellhead Protection Area B (WHPA-B)	All of the *uses* and activities prohibited in *WHPA-A* area.
Wellhead Protection Area C (WHPA-C)	i) The storage of hazardous or liquid industrial waste; and ii) The storage of sewage.

4.29 Upper Thames River Conservation Authority Regulated Area (Schedule "A" Overlay)

The *Upper Thames River Conservation Authority's Regulated Area,* as illustrated on Schedule "A" as an overlay, indicates the areas that are subject to *Upper Thames River Conservation Authority* regulation under Section 28 of the *Conservation Authorities Act,* 1990, as amended, for any development (including site alteration), any interference with wetlands and alterations to shorelines and watercourses. In this regard, the *Upper Thames River Conservation Authority* must be contacted prior to any such work taking place in the *Regulated Area*. The underlying *zone* category on Schedule "A" shall apply in addition to the provisions of this Section.

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

The *Regulated Area* overlay may differ from the area delineated on Schedule "A", as it may be subject to changes resulting from new environmental information obtained by the *Upper Thames River Conservation Authority* over time. The boundaries of the *Regulated Area* shall be determined by *Upper Thames River Conservation Authority* . In case of a conflict between the description of the *Regulated Area* in the text of the regulation and the areas as shown on Schedule A, the description of the *Regulated Area* in the regulation prevails. An amendment to this By-law shall not be required to update or revise the limits of the *Regulated Area* as illustrated on Schedule "A".

The following provisions shall apply to all lands within the *Upper Thames River Conservation Authority Regulated Area* (on Schedule "A" or to lands that meet the description of *regulated areas* in *Upper Thames River Conservation Authority* regulation):

a) Development (as defined above) is subject to *Upper Thames River Conservation Authority* review and may require a permit pursuant to *Upper Thames River Conservation Authority* regulation, prior to any works taking place.

b) The *Regulated Area* shown on Schedule "A" may be subject to change. The final boundaries of the *Regulated Area* shall be determined by the *Upper Thames River Conservation Authority*.

c) The following *uses* shall be prohibited in lands identified as *hazard lands*, as determined by the Municipality in consultation with the *Conservation Authority*:

   i) *institutional uses* including *hospitals*, long-term care homes, *retirement homes*, *day cares centres*, and *schools*;

   ii) essential emergency services including fire, police, ambulance stations and electrical substations; and

   iii) *uses* associated with the disposal, manufacture, treatment or storage of *hazardous substances*, but excluding *public uses* and *public utility uses* where required.

4.30 Walkways

4.30.1 Location and Width

a) *Walkways* shall be permitted in any *yard*, including a *required yard*, except that, where a *front yard* is less than 8.0 m in width, no *walkway* shall be permitted in addition to a *driveway* within the front 4.5 m of any *front yard* where such *walkway* would reduce the *landscaped open space* to less than 3.0 m in width.

b) No *walkway* leading to a *dwelling*, other than an *apartment building*, shall exceed 1.5 m in width, except that, any *walkway* that is adjacent to, or is within 0.5 m of and runs parallel to a *driveway*, shall not exceed 1.0 m in width.

c) Any *walkway* adjacent to a *driveway* shall be separated from such *driveway* by a minimum of 0.5 m of *landscaped open space* or by a minimum *height* of 10 cm above the grade of such *driveway* where it *abuts* the *walkway*.

d) Where a *walkway* runs parallel to a *driveway* and is located directly

adjacent to a *driveway*, the *walkway* shall be considered part of the *driveway*.

e) Where a *walkway* runs parallel to a *driveway* and is located greater than 3.0m from the *driveway,* the *walkway* with a maximum width of 1.5m shall be included in the calculation of *landscaped open space*.

SECTION 5.0
PARKING AND LOADING REQUIREMENTS

SECTION 5 PARKING AND LOADING REQUIREMENTS

5.1 Minimum Parking Space Requirements

a) The minimum number of *parking spaces* for motor *vehicles* shall be provided and maintained on a *lot* in accordance with Table 5.1.

Table 5.1: Minimum Parking Space Requirements

Use	Minimum Number of Parking Spaces
adult entertainment establishment	1.0 per 18 m^2 of *net floor area*
agricultural equipment sales or rental establishment	1.0 per 100 m^2 of *net floor area*
amusement arcade	1.0 per 15 m^2 of *net floor area*
amusement park	1.0 per 10 m^2 of *net floor area*
animal shelter	1.0 per 30 m^2 of *net floor area*
auditorium	1.0 per 18 m^2 of *net floor area*
auction sales establishment	1.0 per 30 m^2 of *net floor area*
bed and breakfast establishment	Refer to Section 4.3
brew-pub	1.0 per 30 m^2 of *net floor area*
brew your own establishment	1.0 per 40 m^2 of *net floor area*
building materials yard	1.0 per 100 m^2 of *net floor area*
bus transportation terminal	1.0 per 100 m^2 of *net floor area*
car wash	1.0 in addition to the required *stacking spaces* as provided in Section 4.7 (Drive Through, Stacking lanes and Stacking Spaces)
cemetery	no minimum requirement
clinic	1.0 per 15 m^2 of *net floor area*
conservation use	no minimum requirement
contractors yard or shop	1.0 *parking spaces* per 80 m^2 of net floor area
convenience store	1.0 per 15 m^2 of *net floor area* ③
crematorium	1.0
data centre	1.0 per 50 m^2 of *net floor area*
day care centre	1.0 per 35 m^2 of *net floor area*
dry cleaning establishment	1.0 per 100m^2 of *net floor area*

Table 5.1: Minimum Parking Space Requirements	
Use	**Minimum Number of Parking Spaces**
dry cleaning drop off establishment	1.0 per 30 m^2 of *net floor area*
dwelling:	
apartment building	1.25 per *dwelling unit* ①
back-to-back townhouse dwelling	1.5 per *dwelling unit* ① ②
boarding house dwelling	1.0 plus 1 per 2 *guest rooms*
cluster townhouse dwelling	1.5 per *dwelling unit* ① ②
converted dwelling	1.0 per *dwelling unit*
duplex dwelling	1.5 per *dwelling unit*
quadruplex dwelling	1.0 per *dwelling unit*
semi-detached dwelling	2.0 per *dwelling unit*
single detached dwelling	2.0 per *dwelling unit*
stacked townhouse dwelling	1.5 per *dwelling unit* ① ②
street townhouse dwelling	2.0 per *dwelling unit*
triplex dwelling	1.0 per *dwelling unit*
equipment rental establishment	1.0 per 30 m^2 of *net floor area*
equipment service establishment	1.0 per 30 m^2 of *net floor area*
factory store	1.0 per 30 m^2 of *net floor area*
financial institution	1.0 per 30 m^2 of *net floor area*
fitness club	1.0 per 30 m^2 of *net floor area*
food processing establishment	1.0 per 80 m^2 of *net floor area*
fuel storage depot	1.0
funeral home	1.0 per 20 m^2 of *net floor area*
garden centre	1.0 per 30 m^2 of *net floor area*
garden suite	Refer to Section 4.9
gas bar	2.0
golf course	6.0 per hole, plus 1.0 per 25 m^2 of *net floor area* for any *accessory uses*
group home	2.0
hospice	1.0 per each resident care

SECTION 5.0
PARKING AND LOADING REQUIREMENTS

Table 5.1: Minimum Parking Space Requirements	
Use	**Minimum Number of Parking Spaces**
hospital	1.0 per 2 beds
hostel	1.0 per 4 beds plus, either 1.0 additional *parking space* plus 1.0 *loading space* for the parking of a bus or 4.0 additional *parking spaces*
hotel	1.0 per guestroom, plus 1.0 per 30 m^2 of *net floor area* outside of a guestroom
industrial mall	1.0 per 65 m^2 of *net floor area*
industrial use	1.0 per 80 m^2 of *net floor area*
inn	1.0 per *guest room* plus 1.0 per *dwelling unit*
large merchandise outlet	1.0 per 30 m^2 of *net floor area*
laundromat	1.0 per 30 m^2 of *net floor area*
library	1.0 per 28 m^2 of *net floor area*
licensed gaming establishment	1.0 per 15 m^2 of *net floor area*
merchandise rental shop	1.0 per 15 m^2 of *net floor area*
merchandise service shop	1.0 per 30 m^2 of *net floor area*
motor vehicle repair shop	1.0 per 100 m^2 of *net floor area*
motor vehicle body shop	1.0 per 100 m^2 of *net floor area*
motor vehicle sales or rental establishment	1.0 per 100 m^2 of *net floor area*
motor vehicle service station	1.0 per 100 m^2 of *net floor area*
nursery	1.0 per 70 m^2 of *net floor area*
nursing home	1.0 per 3 beds
office:	
professional office	1.0 per 50 m^2 of *net floor area*
business office	1.0 per 50 m^2 of *net floor area*
performing arts studio	1.0 per 15 m^2 of *net floor area*
personal care establishment	1.0 per 30 m^2 of *net floor area*
personal service establishment	1.0 per 30 m^2 of *net floor area*
pet care establishment	1.0 per 30 m^2 of *net floor area*
private club	1.0 per 30 m^2 of *net floor area*
private home day care	1.0 additional space
recreational entertainment establishment	1.0 per 15 m^2 of *net floor area*

Table 5.1: Minimum Parking Space Requirements	
Use	**Minimum Number of Parking Spaces**
recreational park	1.0 per 18.0 m^2 of *net floor area*; plus 4 *parking spaces* per outdoor playing court; plus 12 *parking spaces* per outdoor playing field
recreational vehicle sales or rental establishment	1.0 per 100 m^2 of *net floor area*
religious institution	1.0 per 4 persons capacity in the largest place of assembly
restaurant:	
drive-in restaurant	1.0 per 30 m^2 of *net floor area*
eat-in restaurant	1.0 per 10 m^2 of *net floor area*
take-out restaurant	1.0 per 10 m^2 of *net floor area*
retail store	Greater than 2,000 m^2 - 1.0 per 30 m^2 of *net floor area* less than or equal to 2000 m^2 - 1.0 per 25 m^2 of *net floor area*
retirement home	1.0 space for every 2 *dwelling units* or rooms (if units are not proposed) ①
salvage yard	1.0 per 30 m^2 of *gross floor area* which accommodates the *office* and retail components of the *use*
second suite	Refer to Section 4.24
school:	
commercial school	1.0 per 20 m^2 of *net floor area*
elementary school	1.5 per classroom, not including any portables
private school	for elementary, 1.5 per classroom, not including any portables for secondary, 4.0 per classroom, not including any portables
secondary school	4.0 per classroom, not including any portables
post-secondary school	1.0 per classroom plus 1 per 100 m^2 of *net floor area*
scientific or medical laboratory	1.0 per 80 m^2 of *net floor area*
self-storage establishment	1.0 per 100 m^2 of *net floor area*
service trade	1.0 per 30 m^2 of *net floor area*

SECTION 5.0
PARKING AND LOADING REQUIREMENTS

Table 5.1: Minimum Parking Space Requirements	
Use	**Minimum Number of Parking Spaces**
shopping centre	Greater than 2,000 m^2: 1.0 per 30 m^2 of *net floor area* less than or equal to 2000 m^2: 1.0 per 25 m^2 of *net floor area*
short term rental accommodation	Refer to Section 4.3
studio	1.0 per 15 m^2 of *net floor area*
supermarket	1.0 per 30 m^2 of *net floor area*
tavern	1.0 per 6.0 m^2 of *net floor area*
taxi dispatch establishment	1.0 per 6.0 m^2 of *net floor area*
theatre	1.0 per 4 persons seating capacity
theatre classroom	No additional parking required if on the same lot as a *theatre*
theatre retail store	No additional parking required if on the same lot as a *theatre*
theatre restaurant	No additional parking required if on the same lot as a *theatre*
trailer camp	1.0 per 4 camp sites
truck terminal	1.0 per 100 m^2 of *net floor area*
veterinarian clinic	1.0 per 30 m^2 of *net floor area*
video rental establishment	1.0 per 15 m^2 of *net floor area*
warehouse	1.0 per 100 m^2 of *net floor area*
all other non-residential *uses* permitted herein	1.0 per 30 m^2 of *net floor area*

Additional Regulations for Minimum Parking Space Requirements of Table 5.1

Visitor Parking Requirements:

① Of the total number of *parking spaces* required, 0.25 of the *parking spaces* required per *dwelling* shall be designated as visitor *parking spaces*.

② The visitor *parking spaces* for a *townhouse dwelling* and *apartment building* in a *condominium* shall be located on a parcel of land tied to a common area.

Other:

③ The parking rate for a *convenience store* accessory to a *gas bar* is 1.0 per 20 m^2 of *net floor area*.

5.1.1 Shared Parking Space Requirements for Mixed Use Developments

For mixed-*use* developments, such as *apartment buildings* and commercial *uses*, where more than one of the *uses* listed in Table 5.1.1 are located on the same *lot*, the overall *parking space* requirement may be reduced through the sharing of *parking spaces*, and the cumulative total of *parking spaces* required for all the *uses* on the *lot* may be calculated as follows:

a) Calculate the minimum required *parking spaces* for each *use* in the mixed-*use* development in accordance with Section 5.1 (Minimum Parking Space Requirements) of this By-law;

b) Multiply the number of *parking spaces* required in the By-law by the occupancy rate for each *use* in each of the three time periods in Table 5.1.1;

c) For each time period add the *parking space* calculations for all the *uses* to arrive at a cumulative total; and

d) The largest cumulative total of all the *uses* in any time period is the minimum number of required *parking spaces* required for the *lot*.

All required *parking spaces* must be accessible for all *uses* at all times and may not be reserved for any specific *use*.

Table 5.1.1: Shared Parking Space Formulae			
Use	**Morning Occupancy Rate**	**Afternoon Occupancy Rate**	**Evening Occupancy Rate**
Office (including a *clinic*, *professional office*, or *business office*)	1.00	0.95	0.10
Retail/Commercial Use, *Shopping Centre*	0.60	1.00	0.85
Restaurant	0.20	0.60	1.00
Visitor Parking for an Residential *Dwelling*	0.20	0.35	1.00
Hotel	0.70	0.70	1.00

5.1.2 Calculation of Required Parking Spaces

5.1.2.1 Rounding

Where part of a *parking space* is required, such part shall be considered one *parking space* for the purpose of calculating the minimum total *parking space* requirements.

5.1.2.2 Multiple Uses on a Lot

Where a *building* or *structure*, other than a *shopping centre* or an *industrial mall*, or *lot* accommodates more than one *use*, the *parking space* requirements for the *lot* shall be the sum of the requirements for the individual *uses*, unless the Section 5.1.1 (Shared Parking Spaces for Mixed Use Developments) apply.

5.1.2.3 Building Additions and Change of Use

Parking spaces shall be provided for any addition to a *building* or *structure* or a change in *use*, except that, where a *building* or *structure* has less than the required *parking spaces* as of the effective date of this By-law, this By-law shall not be interpreted to require that the deficiency be made up in the event of an addition or change of *use* provided that any parking required for such addition or change of *use* is provided.

5.2 Parking Space Dimensions and Requirements

a) A *parking space* not located in a *private garage* shall have a minimum width of 2.8 m and a minimum length of 5.6 m, except that:

   i) the minimum width shall be 2.4 m for a *parking space* associated with a *single detached dwelling*, *converted dwelling*, *semi-detached dwelling*, or a *townhouse dwelling*;

   ii) the minimum width for a *parking space*, other than for a *single detached dwelling*, *converted dwelling*, *semi-detached dwelling* or a *townhouse dwelling*, shall be 3.0 m where the side of such *parking space abuts* either a *lot line*; a wall; or other obstruction or part thereof which is 0.2 m or more in *height* above the surface of such *parking space* in any area where a *vehicle* door would open;

   iii) a parallel or angled *parking space* which is less than 59 degrees shall have a minimum width of 2.8 m and a minimum length of 6.5 m.

b) The minimum dimensions of a *parking space* located in a *private garage* shall be 5.6 m in length and:

   i) the minimum width shall be 2.8 m where one *parking space* is provided;

   ii) the minimum width shall be 5.4 m where two *parking spaces* are provided; and

   iii) the minimum width of a *private garage* opening providing access to a *parking space* shall be 2.4 m.

c) The minimum dimension of a *parking space* provided with the length parallel to the aisle or *driveway* shall be 2.8 m in width and 6.8 m in length.

d) All required *parking spaces* shall be provided on the same *lot* occupied by the *building*, *structure* or *use* for which such *parking spaces* are required.

Notwithstanding the above, in a Commercial, Industrial or Institutional *zone*, any amount of the required number of *parking spaces* may be provided on another *lot* that is located within 200 m of the subject *lot*. Where any *parking spaces* are provided on another *lot* in which the *use* is located, a Site Plan Agreement or other agreement shall be executed with the City. Such agreement shall be *registered* on the title of the lands *used* for the *parking spaces* to ensure the required number of *parking spaces* on the subject *lot* are retained. Notwithstanding the above, required visitor *parking spaces*, *barrier free parking spaces*, *loading spaces* and *bicycle parking spaces*, where required by this By-law, shall not be accommodated on another *lot*.

5.3 Driveway, Parking Aisle and Parking Area Requirements

5.3.1 Driveway and Parking Aisles Dimensions

a) *Driveways* leading directly to a *parking area*, and *parking aisles* shall have a minimum unobstructed width of 6.0 m where two-way traffic is permitted, except that:

i) the minimum *driveway* width required for any *driveway* associated with a *single detached dwelling*, *semi-detached dwelling*, or *townhouse dwelling* shall be 2.4 m;

ii) the minimum *driveway* width required for any *driveway* providing access to no more than 4 *parking spaces* required for a residential *dwelling*, exclusive of any right-of-way, shall be 3.0 m, regardless of the direction of traffic flow;

iii) the minimum *driveway* width required for any *driveway* associated with an *existing building* in the MUR *zone*, providing access to no more than 8 *parking spaces*, shall be 3.0 m, regardless of the direction of traffic flow. The minimum *driveway* width required for any *driveway* associated with an *existing building* in the MUR *zone*, providing access to 8 or more *parking spaces*, shall be 3.5 m; and

iv) where one-way direction of traffic flow is permitted and indicated by *signs* and markings, where required the minimum *parking aisle* width shall be as indicated in Table 5.3.1, and as illustrated on the following figure:

Table 5.3.1: Minimum Aisle Width for One-way Traffic	
Angle of Parking Space (A) Dimension	**Minimum Aisle Width (m) (B) Dimension**
0° - 40° parking	3.5 m
41° - 55° parking	4.5 m
56° - 70° parking	5.5 m
71° - 90° parking	6.0 m

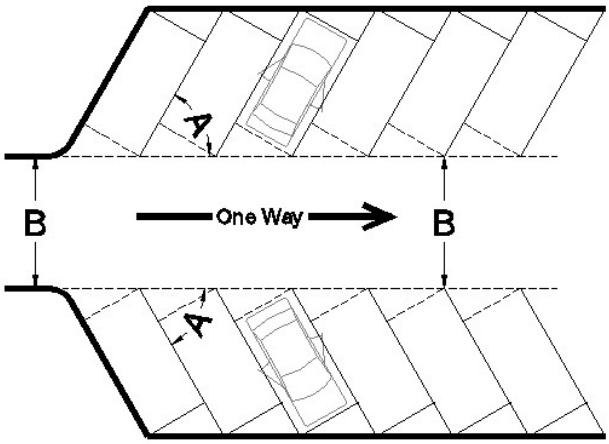


Illustration of one-way aisle width requirements based on angle of parking space

b) The maximum width of a *driveway* associated with:

i) a *dwelling* shall be 8.0 m, except that:

- no *driveways* shall exceed in total width, one-half the width of the *lot* facing the *street*; and,
- no *driveway* leading directly to a *parking area* shall exceed the width of the *parking area* to which the *driveway* leads, within the *required yard setback*. Notwithstanding, where a *parking area* is 5.5 m in width or less, the *driveway* may have a maximum width of 5.5 m or 40% of the width of the *lot*, whichever is the lesser.

ii) an *industrial use* in an Industrial *Zone* shall be 10.0 m; and

iii) any other *use* or *building* not specified herein shall be 9.0 m;

which shall be measured parallel to the *street*, at any point on the *lot* closer to the *street* than the *setback* required.

5.3.2 Location of Driveways, Parking Areas and Parking Aisles

a) Except as otherwise provided herein, *driveways* shall be permitted in any *yard*, including any *required yard*.

b) The location of uncovered surface *parking areas* and *parking aisles* are prohibited in *required yard setbacks*, except in accordance with Table 5.3.2, and unless otherwise legally permitted prior to the passing of this By-law.

Table 5.3.2: Location of Driveways, Parking Areas and Parking Aisles

	Use	Where Parking Areas & Parking Aisles are Permitted	Special Requirements
i)	*Single detached dwelling* *Semi-detached dwelling* *Boarding house dwelling* *Converted dwelling* *Group home* *Street townhouse dwelling*	Permitted in a *driveway* in the required *front yard setback*, *interior side yard setback*, or *rear yard setback*.	none

Table 5.3.2: Location of Driveways, Parking Areas and Parking Aisles

	Use	Where Parking Areas & Parking Aisles are Permitted	Special Requirements
ii)	*Duplex dwelling* *Triplex dwelling* *Quadruplex dwelling* *Cluster townhouse dwelling* *Stacked townhouse dwelling* *Back-to-back townhouse dwelling*	Permitted in a *driveway* in the required *front yard setback*, *interior side yard setback*, or *rear yard setback*. Permitted in a *parking area* in the required *interior side yard setback* or *rear yard setback*. Permitted in a *parking area* in the *front yard* or *exterior side yard*, but not within a required *front yard* or *exterior side yard setback*.	Cannot be located closer than 0.5 m to any *interior side lot line* or 1.5 m to a *rear lot line*.
iii)	*Apartment building*	Permitted in a *parking area* in the required *interior side yard setback* and required *rear yard setback*. Permitted in a *parking area* in the *front yard* or *exterior side yard*, but not within a required *front yard* or *exterior side yard setback*.	*Parking Areas* and *parking aisles* must be separated from any *lot line* by a *planting strip* in accordance with Section 4.21 (Planting Strips).

Table 5.3.2: Location of Driveways, Parking Areas and Parking Aisles

	Use	Where Parking Areas & Parking Aisles are Permitted	Special Requirements
iv)	All other *uses*	Permitted in a *parking area* in the required *interior side yard setback* and required *rear yard setback*. Permitted in a *parking area* in the *front yard* or *exterior side yard*, but not within a required *front yard* or *exterior side yard setback*.	*Parking areas* and *parking aisles* must be separated from any *lot line* by a *planting strip* in accordance with Section 4.21 (Planting Strips).

Table 5.3.2: Location of Driveways, Parking Areas and Parking Aisles

	Use	Where Parking Areas & Parking Aisles are Permitted	Special Requirements
v)	Any *use* on a *lot abutting* an arterial or *four lane collector street* on Schedule "B"	Permitted in a *parking area* in the required *front yard*, *exterior side yard*, *interior side yard* and *rear yard setback*.	*Parking areas* and *parking aisles* must be separated from any *lot line* by a *planting strip* in accordance with Section 4.21 (Planting Strips). *Parking areas* and *parking aisles* cannot be located less than 7.5 m from the *street line* where the *street* is shown as having a width of 30 m or greater on Schedule "B," and *parking areas* and *parking aisles* cannot be located less than 7.5 m plus the amount required from that side of the *street* to create a 30 m wide *street* where the *street* is shown as having an existing width of less than 30 m on Schedule "B".

Additional Regulations for Table 5.3.2

1. Notwithstanding the provisions of Table 5.3.2, for a *through lot*, *driveways*, *parking areas* and *parking aisles* may be permitted in a required *rear yard setback*, provided a *parking area* and *parking aisle* is located no closer than 0.5 m to an *interior side lot line* and 1.5 m to a *rear lot line* or *exterior side lot line*.
2. A *driveway*, *parking area*, or *parking aisle* may be established closer than 1.5 m to any *lot line abutting* a *lot* with an *existing structure* in the MUR *Zone*.
3. Nothing in this By-law shall prevent a *driveway* from crossing a *lot line* in order to provide access to a *lot* from either an *abutting lot* or an *improved street*.

4. More than one of the provisions of Table 5.3.2. may apply to a *lot*.

5.3.2.1 Central Business District
Notwithstanding Section 5.3.2 (Location of Driveways, Parking Areas and Parking Aisles), for any non-residential, mixed-*use* development, or *apartment building* in the *CBD*, no *parking area* shall be permitted in any part of the *front yard* and/or *exterior side yard* that is located between the front and/or exterior side face of the *building* and the *front lot line* and/or *exterior side lot line*.

5.3.3 Access to Parking Areas and Parking Spaces

a) Access to *parking areas* shall be provided from an *improved street* by means of one or more unobstructed *driveways*, provided that:

   i) in any *zone*, other than a C4 *zone*, no *lot* shall have more than one *driveway* located within 30 m of another *driveway*, measured along the *street line*, and,

   ii) in a C4 *zone*, the minimum distance between any *driveway* providing access to one or more *lots*, shall not be located within 30 m of another *driveway*, measured along the *street line*.

b) Every required *parking space* shall be accessible to a *vehicle* at all times and *vehicular* access to any such *parking space* shall not be impeded by any obstruction except as otherwise provided herein.

c) Nothing in this subsection shall apply to prevent the erection of a gate, a temporary barrier or similar obstruction *used* solely to restrict access over a *driveway* and designed to be raised, swung aside or otherwise opened or removed when necessary to permit passage of a *vehicle*.

d) Nothing in this subsection shall apply to prevent *tandem parking* within a *driveway* exclusively devoted to a single *dwelling unit* to a depth of two vehicles, and in accordance with any other provisions of this By-law. *Tandem parking* shall not be permitted for designated visitor *parking spaces*.

e) The minimum angle of intersection between a *driveway* and a *street line*

shall be 60 degrees.

f) The minimum distance between a point of intersection of *street lines* and a *driveway* providing access to a *lot* from an *improved street*, measured along the *street line*, shall be the greater of 7.5 m or the requirements of Section 4.6 (Daylight Triangles and Visibility Triangles), except that:

i) in a C4 *zone*, the minimum shall be 25 m;

ii) where an *arterial street* intersects an *arterial street* or a *collector street*, the minimum for the *arterial street* shall be:

where the *street allowance* is 30 m or greater, 15 m, measured from that intersection, and,

where the *street allowance* is less than 30 m, 15 m plus if applicable the *street* widening required for that side of the *existing street* necessary to meet the design width of the street in Schedule B measured from that intersection;

iii) where a *four lane collector street* intersects an *arterial street* or a *collector street*, the minimum for the *four lane collector street* shall be:

where the *street allowance* is 30 m or greater, 10 m, measured from that intersection, and,

where the *street allowance* is less than 30 m, 10 m plus if applicable the *street widening* required for that side of the *existing street* necessary to meet the design width of the street in Schedule B measured from that intersection.

iv) where a *two lane collector street* intersects an *arterial street* or a *collector street* and the *street allowance* is less than 23 m, the minimum shall be 7.5 m plus if applicable the *street widening* required for that side of the *existing* street necessary to meet the design width of the street in Schedule B measured from that intersection.

g) Where a two-way *driveway* is divided into two one-way *driveways* by a

curb, an area of *landscaped open space*, or any other obstruction, such *driveway* shall, for the purposes of this subsection, be considered a single *driveway*.

h) Nothing in this subsection shall apply to prevent the *use* of a right-of-way as a means of obtaining access to a *parking area* provided the said right-of-way has been established for such purpose.

i) Nothing in this subsection shall apply to prevent the establishment of *driveways* or *parking aisles abutting* a common *lot line*, provided the combined width of such *abutting driveways* does not exceed the width outlined in section 5.3.1b).

j) Nothing in this subsection shall apply to prevent the establishment or *use* of a circular or semi-circular *driveway* for the purpose of loading or unloading passenger or other *vehicles*, even though such *driveway* may not lead to a *parking area* or may be located within a *required yard*, provided that such *driveway*:

   i) complies with all provisions hereof regulating *driveways* at any point where the said *driveway* intersects a *street line*; and,

   ii) does not provide direct access to any *parking space* except where the said *driveway* complies with all provisions herein regulating *parking aisles* or constitutes a *driveway accessory* to a *single detached dwelling*.

k) Vehicular access from a *driveway* or *parking aisle* leading directly from a *parking area* or a *loading space* to a *street* shall be provided in a forward *vehicular* motion in any *zone*, except in a Residential *Zone*, where the *driveway* provides access to no more than 2 *dwelling units*.

5.3.4 Surfacing of Parking Areas, Driveways and Loading Spaces

a) All *parking areas*, *driveways*, and *loading spaces* in any *zone* other than a Parks and Open Space *Zone*, an Industrial *Zone*, or an Agricultural *Zone* shall be provided and maintained with a stable treated surface so as to prevent the raising of dust or loose particles, such surface to be

constructed of: asphalt, concrete, brick, interlocking brick, permeable paving, cement, or other similar hardscape surface, sufficient to provide stability, prevent erosion, be usable in all seasons, and allow infiltration of surface water and provide adequate drainage facilities.

b) Except as otherwise provided herein, the land in any *required yard* on a *lot* adjacent to a *driveway* shall be maintained as *landscaped open space*.

5.3.5 Large Surface Parking Area Requirements

a) Where large surface *parking areas* are proposed, which comprise over 50 *parking spaces* on a *lot*, in a Residential *Zone*, Commercial or Mixed Use *Zone*, or Institutional *Zone*, the following requirements shall apply:

i) A minimum of 15% of the surface *parking area*, above and beyond the required *landscaped open space*, shall comprise landscaped traffic islands or landscaped strips, which may include *signed* pedestrian *walkways*, tree/shrub plantings, decorative fencing or low walls.

ii) Large surface *parking areas* shall be divided into smaller *parking areas* through the *use* of soft and hard landscaping in order to minimize the amount of contiguous paved surface *parking areas*. Parking rows which exceed 50m in length shall be subdivided through landscaped breaks such as landscaped traffic islands or landscaped strips.

5.3.6 Maximum Number of Driveways

a) A maximum of one *driveway* access is permitted to cross a *front lot line* or *exterior lot line* if the applicable *lot line* is less than 18.0 m in width.

b) Notwithstanding subsection (a) above, one *driveway* per *dwelling unit* is permitted on a block designated for semi-detached or *condominium townhouse dwelling*s provided the *driveway* meets all provisions of this By-law as they would apply to the future *lot*.

c) Notwithstanding subsection (a) above, two *driveways* are permitted on a *lot* with a *triplex dwelling* or *quadruplex dwelling*.

5.3.7 Parking Provisions for Other Vehicles Associated with Residential Uses

This Section applies to the parking of the *vehicles* on any lands *used* for a *dwelling* in a Residential *Zone*.

5.3.7.1 Commercial Vehicles

Parking in a *driveway* of one *commercial vehicle* is permitted provided the *commercial vehicle*:

a) does not exceed a maximum *vehicle* length of 6.0 m; and,

b) does not exceed a maximum *vehicle height* of 2.3 m.

5.3.7.2 Recreational Vehicles

The following regulations shall apply to parking of *recreational vehicles* in a Residential *Zone*:

a) any trailer or *recreational vehicle* that does not exceed a *height* of 2.3 m and a length of 7.0 m exclusive of hitch or tongue may be parked in any *exterior yard*, *interior side yard* or *rear yard* year-round;

b) any trailer or *recreational vehicle* that does not exceed a *height* of 2.3 m and a length of 7.0 m exclusive of hitch or tongue may be parked on a *driveway* only between May 1st and October 31st;

c) any trailer or *recreational vehicle* that exceeds a *height* of 2.3 m and a length of 7.0 m exclusive of hitch or tongue may be parked on a *lot* only between May 1st and October 31st and only in any exterior yard, *interior side yard*, or *rear yard*. The trailer or recreational *vehicle* shall be set back 7.5 m from the *exterior lot line*;

d) the maximum total number of *trailers* and *recreational vehicles* permitted on a *lot* is two.

e) parking shall be accommodated on the *lot* and not located within a *daylight triangle* or *visibility triangle* in accordance with Section 4.6; and

f) no trailer or *recreational vehicle* shall be *used* for the living, sleeping or

accommodation of persons for a period of more than 15 consecutive days. The *lot* on which the trailer or *recreational vehicle* is *used* must have a residential *dwelling unit.*

5.3.7.3 Prohibited Motor Vehicle Parking

The parking and storage of the following *vehicles* are prohibited outside of a *building* on all *lots* in a Residential *Zone*:

a) unlicensed *motor vehicles*;

b) *motor vehicles* equipped with more than three axles, excluding space wheels designed to support the *vehicle* when parked or stored;

c) buses;

d) *vehicles* designed to run only on rails;

e) farm tractors;

f) construction *vehicles*;

g) tracked *vehicles*, except for snowmobiles; and,

h) *vehicles* in a wrecked, dismantled, or inoperative condition.

5.3.8 Structured and Underground Parking Areas

a) Nothing in this By-law shall apply to prohibit the location of an underground *parking area* in any yard, provided that no part of any underground *parking area* shall be situated above *finished grade* in any *required yard*.

b) Where above grade parking *structures* are proposed in the *CBD*, and where a *commercial parking lot* is not the principal *use* of the *lot*, the *ground floor* level of the parking *structure* that *abuts* a *front yard* or *exterior side yard* shall consist of commercial or *office uses*, or common areas associated with a mixed *use* development or *apartment building*, where permitted, to appropriately screen the parking *structure* and minimize visual impact.

5.3.9 Parking Shelters

a) Nothing in this By-law shall prevent the erection of a *building* or *structure* for *use* solely by parking attendants in any part of a *parking area*, except within a *visibility triangle*, provided such *building* or *structure* is not more than 4.5 m in *height* and has a *floor area* of not more than 5.0 m^2.

b) No *gas bar* or *motor vehicle service station* shall be located on, or maintained in any *parking area*, except where specifically permitted herein.

5.4 Barrier Free Parking Space Requirements

The following requirements shall apply to the provision of *barrier free parking spaces*, in addition to the other *parking space*, *parking area*, and *parking aisle* requirements of this By-law.

5.4.1 Minimum Barrier Free Parking Spaces

The required minimum number of *barrier free parking spaces* shall be calculated based on, and included, in the total number of *parking spaces* required on the *lot*, in accordance with Table 5.4.1.

Table 5.4.1: Minimum Barrier Free Parking Spaces

Total Number of Required Parking Spaces	Minimum Number of Barrier Free Parking Spaces ①②
1 to 12	1 (required to be a Type A *barrier free parking space*)
13 to 100	4% of total
101 to 200	1 + 3% of total
201 to 1,000	2 + 2% of total
Over 1,000	11 + 1% of total

Additional Regulations for Table 5.4.1

1. *Barrier free parking spaces* shall not be required for residential *uses*, except for *apartment buildings*, *stacked townhouse dwellings, back to back townhouse dwellings,* and *cluster townhouse dwellings*, where they shall be calculated and designated based on the required number of *parking spaces*.

2. *Barrier free parking spaces* for a *retirement home, hospice* and *nursing home* shall be calculated and designated in accordance with Table 5.4.1.

5.4.2 Calculation of Barrier Free Parking Spaces

5.4.2.1 Rounding

Where part of a *barrier free parking space* is required, such part shall be considered one *barrier free parking space* for the purpose of calculating the minimum total *barrier free parking space* requirements.

5.4.2.2 Type of Barrier Free Parking Spaces Required

a) Where an even number of *barrier free parking spaces* are required, an equal number of Type A and Type B *barrier free parking spaces* must be provided.

b) Where an odd number of *barrier free parking spaces* are required, the number of *barrier free parking spaces* must be divided equally between Type A and Type B *barrier free parking spaces*, but the additional odd-numbered *barrier free parking space* may be a Type B *barrier free parking space*.

5.4.2.3 Building Additions and Change of Use

Barrier free parking spaces shall be provided for any addition to a *building* or *structure* or a change in *use*, except that, where a *building* or *structure* has less than the required *barrier free parking spaces* as of the effective date of this By-law, this By-law shall not be interpreted to require that the deficiency be made up in the event of an addition or change of *use* provided that any *barrier free parking space* required for such addition or change of *use* is provided.

5.4.3 Barrier Free Parking Space Dimensions and Requirements

a) The minimum dimension for a Type A *barrier free parking space* shall be 5.6 m in length, 3.4 m in width, and a vertical clearance of 2.59 m indoor and 2.75 m outdoor, in addition to an adjacent unobstructed pedestrian access aisle width of 1.5 m.

b) The minimum dimension for a Type B *barrier free parking space* shall be 5.6 m in length, 2.4 m in width, and a vertical clearance of 2.0 m, in addition to an adjacent unobstructed pedestrian access aisle width of 1.5

m.

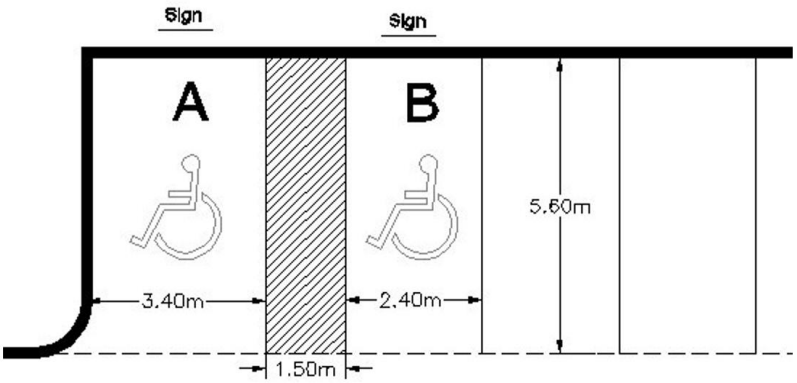


Illustration of Type A and Type B Barrier Free Parking Spaces

c) The 1.5-m unobstructed pedestrian access aisle may be shared by two *abutting barrier free parking spaces* and must meet the following requirements:

   i) the unobstructed pedestrian access aisle shall extend the full length of the *barrier free parking space*; and

   ii) the unobstructed pedestrian access aisle shall be marked with high tonal contrast diagonal lines, to discourage parking in them, where the surface is asphalt, concrete or some other hard surface.

d) *Barrier free parking spaces* shall be designated with a painted accessibility insignia and a *sign*.

e) *Barrier free parking spaces* shall be designated from the *parking spaces* located closest to the principal *building* entrance or entrances that are accessible from the *parking area*.

f) The paths between the *barrier free parking spaces* and the *building*(s) principal entrance shall be accessible to persons with disabilities, such as being level with the *finished grade* through appropriate means such as ramps and depressed curbs, and comprise a hard surface such as asphalt, concrete or some other hard surface.

Loading Space Requirements

5.4.4 Minimum Loading Space Requirements

The minimum number of *loading spaces* shall be provided and maintained on a *lot* in accordance with Table 5.5.1.

Table 5.5.1: Minimum Loading Space Requirements

Use	Minimum Number of Required Loading Spaces
Residential Uses	
i) *Building* containing less than 30 *apartment dwelling units*	None
ii) *Building* containing 30 or more *apartment dwelling units*	1
***Offices* and Clinics**	
i) Less than 2,000.0 m^2 of *gross floor area*	None
ii) 2,000 m^2 of *gross floor area* up to and including 10,000 m^2 of *gross floor area*	1
iii) More than 10,000 m^2 of *gross floor area*	2
Other Commercial, Institutional and Industrial Uses	
i) less than 500 m^2	None
ii) over 500 m^2 up to and including 2,500 m^2	1
iii) over 2,500 m^2 up to and including 10,000 m^2	2
iv) over 10,000 m^2	2, plus 1 additional space for each 10,000 m^2 of total *net floor area* of part thereof in excess of 10,000 m^2

5.4.5 Calculation of Loading Spaces

5.5.2.1 Rounding

Where part of a *loading space* is required, such part shall be considered one *loading space* for the purpose of calculating the minimum total *loading space* requirements.

5.5.2.2 Multiple Uses on a Lot

Where a *building* or *structure* accommodates more than one type of *use*, other than a *shopping centre* or an *industrial mall*, as defined in this By-law, the *loading space* requirement for the whole *building* shall be the sum of the requirements for the separate parts of the *building* occupied by the separate *uses*.

5.5.2.3 Building Additions

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

5.4.6 Loading Space Dimensions and Requirements

a) A *loading space* shall have a minimum dimension of 3.5 m by 9.0 m and a minimum vertical clearance of 4.0 m.

b) A *loading space* shall be unobstructed, and free of any *structures* and encroachments.

5.4.7 Location of Loading Spaces

The location of *loading spaces* shall be provided in accordance with the following:

a) a *loading space* shall not be permitted in any required *setback*, a required *front yard* or required *exterior side yard*;

b) a *loading space* shall not be permitted between the main wall of a *building* oriented toward a *front lot line* or *exterior side lot line* and the applicable *front lot line* or *exterior side lot line*;

c) a *loading space* shall *abut* the *building* for which the *loading space* is provided; and

d) no part of any *loading space* shall be located closer than 7.5 m to any *interior side lot line* or *rear lot line abutting* a Residential *Zone*, except if it is located entirely within a *structure*; and no closer than 1.0 m to any *interior side lot line* or *rear lot line abutting* any other *zone*.

5.4.8 Access to Loading Spaces

Access to *loading spaces* shall be provided by means of one or more unobstructed *driveways* which:

a) have a minimum unobstructed width of at least 3.5 m, regardless of the direction of traffic flow;

b) all *loading spaces* and access thereto, are contained within the *lot* on which such *loading spaces* are located and lead either to an *improved street* or to a *lane* not less than 6.0 m in width;

c) vehicular access and manoeuvering to and from a *loading space* shall be accommodated on the *lot*;

d) comply in all other respects with the requirements for *driveways* providing access to *parking areas* and spaces set out in Section 5.0 (Parking and Loading Requirements).

5.5 Bicycle Parking Requirements

5.5.1 Minimum Bicycle Parking Space Requirements

The minimum number of permanent *bicycle parking spaces* shall be provided and maintained on a *lot* in accordance with Table 5.6.1.

Table 5.6.1: Minimum Bicycle Parking Space Requirements

Use	Minimum Number of Bicycle Parking Spaces
Residential Uses:	
Apartment building	0.25 spaces per *dwelling unit*
Back-to-back townhouse dwelling	0.25 spaces per *dwelling unit*
Cluster townhouse dwelling	0.25 spaces per *dwelling unit*
Stacked townhouse dwelling	0.25 spaces per *dwelling unit*
Retirement Home	0.25 spaces per required visitor *parking spaces*
***Office* and Commercial Uses:**	
Business Office, *Professional Office* or *Clinic*	2.0 spaces plus 1.0 per 1,000 m^2 of *gross floor area*
Eat-in Restaurant, *Take-Out Restaurant*	2.0 spaces plus 1.0 space per 500 m^2 of *gross floor area*
Inn	0.25 spaces per *guest room*
Retail Store, *Shopping Centre*, or any retail commercial use	2.0 spaces plus 1.0 per 1,000 m^2 of *gross floor area*
Institutional Uses:	
School, Elementary	1.0 space per classroom
School, Secondary	1.0 space per classroom
School, Post-Secondary	1.0 space per classroom
School, Private	1.0 space per classroom
School, Commercial	1.0 space per classroom
All other *institutional uses*	2 spaces plus 1.0 per 500 m^2 of *gross floor area*
Industrial Uses:	
All *industrial uses*	2 spaces plus 0.25 spaces per 1,000 m^2 of *gross floor area*

5.5.2 Calculation of Bicycle Parking Spaces

5.6.2.1 Rounding

Where part of a *bicycle parking space* is required, such part shall be considered one *bicycle parking space* for the purpose of calculating the minimum total *bicycle parking space* requirements.

5.6.2.2 Multiple Uses on a Lot

Where a *building* or *structure* accommodates more than one type of *use*, as defined in this By-law, the bicycle parking space requirement for the whole *building* shall be the sum of the requirements for the individual *uses*.

5.6.2.3 Building Additions and Change of Use

Bicycle parking spaces shall be provided for any addition to a *building* or *structure* or a change in *use*, except that, where a *building* or *structure* has less than the required *bicycle parking spaces* as of the effective date of this By-law, this By-law shall not be interpreted to require that the deficiency be made up in the event of an addition or change of *use* provided that any bicycle parking required for such addition or change of *use* is provided.

5.5.3 Bicycle Parking Space Dimensions and Parking Area Requirements

a) A *bicycle parking space* shall be an unobstructed space with a minimum dimension of 0.6 m wide by 1.8 m in length. A permanent bicycle rack shall be provided to enable a bicycle to be locked in place.

b) A *bicycle parking space* shall be accessed by an unobstructed aisle with a minimum width of 1.5 m.

c) A *bicycle parking space* shall be provided with convenient access to the principal *building* entrance and shall be located within 35 m of a principal *building* entrance and shall not occupy or impede any pedestrian access or *parking area*.

d) Notwithstanding any other provision of this By-law, *bicycle parking spaces* shall be permitted in any *required yard*, provided they are located no closer

than 0.6 m to any *lot line*, and shall not be located within a *visibility triangle*.

5.5.4 Provision of Additional Bicycle Parking Spaces

One required vehicle *parking space* (exclusive of *barrier free* and visitor *parking spaces*) may be reduced from the total required number of vehicle *parking spaces* on a *lot* for every 5 *bicycle parking spaces* provided in excess of the required number of *bicycle parking spaces*, provided the overall number of required *parking spaces* are not reduced by more than 5% of the total required *parking spaces*.

5.6 Central Business District Exemption

Notwithstanding any requirements of this By-law to the contrary, the following shall apply to the *Central Business District* as designated on Schedule "A":

a) For any legally *existing building*, *structure* or *use* established on or before the effective date of this By-law, and provided there is no increase in the overall *gross floor area* on the *lot*, no *parking spaces*, *barrier free parking spaces*, *loading spaces*, or *bicycle parking spaces* shall be required.

b) *Parking spaces* and *bicycle parking spaces* required by this By-law for non-residential *uses* shall not be required for a *lot* in the *Central Business District* if the City enters into an agreement with the landowner respecting the payment of cash-in-lieu for some or all of the required *parking spaces* or *bicycle parking spaces*, in accordance with Section 40 of the Planning Act.

SECTION 6 RESIDENTIAL ZONES

No land shall be *used*, no *buildings* or *structures* shall be erected and no *lot* shall be altered in the Residential *Zones* except in accordance with the applicable General Provisions (Section 4.0) and Parking and Loading Requirements (Section 5.0) and the following:

6.1 List of Applicable Zones

Residential First Density	R1
Residential Second Density	R2
Residential Third Density	R3
Residential Fourth Density	R4
Residential Fifth Density	R5
Mixed Use Residential	MUR

6.2 Permitted Uses

Uses permitted in the Residential *Zones* are denoted by the symbol "✓" in the column applicable to that *zone* and corresponding with the row for a specific permitted *use* in Table 6.2, below. Where the letter "E" is identified following the symbol "✓", only legally *existing uses* shall be permitted.

Table 6.2: Permitted Uses in the Residential Zones

Uses	R1	R2	R3	R4	R5	MUR
Residential Uses:						
apartment building				✓ **E**	✓	
cluster housing				✓ **(R4(2), R4(3), R4(4))**		
boarding house dwelling		✓	✓			
converted dwelling		✓	✓			✓

Table 6.2: Permitted Uses in the Residential Zones

Uses	R1	R2	R3	R4	R5	MUR
duplex dwelling		✓				✓ **E**
dwelling unit						✓
group home	✓	✓	✓			
linked dwelling		✓				
quadruplex dwelling			✓	✓ **E**		
retirement home					✓	✓
semi-detached dwelling		✓				
single detached dwelling	✓	✓	✓			✓**E**
street townhouse dwelling				✓ **(R4(1))**		
triplex dwelling			✓			
Commercial Uses:						
business office						✓
clinic						✓
commercial school						✓
day care centre		✓	✓			✓
hostel						✓
inn						✓
personal care establishment						✓

Table 6.2: Permitted Uses in the Residential Zones						
Uses	R1	R2	R3	R4	R5	MUR
pet care establishment						✓
professional office						✓
studio						✓
Institutional Uses:						
elementary school		✓	✓			
hospice					✓	✓
nursing home				✓ **E**	✓	✓
private school						✓
religious institution		✓	✓			✓

6.3 Special Use Regulations

6.3.1 Residential First Density (R1) Zone

None

6.3.2 Residential Second Density (R2) Zone

6.3.2.1 Boarding House Dwelling

a) Maximum Number of *Guest Rooms* 4

6.3.2.2 Converted Dwelling

a) Maximum Number of *Dwelling Units* 2

6.3.3 Residential Third Density (R3) Zone

6.3.3.1 Boarding House Dwelling

a) Maximum Number of *Guest Rooms* 4

6.3.4 Residential Fourth Density (R4) Zone

6.3.4.1 Cluster housing may be in the form of semi-detached, single, townhouse, back to back and stacked dwellings.

6.3.5 Residential Fifth Density (R5) Zone

None

6.3.6 Mixed Use Residential (MUR) Zone

6.3.6.1 Business Office, Clinic, Commercial School, Personal Care Establishment, Pet Care Establishment, Private School, Professional Office, Studio

A *business office*, *clinic*, *commercial school*, *personal care establishment*, *pet care establishment*, *private school*, *professional office* or *studio* shall:

a) be restricted to an *existing dwelling* which shall contain at least 1 *dwelling unit*;

b) not change the external character of the *dwelling* as a residence;

c) not *use* the *front yard* or *exterior side yard* for parking, other than a *driveway*;

d) be restricted to the *ground floor* only.

6.3.6.2 Inn

a) Permitted *Buildings* *existing*

6.3.6.3 Hostel

a) Permitted *Buildings* *existing*

6.3.6.4 Existing Single Detached Dwellings

The alteration of *existing single detached dwellings* and the erection or alteration of *buildings accessory* thereto shall be permitted in accordance with the regulations of the applicable Residential *Zone*.

6.4 General Use Regulations

No person shall within any Residential *Zone use* or permit the *use* of any *lot* or *erect*, alter or *use* any *building* or *structure* except in accordance with the *zone* standards in Tables 6.4.1 – 6.4.5 below. Any numbers in parentheses following the particular regulation, *zone* heading, or applicable standard indicates that one or more additional regulations apply to *buildings* and *structures* in the applicable *zone*. These additional regulations are listed below each of the Regulations Tables.

6.4.1 Residential First Density (R1) Zone

Table 6.4.1: Regulations in the Residential First Density (R1) Zone

Zone Variation Standard①	R1(1)	R1(2)	R1(3)	R1(4)	R1(5)
Lot Area: *Interior lot*	450 m^2	600 m^2	450 m^2	360 m^2	300 m^2
Lot Area: *Corner lot*	550 m^2	750 m^2	600 m^2	540 m^2	450 m^2
Lot Frontage: *Interior lot*	18 m	20 m	15 m	12 m	10 m
Lot Frontage: *Corner lot*	22 m	25 m	20 m	18 m	15 m
Lot Depth	25 m	30 m	30 m	30 m	25 m
Front Yard Depth	4.5 m②③	6.0 m②③	6.0 m②③	4.5 m②③	4.5 m②③
Exterior Side Yard Width	4.5 m②③	4.5 m②③	4.5 m②③	4.5 m②③	4.5 m②③
Side Yard Width	1.0 m⑤	1.0 m⑤	1.0 m⑤	1.0 m⑤	1.0 m⑤
Aggregate Side Yard Width	2.0 m	3.5 m	3.0 m	3.0 m	2.0 m
Rear Yard Depth	6.0 m	7.5 m	7.5 m	7.5 m	6.0 m
Maximum *Lot Coverage Main Building*	40%	35%	35%	40%	40%
Maximum *Lot Coverage Main Building* and *Accessory Buildings*	45%	40%	40%	45%	45%
Maximum *Height*	10 m	10 m	10 m	10 m	10 m
Minimum *Landscaped Open Space*	30%	40%	35%	30%	30%

Additional Regulations for Table 6.4.1

1. Unless specified otherwise, regulations expressed herein are minimums.

2. Provided that no part of any attached or detached *garage* shall be erected less than 6.0 m to the *front lot line* or an *exterior side lot line,* where the *garage* is oriented to said *lot line*.

3. Any attached or detached *garage* shall not exceed sixty (60) per cent of the width of the *elevation* facing the *front lot line* or an *exterior side lot line,* where the *garage* is oriented to said *lot line* of a *dwelling* erected on the *lot*, and provided that the *front yard depth* or *exterior side yard* depth for a *dwelling* shall not exceed 9.0 m.

4. A *garage* shall not project more than 1.0 m beyond the *building elevation* facing the *front lot line or the exterior side lot line.*

5. Plus an additional 0.5 m for each *storey* of a *dwelling* in excess of 1 *storey*, to a maximum of 2.0 m. When determining which *side yard* requirement should apply, the maximum *height* of that part of the *dwelling* nearest the *side lot line* shall prevail.

6.4.2 Residential Second Density (R2) Zone

Table 6.4.2: Regulations in the Residential Second Density (R2) Zone

Zone Variation Standard①	R2(1) ⑨	R2(2) ⑨
Lot Area: *Interior lot:*		
Single detached dwelling	360 m^2	300 m^2
*Semi-detached dwelling*②, *Linked dwelling*②	275 m^2	250 m^2
Duplex dwelling	450 m^2	375 m^2
Converted dwelling	425 m^2	350 m^2
Non-residential *uses*	500 m^2	500 m^2
Lot Area: *Corner lot*		
Single detached dwelling	540 m^2	450 m^2
*Semi-detached dwelling*②, *Linked dwelling*②	450 m^2	450 m^2
Duplex dwelling	600 m^2	540 m^2
Converted dwelling	540 m^2	450 m^2
Non-residential *uses*	540 m^2	540 m^2
Lot Frontage: *Interior lot*:		
Single detached dwelling	12 m	10 m
*Semi-detached dwelling*②, *Linked dwelling*②	9 m	8 m
Duplex dwelling	15 m	14 m
Converted dwelling	12 m	10 m
Non-residential *uses*	15 m	15 m
Lot Frontage: *Corner lot:*		
Single detached dwelling	18 m	15 m
*Semi-detached dwelling*②, *Linked dwelling*②	14 m	12 m
Duplex dwelling	20 m	18 m
Converted dwelling	18 m	15 m
Non-residential *uses*	18 m	18 m
Lot Depth	30 m	25 m
Front Yard Depth	6.0 m③④⑤	4.5 m③⑤④

Table 6.4.2: Regulations in the Residential Second Density (R2) Zone		
Zone Variation Standard①	R2(1) ⑨	R2(2) ⑨
Exterior Side Yard Width	4.5 m③④⑤	4.5 m③④⑤
Side Yard Width:		
Single detached dwelling	1.0 m⑥	1.0 m⑥
Duplex dwelling	1.0 m⑥	1.0 m⑥
Semi-detached dwelling, *Linked dwelling*	2.5 m⑦	1.5 m⑦
Converted dwelling	1.0 m⑥	1.0 m⑥
Non-residential *uses*	2.5 m⑧	2.5 m⑧
Aggregate Side Yard Width:		
Single detached dwelling	3 m	2 m
Duplex dwelling	3 m	2 m
Semi-detached dwelling, *Linked dwelling*	5 m⑦	3 m⑦
Converted dwelling	3 m	2 m
Non-residential *uses*	5 m	5 m
Rear Yard Depth	7.5 m	6.0 m
Maximum *Lot Coverage Main Building*	40%	40%
Maximum *Lot Coverage Main Building* and *Accessory Buildings*	45%	45%
Maximum *Height*	10 m	10 m
Minimum *Landscaped Open Space*	30%	30%

Additional Regulations for Table 6.4.2

1. Unless specified otherwise, regulations expressed herein are minimums.

2. Standards prescribed are per *dwelling unit*.

3. Provided that no part of any attached or detached *garage* shall be erected less than 6 m to the *front lot line* or an *exterior side lot line*, where the *garage* is oriented to said *lot line*.

4. Any attached or detached *garage* shall not exceed sixty (60) percent of the width of the *elevation* facing the *front lot line* or an *exterior side lot line*, where the *garage* is oriented to said *lot line* of a *dwelling* on the *lot* and provided that the *front yard depth* or *exterior side yard depth* for a *dwelling* shall not exceed 9 m.

5. A *garage* shall not project more than 1.0 m beyond the *building elevation* facing the *front lot line* or *exterior side lot line*.

6. Plus, an additional 0.5 m for each *storey* of a *dwelling* in excess of 1 *storey*, to a maximum of 2.0 m. When determining which *side yard* requirement should apply, the maximum *height* of that part of the *dwelling* nearest the *side lot line* shall prevail.

7. Except that:
   i) no *side yard width* shall be required along the *side lot line* where the individual *dwelling units* of a *semi-detached dwelling* are attached together by a common wall extending along the *side lot line* separating such *lots*, provided that any wall which does not constitute part of such common wall or a direct extension thereof shall be set back not less than 1.5 m from the *side lot line* separating such *lots* ; and
   ii) where a *private garage* is attached to the *dwelling*, the *side yard width* on one side of such *dwelling* shall be 1.5 m.

8. Or one half the *height* of the *building*, whichever is the greater.

9. General *use* regulations for lands with an MUR compound *zone* shall be in accordance with the applicable Residential *Zone*.

6.4.3 Residential Third Density (R3) Zone

Table 6.4.3: Regulations in Residential Third Density (R3) Zone

Zone Variation Standard①	R3 ④
Lot Area:	
Single detached dwelling	360 m^2
2 unit *Converted dwelling*	425 m^2
Boarding house dwelling, 3 unit *converted dwelling*, *Triplex dwelling*	450 m^2
4 unit *converted dwelling*, *Quadruplex dwelling*	550 m^2, 690 m^2 for a *corner lot*
Non-residential *uses*	540 m^2
Lot Frontage: *Interior lot*	
Single detached dwelling	12 m
2 unit *Converted dwelling*	14 m
Boarding house dwelling, 3 unit *converted dwelling*, *Triplex dwelling*	15 m
4 unit *converted dwelling*, *Quadruplex dwelling*	18 m
Non-residential *uses*	18 m
Lot Frontage: *Corner lot*	
Single detached dwelling	20 m
2 unit *Converted dwelling*	20 m
Boarding house dwelling, 3 unit *converted dwelling*, *Triplex dwelling*	20 m
4 unit *converted dwelling*, *Quadruplex dwelling*	22 m
Non-residential *uses*	22 m
Lot Depth	30 m
Front Yard Depth	7.5 m⑤⑥⑦

Table 6.4.3: Regulations in Residential Third Density (R3) Zone	
Zone Variation Standard①	R3 ④
Exterior Side Yard Width	4.5m ⑤⑥⑦
Side Yard Width:	
Single detached dwelling	1.0 m②
2 unit *Converted dwelling*	1.0 m②
Boarding house dwelling, 3 unit *converted dwelling*, *Triplex dwelling*	1.0 m②
4 unit *converted dwelling*, *Quadruplex dwelling*	1.0 m②
Non-residential *uses*	2.5 m③
Aggregate Side Yard Width:	
Single detached dwelling	3 m
2 unit *Converted dwelling*	3 m
Boarding house dwelling, 3 unit *converted dwelling*, *Triplex dwelling*	3 m
4 unit *converted dwelling*, *Quadruplex dwelling*	4 m
Non-residential *uses*	-
Rear Yard Depth	7.5 m
Maximum *Lot Coverage Main Building*	40%
Maximum *Lot Coverage Main Building* and *Accessory Buildings*	45%
Maximum *Height*	12 m
Maximum Number of *Dwelling Units*:	
Single detached dwelling	-
2 unit *Converted dwelling*	2
Boarding house dwelling, 3 unit *converted dwelling*, *Triplex dwelling*	3

Table 6.4.3: Regulations in Residential Third Density (R3) Zone	
Zone Variation Standard①	R3 ④
4 unit *converted dwelling*, *Quadruplex dwelling*	4
Non-residential *uses*	-
Minimum *Landscaped Open Space*	30%

Additional Regulations for Table 6.4.3

1. Unless specified otherwise, regulations expressed herein are minimums.

2. Plus, an additional 0.5 m for each *storey* of a *dwelling* in excess of 1 *storey*, to a maximum of 2.0 m. When determining which *side yard* requirement should apply, the maximum *height* of that part of the *dwelling* nearest the *side lot line* shall prevail.

   Except that no *side yard width* shall be required on the side where two pairs of *quadruplex dwelling* units on *abutting* lots are attached together by a common wall extending along the *side lot line* separating such *lots*, provided that any wall which does not constitute part of such common wall or a direct extension thereof shall be set back not less than 1.5 m from the *side lot line* separating such *lots*.

3. Or one half the *height* of the *building*, whichever is the greater.

4. General *use* regulations for lands with an MUR compound *zone* shall be in accordance with the applicable Residential *Zone*.

5. Provided that no part of any attached or detached *garage* shall be erected less than 6.0 m to the *front lot line* or *exterior side lot line,* where the *garage* is oriented to said *lot line*.

6. Any attached or detached *garage* shall not exceed sixty (60) per cent of the width of the *elevation* facing the *front lot line* or an *exterior side lot line,* where the garage is oriented to said lot line of a *dwelling* erected on the *lot*,

and provided that the *front yard depth* or *exterior side yard* depth for a *dwelling* shall not exceed 9.0 m.

7. A *garage* shall not project more than 1.0 m beyond the *building elevation* facing the *front lot line* or the *exterior side lot line.*

6.4.4 Residential Fourth Density (R4) Zone

Table 6.4.4: Regulations in the Residential Fourth Density (R4) Zones

Zone Variation Standard①	R4(1) Street Townhouse (Per-unit)	R4(2) Cluster Housing (Per block)	R4(3) Cluster Housing (Per block)	R4(4) Cluster Housing (Per block)
Lot Area (per *dwelling unit*):	180 m^2	800 m^2	800 m^2	800 m^2
Lot Frontage:	6.0 m ⑦	22.0 m	22.0 m	22.0 m
Lot Depth:	30.0 m	30.0 m	30.0 m	30.0 m
Front Yard Depth:	6.0 m ④⑤⑥	6.0 m ④⑤④	6.0 m ④⑤⑥	6.0 m ④⑤⑥
Exterior Side Yard Width:	6.0 m ④⑤⑥	6.0 m ④⑤⑥	6.0 m ④⑤⑥	6.0 m④⑤⑥
Side Yard Width:	2.5 m ②	3.0m ⑧	3.0 m ⑧	3.0 m ⑧
Rear Yard Depth:	6.0 m	6.0 m	6.0 m	6.0 m
Maximum *Lot Coverage*:	40%	40%	40%	40%
Maximum *Lot Coverage Main Building* and *Accessory Buildings*	45%	45%	45%	45%
Maximum *Height*:	12.0 m	10.0 m	12.0 m	12.0 m
Minimum *Landscaped Open Space*:	30%	30%	30%	30%
Minimum *Density*	25 upnh ③	20 upnh ③	25 upnh ③	25 upnh ③
Maximum *Density*	35 upnh ③	35 upnh ③	45 upnh ③	65 upnh ③

Additional Regulations for Table 6.4.4

1. Unless specified otherwise, regulations expressed herein are minimums.

2. Except that no *side yard width* shall be required on the side where individual *dwelling units* are attached together by a common wall, provided that any wall which does not constitute part of such common wall or a direct extension

thereof shall be set back not less than 1.5 m from the *side lot line* separating such lots.

3. Upnh means units per net hectare.

4. Provided that no part of any attached or detached *garage* shall be erected less than 6.0 m to the *front lot line* or an *exterior side lot line*, where the *garage* is oriented to said lot line.

5. Any attached or detached *garage* shall not exceed sixty (60) percent of the width of the elevation facing the *front lot line* or an *exterior side lot line* where the *garage* is oriented to said *lot line* of a *dwelling* erected on the *lot*, and provided that the *front yard depth* or *exterior side yard* depth for a *dwelling* shall not exceed 9 m.

6. A *garage* shall not project more than 1.0 m beyond the *building elevation* of a *dwelling* erected on the *lot* facing the *front lot line or the* exterior side lot line.

7. An additional 6.0 m *lot frontage* is required for *corner lots*.

8. Where the wall contains windows or doors to habitable rooms the minimum *interior side yard* setback shall be 6.0 m.

6.4.5 Residential Fifth Density (R5) Zone

Table 6.4.5: Regulations in the Residential Fifth Density (R5)

Zone Variation Standard①	R5(1)	R5(2)	R5(3)
Lot Area:	750 m^2	1000 m^2	1000 m^2
Lot Frontage: *Interior lot*	15.0 m	25.0 m	25.0 m
Lot Frontage: *Corner lot*	20.0 m	30.0 m	30.0 m
Lot Depth:	30.0 m	30.0 m	30.0 m
Front Yard Depth:	7.5 m	10 m	10 m
Exterior Side Yard Width:	7.5 m	10 m	10 m
Side Yard Width:	3.0 m ②	5.0 m ②	5.0 m ②
Rear Yard Depth:	6.0 m	6.0 m	6.0 m
Maximum *Lot Coverage:*	35%	30%	30%
Minimum *Landscaped Open Space*:	30%	35%	35%
Maximum *Height*:	12.0 m	15.0 m	22.0 m
Minimum *Height:*	-	-	9.0 m
Maximum *Density*:	55 upnh③	65 upnh③	100 upnh③
Minimum *Density:*	25 upnh③	35 upnh③	65 upnh③

Additional Regulations for Table 6.4.5

1. Unless specified otherwise, regulations expressed herein are minimums.

2. Or one-half the *height* of the *building* whichever is the greater.

3. Upnh means units per net hectare.

4. Any attached *garage* shall not exceed sixty (60) percent of the width of the *elevation* facing the *front lot line* or an *exterior side lot line*, where the *garage* is oriented to said *lot line* of a *dwelling* on the *lot* and provided that the *front yard depth* or *exterior side yard* depth for a *dwelling* shall not exceed 9 m.

5. A *garage* shall not project more than 1.0 m beyond the *building elevation* facing the *front lot line* or *exterior side lot line*.

SECTION 7.0
COMMERCIAL ZONES

SECTION 7 COMMERCIAL ZONES

No land shall be *used*, no *buildings* or *structures* shall be erected and no *lot* shall be altered in the Commercial and Mixed *Use Zone* except in accordance with the applicable General Provisions (Section 4.0) and Parking and Loading Requirements (Section 5.0) and the following:

7.1 List of Applicable Zones

Neighbourhood Commercial	C1
Highway Commercial	C2
Central Commercial	C3
Shopping Centre Commercial	C4
Corridor Commercial	C5

7.2 Permitted Uses

Uses permitted in the Commercial *Zones* are denoted by the symbol "✓" in the column applicable to that *zone* and corresponding with the row for a specific permitted *use* in Table 7.2, below. Where the letter "E" is identified following the symbol "✓", only legally *existing uses* shall be permitted.

Table 7.2: Permitted Uses in the Commercial Zones

Uses	C1	C2	C3	C4	C5
Residential Uses:					
apartment building			✓		
boarding house dwelling		✓	✓		
converted dwelling			✓		
dwelling unit	✓	✓	✓		✓
group home			✓		
Commercial Uses:					
amusement arcade		✓**E**		✓	
amusement park			✓		
auditorium		✓	✓		
brew-pub		✓	✓		
brew your own establishment		✓	✓	✓	✓

Table 7.2: Permitted Uses in the Commercial Zones

Uses	C1	C2	C3	C4	C5
business office		✓	✓	✓	✓
car wash		✓		✓	
clinic		✓	✓	✓	✓
commercial school		✓	✓		✓
convenience store	✓	✓	✓	✓	✓
data centre			✓		
day care centre		✓	✓	✓	✓
dry cleaning drop off establishment	✓	✓	✓	✓	✓
dry cleaning establishment	✓	✓	✓		
financial institution		✓	✓	✓	
fitness club		✓	✓	✓	
funeral home		✓	✓		
garden centre		✓	✓**E**	✓	
gas bar	✓	✓	✓**E**	✓	✓
hostel			✓		
hotel		✓	✓	✓	
inn			✓		
large merchandise outlet		✓	✓**E**	✓	
laundromat	✓	✓	✓		✓
merchandise rental shop		✓	✓	✓	✓
merchandise service shop		✓	✓	✓	
motor vehicle repair shop		✓		✓	✓
motor vehicle sales or rental establishment		✓	✓**E**		
motor vehicle service station	✓	✓	✓**E**	✓	✓
parking lot, commercial			✓		
personal care establishment	✓	✓	✓	✓	✓
personal service establishment	✓	✓	✓	✓	✓
pet care establishment	✓	✓	✓	✓	✓
private club		✓	✓	✓	
professional office		✓	✓	✓	✓
recreational entertainment establishment		✓	✓	✓	

Table 7.2: Permitted Uses in the Commercial Zones

Uses	C1	C2	C3	C4	C5
recreational vehicle sales or rental establishment		✓			
restaurant, drive-in		✓			
restaurant, eat-in	✓	✓	✓	✓	✓
restaurant, take-out	✓	✓	✓	✓	✓
retail store		✓	✓	✓	
service trade		✓	✓	✓	✓
shopping centre				✓	
studio			✓	✓	✓
supermarket		✓	✓	✓	
tavern		✓	✓	✓	✓
taxi dispatch establishment		✓	✓	✓	
theatre		✓	✓	✓	
veterinarian clinic		✓	✓	✓	
video rental establishment	✓				
Industrial Uses:					
self-storage establishment		✓			✓
warehouse			✓ **E**		
Institutional Uses:					
religious institution		✓	✓		
school, elementary			✓		
school, secondary			✓		

7.3 Special Use Regulations

7.3.1 Neighbourhood Commercial (C1) Zone

7.3.1.1 Convenience Stores, Take-out or Eat-in Restaurants

a) Maximum Number of Amusement Devices 3

7.3.1.2 Dwelling Units

Dwelling units shall be connected to and form an integral part of a *main building* and located above the *first storey*.

a) Maximum Number of Units 2

7.3.2 Highway Commercial (C2) Zone

7.3.2.1 Dwelling Units

Dwelling units shall be located in a *building* containing a permitted non-residential *use*, and located above the *first storey*. A maximum of one (1) *dwelling unit* is permitted above the *first storey* in a *building* containing an automotive *use*.

7.3.3 Central Commercial (C3) Zone

7.3.3.1 *Converted Dwelling*

An *existing* dwelling or *building* containing a *dwelling unit* may be converted to provide additional *dwelling units* or other *uses* permitted in the C3 *Zone*, provided that no additional *dwelling units* or *dwelling unit area* is added to the ground or lower *storey* therein.

7.3.3.2 Dwelling Units

a) *Dwelling units* other than in a *converted dwelling* shall be connected to and form an integral part of a *main building* and located above the *first storey* which *storey* shall be designed, *used* or intended for a commercial *use*.

b) Notwithstanding 7.3.3.2 a) *dwelling units* may be permitted on the first *storey* or below in an *apartment building* in the C3 zone outside of the *Central Business District* (CBD) as shown on Schedule "A".

7.3.4 Shopping Centre Commercial (C4) Zone

None

7.3.5 Corridor Commercial (C5) Zone

None

7.3.6 Gas Bars

A *gas bar* shall only be permitted in the C4 *Zone* as an *accessory use* to a *shopping centre*.

A pump island, kiosk, and/or canopy *accessory* to a *gas bar* shall be permitted in any part of a required *front yard* or *side yard* provided:

a) the minimum distance between any portion of a gasoline pump island or any kiosk and a *lot line* or *widened street* line shall be 5.0 m;

b) the minimum distance between any column supporting a canopy and a *lot line* or *widened street* line shall be 3.0 m;

c) in the case of a *corner lot*, no portion of any gasoline pump island or kiosk shall be located closer than 3.0 m to a *visibility triangle*; and

d) no part of any canopy shall be located in a required *visibility triangle.*

7.4 General Use Regulations

No person shall within any Commercial and Mixed *Use Zone use* or permit the *use* of any *lot* or *erect*, alter or *use* any *building* or *structure* except in accordance with the *zone* standards in Table 7.4 below. Any numbers in parentheses following the particular regulation, *zone* heading, or applicable standard indicates that one or more additional regulations apply to *buildings* and *structures* in the applicable *zone*. These additional regulations are listed below Regulations Table 7.4.

Table 7.4: Regulations in the Commercial Zones

Zone Variation Standard ①	C1	C2	C3	C4	C5
Lot Area:	500 m^2	1000 m^2	*existing*	1500 m^2	500 m^2
Lot Frontage: *Interior lot*	15 m	30 m	*existing*	45 m	15 m
Lot Frontage: *Corner lot*	30 m	30 m	*existing*	45 m	18 m
Lot Depth:	30 m	30 m	-	-	30 m
Minimum *Front Yard Setback:*	7.5 m	7.5 m	-	7.5 m	7.5 m
Maximum *Front Yard Setback:*	-	-	3.0 m	-	-
Side Yard Width:	2.5 m②				1.5 m
abutting a residential or institutional *zone*		5.0 m②		15.0 m	
abutting any other *zone*		1.0 m			
where an *interior side yard abuts* any *zone* other than a C3 *zone*			2.5 m		
where an *interior side yard abuts* a C3 *zone*			0.0 m		

Table 7.4: Regulations in the Commercial Zones

Zone Variation Standard ①	C1	C2	C3	C4	C5
where an *interior side yard abuts* any *zone* other than a C4 *zone*				one-half the *height* of the *building*	
Rear Yard Depth:		5.0 m②			6.0 m
where a side yard *abuts* a residential or institutional *zone*				15.0 m	
where a *building* contains a *dwelling unit*	6.0 m				
all other cases	2.5 m②				
where an *interior side yard abuts* any *zone* other than a C3 *zone*			2.5 m		
where an *interior side yard abuts* a C3 *zone*			0.0 m		
where an *interior side yard abuts* any *zone* other than a C4 *zone*				one-half the *height* of the *building*	
Maximum *Lot Coverage:*	40%	35%		35%	40%
Maximum *Height:*	10.0 m	10.0 m	15.0 m	15.0 m	10.0 m
Maximum *Ground Floor Area:*	500 m^2	-	-	-	500 m^2
Groundfloor Floor-to-Ceiling *Height:*	-	-	4.5③	-	-
Minimum *Gross Floor Area* (*Shopping Centre*):	-	-	-	10,000 m^2	-

Table 7.4: Regulations in the Commercial Zones					
Zone Variation Standard ①	C1	C2	C3	C4	C5
Maximum *Gross Floor Area* of a Permitted *Use:*	300 m^2	-	-	-	500 m^2
Maximum Number of *Buildings* per *Lot:*	1	-	-	-	1
Minimum *Landscaped Open Space:*	30%	15%	-	15%	30%

Additional Regulations for Table 7.4

1. Unless specified otherwise, regulations expressed herein are minimums.

2. Or one-half the *height* of the *building* whichever is the greater.

3. For mixed-use *buildings* and *apartment buildings*.

SECTION 8 GRAND TRUNK ANCHOR DISTRICT ZONE

The Grand Trunk Anchor District zone recognizes the unique qualities of the Grand Trunk site and fulfils the need for a tailored framework which will facilitate a positive transformation of the isolated and largely disused site on the edge of the Downtown Core. The zone is encouraging of reinvestment in the Downtown Core, seeking to facilitate and appropriately regulate a convergence of education, community, entrepreneurship, and innovating uses to strengthen and diversify the Stratford economy, providing housing, services and amenities for both residents and visitors.

Stratford Official Plan Amendment 21 (OPA 21) was adopted by the City on December 14, 2014 and approved by the Ministry of Municipal Affairs and Housing on July 21, 2016. Except as OPA 21 applied to the Grand Trunk Anchor District, as confirmed by the Local Planning Appeal Tribunal (LPAT) in its Decision/Order of February 2, 2017 (Case no. PL 160830) it came into effect on July 21, 2016. By Decision and Order of LPAT dated March 25, 2019 (Case No. Pl 160830), OPA 21 as modified by LPAT came into effect on that day as it applies to the Grand Trunk Anchor District.

No land shall be *used*, no *buildings* or *structures* shall be erected and no *lot* shall be altered in the Grand Trunk Anchor District *Zone* except in accordance with the applicable General Provisions (Section 4.0) and Parking and Loading Requirements (Section 5.0) and the following:

8.1 List of Applicable Zones

Grand Trunk Anchor District	AD

8.2 Permitted Uses

Uses permitted in the Grand Trunk Anchor District *Zone* are denoted by the symbol "✓" in the column applicable to that *zone* and corresponding with the row for a specific permitted *use* in Table 8.2, below.

Table 8.2: Permitted Uses in the Grand Trunk Anchor District Zone

Uses	AD
Residential Uses:	✓
apartment building	✓
retirement home	✓
Commercial Uses:	✓
art gallery	✓
brew-pub	✓
business office	✓
clinic	✓
commercial school	✓
data centre	✓
day care centre	✓
financial institution	✓
fitness club	✓
hotel	✓
parking lot, commercial	✓
performing arts studio	✓
personal care establishment	✓
professional office	✓
recreational entertainment establishment	✓
restaurant	✓
retail store	✓
short term rental accommodation	✓
supermarket	✓
theatre	✓
transit centre	✓
Industrial Uses:	✓
industrial use	✓

Table 8.2: Permitted Uses in the Grand Trunk Anchor District Zone	
Uses	**AD**
warehouse	✓
Institutional Uses:	✓
auditorium	✓
community facility	✓
cultural institution	✓
hospice	✓
hospital	✓
innovation incubator	✓
institutional use	✓
library	✓
nursing home	✓
offices, federal, provincial or municipal	✓
park	✓
public use	✓
recreational park	✓
religious institution	✓
school, elementary	✓
school, secondary	✓
school, post- secondary	✓
school, private	✓

Additional Regulations for Table 8.2

None

8.3 Special Use Regulations

8.3.1 Loading Spaces

Loading spaces shall not face a *public street* unless screened from view by a 4.2 m solid barrier.

8.3.2 Parking Rates

The minimum number of *parking spaces* for *motor vehicles* shall be provided and maintained in the Grand Trunk Anchor District Zone in accordance with Table 5.1, except if an alternative minimum number of *parking spaces* is identified through a detailed Transportation Impact Assessment and agreed by the Director, Transportation Services.

8.3.3 Shared Parking

Where two or more *uses* listed in Table 8.2 are permitted and located in the Grand Trunk Anchor District Zone, *parking spaces* may be shared between *uses*. If *parking spaces* are proposed to be shared, a detailed Transportation Impact Assessment must identify the peak parking occupancy rates for each use and determine an appropriate method of sharing. This method of sharing is to be agreed by the Director, Transportation Services.

8.4 General Use Regulations

No person shall within any Grand Trunk Anchor District *Zone use* or permit the *use* of any *lot* or *erect*, alter or *use* any *building* or *structure* except in accordance with the *zone* standards in Table 8.4 below. Any numbers in parentheses following the particular regulation, *zone* heading, or applicable standard indicates that one or more additional regulations apply to *buildings* and *structures* in the applicable *zone*.

Table 8.4: Regulations in the Grand Trunk Anchor District Zone

Zone Variation Standard ①②	AD
Setback Abutting a Public *Street*:	0 m
Setback Abutting Any New *Streets:*	3.0 m
Maximum *Height:*	22.0 m
Stepbacks (Above Four Levels)	1.0 m

Additional Regulations for Table 8.4

1. Unless specified otherwise, regulations expressed herein are minimums.

2. The regulations within Table 8.4 shall not apply to the existing Grand Trunk *building* and any additions or alterations to the existing Grand Trunk *building*.

SECTION 9.0
INDUSTRIAL ZONES

SECTION 9 INDUSTRIAL ZONES

No land shall be *used*, no *buildings* or *structures* shall be erected and no *lot* shall be altered in the Industrial *Zones* except in accordance with the applicable General Provisions (Section 4.0) and Parking and Loading Requirements (Section 5.0) and the following:

9.1 List of Applicable Zones

Prime Industrial	I1
General Industrial	I2
Secondary Industrial	I3
Factory District	I4

9.2 Permitted Uses

Uses permitted in the Industrial *Zones* are denoted by the symbol "✓" in the column applicable to that *zone* and corresponding with the row for a specific permitted *use* in Table 9.2, below. Where the letter "E" is identified following the symbol "✓", only legally *existing uses* shall be permitted.

Table 9.2: Permitted Uses in the Industrial Zones

Uses	I1	I2	I3	I4
adult entertainment establishment		✓		
agricultural equipment sales or rental establishment		✓		
amusement arcade establishment			✓	
animal shelter			✓	
auction sales establishment		✓		
building materials yard		✓		
bus transportation terminal		✓		
business office or *professional office* of a consulting engineer or surveyor	✓	✓		✓
car wash			✓	✓

Table 9.2: Permitted Uses in the Industrial Zones

Uses	I1	I2	I3	I4
commercial school			✓	✓
contractor's yard or shop		✓		
crematorium	✓	✓		
data centre	✓	✓		✓
dry cleaning establishment			✓	✓
dwelling unit as an *accessory use*		✓**E**		
equipment rental establishment		✓		
equipment service establishment		✓		✓
factory store	✓	✓		✓
food processing establishment	✓	✓		✓
fuel storage depot		✓		
garden centre			✓	
gas bar			✓	
industrial use	✓	✓		✓
medical marihuana production facility	✓	✓		
motor vehicle body shop		✓		
motor vehicle repair shop		✓		✓
motor vehicle sales or rental establishment			✓	✓
motor vehicle service station			✓	✓
open storage	✓	✓		
private club			✓	✓
recreational park			✓	✓
recreational vehicle sales or rental establishment			✓	
scientific or medical laboratory	✓	✓		✓
truck terminal		✓		
veterinarian clinic		✓		✓
warehouse	✓	✓		✓

9.3 Special Use Regulations

9.3.1 Prime Industrial (I1) Zone

9.3.1.1 Factory Store

A *factory store* shall be permitted provided it:

a) is *accessory* to an *industrial use*; and

b) does not exceed 25% of the total *gross floor area* of the *building* associated with the *industrial use,* to a maximum *gross floor area* of 930 m^2, whichever is the lessor.

9.3.1.2 Open Storage

Open storage shall be permitted provided it is:

a) *accessory* to a *main use*;

b) restricted to a *rear yard* or *interior side yard*;

c) not located in a *required yard*;

d) not located in an *exterior side yard* where it *abuts* an *arterial road*;

e) not located in a yard *abutting* or across the *street* from a Residential *Zone*;

f) screened from any *street* or *abutting lot* by a planting strip; and

g) not located closer to a *widened street* line than 50 m, except where it is enclosed by a wall or opaque fence not less than 2.0 m in *height* and separated from any *lot line* by *landscaped open space* not less than 7.5 m in width.

9.3.1.3 Outside Display and Sale of Goods, Materials or Merchandise

Outside display and sale of goods, materials or merchandise, is permitted as an *accessory use* in accordance with the general provisions of Section 4.19 (Outside Display and Sale of Goods, Materials and Merchandise).

9.3.1.4 Business Office or Professional Office of a Consulting Engineer or Surveyor

A *business office* or *professional office* of a consulting engineer or surveyor may be permitted provided it is clearly *accessory* to a permitted *industrial use* and does not exceed 25% of the total *gross floor area* of the *building*, to a maximum *gross floor area* of 930 m^2, whichever is the lessor.

9.3.2 General Industrial (I2) Zone

9.3.2.1 Factory Store

A *factory store* shall be permitted provided it:

a) is *accessory* to an *industrial use*; and

b) does not exceed 25% of the total *gross floor area* of the *building* associated with the *industrial use*, to a maximum *gross floor area* of 930 m^2 , whichever is the lessor.

9.3.2.2 Open Storage

Open storage shall be permitted provided it is:

a) *accessory* to a *main use*;

b) restricted to a *rear yard* or an *interior side yard*;

c) not located in a *required yard*;

d) not located in an *exterior side yard* where it *abuts* an arterial road;

e) not located in a *yard abutting* or across the *street* from a Residential *Zone*; and

f) screened from any *street* or *abutting lot* by a planting strip.

9.3.2.3 Outside Display and Sale of Goods, Materials or Merchandise

Outside display and sale of goods, materials or merchandise, is permitted as an accessory *use* in accordance with the general provisions of Section 4.19 (Outside Display and Sale of Goods, Materials and Merchandise).

9.3.2.4 Dwelling Units

A maximum of 1 *dwelling unit* may be erected *accessory* to an *industrial use* provided such *dwelling unit* is situated within or is contiguous to a *building* occupied by such *use*.

9.3.2.5 Existing Single Detached Dwellings

The alteration of *existing single detached dwelling*s and the erection or alteration of *buildings accessory* thereto shall be permitted in accordance with the regulations of Residential First Density (R1(2)) *Zone*.

9.3.2.6 Business Office or Professional Office of a Consulting Engineer or Surveyor

A business office or *professional office* of a consulting engineer or surveyor may be permitted provided it is clearly *accessory* to a permitted *industrial use* and does not exceed 25% of the total *gross floor area* of the *building*, to a maximum *gross floor area* of 930 m^2, whichever is the lessor.

9.3.3 Secondary Industrial (I3) Zone

None

9.3.4 Factory District (I4) Zone

9.3.4.1 Factory Store

A *factory store* shall be permitted provided it:

a) is *accessory* to an *industrial use*; and

b) does not exceed 25% of the total *gross floor area* of the *building* associated with the industrial use, to a maximum *gross floor area* of 930 m^2, whichever is the lessor.

9.3.4.2 Business Office or Professional Office of a Consulting Engineer or Surveyor

A business office or *professional office* of a consulting engineer or surveyor may be permitted provided it is clearly *accessory* to a permitted *industrial use* and does not exceed 25% of the total *gross floor area* of the *building*, to a maximum *gross floor area* of 930 m2, whichever is the lessor.

9.4 General Use Regulations

No person shall within any Industrial *Zone use* or permit the *use* of any *lot* or *erect*, alter or *use* any *building* or *structure* except in accordance with the *zone* standards in Table 9.4 below. Any numbers in parentheses following the particular regulation, *zone* heading, or applicable standard indicates that one or more additional regulations apply to *buildings* and *structures* in the applicable *zone*.

Table 9.4: Regulations in the Industrial Zones

Zone Variation Standard ①	I1	I2	I3⑥	I4
Lot Area:	2,000 m^2	10,000 m^2	-	2,000 m^2
Lot Frontage:	30 m	75 m	-	30 m
Minimum *Setback:*	7.5②	7.5②	-	7.5②
Lot Depth:	75 m	150 m	-	75 m
Side Yard Width:				

Table 9.4: Regulations in the Industrial Zones				
Zone Variation Standard ①	I1	I2	I3⑥	I4
where a *side yard abuts* a residential or institutional *zone*	15.0 m	15.0 m	-	15.0 m
where a *side yard abuts* a *railway line*	0.0 m	0.0 m	-	0.0 m
all other cases	5.0 m ③	5.0 m ③	-	5.0 m ③
Rear Yard Depth:				
where a *side yard abuts* a residential or institutional *zone*	15.0 m ④	15.0 m ④	-	15.0 m ④
where a *side yard abuts* a *railway line*	0.0 m	0.0 m	-	0.0 m
all other cases	7.5 m	6.0 m	-	7.5 m
Maximum *Lot Coverage:*	40%	50%	-	40%
Maximum *Height:*	30 m	30 m	-	30 m
Minimum *Gross Floor Area* (*main building*):	1,850 m^2 ⑤	-	-	-
Minimum *Landscaped Open Space:*	30%	20%	-	30%

Additional Regulations for Table 9.4

1. Unless specified otherwise, regulations expressed herein are minimums.

2. Except that a gatehouse may be permitted as an *accessory use* anywhere in a *front yard* or *exterior side yard*, other than in a *visibility triangle*.

3. Or one-half the *height* of the *building* whichever is the greater.

4. Except where a wall not less than 2.0 m in *height* or a planting strip containing a continuous opaque barrier not less than 2.0 m in *height abuts* and extends the entire length of the *rear lot line*, in which case 6.0 m.

5. Or 15% of the *lot area*, whichever is the lesser.

6. General *use* regulations for lands with an I3 compound *zone* shall be in accordance with the compound Industrial *Zone*.

SECTION 10.0
INSTITUTIONAL ZONES

SECTION 10 INSTITUTIONAL ZONES

No land shall be *used*, no *buildings* or *structures* shall be erected and no *lot* shall be altered in the Institutional *Zones* except in accordance with the applicable General Provisions (Section 4.0) and Parking and Loading Requirements (Section 5.0) and the following:

10.1 List of Applicable Zones

Institutional Community	IN1
Institutional Neighbourhood	IN2

10.2 Permitted Uses

Uses permitted in the Institutional *Zones* are denoted by the symbol "✓" in the column applicable to that *zone* and corresponding with the row for a specific permitted *use* in Table 10.2, below.

Table 10.2: Permitted Uses in the Institutional Zones

Uses	IN1	IN2
Residential Uses:		
dwelling unit as an *accessory use*	✓	✓
retirement home	✓	
Institutional and Open Space Uses:		
auditorium	✓	
hospice	✓	✓
hospital	✓	
library	✓	
nursing home	✓	
offices, federal, provincial or municipal	✓	✓
park	✓	
recreational park	✓	✓
religious institution	✓	✓
school, elementary	✓	✓
school, post-secondary	✓	

Table 10.2: Permitted Uses in the Institutional Zones

Uses	IN1	IN2
school, private	✓	
school, secondary school	✓	
Commercial Uses:		
business office of an incorporated not-for-profit organization	✓	✓
clinic	✓①	✓①
day care centre	✓①	✓①
private club	✓①	✓①

Additional Regulations for Table 10.2

1. Permitted *use* shall be *accessory* to a main permitted *use*.

10.3 Special Use Regulations

10.3.1 Institutional Community (IN1) Zone

None

10.3.2 Institutional Neighbourhood (IN2) Zone

None

SECTION 10.0
INSTITUTIONAL ZONES

10.4 General Use Regulations

No person shall within any Institutional *Zone use* or permit the *use* of any *lot* or *erect*, alter or *use* any *building* or *structure* except in accordance with the *zone* standards in Table 10.4 below. Any numbers in parentheses following the particular regulation, *zone* heading, or applicable standard indicates that one or more additional regulations apply to *buildings* and *structures* in the applicable *zone*.

Table 10.4: Regulations in the Institutional Zones

Zone Variation Standard ①	IN1	IN2
Minimum *Lot Area:*	2,000 m^2	500 m^2
Lot Frontage:	30.0 m	15.0 m
Minimum *Setback:*	7.5②	7.5②
Side Yard Width:	4.5 ③	4.5 ③
Rear Yard Depth:	7.5 m	7.5 m
Maximum *Lot Coverage:*	30%	35%
Maximum *Height:*	30.0 m	12.0 m
Minimum *Landscaped Open Space*	35%	35%

Additional Regulations for Table 10.4

1. Unless specified otherwise, regulations expressed herein are minimums.

2. Except that a gatehouse may be permitted as an *accessory use* anywhere in a *front yard* or *exterior side yard*, other than in a *visibility triangle*.

3. Or one-half the *height* of the *building* whichever is the greater.

SECTION 11.0
THEATRE DISTRICT ZONE

SECTION 11 THEATRE DISTRICT ZONE

No land shall be *used*, no *buildings* or *structures* shall be erected and no *lot* shall be altered in the Theatre *Zone* except in accordance with the applicable General Provisions (Section 4.0) and Parking and Loading Requirements (Section 5.0) and the following:

11.1 List of Applicable Zones

Theatre District TH

11.2 Permitted Uses

Uses permitted in the Theatre District *Zone* are denoted by the symbol "✓" in the column applicable to that *zone* and corresponding with the row for a specific permitted *use* in Table 11.2, below.

Table 11.2: Permitted Uses in the Theatre District Zone

Uses	TH
business office and /or professional office①	✓
public park	✓
public use	✓
special event space	✓
studio	✓
theatre	✓
theatre classroom	✓
theatre restaurant	✓
theatre retail store	✓

11.3 Special Use Regulations

Business and/ or professional office is defined as means any part of the building in which one or more persons are employed in the management, direction or conducting of the theatre business or business associated with the theatre or where qualified persons and their staff service the business aspects of the theatre and may also include administrative offices associated with the theatre.

11.4 General Use Regulations

No person shall within any Theatre District *Zone use* or permit the *use* of any *lot* or *erect*, alter or *use* any *building* or *structure* except in accordance with the *zone* standards in Table 11.4 below. Any numbers in parentheses following the particular regulation, *zone* heading, or applicable standard indicates that one or more additional regulations apply to *buildings* and *structures* in the applicable *zone*.

Table 11.4: Regulations in the Theatre District Zone

Zone Variation Standard ①	TH
Minimum *Lot Area:*	1.83 ha
Lot Frontage:	Lakeside Drive shall be deemed to be the *front lot line*.
Minimum *Front Yard Setback:*	0 m
Setback from Morenz Drive:	7.5 m
Setback from Water Street:	7.5 m
Setback from Waterloo Street South:	7.5 m
Maximum *Lot Coverage:*	30%
Maximum *Height:*	11.5 m
Minimum *Landscaped Open Space:*	30%
Minimum Parking Spaces	166

Additional Regulations for Table 11.4

1. Unless specified otherwise, regulations expressed herein are minimums.
2. Notwithstanding Section 5.3.2 (Location of Driveways, Parking Areas and Parking Aisles), *parking spaces* and drive aisles may be permitted within the *setbacks*.
3. When *parking spaces* are not *accessory* to a permitted *use*, they shall be made available to the public.

SECTION 12.0
PARKS AND OPEN SPACE ZONES

SECTION 12 PARKS AND OPEN SPACE ZONES

No land shall be *used*, no *buildings* or *structures* shall be erected and no *lot* shall be altered in the Parks and Open Space *Zones* except in accordance with the applicable General Provisions (Section 4.0) and Parking and Loading Requirements (Section 5.0) and the following:

12.1 List of Applicable Zones

Parks	P
Open Space	OS

12.2 Permitted Uses

Uses permitted in the Parks and Open Space *Zones* are denoted by the symbol "✓" in the column applicable to that *zone* and corresponding with the row for a specific permitted *use* in Table 12.2, below.

Table 12.2: Permitted Uses in the Parks and Open Space Zones

Uses	P	OS
auditorium	✓	
cemetery	✓	
conservation use	✓	✓
golf course	✓	
park	✓	✓
private club	✓	
recreational park	✓	
theatre (performing arts)	✓	

12.3 Special Use Regulations

12.3.1 Parks (P) Zone

None

12.3.2 Open Space (OS) Zone

12.3.2.1 Buildings and Structures

No *buildings* or *structures* shall be permitted unless *accessory* to a *public use*.

SECTION 12.0
PARKS AND OPEN SPACE ZONES

12.4 General Use Regulations

No person shall within any Park and Open Space *Zone use* or permit the *use* of any *lot* or *erect*, alter or *use* any *building* or *structure* except in accordance with the *zone* standards in Table 12.4 below. Any numbers in parentheses following the particular regulation, *zone* heading, or applicable standard indicates that one or more additional regulations apply to *buildings* and *structures* in the applicable *zone*.

Table 12.4: Regulations in the Park and Open Space Zones

Zone Variation Standard ①	P	OS
Minimum *Lot Area*:		
where no *buildings* are constructed	-	-
where *buildings* are constructed	1,000 m^2	1,000 m^2
Minimum *Lot Frontage*:		
where no *buildings* are constructed	-	-
where *buildings* are constructed	15.0 m	30.0 m
Minimum *Setback:*	7.5 ②	7.5 ②
Side Yard Width:	4.5 ③	4.5 ③
Rear Yard Depth:	7.5 m	7.5 m
Maximum *Lot Coverage:*	20%	10%
Maximum *Height:*	12.0 m	12.0 m
Minimum *Landscaped Open Space:*	40%	-

Additional Regulations for Table 12.4

1. Unless specified otherwise, regulations expressed herein are minimums.

2. Except that a gatehouse may be permitted as an *accessory use* anywhere in a *front yard* or *exterior side yard*, other than in a *visibility triangle*.

3. Or one-half the *height* of the *building* whichever is the greater.

SECTION 13.0
AGRICULTURAL ZONE

SECTION 13 AGRICULTURAL ZONE

No land shall be *used*, no *buildings* or *structures* shall be erected and no *lot* shall be altered in the Agricultural *Zone* except in accordance with the applicable General Provisions (Section 4.0) and Parking and Loading Requirements (Section 5.0) and the following:

13.1 List of Applicable Zones

Agricultural A

13.2 Permitted Uses

Uses permitted in the Agricultural *Zone* are denoted by the symbol "✓" in the column applicable to that *zone* and corresponding with the row for a specific permitted *use* in Table 13.2 below. Where the letter "E" is identified following the symbol "✓", only legally *existing uses* shall be permitted.

Table 13.2: Permitted Uses in the Agricultural Zone

Uses	A
agriculture use	✓
agriculture-related use	✓ **E**
animal shelter	✓ **E**
conservation use	✓
forestry	✓
home occupation	✓
institutional use	✓ **E**
livestock facility	✓ **E**
non-farm residential *use*	✓ **E**
on-farm diversified use	✓ **E**
wayside permit aggregate operation (wayside pit)	✓

13.3 Special Use Regulations

13.3.1 Agricultural (A) Zone

13.3.1.1 On-farm Diversified Uses

a) *On-farm diversified uses* may only be permitted through a site-specific amendment to the Zoning By-law, and in accordance with the following:

i) the *use* is secondary to the *main* farm *use* on the *lot*, and is clearly farm-related through on-going interaction with agricultural activities;

ii) the *use* is operated by a resident of the farm and employs no more than one off-farm resident employee;

iii) the *use* may be conducted in a *building* other than the *dwelling unit*, provided it is located within a *cluster* of *existing* farm *buildings*;

iv) the aggregate activity area, including all associated *uses* such as but not limited to parking, loading areas, and recreational amenities shall not exceed 15% of total *lot area*. Production lands which are *used* for the growing of crops and simultaneously *used* as part of the activity area shall not be included in the calculation of the 15%; and

v) the *use* shall be subject to Site Plan Control in accordance with the *Planning Act*.

13.3.1.2 Agriculture-Related Uses

a) *Agriculture-related uses* may only be permitted through a site-specific amendment to the Zoning By-law, and in accordance with the following:

i) the *use* is secondary to the *main* farm *use* on the *lot*, and is clearly farm-related through on-going interaction with agricultural activities;

ii) the *use* is restricted to "dry" agricultural operations;

iii) the *use* is operated by a resident of the farm and employs no more than one off-farm resident employee;

iv) the *use* may be conducted in a *building*, provided it is located within a *cluster* of *existing* farm *buildings*;

v) the aggregate activity area, including all associated *uses* such as but not limited to parking, loading areas, and service areas shall not exceed 15% of total *lot area*. Production lands which are *used* for the growing of crops and simultaneously *used* as part of the activity area shall not be included in the calculation of the 15%; and

vi) the *use* shall be subject to Site Plan Control in accordance with the *Planning Act*.

13.4 General Use Regulations

No person shall within any Agricultural Zone *use* or permit the *use* of any *lot* or *erect*, alter or *use* any *building* or *structure* except in accordance with the *zone* standards in Table 13.4 below. Any numbers in parentheses following the particular regulation, *zone* heading, or applicable standard indicates that one or more additional regulations apply to *buildings* and *structures* in the applicable *zone*.

Table 13.4: Regulations in the Agricultural Zone

Zone Variation Standard ①	A
Minimum *Lot Area*:	
Agricultural uses	*existing*
Other permitted *uses*	1,850 m^2
Minimum *Lot Frontage*:	
Agricultural uses	*existing*
Other permitted *uses*	30 m
Minimum *Yard* Requirements ②:	
Front Yard	30 m
Rear Yard	30 m
Side Yard	30 m
Exterior Side Yard	30 m
Minimum *Yard* Requirements ③:	
Front Yard	15.0 m
Rear Yard	7.5 m
Side Yard	4.5 m
Exterior Side Yard	15.0 m
Maximum *Lot Coverage*:	
Agricultural *buildings* and *structures*	10%
Other permitted *buildings* and *structures*	30%
Maximum *Height*:	

Table 13.4: Regulations in the Agricultural Zone	
Zone Variation Standard ①	**A**
Agricultural *buildings* and *structures*	40 m
Other permitted *buildings* and *structures*	12 m

Additional Regulations for Table 13.4

1. Unless specified otherwise, regulations expressed herein are minimums.

2. For *buildings* and *structures* for livestock and manure storage and *buildings* and *structures accessory* to an agricultural *use*, and in accordance with the *Minimum Distance Separation II Formulae (MDS II)*.

3. For other permitted *buildings* and *structures*, including a *dwelling* and *buildings* and *structures accessory* to a *dwelling*.

SECTION 14.0
URBAN RESERVE ZONE

SECTION 14 URBAN RESERVE ZONE

No land shall be *used*, no *buildings* or *structures* shall be erected and no *lot* shall be altered in the Urban Reserve *Zone* except in accordance with the applicable General Provisions (Section 4.0) and Parking and Loading Requirements (Section 5.0) and the following:

14.1 List of Applicable Zones

Urban Reserve UR

14.2 Permitted Uses

Uses permitted in the Urban Reserve *Zone* are denoted by the symbol "✓" in the column applicable to that *zone* and corresponding with the row for a specific permitted *use* in Table 14.2 below. Where the letter "E" is identified following the symbol "✓", only legally *existing* uses shall be permitted.

Table 14.2: Permitted Uses in the Urban Reserve Zone

Uses	UR
existing use	✓ **E**
home occupation	✓
single detached dwelling	✓**E**

14.3 Special Use Regulations

14.3.1 Urban Reserve (UR) Zone

14.3.1.1 Existing Single Detached Dwellings

The alteration of an *existing single detached dwelling* or the erection or alteration of *buildings accessory* thereto shall be permitted in accordance with the regulations of Residential First Density (R1(2)) *Zone*.

14.4 General Use Regulations

No person shall within any Urban Reserve Zone *use* or permit the *use* of any *lot* or *erect*, alter or *use* any *building* or *structure* except in accordance with the *zone* standards in Table 14.4 below. Any numbers in parentheses following the particular regulation, *zone* heading, or applicable standard indicates that one or more additional regulations apply to *buildings* and *structures* in the applicable *zone*.

Table 14.4: Regulations in the Urban Reserve Zone

Zone Variation Standard ①	UR
Minimum *Lot Area:*	*existing*
Minimum *Lot Frontage:*	*existing*
Minimum *Lot Depth:*	*existing*
Permitted *Buildings* and *Structures:*	*existing*
Minimum *Yard* Requirements: ②	*existing*
Maximum *Lot Coverage:*	20%
Maximum *Height:*	*existing*

Additional Regulations for Table 14.4

1. Unless specified otherwise, regulations expressed herein are minimums.

2. For *buildings* and *structures* for livestock and manure storage and *buildings* and *structures accessory* to an agricultural *use*, established by the *Minimum Distance Separation II Formulae (MDS II).*

SECTION 15 ZONE EXCEPTIONS

15.1 Residential First Density (R1) Zone

15.1.1 a) Defined Area (portion of Douglas Street, Franklin Street and Buckingham Street)
R1(5)-1 as shown on Schedule "A", Map 1

b) Minimum Aggregate Side Yard Width 2.0 m

c) Minimum Front Yard Depth 6.0 m

d) Minimum Exterior Side Yard Width
Lot 24 and Lot 33, Plan 44M-5 6.0 m

15.1.2 a) Defined Area (300 William Street Unit 1)
R1(2)-2 as shown on Schedule "A", Map 3

b) Permitted Uses

- bed and breakfast establishment in an existing single detached dwelling
- single detached dwelling
- all other uses permitted in the R1 zone

c) Minimum Lot Area 4590 m^2

d) Maximum Lot Coverage 10%

e) Minimum Landscaped Open Space 75.5%

f) Maximum Number of Guest Rooms 6

15.1.3 a) Defined Area (386 Cambria Street)
R1(3)-3 as shown on Schedule "A", Map 4

b) Permitted Uses

- clinic
- professional office
- all other uses permitted in the R1 zone

15.1.4 a) Defined Area (101 Kelly's Lane and 99 Kelly's Lane – By-law 113-2004)
R1(2)-4 as shown on Schedule "A", Map 3

b) Private Lane

for the purposes of the Defined Area, Section 4.2 (Access Required to a Street) shall not apply

15.1.5 a) Defined Area (210 Water Street)
R1(3)-5 as shown on Schedule "A", Map 5

b) Permitted Uses

- business office
- data centre
- newspaper publishing establishment
- professional office
- radio/television broadcasting establishment
- all other uses permitted in the R1 zone

15.1.6 a) Defined Area (339 Romeo Street North) By-law 19-2010
R1(5)-6 as shown on Schedule "A", Map 3

b) Minimum Rear Yard Depth 2.0 m

c) Minimum Lot Depth 20.0 m

15.1.7 a) Defined Area (north of Perth Line 36, west side of Mornington Street)
R1(2)-7 as shown on Schedule 'A', Map 2

b) Permitted Uses

Notwithstanding any provision of this By-law to the contrary, permitted uses shall be limited to one single-detached dwelling, a home occupation, a bed and breakfast establishment and accessory buildings and structures.

c) Minimum Lot Area: 2250 m^2

d) Minimum Lot Frontage: 27.5m (Interior Lot); 30 m (Corner Lot)

e) Minimum Front Yard: 7.5m

f) Minimum Interior Side Yard: 3.0 m on one side and 1.2 m on the other side

g) Minimum Exterior Side Yard: 7.5m

h) Minimum Rear Yard: 7.5m

i) Maximum Lot Coverage: 30%

j) Maximum Building Height: 10m

k) Minimum Landscaped Open Space: 30%

15.1.8 a) Defined Area (properties in the vicinity of Orr Street and Culliton Street - By-law 64-2015)
R1(5)-8 as shown on Schedule "A", Map 2

b) Maximum garage width of the elevation facing the front lot line 70%

c) Maximum driveway width of the lot 65%

15.1.9 a) Defined Area (52 Front St.)
R1(4) – 9 as shown on Schedule "A", Map 5

b) Permitted Uses

- bed and breakfast establishment
- single detached dwelling
- all other uses permitted in the R1 zone

c) Maximum Number of Guest Rooms 3

15.1.10 a) Defined Area (300 William Street Units 2-7)
R1(2)-10 as shown on Schedule "A", Map 3

b) Permitted Uses

- single detached dwelling in accordance with the Plan of Condominium

c) Maximum Number of Dwellings 6

d) Minimum Lot Frontage

i) Lot 4 20 m

e) No. of Accessory Guest Rooms 0

15.1.11 a) Defined Area (127 O'Loane Avenue – By-law 116-2009)
R1(3)-11 as shown on Schedule "A", Map 4

b) Minimum Interior Lot Frontage 9.1 m

15.1.12 a) Defined Area (62 John Street North)
R1(2)-12 as shown on Schedule "A", Map 1

b) Permitted Uses

- bed and breakfast establishment

- all other uses permitted in the R1 zone

c) Maximum Number of Guest Rooms 5

d) Minimum Lot Area for Bed and Breakfast Establishment (By-law 48-2004)

all of Lots 6, 15 and 16 in Registered Plan of Subdivision No. 45 in the City of Stratford, County of Perth

15.1.13 a) Defined Area (325 St. David Street)
R1(3)-13 as shown on Schedule "A", Map 4

b) Permitted Uses

- bed and breakfast establishment
- all other uses permitted in the R1 zone

c) Maximum Number of Guest Rooms 4

d) *Accessory* Buildings or Structures

notwithstanding the provisions of Section 4.1.2 (*Accessory* Buildings and Structures and Uses), no *accessory* buildings or structures shall be permitted to be located within 6.0 m of any side or rear lot line.

15.1.14 a) Defined Area (66 Queen Street)
R1(3)-14 as shown on Schedule "A", Map 5

b) Permitted Uses

- bed and breakfast establishment
- single detached dwelling
- all other uses permitted in the R1 zone

c) Maximum Number of Guest Rooms 4

d) Planting Strip

A perennial garden shall be planted and maintained such that within 1.0 m of the edge of the driveway, perennial species

shall reach a minimum height of 1.5 m and achieve a density at maturity sufficient to adequately filter the view of motor vehicles parked within the driveway from Ballantyne Avenue.

e) Parking in Exterior Yard

A maximum of two parking spaces shall be permitted to encroach 2.5 m into the exterior side yard other than in a driveway.

15.1.15 a) Defined Area (portion of Franklin Drive)

R1(5)-15 as shown on Schedule "A", Map 1

b) Setback

Franklin Drive	6 m

c) Minimum Lot Area

Lot 60, Plan 44M-5	295 m^2
Lot 63, Plan 44M-5	285 m^2
Lot 64, Plan 44M-5	280 m^2
Lot 65, Plan 44M-5	270 m^2

d) Minimum Lot Depth

Lot 66, Plan 44M-5	16.5 m

15.1.16 a) Defined Area (35 McManus Road)

R1(2)-16 as shown on Schedule "A", Map 3

b) Permitted Uses

- respite home
- all other uses permitted in the R1 zone

c) Definition

For the purposes of the Defined Area, the following shall apply:

i) Respite Home

means a dwelling operated by a not-for-profit, charitable organization where medically fragile individuals requiring constant care shall be cared for by qualified personnel to provide respite to caregivers and/or family members

d) Maximum number of medically fragile individuals permitted to stay at the Respite Home at any one time: 5

15.1.17 a) Defined Area (76 Queen Street)
R1(3)-17 as shown on Schedule "A", Map 5

b) Permitted Uses

- bed and breakfast establishment
- all other uses permitted in the R1 zone

c) Maximum Number of Guest Rooms: 3

d) Required Planting Strips in Accordance with Section 4.21 (Planting Strips).

- Along driveway and parking area on south side of property
- Along north property line between rear wall of dwelling and the front wall of the garage of 70 Queen Street.

15.1.18 a) Defined Area (78 John Street North)
R1(2)-18 as shown on Schedule "A", Map 1

b) Permitted Uses

- Supply of short term rental accommodation to the public for a fee in the existing building subject to:

  (i) Maximum number of dwelling units used to Supply short term rental accommodation: 4

  (ii) Number of dwelling units that must be

owner occupied: 1

- All other uses permitted in the R1 zone

15.1.19 a) Defined Area (108 Ballantyne Avenue)
R1(3)-19 as shown on Schedule "A", Map 5

b) Permitted Uses

- duplex dwelling
- all other uses permitted in the R1 zone

15.1.20 a) Defined Area (170 Hibernia Street)
R1(3)-20 as shown on Schedule "A", Map 1

b) Permitted Uses

- bed and breakfast establishment
- all other uses permitted in the R1 zone

c) Maximum Number of Guest Rooms 4

15.1.21 a) Defined Area (162 Ballantyne Avenue)
R1(3)-21 as shown on Schedule "A", Map 5

b) Permitted Uses

- bed and breakfast establishment
- all other uses permitted in the R1 zone

c) Maximum Number of Guest Rooms 3

d) Minimum Interior Side Yard Separation Distance: 0.9m

15.1.22 a) Defined Area (344 William Street By-law 14-2004)
R1(2)-22 as shown on Schedule "A", Map 3

b) Permitted Uses

- bed and breakfast establishment

- all other uses permitted in the R1 zone

c) Maximum Number of Guest Rooms 4

d) Required Planting Strips in Accordance with Section 4.21 (Planting Strips)

- shall not be required along north side of parking area

e) Required One Metre Separation Distance in Accordance with Section 4.3.2 b)

- shall not be required along north side of parking area

f) Required Parking Spaces

- one parking space in the garage shall be available at all times for the parking of vehicles

15.1.23 a) Defined Area (West side of John Street North, south of Avon Street – By-law 48-2004)
R1(2)-23 as shown on Schedule "A", Map 1

b) Front yard depth

- all buildings 18.5m

15.1.24 a) Defined Area (North Pointe Drive)
R1(4)-24 as shown on Schedule "A", Map 3

b) Permitted Uses

- single detached dwelling in accordance with the Plan of Condominium
- all other uses permitted in the R1 zone

c) Maximum Number of Dwellings 40

d) Minimum Front Yard Depth/Exterior Side Yard Width: 6 m

- provided that no part of any attached or detached garage shall be erected less than 7.5 m to the front lot line or an exterior side lot line.

e) Aggregate Side Yard Width 2 m

f) Maximum Lot Coverage 45%

15.1.25 a) Defined Area (312 Cobourg Street)
R1(3)-25 as shown on Schedule "A", Map 5

b) Permitted Uses

- bed and breakfast establishment
- all other uses permitted in the R1 zone

c) Maximum Number of Guest Rooms 2

d) Planting Strip

i) Notwithstanding Section 4.21 (Planting Strips), the minimum width of a required planting strip shall be 1m.

ii) Notwithstanding Section 4.3.2 (c), no planting strip shall be required between the front of the house at 308 Cobourg Street and the existing garage at 312 Cobourg Street.

15.1.26 a) Defined Area (190 Queensland Road – By-law 115-2006)
R1(3)-26 as shown on Schedule "A", Map 4

b) Permitted Uses

- Private school
- Day care centre
- All other uses permitted in the R1 zone

c) Minimum Setback

In accordance with the R1(3) regulations.

d) Minimum Side Yard Width

4.5 m or one-half the height of the building whichever is greater

e)	Minimum Rear Yard Depth	7.5 m
f)	Maximum Lot Coverage	30 %
g)	Minimum Landscaped Open Space	35 %
h)	Maximum Building Height	10 m

15.1.27 a) Defined Area (265 St. David Street – By-law 102-2007)
R1(3)-27 as shown on Schedule "A", Map 4

b) Permitted Uses

- 3 converted dwellings
- a small, indoor banquet facility within the existing building where catered, sit-down dinners not prepared on-site are served at pre-booked private parties to occupy not more than 150 m^2 of building floor area with a maximum seating capacity of 48 persons. All activities, including ancillary activities, associated with the use of the building for banquet purposes must be indoors.
- All other uses permitted in the R1 Zone.

c) Minimum onsite parking required 24 spaces.

15.1.28 a) Defined Area (Properties on Greenberg Place, Rutherford Drive and Fairfield Drive – By-law 103-2007)
R1(5)-28 as shown on Schedule "A", Map 3

b) Garage Width

Notwithstanding Table 6.4.1, Note (2), for the purposes of the Defined Area, attached garages shall not exceed seventy (70) percent of the width of the elevation facing the front line of a single detached dwelling erected on the lot.

15.1.29 a) Defined Area (220 Hibernia Street – By-law 151-2008)
R1(3)-29 as shown on Schedule "A", Map 1

b) Permitted Uses:

- bed and breakfast establishment
- all other uses permitted in the R1 zone

c) Maximum Number of Guest Rooms 2

15.1.30 a) Defined Area (west side of O'Loane Avenue, south of the railway tracks – By-law 161-2008)
R1(5)-30 as shown on Schedule "A", Map 4

b) Setback from O'Loane Avenue 10.5 m

15.1.31 a) Defined Area (576 O'Loane Avenue)
R1(5)-31 as shown on Schedule "A", Map 1

b) Minimum setback
O'Loane Avenue 10.5m

c) Maximum building height 11.5m

15.1.32 a) Defined Area (Northwest Stratford, north and south side of McCarthy Road West)
R1(5)-32 as shown on Schedule "A", Map 2

b) Exterior side yard width
Where a corner lot is sited so that its rear lot line abuts an adjacent interior side yard, the exterior side yard width shall be 4.5m, when a corner lot is sited so that its rear lot line abuts an adjacent rear lot line the exterior side yard width

shall be 3m. In all cases any part of any attached or detached garage shall provide a parking space between the garage door and the road allowance.

c) General use regulations

i) Any attached or detached garage shall not exceed sixty (60) per cent of the width of the front building elevation of a dwelling erected on the lot (measured from inside face of outside wall to inside face of outside wall) and the front yard depth or exterior side yard width for a dwelling shall not exceed 6.0 m.

ii) At the intersection of two local roads, a minimum sight triangle of 3m by 3m shall apply.

15.1.33 a) Defined Area (north side of Kelly`s Lane, west limit- By-law 29-2019)
R1(2)-33 as shown on Schedule "A", Map 3

b) Private Lane
For the purposes of the Defined Area, Section 4.2 hereof shall not apply.

c) Front Lot Line
The portion of the lot that abuts the private right-of-way (Kelly`s Lane) is deemed to be the front lot line.
Minimum Front Yard Setback 30m

15.1.34 a) Defined Area (north side of Kelly`s Lane, east limit- By-law 29-2019)
R1(2)-34 as shown on Schedule "A", Map 3

b) Private Lane
For the purposes of the Defined Area, Section 4.2 hereof shall not apply.

c) Front Lot Line

15.1.35 The portion of the lot that abuts the private right-of-way (Kelly`s Lane) is deemed to be the front lot line.

15.2 Residential Second Density (R2) Zone

15.2.1 a) Defined Area (semi-detached dwellings only)

R2(1)-1 as shown on Schedule "A", Map 1 (Bell Court, Hibernia Street, Galt Road)

R2(1)-1 as shown on Schedule "A", Map 2 (Campbell Court)

R2(1)-1 as shown on Schedule "A", Map 3 (McCarthy Road)

R2(1)-1 as shown on Schedule "A", Map 4 (Burnham Crescent)

R2(1)-1 as shown on Schedule "A", Map 5 (Falstaff Street, King Street)

R2(1)-1 as shown on Schedule "A", Map 6 (Babb Crescent, Walsh Crescent, Wooton Court)

b) Permitted Uses

- semi-detached dwelling
- group home
- home occupation

15.2.2 a) Defined Area (312 Huron Street – By-law 48-2014)

R2(1)-2 as shown on Schedule "A", Map 1

b) Permitted Uses

- Triplex dwelling in accordance with the duplex regulations of the R2(1) Zone
- all other uses permitted in the R2 zone

15.2.3 a) Defined Area (436-450 Douglas Street)

R2(1)-3 as shown on Schedule "A", Map 1

b) Minimum Lot Frontage

semi-detached dwelling 8.8 m

15.2.4 a) Defined Area (25 William Street)

R2(1)-4 as shown on Schedule "A", Map 1

b) Permitted Uses

- professional office
- all uses permitted in the R2 zone

15.2.5 a) Defined Area (198 Mornington Street) (Amended by OMB Decision By-law 84-2011)
R2(2)-5 as shown on Schedule "A", Map 1

b) Permitted Uses

- nursing home
- all uses permitted in the R2 zone

c) General Use Regulations - Nursing Home
In accordance with Section 9.2 hereof

d) Parking Regulation

- Minimum parking space standard: nursing home 1 parking space for every 2.6 beds
- All other parking regulations in accordance with Section 5.0 (Parking and Loading Requirements).

15.2.6 a) Defined Area (447 Brunswick Street)
R2(2)-6 as shown on Schedule "A", Map 5

b) Permitted Uses

- service trade
- all uses permitted in the R2 zone

15.2.7 a) Defined Area (215 Douro Street)
R2(1)-7 as shown on Schedule "A", Map 5

b) Converted Dwelling
Maximum Number of Dwelling Units 3

15.2.8 a) Defined Area (90 Gordon Street)
R2(1)-8 as shown on Schedule "A", Map 6

b) Permitted Uses

- business office
- clinic
- professional office
- all uses permitted in the R2 zone

15.2.9 a) Defined Area (north side of Wingfield Avenue)
R2(1)-9 as shown on Schedule "A", Map 8

b) Permitted Uses

- duplex dwelling
- group home
- semi-detached dwelling

c) Minimum Front Yard Depth and Exterior Side Yard Width
6.0m

15.2.10 a) Defined Area (south side of Wingfield Avenue)
R2(1)-10 as shown on Schedule "A", Map 8

b) Permitted Uses

- duplex dwelling
- group home
- quadruplex dwelling
- semi-detached dwelling

c) Minimum Front Yard Depth and Exterior Side Yard Width
6.0 m

d) Minimum Rear Yard Depth
Lot 19 to 22, Plan 44M-2: 14 m in the case of a two-storey dwelling

e) Zone Standards for Quadruplex Dwellings

f) Minimum Lot Area 300 m^2

g) Minimum Lot Frontage: 9.6 m on an interior lot

h) All Other Standards: in accordance with Section 6.4.3

15.2.11 a) Defined Area (28 Waterloo Street North)
R2(1)-11 as shown on Schedule "A", Map 1

b) Permitted Uses

- Supply of short term rental accommodation to the public for a fee in the existing building subject to:

c) Maximum number of dwelling units used to supply short term rental accommodation 3

15.2.12 a) Defined Area (141 West Gore - By-law 93-2015)
R2(1)-12 as shown on Schedule "A", Map 8

b) Permitted Uses

- Triplex Dwellings
- All uses permitted in the R2 Zone

c) Zone Standards for a Triplex Dwelling within an existing building

i) Minimum Exterior Size Yard for A Garage or a Parking Space 5.3m

ii) All Other Standards in accordance with R2(1) duplex regulations in Table 6.4.2

d) Zone Standards for Used Permitted in by the R2 Zone

i) R2(1) regulations in Table 6.4.2.

15.2.13 a) Defined Area (Gregory Cres. - By-law 146-2001)
R2(2)-13 as shown on Schedule "A", Map 3

b) Minimum Side Yard Width
semi-detached dwelling 1.0 m

c) Aggregate Side Yard Width
semi-detached dwelling 2.0 m

15.2.14 a) Defined Area (157 Church St.)
R2(1)-14 as shown on Schedule "A", Map 4

b) Permitted Uses

- bed and breakfast establishment
- single detached dwelling
- all other uses permitted in the R1 zone

c) Maximum Number of Guest Rooms 5

15.2.15 a) Defined Area (35 Waterloo Street North- By-law 208-2001)
R2(1)-15 as shown on Schedule "A", Map 1

b) Permitted Uses

- a community facility in the existing building
- all other uses permitted in the R2 zone

c) Definition
For the purpose of the Defined Area, the following shall apply:

Community Facility
means a building provided by the Corporation or by any other group or organization without profit or gain for such purposes as a community centre, meeting rooms, a

gymnasium, space for arts, culture, social, educational, training and recreation programs and activities, and may include office space associated with the provision of these services, and the control of which is vested in the Corporation or a non-profit organization.

15.2.16 a) Defined Area (east side of Abraham Drive)
R2(2)-16 as shown on Schedule "A", Map 3

b) Minimum Side Yard Width
Semi Detached Dwelling 1.0 m

c) Aggregate Side Yard Width
Semi Detached Dwelling 2.0 m

d) Minimum Lot Area, Lots 1 and 15
Semi Detached Dwelling 725 m^2

e) Minimum Front Yard Depth/Exterior Side Yard Width For an Attached or Detached Garage 6.0 m

15.2.17 a) Defined Area (29 Dufferin Street)
R2(1)-17 as shown on Schedule "A", Map 8

b) Permitted Uses

- 5 unit converted dwelling
- all other uses permitted in the R2 zone

15.2.18 a) Defined Area (12-16 Elizabeth Street)
R2(1)-18 as shown on Schedule "A", Map 1

b) Permitted Uses

- Supply of short term rental accommodation to the public for a fee in the existing building subject to:
  (i) Maximum number of dwelling units used to supply short term rental accommodation 3

(ii) Number of dwelling units that must be owner occupied 1

- All other uses permitted in the R2 zone

15.2.19 a) Defined Area (57 Cambria Street – By-law 201-2003)
R2(1)-19 as shown on Schedule "A", Map 8

b) Permitted Uses

- quadruplex dwelling
- all other uses permitted in the R2 zone

c) Location of Required Parking

- all required parking is to be located in the rear yard

d) Required Planting Strips

- along the east property line between 53 and 57 Cambria Street
- along the south and west sides of the rear yard parking area

e) Front Yard Landscaped Open Space
landscaped open space shall extend across the full depth of the front yard from the west property line to 9 m east of the west property line.

15.2.20 a) Defined Area (100-176 Brown Street – OMB Decision – By law 15-2015)
R2(2)-20 as shown on Schedule "A", Map 4

b) Minimum Corner Lot Area – semi-detached dwelling: 405 m^2

c) Minimum Exterior Side Yard Width – semi-detached dwelling
3.8 m

d) Minimum Corner Lot Frontage – semi-detached dwelling
11.6 m.

15.2.21 a) Defined Area (153 West Gore Street)
R2(1)-21 as shown on Schedule "A", Map 8

b) Permitted Uses

- triplex
- all other uses permitted in the R2 zone

c) Required Planting Strips

- along the south and west sides of the parking area

15.2.22 a) Defined Area (501 Albert Street)
R2(2)-22 as shown on Schedule "A", Map 6

b) Permitted Uses

- apartment building
- all other uses permitted in the R2 zone

c) Maximum Number of Dwelling Units

- apartment building 5

d) Maximum Height

- apartment building 2 storeys

e) Planting Strip for Apartment Building
Notwithstanding Section 4.21 (Planting Strips), an opaque fence with a minimum height of 1.5m shall be required along the east, south and west property lines.

15.2.23 a) Defined Area (166 Elgin Crescent - By-law 128-2012)
R2(1)-23 as shown on Schedule "A", Map 9

b) Permitted Uses

- Triplex dwelling
- all other uses permitted in the R2 zone

c) Minimum Lot Area

Triplex dwelling	450 m^2

d) Lot Frontage Interior Lot

Triplex dwelling	15 m

e) Minimum Side Yard Width

Triplex dwelling	1.0 m plus an additional 0.5 m for each storey of a dwelling in excess of one-storey to a maximum of 2.0 m.

f) Aggregate Side Yard Width

Triplex dwelling	3.0 m

15.2.24 a) Defined Area (246 Railway Avenue – By-law 75-2005)
R2(1)-24 as shown on Schedule "A", Map 8

b) Permitted Uses

- storage by the Corporation of the City of Stratford in the existing building
- all other uses permitted in the R2 zone

15.2.25 a) Defined Area (589 Mornington Street- By-law 136-2005)
R2(1)-25 as shown on Schedule "A", Map 3

b) Maximum Number of Semi Detached Dwelling Units: 12

15.2.26 a) Defined Area (60 Simcoe Street – By-law 230-2005)
R2(2)-26 as shown on Schedule "A", Map 9

b) Minimum Lot Frontage for Duplex Dwelling 13 m

c) Location of Driveway for Duplex or Converted Dwelling
The driveway for a duplex or converted dwelling shall abut the west property line.

d) Maximum Driveway Width for Duplex or Converted Dwelling
3m

e) Location of Landscaped Open Space for Duplex or Converted Dwelling
The east side yard for a Duplex or Converted Dwelling shall be maintained as landscaped open space.

15.2.27 a) Defined Area (50 Simcoe Street – By-law 230-2005)
R2(2)-27 as shown on Schedule "A", Map 9

b) Permitted Use

- quadruplex dwelling
- triplex dwelling
- all other permitted uses in the R2 zone

c) Location of Driveway
The driveway for any dwelling shall abut the east property line.

d) Maximum Driveway Width 3 m

e) Minimum Side Yard Width – West Side 3 m

f) Location of Landscaped Open Space
The west side yard shall be maintained as landscaped open space.

15.2.28 a) Defined Area (260 Monteith Avenue – By-law 22-2006)
R2(1)-28 as shown on Schedule "A", Map 4

b) Permitted Uses

- pet care establishment
- all other permitted uses in the R2 zone

c) Location

For the purpose of the Defined Area, the pet care establishment shall be restricted to the existing detached accessory building on the property, and the outside housing or keeping of pets is prohibited.

15.2.29 a) Defined Area (515 Brunswick Street – By-law 54-2006)

R2(2) – 29 as shown on Schedule "A", Map 6

b) Permitted Uses

- quadruplex dwelling
- all other uses permitted in the R2 zone

c) Location of Required Parking

- all required parking is to be located in the rear yard

d) Required Planting Strips

- notwithstanding Section 4.21 (Planting Strips), a planting strip shall be required along the east, south and west sides of the rear yard with a minimum height of 1.5 m.

e) Building Height

- maximum height of 2 storeys.

15.2.30 a) Defined Area R2(2)-30 as shown on Schedule "A", Map 1

b) Minimum setback

O'Loane Avenue 10.5m

c) Maximum building height 11.5m

15.2.31 a) Defined Area (210 Norfolk Street – By-law 150-2007)
R2(1)-31 as shown on Schedule "A", Map 9

b) Permitted Uses

- group home
- temporary living accommodation for persons with disabilities
- all other uses permitted in the I2 zone, in accordance with the I2 regulations.

c) Group Home
For the purposes of the "defined area" a group home shall be permitted in a dwelling other than a single detached dwelling and shall permit the accommodation of a minimum of three (3) individuals.

d) Temporary Living Accommodation for Person with Developmental Disabilities
For the purposes of the "defined area" temporary living accommodation shall be provided for persons with developmental disabilities who are experiencing difficulties at home. During their stay, these persons shall be supervised by qualified personnel 24 hour a day. The maximum number of persons with developmental disabilities being provided with temporary living accommodation shall be limited to three (3) at any one time.

15.2.32 a) Defined Area (163 Brunswick Street – By-law 53-2008)
R2(2)-32 as shown on Schedule "A", Map 5

b) Permitted Uses

- aesthetics service as a home occupation in a semi-detached dwelling
- all other uses permitted in the R2 zone.

c) Home Occupation
For the purposes of "defined area" an aesthetics service as a home occupation shall be permitted in a semi-detached dwelling.

15.2.33 a) Defined Area (453-455 Brunswick Street – By-law 92-2008)
R2(2)-33 as shown on Schedule "A", Map 5

b) Permitted Uses

- triplex dwelling
- all other uses permitted in the R2 zone

c) Parking in an exterior side yard in accordance with 3.13.3

- one parking space shall be allowed in the exterior side yard.

15.2.34 a) Defined Area (west side of O'Loane Avenue, south of the railway tracks – By-law 161-2008)
R2(2)-34 as shown on Schedule "A", Map 4

b) Setback from O'Loane Avenue 10.5 m

15.2.35 a) Defined Area (300-316 Dufferin Street) [By-law 36-2009]
R2(2)-35 as shown on Schedule "A", Map 8

b) Minimum Corner Lot Area 518 m^2

c) Minimum Corner Lot Frontage 17.26 m

15.2.36 a) Defined Area (211 Railway Avenue) (By-law 94-2009)
R2(1)-36 as shown on Schedule "A", Map 8

b) Permitted Uses

- Quadruplex dwelling
- All uses permitted in the R2(1) zone

c) Regulations

- Maximum permitted driveway width of 3m;
- Driveway is restricted to the North half of the property;
- Minimum side yard setback for the South property line of 2.5 m;
- Parking restricted to the rear yard;
- Planting strip required along the South and front property lines in accordance with an approved landscape plan.

15.2.37 a) Defined Area (126 Water Street) (By-law 76-2010)
R2(1)-37 as shown on Schedule "A", Map 5

b) Minimum Front Yard Setback on Water Street 4.5 m

c) Minimum Exterior Side Yard Setback for a garage
on North Street 2.5 m

15.2.38 a) Defined Area (Part Lot 29 and 30, Block D, Part Lane
Registered Plan 102 -25 Duke
Street OMB Decision By-law 84-2011)

R2(2)-38 as shown on Schedule "A," Map 1

b) Permitted Use

i. Shall only be a maximum of 10 motor vehicle parking spaces as accessory to the nursing home on lands zoned R2(2)-5 and municipally identified as 198 Mornington Street.

c) General Use Regulations

- Front yard depth of lands zoned R2(2)-38: 1 m minimum
- All other General Use Regulations in accordance with Section 6.4.2

15.2.39 a) Defined Area (4 McFarlane Street - By-law 76-2011)
R2(1)-39 as shown on Schedule "A", Map 4

b) Permitted Uses

- commercial school and up to one residential dwelling unit within the existing building
- all other uses permitted in the R2 zone

15.2.40 a) Defined Area (Northwest Stratford, south side of McCarthy Road West)
R2(1)-40 as shown on Schedule "A", Map 2

b) Permitted Uses

- boarding house
- converted dwelling
- day care centre
- duplex dwelling
- group home
- home occupation
- single detached dwelling

c) Minimum lot frontage
duplex 16.0 m

d) Exterior side yard width 7.5m

c) General use regulations

i) Any attached or detached garage shall not exceed sixty (60) per cent of the width of the front building elevation of a dwelling erected on the lot (measured from inside face of outside wall to inside face of outside wall).

At the intersection of a local road and an arterial road, a minimum sight triangle of 10m by 10m shall apply.

15.2.41 a) Defined area (40, 48, 50, 60, 66 and 72 Daly Avenue- By law 145 2018)
R2(1)-41 as shown on Schedule "A", Map 1

b) Minimum Setback Worsley Street 5.0m
c) Minimum Lot Depth 25.0 m
d) Minimum Deck Encroachment into rear yard 3.5 m
e) Maximum building height for lots that front onto Daly Avenue
To be measured from the average grade at the front yard setback.
f) Schedule "B"- Notwithstanding the provisions of Schedule "B", the design width of Worsley Street abutting these lands shall be 12.0 m.

15.3 Residential Third Density (R3) Zone

15.3.1 a) Defined Area (44 Frederick Street- By-law No. 131/2001)
R3-1 as shown on Schedule "A", Map 5

b) Minimum Side Yard Width
where two pairs of quadraplex dwelling units on abutting lots are attached together by a common wall extending along the side lot line separating such lots, except in the case of a wall which does not constitute part of such common wall or a direct extension thereof in which case the minimum side yard width shall be 1.5m
0 m

15.3.2 a) Defined Area (19 Grange Street)
R3-2 as shown on Schedule "A", Map 5

b) Permitted Uses

- professional office on the ground floor
- clinic on the ground floor
- all uses permitted in the R3 zone

15.3.3 a) Defined Area (403, 409, 413 St. Vincent Street South – By law 120-2006)
R3-3 as shown on Schedule "A", Map 4

b) Permitted Uses

- quadraplex dwelling
- all other uses permitted in the R3 zone

c) Zone Standards
i) Lot Frontage
17.5 m minimum

d) Required Planting Strips

- notwithstanding Section 4.21 (Planting Strips), a

planting strip shall be required along the south side of the property with a minimum height of 1.5 m.

e) Building Height

- maximum height of 2 storeys.

15.3.4 a) Defined Area (173 King Street – By-law No. 109/2001)
R3-4 as shown on Schedule "A", Map 5

b) Definition

For the purposes of the Defined Area, the following shall apply:

Part 3 and Part 4, Reference Plan 44R-3788 shall constitute one lot

15.3.5 a) Defined Area (102-104 Church Street)
R3-5 as shown on Schedule "A", Map 5

b) Permitted Uses

- Supply of short term rental accommodation to the public for a fee in the existing quadruplex subject to:

(i) Maximum number of dwelling units used to Supply short term rental accommodation 3

(ii) Number of dwelling units that must be owner occupied 1

- All other uses permitted in the R3 zone

15.3.6 a) Defined Area (100, 104,110 Brunswick Street)
R3-6 as shown on Schedule "A", Map 5

b) Permitted Uses

- inn
- all other uses permitted in the R3 zone

c) Special Use Regulations

- Each of the entire buildings at 100 and 110 Brunswick Street shall only be rented as one dwelling unit.

15.3.7 a) Defined Area (629 Ontario Street – By-law 130-2006)
R3-7 as shown on Schedule "A", Map 6

b) Permitted Uses

- professional office
- clinic
- business office
- all other uses permitted in the R3 zone.

15.3.8 a) Defined Area (81 Falstaff Street – By-law 58-2010)
R3-8 as shown on Schedule "A", Map 5

b) Permitted Uses

- boarding house dwelling
- converted dwelling
- day care centre
- elementary school
- group home
- home occupation
- religious institution
- single detached dwelling, existing
- triplex dwelling

15.3.9 a) Defined Area (98 Shakespeare Street- By-law 144-2015)
R3-9 as shown on Schedule "A", Map 5

b) Minimum Setback

		average of the established building line setback on the two lots next to 98 Shakespeare Street	
	c)	Maximum Setback	5.8m
15.3.10	a)	Defined Area (north portion of 71 Cobourg Street – By-law 93-2008) R3-10 as shown on Schedule "A", Map 5	
	b)	Converted Dwelling Maximum Number of Dwelling Units	2
	c)	Lot Depth (converted dwelling)	20.24 m
	d)	Rear Yard Depth (converted dwelling)	1.32 m
	e)	Easterly Side Yard (converted dwelling)	0.33 m
	f)	Lot Area (converted dwelling)	289.49 m^2

15.4 Residential Fourth Density (R4) Zone

15.4.1 a) Defined Area west side of Franklin Drive between 151- 183)
R4(1)-1 as shown on Schedule "A", Map 1

b) Minimum Interior Side Yard Width 2.25 m

c) Minimum Rear Yard Depth

Lot 58 to Lot 66 inclusive, 44M-5 6.0 m

d) Maximum Lot Coverage 55%

e) Maximum Height 6.0 m

f) Maximum Number of Storeys 1

15.4.2 a) Defined Area (59 Eagle Drive)
R4(2)-2 as shown on Schedule "A", Map 3

b) Permitted Uses

- private club
- cluster single detached dwelling
- street townhouse dwelling
- cluster townhouse dwelling

c) General Use Regulations

In accordance with Table 15.4.2:

TABLE 15.4.2

RESIDENTIAL FOURTH DENSITY R4(2)-2

Table 15.4.2: 59 Eagle Drive, Meadowridge Retirement Village				
Zone Variation Standard①	**cluster single detached dwelling**	**street townhouse dwelling**	**cluster townhouse dwelling**	**private club**
Lot Area	360 m^2	180 m^2	1000 m^2	150 m^2
Lot Frontage: interior lot	12 m	6 m	30 m	6.0 m
Lot Frontage: corner lot	15 m	10.5 m	35 m	10.5 m
Lot Depth	24 m	24 m	24 m	24 m
Front Yard Depth/ Exterior Side Yard Width	4.5 m②	4.5 m②	4.5 m②	4.5 m②
Side Yard Width	1.2 m	1.2 m④	1.2 m③	1.2 m
Aggregate Side Yard Width	2.4 m	2.4 m	2.4 m	2.4 m
Rear Yard Depth	4.5 m	4.5 m	4.5 m	4.5 m
Maximum Lot Coverage	50%	50%	50%	75%
Maximum Height	8.5 m	8.5 m	8.5 m	8.5 m
Maximum No. of Dwelling per Lot	1	1	--	
Maximum Lot Density	--	--	50 upnh④	
Landscaped Open Space	30%	30%	30%	25%

NOTES:

① unless specified otherwise, regulations expressed herein are minimums and for the purposes of establishing compliance with any standard of Table 15.4.2, a private street shall be deemed to be a street or an improved street and Section 4.2 (Access Required to a Street) shall not apply.

② provided that no part of any attached or detached garage shall be erected less than 6.0 m to a front lot line or an exterior side lot line.

③ except that no side yard width shall be required on the side where individual street townhouse dwelling units or townhouse dwelling units on abutting lots are attached together by a common wall extending along the side lot line separating such lots, provided that any wall which does not constitute part of such common wall or a direct extension thereof shall be set back not less than 1.0 m from the side lot line separating such lots.

④ upnh means units per net hectare.

15.4.3 a) Defined Area (32, 34, 36, 38 Frederick Street)
R4(1)-3 as shown on Schedule "A", Map 5

b) Permitted Uses

- quadruplex dwelling
- street townhouse dwelling
- cluster townhouse dwelling

c) Regulations
Minimum exterior side yard width
for a townhouse dwelling: 1.8m

Minimum interior side yard width
for a townhouse dwelling: 0.6m, except that no sideyard width shall be required on the side where individual street townhouse units are attached together by a common wall extending along the side lot line separating such lots.

15.4.4 a) Defined Area (portions of Long Drive)
R4(1)-4 as shown on Schedule "A", Map 3

b) Minimum Lot Area

Street townhouse dwelling (per unit)

350 m^2 on a corner lot and 180 m^2 on an interior lot

c) Front Yard Depth/Exterior Side Yard Width

4.5 m provided that no part of any attached or detached garage shall be erected less than 6.0 m to a front lot line or

an exterior side lot line

d) Minimum Setback

In accordance with the R4(1) regulations.

15.4.5 a) Defined Area (west side of Railway Avenue, north of Pine Street– By-law 177-2007)
R4(1) – 5 as shown on Schedule "A", Map 8

b) Permitted Uses

- street townhouse dwelling

c) More than One Zone

For the purposes of the Defined Area, Section 2.3.2 shall not apply.

15.4.6 a) Defined Area (50 Galt Road – By-law 100-2008)
R4(2)-6 as shown on Schedule "A", Map 1

b) Permitted Uses
- cluster townhouse dwelling

c) Maximum Number of townhouse dwellings 80

d) General use Regulations

- access shall be provided by a private street
- tandem parking accessory to a townhouse dwelling shall be permitted.

15.4.7 a) Defined Area (350 O'Loane Avenue – By-law 161-2008)
R4(2) – 7 as shown on Schedule "A", Map 4

b) Minimum Density 23 uph

c) Setback from O'Loane Avenue 10.5 m

15.4.8 a) Defined Area (55 Harrison Street– By-law 19-2010)
R4(2)-8 as shown on Schedule "A", Map 3

b) Minimum Exterior Side Yard Depth 2.5 m

15.4.9 a) Defined Area (101 Brunswick Street – By-law 105-2011)
R4(2)-9 as shown on Schedule "A", Map 5

b) Minimum Lot Area – apartment building 875.5 m^2

c) Minimum Parking Aisle Width 1.8 m

d) Minimum Lot Width 29 m

e) Minimum East Side Yard Width 4.6 m

15.4.10 a) Defined Area (27-39 Butler Cove Road – By-law 91-2014)
R4(1)-10 as shown on Schedule "A", Map 2

b) Minimum Interior Side Yard Width 0.45m

c) Maximum Lot Coverage 43%

15.4.11 a) Defined Area (589 West Gore – By-law 53-2015)
R4(2)-11 as shown on Schedule "A", Map 4

b) Permitted Uses

- cluster townhouse dwelling

c) Maximum Density calculated on entire property
35 uph

d) Lot that has access to a private street is considered
to be a lot for the purposes of zoning

e) Minimum landscape open space calculated on entire property
25%

f) Required parking spaces to be allowed in tandem and count toward the minimum required parking for each individual townhouse dwelling

g) Parking aisles and visitor parking allowed within the common element condominium driveway

h) Rear yard setback 6.5m or 4m from any required easement

i) Rear yard setback to a second storey 7.5m

j) Lot frontage for any parcel of tied lands 6m

k) Lot coverage 65%

15.4.12 a) Defined Area (Blocks 108 & 109 - 576 O'Loane Avenue)
R4(2)-12 as shown on Schedule "A", Map 1

b) Permitted Uses

- apartment dwelling
- back to back townhouse dwelling
- nursing home
- quadruplex dwelling
- seniors' apartment dwelling
- stacked townhouse dwelling
- street townhouse dwelling
- townhouse dwelling

c) For the purposes of the Defined Area, minimum lot area, lot frontage, lot depth and setbacks are deemed to be to the exterior boundary of the Block.

d) Minimum setback
O'Loane Avenue 10.5m

e) Minimum density 25 uph

f) Maximum density 65 uph

g) Minimum lot area – interior lot
apartment dwelling,
back to back or stacked townhouse dwelling 605 m^2

h) Minimum lot area – corner lot
apartment dwelling,
back to back or stacked townhouse dwelling 680 m^2

i) Minimum lot frontage – interior lot
apartment dwelling,
back to back or stacked townhouse dwelling 18m

j) Minimum lot frontage – corner lot
apartment dwelling,
back to back or stacked townhouse dwelling 21m

k) Minimum lot depth 36m

l) Minimum front yard depth / exterior side yard width
4.5m

m) Minimum front yard depth / exterior side yard width to a garage
6.0m

n) Minimum side yard width 1.5m

o) Minimum rear yard depth 6.0m

p) Maximum building height 13.5m

q) Maximum lot coverage 40%

15.4.13 a) Defined Area (Block 109 - 576 O'Loane Avenue)
R4(2)-13 as shown on Schedule "A", Map 1

b) Permitted Uses

- apartment dwelling
- back to back townhouse dwelling
- nursing home

- quadruplex dwelling
- seniors' apartment dwelling
- stacked townhouse dwelling
- street townhouse dwelling
- townhouse dwelling

c) For the purposes of the Defined Area, minimum lot area, lot frontage, lot depth and setbacks are deemed to be to the exterior boundary of the Block.

d) Minimum lot area – interior lot
apartment dwelling,
back to back or stacked townhouse dwelling 605 m^2

e) Minimum lot area – corner lot
apartment dwelling,
back to back or stacked townhouse dwelling 680 m^2

f) Minimum lot frontage – interior lot
apartment dwelling,
back to back or stacked townhouse dwelling 18m

g) Minimum lot frontage – corner lot
apartment dwelling,
back to back or stacked townhouse dwelling 21m

h) Minimum lot depth 36m

i) Minimum front yard depth / exterior side yard width
4.5m

j) Minimum front yard depth / exterior side yard width to a garage
6.0m

k) Minimum side yard width 1.5m

l) Minimum rear yard depth 6.0m

m) Maximum building height 13.5m

n) Maximum lot coverage 40%

o) Maximum number of stories 2.5

15.4.14 a) Defined Area (576 O'Loane Avenue)
R4(2)-14 as shown on Schedule "A", Map 1

b) Permitted Uses

- quadruplex dwelling
- street townhouse dwelling
- townhouse dwelling

c) Minimum setback
O'Loane Avenue 10.5m

d) Minimum rear yard depth 9.0m

e) Maximum building height 13.5m

15.4.15 a) Defined Area (576 O'Loane Avenue)
R4(2)-15 as shown on Schedule "A", Map 1

b) Permitted Uses

- quadruplex dwelling
- street townhouse dwelling
- townhouse dwelling

c) Maximum building height 13.5m

15.4.16 a) Defined Area (Northwest Stratford, north side of McCarthy Road West)
R4(2)-16 as shown on Schedule "A", Map 2

b) Permitted Uses

- Cluster housing: single detached, semi-detached, townhouse dwellings, back-to-back townhouse dwellings, stacked townhouse dwellings, and apartment dwellings

c) General use regulations in accordance with Table 15.4.16:

TABLE 15.4.16

Table 15.4.16: Northwest Stratford Development, north side of McCarthy Road West		
Zone Variation Standard①	**cluster single detached Semi-detached, Townhouse Dwellings, Back-To-Back Townhouse Dwellings and Stacked Townhouse Dwellings**	**cluster apartment dwellings**
Block Area	800 m^2	1000 m^2
Block Frontage	22.0 m per block	25.0 per block
Setback from Arterial Road	7.5 (7)	7.5 m
Setback from Local Road	6.0 m	6.0 m (1)
Side Yard Width	1.5 m (2)(7)	5.0 m (1)
Rear Yard Depth	6.0 m (3)	6.0 m
Maximum Lot Coverage	35%	30%
Max Height	12.0 m (4)	22 m (8)
Minimum Density	16uph	16uph
Maximum Density	65uph	100uph
Minimum Landscaped Open Space	30%	30%
Parking	1.5 spaces per unit (5)(6)	1.5 spaces per unit (5)

NOTES:

1) or half the height of the building whichever is the greater.

2) except that no side yard width shall be required on the side where individual townhouse dwelling units or individual dwelling units of a semi-detached dwelling are attached together by a common wall extending along the side lot line separating such lots, provided that any wall which does not constitute part of such common wall or a direct extension thereof shall be setback not less than 1.5m from the side lot line separating such lots.

3) except that no rear yard depth shall be required along the rear where individual back to back townhouse dwelling units are attached together by a common wall extending along the rear lot line separating such lots, provided that any wall which does not constitute part of such common wall or a direct extension thereof shall be setback not less than 6m from the rear lot line separating such lots.

4) Back to back townhouses and stacked townhouses are permitted to have a maximum height of 13.5m.

5) 0.25 of the required spaces per dwelling unit shall be designated visitor parking.

6) tandem parking (up to a maximum of 2 vehicles) in a driveway accessory to a cluster dwelling unit shall be permitted.

7) Any attached or detached garage shall not exceed sixty (60) per cent of the width of the front building elevation of a dwelling unit (measured from inside face of outside wall or common wall to inside face of outside wall or common wall).

8) or 6 storeys whichever is the lesser.

15.4.17 a) Defined Area (Northwest Stratford, south side of McCarthy Road West
R4(2)-17 as shown on Schedule "A", Map 2

b) Permitted Uses

- street townhouse dwellings

c) General use regulations in accordance with Table 15.4.17:

TABLE 15.4.17

Table 15.4.17: Northwest Stratford Development, north side of McCarthy Road West	
Zone Variation Standard①	**street townhouse (per unit)**
Lot area – Interior Lot	180 m^2
Lot area - Corner	420 m^2
Lot frontage – Interior lot	6.0 m
Lot frontage – Corner lot	11.0 m
Lot depth	30.0 m
Front yard depth	6.0 m
Exterior side yard width (abutting a local road)	4.5 m①
Exterior side yard width (abutting an arterial road)	7.5 m
Side yard width	2.5 m ②
Rear yard depth	7.5 m
Max lot coverage	40%
Max height	12 m
Landscaped open space	30%
Max garage width	60% of the front elevation of a dwelling erected on a lot (measured from the inside face of outside wall or common wall to inside face of outside wall or common wall)

Table 15.4.17: Northwest Stratford Development, north side of McCarthy Road West	
Zone Variation Standard①	**street townhouse (per unit)**
Minimum sight triangle	3m x 3m at intersection of local roads 10m x 10m at intersection of local and arterial roads

NOTES:

1) Any part of any attached or detached garage shall provide a parking space between the garage door and the road allowance.

2) Except that no side yard width shall be required on the side where individual street townhouse dwelling units are attached together by a common wall extending along the side lot line separating such lots, provided that any wall which does not constitute part of such common wall or a direct extension thereof shall be setback not less than 2.5m from the side lot line separating such lots.

15.5 Residential Fifth Density (R5) Zone

15.5.1 a) Defined Area (90 Greenwood Drive)
R5(2)-1 as shown on Schedule "A", Map 2

b) Maximum Density 50 units per hectare

c) Maximum Building Height 5 storeys or 15 m whichever is the lesser

15.5.2 a) Defined Area (40 Long Drive)
R5(1)-2 as shown on Schedule "A", Map 3

b) Permitted Uses

- auditorium for adults only in an apartment building
- offices for nursing services in an apartment building
- all uses permitted in the R5 zone

c) Maximum Floor Area

offices for nursing services 135 m^2

15.5.3 a) Defined Area (689 West Gore Street)
R5(2)-3 as shown on Schedule "A", Map 4

b) Permitted Uses

- quadruplex dwelling
- townhouse dwelling
- all uses permitted in the R5 zone

c) General Use Regulations

quadruplex dwelling in accordance with Table 6.4.3
townhouse dwelling in accordance with Table 6.4.3

15.5.4 a) Defined Area (57 - 59 - 61 Church Street)
R5(1)-4 as shown on Schedule "A", Map 5

b) Definition

For the purpose of the Defined Area, the following shall apply:

i) Apartment Building

means a building, containing five (5) or more dwelling units, each unit of which is independently accessible from a corridor system connecting with a common entrance from outside the dwelling or from an independent entrance from outside the dwelling, and where the occupants of such units have the common right to use halls, stairs, elevators and yards.

15.5.5 a) Defined Area (190 Athlone Crescent and 270 Freeland Drive)
R5(1)-5 as shown on Schedule "A", Map 4

b) Permitted Uses

- religious institution
- all uses permitted in the R5 zone

15.5.6 a) Defined Area (160 Romeo Street South By-law No. 234 2001)
R5(1)-6 as shown on Schedule "A", Map 5

b) Minimum Lot Frontage 7.0 m

15.5.7 a) Defined Area (292 Dufferin Street – By-law 31-2013)
R5(1)-7 as shown on Schedule "A", Map 8

b) Permitted Uses

- 6 unit apartment building
- All other uses permitted in the R4 zone

c) Maximum units per hectare 56

d) Lot Frontage Interior Lot 26.7 m

e) Minimum Side Yard Width

6-unit apartment dwelling: 3 m or one half of the height of the building whichever is the greater.

15.5.8 a) Defined Area (1 Forman Ave. – By-law 203-2007)
R5(1)-8 as shown on Schedule "A", Map 1

b) Permitted Uses:

- apartment building

c) Side Yard Width – Interior 1.93 m (minimum)

d) Parking Requirements: 1 space per apartment dwelling (minimum)

e) Parking Setback from Street line 5.69 m (minimum)

15.5.9 a) Defined Area (200 McCarthy Road West By-law 13-2008)
R5(1)-9 as shown on Schedule "A", Map 2

b) Permitted Uses

- townhouse dwelling

maximum number of townhouse dwelling units
10

- all uses permitted in the R5 zone.

15.5.10 a) Defined Area (235 John Street North and 255 John Street North- By-law 160-2019
R5(1)-10 as shown on Schedule "A", Map 1

b) Maximum Lot Coverage 40%

c) Maximum Density 138 uph

15.5.11 a) Defined Area (10 Romeo Street North – By-law 146-2010)
R5(1)-11 as shown on Schedule "A", Map 3

b) Permitted Uses

- Clinic to a maximum of 200m^2 of gross floor area
- Office to a maximum of 380 m^2

c) Uses accessory to a retirement home

d) All uses permitted in the R5 zone.

e) Notwithstanding Section 12.2 hereof to the contrary, the lands zoned UR-4 (354 Delamere Avenue and 106 Romeo Street North) shall be used for no purposes other than a parking area for 10 Romeo Street North.

15.5.12 a) Defined Area (431 St. Vincent Street South and 437 St. Vincent Street South – OMB Decision)
R5(1)-12 as shown on Schedule "A", Map 4

b) Permitted Uses

One apartment building with a maximum of sixteen (16) units, and
One apartment building with a maximum of eight (8) units.

c) Regulations

Maximum building height	9 m
Maximum Number of Storeys	2
Minimum Rear Yard Depth	14.65 m
Maximum Density	65 uph
Other Regulations	

A minimum 2.4 m board on board solid wood fence shall be required on any lot line that is adjacent to a non-residential zone.

15.5.13 a) Defined Area (25, 45, 65, 85 and 105 Oxford Street – By law 71-2014)
R5(1)-13 as shown on Schedule "A", Map 6

b) Setbacks

i) The minimum setback to Romeo St S shall be 3.0m
ii) The minimum setback to Oxford St shall be 3.5 m
iii) The minimum setback to Burritt St shall be 3.0m
iv) The minimum setback where a yard abuts any industrial zone shall be 10.0 m

c) Minimum Landscaped Open Space 24%

15.5.14 a) Defined Area (148 & 150 Borden Street– By-law 139-2014)
R5(1)-14 as shown on Schedule "A", Map 9

b) Maximum Building Height 10 m

c) Maximum Density 65 uph

15.5.15 a) Defined Area (4117 Perth Line 36 Con 2 Lot 4 Pt Lot 3 – By law 64-2015)
R5(1)-15 as shown on Schedule "A", Map 2

b) Minimum density 41.3 units per hectare

15.5.16 a) Defined Area (rear portion of 2 Churchill Circle- By-law 132-2016)
R5(1)-16 as shown on Schedule "A", Map 1

b) Regulations

Maximum height of 15m or 4 storeys whichever is the lesser

15.5.17 a) Defined Area (200 and 230 Britannia Street -By-law 18 2018)
R5(1)-17 as shown on Schedule "A", Map 1

b) Minimum side yard width (west lot line) 3m

c) Minimum side yard width (east lot line) 4.5m

d) Minimum visibility triangle 9m x 9m

e) Maximum density 65 units per hectare

f) The front lot line shall be the south lot line along Britannia Street

g) Parking regulations for an apartment dwelling
1 parking space per swelling unit
0.25 visitor parking spaces per dwelling unit

h) Bicycle parking regulations for an apartment dwelling
0.25 bicycle parking spaces per dwelling unit

15.5.18 a) Defined Area 456 Lorne Avenue West By-law 126-2018
R5(1)-18 as shown on Schedule "A", Map 4

Exterior Side Yard Width (minimum) 6.0 m

Side Yard Width (minimum)	30 m
Rear Yard Depth (minimum)	15 m
Planting Strip (minimum)	1.5 m
Parking space width at the end of a paring aisle (minimum)	2.8 m

15.6 Mixed Use Residential (MUR) Zone

15.6.1 a) Defined Area (279/281 Ontario Street)
R3/MUR-1 as shown on Schedule "A", Map 5

b) Permitted Uses

- music shop
- all other uses permitted in the MUR zone

c) Definition

For the purposes of the Defined Area, the following shall apply:

i) Music Shop

means a retail store selling recorded music only, including CD's, tapes, records and related items, but does not include the sale of musical instruments or sheet music.

d) Maximum floor area permitted for Music Shop use
100 m^2

e) Special Use Regulations

For the purposes of the Defined Area, Section 2.5 shall apply

15.6.2 a) Defined Area (559, 565 & 571 Ontario Street, 470, 474 and 478 Albert Street and 246 Romeo Street South)
R3/MUR -2 as shown on Schedule "A", Map 5

b) Special Use Regulations

Notwithstanding Section 6.3.6, a clinic is not limited to an existing building and is not required to be within a building containing a dwelling unit.

15.7 Neighbourhood Commercial (C1) Zone

15.7.1 a) Defined Area (250 Graff Avenue – By-law 108-2006)
C1-1 as shown on Schedule "A", Map 3

b) Permitted Uses

- business office
- clinic
- fitness club
- merchandise rental establishment
- professional office
- retail store
- veterinarian clinic
- all uses permitted in the C1 zone

c) Maximum Gross Floor Area 1300 m^2

d) Maximum Unit Size 330 m^2

15.7.2 a) Defined Area (30 Queensland Road)
C1-2 as shown on Schedule "A", Map 4

b) Permitted Uses

- supermarket
- business office
- butcher shop
- car wash
- clinic
- day care centre
- financial institution
- fitness club
- merchandise rental store
- merchandise service shop
- professional office
- public use

- retail store
- veterinarian clinic
- all uses permitted in the C1 zone

c) Maximum Gross Floor Area of any Use

supermarket	4530 m^2
other uses	300 m^2

d) Maximum Gross Floor Area 5500 m^2

e) Minimum Landscaped Open Space 17%

f) Setback from Queensland Road for Parking 7.5m

15.7.3 a) Defined Area (581 Downie Street)
C1-3 as shown on Schedule "A", Map 9

b) Permitted Uses

- supermarket
- all uses permitted in the C1 zone

c) Maximum Gross Floor Area of any One (1) Use

supermarket	1520 m^2
all other uses	300 m^2

d) Maximum Gross Floor Area 1520 m^2

15.8 Highway Commercial (C2) Zone

15.8.1 a) Defined Area (472 Erie Street – By-law 32-2014)
C2-1 as shown on Schedule "A", Map 4

b) Permitted Uses

- bed and breakfast
- boarding house dwelling
- clinic
- commercial school
- convenience store
- converted dwelling
- day care centre
- dwelling unit
- funeral home
- group home
- home occupation
- laundromat
- motor vehicles sales or rental establishment
- motor vehicle repair shop
- nursing home
- personal care establishment
- personal service establishment
- professional office
- religious institution
- retirement home
- service trade
- studio

c) Minimum Side Yard Width:2.5 m or one-half the height of the building whichever is greater

d) Minimum Rear Yard Depth 6.0 m

e) Dwelling Units

Dwelling units shall be located in a building containing a

permitted non-residential use other than an automotive use.

15.8.2 a) Defined Area (925 Mornington Street)
C2-2 as shown on Schedule "A", Map 3

b) Permitted Uses

- merchandise rental shop
- merchandise service shop
- motor vehicle repair
- motor vehicle service station
- recreational vehicle sales or rental establishment
- service trade

15.8.3 a) Defined Area (700 O'Loane Avenue)
C2-3 as shown on Schedule 'A', Map 1

b) Permitted Uses

- business office
- clinic
- professional office

15.8.4 a) Defined Area (342 Erie Street & 311 Church Street)
C2-4 as shown on Schedule "A", Map 4

b) Permitted Uses

- auditorium
- business office
- clinic
- commercial school
- religious institution
- hotel
- laboratory
- library

- personal care establishment
- personal service establishment
- pharmacy
- private club
- professional office
- eat-in restaurant
- service trade
- school
- tavern

15.8.5 a) Defined Area (Whyte Avenue and both sides of Erie Street between West Gore Street and Corcoran Street)
C2-5 as shown on Schedule "A", Map 4
C2-5 as shown on Schedule "A", Map 8

b) Permitted Uses

- bed and breakfast
- boarding house dwelling
- clinic
- commercial school
- convenience store
- converted dwelling
- day care centre
- dwelling unit
- funeral home
- group home
- home occupation
- laundromat
- nursing home
- personal care establishment
- personal service establishment
- professional office
- religious institution
- retirement home
- service trade

- studio

c) Minimum Side Yard Width

converted dwelling 2.5 m or one-half the height of the building whichever is the greater

d) Minimum Rear Yard Depth 6.0 m

e) Dwelling Units

Dwelling units shall be located in a building containing a permitted non-residential use other than an automotive use.

15.8.6 a) Defined Area (north west corner of Mornington Street and Perth Line 36)

C2-6 as shown on Schedule 'A', Map 2

b) Permitted Uses

- motor vehicle sales or rental establishment
- carpentry shop/woodworking business
- accessory uses, excluding any accessory residential use

c) Maximum gross floor area: 200 m^2 (carpentry shop/woodworking business)

d) Outdoor Storage: Outdoor storage of materials or goods shall not be permitted.

15.8.7 a) Defined Area (89 Parkview Drive)

C2–7 as shown on Schedule "A", Map 5

b) Permitted Uses

- auditorium
- eat-in restaurant
- professional office
- apartment building
- hotel

- theatre
- business office
- private club
- spa
- fitness club
- retail store
- personal care establishment
- personal service establishment
- clinic
- tavern

c) Maximum Gross Floor Area

all retail stores combined 1,000m^2

d) Special Use Regulations

For the purposes of the Defined Area, a spa, fitness club, retail store (max gross floor area all retail stores combined 1,000m^2), personal care establishment, personal service establishment or clinic shall:

(i) be restricted to a building(s) that also contains accommodation facilities and/or apartments

e) Minimum Front Yard Depth 7.5m

f) Minimum Side Yard Width

west side 10m
east side 5m

g) Minimum Rear Yard Depth 7.5m

h) Aggregate Side Yard Width 15m

i) Maximum Lot Coverage 55%

j) Minimum Landscaped Open Space 30%

k) Maximum Building Height (as shown in Figure 13.8.7)

- set back 36m from any property line: 20m
- at theatre fly tower set back 25m, from property line 20m
- all other locations 16m

l) Maximum Density 100 units per hectare

15.8.8 a) Defined Area (550 Ontario Street)
C2-8 as shown on Schedule "A", Map 5

b) Permitted Uses

- hotel

c) Maximum Building Height 15 m

d) Planting Strip

Notwithstanding Section 4.21 (Planting Strip), no planting strip shall be required along the common lot line shared with 170 Romeo Street South (Concession 1, Part Lot 46, Registered Plan 44R-4018).

15.8.9 a) Defined Area (100 Gordon Street)
C2-9 as shown on Schedule "A", Map 6

b) Permitted Uses

- business office
- clinic
- professional office

15.8.10 a) Defined Area (670 Ontario Street – By-law 115-2010)
C2-10 as shown on Schedule "A", Map 6

b) Permitted Uses

- business office
- clinic
- convenience store (excluding the retailing of food products)
- dry cleaning establishment
- eat-in or take-out restaurant
- fitness club
- hotel
- large merchandise outlet
- laundromat
- merchandise rental store
- personal care establishment
- personal service establishment
- private club
- professional office

15.8.11 a) Defined Area (684 Ontario Street –By-law 62-2007)
C2-11 as shown on Schedule "A", Map 6

b) Permitted Uses

- all uses permitted in the C2 zone

c) Maximum Building Height

- one storey or 10.0 m whichever is the lesser

d) Minimum Rear Yard Depth 12 m

15.8.12 a) Defined Area (west side of Mornington Street, north of Perth Line 36)
C2-12 as shown on Schedule 'A', Map 2

b) Permitted Uses

- business office
- clinic
- financial institution
- funeral home
- hotel
- motor vehicle repair shop
- motor vehicle sales or rental establishment
- motor vehicle service station
- personal service establishment
- professional office
- restaurant
- retail store

15.8.13 a) Defined Area (714 Ontario Street)
C2-13 as shown on Schedule "A", Map 6

b) Permitted Uses

-
- business office
- clinic
- convenience store
- dry cleaning establishment
- eat-in or take-out restaurant
- gas bar
- laundromat
- merchandise rental store
- personal care establishment
- personal service establishment
- professional office
- service trade

15.8.14 a) Defined Area (770 Downie Street)
C2-14 as shown on Schedule "A", Map 8

b) Permitted Uses

- one dwelling unit in a building containing a permitted use, provided such unit is occupied by the owner or an employee of the permitted use
- all uses permitted in the C2 zone with the exception of a gas bar and a motor vehicle service station

15.8.15 a) Defined Area (650, 660 and 680 Huron Street)
C2-15 as shown on Schedule 'A', Map 1

b) Permitted Uses

- garden centre
- nursery establishment
- commercial greenhouses
- retail store
- one single-detached dwelling

15.8.16 a) Defined Area (20 Monteith Avenue)
C2-16 as shown on Schedule "A", Map 4

b) Permitted Uses

- boarding house dwelling
- business office
- clinic
- commercial school
- contractors yard or shop
- day care centre
- dry cleaning establishment
- equipment service establishment
- factory store
- financial institution
- fitness club
- food processing establishment
- garden centre

- industrial use
- laundromat
- merchandise service shop
- personal care establishment
- private club
- professional office
- public use
- recreational vehicle sales or rental establishment
- retail store
- service trade
- veterinarian clinic
- warehouse

c) Open Storage

Open storage shall be permitted for dry cleaning establishment, veterinarian clinic, contractors yard or shop, equipment service establishment, food processing establishment, industrial use and warehouse provided it is accessory to a main use and is screed from any street or abutting lot by a solid fence.

d) Minimum Solid Fence Setback from Church Street: 1.8 m

e) Minimum Solid Fence Setback from Monteith Avenue: 1.6 m

15.8.17 a) Defined Area (618, 630, 640 Huron Street and 685 O'Loane Avenue – By-law 26-2012 OMB Decision)
C2-17 as shown on Schedule "A", Map 1

b) Permitted Uses

- All uses permitted in the C2 zone

c) Minimum Front Yard Setback 3.0 m

d) Minimum Exterior Side Yard Setback to a Supermarket 23.7 m

e) Minimum Rear Yard Setback 2.5 m

f) Minimum Front and Exterior Side Yard Setback for parking aisles and parking area 3.0 m

g) Maximum Ground Floor Area of Supermarket 2,694m^2

h) Maximum Floor Area of Supermarket Mezzanine: 186 m^2

i) Maximum Gross Floor Area of Retail Building 465 m^2

15.8.18 a) Defined Area (388 Downie St and 11 Kent Lane By-law 123 2015)
C2-18 as shown on Schedule "A", Map 8

b) Minimum setback – Downie Street 0m

c) Minimum setback – Kent Lane 0.5m

d) Minimum Landscaped Open Space 10%

e) Maximum Building Height 16m

f) Minimum Off-Street Loading Spaces 0

g) Minimum parking space length 5.5m

h) Minimum parking spaces

- per dwelling unit 1
- net commercial floor area 40m^2

i) Minimum setback to a parking area or parking aisle

- Kent Lane 2.0m

j) Maximum Lot Coverage 40%

15.8.19 a) Defined Area (217-219 Erie Street - By-law 141-2012)
C2-19 as shown on Schedule "A", Map 5

b) Permitted Uses

- One residential unit located in a building containing a motor vehicle repair shop
- All other uses permitted in the C2 zone.

15.9 Central Commercial (C3) Zone

15.9.1 a) Defined Area (11 Cobourg Street)
C3-1 as shown on Schedule "A", Map 5

b) Permitted Uses

- two (2) dwelling units on the ground floor of a building, which ground floor also contains a permitted non-residential use
- all uses permitted in the C3 zone

c) Minimum Setback

In accordance with the C3 regulations, except for uncovered ramp and landings providing access between finished grade and the commercial main floor level which may be erected within the required setback.

d) Maximum Building Height 25 m

e) Minimum Number of Parking Spaces 28

15.9.2 a) Defined Area (116 Downie Street – By-law 22-2016)
C3-2 as shown on Schedule "A", Map 5

b) Permitted Uses

- one dwelling unit on the ground floor at the rear of the existing building

- all other uses permitted in the C3 zone

15.9.3 a) Defined Area (180 Erie Street)
C3-3 as shown on Schedule "A", Map 5

b) Permitted Uses

- car wash
- gas bar
- all uses permitted in the C3 zone

c) Gas Bar

A pump island, kiosk, and/or canopy accessory to a gas bar shall be permitted in any part of a required front yard or side yard provided:

i) the minimum distance between any portion of a gasoline pump island or any kiosk and a lot line or widened street line shall be 5.0 m;

ii) the minimum distance between any column supporting a canopy and a lot line or widened street line shall be 3.0 m;

iii) in the case of a corner lot, no portion of any gasoline pump island or kiosk shall be located closer than 3.0 m to a visibility triangle; and

iv) no part of any canopy shall be located in a required visibility triangle.

15.9.4 a) Defined Area (144 Downie Street – By-law 49-2014)
C3-4 as shown on Schedule "A", Map 5

b) Permitted Uses

- *brewery*

- all other uses permitted in the C3 zone

15.9.5 a) Defined Area (30 Rebecca Street)
C3-5 as shown on Schedule "A", Map 5

b) Maximum Gross Floor Area 360 m^2

c) Minimum Number of Required Parking Spaces 7

15.9.6 a) Defined Area (114 Erie Street- By-law 92-2011)
C3-6 as shown on Schedule "A", Map 5

b) Permitted Uses

- brewery
- all other uses permitted in the C3 zone

15.9.7 a) Defined Area (203 and 209 Waterloo Street South By-law 99-2013)
C3-7 as shown on Schedule "A", Map 5

b) Permitted Uses

- dwelling units on the ground floor without a commercial use
- all uses permitted in the C3 zone

c) Notwithstanding Section 4.26 (Setbacks), the road allowance width for Waterloo Street South is 11.5 m from centerline of the arterial road

d) Minimum Parking Spaces per Dwelling Unit 0.55

e) On-site parking, off-site parking in a Site Plan Agreement and cash in lieu of parking to be provided to an amount equal to 1 space per dwelling unit.

15.9.8 a) Defined Area (19-21 Market Place)
C3-8 as shown on Schedule "A", Map 5

b) Permitted Uses

- brewery
- all uses permitted in the C3 zone

c) Maximum Floor Area:
- brewery 180 m^2

15.9.9 a) Defined Area 245 Downie Street- By-law 57-2018
C3-9 as shown on Schedule "A", Map 5

b) Permitted Uses
residential dwelling units within the basement and main floor
all other permitted uses in the C3 zone

c) Minimum front yard setback for a stoop, porch and stairs 0m

15.10 Shopping Centre Commercial (C4) Zone

15.10.1 a) Defined Area (865 Ontario Street)
C4-1 as shown on Schedule "A", Map 6

b) Permitted Uses

- business office
- clinic
- financial institution
- gas bar
- garden centre
- liquor licensed establishment
- professional office
- recreational entertainment establishment
- restaurant
- retail store
- supermarket
- veterinarian clinic

c) Maximum floor area

- Gas bar kiosk 31m2
- The combined floor area for a business office, clinic, financial institution, liquor licensed establishment, professional office, recreational entertainment establishment, restaurant, retail store, and veterinarian clinic shall not exceed 1 000m2.

d) Special Use Regulations

- A garden centre shall be permitted provided it is ancillary to a main permitted use.

15.10.2 a) Defined Area (5.43 hectares of 581 Huron Street lands) (By law 136-2012 OMB Decision)
C4-2 as shown on Schedule "A", Map 1

b) Setbacks

i) The minimum setback to Huron Street shall be 2.0 metres

ii) The minimum setback to O'Loane Avenue shall be 2.0 metres

c) The following use and floor space restrictions apply:

i) The overall gross floor area of the development in the C4-2 Zone shall not exceed 13,000 m^2 (140,000 square feet) which includes one supermarket store that occupies a maximum gross floor area of 4,630 m^2 (49,850 square feet) and other retail and service uses permitted by the zoning by-law, as well as office uses.

d) Despite any existing or future severance, partition, or division of the lot, the provisions of this By-law shall apply to the whole of the lot as if no severance, partition or division occurred.

15.10.3 a) Defined Area (1067 Ontario Street)

C4-3 as shown on Schedule "A", Map 6

b) Permitted Uses

- Auction sales establishment
- Auditorium
- Brewery
- Brew-Pub
- Clinic
- Commercial School
- Dwelling units above the ground level (located in a building containing a permitted non-residential use other than an automotive use)
- Laundromat
- Private School

- Religious Institution
- Retirement Home (located in a building containing a permitted non-residential use other than an automotive use)
- Scientific or Medical Laboratory
- Self-Storage Establishment
- Warehouse
- All other uses permitted in the C4 zone

c) Definition

For the purpose of the Defined Area, the following shall apply:

Brew-Pub means a small-scale brewery producing beer for sale on the premises or for distribution beyond the premises and may include a restaurant component.

d) Parking Regulations

i) Self-Storage Establishment 1 per 150m ^{2} of net floor area

ii) Brew-Pub 1 per 4 persons seating capacity

e) Special Use Regulations

i) The maximum floor area of manufacturing associated with a Scientific or Medical Laboratory is 500m^2.

ii) Within a Brew-Pub the floor area devoted to the production of beer is not to exceed 35% or 185m^2 (whichever is the lesser) of the total floor area of the Brew-Pub.

iii) The Warehouse and Self-Storage Establishment shall have a maximum combined floor area of 7500m^2.

iv) No storage of any hazardous, toxic or contaminated materials is permitted.

v) No outdoor storage of goods, materials or equipment is permitted. This shall not prevent the display of goods or

materials for retail purposes.

vi) Notwithstanding Section 2.3 the lands zoned C4-3 and C4-4 shall be considered one lot.

vii) The Brewery is permitted to have a maximum floor area of 929m^2.

viii) The Retirement Home and Dwelling Units shall have a maximum density of 65 units per net hectare.

f) Minimum Separation Distances

- A Brewery (with a maximum floor area of 465m^2), Self-Storage Establishment, Scientific or Medical Laboratory and Warehouse is to have a minimum separation distance of 20m between a Dwelling Unit, Retirement Home, Religious Institution, day care centre or Private School (measured in a straight line from the nearest part of the building or structure containing the uses) on any lands zoned C4-3 or C4-4.

15.10.4 a) Defined Area (1067 Ontario Street)

C4-4 as shown on Schedule "A", Map 6

b) Permitted Uses

- Auction sales establishment
- Auditorium
- Brewery
- Brew-Pub
- Clinic
- Commercial School
- Dwelling units above the ground level (located in a building containing a permitted non-residential use other than an automotive use)
- Laundromat
- Private School
- Religious Institution
- Retirement Home (located in a building containing a permitted non-residential use other than an automotive use)

- Scientific or Medical Laboratory
- All other uses permitted in the C4 zone

c) Definition

For the purpose of the Defined Area, the following shall apply:

i) Brew-Pub means a small-scale brewery producing beer for sale on the premises or for distribution beyond the premises and may include a restaurant component.

d) Parking Regulations

i) Brew-Pub 1 per 4 persons seating capacity

e) Special Use Regulations

i) Within a Brew-Pub the floor area devoted to the production of beer is not to exceed 35% or 185m^2 (whichever is the lesser) of the total floor area of the Brew-Pub.

ii) Notwithstanding Section 4.4.2a) the lands zoned C4-3 and C4-4 shall be considered one lot.

iii) The Retirement Home and Dwelling Units shall have a maximum density of 65 units per net hectare.

f) Minimum Separation Distances

- A Brewery (with a maximum floor area of 465m^2), Self-Storage Establishment, Scientific or Medical Laboratory and Warehouse is to have a minimum separation distance of 20m between a Dwelling Unit, Retirement Home, Religious Institution, *day care centre* or Private School (measured in a straight line from the nearest part of the building or structure containing the uses) on any lands zoned C4-3 or C4-4.

15.11 Corridor Commercial (C5) Zone

None

15.12 Grand Trunk Anchor District (AD) Zone

None

15.13 Prime Industrial (I1) Zone

15.13.1 a) Defined Area (1041 Erie Street)
I1-1 as shown on Schedule "A", Map 7

b) Permitted Uses

- car wash
- gas bar
- motor vehicle body shop
- motor vehicle repair shop
- service trade

15.13.2 a) Defined Area (945 Erie Street, 863 Erie Street – Amended by By-law 110-2006)
I1-2 as shown on Schedule "A", Map 7

b) Permitted Uses

- motor vehicle sales or rental establishment
- all other uses permitted in the I1 zone

15.13.3 a) Defined Area (1030 Erie Street – By-law 98-2015.)
I1-3 as shown on Schedule "A", Map 7

b) Permitted Uses

- professional office within the existing building
- clinic within the existing building
- all other uses in the I1 zone

c) Maximum Gross Floor Area
professional office or clinic 1208m^2

15.13.4 a) Defined Area (south side of Lorne Avenue, east of Freeland Drive -By-law 197-2007)
I1-4-as shown on Schedule "A", Map 7

b) Permitted Uses

-
- business office
- clinic
- commercial school
- day care centre located within an industrial building
- dry cleaning establishment
- fitness club located within an industrial building
- food processing establishment save and except for slaughtering operation
- garden centre
- professional office
- private club
- restaurant located within an industrial building
- service trade
- all other uses permitted in the I1 zone

15.13.5 a) Defined Area (south side of Lorne Avenue, west of Freeland Drive)
I1-5- as shown on Schedule "A", Map 7

b) Permitted Uses

- day care centre located within an industrial building
- clinic
- fitness club located within an industrial building
- food processing establishment save and except for slaughtering operation
- motor vehicle service station
- private club
- professional office
- all other uses permitted in the I1 zone

15.14 General Industrial (I2) Zone

15.14.1 a) Defined Area (36 Jarvis Street)
I2-1 as shown on Schedule "A", Map 4

b) Permitted Uses

- open storage as a main permitted use
- all other uses permitted in the I2 zone

15.14.2 a) Defined Area (706 Lorne Avenue East)
I2-2 as shown on Schedule "A", Map 9

b) Permitted Uses

- salvage yard
- all other uses permitted in the I2 zone

15.14.3 a) Defined Area (320 Home Street)
I2-3 as shown on Schedule "A", Map 8

b) Permitted Uses

- one dwelling unit in a building containing a permitted use, provided such unit is occupied by the owner or an employee of the permitted use.
- all uses permitted in the I2 zone

15.14.4 a) Defined Area (20 Park Street)
I2-4 as shown on Schedule "A", Map 9

b) Permitted Uses

- sanitary landfill site

15.14.5 a) Defined Area (603 Romeo Street – By-law 64-2012)
I2-5 as shown on Schedule "A", Map 9

b) Permitted Uses

- business office
- clinic
- fitness club
- professional office
- all uses permitted in the I2 zone

15.14.6 a) Defined Area (285-291 Lorne Avenue and 18 Griffith Road By-law 28-2007)
I2-6 as shown on Schedule "A", Map 8

b) Permitted Uses

- business office
- clinic
- professional office
- all other uses permitted in the I2 zone

15.14.7 a) Defined Area (east side of Erie Street between Lorne Avenue and Crane Avenue - By-law 155-2012)
I2-7 as shown on Schedule "A", Map 7

b) Permitted Uses

- financial institution
- motor vehicle repair shop
- restaurant
- all uses permitted in the I2 zone

c)	Minimum Lot Area	2000 m^2
d)	Minimum Lot Frontage	30.0 m
e)	Minimum Rear Yard	7.5 m

f) Maximum Building Height 8.0 m

g) Maximum Lot Coverage 35%

h) Minimum Landscaped Open Space 20%

15.14.8 a) Defined Area (65 Lorne Avenue and part of Phase 1 of the Erie Industrial Park – Amended by By-law 129-2006)
I2-8 as shown on Schedule "A", Map 7

b) Permitted Uses

- business office
- all uses permitted in the I2 zone

15.14.9 a) Defined Area (east side of Erie Street, south of Lorne Avenue)
I2-9 as shown on Schedule "A", Map 7

b) Permitted Uses

- business office of a consulting engineer or surveyor
- car wash
- commercial school
- data centre
- dry cleaning establishment
- equipment service establishment
- factory store
- food processing establishment
- industrial use
- motor vehicle repair shop
- motor vehicle sales or rental establishment
- motor vehicle service station
- private club
- scientific or medical laboratory
- recreational park
- veterinarian clinic

- warehouse

15.14.10 a) Defined Area (East of Downie Road 111, south of Lorne Avenue-By-law 197-2007)
I2-10 as shown on Schedule "A", Map 9

b) Permitted Uses

- single detached dwellings, existing
- all other uses permitted in the I2 zone

15.14.11 a) Defined Area (472 Lorne Avenue)
I2-11 as shown on Schedule "A", Map 8

b) Permitted Uses

- floor and window covering outlet
- all other uses permitted in the I2 zone

15.14.12 a) Defined Area (315 Front Street-By-law 81-2009)
I2-12 as shown on Schedule "A", Map 5

b) Permitted Uses

- business office
- clinic
- professional office
- studio
- service trade
- fitness club
- retail store
- personal care establishment
- personal service establishment
- merchandise rental store
- all other uses permitted in the I2 Zone

15.14.13 a) Defined Area (639 Lorne Avenue)
I2-13 as shown on Schedule "A", Map 8

b) Permitted Uses

- business office of an incorporated not for profit organization
- all other uses permitted in the I2 Zone

15.14.14 a) Defined Area (north side of Crane Avenue, west of Erie Street – By-law 91-2006)
I2-14 as shown on Schedule "A", Map 7

b) Required Setback from Crane Avenue 7.5 m
All other existing General use Regulations

15.14.15 a) Defined Area (lands south of Lorne Avenue and east of Erie Street– By-law 129-2006, 117-2009)
I2-15 as shown on Schedule "A", Map 7

b) Permitted Uses

- professional office
- business office
- clinic
- all uses permitted in the I2 zone.

15.14.16 a) Defined Area (324 Burritt Street – By-law 132-2007)
I2-16 as shown on Schedule "A", Map 6

b) Permitted Uses

- business office in the existing building
- all other uses permitted in the I2 zone

c) Maximum Floor Area for Business Office in Existing Building
929 m^2

15.14.17 a) Defined Area (south of Griffith Road West – By-law 197 2007)
I2-17 as shown on Schedule "A", Map 8

b) Permitted Uses

- adult entertainment establishment
- building materials yard
- contractor's yard or shop
- data centre
- dwelling unit as an accessory use
- equipment rental establishment
- equipment service establishment
- factory store
- food processing establishment
- fuel storage depot
- industrial use
- motor vehicle body shop
- motor vehicle repair shop
- public use
- scientific or medical laboratory
- truck terminal
- warehouse

15.14.18 a) Defined Area (309 Lorne Avenue East – By-law 91-2008)
I2-18 as shown on Schedule "A", Map 8

b) Permitted Uses

- business office
- clinic
- professional office
- retail sales as an accessory use to a contractor's yard or shop
- all other uses permitted in the I2 zone.

15.14.19 a) Defined Area (225 Oak Street – By-law 101-2008)
I2-19 as shown on Schedule "A", Map 8

b) Permitted Uses

- clinic
- professional office
- all other uses permitted in the I2 zone.

15.14.20 a) Defined Area (south of Lorne Avenue West, west of Wright Boulevard -By-law 197-2007)
I2-20 as shown on Schedule "A", Map 7

b) Permitted Uses

- clinic
- food processing establishment save and except for slaughtering operation
- industrial mall
- professional office
- recreational park
- restaurant located within an industrial building
- service trade
- all other uses permitted in the I2 zone

15.14.21 a) Defined Area (863 -897 Erie Street - By-law 113-2014)
I2-21 as shown on Schedule "A", Map 7

b) Permitted Uses

- amusement arcade establishment
- animal shelter
- auction sales establishment
- building materials yard
- business office of a consulting engineer or surveyor
- car wash
- commercial school

- contractor's yard or shop
- data centre
- dwelling unit as an accessory use
- dry cleaning establishment
- equipment rental establishment
- factory store
- agricultural equipment sales or rental establishment
- food processing establishment
- garden centre
- industrial use
- motor vehicle body shop
- motor vehicle repair shop
- motor vehicle sales or rental establishment
- motor vehicle service station
- private club
- scientific or medical laboratory
- recreational vehicle sales or rental establishment
- truck terminal
- veterinarian clinic
- warehouse

c) Minimum width of Planting Strip along Erie Street 5 m

15.14.22 a) Defined Area (Wright Boulevard, south of Packham Avenue--By-law 154-2009, By-law 116-2010)
I2-22 as shown on Schedule "A", Map 7

b) Permitted Uses

- business office
- clinic
- commercial school
- day care centre located within an industrial building
- fitness club located within an industrial building
- food processing establishment save and except for slaughtering operation
- professional office

- restaurant located within an industrial building
- service trade
- all other uses permitted in the I2 zone

c) Minimum Front Yard Setback 7.5 m

15.14.23 a) Defined Area (617 Douro Street – By-law 59-2011)
I2-23 as shown on Schedule "A", Map 6

b) Permitted Uses

- business office
- Clinic
- professional office
- Studio
- all other used permitted in the I2 zone

15.14.24 a) Defined Area (612 Erie Street – By-law 112-2011)
I2-24 as shown on Schedule "A", Map 4

b) Permitted Uses

- community food centre
- all other uses permitted in the I2 zone

c) Definition
For the purposes of the Defined Area, the following shall apply:

i) Community food centre
means a building used without profit or gain for such community purposes as drop in meals, food storage and distribution for local food banks, community gardens and educational programs.

15.14.25 a) Defined Area (678 Erie Street – By-law 100-2013)
I2-25 as shown on Schedule "A", Map 7

b) Permitted Uses

- amusement arcade establishment
- animal shelter
- carwash
- commercial school
- dry cleaning establishment
- dwelling unit as an accessory use
- farm equipment sales or rental establishment
- financial institution
- garden centre
- motor vehicle repair shop
- motor vehicle sales or rental establishment
- motor vehicle service station
- private club
- recreational park
- recreational vehicle sales or rental establishment
- restaurant
- all uses permitted in the I2 zone

c)	Minimum Lot Area	2,000 m^2
d)	Minimum Lot Frontage	30 m
e)	Minimum Front Yard Depth	12 m
f)	Minimum Rear Yard	7.5 m
g)	Maximum Building Height	8 m
h)	Maximum Lot Coverage	35%
i)	Minimum Landscaped Open Space	20%

j) Maximum Floor Area of Individual Restaurant Uses: 740 m^2

k) Maximum Parking Between Building and Road Allowance Excluding Parking Behind a Building 1 Row

15.14.26 a) Defined Area (northeast corner of Romeo Street South and Douro Street - By-law 71-2014)
I2-26 as shown on Schedule "A", Map 6

b) Permitted Uses

- business office
- clinic
- financial institution
- personal services establishment
- professional office
- restaurant
- retail

c) Setbacks

i) The minimum setback to Romeo St S shall be 3.0 m

d) Maximum Gross Floor Area of all Retail Uses within this Zone 929 m^2

e) Maximum Floor Area of Individual Restaurant Uses 740 m^2

f) Maximum Floor Area of Office Uses and Clinic in I2-26 and I2-27 Zone 3500 m^2

15.14.27 a) Defined Area (north side of Douro Street between Romeo Street South and Burritt Street - By-law 71-2014)
I2-27 as shown on Schedule "A", Map 6

b) Permitted Uses

- business office
- clinic

- professional office
- all uses permitted in the I2 Zone

c) Maximum Floor Area of Office Uses and Clinic in I2-27 and I2-26 Zone 3500 m^2

15.14.28 a) Defined Area (976 Erie Street and 70 Packham Avenue – By law 113-2014)
I2-28 as shown on Schedule "A", Map 7

b) Permitted Uses

- amusement arcade establishment
- animal kennel
- animal shelter
- auction sales establishment
- building materials yard
- business office of a consulting engineer or surveyor
- car wash
- commercial school
- contractor's yard or shop
- data centre
- dwelling unit as an accessory use
- dry cleaning establishment
- equipment rental establishment
- equipment service establishment
- factory store
- farm equipment sales or rental establishment
- food processing establishment
- garden centre
- industrial use
- motor vehicle body shop
- motor vehicle repair shop
- motor vehicle sales or rental establishment
- motor vehicle service station
- private club
- scientific or medical laboratory
- recreational park

- recreational vehicle sales or rental establishment
- truck terminal
- veterinarian clinic
- warehouse

c) Minimum width of Planting Strip - Erie Street 5 m

d) Minimum setback – Erie Street 14 m

15.14.29 a) Defined Area (485 Romeo Street North- By-law 70-2015) I2-29 as shown on Schedule "A", Map 9

b) Permitted Uses

- clinic (maximum of 1 unit)
- convenience store (maximum of 1 business)
- financial institution (maximum of 1 business)
- personal care establishment (maximum of 2 businesses)
- personal service establishment (maximum of 2 businesses)
- professional office (maximum of 1 unit)
- restaurant
- all other uses in the I2 zone

c) Maximum combined gross floor area of any combination of clinic, convenience store, financial institution, personal care establishment, personal service establishment, professional office and restaurant 575m^2

d) Maximum Gross Floor Area

convenience store	185 m^2
financial institution	300 m^2
personal care establishments	300 m^2
personal service establishments	300 m^2

restaurant	300 m^2

e) Prohibited use – drive-thru restaurant, day care centre any patio associated with a restaurant.

15.15 Secondary Industrial (I3) Zone

None

15.16 Factory District (I4) Zone

15.16.1 a) Defined Area (163 King Street – By-law 120-2009)
I4-1 as shown on Schedule "A", Map 5

b) Permitted Uses

- auditorium
- business office
- fitness club
- hotel
- merchandise service shop
- professional office
- clinic
- post-secondary school
- restaurant
- retail store (for the sale of arts and crafts only)
- studio
- theatre
- all other uses permitted in the I4 zone

c) Maximum Number of Guest Rooms 20

15.16.2 a) Defined Area (376 Romeo Street South By-law 28- 2007)
I4-2 as shown on Schedule "A", Map 5

b) Permitted Uses

- business office
- professional office
- clinic
- all other uses permitted in the I4 zone

15.16.3 a) Defined Area (345 Douro Street By-law 138- 2018)
I4-3 as shown on Schedule "A", Map 5

b) Permitted Uses

- retail store
- all other uses permitted in the I4 zone

c) Setbacks:

- The existing building is permitted to have a rear yard setback of 5.1 m, any repairs, rebuilds or extensions are subject to section 4.17 non-conformity with this by-law.
- The existing shed is permitted to have an exterior side yard setback of 0.8 m, any repairs, rebuilds or extensions are subject to section 4.17 non-conformity with this by-law.

d) Parking:

- The minimum exterior side yard setback for parking is 2 m.

e) Special use regulations:

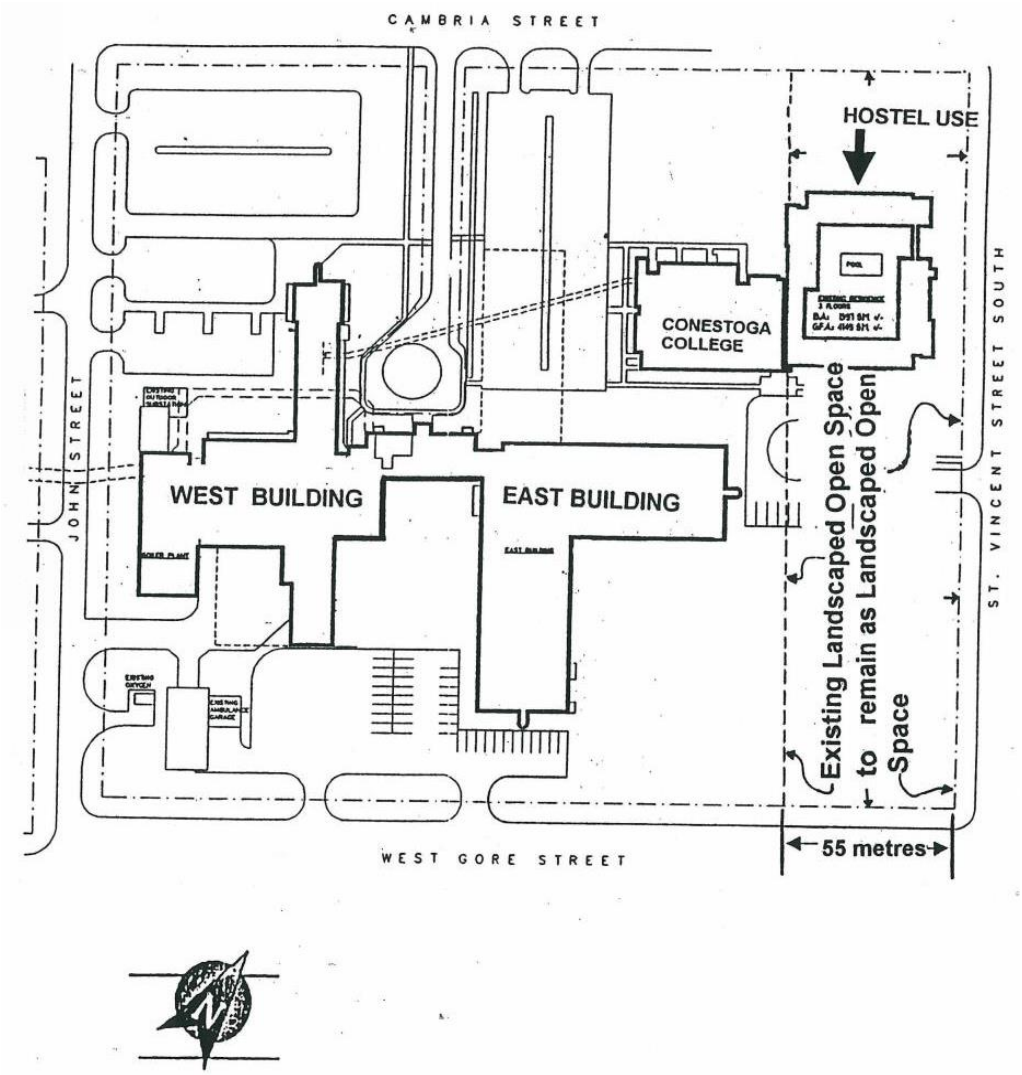
- The retail store is limited to the sales of pet foods and pet products,
- The retail store is only permitted in association with a veterinarian clinic.
- The maximum gross floor area of the retail store is 120 m^2.

15.17 Institutional Community (IN1) Zone

15.17.1 a) Defined Area (46 General Hospital Drive and 130 Youngs Street)

IN-1-1 as shown on Schedule "A", Map 4 and Figure 13.14.2:

Figure 13.14.2: 46 General Hospital Drive and 130 Youngs Street



b) Permitted Uses

- hostel in the existing 3,888m2 former Nurses Residence building only
- all other uses permitted in the IN1 zone

c) Maximum Number of Guest Rooms 165

d) Minimum Number of Parking Spaces

For the purposes of the Defined Area, the following shall apply:

i) minimum number of total required parking spaces 370

ii) minimum number of parking spaces required for hostel 60

e) Landscaped Open Space

The existing landscaped area, as identified on Figure 13.14.2 shall be maintained as landscaped open space.

15.18 Institutional Neighbourhood (IN2) Zone

15.18.1 a) Defined Area (380 Hibernia Street – By-law 232-2005)
IN2 – 1 as shown on Schedule "A", Map 1

b) Permitted Uses

- Business Office – within the existing building
- Clinic- within the existing building
- Professional Office – within the existing building
- All other uses permitted in the R1 zone.

15.19 Theatre District (TH) Zone

None

15.20 Parks (P) Zone

15.20.1 a) Defined Area (east side of Queen Street, south of Lakeshore Drive)
P-1 as shown on Schedule "A", Map 5

b) Side Yard Width 0.9 m

c) Maximum Lot Coverage 40%

d) Minimum Number of Parking Spaces 43

15.20.2 a) Defined Area (west side of Queen Street, south of Lakeshore Drive)
P-2 as shown on Schedule "A", Map 5

b) Permitted Uses

- a building for the growing of plants accessory to the use of lands zoned P-1 notwithstanding anything in this By-law to the contrary

c) Minimum Setback 6 m

d) Minimum Side Yard Width 1.2 m

e) Minimum Rear Yard Depth 5.5 m

f) Maximum Lot Coverage 25%

15.20.3 a) Defined Area (north side of William Street, east of James Street)
P-3 as shown on Schedule "A", Map 3

b) Permitted Buildings and Structures
none

15.20.4 a) Defined Area (Quinlin Pumping Station- 43-2018)
P-4 as shown on Schedule "A", Map 2

b) Minimum Front Yard Depth 6.0 m

15.21 Open Space (OS) Zone

15.21.1 a) Defined Area (362 Romeo Street North)
OS-1 as shown on Schedule "A", Map 3

b) Permitted Uses

- Pumping Station
- All other uses permitted in the OS zone

15.22 Agricultural (A) Zone

15.22.1 a) Defined Area (north portion of 3202 Vivian Line 37)
A-1 as shown on Schedule "A", Map 3

b) Permitted Uses

- landscaping
- garden centre
- nursery uses shall also be permitted.

15.22.2 a) Defined Area (750 O'Loane Avenue)
A-2 as shown on Schedule "A", Map 1

b) Permitted Uses

- an existing electrical contracting business on a 0.49-hectare area which is located in the south-east corner of the subject 12.0-hectare property

c) For all buildings and accessory structures uses for the electrical contracting business:

i) Minimum south side yard setback: 5m

ii) Maximum ground floor area: 580 m^2

iii) Outdoor storage of goods and materials associated with the electrical contracting business shall be permitted only to the south of the main building associated with the electrical contracting business and in accordance with the provisions of the related Site Plan Agreement for the electrical contracting business.

15.22.3 a) Defined Area (719 Huron Street)

A-3 as shown on Schedule "A", Map 1

b) Permitted Uses

- farm implement and machinery sales and/or service establishment
- farm equipment sales and/or service establishment
- livestock auction facility
- livestock assembly yard
- livestock trucking depot
- farm produce retail outlet
- animal clinic and/or operations providing animal husbandry services
- fuel supply depot
- feedmill
- grain and seed storage, drying and/or cleaning operation
- feed and/or fertilizer blending operation
- farm supplies outlet
- farm related welding business
- farm related construction and/or contracting business
- farm related storage/warehousing business
- business for the processing of farm products
- commercial greenhouse operation
- milk transport business
- accessory uses, buildings, and structures, in accordance with this By-law, including an accessory office use and an accessory factory store , but excluding any accessory residential use
- All other uses permitted in the A zone

c) Minimum Lot Area: 2,700 m^2

d) Minimum Lot Frontage: 45 m

e) Minimum Front Yard: 15 m

f) Minimum Interior Side Yard (main buildings): 4.5 m, except that 9 m shall be required when the side yard abuts a Residential Zone or an existing residential lot.

g) Minimum Interior Side Yard (accessory buildings and structures): 3 m, except that 6 m shall be required when the side yard abuts a Residential Zone or an existing residential lot.

h) Minimum Exterior Side Yard: 15 m

i) Minimum Rear Yard: 7.5 m

j) Maximum Lot Coverage: 35%

k) Maximum Height (main buildings): 12 m

l) Maximum Height (accessory buildings and structures): 9 m

m) Planting Strip: shall be provided in accordance with the provisions of Section 4.21 of this By-law adjacent to every portion of any lot line that abuts a Residential Zone or Urban Reserve Zone or an existing residential lot.

n) Servicing Requirement:

Any agricultural commercial/industrial use shall be a "dry" use where the only waste water discharges in addition to storm drainage are from ancillary facilities/ operations such as washrooms, cooling of machinery, and the pressure testing of equipment. An agricultural commercial/industrial use shall not be permitted if it produces liquid effluent or if it requires the direct consumption of water.

o) Open storage: Open storage shall be permitted in all yards other than the front yard, but in no case shall be permitted closer than 3 m to a lot line. Notwithstanding the foregoing, the display of farm machinery shall be permitted in a front yard provided such display is no closer than 3 m from the front lot line.

p) Parking Requirements: In accordance with Section 5.0 of this By-law.

15.22.4 a) Defined Area (1296 O'Loane Avenue)
A-4 as shown on Schedule "A", Map 2

b) No buildings or structures shall be erected on lands zoned A-4

15.22.5 a) Defined Area (3010 Line 34)
A-5 as shown on Schedule "A", Map 6

b) permitted uses on the southerly portion of the property (defined as the area located between the northerly limit of Line 34 (Highway 7/8) road right-of-way and a point measured 158 m northerly therefrom. Approximately 1.66 ha in size):

- building centre
- building supply yard
- hardware outlet
- accessory uses

c) Permitted uses on the middle portion of the property (defined as that area located north of the southerly portion of the subject property as defined in 15.22.5 b) and measured back a further distance of 72.2 m northerly therefrom. Approximately 0.76 ha in size):

- Storage associated with the building centre
- Hardware outlet
- building supply yard use referenced in 15.22.5 b)

d) Permitted uses the rear of the property (defined as the area north of the middle portion of the property as defined in section 15.22.5 c):

- agricultural uses excluding any buildings and structures.

e) front yard setback (minimum) 30 m

f) interior side yard setback (minimum) 9 m, except that the minimum interior side yard setback for any building material storage structures erected on the middle portion of the subject lands (as defined in

clause 15.22.5 c) shall be 6 m.

g) lot frontage (minimum) 30 m

h) exterior side yard setback (minimum) 10 m

i) maximum lot coverage 40%

j) maximum building height 10 m

k) minimum landscaped open space 20 %

l) a planting strip shall be provided adjacent to every portion of any lot line that abuts a residential zone or an existing residential lot with a dwelling.

m) servicing

- Notwithstanding section 4.25, where municipal water and or sewage services are not available no highway commercial use shall be permitted which requires municipal water and or sewage services.
    - No highway commercial use shall be permitted unless all requirements of the appropriate authority for sewage disposal are complied with.

15.22.6 a) Defined Area (3028 Line 34)
A-6 as shown on Schedule "A", Map 6

b) the extension or enlargement of the existing building and structures associated with the existing use, and accessory buildings or structures are permitted within the southerly 230 m

c) lot area minimum 1000 m^2 except where sanitary sewers are not available, the minimum lot area shall be sufficient to accommodate a septic system approved by the appropriate authority, and such lot area shall not be less than 1850 m^2.

d) minimum lot frontage 30 m

e) minimum front yard setback 10 m

f) minimum interior side yard setback 6 m

g) maximum lot coverage 40%

h) maximum building height 10 m

i) minimum landscaped open space 20%

j) a planting strip shall be provided adjacent to every portion of any lot line that abuts a residential zone or an existing residential lot with a dwelling.

k) servicing

- notwithstanding section 4.25, where municipal water and or sewage services are not available no highway commercial use shall be permitted which requires municipal water and or sewage services.
- no highway commercial use shall be permitted unless all requirements of the appropriate authority for sewage disposal are complied with.

15.22.7 a) Defined Area (3018A and 3018B Line 34)

A-7 as shown on Schedule "A", Map 6

b) Permitted uses

a. automobile repair shop including the repair, maintenance and storage of vehicles, products or equipment related to a permitted use but excluding a body or metal fabricating shop
b. automobile sales establishment including small engine sales and motorized snow and water recreational vehicle sales but excluding boat sales
c. airport transit/ motor vehicle charter service licensed under a federal or provincial statute but excluding a taxi-cab business
d. automobile service station except gasoline or oils may not be stored or kept for sale at retail
e. retail store related solely to the automobile sales establishment

f. personal service shop related solely to the airport transit/ motor vehicle charter service
g. office use
h. single financial institution
i. accessory uses, buildings and structures excluding any accessory residential uses

c) minimum lot area 14100 m^2
d) minimum lot frontage 69 m
e) minimum front yard setback 24 m
f) minimum side yard setback east 3m, west 6 m
g) minimum rear yard 50 m
h) maximum lot coverage 20%
i) maximum gross floor area shall be 2462 m^2 of which a maximum of 500 m^2 of gross floor area may be devoted to all the uses permitted in 15.22.7 b) e.- h. inclusive.
j) maximum building height 9.2 m
k) landscape requirements- landscaped open space shall be maintained in the areas adjacent to the front lot line, side lot lines, and rear lot line. The minimum width of the landscaped open space area adjacent to the front lot line shall be 7.5m and adjacent to the side and rear lot lines shall be 3 m.
l) servicing requirements- unless communal services are available permitted uses shall be serviced by private on-site well and sewage treatment facilities to the extent permitted by the appropriate regulatory body.
m) outdoor storage- all outdoor storage areas associated with a permitted use shall be located to the rear of the front yard, except that the outdoor display of vehicles associated with an automobile sales establishment shall be permitted in the front yard provided it is setback 7.5 m from the front lot line.
n) parking- parking shall be permitted in all yards provided the following setbacks are maintained:

front yard 7.5 m
side yard 3 m

rear yard 50 m

15.22.8 a) Defined Area (north portion of 3035 Line 34)
A-8 as shown on Schedule "A", Map 6

b) Permitted uses

- business office
- professional office
- clinic

c)	minimum lot area	0.9 ha
d)	minimum lot frontage	73 m
e)	maximum gross floor area	929 m^2
f)	minimum front yard setback	15 m
g)	minimum side yard setback	6 m
h)	minimum rear yard setback	20 m
i)	maximum lot coverage	35%
j)	maximum building height	10 m
k)	minimum landscaped open space	15%

l) minimum parking requirement: 1 space per 20 m^2 of gross floor area

15.23 Urban Reserve (UR) Zone

15.23.1 a) Defined Area (354 Delamere Avenue and 106 Romeo Street North– By-law 146-2010)
UR-1 as shown on Schedule "A", Map 3

b) Permitted Uses

- Notwithstanding Section 12.2 hereof to the contrary, the lands zoned UR-1 (354 Delamere Avenue and 106 Romeo Street North) shall be used for no purposes other than a parking area for 10 Romeo Street North.

15.23.2 a) Defined Area (720 Huron Street)
UR-2 as shown on Schedule "A", Map 1

b) Permitted Uses

- extraction of sand and gravel
- contractor's yard and shop.

15.23.3 a) Defined Area (700 Huron Street)
UR-3 as shown on Schedule "A", Map 1

b) Permitted Uses

- single-detached dwelling
- contractor's yard and shop
- accessory buildings and structures.

c) Maximum Gross Floor Area: 140 m^2 (for the contractor's yard and shop).

15.23.4 a) Defined Area (3980 Road 111)
UR-4 as shown on Schedule "A", Map 6

b) Permitted uses

- single-detached dwelling
- accessory buildings and structures on one lot.

c) Special regulations:

- Development for the permitted uses shall be by plan of subdivision.

d) Servicing:

Notwithstanding section 4.25, one single detached dwelling may be erected or enlarged as long as the requirements for service connections defined by the Ontario Building Code are provided.

15.23.5 a) Defined Area (3009 Line 34)

UR-5 as shown on Schedule "A", Map 6

b) Permitted uses

- business office
- carpentry workshop
- clinic
- dwelling unit (one)
- financial institutions
- personal service shops
- professional office
- retail stores
- accessory uses including indoor storage

c) Exterior side yard setback (minimum): 6.0 m

d) Servicing:

Notwithstanding section 4.25, no building shall be erected or enlarged unless the requirements for service connections defined by the Ontario Building Code are provided.

15.23.6 a) Defined Area (3998 and 3994 Road 111)

UR-6 as shown on Schedule "A", Map 6

b) Permitted uses

- business office
- contractor`s shop
- personal service shop
- professional office
- repair shop
- singe detached dwelling
- small engine repair
- storage
- wholesale

c) Special regulations

all non-residential uses shall be conducted within the existing 111.5 m^2 building situated on the southerly portion of the property.

d) Servicing:

Notwithstanding section 4.25, no building shall be erected or enlarged unless the requirements for service connections defined by the Ontario Building Code are provided.

15.23.7 a) Defined Area (3984 Road 111)

UR-7 as shown on Schedule "A", Map 6

b) Permitted uses

- automobile repair establishment
- automobile sales and service establishment
- paint shop business
- accessory uses
- woodworking, cabinet making business

c) Servicing:

Notwithstanding section 4.25, no building shall be erected or enlarged unless the requirements for service connections defined by the Ontario Building Code are provided.

15.23.8 a) Defined Area (3007 Line 34, 3992 Road 111 and 3986 Road 111)
UR-8 as shown on Schedule "A", Map 6

b) Permitted uses
- single detached dwelling

c) Servicing

Notwithstanding section 4.25, no building shall be erected or enlarged unless the requirements for service connections defined by the Ontario Building Code are provided.

15.23.9 a) Defined Area (3992 Road 111)
UR-9 as shown on Schedule "A", Map 6

b) Permitted uses
- furniture repair shop
- upholstery business
- accessory uses

c) Servicing

Notwithstanding section 4.25, no building shall be erected or enlarged unless the requirements for service connections defined by the Ontario Building Code are provided.

SECTION 16.0
ENACTMENT OF BY-LAW

SECTION 16 ENACTMENT OF BY-LAW

16.1 Effective Date

a) This By-law shall come into force the day that it was passed if no appeals are received.

b) If an appeal is received, this By-law or portions thereof shall come into force when such appeals have been withdrawn or finally disposed of whereupon the By-law, except for those parts or provisions repeals or amended, shall be deemed to have come into force and effect the day the By-law is passed.

16.2 Readings and Signatures

Read a FIRST time this _____ day of _____.

Read a SECOND time this _____ day of _____.

Read a THIRD time and FINALLY PASSED this this _____ day of_____.

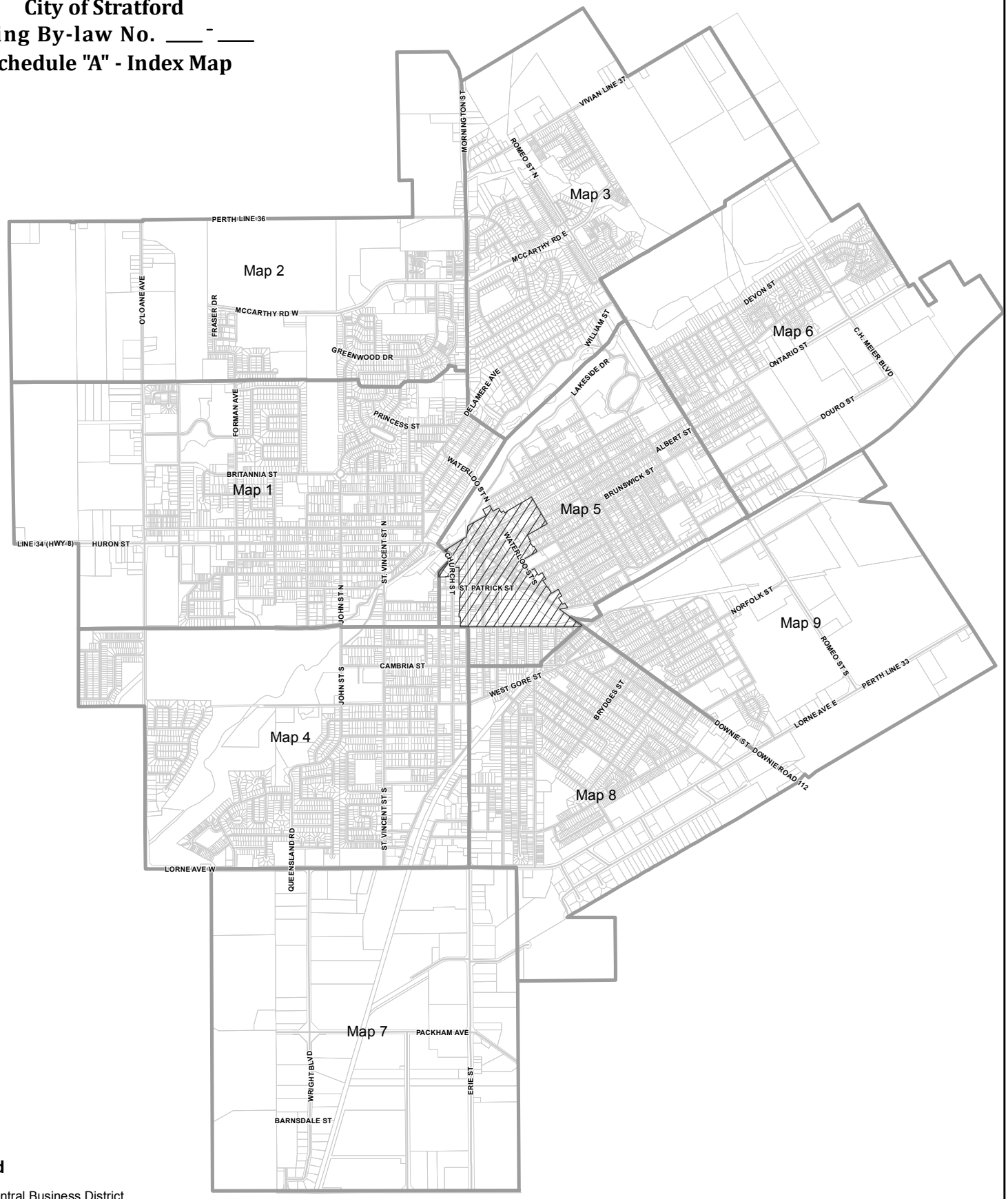
_____

Dan Mathieson MAYOR

_____

Joan L. Thomson CLERK

City of Stratford
Zoning By-law No. ___-___
Schedule "A" - Index Map

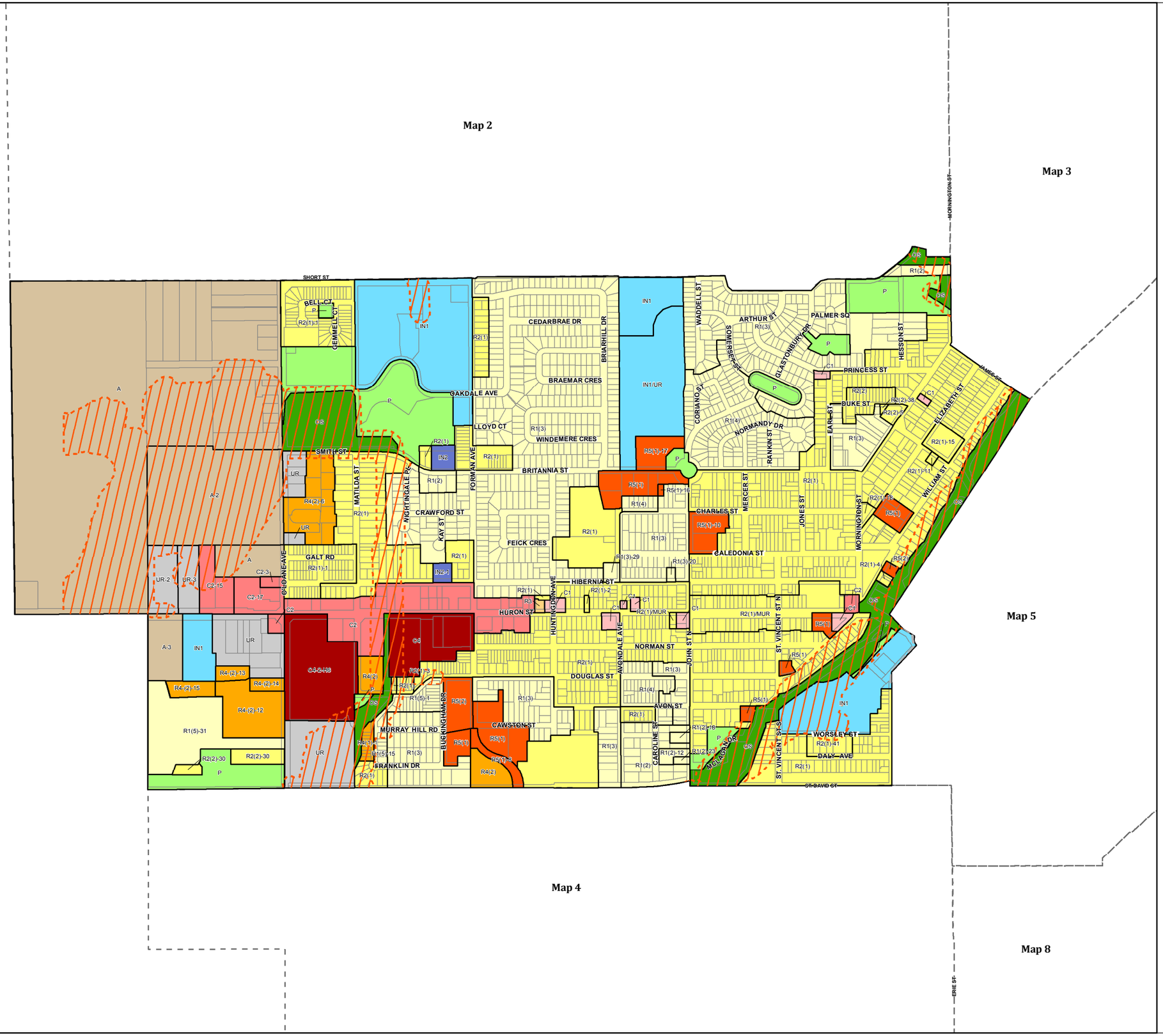


Legend

- Central Business District
- Zone Map

0 0.5 1 Kilometers

Final Draft
May 29, 2019



City of Stratford Zoning By-Law No. _____ - _____

Schedule "A" Map 1

Legend

- Upper Thames River Conservation Authority Regulated Area Overlay (Refer to Section 4.29)
- "-#" - Zone Exception (Refer to Section 15.0)
- "-H#" - Holding Symbol (Refer to Section 2.5.2)
- "-B#" - Bonus Provision (Refer to Section 2.5.3)
- "-T#" - Temporary Use Permission (Refer to Section 2.5.4)
- Central Business District
- Stratford Airport Overlay (Refer to Section 2.5.6)

Residential Zones

- R1 - Residential First Density
- R2 - Residential Second Density
- R3 - Residential Third Density
- R4 - Residential Fourth Density
- R5 - Residential Fifth Density
- MUR - Mixed Use Residential

Commercial and Mixed Use Zones

- C1 - Neighbourhood Commercial
- C2 - Highway Commercial
- C3 - Central Commercial
- C4 - Shopping Centre Commercial
- C5 - Corridor Commercial

Grand Trunk Anchor District Zone

- AD - Grand Trunk Anchor District

Industrial Zones

- I1 - Prime Industrial
- I2 - General Industrial
- I3 - Secondary Industrial
- I4 - Factory District

Institutional Zones

- IN1 - Institutional Community
- IN2 - Institutional Neighbourhood

Theatre District Zone

- TH - Theatre District

Parks and Open Space Zones

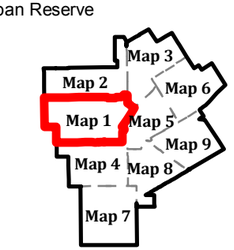
- P - Parks
- OS - Open Space

Agricultural Zone

- A - Agricultural

Urban Reserve Zone

- UR - Urban Reserve



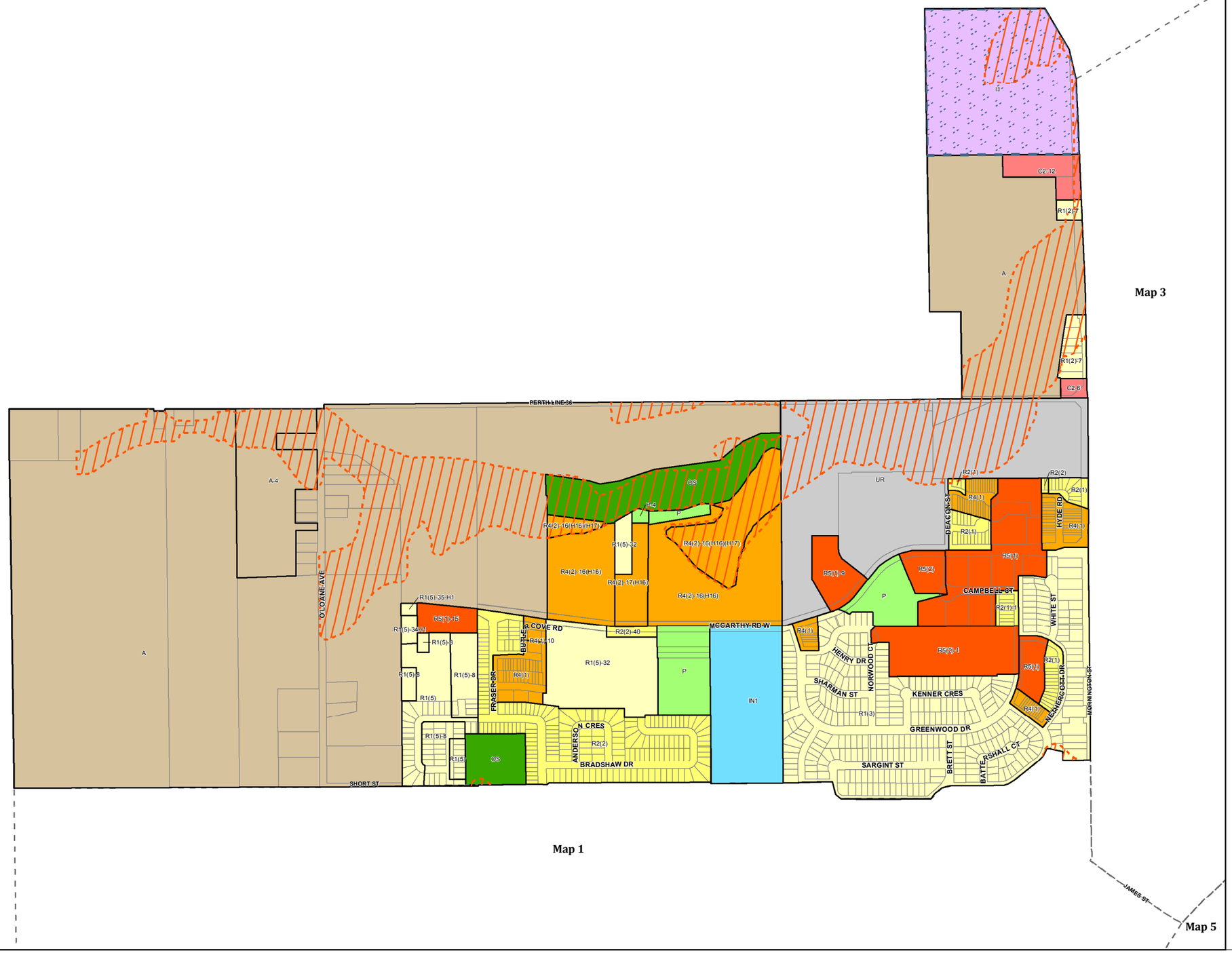
0 235 470 Meters

Final Draft
May 29, 2019

City of Stratford Zoning By-Law

No. _____ - _____

Schedule "A" Map 2



Legend

- Upper Thames River Conservation Authority Regulated Area Overlay (Refer to Section 4.29)
- "-#" - Zone Exception (Refer to Section 15.0)
- "-H#" - Holding Symbol (Refer to Section 2.5.2)
- "-B#" - Bonus Provision (Refer to Section 2.5.3)
- "-T#" - Temporary Use Permission (Refer to Section 2.5.4)
- Central Business District
- Stratford Airport Overlay (Refer to Section 2.5.6)

Residential Zones
- R1 - Residential First Density
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Grand Trunk Anchor District Zone
- AD - Grand Trunk Anchor District

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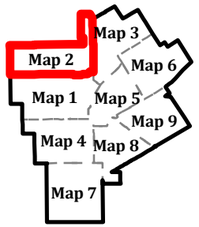
Theatre District Zone
- TH - Theatre District

Parks and Open Space Zones
- P - Parks
- OS - Open Space

Agricultural Zone
- A - Agricultural

Urban Reserve Zone
- UR - Urban Reserve



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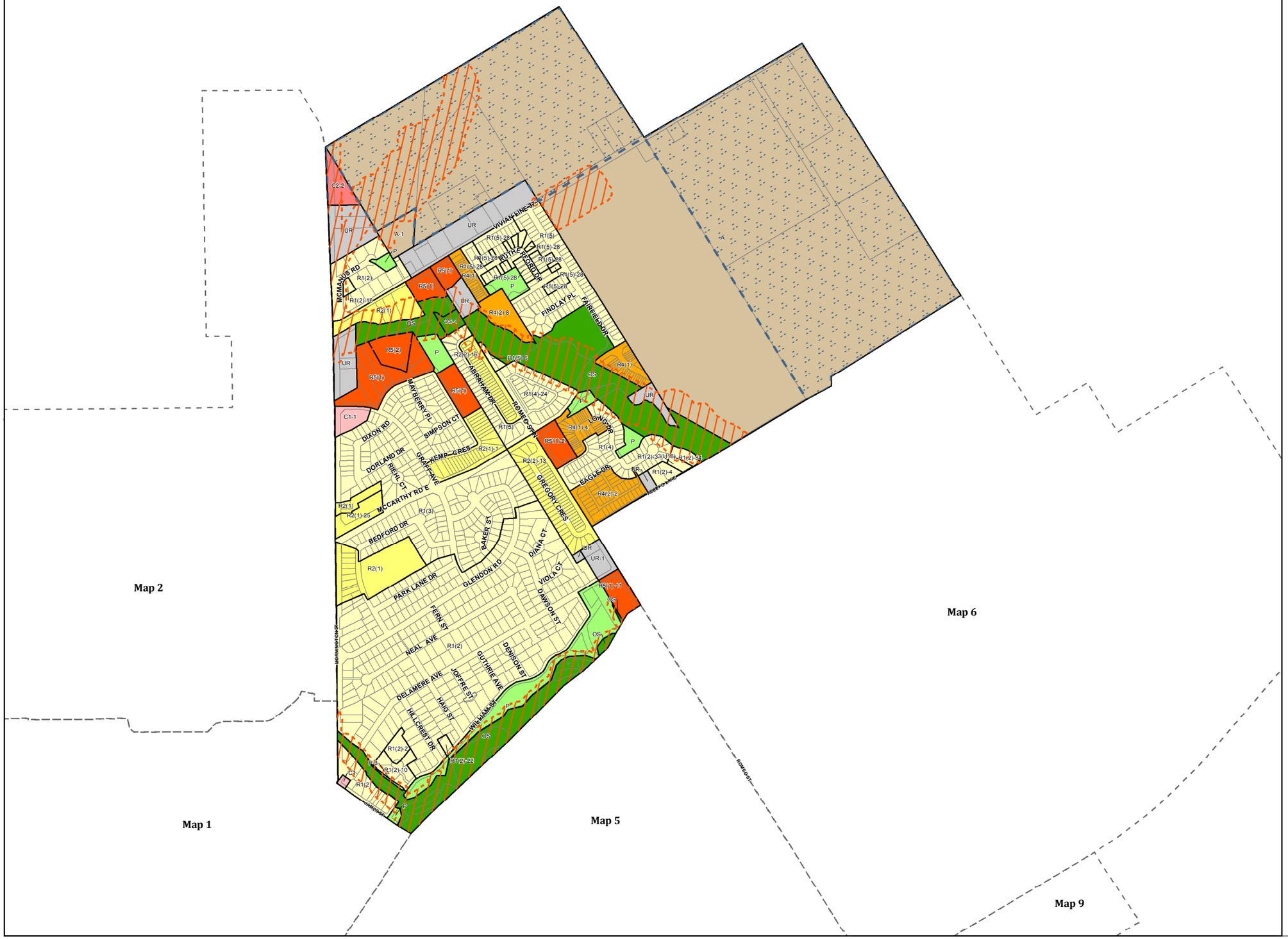
Final Draft
May 29, 2019

City of Stratford Zoning By-Law No. _____ - _____

Schedule "A" Map 3



Legend

- Upper Thames River Conservation Authority Regulated Area Overlay (Refer to Section 4.29)
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- Stratford Airport Overlay (Refer to Section 2.5.6)

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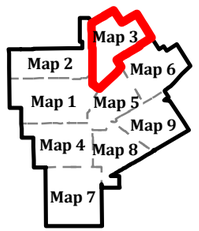

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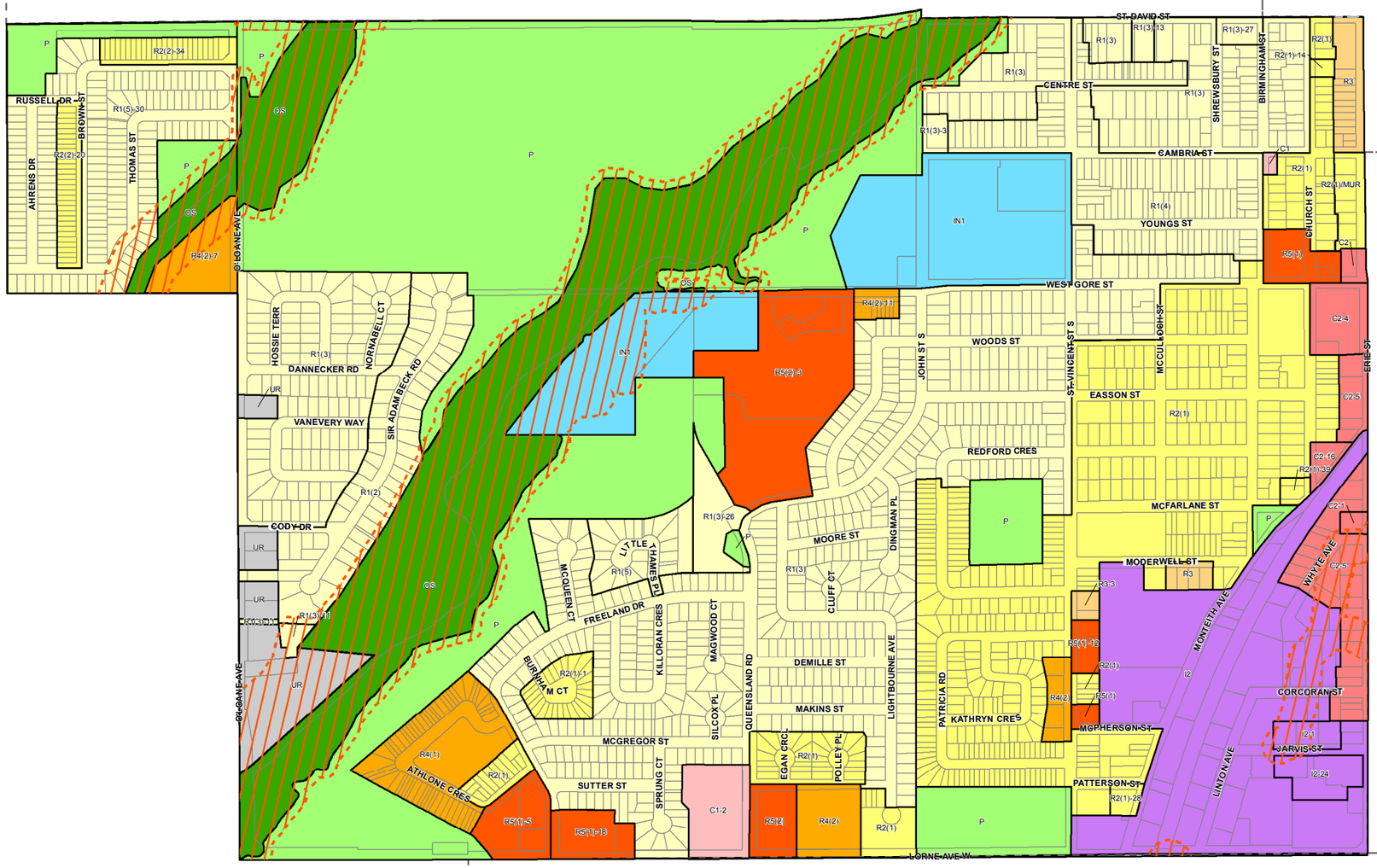
May 29, 2019

Map 1

Map 5



Map 8

Map 7

City of Stratford Zoning By-Law

No. _____ - _____

Schedule "A" Map 4

Legend

- Upper Thames River Conservation Authority Regulated Area Overlay (Refer to Section 4.29)
- "-#" - Zone Exception (Refer to Section 15.0)
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Agricultural Zone

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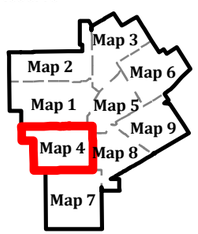

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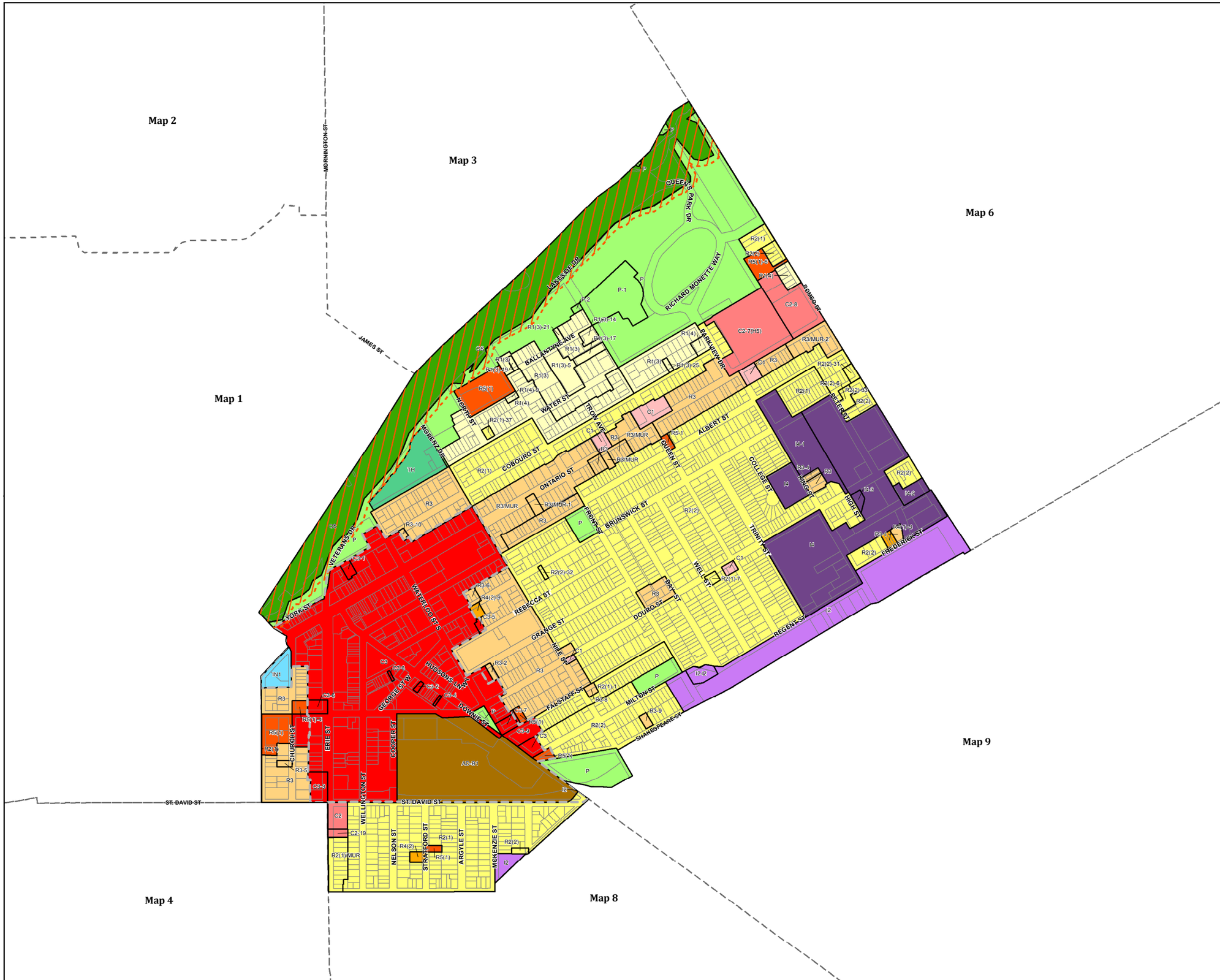
Final Draft
May 29, 2019



City of Stratford Zoning By-Law No. _____ - _____

Schedule "A" Map 5

Legend

Upper Thames River Conservation Authority Regulated Area Overlay (Refer to Section 4.29)

"-#" - Zone Exception (Refer to Section 15.0)

"-H#" - Holding Symbol (Refer to Section 2.5.2)

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Central Business District

Stratford Airport Overlay (Refer to Section 2.5.6)

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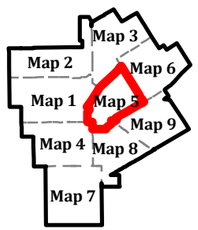

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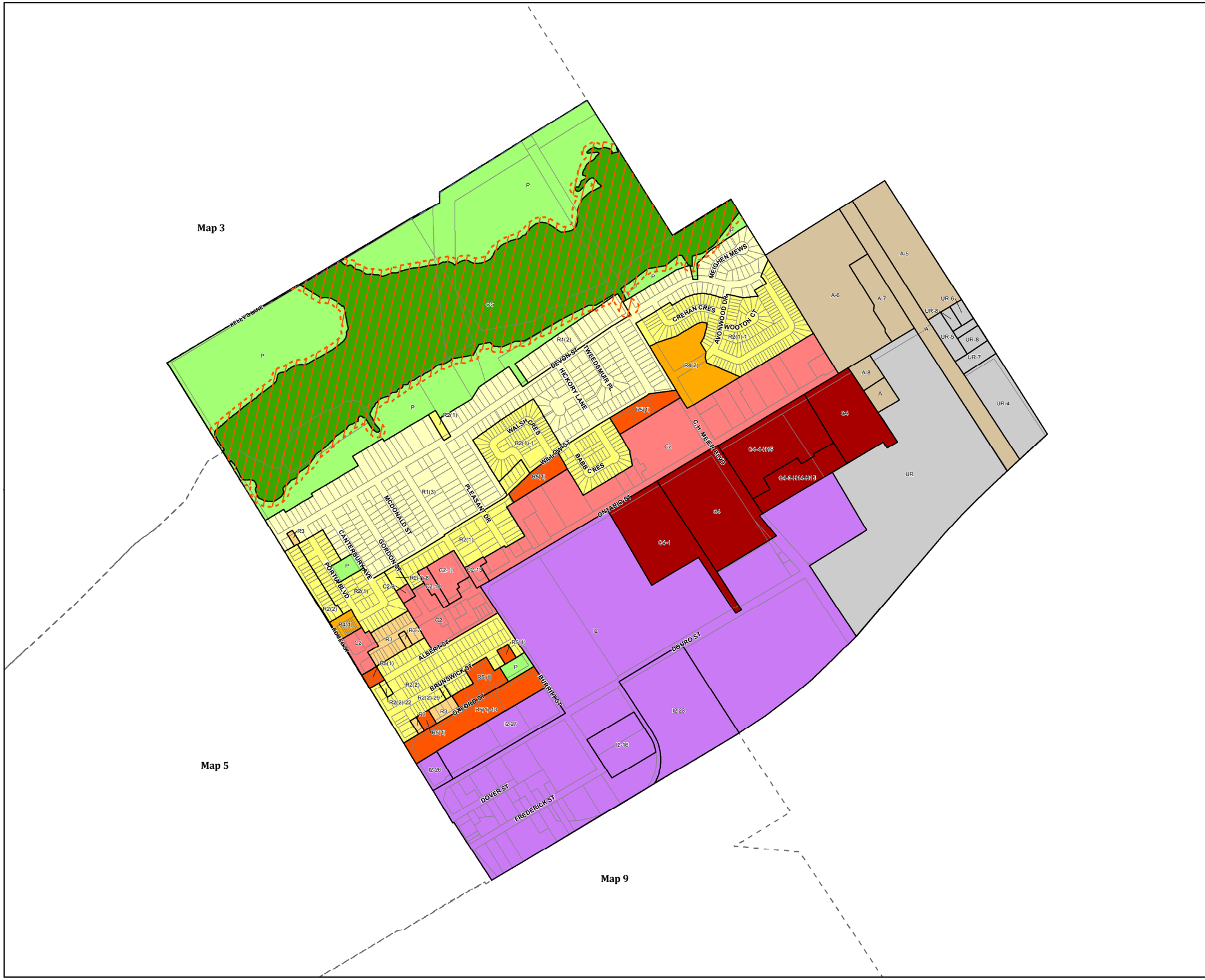
Final Draft
May 29, 2019

Stratford

City of Stratford Zoning By-Law No. _____ - _____

Schedule "A" Map 6



Legend

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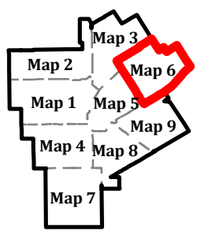

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Final Draft
May 29, 2019

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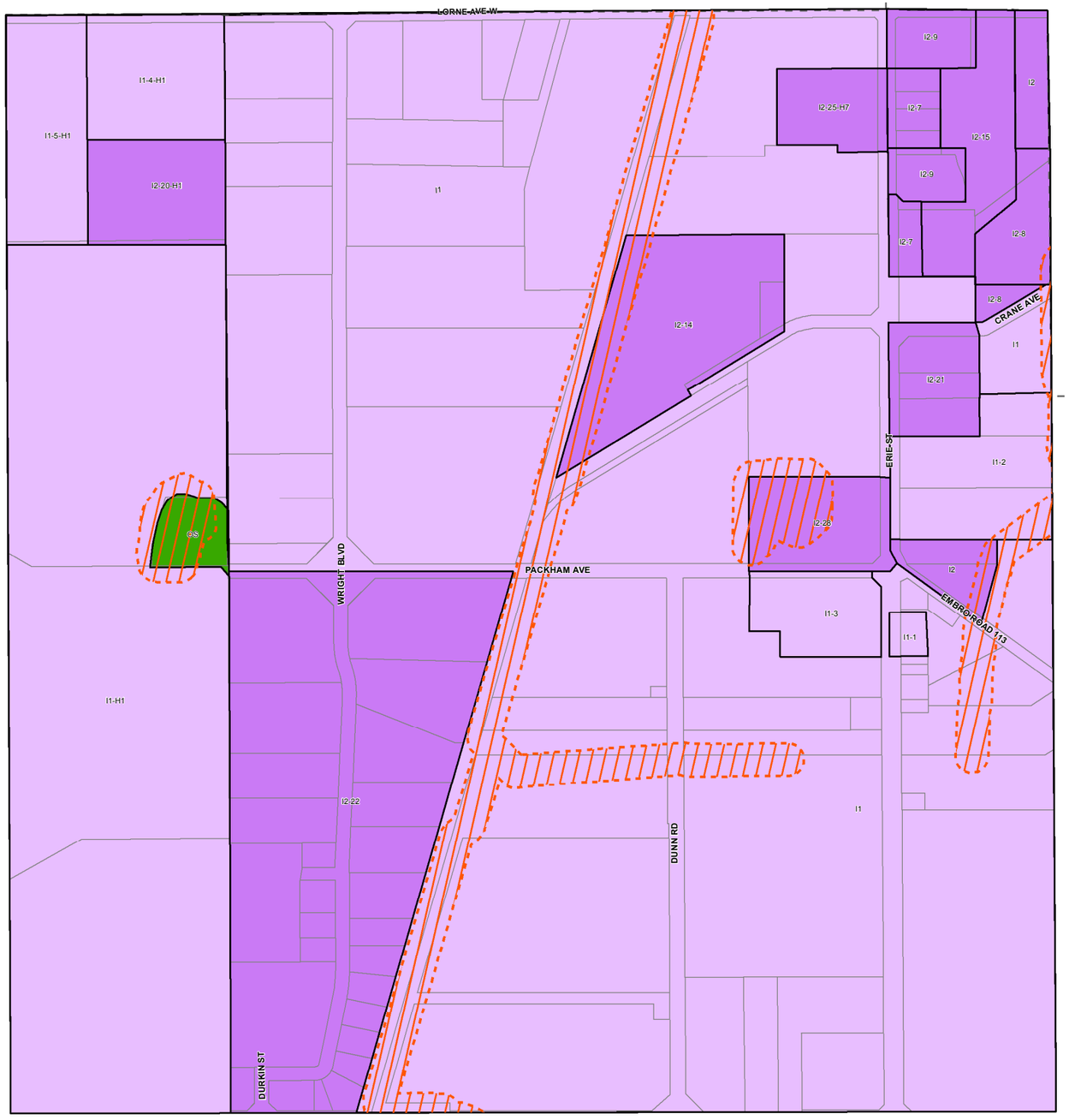
Map 4



Map 8

City of Stratford Zoning By-Law No. _____ - _____

Schedule "A" Map 7

Legend

Upper Thames River Conservation Authority Regulated Area Overlay (Refer to Section 4.29)

"-#" - Zone Exception (Refer to Section 15.0)
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Stratford Airport Overlay (Refer to Section 2.5.6)

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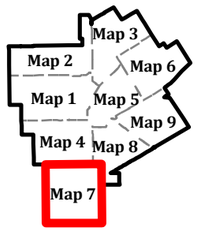

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Final Draft
May 29, 2019

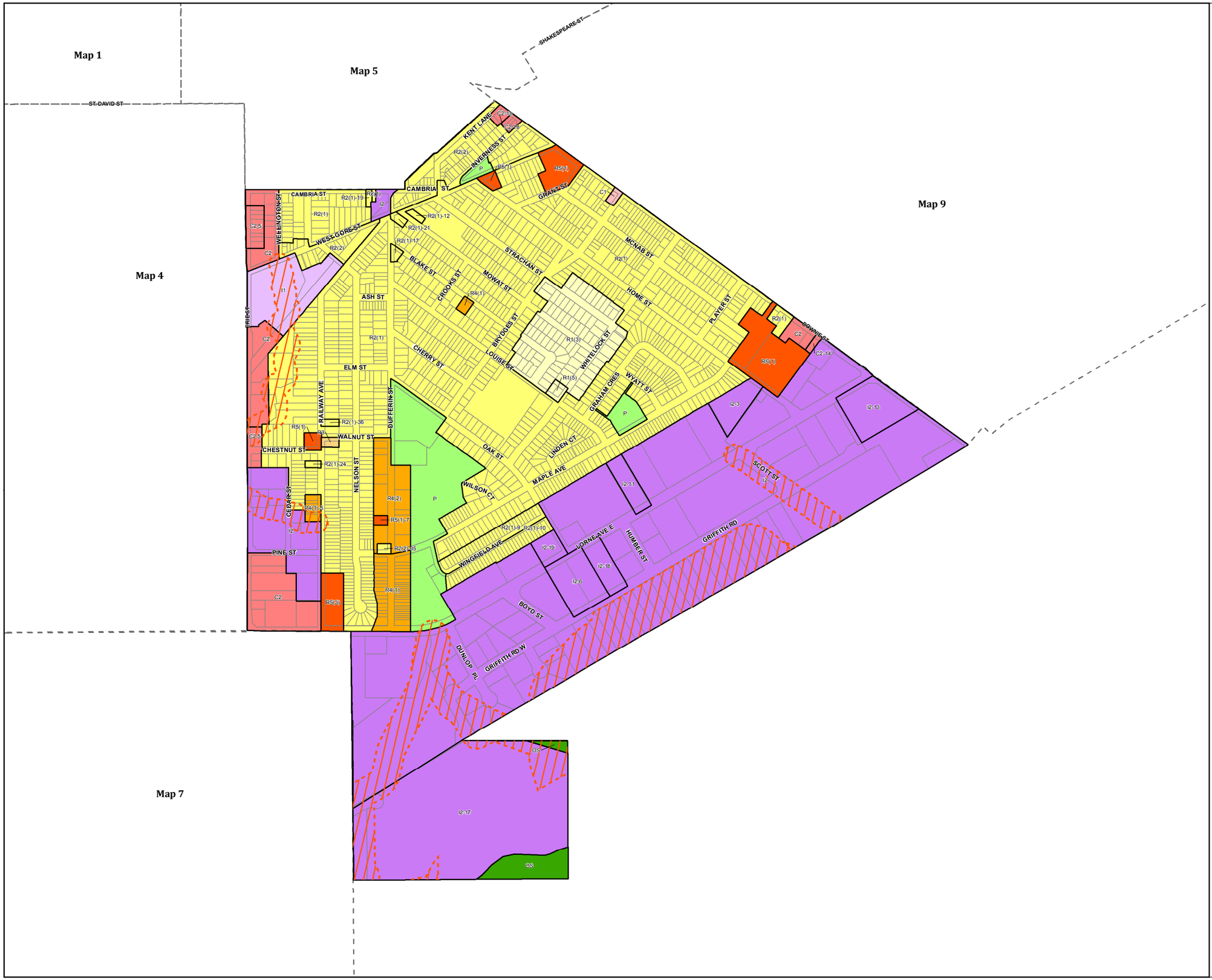
Map 1

Map 5

Map 9

Map 4

Map 7



City of Stratford Zoning By-Law

No. _____ - _____

Schedule "A" Map 8

Legend

Upper Thames River Conservation Authority Regulated Area Overlay (Refer to Section 4.29)

"-#" - Zone Exception (Refer to Section 15.0)

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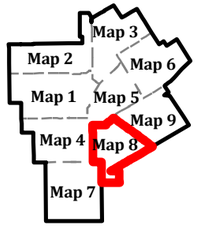

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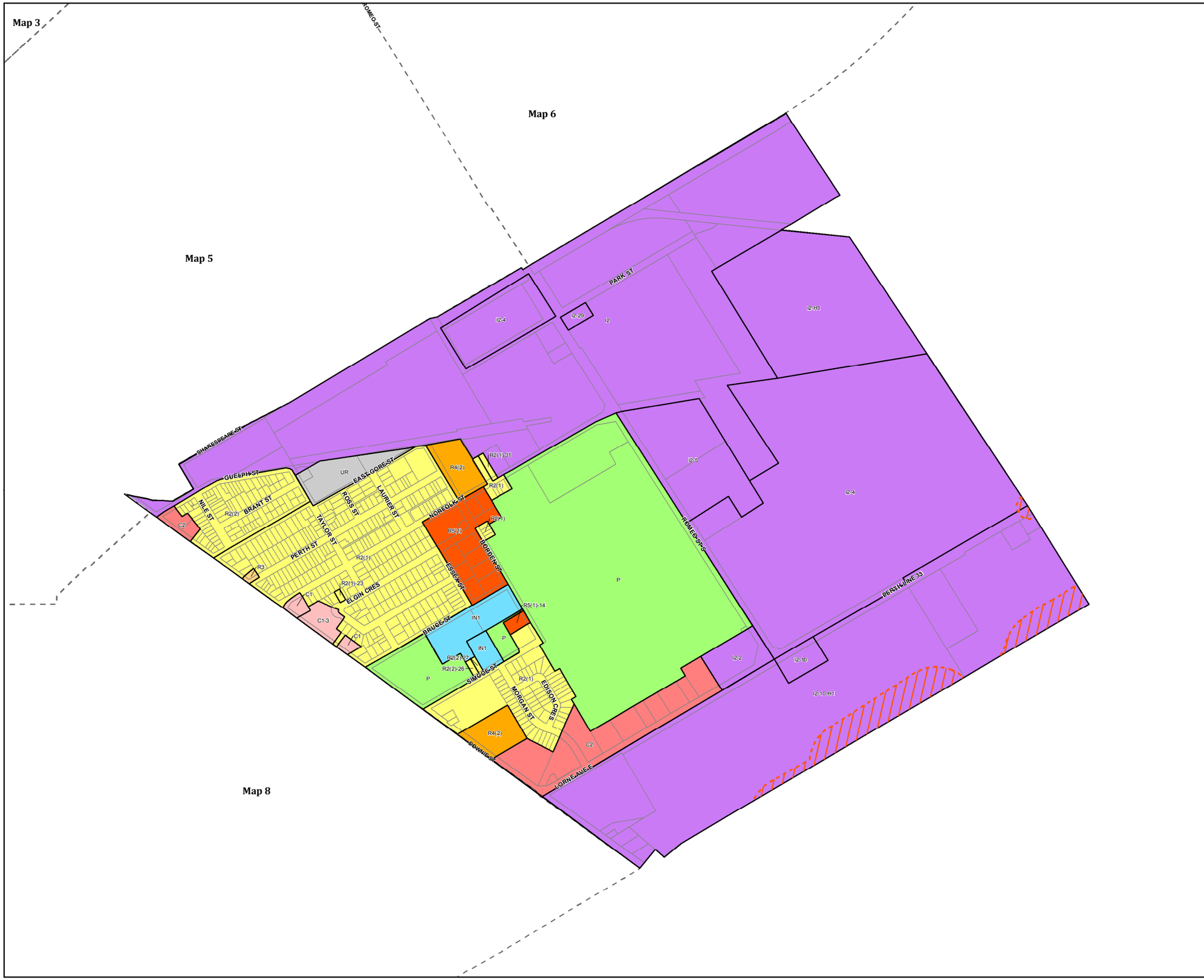
Final Draft
May 29, 2019

Stratford

City of Stratford Zoning By-Law No. _____ - _____

Schedule "A" Map 9



Legend

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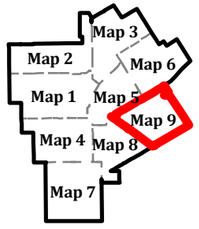

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Final Draft
May 29, 2019

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Schedule "B"

STREET	CLASS	FROM	TO	EXISTING WIDTH (m)	DESIGN WIDTH (m)
Abbey Court	L			20	20
Abraham Drive	L			18	18
Ahrens Drive	L			20	20
Albert Street	L	Downie	Waterloo	20	20
Albert Street	C	Waterloo	Romeo	20	23
Albert Street	L	Romeo	Burritt	20	20
Anderson Crescent	L			20	20
Arden Park	L			20	20
Argyle Street	L			20	20
Arthur Street	L			20	20
Ash Street	L			20	20
Athlone Crescent	L			20	20
Avon Street	L			20	20
Avondale Avenue	L	Charles	160 m north of	20	20
Avondale Avenue	L	160 m north of	Hibernia	7.5	20
Avondale Avenue	L	Hibernia	south limit	20	20
Avonwood Drive	L			20	20
Babb Crescent	L			20	20
Baker Street	L			20	20
Ballantyne Avenue	L	North	Front	12 to 14.9	18
Ballantyne Avenue	L	Front	Queen	20	20
Barron Street	L			20	20
Barnsdale Street	L			23	23
Battershall Court	L			20	20
Bay Street	L			20	20
Bedford Crescent	L			20	20
Bell Court	L			20	20
Birmingham Street	L			20	20
Blake Street	L	Dufferin	Brydges	15	18
Blake Street	L	Brydges	Louise	20	20
Borden Street	L			20	20
Boyd Street	L			33.5	33.5
Bradshaw Drive	L			20	20
Braemar Crescent	L			20	20
Brant Street	L			15	18
Brett Street	L			20	20
Briarhill Drive	L			20	20
Britannia Street	C	Mornington	Forman	20	23
Britannia Street	L	Forman	Matilda	20	23
Brown Street	L			20	20

A - Arterial, C - Collector, L - Local

Heritage Conservation District

Schedule "B"

STREET	CLASS	FROM	TO	EXISTING WIDTH (m)	DESIGN WIDTH (m)
Bruce Street	L			20	20
Bruniswick	L	Downie	Waterloo	20	20
Brunswick Street	C	Waterloo	Romeo	20	23
Brunswick Street	L	Romeo	Burritt	20	20
Brydges Street	C	Downie	Mowat	20	23
Brydges Street	L	Mowat	Oak	20	20
Buckingham Drive	L			20	20
Burnham Court	L			20	20
Burritt Street	L	Devon	Douro	20	20
Burritt Street	L	Douro	Frederick	22	22
Burwell Road	L			20	20
Butler Cove Road	L			20	20
Caledonia Street	L			20	20
Campbell Court	L			20	20
Cambria Street	C			20	23
Canterbury Avenue	L			20	20
Caroline Street	L			20	20
Caven Street	L			20	20
Cawston Street	L			20	20
Cedar Street	L			15	18
Cedarbrae Drive	L			20	20
Centre Street	L			20	20
Charles Street	L			20	20
Cherry Street	L			20	20
Chestnut Street	L			20	20
Christopher Plummer	L			26	26
C. H. Meier Boulevard	A	north limit	Ontario	30.5	30.5
C. H. Meier Boulevard	C	Ontario	Douro	30.5	30.5
Church Street (East Side)	C	Ontario	St Patrick	-	HCD
Church Street (West	C	Ontario	St. Patrick	20	23
Church Street	L	St. Patrick	Monteith	20	20
Churchill Circle	C			20	23
Cluff Court	L			20	20
Cobourg Street	L			20	20
Cobourg Lane	L			3	18
Cody Drive	L			20	20
College Street	L			20	20
Cooper Street	L			20	20
Corcoran Street	L			20	20
Coriano Street	L			15	18
Crane Avenue	L	west limit	Erie Street	24.4	24.4

A - Arterial, C - Collector, L - Local

Heritage Conservation District

Schedule "B"

STREET	CLASS	FROM	TO	EXISTING WIDTH (m)	DESIGN WIDTH (m)
Crane Avenue	L	Erie Street	east limit	26	26
Crawford Street	L			20	20
Crehan Court	L			20	20
Crooks Street	L			15	18
Culliton Street	L			20	20
Daly Avenue	L			20	20
Dannecker Road	L			20	20
Davidson Drive	L			20	20
Dawson Street	L			20	20
Deacon Street	L			20	20
Delamere Avenue	C			20	23
DeMille Street	L			20	20
Denison Street	L			20	20
Devon Street	C	Romeo	C. H. Meier	20	23
Devon Street	L	C. H. Meier	Avonwood	20	20
Diana Court	L			20	20
Dickens Place	L			20	20
Dingman Place	L			20	20
Dixon Road	L			20	20
Dorland Drive	L			20	20
Douglas Street	L	St. Vincent	85 m east of St.	10	20
Douglas Street	L	(except as indicated otherwise)		20	20
Douro Street	C	Downie	Romeo	20	23
Douro Street	C	Romeo	C. H. Meier	20 to 23.8	30
Dover Street	L			20	20
Downie Street - East Side	C	Ontario	Waterloo	-	HCD
Downie Street - East Side	A	Waterloo	Lorne	20 to 25	25
Downie Street West Side		Ontario	St Patrick Street	-	HCD
Downie Street - West	A	Waterloo	Lorne	20 to 25	25
Downie (Downie Road	A	Lorne	City Limits	25	30
Dufferin Street	L			20	20
Duke Street	L			10 to 12	18
Dunlop Place	L			20	20
Dunn Road	L			30.5	30.5
Durkin Street	C			26	26
Eagle Drive	L			18	18
Earl Street	L			15	18
Easson Street	L			20	20
East Gore Street	L	Downie	Taylor	20	20
East Gore Street	L	Taylor	Borden	10	20

A - Arterial, C - Collector, L - Local

Heritage Conservation District

Schedule "B"

STREET	CLASS	FROM	TO	EXISTING WIDTH (m)	DESIGN WIDTH (m)
Edison Crescent	L			20	20
Egan Circle	L			20	20
Elgin Crescent	L			20	20
Elizabeth Street	L			20	20
Elm Street	L			20	20
Embro Road 113	A	Erie	City limits	21	30
Erie Street	C	Lakeside	Ontario	15 to 30	30
Erie Street	A	Ontario	West Gore	30	30
Erie Street	A	West Gore	Lorne	20 to 25	30
Erie Street	A	Lorne	City limits	23, 38, 36.5	36.5
Essex Street	L			20	20
Fairfield Drive	L			20	20
Falstaff Street	L			20	20
Feick Crescent	L			20	20
Fern Street	L			20	20
Findlay Place	L			20	20
Forman Avenue	L	Culliton	Fraser	20	20
Forman Avenue	C	Fraser	Huron	20 to 23	23
Forman Avenue	L	Huron	south limit	20	20
Franklin Drive	L			20	20
Fraser Drive	C			23	23
Frederick Street	L			20	20
Freeland Drive	L			20	20
Front Street	L			20	20
Galt Road	L			20	20
Gemmell Court	L			20	20
George Street East	C			20	20
George Street West	C			20	20
Gibb Road (Perth Line	L			20	30
Glastonbury Crescent	L			20	20
Glastonbury Drive	L			20	20
Glendon Road	L			20	20
Gordon Street	L			20	20
Graff Avenue	L			20	20
Graham Crescent	L			20	20
Grange Street	L			16.7 to 20	20
Grant Street	L			20	20
Greenberg Place	L			20	20
Greenwood Drive	C			23	23
Gregory Crescent	L			18	18

A - Arterial, C - Collector, L - Local

Heritage Conservation District

Schedule "B"

STREET	CLASS	FROM	TO	EXISTING WIDTH (m)	DESIGN WIDTH (m)
Griffith Road	L			30.5	30.5
Guelph Street	L			14.6 to 20	20
Guthrie Avenue	L			20	20
Hahn Court	L			30	30
Haig Street	L			20	20
Hamilton Street	L			20	20
Harrison Street	L			20	20
Henry Drive	L			20	20
Hesson Street	L			20 to 10	20
Hibernia Street	L			20	20
Hickory Lane	L			20	20
High Street	L			11.6	18
Hillcrest Drive	L			20	20
Home Street	L			20	20
Hossie Terrace	L			20	20
Humber Street	L			33.5	33.5
Huntingdon Avenue	L			20	20
Huron Street	A	Ontario	John	30	30
Huron Street	A	John	Forman	20	30
Huron Street	A	Forman	O'Loane	25.7, 25, 20	30
Hyde Road	L			20	20
Inverness Street	L			15	18
James Street	L			20	20
Jarvis Street	L			20	20
Joffre Street	L			20	20
John Street	C			20	23
Jones Street	L			20	20
Kapelle Circle	L			20	20
Kathryn Crescent	L			20	20
Kay Street	L			20	20
Kemp Crescent	L			20	20
Kenner Crescent	L			20	20
Kent Lane	L			15	18
Kent Street	L			12	18
Killoran Crescent	L			20	20
King Street	L			20	20
Lakeside Dr.	C				

A - Arterial, C - Collector, L - Local

Heritage Conservation District

Schedule "B"

STREET	CLASS	FROM	TO	EXISTING WIDTH (m)	DESIGN WIDTH (m)
Lakeside Dr. E. Leg	C	Lakeside	William	-	-
Lakeside Dr. W. Leg	L	Lakeside	William	-	-
Laurier Street	L			20	20
Lightbourne Avenue	L			20	20
Linden Court	L			18	18
Line 29 (Gibb Road)	L			20	30
Line 34 (Hwy 8)	A			30	30
Linton Avenue	L			20	20
Little Thames Place	L			20	20
Lloyd Court	L			20	20
Long Drive	L			18	18
Lorne Avenue	A	easterly City	widening for O'Loane	25 to 30.5	30
Lorne Avenue	A	widening for	O'Loane	30.5 +	30.5 +
Louise Street	L	Dufferin	30m south of Whitelock	17.7	17.7
Louise Street	L	30m south of	Maple	20	20
Magwood Court	L			20	20
Maitland Avenue	L			20	20
Makins Street	L			20	20
Manning Avenue	L			20	20
Maple Avenue	L			20	20
Market Place	L			20	20
Martin Street	C			20	23
Matilda Street	L			20	20
Mayberry Place	L			20	20
McCann Drive	L			20	20
McCarthy Road East	A			30 to 30.5	30 to 30.5
McCarthy Road West	A			30 to 30.5	30 to 30.5
McCulloch Street	L			20	20
McDonald Street	L			20	20
McFarlane Street	L			20	20
McGregor Street	L			20	20
McKenzie Street	L			20	20
McLagan Drive	L			20	20
McManus Road	L			20	20
McNab Street	L			20	20
McPherson Street	L			20	20
McQueen Court	L			20	20
Meighen Mews	L			20	20
Mercer Street	L			15	18
Milton Street	L			20	20

A - Arterial, C - Collector, L - Local

Schedule "B"

STREET	CLASS	FROM	TO	EXISTING WIDTH (m)	DESIGN WIDTH (m)
Moderwell Street	L			20	20
Monteith Avenue	L			20	20
Moore Street	L			20	20
Morenz Drive	L			11	18
Morgan Street	L			20	20
Morison Street	L			20	20
Mornington Street	C	Huron	Waterloo	20	23
Mornington Street	A	Waterloo	Delamere	20	25
Mornington Street	A	Delamere	Vivian	25, 28, 36.6	36.6
Mornington Street	A	Vivian	City limits	36.6 to 31.7	36.6
Mowat Street	L	West Gore	Brydges	15	18
Mowat Street	L	Brydges	Whitelock	15 to 20	20
Murray Hill Road	L			20	20
Neal Avenue	L			20	20
Nelson Street	L	St. David	Ash	20	20
Nethercott Drive	L			20	20
Nightingale Place	L			20	20
Nile Street	L			20	20
Norfolk Street	C			20	23
Norman Street	L			20	20
Normandy Drive	L			15	18
Nornabell Court	L			20	20
North Street	L			20	20
Northway Circle	L			20	20
Norwood Court	L			20	20
Oak Street	L			20	20
Oakdale Avenue	L			20	20
O'Loane Avenue	A	Quinlan Road	widening for Lorne	20 to 25	30
O'Loane Avenue	A	widening for	Lorne	30 +	30 +
Ontario Street	A	Huron	Front	30	30
Ontario Street	A	Front	Burritt	20 to 25	30
Ontario Street	A	Burritt	City limits	31.4 to 36.6	36
Orr Street	L			20	20
Oxford Street	L			20	20
Packham Avenue	C			26.2	26.2
Palmer Square	L			20	20
Park Street	L			20	20
Park Lane Drive	L			20	20
Parkview Drive	L			30.5	30.5

A - Arterial, C - Collector, L - Local

Schedule "B"

STREET	CLASS	FROM	TO	EXISTING WIDTH (m)	DESIGN WIDTH (m)
Patricia Road	L			20	20
Patterson Street	L			20	20
Perth Line 33 aka Lorne	A			25.5 to 30.5	30
Perth Line 36 aka Quinlan	C			20 to 25	30
Perth Line 37 aka Vivian	C			20 to 25	30
Perth Street	L			20	20
Peter Street	L			20	20
Pine Street	L			15	18
Player Street	L			20	20
Pleasant Drive	L			20	20
Polley Place	L			20	20
Portia Boulevard	L			20	20
Preston Street	L			20	20
Princess Street	C	Mornington	Glastonbury	20	23
Princess Street	L	Glastonbury	Arthur	20	20
Queen Street	L			20	20
Queensland Drive	C			26	26
Queens Park Drive	L				
Quinlan Road	C			20 to 25	30
Railway Avenue	L			15 to 20	20
Rankin Street	L			16.8	18
Rebecca Street	L			15	18
Redford Crescent	L			20	20
Regent Street	L			20	20
Richard Monette Way	L				
Riehl Court	L			20	20
Robertson Drive	L			20	20
Romeo Street North	C	Vivian	McCarthy	20 to 25	30
Romeo Street North	A	McCarthy	Gregory Cres (south	25	30
Romeo Street North	A	Gregory Cres	Ontario	20 to 29	30
Romeo Street South		Ontario	Frederick	20 to 29	30
Romeo Street South	A	Frederick	Park	46.6 to 61	46.6 to 61
Romeo Street South	A	Park	Lorne	20 to 30.5	30
Ross Street	L			20	20
Russell Drive	L			20	20
Rutherford Drive	L			20	20
St. Andrews Street	L			20	20
St. David Street	L			20	20
St. Patrick Street	C	Birmingham	Church	20	20

A - Arterial, C - Collector, L - Local

Schedule "B"

STREET	CLASS	FROM	TO	EXISTING WIDTH (m)	DESIGN WIDTH (m)
St. Patrick Street (North	C	Church	Downie	20	HCD
St. Patrick Street (South	C	Church	Downie	20	23
St. Vincent Street	L	Caledonia	Huron	20	20
St. Vincent Street	C	Huron	Lorne	20 to 23	23
Sargint Street	L			20	20
Scott Street	L			36.6	36.6
Sharman Street	L			20	20
Shakespeare Street	L			20	20
Short Street	C			20 to 30.5	23
Shrewsbury Street	L			20	20
Silcox Place	L			20	20
Simcoe Street	L			20	20
Simpson Court	L			20	20
Sir Adam Beck Road	L			20	20
Smith Street	L			24	24
Somerset Street	L			20	20
Sprung Court	L			20	20
Strachan Street	L			20	20
Stratford Street	L			20	20
Sutter Street	L			20	20
Taylor Street	L			20	20
Thomas Street	L			20	20
Trinity Street	L			20	20
Trow Avenue	L			20	20
Tweedsmuir Place	L			20	20
T. J. Dolan Drive	L			-	-
Vanevery Way	L			20	20
Verona Park	L			20	20
Veterans Drive	L			varies	
Victoria Street	L			20	20
Viola Court	L			20	20
Vivian Line 37	C			20 to 25	30
Waddell Street	L			20	20
Walnut Street	L			20	20
Walsh Crescent	L			20	20
Warwick Road	L			20	20
Water Street	L			20	20
Waterloo Street South	A	Lake Victoria	Douro	-	-
Waterloo Street South	A	Douro	Downie	-	-

A - Arterial, C - Collector, L - Local

Heritage Conservation District

Schedule "B"

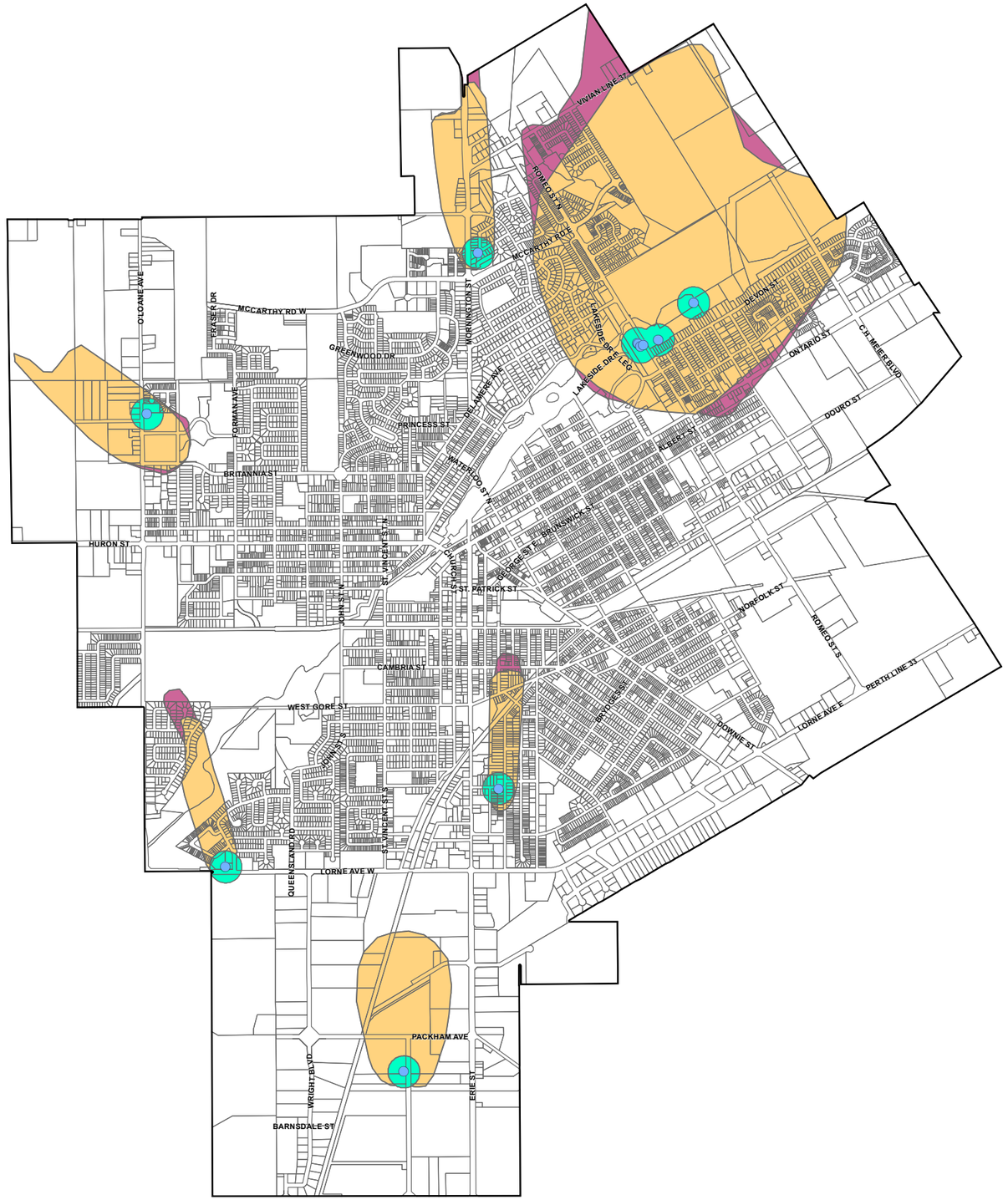
STREET	CLASS	FROM	TO	EXISTING WIDTH (m)	DESIGN WIDTH (m)
Waterloo Street South	A	Downie	Lorne	-	-
Waterloo Street South	A	Lake Victoria	Cobourg	-	-
Waterloo Street South	A	Cobourg	Downie	-	-
Waterloo Street South	A	Downie	Lorne	-	-
Waterloo Street North	A	Lake Victoria	Mornington	__	HCD
Well Street	L	Brunswick	Douro	20	20
Wellington Street	C	Downie	St. Patrick	20	20
Wellington Street	L	St. Patrick	West Gore	20	20
West Gore Street	C	Downie	west limit	20	23
White Street	L			20	20
Whitelock Street	L			20	20
Whyte Avenue	L			20	20
Windemere Crescent	L			20	20
William Street	L			20	20
Willow Street	L			20	20
Wilson Court	L			20	20
Wingfield Avenue	L			18	18
Woods Street	L			20	20
Wooton Court	L			20	20
Worsley Street	L	St. Vincent	easterly for 130 m	16.7	20
Worsley Street	L	east of St.	Birmingham	12	20
Wright Boulevard	C			26	26
Wyatt Street	L			20	20
York Street (North Side				12	18
York Street (South Side)	L			12	HCD
Youngs Street	L			20	20

A - Arterial, C - Collector, L - Local

Heritage Conservation District

City of Stratford Zoning By-Law No. _____ - _____

Schedule "C"
Wellhead Protection Areas



Legend

- Municipal Well

Zone

- WHPA-A
- WHPA-B
- WHPA-C

0 500 1,000 Meters

Final Draft
May 29, 2019

Draft By-law 5.1

BY-LAW NUMBER -2019
OF
THE CORPORATION OF THE CITY OF STRATFORD

BEING a By-law to confirm the proceedings of Council of The Corporation of the City of Stratford at its meeting held on June 19, 2019.

WHEREAS subsection 5(1) of the *Municipal Act, 2001, S.O. 2001 c.25* as amended, provides that the powers of a municipal corporation are to be exercised by its council;

AND WHEREAS subsection 5(3) of the *Act* provides that the powers of council are to be exercised by by-law unless the municipality is specifically authorized to do otherwise;

AND WHEREAS it is deemed expedient that the proceedings of the Council of The Corporation of the City of Stratford at this meeting be confirmed and adopted by By-law;

NOW THEREFORE BE IT ENACTED by the Council of The Corporation of the City of Stratford as follows:

1. That the action of the Council at its meeting held on June 10, 2019 in respect of each report, motion, resolution, recommendation or other action passed and taken by the Council at its meeting, is hereby adopted, ratified and confirmed, as if each report, motion, resolution or other action was adopted, ratified and confirmed by its separate by-law.

2. The Mayor of the Council and the proper officers of the City are hereby authorized and directed to do all things necessary to give effect to the said action, to obtain approvals where required, and, except where otherwise provided, to execute all documents necessary in that behalf in accordance with the by-laws of the Council relating thereto.

Read a FIRST, SECOND and THIRD time and

FINALLY PASSED this 19th day of June, 2019.

_____
Deputy Mayor – Martin Ritsma

_____
Clerk – Joan Thomson