Z O N I N G B Y – L A W

OFFICE CONSOLIDATION

FEBRUARY 1, 1996
Updated SEPTEMBER 30, 2020

Orangeville
planning division

TOWN OF ORANGEVILLE
COMPREHENSIVE ZONING BY-LAW

BY-LAW 22-90, AS AMENDED

OFFICE CONSOLIDATION
FEBRUARY 1, 1996
UPDATED SEPTEMBER 30, 2020

This Office Consolidation of By-law 22-90 is prepared for the purpose of convenience only, and for accurate reference, recourse should be had to the original By-law and its amending by-laws.

PLANNING DIVISION
TOWN OF ORANGEVILLE

INTRODUCTION

By-law 22-90 was enacted by Town Council on March 19, 1990, and came into force on the day that it was passed in accordance with the provisions of the Planning Act, 1983.

By-law 22-90 has been amended by the by-laws set out below. The listed by-laws have been incorporated into this Office Consolidation. In force by-laws are shown in normal type face. By-laws which are not yet in force are shown in light face.

In the text of the amendment, the by-law number is shown beside the new text introduced by that by-law. Where new text is introduced by a by-law that is not yet in force, the new text is shown in light face.

AMENDING BY-LAWS INCLUDED IN THIS OFFICE CONSOLIDATION

37-90, 59-90, 78-90, 88-90, 11-91, 29-91, 35-91, 43-91, 45-91, 46-91, 47-91, 57-91, 66-91, 80-91, 81-91, 48-92, 57-92, 62-92, 70-92, 77-92, 81-92, 96-92, 13-93, 14-93, 39-93, 44-93, 47-93, 48-93, 50-93, 62-93, 64-93, 65-93, 67-93, 80-93, 81-93, 86-93, 87-93, 88-93, 29-94, 47-94, 50-94, 55-94, 67-94, 11-95, 28-95, 34-95, 58-95, 62-95, 85-95, 6-96, 36-96, 43-96, 48-96, 52-96, 58-96, 59-96, 73-96, 79-96, 82-96, 84-96, 85-96, 97-96, 102-96, 103-96, 109-96, 111-96, 112-96, 116-96, 10-97, 25-97, 30-97, 31-97, 39-97, 42-97, 52-97, 53-97, 99-97, 124-97, 127-97, 128-97, 129-97, 130-97, 131-97, 4-98, 5-98, 34-98, 41-98, 47-98, 56-98, 57-98, 59-98, 76-98, 86-98, 90-98, 94-98, 95-98, 101-98, 106-98, 115-98,119-98, 123-98, 12-99, 17-99, 19-99, 43-99, 50-99, 58-99, 62-99, 63-99, 64-99, 69-99, 75-99, 76-99, 81-99, 103-99, 110-99, 112-99, 122-99, 125-99, 5-2000, 6-2000, 14-2000, 22-2000, 23-2000, 42-2000, 47-2000, 63-2000, 66-2000, 85-2000, 89-2000, 106-2000, 7-2001, 8-2001, 32-2001, 37-2001, 41-2001, 44-2001, 45-2001, 53-2001, 77-2001, 84-2001, 103-2001, 106-2001, 108-2001, 119-2001, 122-2001, 129-2001, 131-2001, 132-2001, 10-2002, 14-2002, 16-2002, 30-2002, 67-2002, 76-2002, 79-2002, 82-2002, 99-2002, 101-2002, 102-2002, 16-2003, 23-2003, 25-2003, 28-2003, 36-2003, 37-2003, 50-2003, 60-2003, 68-2003, 70-2003, 85-2003, 87-2003, 95-2003, 97-2003, 113-2003, 119-2003, 27-2004, 31-2004, 33-2004, 36-2004, 38-2004, 47-2004, 48-2004, 58-2004, 59-2004, 68-2004, 84-2004, 90-2004, 125-2004, 24-2005, 57-2005, 64-2005, 67-2005, 72-2005, 74-2005, 79-2005, 87-2005, 96-2005, 10-2006, 16-2006, 20-2006, 21-2006, 44-2006, 45-2006, 65-2006, 66-2006, 67-2006, 79-2006, 83-2006, 87-2006, 88-2006, 125-2006, 126-2006, 127-2006, 14-2007, 21-2007, 30-2007, 31-2007, 58-2007, 61-2007, 65-2007, 66-2007, 67-2007, 78-2007, 84-2007, 86-2007, 96-2007, 99-2007, 104-2007, 14-2008, 15-2008, 49-2008, 56-2008, 68-2008, 75-2008, 96-2008, 6-2009, 12-2009, 57-2009, 70-2009, 107-2009, 13-2010, 28-2010, 69-2010, 71-2010, 91-2010, 16-2011, 32-2011, 56-2011, 58-2011, 59-2011, 66-2011, 71-2011, 76-2011, 81-2011, 87-2011, 99-2011, 102-2011, 4-2012, 12-2012, 26-2012, 42-2012, 81-2012, 94-2012, 96-2012, 40-2013, 42-2013, 45-2013, 84-2013, 94-2013, 98-2013, 104-2013, 108-2013, 33-2014, 36-2014, 61-2014, 87-2014; 005-2015; 009-2015; 032-2015; 077-2015; 079-2015; 081-2015; 082-2015; 059-2016; 084-2016; 099-2016; 101-2016; 067-2017; 103-2017; 006-2018; 009-2018; 013-2018; 018-2018; 025-2018; 029-2018; 033-2018; 040-2018; 041-2018; 042-2018; 043-2018; 032-2019; 035-2019; 040-2019; 049-2019; 2020-046; 2020-047;
Unnumbered by-law amendments approved in OMB Orders Z880229, Z920181, PL020016, PL021057, PL040341, PL130853, and PL140715.

By-laws 76-90, 23-92, 95-93, 71-96, 82-99 and 93-2003 are not included in this office consolidation since they were enacted to permit temporary uses only and the time period during which the temporary uses were permitted has expired.

The specific text statements added to Section 24 by By-law 70-92 are not included in this Office Consolidation, since these specific text statements are effectively superseded by subsequent rezonings of the properties in question.

This office consolidation includes explanatory text in square brackets or in a smaller font size. Explanatory text is provided for information purposes only and does not form part of the By-law.

For ease of cross-reference, this office consolidation italicizes the words that are defined in Sections 2 and 24 of By-law 22-90, as amended, where applicable.

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ZONING BY-LAW NO. 22-90

OF THE

CORPORATION OF THE

TOWN OF ORANGEVILLE

WHEREAS a new Official Plan has been approved for the Town of Orangeville;

AND WHEREAS the Town desires to enact a new comprehensive Zoning By-law to implement the Official Plan for the Town of Orangeville;

NOW THEREFORE the Council of the Corporation of the Town of Orangeville enacts as follows:

SECTION 1 - TITLE

1.1 This By-law shall be known as the "Zoning By-law" of the Corporation of the Town of Orangeville.

SECTION 2 - DEFINITIONS

In this By-law:

2.1 **"ABUT"** means adjoining, and a *lot* that is separated by a *street* or *lane* with a width of up to 30 metres will be deemed to *abut*.

By-law 122-2001

2.2 **"ACCESSORY BUILDING"** means a detached *structure* consisting of a wall, roof and floor, or any one or more of the above, located on the same *lot* as the main *building*, the use of which is incidental or secondary to that of the main *building*, and which is not used for human habitation and includes a private garage, a tool shed, a greenhouse, or a storage *building*."

By-law 48-96

2.3 **"ACCESSORY USE"** means a use of land or a *structure* which is incidental and subordinate to the principal use of such land or *structure*.

2.4 **"ADULT ENTERTAINMENT PARLOUR"** means any premises or part thereof in which is provided, in pursuance of a trade, calling, business or occupation, services appealing to or designed to appeal to erotic or sexual appetites or inclinations:

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

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

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

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

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

Except where stated otherwise, an *adult entertainment parlour* is prohibited as an *accessory use* in any zone.

By-law 22-2000

2.5 **"AMUSEMENT ARCADE"** means a *building* or portion thereof containing more than four coin-operated *amusement devices* other than billiard, pool or bagatelle tables.

By-law 116-96

2.6 **"AMUSEMENT DEVICE"** means any coin-operated mechanical or electronic machine or device or billiard, pool or bagatelle table, intended for use as a game, entertainment or amusement offered for use by the public by any person for profit or gain and shall include a pinball machine, television game, video game, or other similar machine or device, including an automatic machine or slot machine that dispenses one or more free games as prizes, but shall not include video lottery terminals, telewagering machines or any machine used only for the purposes of selling merchandise or services or playing recorded music, bowling alleys or any machine that would render the premises a common gaming house within the meaning of The Criminal Code of Canada.

By-law 116-96

2.7 **"ARENA"** means a *building* used for public entertainment, recreation, and sport events.

2.8 **"ART GALLERY"** means a place used for the exhibition or sale of crafts or works of art.

By-law 43-99

2.9 **"ART OR PHOTOGRAPHIC STUDIO"** means an establishment used for the study of an art such as dancing, singing, acting, modelling or the work place and retail shop of an artist, sculptor or photographer or an establishment used for the making or transmission of motion pictures, radio or television programs.

2.10 **"ASSEMBLY HALL"** means an establishment where facilities are provided for civic, educational, political, religious or social events, and includes an auditorium, a conference centre, a banquet hall, and bingo hall, but excludes a cinema, a theatre, a museum and a *religious institution*.

By-law 43-99

2.11 **"ATTACHED"** means a building otherwise complete in itself, which depends, for structural support or complete enclosure, upon a division wall or walls, above or below grade, shared in common with an adjacent building or buildings.

By-law 32-2011

2.12 **"AUTO BODY SHOP"** means a *building* used as a motor *vehicle* repair shop but does not include a *car wash*.

2.13 **"AUTOMOTIVE PARTS STORE"** means a place where automotive parts, tires and accessories are sold but does not include automotive repair facilities.

By-law 43-99

2.14 **"AUTOMOTIVE USE"** means an *auto body shop*, an *automotive parts store*, an *automobile service station*, a *car wash*, a *motor vehicle sales and service establishment*, or a *public garage mechanical*.

By-law 43-99

2.15 **"AUTOMOBILE SERVICE STATION"** means a *building* where gasoline, oil, grease, antifreeze, new parts and new accessories for motor *vehicles* are stored or kept for sale, or where motor *vehicles* may be oiled, greased or washed or where minor repairs essential to the actual operation of motor *vehicles* are performed and includes a *gas bar* but excludes a *car wash*, an *auto body shop* or a *public garage mechanical*.

By-law 43-99

2.16 **"AWNING"** means a rooflike cover, usually constructed of non-rigid materials, that is temporary or portable in nature and that projects from the wall of a *building* for the purpose of shielding an entrance to a *building* or window from the elements and can be retracted to the face of the *building*.

By-law 16-2006

2.17 **"BASEMENT"** means that portion of a *building* which is partly below *grade* but which has at least one-half of its height, from floor to ceiling, above finished *grade*.

2.18 **"BED AND BREAKFAST ESTABLISHMENT"** means a portion of a dwelling used for the accommodation of the travelling public and may include the provision of meals to overnight guests only, and shall not include a *hotel, motel, tourist home, boarding house, group home, crisis care centre* or *restaurant*.

By-law 102-96; 2020-047

2.19 "**BOARDING HOUSE**" means a *building* or a portion thereof containing four or more lodging units designed to accommodate four or more residents, provided with or without meals for hire or gain. A lodging house shall not include a *group home*, *hotel*, *motel*, medical treatment facility, hospital, *long-term care facility, tourist home, bed and breakfast establishment* or home for the aged or other similar establishment.

By-law 005-2015

2.20 **"BUILDING"** means any *structure* or part of a *structure* other than a fence, sign, *trailer*, mobile home or *vehicle*.

2.21 **"BUILDING LINE"** means any line regulating the position of a *building* or other *structure* on a *lot* or parcel of land.

2.22 **"BUSINESS OR PROFESSIONAL OFFICE"** means a place in which a business is conducted or a profession is carried out. Without limiting the generality of the foregoing, business or professional office shall include the *office* of a lawyer, an accountant, a veterinarian, a physician or other medical practitioner, a chiropractor, a therapist, a dentist, an architect or an engineer, but shall exclude a *veterinarian clinic*.

By-law 12-99

2.23 **"CAMPGROUND"** means a public or privately operated facility catering to short-term guests, but not year-round residents, whose accommodation is a tent, *trailer*, or other recreational *vehicle*, and such a facility may include an *office*, *variety store* catering to guests, picnic shelters, laundry room, games room, swimming area, and other outdoor recreational facilities.

2.24 **"CANOPY"** means a roof construction or cantilevered roof, free of enclosing walls, over an entrance or entrances to a *building*.

By-law 16-2006

2.25 **"CARPORT"** means a roofed *parking area* which is not fully enclosed by walls, doors, or windows.

2.26 **"CAR WASH"** means a wholly enclosed facility for washing automobiles, using production line methods with a blower, steam cleaning device, power spray or other mechanical device, or using hand labour methods with power spray and perhaps various coin-operated machines dispensing various accessories.

By-law 43-99

2.27 **"CATERER'S ESTABLISHMENT"** means an establishment in which food and beverages are prepared for consumption off the premises and are not served to customers on the premises or to take out, but does not include a food services establishment.

2.28 **"CELLAR"** means that part of a *building* which is partly or entirely below *grade*, which has less than one-half its height, from floor to ceiling, above finished *grade*.

2.29 **"COMMUNICATIONS AND BROADCASTING ESTABLISHMENT"** means a place used for radio or television broadcasting, cable television operations, motion picture film, audio or video production, leasing and distribution; location filming management; personal voice or data communications.

By-law 43-99

2.30 **"CONTRACTOR OR TRADES ESTABLISHMENT"** means the use of land, *buildings* or *structures* where equipment and materials are stored or where a contractor performs shop or assembly work.

By-law 2020-047

2.31 **"CONSTRUCTION TRAILER"** means a temporary trailer set up on a construction site for the purposes of an *office* or lunch room, directly related to on-site construction and on-site sales.

2.32 **"CONVENIENCE RETAIL USE"** means a *variety store*, a bake shop, a drug store, a florist, or a *video film outlet*.

By-law 43-99

2.33 **"CORPORATION"** means the Corporation of the Town of Orangeville.

2.34 **"CRISIS CARE FACILITY"** means a non-profit establishment that is located within a free-standing *building* and that provides counselling, assistance and shelter for persons requiring immediate assistance for a short period of time, and without limiting the generality of the foregoing, shall include a halfway house, women's shelter or a youth hostel operated on a non-profit basis.

By-laws 95-2003; 32-2011

2.35 **"CUSTOM WORKSHOP"** means a premise used to produce arts, crafts, baked goods, or small quantities of made-to-order articles primarily for display and sale on the premises, and includes an upholsterer's shop, an engraver's shop and a picture framing shop.

By-law 43-99

2.36 **"DAY NURSERY"** means a premises that receives more than five children who are not of common parentage, primarily for the purpose of providing temporary care, or guidance or both, for a continuous period not exceeding twenty-for hours where the children are under eighteen years of age in the case of a day nursery for children with a developmental disability and generally under ten years of age in all other cases, but does not include part of a public school, separate school or private school within the meaning of the Education Act.

By-law 32-2011

2.37 **"DENSITY"** means the ratio of *dwelling units* to one net hectare of *lot* area. *Lot area* for the purposes of density consists of all land holdings under individual ownership affected by the provisions of a particular zone.

2.38 **"DRIVE-THROUGH FACILITY"** means the use of land, *buildings* or *structures*, or parts thereof, to provide or dispense products or services, either wholly or in part, through an attendant or window or an automated machine, to persons remaining in motorized *vehicles* that are in a designated stacking lane (this excludes *automotive uses*). A drive through facility may be in combination with other uses such as, but not limited to, a *financial establishment, dry cleaning* or *laundry establishment, personal service shop, restaurant, retail store*, or a *convenience retail* use.

By-law 16-2006

2.39 **"DRY CLEANING OR LAUNDRY ESTABLISHMENT"** means a place where dry cleaning, cleaning or pressing of articles of clothing is carried on, and in which

(i) non-inflammable solvents are or can be used which emit no odours or fumes; and

(ii) no noise or vibration causes a nuisance or inconvenience within or without the premises;

and includes a laundromat and a dry cleaning or laundry collection depot.

By-law 43-99

2.40 **"DWELLING, DUPLEX"** means a free-standing *building* that is divided horizontally into two *dwelling units*, each of which has an independent entrance.

2.41 **"DWELLING HOUSE, CONVERTED"** means a free-standing *building* existing on the date of the passing of this By-law which is hereafter enlarged, altered or changed so as to provide more *dwelling units* than the number contained therein on the date of the passing of this By-law.

2.42 **"DWELLING, LINKED"** means a *building* containing one *dwelling unit* that is joined, at the below-grade foundation level, to another *building* containing one *dwelling unit*, which *buildings* are otherwise freestanding.

By-law 69-99

2.43 **"DWELLING, MULTIPLE"** means a free-standing *building* which contains four or more *dwelling units* to which access is provided by a common entrance at street level and common corridors, stairs or elevators but does not include a *row house dwelling*.

2.44 **"DWELLING, ROW HOUSE"** See "DWELLING, TOWNHOUSE".

By-law 32-2011

2.45 **"DWELLING, SEMI-DETACHED"** means a free-standing *building* that is divided vertically into two *dwelling units* each of which has a private entrance from outside the *building* and which are connected one to the other by an above-grade *party wall* spanning at least:

(i) the full *height* and depth of the garages of the units, or

(ii) the full *height* and front 50% of the depth of the *ground floor*; and includes a pair of *linked dwellings*, the construction of which was authorized by a permit issued prior to June 28, 1999.

By-law 69-99

2.46 **"DWELLING, SINGLE DETACHED"** means a free-standing *building* containing only one *dwelling unit*.

2.47 **"DWELLING, SPLIT LEVEL"** means a free-standing *building* in which the first floor above the finished *grade* is constructed so as to create two or more different levels with the vertical distance between such levels being less than a full *storey* and for the purpose of this By-law, a split-level dwelling shall be considered as a one *storey building*.

2.48 **"DWELLING, STACKED TOWNHOUSE"** means a townhouse development in which a minimum of 3 *dwelling units* is attached at the main wall above and below grade, and in which 1 unit is located above or below another unit, no more than 3 storeys in height, with no common enclosed corridor system.

By-law 025-2018

2.48 **"DWELLING, TOWNHOUSE"** means a *building* divided vertically or horizontally into three or more separate *dwelling units*, each of which has an independent entrance either directly or through a common vestibule. Any reference to row house in this By-law shall also be assumed to mean a townhouse, as defined herein, and vice versa.

By-laws 44-2006; 32-2011

2.49 **"DWELLING, TRIPLEX"** means a free-standing *building* that is divided horizontally into three *dwelling units* to which access is provided by a common entrance at street level or each of which has an independent entrance.

2.50 **"DWELLING UNIT"** means a room or rooms which function as a housekeeping unit used or intended to be used by one or more persons, in which a kitchen, living quarters and sanitary facilities are provided for the exclusive use of the residents and with a private entrance from outside the *building* or from a common hallway or stairway.

By-law 005-2015

2.51 **"FAIRGROUND"** means a place where outdoor fairs, shows, displays, exhibitions, sporting events, bingo, horse racing, and other general assembly types of uses and a private day nursery facility are permitted.

2.52 **"FARM"** means land or *buildings* used for growing or storing trees, grain, vegetables, fruit crops or any other agricultural crops and dairying, grazing, pasturing or housing of livestock and includes a farm dwelling and *accessory buildings*.

2.53 **"FARM IMPLEMENT SALES AND SERVICE ESTABLISHMENT"** means a place where farm machinery and accessories may be sold or serviced.

By-law 43-99

2.54 **"FINANCIAL ESTABLISHMENT"** means a branch of a bank, trust company, credit union or cheque cashing establishment.

By-law 43-99

2.55 **"FLOOR AREA"** means the total floor area of all *storeys*, *half-storeys* or *loft-storeys* contained within the exterior faces of the exterior walls of a *building*, but excluding any private garage, *carport*, storage area, breezeway, *porch*, verandah, attic, *basement* or *cellar*.

By-law 31-97

2.56 **"FLOOR AREA, GROUND"** means the maximum horizontal projected exterior area of a *building*, including covered *porches*, but exclusive of cornices, steps and terraces and may include the area of an attached garage provided that living area equal to the garage is provided in a *second storey*, *half-storey*, or *loft-storey* over the garage.

By-law 31-97

2.57 **"FUEL STORAGE"** means the bulk storage of petroleum, gasoline, fuel, oil, gas or inflammable liquid or fluid but does not include a container for inflammable liquid or fluid lawfully kept in a store.

2.58 **"GAS BAR"** means one or more gasoline pumps for the sale of gasoline and related products for motor *vehicles*, together with the necessary pump islands, light standards, kiosk, concrete aprons, *canopy*, storage tanks and related facilities required for the dispensing of gasoline.

2.59 **"GOLF COURSE"** means a public or private area operated for the purpose of playing golf and includes a par 3 golf course and may include driving ranges, miniature courses and similar uses operated for commercial purposes.

2.60 **"GRADE"** means

(i) when used with reference to a *building* or *structure*, the average elevation of the finished surface of the ground where it meets the exterior face of such *building* or *structure*, exclusive of any artificial embankment;

(ii) when used with reference to a *street*, road or highway, the elevation of the *street*, road or highway established by the Town of Orangeville or other designated authority.

2.61 **"GROUND-ORIENTED AMENITY AREA"** means

(i) an unroofed, unexcavated deck that, excluding railings or fencing, has a maximum height of 1.2 metres above the average elevation of the finished surface of the ground around the base of the deck, or

(ii) an unroofed swimming pool that, excluding railings or fencing, has a maximum height of 1.2 metres above the average elevation of the finished surface of the ground around the base of the pool, but

shall exclude a front *porch* and a gazebo.

By-law 62-95

2.62 **"GROUP HOME"** means a single *dwelling unit* in a free-standing *building* in which a range of three to ten residents (excluding staff or the receiving family) live 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. The home is licensed or approved for funding under an Act of the Parliament of Canada or the Province of Ontario.

By-laws 62-95; 95-2003

2.63 **"GUEST ROOM"** means a room or suite of rooms used or maintained for the accommodation of the public and which contain no facilities for cooking.

2.64 **"HEIGHT"** means when used with reference to a *building*, the vertical distance between the average elevation of the finished surface of the ground at the front of the *building* and in the case of

(i) a flat roof - the highest point of the roof surface or the parapet, whichever is the greater,

(ii) a mansard roof - the deck roof line, and

(iii) a gable, hip or gambrel roof - the mean height between the eaves and ridge.

2.65 **"HOME FURNISHING OR IMPROVEMENT RETAIL USE"** means a garden centre; a furniture sales and service establishment, a floor covering sales and service establishment, a wall covering sales and service establishment, a window covering sales and service establishment, a lighting sales and service establishment, an electronics sales and service establishment, a major appliance sales and service establishment, or a swimming pool sales and service establishment.

By-laws 43-99; 44-2006

2.66 **"HOME OCCUPATION - CLASS "A""** means an occupation conducted for profit or gain entirely within a *dwelling unit* and shall include only:

- *business and professional offices* (other than that of a medical, dental or chiropractic practitioner or veterinarian);

- an artist's studio for the production of arts, crafts, film arts or other similar works (but not including an audio recording studio);

- a teacher or tutor other than a music teacher; and,

- a dressmaker, tailor or seamstress.

By-laws 50-94; 97-96

2.67 **"HOME OCCUPATION - CLASS "B""** means an occupation conducted for profit or gain entirely within a *dwelling unit* and shall include only:

- *office* of a medical, dental or chiropractic practitioner or veterinarian;
- hairdresser, beautician, barber, massage therapist, reflexologist or dietician;
- repair of small appliances and mechanical equipment; and,
- a *bed and breakfast establishment*.

By-laws 50-94; 97-96; 102-96

2.68 **"HOME OCCUPATION - CLASS "C""** means an occupation conducted for profit or gain entirely within a *dwelling unit* and shall include only:

- a music teacher;
- private-home daycare not to exceed five (5) children; and,
- an audio recording studio.

By-laws 50-94; 97-96

2.69 **"HOSPITAL, PRIVATE"** means a hospital as defined in The Private Hospitals Act (R.S.O. 1980), Chapter 361, as amended from time to time, or a sanatorium as defined in The Private Sanatorium Act (R.S.O. 1980), Chapter 307, as amended from time to time.

2.70 **"HOSPITAL, PUBLIC"** means a hospital as defined in The Public Hospitals Act (R.S.O. 1980), Chapter 378, as amended from time to time.

2.71 **"HOTEL OR MOTEL"** means a *building*, a part of a *building* or a group of *buildings* used for the purpose of providing accommodation, with or without food or other refreshments, to the travelling public, including, but not so as to limit the generality of the foregoing, a motor court, auto court, motor hotel, *tourist home* and any hotel as defined in The Hotel Registration of Guests Act (R.S.O. 1980), Chapter 212, as amended from time to time, or any successors thereto.

2.72 **"INDUSTRIAL USE"** means a manufacturing, assembling, processing, fabricating, refining, repairing, recycling, warehousing, storage or wholesaling use.

By-law 122-2001

2.73 **"KENNEL"** means an establishment where dogs or cats are housed, bred, boarded, trained or sold and which is licensed by the *Corporation* under The Municipal Act.

2.74 **"LANE"** means a public thoroughfare owned by the Town, or any other passageway or right-of-way which may provide vehicular access to a *street*.

By-law 44-2006

2.75 **"LIBRARY, PUBLIC"** means a library, branch library or distributing station under The Public Libraries Act, (R.S.O. 1980) Chapter 414, as amended from time to time, or any successor thereto.

2.76 **"LOADING SPACE"** means an off-street space or berth located on the same *lot* as a permitted use and used for the parking of a commercial *vehicle* loading or unloading merchandise or materials pertinent to such permitted use.

2.77A **"LONG-TERM CARE FACILITY"** means a *building* used for the care of elderly or chronically ill persons as defined by The Long-Term Care Homes Act or subsequent legislation.

By-law 2020-047

2.77 **"LOT"** means a parcel or tract of land

(i) which is a lot shown on a Registered Plan of Subdivision provided that a Registered Plan of Subdivision for the purposes of this subsection does not include a Registered Plan of Subdivision which has been deemed not to be a Registered Plan of Subdivision under a by-law passed pursuant to The Planning Act, or

(ii) which fronts on a public highway, is a separate parcel of land and no abutting land is owned by the same owner or owners on the date of the passing of this By-law, or

(iii) the description of which is the same as in a conveyance for which consent has been granted pursuant to The Planning Act, or

(iv) which is the remnant parcel remaining to an owner or owners after a conveyance has been made for which consent has been given pursuant to The Planning Act.

2.78 **"LOT AREA"** means the horizontal area within the *lot lines* of a *lot* and for the purpose of calculating the lot area of a *corner lot* having a *sight triangle* or having *street lines* rounding at the corner with a radius of 20 feet or less, the lot area shall be calculated as if the *lot lines* were produced to their *point of intersection*.

2.79 **"LOT, CORNER"** means a *lot* situated at the intersection of and abutting upon two or more *streets* provided that the angle of intersection of such *streets* is not more than 135 degrees.

2.80 **"LOT COVERAGE"** means that part of the *lot* covered by a *building* or other *structure* including an *accessory building* or *structure* but excluding:

(i) A *ground-oriented amenity area* that is set back 1.2 metres from both or all *side lot lines*;

(ii) *Accessory buildings*, play *structures*, and playhouses, provided they are less than 10 square metres in area and less than 2.1 metres in *height*; and,

(iii) All *structures* listed in Section 5.2 2C).

By-law 48-96

2.81 **"LOT DEPTH"** means the horizontal distance between the *front* and *rear lot lines* and where such *lot lines* are not parallel, lot depth shall be determined by measuring the length of a line joining the mid-points of the *front* and *rear lot lines*.

2.82 **"LOT FRONTAGE"** means the horizontal distance between the *side lot lines* measured along the *front lot line* but where the *front lot line* is not a straight line or where the *side lot lines* are not parallel, the lot frontage shall be determined by measuring a line six metres to the rear of and parallel to the chord of the lot frontage. For the purpose of this section

(i) the chord of the lot frontage shall be a straight line joining the two points where the *side lot lines* intersect the front line, and

(ii) a *sight triangle* shall be considered part of the *lot* when determining the *front lot line* for the purpose of calculating the lot frontage.

By-law 10-2002

2.83 **"LOT LINE"** means any boundary of a *lot* or the vertical projection thereof.

2.84 **"LOT LINE, FRONT"** means

(i) for an interior lot, the line dividing the *lot* from the *street*,

(ii) for a *corner lot*, the shorter *lot line* abutting a *street*, and

(iii) for a *through lot* the *lot line* where the principal access to the *lot* is provided, and for the purposes of this subsection a *sight triangle* shall be considered part of the *lot*.

2.85 **"LOT LINE, REAR"** means the *lot line* opposite the *front lot line*.

2.86 **"LOT LINE, SIDE"** means a *lot line* other than the *front lot line* or the *rear lot line*.

2.87 **"LOT, THROUGH"** means a *lot* bounded on two opposite sides by *streets*.

2.88 **"MACHINE SHOP"** means a workshop in which work is machined to size and assembled.

2.89 **"MEDICAL CENTRE"** means a place in which two (2) or more health professionals practice medical, surgical, dental, chiropractic or other human health treatment, but does not include a hospital, and may include a dispensing pharmacy and *medical laboratory* as ancillary uses.

By-law 12-99

2.90 **"MEDICAL LABORATORY"** means a place where x-rays are performed, or where tests are conducted as part of the diagnosis or treatment of human patients.

By-law 12-99

2.91 **"MIXED-USE BUILDING"** means a free-standing *building* located on a single *lot* and containing a combination of one or more *dwelling units* and one or more commercial or institutional uses that are permitted in the zone in which the mixed-use building is permitted.

By-law 34-98

2.92 **"MOTOR VEHICLE SALES AND SERVICE ESTABLISHMENT"** means premises where motor *vehicles* are stored or displayed for the purpose of sale or hire and shall include the storage and sale of automotive accessories together with the repair and service of the motor *vehicle*.

2.93 **"NON-CONFORMING USE"** means a use of land, a *building* or other *structure* which does not conform with the provisions of this By-law on the date of the passing of this By-law.

2.94 Deleted. By-law 2020-047

2.95 **"NURSERY SCHOOL"** means a *building* or part thereof duly licensed by the Province of Ontario for use as a facility for the day-time care of children.

2.96 **"OFFICE"** means a place in which administrative, clerical or consulting services are conducted as the main use.

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

2.98 **"PARKING AREA"** means an area provided for the parking of *vehicles* and includes *aisles*, parking spaces and related ingress and egress lanes or a private garage, but does not include any part of a *street*.

2.99 **"PARKING LOT"** means a facility for the short-term parking of motor *vehicles* by the public and excludes a *vehicle storage facility* or a *parking area* that is accessory to another permitted use.

By-law 43-99

2.100 **"PARTY WALL"** means a vertical wall within a *building* which divides ownership of the *building*.

By-law 11-95

2.101 **"PERSONAL SERVICE SHOP"** means a premises used to provide personal services, or where the servicing, repair or rental of articles, goods or materials is conducted. Without limiting the generality of the foregoing, a *personal service shop* includes a beautician, *dry cleaning or laundry establishment*, a hair care establishment, a *photofinishing business*, a *photographic studio*, a shoe repair shop, a printing or photocopying establishment, a pet grooming establishment, and a tanning salon, but excludes *automotive uses*, a *kennel*, a *business or professional office*, a funeral home or a *veterinarian clinic*.

By-law 43-99

2.102 **"PHOTOFINISHING BUSINESS"** means an enterprise with the main function of developing film and may include the sale of film, photographic equipment, and related items.

2.103 **"POINT OF INTERSECTION"** means the point at which two *street lines* abutting a *corner lot* intersect but if the two *street lines* meet in a curve the point of intersection shall be the point at which the projections of the two lines abutting the two *streets* intersect.

By-law 44-2006

2.104 **"PORCH"** means a *structure* abutting an entrance on a main wall of a *building* which may have a roof, or sides that are open or enclosed, but shall not include a *ground-oriented amenity area*.

By-law 2020-047

2.105 **"PORTABLE ASPHALT PLANT"** means (a) a facility with equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material and includes stockpiling and storage of bulk materials used in the process; and (b) a facility which is not of permanent construction but is designed to be dismantled and moved to another location as required.

2.106 **"PORTABLE CONCRETE PLANT"** means (a) a building or structure with equipment designed to mix cementing materials, aggregate, water and admixtures to produce concrete, and includes stockpiling and storage of bulk materials used in the process; and (b) which is not of permanent construction, but which is designed to be dismantled at the completion of the construction project and moved to another location as required.

By-law 32-2011

2.107 **"PUBLIC GARAGE, MECHANICAL"** means a *building* used for the mechanical repair or equipping of motor *vehicles* and where the sale of automotive fuels or lubricants is not the main use of the *building* or the land upon which the *building* is located and where the washing and cleaning of motor *vehicles* may be carried on but excludes an *auto body shop*, a *car wash* or an *automobile service station*.

By-law 43-99

2.108 **"PUBLIC STORAGE UNIT"** means an indoor facility used for the purpose of storing goods such as household furniture.

2.109 **"REAL ESTATE OFFICE"** means a *business office* where real property is offered for sale or lease, and includes a home sales trailer.

By-law 43-99

2.110 **"RECREATION USE"** means the use of land or a *building* or other *structure* or land and a *building* or other *structure* for a park, playground, tennis court, lawn bowling green, indoor skating rink, outdoor skating rink, athletic field, *golf course*, picnic area, swimming pool, day camp, community centre, *campground* for tents or *trailers*, snow skiing and other similar uses but does not include use of land for a track for the racing of motor *vehicles*, snowmobiles or motorcycles and does not include erection, alteration or use of any *building* or other *structure* for a *dwelling unit*.

2.111 **"RECREATIONAL ESTABLISHMENT"** means a place where facilities are provided for athletic and recreational pursuits, and includes an *arena*, a curling rink, a community centre, a bowling alley, a recreational centre, an *amusement arcade*, a pool hall, a billiards parlour, a martial arts studio, an aerobics and fitness establishment, a health spa, racquetball or squash courts, a performing arts studio and a gymnastics or trampoline studio.

By-law 43-99

2.112 **"RECYCLING DEPOT"** means a place where materials such as paper, metal and glass are delivered stored, separated, and processed in order to salvage and reuse material.

2.113 **"RELIGIOUS INSTITUTION"** means a *building* owned or occupied by a religious organization and dedicated exclusively to worship and related religious, social, education, charitable activities, with or without a church hall, a church auditorium, a convent or monastery, an *office* of a clergyman, a cemetery, a Sunday school, a parish hall or a parsonage as uses accessory thereto.

2.114 **"RESTAURANT"** means a *building* or part thereof where food is prepared and offered for retail sale to the public for immediate consumption either on or off the premises, but does not include a refreshment room or any *building* or part thereof where pre-packed foods or beverages requiring no further preparation before consumption are offered for sale.

2.115 **"RETAIL STORE"** means a place where goods, wares, merchandise, substances or articles are offered or kept for sale to the public, and without limiting the generality of the foregoing includes a *convenience retail use*, a building supply outlet, a *custom workshop*, a hardware store and *a home furnishing or improvement retail use*, but excludes an *automotive use*.

By-law 95-2003

2.116 **"RETIREMENT HOME"** means a residence designed to accommodate seniors consisting of either *dwelling units* or assisted living units or both, and where the *building* provides communal facilities such as kitchen/dining facilities, laundry facilities, lounges and where the residents may be supervised in their daily living activities. A retirement home shall not be considered a *long-term care facility*, *crisis care facility*, or *boarding house*.

By-laws 95-2003; 2020-047

2.117 **"SALVAGE YARD"** means land or a *building* used for a wrecking yard, the keeping or storing of used motor vehicles, farm implements, building products, waste paper, rags, bones, bottles, bicycles, tires, metal scrap material or salvage or where the foregoing are bought, sold, exchanged, baled, packed, disassembled, wrecked or dealt with in any other manner for further use.

2.118 **"SATELLITE DISH"** means an antenna intended for or capable of being used for receiving or collecting communication signals from a satellite.

2.119 **"SCHOOL"** means a school under the jurisdiction of a Board as defined in The Education Act, (R.S.O. 1980), Chapter 129, a college, a university or any other educational establishment including, but not necessarily restricted to a *nursery school* or a boarding school having accessory dormitory facilities.

(i) **PUBLIC SCHOOL** means a *school* under the jurisdiction of a public agency.

(ii) **PRIVATE SCHOOL** means a *school*, other than a *public school* or a *commercial school*, under the jurisdiction of a private non-profit board of trustees or governors, a religious organization or a charitable institution.

(iii) **COMMERCIAL SCHOOL** means a *school* operated by one or more persons for gain or profit.

2.120 **"SIGHT TRIANGLE"** means the triangular space formed by two intersecting *street lines* and a line drawn from a point in one *street line* to a point in the other *street line*, each such point being a minimum of 6 metres measured along the *street line* from the *point of intersection* of the *street lines*.

By-law 44-2006

2.121 **"STOREY"** means that part of a *building*, other than the *basement* or *cellar*, which lies between the surface of the floor and the surface of the next floor above it, or if there is no floor above it, the space between such floor and the ceiling or roof above it.

2.122 **"STOREY, HALF"** means that portion of a *building* situated wholly or in part within the roof, having a *floor area* greater than 33% but not exceeding 50% of the *floor area* immediately below it, and in which at least a portion of the *floor area* has a vertical dimension of at least 2 metres, measured from the finished floor to the finished ceiling. For the purpose of this By-law, a one-*storey* dwelling with a *half-storey* shall be considered as a two-*storey* dwelling.

By-law 31-97

2.123 **"STOREY, LOFT"** means that portion of a *building*, which, except for dormers, is situated wholly within the roof, having a *floor area* not exceeding 33% of the *floor area* immediately below, and in which at least a portion of the *floor area* has a vertical dimension of at least 2 metres, measured from the finished floor to the finished ceiling. For the purpose of this By-law, a one-*storey* dwelling with a *loft-storey* shall be considered as a one-*storey* dwelling.

By-law 31-97

2.124 **"STOREY, SECOND"** means that portion of the *building* situated above the first *storey* and in which at least a portion of the *floor area* has a vertical dimension of at least 2 metres, measured from the finished floor to the finished ceiling, and which is not a *loft-storey* or a *half-storey*.

By-law 31-97

2.125 **"STREET"** means a public highway or public road which provides the principal or secondary means of access to one or more abutting *lots* but does not include a *lane*, private right-of-way or unopened public highway allowance.

By-law 44-2006

2.126 **"STREET LINE"** means the limit of a *street* and is the dividing line between a *lot* and a *street*.

2.127 **"STRUCTURE"** means anything constructed or erected, the use of which requires location on the ground, or attached to something having location on the ground.

2.128 **"TOURIST HOME"** means a *building* used as a home licensed under The Tourist Establishment Act.

2.129 **"TRAILER"** means any *vehicle* constructed so that it can be attached to a motor *vehicle* for the purpose of being drawn or propelled and capable of being used for the living, sleeping or eating accommodation of one or more persons, notwithstanding that such *vehicle* is packed-up or that its running gear is removed.

2.130A **"TRAINING FACILITY"** means a *building*, a *structure*, or part thereof where instruction of a skill for a trade, or training of a permitted industrial use is provided. A Training Facility may also include a truck training school or heavy machinery training.

By-law 2020-047

2.130 **"TRUCK OR BUS STORAGE TERMINAL"** means a *building* or *lot* where trucks, buses, or transports are rented, leased, loaded or unloaded, kept for hire or stored or parked for remuneration or from which trucks, buses or transports are dispatched as common carriers or where goods are stored temporarily for further shipment.

2.131 **"TRUCK TRACTOR"** means a motorized *vehicle* specifically designed for towing a *truck trailer* but does not include any *trailer* which is attached to a truck tractor.

By-law 112-96

2.132 **"TRUCK TRAILER"** means an enclosed or unenclosed trailer designed to be towed by a *truck tractor* for the purpose of hauling goods.

By-law 112-96

2.133 **"VARIETY STORE"** means a *retail store* having a *floor area* of not more than 300 square metres wherein various convenience goods and items of day-to-day use or necessity are sold including, but not so as to limit the generality of the foregoing, food, beverages, pharmaceutical drugs, tobacco products and periodicals, are kept and offered for retail sale and includes the heating of food.

2.134 **"VEHICLE"** means a motor vehicle, *trailer*, traction engine, farm tractor and any vehicle drawn, propelled or driven by any kind of mechanized power.

By-law 44-2006

2.135 **"VEHICLE STORAGE FACILITY"** means a place where *vehicles* are stored, but does not include a *parking lot* or a *parking area* that is accessory to a permitted use.

By-law 43-99

2.136 **"VETERINARIAN CLINIC"** means a place in which one or more animal health professionals practice health treatment of domestic animals and birds, but excludes a *kennel*.

By-law 43-99

2.137 **"VIDEO FILM OUTLET"** means an establishment where electronic entertainment media such as video cassette tapes, DVD's and video games are rented or sold and where equipment necessary for the use of such media may be rented or sold, and may also include the sale, rental or service of electronic equipment such as televisions, stereos, and computers.

By-law 95-2003

2.138 **"WAYSIDE PIT OR QUARRY"** means a temporary pit or quarry opened and used by a public road authority solely for the purpose of a particular project or contract of road construction and is not located on the road right-of-way.

2.139 **"WELDING SHOP"** means a workshop in which metals are welded.

2.140 **"WHOLESALE ESTABLISHMENT"** means a facility for the sale and distribution of goods or material for resale purposes only.

2.141 Deleted. By-law 005-2015

2.142 **"YARD"** means open, uncovered and unoccupied land appurtenant to a *building* or other *structure*.

2.143 **"YARD, FRONT"** means a *yard* extending the full width of a *lot* between the *front lot line* and the nearest part of any *building* or other *structure* on such *lot* and for the purpose of this subsection a *sight triangle* shall be considered as part of such *lot*. For the purposes of this definition a *satellite dish* antenna shall not be permitted within any *front yard*.

2.144 **"YARD DEPTH, FRONT"** means the least horizontal distance between the *front lot line* and the nearest part of any *building* or other *structure* or open storage use on such *lot*.

2.145 **"YARD, REAR"** means a *yard* extending the full width of the *lot* between the *rear lot line* and the nearest part of any *building* or other *structure* on such *lot*.

2.146 **"YARD DEPTH, REAR"** means the least horizontal distance between the *rear lot line* and the nearest part of any *building* or other *structure* on such *lot*.

2.147 **"YARD REQUIRED"** means the minimum *yard* required by this By-law.

2.148 **"YARD, SIDE"** means a *yard* extending from the *front yard* to the *rear yard* and from the *side lot line* to the nearest part of any *building* or other *structure* or open storage use on such *lot*.

2.149 **"YARD SIDE, EXTERIOR"** means a *side yard* immediately adjoining a *street* or adjoining a reservation of not more than 2 feet abutting a *street* and for the purpose of this subsection a *sight triangle* shall be considered part of the *lot*.

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

2.151 **"YARD WIDTH, SIDE"** means the least horizontal distance between a *side lot line* and the nearest part of any *building* or other *structure* or open storage use on such *lot*.

SECTION 3

INTERPRETATION

3.1 In this By-law, unless the context requires otherwise the expression "use" or "to use" shall include anything done or permitted by the owner or occupancy of any land, *building* or *structure*, directly or indirectly or by or for or with the knowledge and consent of such owner or occupant for the purpose of making use of the said land, *building* or *structure*.

3.2 In this By-law, unless the contrary intention appears, words importing the singular number or the masculine gender only shall include more persons, parties or things of the same kind than one, and females as well as males, and the converse.

3.3 In this By-law, the word "shall" shall be construed as always mandatory.

SECTION 4

ZONES

4.1 Classification of Zones

For the purpose of this By-law the following Zones are established, and are shown on the Schedules to this By-law and may be referred to in this By-law by the following Zone Symbols:

Zone Symbol	Zone
ER	Estate Residential
R1	Residential, First Density
R2	Residential, Second Density
R3	Residential, Third Density
R4	Residential, Fourth Density
R5	Residential, Fifth Density
R6	Residential, Sixth Density
R7	Residential, Seventh Density
RM1	Multiple Residential Medium Density
RM2	Multiple Residential High Density
CBD	Central Business District
C1	General Commercial
C2	Neighbourhood Commercial
C3	Service Commercial
C5	Restricted Commercial Residential
M1	General Industrial
OS1	Open Space-Recreation
OS2	Open Space-Conservation
INST	Institutional
D	Development (Holding)
NMU	Neighbourhood Mixed Use

By-laws 43-99; 95-2003; 36-2004

4.2 Zone Boundaries

When determining the boundary of any Zone, as shown on any Schedule forming part of this By-law, the following provisions shall apply:

(a) A boundary indicated as following a *street* or *lane* shall be the centre line of such *street* or *lane*.

(b) A boundary indicated as following a watercourse, creek, stream or the right-of-way of a railway or an electrical, gas or oil transmission line shall be the centre line of such watercourse, creek, stream or right-of-way.

(c) A boundary indicated as approximately following *lot lines* shown on a registered plan of subdivision or Township *lot lines* shall follow such *lot lines*.

(d) A boundary indicated as approximately parallel to an item referred to in clause a) or clause b) of this subsection where the distance is not indicated and where clause c) of this subsection is not applicable shall be deemed to be parallel to such item and the distance thereon shall be determined according to the scale shown on the Schedule on which the boundary is located.

(e) A boundary indicated as following the limits of the *Corporation* shall follow such limits.

SECTION 5

GENERAL PROVISIONS

Unless specifically exempted or regulated elsewhere in this By-law, the following regulations shall apply to all lands covered by this By-law:

5.1 Application of By-law

No person shall use land or erect, alter or use any *building* or other *structure* or any part thereof within the *Corporation* except in accordance with this By-law.

5.2 Accessory Buildings and Accessory Structures in all Zones except the M1 Zone

By-law 122-2001

Except as otherwise provided in the By-law.

1) Where this By-law provides that land may be used or a *building* or other *structure* may be erected, altered or used for a use, that use shall include any *accessory building* or *accessory use* incidental thereto, and

2) Any *accessory building* or other *structure*, other than a *ground-oriented amenity area*, which is not part of the main *building* shall be erected to the rear of the front line of the main *building*, and shall not occupy more than 10 percent of the *lot*, exceed 4.3 metres in *height*, nor be closer than 1.2 metres to a *side* or *rear lot line*.

By-laws 62-95; 44-2006

2A) Any *ground-oriented amenity area* shall be located to the rear of the front wall of the main *building*, and shall not be located closer than 1.2 metres to any *lot line*. Despite the foregoing, in the case of *semi-detached dwelling*, *row house dwelling* or other *multiple dwelling* with units separated by a *party wall*, or where the exterior side wall of a dwelling is located less than 1.2 metres from a *side lot line*, the *ground oriented amenity area* may extend up to the *party wall* or exterior side wall of the dwelling, subject to the provision of a 1.5 metre high privacy fence rising from the surface of the *ground-oriented amenity area* and extending along the entire side of the *ground-oriented amenity* that is located less than 1.2 metres from the *side lot line*.

By-laws 63-99; 10-2002

2B) Notwithstanding the provisions of this by-law, *accessory buildings*, play *structures*, and playhouses, shall be permitted in the *yard* located between the *rear lot line* and the main *building*, provided they are less than 10 square metres in area and less than 2.1 metres in *height*.

By-law 48-96

2C) Notwithstanding the provisions of this by-law, drop awnings, *canopies*, flag poles, garden trellises, fences, retaining walls, signs, air conditioners, heat pumps, dog houses, dog runs, composters, clothes lines, clothes hanging trees, accessible ramps, or similar *accessory uses* lawfully erected, shall be permitted in all *yards*.

By-laws 48-96; 16-2006; 2020-047

An *awning*, at full extension, or *canopy* shall be a minimum of 2.4 metres in *height*, and a minimum of 1.2 metres from the face of the *building.*

By-law 16-2006

3) Any *accessory building* which is a *satellite dish* shall not be located within the *side yard* of a residential property or within that portion of a residential property between the *street line* and the front wall of the main *building* on the site and extending across the full width of the site or at an elevation higher than the main *building* on the *lot* on which the *satellite dish* is situated. A *satellite dish* shall comply with the zone requirements of the zone in which such *building* is located.

5.2A Deleted. By-law 44-2006

5.3 **Non-Conforming Buildings and Structures**

Nothing in this By-law shall prevent the strengthening to a safe condition of a *building* or other *structure* or repair of minor damage or replacement of a *building* or other *structure* that is a *non-conforming use*, provided that,

1) Such repair or replacement does not contravene this By-law because of a change in the *height*, size, volume or use of such *building* or other *structure*, and

2) If the *building* is a dwelling house in a zone other than a residential zone, it complies with the requirements for an R4 Zone.

By-law 005-2015

5.4 **Corner Lot Requirements**

Notwithstanding any other provisions contained in this By-law, no *building* or other *structure* shall be erected and no shrubs or foliage shall be planted or maintained on a *corner lot* within the triangular space, defined in this by-law as a "*sight triangle*", which obstructs the view of the driver of a *vehicle* on a *street* approaching an intersection.

5.5 **Side Yards for Decks other than Ground-Oriented Amenity Areas**

The minimum interior and exterior *side yard* setback of all decks, other than *ground-oriented amenity areas*, shall be the established *side yard* as determined by the distance between the exterior side wall of the dwelling and the *side lot line*. Despite the foregoing, in the case of a *semi-detached dwelling*, *row house dwelling*, or other *multiple dwelling* with units separated by a *party wall*, or where the exterior side wall of a dwelling is located less than 1.2 metres from a *side lot line*, the deck may extend up to the *party wall* or exterior side wall of the dwelling, subject to the provision of a 1.5 metre high privacy fence rising from the surface of the deck and extending along the entire side of the deck that is located less than 1.2 metres from the *side lot line*.

By-law 63-99

5.6 Deleted. By-law 44-2006

5.7 Dwelling Unit on Non-Residential Land or in a Non-Residential Building

No person shall use any land or erect, alter or use any *building* or other *structure* for the purpose of a *dwelling unit* contained within a non-residential *building* on land zoned other than R1, R2, R3, R4, R5, RM1 or RM2 use except in accordance with the following provisions:

1) One or more *dwelling units* shall be permitted provided that each *dwelling unit*:

   (a) has a minimum *floor area* of 42 square metres

   (b) has a separate washroom or bathroom and kitchen facility

   (c) has an entrance separate from that provided for any non-residential use

   (d) has a separate parking space; and,

   (e) (i) is located on any floor, other than the *basement* or ground floor, of a *building* in a CBD, C1 or C2 zone; or

   (ii) is located on any floor of a *mixed-use building* in a C5 zone.

By-laws 34-98; 43-99; 95-2003

5.8 Excepted Lands, Building and Non-conforming Uses

Nothing in this By-law shall apply to prevent

1) The alteration of a conforming or a lawful *non-conforming building* containing one or more *dwelling units* in a commercial zone on the date of the passing of this By-law, provided that the number of *dwelling units* is not increased and that such alteration does not contravene any of the provisions of this By-law for such use in an R4 Zone, and

2) The alteration of a conforming or a lawful *non-conforming building* containing one or more *dwelling units* existing on the date of the passing of this By-law having a *ground floor area* or *dwelling unit* area less than that required by this By-law, provided that such alteration does not contravene any other provision of this By-law.

5.9 Non-Complying Buildings, Structures and Lots

1) Non-Complying Buildings and Structures

Nothing in this By-law shall prohibit the enlargement, repair, replacement or renovation of existing *buildings* or *structures* which are non-complying with any regulations of this By-law, provided that the enlargement, repair, replacement or renovation does not further contravene any regulations which are not complied with or contravene any regulations which are currently met.

2) Non-Complying Lots

Where a *lot* has less than required *lot area* or *lot frontage*, nothing in this By-law shall prevent the enlargement, repair, replacement or renovation of existing *buildings* or *structures* provided that all other regulations of this By-law are met.

By-laws 85-96; 005-2015

5.10 Development on Existing Undersized Lots

Where a *lot* has been vacant since before the passing of Zoning By-law 22-90, is located within an "R" Zone or "C5" Zone and has less than required *lot area* or *lot frontage*, nothing in this By-law shall prevent the construction of a *single detached dwelling* and accessory *structures* provided that all other regulations of this By-law are complied with.

By-law 85-96

5.11 Fences

Fences shall be a maximum of 2.1 metres in height in *rear* and *side yards*. The height of fences erected in *rear* and *side yards* is also permitted to be increased to a maximum of 2.7 metres provided that the portion of the fence in excess of 2.1 metres is of an open nature, i.e. trellis design or lattice.

A maximum fence height of 0.9 metres shall be permitted in any *front yard*, but shall not be erected along the *street line* in any *sight triangle*.

A noise fence, or an acoustical barrier, may be permitted up to a maximum height of 3 metres based on the recommendations of a noise impact analysis prepared by an acoustical engineer.

By-laws 44-93; 32-2011

5.12 Frontage on Street

No person shall erect any *building* or other *structure* in any zone unless the land upon which such *building* or other *structure* is to be erected fronts upon a *street*.

5.13 Height Exceptions

Notwithstanding the *height* provisions, nothing in this By-law shall apply to prevent the erection of a church spire, belfry, clock tower, chimney, elevator enclosure, equipment penthouse, silo which forms part of a barn, municipal water storage facility, windmill, radio tower or antenna, radar tower or antenna, or television tower or antenna but this provision shall not include a *satellite dish*.

By-law 122-2001

5.14 Home Occupations

Permitted Uses

Home Occupations - Class "A"

Home Occupations - Class "A" as defined in Section 2 of this By-law shall be permitted in all dwelling types.

Home Occupations - Class "B"

Home Occupations - Class "B" as defined in Section 2 of this By-law shall be permitted only in *semi-detached* and *single detached dwellings*.

Home Occupations - Class "C"

Home Occupations - Class "C" as defined in Section 2 of this By-law shall only be permitted in *single detached dwellings*.

General Provisions

The following provisions apply to all home occupations:

(a) The home occupation shall be secondary to the main residential use and shall not change the residential character of the dwelling.

(b) The home occupation shall be conducted entirely within the *dwelling unit* and no *accessory buildings* are to be used.

(c) There shall be no external storage or display of goods or materials.

(d) Not more than 25 percent of the *floor area* of the dwelling or a maximum of 30 sq. metres, whichever is the lesser, may be used for the home occupation.

By-law 97-96

Notwithstanding the foregoing, a *bed and breakfast establishment* may exceed the foregoing *floor area* limitations but the number of guest bedrooms shall not exceed three.

By-law 102-96

(e) There shall be no outside exposure of goods, wares or merchandise offered for rent or sale in the dwelling.

(f) No mechanical equipment which would cause a nuisance through noise, vibration or interference with television or radio reception may be used.

(g) A maximum of one employee who is not a resident of the dwelling may be permitted.

(h) There shall be no external display or advertising except in accordance with all applicable laws.

(i) All uses shall be subject to the requirements of the Ontario Building Code Act and the Fire Marshall's Act.

By-law 50-94

(j) No more than one home occupation is permitted per *dwelling unit*.

By-law 32-2011

5.15 Lane as a Yard

Where the *rear lot line* of a *lot* adjoins any portion of a *lane*, one-half of the width of that portion of such *lane* may be considered part of the *lot* for the purpose of computing the area of the *lot* or the depth of any *rear yard* required under this By-law.

5.16 Loading Spaces

When a *building* is constructed in a CBD, C1, C2, C3 or M1 Zone or when an existing *building* in these zones is enlarged by more than 30 percent of its present *ground floor area* or 300 square metres, whichever is less, off-street *loading space(s)* shall be provided in a *side* or *rear yard* on the same *lot* in accordance with the following*:*

(a) each *loading space* having minimum dimensions of 9 metres long by 3.5 metres wide;

(b) access and egress to and from the *loading space(s)* being provided by means of driveway(s) to a *street* or *lane* having a minimum width of 6 metres;

(c) the provision of 1 *loading space* for a total new or additional *floor area* of between 300 square metres to 2,300 square metres;

(d) the provision of 2 *loading space*s for a total new or additional *floor area* of between 2,300 square metres to 7,500 square metres; and,

(e) the provision of 1 additional *loading space* for each new or additional *floor area* increment of 9,000 square metres or part thereof over 7,500 square metres.

By-law 16-2006

5.17 Parking Area Regulations

Parking spaces and areas are required under this By-law in accordance with the following provisions:

1) (a) Parking Space Requirements

The owner of every *building* or other *structure*, except in the Central Business District (CBD) Zone, erected or used for any of the uses hereinafter set forth shall provide and maintain for the sole use of the owner, occupant or other persons entering upon or making use of such *building* or other *structure*, the following parking spaces and areas. When calculating the required number of parking spaces, the numbers are rounded down to the nearest whole number.

By-laws 43-99; 2020-047

TYPE OF BUILDING	**MINIMUM PARKING REQUIRED**
Art Gallery By-law 005-2015	1 parking space for each 50 square metres of *floor area*
Bed and Breakfast Establishment By-law 102-96	1 parking space for each guest bedroom

Building containing one *dwelling unit*	2 parking spaces
Building containing two or more *dwelling units* (excepting "multiple dwellings")	2 parking spaces per *dwelling unit*
Multiple Dwelling	1 ½ parking spaces per *dwelling unit*
Religious institution, funeral home, auditorium, banquet hall, theatre, *arena*, private club or other place of assembly By-laws 44-2006; 32-2011	Where there are fixed seats, 1 parking space for every 5 seats or 3 metres of bench space and where there are no fixed seats, 1 parking space for each 9 square metres of *floor area*.
Restaurant By-law 32-2011	1 parking space for each 9 square metres of net *floor area*, where the *floor area* of washrooms and 50% of any kitchen areas will be excluded from the definition of *floor area* found in Section 2.55 for the purposes of this calculation.
Home Occupation (other than a *bed and breakfast establishment*) By-laws 97-96; 102-96	1 parking space for each 20 square metres of *home occupation* area, or portion thereof, plus 1 parking space for a non-resident employee.
Hotel, Motel	1 parking space for each suite or *guest room* and 1 parking space for each 9 square metres of *floor area* devoted to public use.
Medical Centre, Medical Laboratory By-law 12-99	1 parking space for each 20 square metres of *floor area*.
Hospital By-law 2020-047	1 parking space for each 50 square metres of gross *floor area*.
Long-term care facility, Retirement Home By-law 95-2003	1 parking space for each 3 beds.
Variety Store	1 parking space for each 14 square metres of *floor area*.
Retail, *office* and other service establishments	1 parking space for each 20 square metres of *floor area*.
Recreational Establishment By-law 122-2001	1 parking space for each 20 square metres of *floor area*.
Elementary *schools*	1 parking space for each teaching area.

Secondary *school*s	2 ½ parking spaces for each teaching area and 1 bus loading area for each 2 teaching areas.
Crisis care facility By-law 95-2003	1 parking space for each 30 square metres of *floor area*.
An *industrial use* and any use permitted in the M1 Zone that is not otherwise mentioned in this subsection. By-law 122-2001	1 parking space for each 95 square metres of *floor area* to 1,800 square metres and 1 parking space for each 460 square metres of *floor area* in excess of 1,800 square metres including any *basement* area if used for *industrial use*.
Any use not included in this subsection.	1 parking space for each 9 square metres of *floor area*.

(b) Within that area identified on Schedule A to this By-law as the Central Business District (CBD) Zone, parking shall be required at a level of one half of that required in all other areas for all uses, except that additional *dwelling units* shall require 1 parking space for each new unit.

(c) The above parking standard in Section 1)(b) for the Central Business District (CBD) Zone, shall only apply to new *floor area* and new additional *dwelling units*.

By-law 43-99

(d) Bicycle Parking Requirements

Bicycle parking spaces are required for the uses listed below in addition to any required parking spaces for motor vehicles:

Commercial, institutional (excluding schools)	2 parking spaces plus 1 parking space per 1,000 square metres of floor area
Industrial	2 parking spaces plus 0.25 parking spaces per 1,000 square metres of floor area
Elementary and secondary schools	1 per 10 students plus 1 per 35 employees
Post secondary school	1 per 20 students

Each bicycle parking space shall have a minimum length of 1.8 metres and a minimum width of 0.6 metres. A bicycle parking area shall be located on the ground and have direct access and egress to the ground level adjacent to the bicycle parking area.

By-law 57-2009

2) Parking Area Requirements

Parking areas shall conform with the following requirements,

(a) the *parking area* shall be located on the same *lot* as the use it is intended to serve, except for those properties located within the Central Business District (CBD) Zone. Within the Central Business District (CBD) Zone parking may be provided in a location other than on the same *lot* that requires such spaces provided that such parking is located within 120 metres of the said *lot* and is located within the same zone but is not located on a municipal *parking lot*.

By-laws 43-99; 44-2006

(b) each parking space shall be at least 2.7 metres by 5.5 metres and shall be provided with unobstructed access to a *street* by a driveway, *parking aisle* or *lane*.

A parallel parking space shall be 2.7 metres by 6.7 metres and shall be provided with unobstructed access to a street by a driveway, *parking aisle* or *lane*.

An angled parking space shall be 2.7 metres by 5.5 metres and shall be provided with unobstructed access to a street by a driveway, *parking aisle* or *lane*.

(c) Notwithstanding subsection (b) hereof, any parking space required for a *home occupation*, or for *dwelling units* within a *single detached dwelling* or one half of a *semi-detached dwelling*, may be obstructed by another parking space.

By-laws 95-2003; 2020-047

(d) All garages in a R, D or C5 Zone shall have the following minimum interior dimensions:

(i) a depth of 5.5 metres measured from the vehicular door to the rear of the garage; and

(ii) a width of 2.7 metres.

By-laws 103-96; 2020-047

(e) In a C5 zone, the minimum width of that portion of a *lane*, *aisle* or driveway, or some combination thereof, that is located immediately adjacent to a non-parallel parking space that is required for a commercial use or *mixed-use building*, is 5.5 metres.

By-law 34-98

3) Parking Area Surface

In a Commercial or Industrial Zone no land shall be used as a *parking area*, a driveway connecting the *parking area* with a *street* or an off-street *loading space* unless it is paved with hot-mix asphalt or Portland cement concrete or installed with permeable pavers and graded or drained to ensure that surface water will not escape to adjacent lands.

By-law 005-2015

4) Ingress and Egress

(a) Ingress and egress, to and from the required parking spaces and areas shall be provided by means of unobstructed ramps at least 3.6 metres but not more than 9 metres in perpendicular width.

(b) The maximum width of any joint ingress and egress ramp measured at the throat of the driveway shall be 9 metres.

By-law 44-2006

(c) The minimum distance between any ramp and an intersection of *street lines* measured along the *street line* intersected by such ramp shall be 7.5 metres.

(d) The minimum angle of intersection between a ramp and a *street line* shall be 60 degrees.

(e) Every *lot* shall be limited to the following number of ramps.

(i) for the first 30 metres of frontage - not more than 2 ramps separated by a minimum of 9 metres.

(ii) for each additional 30 metres of frontage - not more than 1 additional ramp, separated from any other ramp to the same property by a minimum of 9 metres.

(f) Notwithstanding subsections (a) to (e) above, new driveway accesses to and from either side of Broadway will be prohibited on properties between Wellington Street and John Street on the south, and Third Street and Faulkner Street on the north.

By-law 16-2006

5) Addition to Building or Other Structure

When a *building* or other *structure* has insufficient *parking area* at the date of the passing of this By-law, no addition shall be erected and no alteration made to any such *building* or other *structure* or the use thereof which has the effect of increasing such deficiency.

6) Use of Parking Spaces and Areas

(a) In an ER, R, RM1, RM2, C5 and D Zone, no person shall park or store a *vehicle* on a lot, other than:

- an automobile;
- a truck or bus having a maximum length of 7 metres and a maximum height of 3.5 metres;
- a motorcycle;
- a motorized snow *vehicle*;
- recreational *vehicle*;
- a boat with accessory trailer; or
- a utility trailer.

By-laws 32-2011; 2020-047

(b) Notwithstanding the provisions of subsection (a) a *truck tractor* may be permitted to park in an ER, R, RM1, RM2, C5 and D Zone during a single period of up to 48 hours in any two week period.

By-laws 112-96; 10-2002

7) Parking Area Location on a Lot

(a) Notwithstanding the *yard* and setback provisions of this By-law, uncovered surface *parking areas* in other than residential zones, shall be permitted in the required *yard* provided no part of any *parking area* other than the driveway shall be located within 3 metres of any *street line* or residential zone, which area shall be landscaped.

By-law 16-2006

(b) In an R, D or C5 Zone, no parking shall be permitted in the *front yard* of a *lot* except on one driveway having a maximum width as follows:

Lot Frontage	**Maximum Driveway Width**
Less than 6.7 metres	3.8 metres or 60 percent of the lot frontage, whichever is less.
6.8 metres to 8.9 metres	4.0 metres
9.0 metres to 12.0 metres	5.2 metres
12.1 metres to 15.0 metres	6.0 metres
Greater than 15.0 metres	8.5 metres or 50 percent of the lot frontage, whichever is less.

By-law 103-96

(c) Notwithstanding the provisions of subsection (b), circular driveways having two entrances to the public road allowance may be permitted on *lots* with a minimum 20 metres of *lot frontage*. The maximum width of the principal driveway shall be in accordance with the table in subsection (b). The maximum width of the connecting arm between the principal driveway and the *street line* shall be 4 metres.

(d) In an R1, R2, R3, R4, R5 and R6 zone, no *vehicles* may be parked in the *side yard* or the *rear yard* except in a garage, carport, or on one driveway with a maximum width of six metres. Notwithstanding the foregoing,

i) within six metres of the face of a garage or carport, the maximum driveway width may be increased as required to match the width of the garage opening(s) or *carport* opening(s), and

ii) a single recreational *vehicle* may be parked elsewhere in the *rear yard* or *side yard.*

(e) Accessible parking spaces shall be provided for every development. Each space shall be provided with unobstructed access to a *street* by a driveway, *aisle* or *lane*. Accessible spaces shall be provided a maximum distance of 30 metres from the main entrance(s) of the *building*.

The minimum dimensions for an accessible parking space shall be in accordance with the dimensions as follows:

Type A: 3.5 metres by 5.5 metres
Type B: 2.7 metres by 5.5 metres

The number of accessible parking spaces are based on the total required parking as follows, with the calculated number of accessible spaces always rounded up to the nearest whole number:

- 1 – 12 parking spaces: One Type A parking space is required.
- 13 – 100 parking spaces: Four percent of the total number of spaces are required.
- 101 – 200 parking spaces: One parking space plus an additional three percent of the required parking spaces.
- 201 – 1,000 parking spaces: Two parking spaces plus an additional two percent of the required parking spaces.
- Greater than 1,000 parking spaces: Eleven parking spaces plus an additional one percent of the required parking spaces.

Where the minimum number of accessible parking spaces required is even, an equal number of Type A and Type B accessible parking spaces shall be required.

Where the minimum number of accessible parking spaces required is odd, the additional accessible parking space remaining shall be a Type B accessible parking space.

In addition to the above parking space widths, an access aisle width of 1.5 metres is required adjacent to each space. Where the required 1.5 metre access aisle is provided between two accessible parking spaces, the aisle width can be shared.

(f) For *multiple dwellings*, *retirement homes*, *long-term care facilities*, and *townhouses*, other than street *townhouses*, an additional 0.25 parking spaces per *dwelling unit* is required for visitor parking spaces.

By-laws 103-96; 30-2002; 16-2006; 44-2006; 32-2011; 2020-047

5.18 Pits and Quarries

The making or establishment of pits and quarries is prohibited except for a *wayside pit or quarry* as defined herein.

5.19 Public Services

Notwithstanding anything else in this By-law, the Town (or any local board thereof as defined in The Department of Municipal Affairs Act), the County, CNCP Telecommunications, a transportation system owned or operated by or for the Town, any public telephone and/or utility company operating within the Town, any agency of the Federal or Provincial Government or of the Town and the County or an authorized contractor thereof, may, for the purpose of the public service, use any land or erect or use any *building* in any zone other than the Open Space Conservation (OS2) Zone, subject to the use or *building* being in compliance with the regulations prescribed for such zone or use and subject to there being no outdoor storage of goods, materials or equipment in any *yard* abutting a Residential Zone. Any *buildings* erected or used in a Residential Zone under the provisions of this Section shall be designed so as not to intrude into the residential character of the area.

Nothing in this By-law shall prevent

(a) the use of any land as a public park, playground, *street*, walkway, site for a statue, monument, cenotaph, fountain, or other memorial or ornamental *structure*, or

(b) the installation of a watermain, sanitary sewer main, storm sewer main, gas main, pipeline or overhead or underground hydro and telephone line if the location has been approved by the *corporation*.

By-laws 59-98; 44-2006

5.20 Special Uses Permitted

Notwithstanding any other provisions contained in this By-law, the following uses are permitted in all zones.

1) Temporary camps used in the construction of public works within the Corporation until such work is completed or otherwise terminated, and

2) A tool shed, scaffold or other *building* or *structure* in conjunction with the erection of a *building* within the Corporation until such work is completed or otherwise terminated.

3) *Construction trailers*.

4) A *wayside pit or quarry*.

5) A *portable asphalt plant* and a *portable concrete plant* used for the purposes of a public service for a particular roads project or contract or road construction for the Municipality, County or Province.

6) A *business office* for selling and managing the construction of new homes, subject to the *office* being located in the same subdivision or project area as the new homes being offered for sale.

7) Up to four model homes may be located on lands which are subject of a draft approved plan of subdivision in any Residential Zone provided that:

(a) the model home is located in accordance with the zone provisions of the zone in which it is located; and,

(b) an Agreement has been executed with the Town addressing the model homes. The agreement may permit up to four (4) model homes.

By-laws 95-2003; 32-2011; 005-2015

5.21 Use for Hazardous Purpose

No land, *building* or other *structure* shall be used for a Commercial or *Industrial use* that is likely to create a public nuisance or danger to health or danger from fire or explosion except in accordance with the provisions or regulations under the Gasoline Handling Act.

5.22 Yard Encroachments

1) Ornamental *Structure*

Notwithstanding the provisions of this By-law, *porches*, bay windows, sills, chimneys, stairs, landings or other ornamental *structures* may encroach up to 0.6 metres into any *yard* requirement provided a setback of at least 0.6 metres is maintained.

Notwithstanding the provisions of this By-law, *porches*, stairs, and landings may encroach up to 2.5 metres into the *front* and *exterior side yard* requirement provided a setback of at least 1.2 metres is maintained.

By-laws 10-2002; 2020-047

2) Notwithstanding the provisions of this By-law, eaves, cornices and parapets may encroach up to 0.6 metres into any yard requirement provided that a minimum setback of 0.1 metres is maintained.

3) Fire Escape

Notwithstanding the provisions of this By-law, an unenclosed fire escape and the structural members necessary for its support may encroach on any *yard* requirement to a maximum distance of 1.2 metres.

By-law 44-2006

5.23 Regional Storm

Where a zone symbol is followed by the suffix "(F)" this denotes lands which are subject to flooding during Regional storm conditions. As such, any development of such lands requires the prior written approval of the Credit Valley Conservation Authority pursuant to Ontario Regulation 162-80, as amended (the fill, construction and alteration to Waterways Regulation).

5.24 Holding Zone

Where the zone symbol designating certain lands is followed by the letter "H" the lands have been placed in a "Holding" zone.

The Holding symbol "H" shall be removed at such time in the future when plans to fully service and develop the lands have been submitted and approved by the Town or such other conditions as deemed appropriate by the Town have been met. When the Holding symbol has been removed the land shall be developed according to the requirements of the zone used in conjunction with the Holding symbol.

5.25 **Residential Garage Protrusions**

1) Section 5.25 applies only:

(a) where specifically invoked by way of a provision in Section 24 hereof;

(b) to a *lot* with a *lot frontage* of less than 15 metres; and,

(c) to a garage that protrudes from a *single detached, semi-detached* or *row house dwelling* towards the *front lot line*.

2) The garage face may protrude a maximum distance of 2.5 metres beyond one or more of the following:

(a) the main front wall of the dwelling,

(b) a habitable second floor located above the garage, or

(a) a fully-roofed front *porch* or verandah.

By-law 42-2000

5.26 **Special Front Yard Porch Encroachments**

1) Section 5.26 applies only:

(a) where specifically invoked by way of a provision in Section 24 hereof; and

(b) to a *lot* with a *lot frontage* of less than 15 metres.

2) Notwithstanding Section 5.22 hereof, a fully-roofed *porch* or verandah, and accompanying steps, located in the *front yard* of a *single detached*, *semi-detached* or *row house dwelling*, may encroach on the minimum *front yard* requirement to a maximum distance of 2.5 metres.

By-law 42-2000

5.27 **Residential Garage Openings**

1) Section 5.27 applies only:

(a) where specifically invoked by way of a provision in Section 24 hereof;

(b) to a *lot* with a *lot frontage* of less than 12 metres; and

(c) to a garage incorporated into a *single detached dwelling*, a *semi-detached dwelling*, or a *row house dwelling*, and accessed by a driveway located in the *front yard*.

2) The maximum width of the garage opening is 4.3 metres.

By-law 42-2000

5.28 Special Residential Garage Setback and Special Driveway Width

1) Section 5.28 applies only:

(a) where specifically invoked by way of a provision in Section 24 hereof;

(b) to a *lot* with a *lot frontage* of less than 12 metres;

(c) to a garage incorporated into a *single detached dwelling*, a *semi-detached dwelling*, or a *row house dwelling*, and accessed by a driveway located in the *front yard*; and,

(d) where there is no public sidewalk within the area of the road allowance adjacent to the *front lot line*.

2) Notwithstanding other provisions of this by-law, the minimum distance between the closer edge of the *street* curb and the garage face is 11 metres.

3) Notwithstanding other provisions of this by-law, the maximum driveway width is 4.3 metres.

By-law 42-2000

5.29 Second Dwelling Units

Notwithstanding Sections 2 definitions, a second *dwelling unit* is permitted in a *single detached dwelling* or in each half of a *semi-detached dwelling* provided:

(a) there is only one entrance in the front wall of the dwelling where the front wall of the dwelling includes any wall facing the front lot line;

(b) at least three parking spaces are provided for the two *dwelling units*; and

(c) For properties with *lot frontages* between 9.0 metres to 12.0 metres, the minimum width required for a parking space in a driveway is 2.6 metres.

By-laws 95-2003; 2020-047

5.30 Group Homes

A *lot* that is occupied by a *group home* shall be at least one hundred metres from another *lot* that is occupied by a *group home*.

By-law 95-2003

5.31 Crisis Care Facilities

A *crisis care facility* is permitted only on a *lot* with a *front lot line* which divides the *lot* from Broadway, First Street, Town Line, Hansen Boulevard, Blind Line, Dawson Road, C Line or B Line.

By-law 95-2003

5.32 Garbage Enclosures

In the CBD, C1, C2, C3, INST or M1 Zone exterior garbage enclosures and garbage containers are permitted in the *interior side yard* or *rear yard* only. They must be adequately screened from a *street*, and from any *lot* in a D, ER, R, RM or INST Zone, by means of a solid privacy fence, an enclosure of solid construction, or landscaping.

By-laws 16-2006; 44-2006

5.33 Drive-Through Facilities

Drive-through facilities associated with any permitted use, including any outdoor speakers and/or order boxes, but not including any associated *vehicle* stacking lanes, are not permitted closer than 30 metres of an R or RM Zone. Such facilities, speakers and boxes shall be subject to the following:

1) The attendant window, machine, outdoor speaker, etc. being located on a side of the *building* for which it serves that does not face the closest R, or RM Zone;

2) If an outdoor speaker or order box forms part of the facility, they are substantiated with the preparation of a noise impact study, with any recommended noise mitigation measures coming out of said study being implemented; and,

3) The facility being sufficiently visually screened from any R and RM Zone, and *street* by fencing and/or landscaping.

By-law 16-2006

5.34 Deleted. By-law 005-2015

5.35 Correction of Minor Administrative Errors

Where the intent of the By-law is maintained, minor adjustments of an administrative or technical nature will not require an amendment to this By-law.

By-law 44-2006

5.36 Dumpsters/Storage Containers in Residential Areas

In an ER, R, and D Zone, dumpsters and/or storage containers may be permitted in the *front yard* during a single period of up to 90 days in any 12-month period.

By-law 2020-047

5.37 Rear Yard Access for Townhouses

A 1.5 metre wide access is required for interior townhouse units by an easement from the end unit(s) or access from within the individual units through non-habitable space.

By-law 2020-047

5.38 One Dwelling Per Lot

Where *single detached dwellings* are permitted, no person shall erect more than one (1) *single detached dwelling* on one *lot*.

By-law 2020-047

SECTION 6

ESTATE RESIDENTIAL (ER) ZONE

In any Estate Residential (ER) Zone, no land shall be used and no *building* or *structure* shall be erected or used except in accordance with the following provisions:

6.1 Permitted Uses

a *single detached dwelling*

a *home occupation* in accordance with the provisions of Section 5
By-laws 50-94; 97-96

a public park or playground

a *group home*
By-law 95-2003

6.2 Regulations

1)	*Lot area* (minimum)	
	- on private wells and private sewage disposal	3000 sq. metres
	- on municipal water system and private sewage disposal	2200 sq. metres
2)	*Lot frontage* (minimum)	30.0 metres
3)	*Front yard* (minimum)	7.5 metres
4)	*Side yard* (minimum)	4.0 metres
5)	*Rear yard* (minimum)	8.0 metres
6)	*Building height* (maximum)	9.2 metres
7)	Coverage (maximum)	25%

By-law 005-2015

SECTION 7

RESIDENTIAL FIRST DENSITY (R1) ZONE

In any Residential First Density (R1) Zone, no land shall be used and no *building* or *structure* shall be erected or used except in accordance with the following provisions:

7.1 Permitted Uses

a *single detached dwelling*

a *home occupation* in accordance with the provisions of Section 5
By-laws 50-94; 97-96

a public park or playground

a *crisis care facility*
By-law 95-2003

a *group home*
By-law 95-2003

7.2 Regulations

1)	*Lot area* (minimum)	720 sq. metres
2)	*Lot frontage* (minimum)	
	- interior *lot*	19.5 metres
	- *corner lot*	21.3 metres
3)	*Front yard* (minimum)	6.0 metres
4)	*Exterior side yard* (minimum)	3.5 metres
5)	*Interior side yard* (minimum)	
	- on the side of the dwelling having one *storey*	1.2 metres
	- on the side of the dwelling having more than one *storey*	1.8 metres
6)	*Rear yard* (minimum) By-law 42-2000	7.0 metres
7)	*Building height* (maximum)	9.2 metres
8)	Coverage (maximum)	30%

By-law 005-2015

SECTION 8

RESIDENTIAL SECOND DENSITY (R2) ZONE

In any Residential Second Density (R2) Zone, no land shall be used and no *building* or *structure* shall be erected or used except in accordance with the following provisions:

8.1 Permitted Uses

a *single detached dwelling*

a *home occupation* in accordance with the provisions of Section 5
By-laws 50-94; 97-96

a public park or playground

a *crisis care facility*
By-law 95-2003

a *group home*
By-law 95-2003

8.2 Regulations

1)	*Lot area* (minimum)	464 square metres
2)	*Lot frontage* (minimum)	
	- interior *lot*	15.0 metres
	- *corner lot*	17.0 metres
3)	*Front yard* (minimum)	6.0 metres
4)	*Exterior side yard* (minimum)	3.5 metres
5)	*Interior side yard* (minimum)	
	- on the side of the dwelling having one *storey*	1.2 metres
	- on the side of the dwelling having more than one *storey*	1.5 metres
6)	*Rear yard* (minimum) By-law 42-2000	7.0 metres
7)	*Building height* (maximum)	9.2 metres
8)	Coverage (maximum)	
	- one *storey*	40%
	- two or more *storeys* By-law 31-97	35%

By-law 005-2015

SECTION 9

RESIDENTIAL THIRD DENSITY (R3) ZONE

In any Residential Third Density (R3) Zone, no land shall be used and no *building* or *structure* shall be erected or used except in accordance with the following provisions:

9.1 Permitted Uses

a *single detached dwelling*

a *semi-detached dwelling*

a *home occupation* in accordance with the provisions of Section 5
By-laws 50-94; 97-96

a public park or playground

a *crisis care facility*
By-law 95-2003

a *group home*
By-law 95-2003

a *long-term care facility*
By-law 2020-047

a *retirement home*

9.2 Regulations for Single Detached Dwellings and Group Homes
By-law 95-2003

1)	*Lot area* (minimum)	464 square metres
2)	*Lot frontage* (minimum)	
	- interior *lot*	15.0 metres
	- *corner lot*	17.0 metres
3)	*Front yard* (minimum)	6.0 metres
4)	*Exterior side yard* (minimum)	3.5 metres
5)	*Interior side yard* (minimum)	
	- on the side of the dwelling having one *storey*	1.2 metres
	- on the side of the dwelling having more than one *storey*	1.5 metres
6)	*Rear yard* (minimum)	7.0 metres

By-law 42-2000

7)	*Building height* (maximum)	9.2 metres
8)	Coverage (maximum)	
	- one *storey*	40%
	- two or more *storeys*	35%

By-law 31-97

By-law 005-2015

9.3 Regulations For Semi-Detached Dwellings

1)	*Lot area* (minimum)	275.0 sq. metres per *dwelling unit*
2)	*Lot frontage* (minimum)	
	- interior *lot*	9.1 metres per *dwelling unit*
	- *corner lot*	12.0 metres per *dwelling unit*
3)	*Front yard* (minimum)	6.0 metres
4)	*Exterior side yard* (minimum)	3.5 metres
5)	*Interior side yard* (minimum)	
	- one *storey*	1.2 metres
	- more than one *storey*	1.5 metres
6)	*Rear yard* (minimum)	7.0 metres

By-law 10-2002

7)	*Building height* (maximum)	9.2 metres
8)	Coverage (maximum)	
	- one *storey*	40%
	- two or more *storeys*	35%

By-law 31-97

By-law 005-2015

9.4 Regulations for Long-term Care Facilities

Refer to Regulations for the Institutional (INST) Zone.

SECTION 10

RESIDENTIAL FOURTH DENSITY (R4) ZONE

In any Residential Fourth Density (R4) Zone, no land shall be used and no *building* or *structure* shall be erected or used except in accordance with the following provisions:

10.1 **Permitted Uses**

a *single detached dwelling*

a *semi-detached dwelling*

a *home occupation* in accordance with the provisions of Section 5
By-laws 50-94; 97-96

a public park or playground

a *crisis care facility*
By-law 95-2003

a *group home*
By-law 95-2003

a *long-term care facility*
By-law 2020-047

a *retirement home*

10.2 **Regulations for Single Detached Dwellings and Group Homes**
By-law 95-2003

1)	*Lot area* (minimum)	350.0 square metres
2)	*Lot frontage* (minimum)	
	- interior *lot*	12.0 metres
	- *corner lot*	15.0 metres
3)	*Front yard* (minimum)	6.0 metres
4)	*Exterior side yard* (minimum)	3.5 metres
5)	*Interior side yard* (minimum)	
	- one *storey*	1.2 metres; or 0.6 metres for the distance of the length of a one-*storey* garage.
	- two or more *storeys* By-law 10-2002	1.5 metres
6)	*Rear yard* (minimum) By-law 42-2000	7.0 metres

7)	*Building height* (maximum)	9.2 metres
8)	Coverage (maximum)	
	- one *storey*	45%
	- two or more *storeys*	40%

By-law 31-97

By-law 005-2015

10.3 **Regulations For Semi-Detached Dwellings**

1)	*Lot area* (minimum)	275.0 sq. metres per *dwelling unit*
2)	*Lot frontage* (minimum)	
	- interior *lot*	9.1 metres per *dwelling unit*
	- *corner lot*	12.0 metres per *dwelling unit*
3)	*Front yard* (minimum)	6.0 metres
4)	*Exterior side yard* (minimum)	3.5 metres
5)	*Interior side yard* (minimum)	
	- one *storey*	1.2 metres
	- more than one *storey*	1.5 metres
6)	*Rear yard* (minimum)	7.0 metres

By-law 10-2002

7)	*Building height* (maximum)	9.2 metres
8)	Coverage (maximum)	
	- one *storey*	40%
	- two or more *storeys*	35%

By-law 31-97

By-law 005-2015

10.4 **Regulations for Long-term Care Facilities**

Refer to Regulations for the Institutional (INST) Zone.

SECTION 11

RESIDENTIAL FIFTH DENSITY (R5) ZONE

In any Residential Fifth Density (R5) Zone, no land shall be used and no *building* or *structure* shall be erected or used except in accordance with the following provisions:

11.1 **Permitted Uses**

a *single detached dwelling*

a *semi-detached dwelling*

a *duplex dwelling*

a *converted dwelling house* containing not more than three *dwelling units*

a *triplex*

a *townhouse dwelling*
By-law 44-2006

a *home occupation* in accordance with the provisions of Section 5
By-laws 50-94; 97-96

a public park or playground

a *crisis care facility*
By-law 95-2003

a *group home*
By-law 95-2003

a *long-term care facility*
By-law 2020-047

a *retirement home*

11.2 **Regulations for Single Detached Dwellings and Group Homes**
By-law 95-2003

1)	*Lot area* (minimum)	350.0 sq. metres
2)	*Lot frontage* (minimum)	
	- interior *lot*	12.0 metres
	- *corner lot*	15.0 metres
3)	*Front yard* (minimum)	6.0 metres
4)	*Exterior side yard* (minimum)	3.5 metres

5)	*Interior side yard* (minimum)	
	- on the side of the dwelling having one *storey*	1.2 metres
	- on the side of the dwelling having more than one *storey*	1.5 metres
6)	*Rear yard* (minimum) By-law 42-2000	7.0 metres
7)	*Building height* (maximum)	9.2 metres
8)	Coverage (maximum)	
	- one *storey*	45%
	- two or more *storeys* By-law 31-97	40%

By-law 005-2015

11.3 **Regulations for Semi-Detached Dwellings**

1)	*Lot area* (minimum)	275.0 sq. metres per *dwelling unit*
2)	*Lot frontage* (minimum)	
	- interior *lot*	9.1 metres per *dwelling unit*
	- *corner lot*	12.0 metres per *dwelling unit*
3)	*Front yard* (minimum)	6.0 metres
4)	*Exterior side yard* (minimum)	3.5 metres
5)	*Interior side yard* (minimum)	
	- one *storey*	1.2 metres
	- more than one *storey*	1.5 metres
6)	*Rear yard* (minimum) By-law 42-2000	7.0 metres
7)	*Building height* (maximum)	9.2 metres
8)	Coverage (maximum)	
	- one *storey*	40%
	- two or more *storeys* By-law 31-97	35%

By-law 005-2015

11.4 **Regulations for Townhouse Dwellings**
By-law 32-2011

1)	*Lot area* (minimum)	180.0 sq. metres per *dwelling unit*
2)	*Lot frontage* (minimum)	6.0 metres per *dwelling unit*
3)	*Front yard* (minimum)	6.0 metres per *dwelling unit*
4)	*Exterior side yard* (minimum) By-law 44-2006	3.5 metres
4A)	*Interior side yard* (minimum)	
	- one *storey*	1.2 metres
	- two or more *storeys* By-law 10-2002	1.5 metres
5)	*Rear yard* (minimum) By-law 42-2000	7.0 metres
6)	*Building height* (maximum)	9.2 metres
7)	Maximum *density*	49 units per hectare

By-law 005-2015

11.5 **Regulations for Other Permitted Residential Uses**

1)	*Lot area* (minimum)	613 sq. metres
2)	*Lot frontage* (minimum)	18.0 metres
3)	*Front yard* (minimum)	6.0 metres
4)	*Exterior side yard* (minimum)	3.5 metres
4A)	*Interior side yard* (minimum)	
	- one *storey*	1.2 metres
	- two or more *storeys* By-law 10-2002	1.5 metres
5)	*Rear yard* (minimum) By-law 42-2000	7.0 metres
6)	*Building height* (maximum)	9.2 metres
7)	Unit area (minimum)	
	- one bedroom	41.0 sq. metres per *dwelling unit*
	- each additional bedroom	13.0 sq. metres per *dwelling unit*

11.6 **Regulations for a Long-term Care Facility**

Refer to Regulations for the Institutional (INST) Zone.

By-law 2020-047

SECTION 11B

RESIDENTIAL SIXTH DENSITY (R6) ZONE

The following provisions shall apply to all *buildings* and *structures* to be erected in this zone:

11B.1 **Permitted Uses**

a *single detached dwelling*

a *semi-detached dwelling*

a *home occupation* in accordance with the provisions of Section 5
By-laws 50-94; 97-96

a public park or playground

a *crisis care facility*
By-law 95-2003

a *group home*
By-law 95-2003

11B.2 Deleted. By-law 69-99

11B.3 **Regulations for Single Detached Dwellings and Group Homes**
By-law 95-2003

1)	*Lot area* (minimum)	300 sq. metres
2)	*Lot Frontage* (minimum)	
	- interior *lot*	9.75 metres
	- *corner lot*	11.2 metres
	By-law 42-2000	
3)	*Front yard* (minimum)	6.0 metres
4)	*Exterior side yard* (minimum)	3.0 metres
5)	*Interior side yard* (minimum)	
	- on one side of the dwelling	1.2 metres
	- on other side of the dwelling	0.1 metres
6)	*Rear yard* (minimum) By-law 42-2000	7.0 metres
7)	*Building height* (maximum)	9.2 metres
8)	Coverage (maximum)	45%

By-law 005-2015

11B.4 **Regulations for Semi-Detached Dwellings**

1)	*Lot area* (minimum)	275 sq. metres per *dwelling unit*
2)	*Lot frontage* (minimum)	
	- interior *lot*	9.1 metres per *dwelling unit*
	- *corner lot*	11.2 metres per *dwelling unit*
3)	*Front yard* (minimum)	6.0 metres
4)	*Exterior side yard* (minimum) By-law 10-2002	3.0 metres
5)	*Interior side yard* (minimum)	
	Semi-detached dwellings	1.2 metres
	Linked dwellings	
	- on one side of dwelling	1.2 metres
	- on opposite side of dwelling By-law 10-2002	0.1 metres
6)	*Rear yard* (minimum) By-law 42-2000	7.0 metres
7)	*Building height* (maximum)	9.2 metres
8)	Coverage (maximum)	45%

By-laws 13-93; 005-2015

SECTION 11C

RESIDENTIAL SEVENTH DENSITY (R7) ZONE

The following provisions shall apply to all *buildings* and *structures* to be erected in this zone:

11C.1 **Permitted Uses**

a *single detached dwelling*

a *semi-detached dwelling*

a *townhouse dwelling*
By-law 44-2006

a *home occupation* in accordance with the provisions of Section 5

a public park or playground

a *crisis care facility*

a *group home*

11C.2 **Regulations for a Lot with a Rear Lot Line that is adjacent to a Lane**
By-law 32-2011

1) *Lot Area* (minimum)

Single Detached Dwelling	240 sq. metres
Semi-Detached Dwelling	360 sq. metres
Townhouse Dwelling	570 sq. metres
Other Residential Uses	240 sq. metres

2) *Lot Frontage* (minimum)

Single Detached Dwelling	8.0 metres
Semi-Detached Dwelling	12.0 metres
Townhouse Dwelling	19.0 metres
Other Residential Uses	8.0 metres

3) *Front Yard* (minimum) 3.0 metres

4) *Rear Yard* (minimum) 11.0 metres

6) *Exterior Side Yard* (minimum) 2.0 metres

7) *Interior Side Yard* (minimum) 1.2 metres

8) *Building Height* (maximum) 11.0 metres

9) Notwithstanding Section 5.17(7) hereof, a driveway, a *parking area*, garage or *carport* is permitted only within:

(i) 9.0 metres of a *rear lot line* that is curved, or

(ii) 7.0 metres of a *rear lot line* that is not curved.

10) Notwithstanding the provisions of Section 5.2(2) hereof, any *accessory building* or other *structure* which is not part of the main *building* shall not exceed a coverage of 42 square metres in area, 6.0 metres in *height*, nor be closer than 0.0 metres to a side or *rear lot line*.
By-law 48-2004

11C.3 **Regulations for a Lot with a Rear Lot Line that is not Adjacent to a Lane**
By-law 32-2011

1) *Lot Area* (minimum)

Single Detached Dwelling	270 sq. metres
Semi-detached Dwelling	450 sq. metres
Townhouse Dwelling	570 sq. metres
Other Residential Uses	270 sq. metres

2) *Lot Frontage* (minimum)

Single Detached Dwelling	9.0 metres
Semi-detached Dwelling	15.0 metres
Townhouse Dwelling	19.0 metres
Other Residential Uses	9.0 metres

3) *Front Yard* (minimum) 5.0 metres

4) *Rear* Y*ard* (minimum) 7.5 metres

5) *Exterior Side Yard* (minimum) 2.0 metres

6) *Interior Side Yard* (minimum) 1.2 metres

7) *Building Height* (maximum) 11.0 metres

8) All parking spaces, *carport*s and garages must be set back at a distance from the *front lot line* at least as great as the distance between the front wall of the dwelling, or the foundation wall of a fully roofed *porch* or verandah, and the *front lot line*.

9) A single-car garage or *carport* only is permitted for a *row house dwelling a townhouse dwelling*, a *single detached dwelling* on a *lot* with a *lot frontage* of less than ten metres, or a *semi-detached dwelling* on a *lot* with a *lot frontage* of less than 18 metres.

11C.4 **Yard Encroachments**

In addition to the encroachments permitted by Section 5.22 hereof,

1) an unenclosed *porch* or deck may encroach up to 2.0 metres into a required *front yard* or *rear yard;*

2) an enclosed or unenclosed stair, deck, *porch*, or *canopy* associated with a side entrance may encroach up to 1.7 metres into a required *exterior side yard;* and,

3) an unenclosed stair and landing associated with a side entrance may encroach up to 1.0 metre into a required *interior side yard.*

By-law 95-2003

11C.5 **Parking Requirement for Second Dwelling Units**

Notwithstanding the provisions of Sections 5.17(1)(a) and 5.29, *single or semi-detached dwellings* containing a second *dwelling unit* will require a minimum of one (1) parking space per *dwelling unit*.

By-law 44-2006

SECTION 12

MULTIPLE RESIDENTIAL MEDIUM DENSITY (RM1) ZONE

In any Multiple Residential Medium Density (RM1) Zone, no land shall be used and no *building* or *structure* shall be erected or used except in accordance with the following provisions:

12.1 **Permitted Uses**

a *converted dwelling house* containing four or more *dwelling units*

a *multiple dwelling*

a *townhouse dwelling*
By-law 44-2006

a *home occupation* in accordance with the provisions of Section 5
By-law 97-96

a public park or playground

a *crisis care facility*
By-law 95-2003

a *group home*
By-law 95-2003

a *long-term care facility*
By-laws 95-2003; 2020-047

a retirement home
By-law 95-2003

12.2 **Regulations for Townhouse Dwellings having Frontage to Individual Dwelling Units from a Public Street**
By-law 32-2011

1)	*Lot area* (minimum)	180.0 sq. metres per *dwelling unit*
2)	*Lot frontage* (minimum)	5.5 metres per *dwelling unit*
3)	*Front yard* (minimum)	6.0 metres
4)	*Exterior side yard* (minimum) By-law 44-2006	3.5 metres
4A)	*Interior side yard* (minimum)	
	- one *storey*	1.2 metres
	- two or more *storeys* By-law 10-2002	1.5 metres
5)	*Rear yard* (minimum) By-law 42-2000	7.0 metres

6)	*Building height* (maximum)	9.2 metres

By-law 005-2015

12.3 **Regulations for other Permitted Residential Uses**

1)	*Lot area* (minimum)	500.0 sq. metres
2)	*Lot frontage* (minimum)	20.0 metres
3)	*Front yard* (minimum)	6.0 metres
4)	*Exterior side yard* (minimum)	6.0 metres
5)	*Interior side yard* (minimum)	½ the *height* of *building*
6)	*Rear yard* (minimum)	10.0 metres
7)	*Building height* (maximum)	14.0 metres
8)	Maximum *density*	99 units per hectare

SECTION 13

MULTIPLE RESIDENTIAL HIGH DENSITY (RM2) ZONE

In any Multiple Residential High Density (RM2) Zone, no land shall be used and no *building* or *structure* shall be erected or used except in accordance with the following provisions:

13.1 **Permitted Uses**

a *converted dwelling house* containing four or more *dwelling units*

a *multiple dwelling*

a *townhouse dwelling*
By-law 44-2006

a *home occupation* in accordance with the provisions of Section 5
By-law 97-96

a public park or playground

a *crisis care facility*
By-law 95-2003

a *group home*
By-law 95-2003

a *long-term care facility*
By-laws 95-2003; 2020-047

a retirement home
By-law 95-2003

13.2 **Regulations for Townhouse Dwellings having Frontage to Individual Dwelling Units from a Public Street**
By-law 32-2011

1)	*Lot area* (minimum)	180.0 sq. metres per *dwelling unit*
2)	*Lot frontage* (minimum)	5.5 metres per *dwelling unit*
3)	*Front yard* (minimum)	6.0 metres
4)	*Exterior side yard* (minimum) By-law 44-2006	3.5 metres
4A)	*Interior side yard* (minimum)	
	- one *storey*	1.2 metres
	- two or more *storeys* By-law 10-2002	1.5 metres
5)	*Rear yard* (minimum) By-law 42-2000	7.0 metres

6)	*Building height* (maximum)	9.2 metres

By-law 005-2015

13.3 **Regulations for Other Permitted Residential Uses**

1)	*Lot area* (minimum)	500.0 sq. metres
2)	*Lot frontage* (minimum)	20.0 metres
3)	*Front yard* (minimum)	6.0 metres
4)	*Exterior side yard* (minimum)	6.0 metres
5)	*Interior side yard* (minimum)	½ the *height* of *building*
6)	*Rear yard* (minimum)	10.0 metres
7)	*Building height* (maximum)	14.0 metres
8)	Maximum *density*	124 units per hectare

SECTION 13A

CENTRAL BUSINESS DISTRICT (CBD) ZONE

In any Central Business District (CBD) Zone, no land shall be used and no *building* or *structure* shall be erected or used except in accordance with the following provisions:

13A.1 **Permitted Uses**

a *dwelling unit* or *units* on upper floors

a detached dwelling, a *semi-detached dwelling*, a *townhouse dwelling*, a *duplex dwelling*, a *triplex dwelling* or a *multiple dwelling* on a *lot* that does not *abut* Broadway.
By-law 44-2006

an *art gallery*

an *assembly hall*

a *business or professional office*

a cinema

a club house

a *communications and broadcasting establishment*

a convalescent or *long-term care facility* on upper floors, or on a *lot* that does not *abut* Broadway

a *crisis care facility*
By-law 95-2003

a *financial establishment*

a funeral home

a *home occupation*

a *hotel or motel*

a library

a *medical centre*
By-law 2020-047

a *medical laboratory*

a museum

a *nursery school*

a *long-term care facility* on upper floors, or on a *lot* that is not adjacent to Broadway

By-laws 95-2003; 2020-047

a *parking lot*

a *personal service shop*

a *recreational establishment*

a *religious institution*

a repair, service or rental establishment

a *restaurant*

a *retail store*

a *retirement home* on upper floors, or on a *lot* that is not adjacent to Broadway
By-law 95-2003

a *school*

a theatre

a *veterinarian clinic*

a *wholesale establishment*

13A.2 **Regulations**

1)	*Lot area* (minimum)	nil
2)	*Lot frontage* (minimum)	nil
3)	*Front Yard* (minimum)	nil
4)	*Exterior Side Yard* (minimum)	nil
5)	*Interior Side Yard* (minimum)	
	- abutting a Residential zone	4.5 metres
	- abutting other zones	nil
6)	*Rear Yard* (minimum)	7.5 metres
7)	*Building height* (maximum)	23.0 metres
8)	Coverage (maximum)	75%

By-law 43-99

SECTION 14

GENERAL COMMERCIAL (C1) ZONE

In any General Commercial (C1) Zone, no land shall be used and no *building* or *structure* shall be erected or used except in accordance with the following provisions:

14.1 Permitted Uses

a *dwelling unit* or *units* on upper floors

a *business or professional office*

a cinema

a *financial establishment*

a *home occupation* - Class "A" in accordance with the provisions of Section 5
By-law 44-2006

a *medical centre*
By-law 2020-047

a *medical laboratory*

a *personal service shop*

a *recreational establishment*

a *restaurant*

a *retail store*

By-law 43-99

14.2 Regulations

1)	*Lot area* (minimum)	nil
2)	*Lot frontage* (minimum)	nil
3)	*Front yard* (minimum)	6.0 metres
4)	*Exterior side yard* (minimum)	nil
5)	*Interior side yard* (minimum) - when abutting residential zone By-law 43-99	4.5 metres
6)	*Rear yard* (minimum)	7.5 metres
7)	*Building height* (maximum)	23.0 metres
8)	Coverage (maximum)	75%

By-law 005-2015

SECTION 15

NEIGHBOURHOOD COMMERCIAL (C2) ZONE

In any Neighbourhood Commercial (C2) Zone, no land shall be used and no *building* or *structure* shall be erected or used except in accordance with the following provisions:

15.1 **Permitted Uses**

a *dwelling unit* or *units* on upper floors

an *automobile service station*

a *business or professional office*

a *commercial school*
By-law 2020-047

a *financial establishment*

a *home occupation* - Class "A" in accordance with the provisions of Section 5
By-law 44-2006

a *medical centre*
By-law 2020-047

a *medical laboratory*

a *nursery school*

a *personal service shop*

a *recreational establishment*

a *restaurant*

a *retail store*

a repair, service or rental establishment

a *veterinarian clinic*

By-law 43-99

15.2 **Regulations for All Uses Except Automobile Service Station**

1)	*Lot area* (minimum)	800 sq. metres
2)	*Lot frontage* (minimum)	20 metres
3)	*Front yard* (minimum) (maximum)	3.5 metres 22.5 metres

4)	*Exterior side yard* (minimum) (maximum)	3.5 metres 22.5 metres
5)	*Interior side yard* (minimum)	5 metres
6)	*Rear yard* (minimum)	7.5 metres
7)	*Building Height* (maximum)	12 metres
8)	Maximum gross *floor area* for a retail outlet, other than food store and hardware store	1,858 sq. metres

15.3 **Regulations for Automobile Service Stations**

1)	Lot area (minimum)	900 sq. metres
2)	Lot frontage (minimum)	30.0 metres
3)	Front yard (minimum) - for *building* - for fuel pump	 10.5 metres 4.5 metres
4)	Interior side yard (minimum)	½ *building height*, but not less than 4.5 metres when next to a Residential Zone
5)	Rear yard (minimum)	7.5 metres

By-laws 95-2003; 16-2006

SECTION 16

SERVICE COMMERCIAL (C3) ZONE

In any Service Commercial (C3) Zone, no land shall be used and no *building* or *structure* shall be erected or used except in accordance with the following provisions:

16.1 **Permitted Uses**

an *assembly hall*

an *automotive use*

an *adult entertainment parlour*

a building supply outlet

a club house

a *dry cleaning or laundry establishment*

a *farm implement sales and service establishment*

a funeral home

a hardware store

a *home furnishing or improvement retail use*

a *hotel or motel*

a *kennel*

a printing and photocopying establishment

a *real estate office*

a *recreational establishment*

a repair, service or rental establishment

a *restaurant*

a *variety store*

a *vehicle storage facility*

a *veterinarian clinic*

a *video film outlet*

a warehouse with up to 20% of the *ground floor area* devoted to an *accessory retail store*

a *wholesale establishment*

By-laws 43-99; 22-2000

16.2 **Regulations for All Uses Except Automobile Service Station**

1)	*Lot area* (minimum)	500 sq. metres
2)	*Lot frontage* (minimum)	
	- interior *lot*	12.0 metres
	- *corner lot*	15.0 metres
3)	*Front yard* (minimum) By-law 16-2006	3.5 metres
4)	*Interior side yard* (minimum)	½ *building height*, but not less than 4.5 metres when next to a Residential Zone
5)	*Rear yard* (minimum)	7.5 metres
6)	*Building height* (maximum)	23.0 metres
7)	Coverage (maximum)	50%

16.3 **Regulations for Automobile Service Stations**

1)	*Lot area* (minimum)	900 sq. metres
2)	*Lot frontage* (minimum)	30.0 metres
3)	*Front yard* (minimum)	
	- for *building*	10.5 metres
	- for fuel pump	4.5 metres
4)	*Interior side yard* (minimum)	½ *building height*, but not less than 4.5 metres when next to a Residential Zone
5)	*Rear yard* (minimum)	7.5 metres

16.4 **Regulations for Adult Entertainment Parlours**

An *adult entertainment parlour* is permitted only as an *accessory use* within a hotel containing 50 *guest room*s or more provided that such *accessory use* is located no closer than 500 metres in a continuous path over the shortest distance from a residence or a Residential or Institutional zone.

By-law 22-2000

SECTION 18

RESTRICTED COMMERCIAL/RESIDENTIAL (C5) ZONE

In any Restricted Commercial/Residential (C5) Zone, no land shall be used and no *building* or *structure* shall be erected or used except in accordance with the following provisions:

18.1 **Permitted Uses**

a *single detached dwelling*

a *semi-detached dwelling*

a *duplex dwelling*

a *triplex dwelling*

a *home occupation* in accordance with the provisions of Section 5

a *converted dwelling house* containing not more than 3 *dwelling units*

an *art gallery*

an *art or photographic studio*

a beautician

a *business or professional office*

a *crisis care facility*
By-law 95-2003

a funeral home

a *group home*
By-law 95-2003

a hair care establishment

a *medical centre*
By-law 2020-047

a *medical laboratory*

a *mixed-use building* containing not more than 3 *dwelling units*

a *nursery school*

an optometrist

a pet grooming establishment

a *religious institution*

a *retirement home*

a *retail store* restricted to a maximum of 93 square metres provided that such *retail store* shall not include a drug store or the sale of food or food products.

a shoe repair shop

a tanning salon

a *veterinarian clinic*

By-law 43-99

18.2 **Regulations for Single Detached Dwellings, Mixed-Use Buildings and Commercial Uses**
By-law 34-98

1)	*Lot area* (minimum)	500.0 sq. metres
2)	*Lot frontage* (minimum)	
	- interior lot	13.4 metres
	- *corner lot*	15.0 metres
3)	*Front yard* (minimum)	6.0 metres
4)	*Exterior side yard* (minimum)	3.5 metres
5)	*Interior side yard*	
	- one *storey*	1.2 metres
	- more than one *storey*	1.8 metres
6)	*Rear yard* (minimum)	7.5 metres
7)	*Building height* (maximum)	9.0 metres
8)	Coverage (maximum)	30%
9)	*Accessory building* yard	1.2 metres

10) Parking for a commercial use or *mixed-use building* shall not be permitted in the *front yard*.
By-Law 34-98

11) The number of parking spaces for a commercial use shall be calculated on the basis of net *floor area* used for the commercial use and shall exclude washrooms and storage areas.

12) The open storage and outside display of goods and materials shall not be permitted.

13) Any commercial use permitted by this Section which *abut*s a Residential Zone shall be screened from such Residential Zone by a parcel of land not less than 3 metres in width which shall be used for no other purpose than landscaping.

14) Deleted. By-Law 34-98

15) No person shall within a Restricted Commercial Residential (C5) Zone erect or enlarge any *building* or other *structure* unless such erection or enlargement is in character or in keeping with the residential appearance of the *buildings* or other *structures* then in existence on the lands zoned "C5".

18.3 **Regulations for Semi-Detached Dwellings**

1)	*Lot area* (minimum)	275.0 sq. metres
2)	*Lot frontage* (minimum)	
	- interior lot	9.1 metres
	- *corner lot*	12.0 metres
3)	*Front yard* (minimum)	6.0 metres
4)	*Exterior side yard* (minimum)	3.5 metres
5)	*Interior side yard*	1.2 metres 2.4 metres if car is beside house
6)	*Rear yard* (minimum) By-law 10-2002	7.0 metres
7)	*Building height* (maximum)	9.2 metres
8)	Coverage (maximum)	30%

By-law 005-2015

18.5 **Regulations for Other Permitted Residential Uses**

1)	*Lot area* (minimum)	613 sq. metres
2)	*Lot frontage* (minimum)	15.0 metres
3)	*Front yard* (minimum)	6.0 metres
4)	*Interior side yard* (minimum)	
	- one *storey*	1.2 metres
	- more than one *storey* By-law 005-2015	1.8 metres
5)	*Exterior side yard* (minimum)	3.5 metres
6)	*Rear yard* (minimum) By-law 10-2002	7.0 metres
7)	*Building height* (maximum)	9.2 metres
8)	Coverage (maximum)	30%

9) Unit area (minimum)

-	one bedroom	41 sq. metres
-	each additional bedroom	13 sq. metres

18.6 **Regulations for Institutional Uses**

See requirements for Institutional (INST) Zone.

SECTION 19

GENERAL INDUSTRIAL (M1) ZONE

In any General Industrial (M1) Zone, no land shall be used and no *building* or *structure* shall be erected or used except in accordance with the following provisions:

19.1 **Permitted Uses**

an *adult entertainment parlour*

an *assembly hall*

an *automotive use*

a bulk *fuel storage* establishment

a *business or professional office,* including an information processing use

a *caterer's establishment*

a *communications and broadcasting establishment*

a *contractor or tradesman establishment*

a *hotel or motel*

an *industrial use*

a lumber yard

a *machine shop*

a *nursery school* with no outdoor play area

a *public storage unit*

a *recreational establishment*

a *recycling depot*

a repair and service establishment, excluding an *automotive use* and a *personal service shop*

a research and development use

a *restaurant*

a *training facility*
By-law 2020-047

a *truck or bus storage terminal*

a *vehicle storage facility*

a *welding shop*

an *accessory use* including *office* and open storage uses

a *retail store* or service establishment as an *accessory use* on the same *lot* and occupying less than 20% of the main level *floor area* of the premises occupied by the primary use

By-law 95-2003

19.2 **Prohibited Uses**

an abattoir or meat packing plant

animal research

asbestos products manufacturing

an asphalt or concrete batching plant, including a *portable asphalt plant*

bone boiling, blood boiling, blood drying, rendering

explosives manufacturing

fish products processing, oil extraction from fish and animal matter

hide processing

a junk, scrap or wrecking yard and a *salvage yard* but excluding a *recycling depot*

manufacturing and storage of animal and fish matter fertilizers

medical waste storage and disposal

a nuclear power plant or other facility involving nuclear power

petroleum refining

a pulp and paper mill

a primary metal industry

research and development related to any prohibited use

a sugar refinery

a vegetable oil mill

19.3 **Regulations**

1)	*Lot Area* (minimum)	2,000 sq. metres
2)	*Lot Frontage* (minimum)	30.0 metres
3)	*Front Yard* (minimum)	6.0 metres, which shall be landscaped with the exception of driveway areas
4)	*Exterior Side Yard* (minimum)	3.0 metres which shall be landscaped with the exception of driveway areas
5)	*Interior Side Yard* (minimum)	9.0 metres from a *side lot line* that *abuts* a D, ER, R, RM or INST Zone; 3.0 metres in all other cases
6)	*Rear Yard* (minimum)	9.0 metres from a *rear lot line* that *abuts* a D, ER, R, RM or INST Zone; 6.0 metres in all other cases
7)	*Height* (maximum)	9.0 metres within 30 metres of a D, ER, R, RM or INST Zone; 18.0 metres in all other cases
8)	*Lot Coverage* (maximum)	60%

9) An open storage area, including a *vehicle* storage area, shall be located to the rear of the front wall of the main building, but are not permitted in any *yard* that *abut*s a D, ER, R, RM or INST Zone.

10) An open storage or display area, including a *vehicle* storage or display area, will be screened by a wall, fence or planting in such a manner that the stored or displayed materials, products or *vehicles* are not visible from a *street* or from a *lot* in a D, ER, R, RM or INST Zone.

11) The outdoor display of new goods, including *vehicles,* produced by or otherwise associated with an *industrial use* or *automotive use* on the same *lot*, is permitted in a *front yard* or an *exterior side yard*, but only within a single area that is at least 6.0 metres from the *street line* and that occupies up to 20% of the *front yard* or *exterior side yard*, as the case may be. Such display areas shall not be used for outdoor storage.

12) Loading areas are not permitted in any *yard* that *abuts* a D, ER, R, RM or INST Zone.

13) All required *yards* that *abut* a D, ER, R, RM or INST Zone shall be landscaped.

14) With the exception of a security post, all a*ccessory buildings* and accessory *structures* shall be located to the rear of the front wall of the main building.

15) *Accessory buildings* and *accessory structures*, excluding silos and tanks with a *height* exceeding 4.3 metres, are subject to the following requirements:

(a)	*Lot Coverage* (maximum)	10%
(b)	*Height* (maximum)	4.3 metres
(c)	*Side Yard* (minimum)	1.2 metres
(d)	*Rear Yard* (minimum)	1.2 metres

16) An a*dult entertainment parlour* is permitted only in a free-standing *structure* and shall be located no closer than 500 metres in a continuous path over the shortest distance from a residence or a Residential or Institutional Zone.

17) Each of the following uses are permitted only as the sole use on a *lot*, but one or more establishments may be devoted to the same use on the same *lot*:

(a) an *automotive use*

(b) a *contractor or tradesman establishment*

(c) a lumber yard

18) A *hotel or motel* is permitted only a *lot* that *abuts* Riddell Road, based on the current boundaries of the *lot*, or the boundaries of the *lot* that existed on September 8, 2003.

19) An *assembly hall* or a *restaurant* is permitted only if located on the same *lot* as a *hotel or motel*, based on the current limits of the *lot* or the boundaries of the *lot* that existed on September 8, 2003.

By-laws 122-2001; 95-2003; 005-2015

SECTION 20

OPEN SPACE - RECREATION (OS1) ZONE

In any Open Space - Recreation (OS1) Zone, no land shall be used and no *building* or *structure* shall be erected or used except in accordance with the following provisions:

20.1 **Permitted Uses**

an apiary, arboretum, nursery garden or forest management operation

a *fairground*

a *farm*, but not including a *dwelling unit*

a park

a *recreation use*

20.2 **Regulations**

1)	*Lot area* (minimum)	nil
2)	*Lot frontage* (minimum)	nil
3)	*Front yard* (minimum)	15.0 metres
4)	*Exterior side yard* (minimum)	15.0 metres
5)	*Interior side yard* (minimum)	15.0 metres
6)	*Rear yard* (minimum)	15.0 metres
7)	*Building height*	nil

SECTION 21

OPEN SPACE - CONSERVATION (OS2) ZONE

In any Open Space - Conservation (OS2) Zone, no land shall be used and no *building* or *structure* shall be erected or used except in accordance with the following provisions:

21.1 **Permitted Uses**

a conservation project

forest management

outdoor recreational uses

water reservoirs

a sewage treatment plant

a storm water management facility

By-law 59-98

21.2 **Regulations**

Nil

SECTION 22

INSTITUTIONAL (INST) ZONE

In any Institutional (INST) Zone, no land shall be used and no *building* or *structure* shall be erected or used except in accordance with the following provisions:

22.1 **Permitted Uses**

an *assembly hall*

a club house

a community centre

a convalescent or *long-term care facility*

a *crisis care facility*
By-law 95-2003

a day nursery

a government administration building

a hospital

a library

a *medical centre*

a *long-term care facility*
By-laws 95-2003; 2020-047

a public park

a *religious institution* or cemetery

a *retirement home*
By-law 95-2003

a *school*

22.2 **Regulations**

1)	*Lot area* (minimum)	1,600.0 sq. metres
2)	*Lot frontage* (minimum)	36.0 metres
3)	*Front yard* (minimum)	6.0 metres
4)	*Exterior side yard* (minimum)	6.0 metres

5)	*Interior side yard* (minimum)	2.0 metres
6)	*Rear yard* (minimum)	4.5 metres
7)	*Building height*	14.0 metres

22.3 **Dispensing Pharmacies**

A dispensing pharmacy is permitted as an ancillary use within a *medical centre* or hospital subject to the following definition and regulations:

1) A dispensing pharmacy means a place where prescriptions are filled and where merchandise comprising primarily health care products and health aid products is kept for sale to the public.

2) The maximum *floor area* devoted to a dispensing pharmacy is 90 square metres.

3) The dispensing pharmacy shall be accessible to the public only from an internal corridor or lobby that serves the *medical centre* or hospital as a whole.

By-law 12-99

SECTION 23

DEVELOPMENT "D" ZONE

In any Development "D" Zone, no land shall be used and no *building* or *structure* shall be erected or used except in accordance with the following provisions:

23.1 **Permitted Uses**

an existing *dwelling unit*

an existing *farm*

a *home occupation* in accordance with the provisions of Section 5
By-law 97-96

23.2 **Regulations**

Minimum *lot area* and frontage requirements shall be deemed to be that which exist at the time of passing of this By-law.

SECTION 24A

NEIGHBOURHOOD MIXED USE (NMU) ZONE

The following provisions shall apply to all buildings and structures to be erected in this zone:

24A.1 **Permitted Residential Uses**

a *single detached dwelling*

a *semi-detached dwelling*

a *row house dwelling*

a *townhouse dwelling*

a *group home*

a *long-term care facility*
By-law 2020-047

a *retirement home*

a *home occupation* in accordance with the provisions of Section 5

24A.2 **Other Permitted Uses at a Distance Not Greater Than 30 metres from the Limits of Thompson Road**

Business or professional offices in a residential building which are ancillary to the primary residential use and are limited to a maximum gross floor area of 93 square metres.

24A.3 **Other Permitted Uses at a Distance Greater Than 30 metres from the Limits of Thompson Road**

a *dwelling unit* or units on upper floors

a *business or professional office*

a *financial establishment*

a *medical laboratory*

a *nursery school*

a *personal service shop*

a *recreational establishment*

a *restaurant*

a *retail store*

a repair, service or rental establishment

a *veterinarian clinic*

24A.4 **Other Permitted Uses and Regulations**

Notwithstanding any other provision of this by-law, the following uses shall be permitted:

a food store, with a maximum gross *floor area* of 4,300 square metres, as expanded

a retail store with a maximum gross *floor area* of 377 square metres

a gas bar and kiosk, with a maximum of 5 pumps,

generally in accordance with the site plan approved by the Ontario Municipal Board by Decision/Order No. 0399, issued February 24, 2004.

a *crisis care facility*

a *group home*

a public park or playground

24A.5 **Regulations for Permitted Residential Uses for a *Lot* with a *Rear Lot Line* that is Adjacent to a *Lane***

1)	*Lot Area* (minimum)	
	Single Detached Dwellings	240 sq. metres
	Semi-Detached Dwellings	360 sq. metres
	Row House Dwellings	570 sq. metres
	Townhouse Dwellings	570 sq. metres
	Other Residential Uses	240 sq. metres
2)	*Lot Frontage* (minimum)	
	Single Detached Dwellings	8.0 metres
	Semi-Detached Dwellings	12.0 metres
	Row House Dwellings	19.0 metres
	Townhouse Dwellings	19.0 metres
	Other Residential Uses	8.0 metres
3)	*Front Yard* (minimum)	3.0 metres
4)	*Rear Yard* (minimum)	11.0 metres
5)	*Exterior Side Yard* (minimum)	2.0 metres
6)	*Interior Side Yard* (minimum)	1.2 metres
7)	*Building Height* (maximum)	11.0 metres

8) Notwithstanding Section 5.17(7), a driveway, *parking area*, garage or *carport* is permitted only within:

(i) 9.0 metres of a *rear lot line* that is curved, or

(ii) 7.0 metres of a *rear lot line* that is not curved.

24A.6 **Regulations for Permitted Residential Uses for a *Lot* with a *Rear Lot Line* that is not Adjacent to a *Lane***

1) *Lot Area* (minimum)

Single Detached Dwellings	270 sq. metres
Semi-Detached Dwellings	450 sq. metres
Row House Dwellings	570 sq. metres
Townhouse Dwellings	570 sq. metres
Other Residential Uses	270 sq. metres

2) *Lot Frontage* (minimum)

Single Detached Dwellings	9.0 metres
Semi-Detached Dwellings	15.0 metres
Row House Dwellings	19.0 metres
Townhouse Dwellings	19.0 metres
Other Residential Uses	9.0 metres

3) *Front Yard* (minimum) 5.0 metres

4) *Rear Yard* (minimum) 7.5 metres

5) *Exterior Side Yard* (minimum) 2.0 metres

6) *Interior Side Yard* (minimum) 1.2 metres

7) *Building Height* (maximum) 11.0 metres

8) All *carports*, garages and required parking spaces shall be located no closer to the *front lot line* than the front wall of the dwelling, or that of the foundation wall of a fully roofed *porch* or verandah, on any *lot*.

9) A maximum single-car width garage or *carpor*t is permitted:

(i) on lots with a *lot frontage* of less than 10 metres containing a *row house*, *townhouse* or *single detached dwelling*;

(ii) on lot with a *lot frontage* of less than 18 metres containing a *semi-detached dwelling*.

24A.7 **Residential Yard Encroachments**

In addition to the encroachments permitted by Section 5.22,

1) An unenclosed *porch* or deck may encroach up to 2.0 metres into a required *front yard* or *rear yard*;

2) An enclosed or unenclosed stair, deck, *porch*, or canopy associated with a side entrance may encroach up to 1.7 metres into a required *exterior side yard*; and,

3) An unenclosed stair and landing associated with a side entrance may encroach up to 1.0 metre into a required *interior side yard.*

24A.8 **Regulations for Non-Residential Uses**

1)	Lot Area (minimum)	800 sq. metres
2)	Lot Frontage (minimum)	20.0 metres
3)	Front Yard (minimum)	3.0 metres
4)	Rear Yard (minimum)	7.5 metres
5)	Exterior Side Yard (minimum)	3.0 metres
6)	Interior Side Yard (minimum)	2.0 metres
7)	Building Height (maximum)	14.0 metres
8)	Coverage for all buildings and parking areas (maximum)	70%

9) All parking spaces shall be located no closer to the front lot line than the exterior wall of the building, other than any food store referred to Section 24A.4, that is located closest to the front lot line on any lot.

10) No parking areas are permitted in a minimum required front yard or exterior side yard.

11) Other than those uses listed in 24A.4, the maximum gross floor area for a retail store shall be 929 square metres.

By-law 36-2004 **(90-96 C Line)**
OMB order dated June 28, 2007, File No. PL040341

SECTION 24

SPECIAL PROVISIONS

24.1 Deleted. By-law 95-2003

24.2 Notwithstanding Section 8.1 hereof, a *parking area* is permitted subject to the following:

1) the *parking area* will be used only by the visitors to or employees of the funeral home at 21 First Street , or the place of worship at 5 First Avenue;

2) the *parking area* will not supply any parking spaces to satisfy any parking requirement, pursuant to Section 5.17 hereof, in relation to the funeral home at 21 First Street or the place of worship at 5 First Avenue;

3) a landscaped strip with a minimum width of 3.0 metres will be provided along the east *lot line*; and

4) a landscaped strip with a minimum width of 6.0 metres will be provided along the *front lot line*, excepting only the driveway.

By-law 27-2004 **(4 Second Avenue)**

24.3 Notwithstanding the requirements of the "R2" Residential Second Density Zone, the *lot* described as Lots 61, 62, 63 and part of Lot 64, Plan 195, and the *lot* described as Lots 1 and 2, Block 1, Plan 216, may be used for greenhouse establishments provided that no *buildings* located thereon at the date of the passing of this By-law shall be enlarged after the date of the passing of this By-law.

(78 John Street)

24.4 Notwithstanding the provisions of the "RM1" Multiple Family Residential Zone, the following provisions shall apply to the *lot* described as Lot 17, Registered Plan 195:

(a) A maximum of 4 *dwelling units* shall be permitted

(b) Minimum *lot frontage* - 20.0 metres

(c) Minimum *lot depth* - 22.5 metres

(d) Minimum *rear yard* - 6.0 metres

(51 John Street)

24.5 Notwithstanding the provisions of the "R1" Residential First Density zone, on the land described as Lot 24 and Part of Lot 23, Block 3, Registered Plan 237, the following shall be required:

(a) Minimum *lot area* - 550.0 square metres

(b) Minimum *lot depth* – 28.0 metres

(c) Minimum *ground floor area* for a one *storey building* - 115 square metres

(92 Elizabeth Street)

24.6 Deleted. By-law 95-2003

24.7 Deleted. By-law 36-2004

24.8 Notwithstanding the provisions of the "C3" Service Commercial Zone marked waiting lanes capable of accommodating 2.5 cars per washing bay shall be provided for any coin operated *car wash* on the property described as Lots 3, 4, 5 and 6 of Registered Plan 117 on the Town Line Road. In addition, a minimum *interior side yard* of 1.5 metres shall be permitted.

Notwithstanding the provisions of Section 16.1 hereof, an upper floor *dwelling unit* is permitted within the area of the subject property.

By-law 43-99 **(14 Town Line)**

24.9 Notwithstanding the provisions of the "C5" Restricted Commercial Residential Zone, the *parking area* location for the use of Lot 1, Block 2, Registered Plan 237, may include portions of the Ada Street right-of-way.

(299 Broadway)

24.10 Notwithstanding Sections 2.70, 15.2(4) and 15.2(6) hereof, the following regulations shall apply:

(1) The *front lot line* shall be deemed to be the *lot line* dividing the *lot* from Alder Street.

(2) The minimum *exterior side yard* adjacent to Colbourne Crescent shall be 6 metres.

(3) The minimum *rear yard* for a *building* not exceeding one *storey* in *height* is 4.5 metres.

(4) Those portions of the *rear yard* and the *exterior side yard* that are within six metres of Colbourne Crescent shall be landscaped.

(5) Those portions of the *front yard* that are within three metres of Alder Street, Colbourne Crescent and Riddell Road shall be landscaped except for driveway entrance areas.

By-law 95-2003 **(75 Alder Street)**

24.11 Notwithstanding the provisions of the "R2" Residential Second Density Zone, permitted uses for the property described as Part of Lot 25, Block 10, Registered Plan 222, shall also include professional *office*.

(61 First Street)

24.12 Notwithstanding the provisions of the RM1 "Multiple Residential Medium Density" Zone, the following provisions shall apply to the lands described as Plan 195, Lot 57, Part of Lot 56, Part of Reserve Plan 138, Lot 27, Part of Lot 26, Concession E, Part of Lot 1 in the Town of Orangeville:

(a) A maximum of 71 apartment units shall be permitted within the existing *building* located on the lands.

(b) A minimum *exterior side yard* of 5 metres is required.

(17 Church Street - Mill Place apartments)

24.13 Notwithstanding the provisions of the "C3" Service Commercial Zone, on the land described as Part of Lots E and F, Registered Plan 226, and Part of Lots 18 and 19, Registered Plan 186, a minimum *side yard* of .9 metres shall be required.

By-law 43-99 **(324 Broadway)**

24.14 Notwithstanding the provisions of the "M1" General Industrial Zone, on the land described as Part 5 of Part of the east half of Lot 2, Concession D, Registered Plan 7R-1722, a minimum *interior side yard* of 2 metres shall be required in the southern *side yard*.

(19 Commerce Road)

24.15 Notwithstanding the provisions of the "R5" Residential Fifth Density Zone, on the land described as Part of Lots 10 and 11, Registered Plan 170, a minimum *lot frontage* of 4.2 metres shall be required and a minimum *interior side yard* of 4.5 metres shall be required.

Notwithstanding the provisions of Sections 2.2 and 11.1, a *dwelling unit* shall be permitted in the detached garage on the property.

By-law 96-2008 **(22 Hillside Drive)**

24.16 Notwithstanding the provisions of the "RM1" Multiple Residential Medium Density Zone, on the land described as Lots 3, 4 and 5, Block 6, Registered Plan 159, a maximum of 28 *multiple dwelling units* shall be permitted.

(53 First Avenue)

24.17 Notwithstanding Sections 12.1, 12.2 (4) and 12.2 (5) hereof, the following provisions shall apply to Lots 283, 285, 286 and 287, Registered Plan 100:

(a) Permitted Uses: a *row house dwelling*, a *townhouse dwelling*

(b) *Exterior side yard* (minimum): 6.0 metres

(c) *Rear yard* (minimum): 6.7 metres, except for the lands comprising Lot 287 and Part of Lot 286, Registered Plan 100 where the minimum *rear yard* is 3.15 metres.

By-laws 95-2003; 44-2006 **(2 Cedar Drive; 2, 6, 31 Parkview Drive; 90 Lawrence Avenue)**

24.18 Notwithstanding the provisions of the "R1" Residential First Density Zone, a second *dwelling unit* shall be permitted on the lands described as Lot 9, Block 4, Registered Plan

212, and part of the *lane*, in the Town of Orangeville. In addition, the following provisions shall apply:

(a) A minimum *frontage* of 20.0 metres is required.

(b) No *interior side yard* is required.

(c) A minimum *rear yard* of 3.0 metres is required.

(6 Clara Street)

24.19 Notwithstanding Section 12.1 hereof, on the lands described as Part of Lots 3, 4 and 5, Block 1, Registered Plan 212, a *business or professional office* is also permitted within the existing *row house dwelling*.

By-law 95-2003 **(2-10 Zina Street)**

24.20 Notwithstanding the provisions of Section 13A.1 (permitted uses of the CBD Zone), the following uses shall be the only uses permitted on the lands zoned Central Business District (CBD) Zone, Special Provision 24.20:

Permitted Uses

a *single detached dwelling*

a *semi-detached dwelling*

a public park or playground

a *home occupation* in accordance with the provisions of Section 5

a *parking area*

a *parking lot.*

By-law 106-2001 **(22 Zina Street)**

24.21 Notwithstanding the provisions of the "C2" Neighbourhood Commercial Zone, on the lands described as Lots 1, 2, 3, 4 and Part of Lot 5, Block 18, Plan 222, gasoline pumps, a gasoline pump island and a *canopy* may be located not closer than 2.7 metres to the eastern limit of First Street.

(87-89 First Street)

24.22 Notwithstanding the provisions of Section 11B of this by-law, the following regulations shall apply to lands described as Part of Lots 15 and 16, Registered Plan 27A:

Permitted Uses

A *single detached dwelling*
A *home occupation* in accordance with the provisions of Section 5

Regulations for a single detached dwelling with less than 9.1 metres of frontage

1)	*Lot area* (minimum)	300 sq. metres
2)	*Lot frontage* (Minimum)	
	- interior lot	8.5 metres
3)	*Front yard* (minimum)	6.0 metres
4)	*Interior side yard* (minimum)	
	- on one side of the dwelling	1.2 metres
	- on other side of dwelling	0.1 metres
5)	*Rear yard* (minimum)	4.5 metres
6)	*Building height* (maximum)	9.2 metres
7)	Coverage (maximum)	45%
8)	*Ground floor area* (minimum)	
	- one *storey*	90 sq. metres
	- two *storey*	55 sq. metres

By-law 127-97 **(2, 4, 6, 8, 10 Lakeview Court)**

24.23 Notwithstanding the provisions of Section 23.1 hereof, the lands indicated on Schedule "A" as "D 24.23" shall only be used as a communication facility including related uses such as a studio, *office*, signal receiving facilities, storage and parking".

By-laws 6-96; 95-2003 **(70 C Line)**

24.24 Notwithstanding the provisions of the Neighbourhood Commercial (C2) Zone, on lands described as Part of Lot 28, Elliott Street, Plan 219; Part of Block A, Plan 50; Parts 1-3, Plan 7R-1430; Part 1, Plan 7R-5748, the following provisions shall apply:

(a) The following uses shall only be permitted:
- an *automobile service station*
- a *business or professional office*
- a *financial establishment*
- a *medical laboratory*
- a *personal service shop*
- a *recreational establishment*
- a *restaurant*
- a *retail store*
- a repair, service or rental establishment
- a *veterinarian clinic*

(b) Easterly Minimum *Interior Side Yard* 0.12 metres
(Existing *Building* only)

By-law 104-2013 **(51 Town Line)**

24.25 Deleted. By-law 95-2003

24.26 Notwithstanding the provisions of the "R5" Residential Fifth Density Zone, on the lands at 1 Hillside Drive, a Family Resource Centre shall be recognized as a permitted use.

(1 Hillside Drive)

24.27 Notwithstanding the provisions of the "C2" Neighbourhood Commercial Zone, on the lands described as Lot 10 of the Registered Plan 75 on First Street, the Commercial use of the lands will be limited to *office* uses.

(67 First Street)

24.28 Notwithstanding the provisions of the "C2" Neighbourhood Commercial Zone, the *lot* described as Lot 7, Registered Plan 275 and any other *building* may be used in any manner permitted by this By-law including the retail and wholesale sale of motor *vehicle* parts and supplies and the warehousing of them for that purpose.

By-law 005-2015 **(74 First Street)**

24.29 Notwithstanding the provisions of the "RM2" Multiple Residential High Density Zone, on those lands consisting of Part of the east half of Lot 2, Concession 2, W.H.S. of the Town of Orangeville being Part of Lots 34, 35, 36, 39, 40, 41, 42, 57, 58, 59, 60 and Homestead, and also part of Acott Street (closed by By-law 1988), Registered Plan 252 of the Town of Orangeville; which lands are known as Block E in the Draft Plan of Subdivision for Forest Park Valley, the construction of two apartment buildings of four and six *storeys* containing a total of 98 units shall be permitted.

(35, 45 Bredin Parkway)

24.30 Notwithstanding the provisions of the “C3” Service Commercial Zone, on the land described as Lot 1, Registered Plan 116, permitted uses shall be limited to a *business or professional office* and a *motor vehicle sales and service establishment*.

By-law 58-2011 **(1 Diane Drive)**

24.31 Notwithstanding Section 18.1 hereof on the lands described as Part Lot 1, Block 9, Plan 138, a *public garage, mechanical*, and the sale of *vehicles* in conjunction therewith shall be a permitted use.

Section 18.2(15) hereof shall not apply to a *public garage, mechanical*.

By-law 95-2003 **(252 Broadway)**

24.32 Notwithstanding the provisions of the Central Business District (CBD) Zone, on the lands described as 5 and 7 Little York Street, being composed of Part of Lot 3 and Lot 4, in Plan 42, part of Lots 23 and 24 both in Block 6, Plan 138, part of Lot 1, in Concession E formerly in the Township of East Garafraxa, now in the said Town and part of an allowance for *lane* between Lot 1, Concession E and Lot 3, Plan 42 and parts of Lot 23 and 24, Block 6, Registered Plan 138 and being more particularly described as Parts 1, 2 and 3 according to Plan 7R-1204, an *auto body shop* shall be a permitted use.

By-law 43-99 **(5, 7 Little York Street)**

24.33 Notwithstanding the provisions of the Central Business District (CBD) Zone, on the lands described as Part 3 of Reference Plan 7R-2482, the maximum *lot coverage* shall be 100% and the minimum *rear yard* requirement shall be nil. The existing Orange Lawrence Mill may be repaired or reconstructed on this property, to similar height, size and volume. The parking and *loading space* requirements of this by-law shall not apply. The surrounding easements, described as Parts 1 and 2 of Reference Plan 7R-2482 may be used for the construction of driveways to provide access to Little York and Mill Streets and to construct *parking areas*, of asphalt, concrete or brick for the use of the commercial building on Part 3.

By-law 43-99 **(38 Mill Street)**

24.34 Notwithstanding the provisions of the "RM1" Multiple Residential Medium Density Zone, the following shall apply to the lands described as all of Lot 1, Part Lots 2 and 3, Part of First Avenue (between Blocks 15 and 16) and Part of Fourth Street (closed) and part of the 20 foot *lane* (closed), unnumbered block between First and Second Avenue and east of Fourth Street (known as Block 15) Registered Plan No. 201:

(a) A maximum of 48 *dwelling units* shall be permitted.

(b) A minimum *interior side yard* of 7.3 metres is required.

(c) A minimum *rear yard* of 7.6 metres is required.

(d) A maximum *height* of 21.3 metres shall be permitted.

(16 Fourth Street)

24.35 Notwithstanding the provisions of the "R2" Residential Second Density Zone, the following shall apply to the lands having *frontage* on John Street, known as Part Lot 29, Registered Plan 195:

(a)	Minimum *frontage*	15.5 metres
(b)	Minimum *lot depth*	23.7 metres
(c)	Maximum *lot coverage*	42%
(d)	Minimum *lot area*	371 square metres
(e)	Minimum *front yard*	3.6 metres
(f)	Minimum *rear yard*	3.6 metres

(27 John Street)

24.36 Notwithstanding the provisions of the "R2" Residential Second Density Zone, the following shall apply to the lands having *frontage* on Margaret Street, known as Part Lot 29, Registered Plan 195:

(a)	Minimum *lot frontage*	15.5 metres

(b)	Minimum *lot depth*	21.3 metres
(c)	Maximum *lot coverage*	33%
(d)	Minimum *lot area*	334 square metres
(e)	Minimum *front yard*	4.5 metres
(f)	Minimum *rear yard*	1.5 metres

(25 Church Street)

24.37 Notwithstanding the provisions of the Residential Second Density (R2) Zone, the following shall apply to lands known as Part of the West ½ of Lot 2, Concession II, W.H.S.:

(a)	Minimum *lot area*	464 square metres
(b)	Maximum *lot coverage*	35%

(Edenwood Crescent; Oakwood Crescent; Beechfield Crescent; Jull Court.; 202-208, 205-239 Credit Creek Boulevard)

24.38 Notwithstanding the provisions of the institutional (INST) Zone on lands described as Part of West ½ of Lot 4, Concession D, a church manse or rectory shall be a permitted use.

(55 C Line)

24.39 Notwithstanding the provisions of the Residential Second Density (R2) Zone, on lands described as Part Lot 22, Plan 195 and having *frontage* on Margaret Street, the following provisions shall apply:

(a)	Minimum *lot frontage*	12.0 metres
(b)	Minimum *lot area*	275.0 square metres
(c)	Minimum *lot depth*	22.0 metres
(d)	Minimum *front yard*	3.0 metres

(14 Margaret Street)

24.40 Notwithstanding the provisions of the Residential Second Density (R2) Zone, on lands described as Part Lot 22, Plan 195 and having *frontage* on John Street the following provisions shall apply:

(a)	Minimum *lot frontage*	14.0 metres
(b)	Minimum *lot area*	315.0 square metres
(c)	Minimum *lot depth*	22.0 metres

(37B John Street)

24.41 Notwithstanding the provisions of the Service Commercial (C3) Zone, on lands described as Part of the East ½ of Lot 3, Concession 2, W.H.S., a *retirement home* shall be a permitted use.

By-law 43-99 **(236 First Street)**

24.42 Temporary Use - Permission Expired

24.43 Notwithstanding the provisions of the Service Commercial (C3) Zone on lands described as Part Lot 76 and 77, Plan 219 the following uses shall only be permitted:

- an animal hospital
- an assembly hall
- an *automobile service station*
- an automobile tire store
- an automotive parts depot
- a building supply outfit
- a *car wash*
- a club house
- a *dry cleaning or laundry establishment*
- a farm implement dealer
- a funeral home
- a hardware store
- a *home furnishing or improvement retail use*
- a *motor vehicle sales and service establishment*
- an *office* if located on an upper floor of a commercial building
- a public garage
- a publishing establishment
- a *real estate office*
- a *recreational establishment*
- a repair, service or rental establishment
- a *variety store*
- a *video film outlet*
- a warehouse with up to 20% of the *ground floor area* devoted to an *accessory retail store*
- a *wholesale establishment*

Despite the foregoing, a billiards parlour, a pool hall and an *amusement arcade* are prohibited.

By-law 43-99, 14-2000 **(17 Town Line)**

24.44 Notwithstanding the provisions of the Open Space - Conservation (OS2) Zone on lands described as Part Lots 76 and 77, Plan 219, a *parking area* approved by the Credit Valley Conservation Authority shall be a permitted use.

(17 Town Line)

24.45 Notwithstanding the provisions of the Residential Third Density (R3) Zone on lands described as Part of Lot 1, Concession 1, W.H.S. the following shall apply to *semi-detached dwellings*.

(a)	Minimum *lot frontage*	7.5 metres
(b)	Minimum *interior side yard*	1.2 metres

(12-146 Lakeview Court)

24.46 Notwithstanding the provisions of the Multiple Residential Medium Density (RM1) Zone on lands described as Block 2, Part Lots 2 and 3, Registered Plan 233, the following provisions shall apply to *row house dwellings*:

(a)	Minimum *lot frontage*	4.5 metres
(b)	Minimum *interior side yard*	1.35 metres

(79 Town Line)

24.46A Notwithstanding Section 15.1 hereof, the only permitted uses are a *convenience retail use* and a *dwelling unit.*

By-law 95-2003 **(200 Elizabeth Street)**

24.47 Deleted. By-law 032-2019

24.48 Notwithstanding the provisions of the Multiple Residential Medium Density (RM1) Zone on lands described as Part Lot 8 and 9, Block 6, Registered Plan 195, the following provisions shall apply to *multiple dwellings*:

(a)	Minimum *rear yard*	5.4 metres
(b)	Minimum *interior side yard*	2.2 metres
(c)	Minimum *exterior side yard*	3.9 metres

(69-71 First Avenue)

24.49 Deleted. By-law 95-2003

24.50 Notwithstanding the provisions of the Multiple Residential Medium Density (RM1) Zone, on lands described as Lots 81, 82 and Part Lot 83, Registered Plan 219, a maximum development *density* of 62 units per net residential hectare shall be permitted.

(60 Chisholm Street)

24.51 Notwithstanding the provisions of the Residential Second Density (R2) Zone, on lands described as Part of Lot 5, Registered Plan 195 and fronting onto Margaret Street, the following provisions shall apply:

Lot area	Minimum 400 m^2

(52 Margaret Street)

24.52 Notwithstanding the provisions of the Residential Second Density (R2) Zone, on lands described as Part of Lot 5, Registered Plan 195 and fronting onto John Street, the following provisions shall apply:

Front yard	Minimum 5.0 metres
Rear yard	Minimum 1.8 metres

(75 John Street)

24.53 Notwithstanding the provisions of the Neighbourhood Commercial (C2) Zone, on lands described as Part of Lots 1 & 2, Block 4, Registered Plan 212, the following provisions shall apply:

Lot area	Minimum 800 square metres
Lot frontage	Minimum 20.0 metres
Front yard	Minimum 3.3 metres

(4 Clara Street)

24.54 Deleted. By-law 87-2003

24.55 Notwithstanding the provisions of Section 5.8, Fences in By-law 22-90, the following provision shall apply to lands described as Part Lots 2 & 3, Block 7, Plan 216:

(a)	Maximum Fence Height (*rear* and *side yard*)	2.45 metres

By-law 37-90 **(60 William Street)**

24.56 Notwithstanding Section 5.17(4)(a), (b), and (e)(i), on the lands described as Lot 16, Block 9, Registered Plan 138, the ingress and egress ramps may be a maximum width of 10 metres and there may be up to two ramps separated by at least 6.2 metres.

By-law 95-2003 **(268 Broadway)**

24.57 Notwithstanding the provisions of the Neighbourhood Commercial (C2) zone, on lands described as Part of Lot 1, Concession 1, W.H.S., the following provisions shall apply:

(a) The following uses shall only be permitted:
- a *dwelling unit* or *units* on upper floors
- a *business or professional office*
- a medical clinic
- a *dry cleaning or laundry establishment*
- a *financial establishment*
- an *office*
- a *parking area*
- a *personal service shop*
- a *recreational establishment*
- a *restaurant*
- a *retail store*

- a service establishment

(b) Minimum *Interior Side Yard* 3.0 metres

By-laws 78-90, 95-2003 **(170, 200 Lakeview Court)**

24.58 Notwithstanding Section 15.1 hereof, the only permitted uses are a *convenience retail use* and *upper floor dwelling units*.

By-law 95-2003 **(99 Mill Street)**

24.59 Superseded By-law 62-92; Deleted. By-law 32-2011

24.60 Notwithstanding the provisions of the Multiple Residential Medium Density (RM1) zone, on lands described as, all of Lots 1 & 2 and Part of Lots 11 & 12, Block 12, Plan 201, the following provisions shall apply to *multiple dwellings*:

(a) Minimum *Lot Area* 470 square metres

(b) Minimum *Lot Frontage* 19.0 metres

(c) Minimum *Front Yard* 4.0 metres

(d) Minimum *Interior Side Yard* 1.85 metres

(e) Minimum *Rear Yard* 8.1 metres

(f) All other appropriate provisions of By-law 22-90 shall apply.

By-law 35-91 **(50 Third Street)**

24.61 Notwithstanding the provisions of the Residential Third Density (R3) Zone and Residential Third Density Holding R3(H) Zone on lands described as Lots 14 to 38, inclusive, Registered Plan 314, the following provision shall apply to *linked dwellings*:

(a) Minimum *Interior Side Yard* 1.0 metres

By-law 11-91 **(Adams Court)**

24.62 Notwithstanding the provisions of the Residential Second Density (R2) zone, the following shall apply to lands at the corner of Church and William Streets, having *frontage* onto William Street and described as, Part of Lots 8 & 9, Block 5, Plan 216, the following provisions shall apply:

(a) A Minimum *Lot Area* of 384 square metres shall be required.

(b) A Minimum *Front Yard* of 3.54 metres shall be required.

(c) A Minimum *Exterior Side Yard* of 1.05 metres shall be required.

(d) All other applicable regulations of By-law 22-90 shall apply.

By-law 43-91 **(39 Church Street)**

24.63 Notwithstanding the provisions of the Residential Second Density (R2) zone, the following shall apply to lands having *frontage* onto William Street and described as, Part of Lot 8, Block 5, Plan 216, the following provisions shall apply:

(a) A Minimum *Lot Area* of 307 square metres shall be required.

(b) All other applicable regulations of By-law 22-90 shall apply.

By-law 43-91 **(2 William Street)**

24.64 Deleted. By-law 81-92

24.65 Deleted. By-law 95-2003

24.66 Notwithstanding Section 15.2(3), 15.2(5) and 15.2(6) hereof, the following shall apply to the lands described as Lot 29 and Part of Lot 30, Registered Plan 219:

Front Yard (minimum):	0 metres
Interior Side Yard (minimum):	0 metres
Rear Yard (minimum):	0 metres

By-law 95-2003 **(47A Town Line)**

24.67 Notwithstanding the provisions of Sections 5.17 and 16 of By-law 22-90, as amended, the following provisions shall apply to the subject lands:

1) Permitted Uses

All uses permitted in the C3 zone, except a *kennel*, a billiards parlour, a pool hall, an *amusement arcade*, a *restaurant*, a *variety store* and a *video film outlet*.

Outdoor storage including a *vehicle storage facility* is also permitted but only in the *rear yard*.

2) Other *Front Yard* Restrictions

Automotive repair activities and the outdoor storage of derelict *vehicles*, automotive parts and equipment are prohibited in the *front yard*.

The outdoor display of goods and merchandise in the *front yard*, except for up to five *vehicles* for sale or hire, is prohibited.

3) Minimum *Front Yard*

Existing *Buildings* Only:	6.5 metres

4) Minimum *Interior Side Yard*

Existing *Buildings* Only:	0 metres

5) Minimum *Rear Yard* – 22 Green Street

Existing *Buildings* located on Parts of Lots 31 and 32, Registered Plan 219 (22 Green Street) only: 0 metres

6) Maximum Lot Coverage – 22 Green Street

Existing *Buildings* located on Parts of Lots 31 and 32, Registered Plan 219 (22 Green Street) only: 70%

7) Commercial and Automotive *Floor Area* – 22 Green Street

The maximum *floor area* devoted to commercial uses and *automotive uses* in the existing *building* located on Parts of Lots 31 and 32, Registered Plan 219 (22 Green Street) is 298 square metres.

8) Minimum Parking – 22 Green Street

The minimum parking requirement for the existing *building* on Parts of Lots 31 and 32, Registered Plan 219 (22 Green Street) is 18 parking spaces.

By-law 7-2001 **(18 and 22 Green Street)**

24.68 The face of a garage that is attached to or integrated into a *single detached dwelling* may protrude a maximum distance of 2.5 metres beyond one or more of the following:

(a) the main front wall of the dwelling;

(b) a habitable second floor located above the garage, or

(c) a fully-roofed front *porch* or verandah.

Holding symbol

The holding symbol may be removed from the lands zoned R1 S.P. 24.68 when the Town is satisfied that there is sufficient water supply and sewage treatment capacity to service the development.

By-law 125-2004 **(1-70 Young Court, 540 & 550 County Road 23)**

24.69 Notwithstanding Section 7.2(6) hereof, all *buildings*, *structures* and paved areas shall be located at least 15 metres from the *rear lot line*.

By-law 125-2004 **(35, 37, 39 Young Court)**

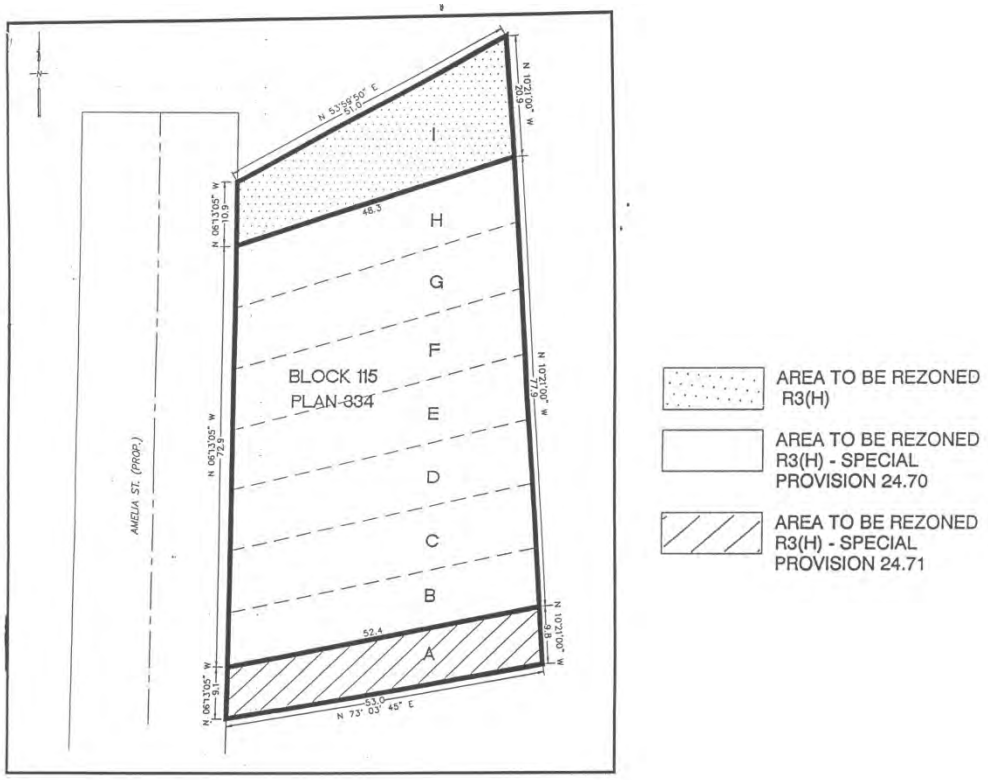
24.70 Notwithstanding the provisions of the R3(H) - Residential Third Density Holding Zone, on Lots B, C, D, E, F, G, and H, as shown on attached Schedule "A", the following special provisions shall apply to *semi-detached* (*linked*) *dwellings*:

(a) *Interior Side yard* (minimum)

- on one side of dwelling 2.0 metres

(b) *Interior Side yard* (minimum)
- on other side of dwelling 0 metres

Schedule "A" to 24.70 and 24.71



By-law 57-92 **(62-74 Amelia Street)**

24.71 Notwithstanding the provisions of the R3(H) - Residential Third Density Holding Zone, on Lot A, as shown on attached Schedule "A", the following special provisions shall apply to *semi-detached (linked) dwellings*:

(a) *Interior Side yard* (minimum)
- on one side of dwelling 1.2 metres

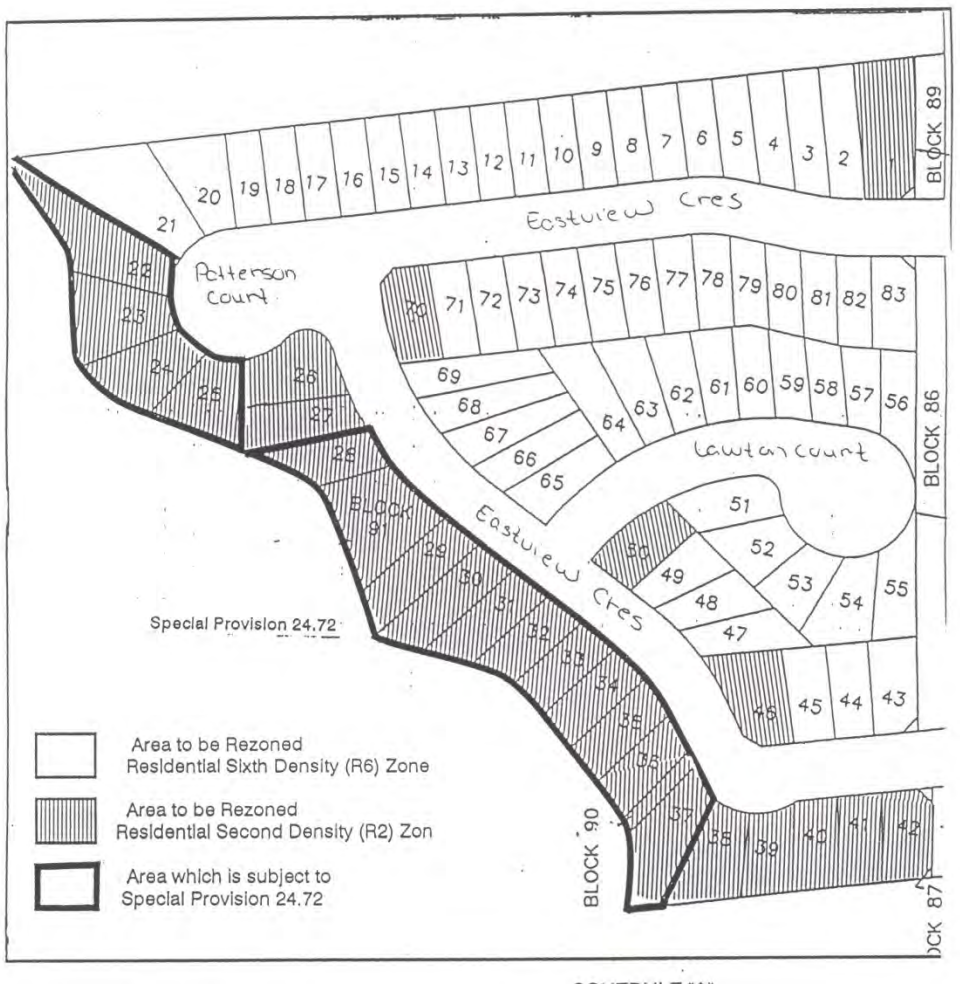
(b) *Interior Side yard* (minimum)
- on other side of dwelling 0 metres

By-law 57-92 **(60 Amelia Street)**

24.72 Notwithstanding the provisions of the Residential Second Density (R2) Zone on lands described as Lots 22-25 inclusive and 28-37 inclusive, on Schedule "A" attached, the following provision shall apply:

(a) All *buildings* and *structures*, including swimming pools, must be a minimum of 7.5 metres from the approved Environmentally Sensitive Area (E.S.A.) line, as outlined on Schedule "A" attached.

Schedule “A”



By-law 47-93 **(47-63 Eastview Crescent; 9-15 Patterson Court)**

24.73 Notwithstanding the provisions of the Neighbourhood Commercial (C2) Zone and Neighbourhood Commercial Floodplain (C2(F)) Zone, permitted uses for the property described as Part of Blocks A & F, and all of Block L, Plan 116, Town of Orangeville, shall also include a *motor vehicle sales and service establishment.*

By-law 77-92 **(328 Broadway)**

24.74 Notwithstanding the provisions of the Residential Fifth Density (R5) Zone on lands described as Part of Lot 30, Concession 1, E.H.S., the following special provision shall apply to *Row House Dwellings*:

(a) *Interior side yard* (minimum) 1.5 metres

(b)	*Exterior side yard* (minimum)	3.0 metres

By-law 13-93 **(110-180, 113-173 Howard Crescent)**

24.75 Deleted. By-law 95-2003

24.76 Notwithstanding the provisions of the Residential Fourth Density (R4(H)) Zone for the dwellings on Parcels A, B, C, D, E, F, G, H and I, as shown on attached Schedule "A", the maximum number of units shall be 9 (nine).

Notwithstanding the provisions of the Residential Fourth Density (R4(H)) Zone for *semi-detached (linked) dwellings* on Parcels A, B, C, D, E, F, H and I, as shown on attached Schedule "A", the following special provisions shall apply to *semi-detached (linked) dwellings:*

1)	*Lot Area* (minimum)		222.0 square metres
2)	*Front Yard* Setback (minimum)		
	i)	for Parcel A	2.3 metres
	ii)	for Parcels B, C, E, F, H, I	5.0 metres
	iii)	for Parcel D	2.5 metres
3)	*Side Yard* Setback (minimum)		
	for Parcel A		0.50 metres (North Side) 1.86 metres (South Side)

Notwithstanding the provisions of the Residential Fourth Density (R4(H)) Zone for *single detached dwelling* on Parcel G, as shown on attached Schedule "A", the following special provisions shall apply:

1)	*Lot Area* (minimum)		294.0 square metres
2)	*Lot Frontage* (minimum)		
	i)	*Corner Lot*	12.0 metres
3)	*Front Yard* Setback (minimum)		5.0 metres

Notwithstanding the provisions of the Residential Fifth Density (R5(H)) Zone and Residential Fifth Density (R5(F)(H)) Zone, as shown on attached Schedule "A", the maximum number of units shall be thirty-one (31).

Notwithstanding the provisions of the Residential Fifth Density (R5(H)) Zone, the following definition shall apply to a *Row House Dwelling*:

"*Dwelling, Row House*" means a free standing *building* containing three or more *dwelling units* which may be divided vertically or horizontally with each unit having at least two independent entrances.

Notwithstanding the provisions of the Residential Fifth Density (R5(H)) Zone and Residential Fifth Density (R5(F)(H)) Zone, as shown on attached Schedule "A", the following special provisions shall apply:

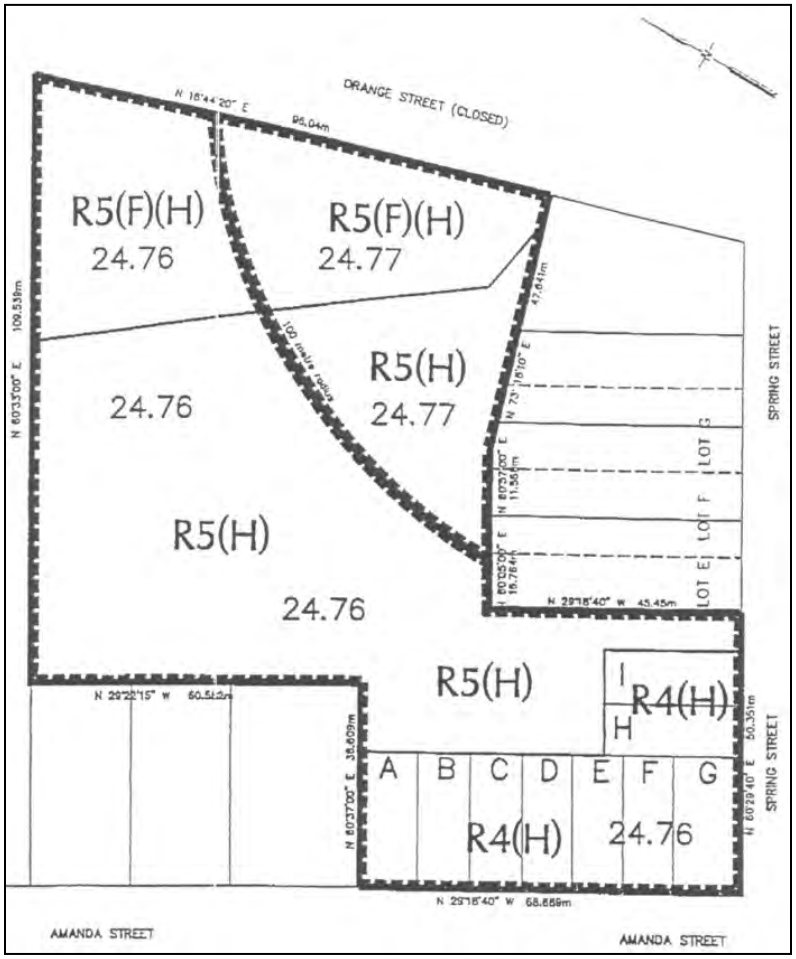
1) *Lot Frontage* (minimum)
   - public *street* 7.0 metres

2) *Interior Side Yard* (minimum)
   - adjacent to Lots A, B, C, D, and Part of Lot E, as shown on Schedule "B" 3.8 metres

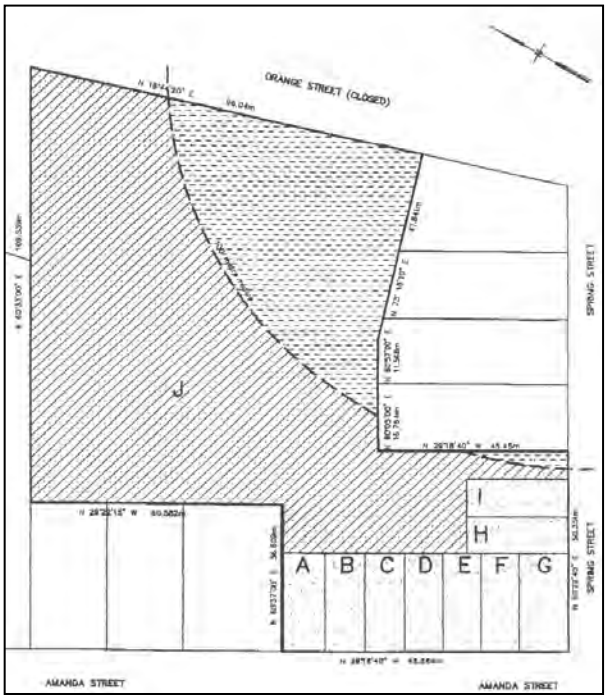
3) Unit Area (minimum) 90 square metres

Notwithstanding the provisions of the Residential Fifth Density (R5(H)) Zone and the Residential Fifth Density (R5(F)(H)) Zone, the stormwater management facility cannot be altered in any way without the prior written approval of the Town of Orangeville and the Credit Valley Conservation Authority.

Schedule "A"



Schedule “B”

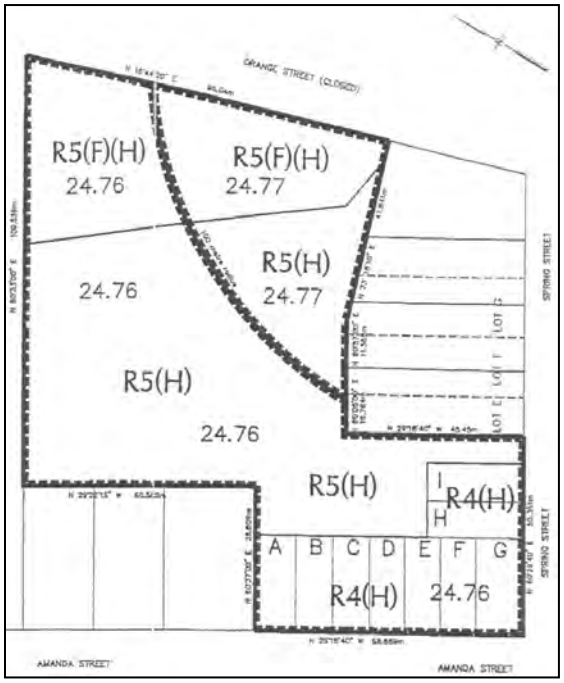


O.M.B. Order dated August 15, 1994, File No. Z920181 **(1, 3, 5 Spring Street; 19A, 19B, 19C, 21A, 21B, 21C, 21D Amanda Street**

24.77 Notwithstanding the provisions of the Residential Fifth Density (R5(H)) Zone and Residential Fifth Density (R5(F)(H)) Zone as shown on the attached Schedule "A" and lying east of the line marked "100 metre radius", no residential dwellings are permitted. Permitted uses shall be parking, stormwater management facility, open space and recreational area.

Notwithstanding the provisions of the Residential Fifth Density (R5(H)) Zone and the Residential Fifth Density (R5(F)(H)) Zone, the stormwater management facility cannot be altered in any way without the written approval of the Town of Orangeville and the Credit Valley Conservation Authority.

Schedule "A"



O.M.B. Order dated August 15, 1994, File No. Z920181 **(5 Spring Street)**

24.78 Notwithstanding the provisions of Section 14.2 (6) and (8) the following provisions shall apply to the lands zoned "Central Business District (CBD) S.P. 24.78 Zone".

Rear Yard (minimum)	nil
Coverage (maximum)	100 %

Further, notwithstanding the provisions of Section 5.12, no *loading space* shall be required for the lands zoned "Central Business District (CBD) S.P. 24.78 Zone.

By-laws 55-94; 43-99; 95-2003 **(190, 210 Broadway)**

24.79 Notwithstanding Section 11C.2(9) hereof, a garage may only be constructed as part of the main *building* and with the access door(s) facing the *rear lot line.* A garage or *carport* is not permitted as an *accessory building*. A driveway may be located in the *rear yard* only, and the maximum driveway width is 2.7 metres.

Notwithstanding Section 11C.2(3) hereof, the minimum *front yard* is 5.0 metres.

By-law 95-2003 **(1-177, 130-174 Montgomery Boulevard)**

24.80 Notwithstanding the provisions of Section 15.2(7) hereof, the maximum *building height* is 23 metres.

By-law 95-2003 **(Broadway; Centre Street; Hillside Drive; Dawson Road)**

24.81 Notwithstanding Sections 13A.2(3), 13A.2(4) and 13A.2(5) hereof, no additions to the existing main *building* on either *lot* may be constructed in the established *front yard*, the established *interior side yard* or, where applicable, the established *exterior side yard*.

Notwithstanding Sections 13A.2(3), 13A.2(4) and 13A.2(5) hereof, in the event that the existing *building* on one of the *lots* is completely destroyed by fire or demolished, a new main *building* may be constructed but only in accordance with the established *front yard*, established *interior side yard* or, where applicable, the established *exterior side yard*, of the existing *building* on the same *lot*.

Notwithstanding the foregoing, nothing in this by-law shall prevent a new main *building* from being constructed on either *lot*, in accordance with Section 13A.2 hereof, in the event that both existing *buildings* are completely destroyed by fire or demolished.

By-law 95-2003 **(237, 239 Broadway)**

24.82 Notwithstanding the provisions of the General Commercial (C1) Zone, the following provisions shall apply to the lands shown on Schedule "A" hereto as C1(H) S.P. 24.82.

1) The following definitions shall apply only to the lands that are subject to Section 24.82:

"BEER STORE" means a retail establishment primarily devoted to the sale of beer, but shall not include an establishment where beer or wine-making supplies are sold, beer is brewed, or related services are provided.

"BUILDING SUPPLY/HOME IMPROVEMENT ESTABLISHMENT" means a retail establishment devoted principally to the sale or rental of materials, products, tools and equipment used in construction, furnishing and decorating, and may include the sale of appliances and a garden centre but excludes an *automotive use*.

"FAST FOOD OUTLET" means a *restaurant* where table service is not provided.

"GOVERNMENT OFFICE" means any *office* in which local or other government administration is carried out.

"FLOOR AREA, GROSS" means the total area of all of the floors in a *building* above or below *grade*, measured from the outside of the exterior walls but excluding car parking areas, loading areas and storage areas within the *building*.

"LIQUOR STORE" means a self-contained store primarily for the sale of wine and spirits for home consumption, and shall include both private and government-operated outlets.

"SHOPPING CENTRE" means a group of commercial establishments designed, developed and managed as a unit.

"SPECIALTY FOOD STORE" means a store specializing in a specific type or class of food items such as a bakery, butcher, delicatessen, fish or seafood store or

gourmet food outlet, but shall not include a candy shop, an ice cream shop or a frozen food store.

2) Permitted uses shall comprise a shopping centre within which may be located the following:

(a) a building supply / home improvement establishment;

(b) an office supply establishment;

(c) the following service commercial and *office* uses:

i) a *financial establishment*

ii) the following eating establishments:
- *a fast food outlet*
- a *restaurant*
- a tavern

iii) the following *office* uses:
- a business or professional *office*
- an *office*
- a *real estate office*

iv) the following specified personal services:
- a *dry cleaning or laundry establishment;*
- a hair care establishment
- a *photofinishing business*
- a shoe repair shop
- a *video film outlet*

v) the following other service commercial uses:
- an *amusement arcade*
- a *caterer's establishment*
- a cinema
- a *hotel* or *motel*
- a *medical centre*
- a *personal service shop*
- a *recreational establishment*
- a service establishment

(d) the following other retail commercial uses:
- an *art gallery*
- an *art or photographic studio*
- an *automotive parts store*
- a *gas bar*
- a *retail store*
- a *variety store*
- a *wholesale establishment*

(e) the following additional uses:
- a *parking area*
- a stormwater management facility

(f) uses accessory to those permitted uses listed above.

3) Notwithstanding subsection 2) hereof, the following uses are not permitted on the lands that are subject to Section 24.82:
- a *beer store;*
- a *government office;*
- a *liquor store;*
- a *specialty food store.*

4) The permitted uses listed in subsection 2) above are subject to the *gross floor area* restrictions contained in the "Table of Floor Space Restrictions – Section 24.82 Lands" and accompanying Notes.

Table of Floor Space Restrictions – Section 24.82 Lands

Use/Category	**Minimum Gross *Floor Area***	**Maximum Gross *Floor Area***
a) *Building Supply/Home Improvement Establishment*	465 square metres	12,080 square metres
b) Office Supply Establishment	465 square metres	2,420 square metres
c) Service Commercial and *Office* i *financial establishments*[1] ii eating establishments[2] iii *offices* iv specified personal services[3] v other service commercial[4] --- Total of (i) to (v) inclusive	 Not applicable Not applicable Not applicable Not applicable See Note 4	 500 square metres no specific limit no specific limit no specific limit no specific limit --- 1,490 square metres
e) Other Retail Commercial[5]	See Note 5	3,865 square metres
TOTAL	Not applicable	19,855 square metres

Notes

1. There shall be a maximum of two *financial establishments* on the lands that are subject to Sections 24.82 and 24.83 hereof.

2. "Eating Establishments" are those uses listed in subsection 2) c) ii) hereof

3. "Specified Personal Services" are those uses listed in subsection 2) c) iv) hereof.

4. "Other Service Commercial" uses are those uses listed in subsection 2) c) v) hereof. No more than 5 units devoted to such uses may have a *gross floor area of* less than 232 square metres.

5. "Other Retail Commercial" uses are those uses listed in subsection 2)d) hereof. The following restrictions apply in the aggregate to the lands that are subject to Sections 24.82 and 24.83 hereof:

   (a) a maximum of 5 units may have a *gross floor area* of less than 465 square metres;
   (b) maximum of 2 of the 5 units noted in subsection (a) may have a *gross floor area* of less than 232 square metres.

5) The Holding Symbol that is applicable to a portion or portions of the lands that are subject to Section 24.82 shall be removed when Council is satisfied that the following requirements have been met:

   (a) that a site plan has been submitted and approved for the development for which there is an application to remove the Holding Symbol;

   (b) with respect to any development of the lands that are subject to Section 24.82, that would result in the aggregate size of the development on the lands exceeding 465 square metres of *gross floor area*, that adequate transportation capacity is available or will be available to accommodate the proposed uses in the development or portion thereof for which an application is made to remove the Holding Symbol; and,

   (c) that there is sufficient water supply and sewage treatment capacity to service the development.

6) Until the Holding Symbol is removed from the lands that are subject to Section 24.82 hereof, or a portion thereof, the uses permitted on the lands that are subject to Section 24.82 hereof shall be restricted to those uses existing as of December 10, 2001.

7) Notwithstanding the provisions of the General Commercial (C1) Zone, the location of the *buildings* on the lands subject to Section 24.82 hereof shall be governed by the following restrictions:

   (a) minimum *building* setback from the *lot line* adjoining Fourth Avenue shall be 6 metres;

   (b) minimum *building* setback from the *lot line* adjoining Third Street shall be 25 metres;

   (c) minimum *building* setback from the *lot line* adjoining Highway 10 shall be 13.7 metres;

   (d) there shall be no setback requirement from the northerly *lot line* abutting the lands that are subject to Section 24.83 hereof.

8) A landscaped strip with a minimum width of fifteen metres shall be provided along the east side of Third Street, as existing on December 10, 2001, and, in addition, the *yard* between Third Street, as existing on December 10, 2001, and any *building*, or portion thereof, that is within 30 metres of Third Street, as existing on December 10, 2001, shall be landscaped, except for a service road and/or fire route.

9) Notwithstanding any other provision of By-law 22-90, as amended, to the contrary, the lands subject to Section 24.82 hereof shall be treated as one single *lot* or parcel of land for zoning purposes.

Notwithstanding the provisions of the Open Space - Conservation (OS2) Zone, the following provisions shall also apply to the lands shown on Schedule "A" hereto as OS2 S.P. 24.82:

In addition to the uses permitted under Section 21.1 hereto, the following uses shall be permitted on the lands zoned OS2 S.P. 24.82, in conjunction with the uses permitted on the adjoining General Commercial (C1) lands:

(a) a loading area;
(b) a driveway or drive *aisle*.

By-law 132-2001 **(49, 53, 55, 65, 75 Fourth Avenue)**

24.83 Notwithstanding the provisions of the General Commercial (C1) Zone, and the Open Space Recreation (OS1) Zone, the following provisions shall apply to the lands shown on Schedule "A" as C1 S.P. 24.83 and C1(H) S.P. 24.83, referred to herein as "the Section 24.83 Commercial lands" and, OS1 S.P. 24.83.

1) The following definitions shall apply only to the lands affected by this By-law:

"BEER STORE" means a retail establishment primarily devoted to the sale of beer, but shall not include an establishment where beer or wine-making supplies are sold, beer is brewed, or related services are provided.

"FAST FOOD OUTLET" means a *restaurant* where table service is not provided.

"FLOOR AREA, GROSS" means the total area of all of the floors in a *building* above or below *grade*, measured from the outside of the exterior walls but excluding car parking areas, loading areas and storage areas within the *building*.

"GOVERNMENT OFFICE" means any *office* in which local or other government administration is carried out.

"HOME AND AUTOMOTIVE SUPPLY STORE" means a store primarily engaged in retailing home and automotive supplies, including but not limited to tires, batteries, parts and accessories for motor *vehicles*, garden supplies, hardware and small household items, building supplies, recreational and entertainment equipment. For the sake of clarity, such a store may also include a *public garage mechanical*, a propane-dispensing facility and a car and truck rental kiosk.

"LIQUOR STORE" means a self-contained store primarily for the sale of wine and spirits for home consumption, and shall include both private and government-operated outlets.

"MASS GENERAL MERCHANDISE STORE" means a store engaged in general merchandising of a wide range of commodities and services which may include but is not limited to apparel, hardware and household goods, garden supplies, leisure, pet and drug items, toys, and may also include a *restaurant* and *public garage mechanical*. For the sake of clarity, a mass general merchandise store shall include a department store, and shall have a minimum *gross leasable floor area* of 2,325 m^2 (25,000 ft^2).

"SHOPPING CENTRE" means a group of commercial establishments designed, developed and managed as a unit, and which shall include one or more of a *mass general merchandise store* or a *home and automotive supply store*.

"SPECIALTY FOOD STORE" means a store specializing in a specific type or class of food items such as a bakery, butcher, delicatessen, fish or seafood store or gourmet food outlet, but shall not include a candy shop, an ice cream shop or a frozen food store.

"SUPERMARKET" means a store in which various kinds of food and non-food items are offered or kept for sale, including fresh meats and fresh produce, provided that the area devoted to food items is predominant, and the non-food items may include but are not limited to flowers, hardware, patent medicines, toiletries, household supplies, garden supplies, wine, photofinishing, magazines and videos.

2) The uses permitted on the Section 24.83 Commercial lands shall comprise a shopping centre within which may be located the following:

(a) *a mass general merchandise store*

(b) *a home and automotive supply store*

(c) the following service commercial and *office* uses:

i) a *financial establishment*;

ii) the following eating establishment uses:
- a *fast food outlet*;
- a *restaurant*;
- a tavern;

iii) the following *office* uses:
- a *business or professional office*;
- an *office*;
- a *real estate office*;

iv) the following specified personal services:
- a *dry cleaning or laundry establishment*;
- a hair care establishment;
- a *photofinishing business*;
- a shoe repair shop;
- a *video film outlet*;

v) the following other service commercial uses:
- an *amusement arcade*;
- a *caterer's establishment*;
- a cinema;
- a *hotel or motel*;
- a *medical centre;*
- a *personal service shop*, excluding those specified in subsection c) iv) above;
- a *recreational establishment*;

- a service establishment;

(d) the following other retail commercial uses:
- an *art gallery*;
- an *art or photographic studio*;
- an *automotive parts store*;
- a furniture, home furnishings and electronics store;
- a *gas bar*;
- a *retail store*;
- a *variety store*;
- a *wholesale establishment*;

(e) the following additional uses:
- a *parking area*;
- a stormwater management facility; and
- a *supermarket*

(e) uses accessory to those permitted uses listed above.

3) Notwithstanding subsection 2) hereof, the following uses are not permitted on the subject lands:
- a *beer store*
- a *government office*
- a *liquor store*
- a *specialty food store*

4) The permitted uses listed in subsection 2) above are subject to the *gross floor area* restrictions contained in the "Table of Floor Space Restrictions – Section 24.83 Commercial lands" and accompanying Notes.

Table of Floor Space Restrictions – Section 24.83 Commercial Lands

Use/Category	**Minimum *Gross Floor Area***	**Maximum *Gross Floor Area***
a) *Mass General Merchandise Store*	Not applicable	9,855 square metres
b) *Home and Automotive Supply Store*	Not applicable	9,365 square metres
c) Service Commercial and Office		
i *financial establishments*	Not applicable	1,095 square metres
ii eating establishments	See Note 2	no specific limit
iii *offices*	Not applicable	930 square metres
iv specified personal services[3]	Not applicable	695 square metres
v other service commercial[4]	See Note 4	no specific limit
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Total of (i) to (v) inclusive		**7,900 square metres**
d) Other Retail Commercial[5]	Not applicable	10,319 square metres

Notes

1. There shall be a maximum of two *financial establishments* on the Section 24.83 Commercial lands and the lands that are subject to Section 24.82 hereof.

2. "Eating Establishments" are those uses listed in subsection 2) c) ii) hereof. No more than 4 eating establishments, other than *a fast food outlet*, may have a *gross floor area* of less than 465 square metres.

3. "Specified Personal Services" are those uses listed in subsection 2) c) iv) hereof.

4. "Other Service Commercial" uses are those uses listed in subsection 2) c) v) hereof. No more than 5 units devoted to such uses may have a *gross floor area* of less than 232 square metres.

5. "Other Retail Commercial" uses are those uses listed in subsection 2) d) hereof. The following restrictions apply in the aggregate to the Section 24.83 Commercial lands and the lands that are subject to Section 24.82 hereof:

   (a) a maximum of 5 units may have a *gross floor area* of less than 465 square metres;

   (b) a maximum of 2 of the 5 units noted in subsection (a) may have a *gross floor area* of less than 232 square metres.

   (c) a minimum of 1 (one) retail store shall have a minimum *gross floor area* of 1,394 square metres.

6. Notwithstanding the maximum gross floor area restrictions set out by permitted use category in the Table, the total aggregate gross floor area for the site shall not exceed 39,115 square metres. While the maximum permitted floor areas of the individual use categories, when combined, may exceed 39,115 square metres, the total aggregate constructed floor area of the Section 24.83 commercial lands shall not.

5) The Holding Symbol that is applicable to a portion or portions of the Section 24.83 Commercial lands shall be removed when Council is satisfied that the following requirements have been met:

   (a) that a site plan has been submitted and approved for the development for which there is an application to remove the Holding Symbol;
   (b) with respect to any development of the Section 24.83 Commercial lands that would result in the aggregate size of the development on the subject lands exceeding 35,100 square metres of *gross floor area*, that adequate transportation capacity is available or will be available to accommodate the proposed uses in the development or portion thereof for which an application is made to remove the Holding Symbol; and,
   (c) that there is sufficient water supply and sewage treatment capacity to service the development.

6) Until the Holding Symbol is removed from the Section 24.83 Commercial lands or a portion thereof, the uses permitted on that portion of the Section 24.83 Commercial lands shall be restricted to those uses existing as of December 10, 2001.

7) Notwithstanding the provisions of the General Commercial (C1) Zone, the location of *buildings* on the subject lands shall be governed by the following requirements:

   (a) minimum *building* setback from the *lot line* adjoining Fifth Avenue shall be 6 metres, except where the abutting zone is Residential, in which case the minimum *building* setback shall be 12 metres from the *lot line* adjoining Fifth Avenue.
   (b) minimum *building* setback from the *lot line* adjoining Highway 10 & 24 shall be 15 metres.

(c) minimum *building* setback from the *lot line* adjoining First Street shall be 6 metres.

(d) minimum *building* setback from the southerly *lot line* abutting the lands subject to Section 24.82 hereof shall be 0 (zero) metres.

(e) minimum *building* setback from all other *lot lines* shall be 8 metres, or 0.4 metres from the limits of an adjacent Open Space-Conservation (OS2) Zone, whichever is the lesser.

8) Nothing in By-law 22-90 as amended shall preclude the construction or use of an access driveway to serve the subject lands from the extension of Hansen Boulevard east of First Street. Such access driveway shall intersect Hansen Boulevard at a point between 82 metres and 161 metres east of the centreline of First Street, as measured along the centreline of the Hansen Boulevard extension.

9) Notwithstanding any other provision of By-law 22-90 as amended to the contrary, the lands subject to these special provisions shall be treated as a single *lot* for zoning purposes.

10) Notwithstanding the provisions of Section 5.17 of By-law 22-90, as amended, the minimum parking requirement for the existing curling *arena* shall be 71 parking spaces, to be provided within the area zoned OS1 and on adjoining lands zoned C1.

a. Notwithstanding the provisions of the Open Space Recreation (OS1) Zone, the minimum *front yard* of the existing curling *arena* is 3 metres.

12) Notwithstanding the provisions of Section 5.17(2) and Section 24.83(9) hereof, the parking spaces required for that portion of the Section 24.83 Commercial lands that lies south of Fifth Avenue shall be provided in a *parking area* located on the portion of the Section 24.83 Commercial lands that lies south of Fifth Avenue or on the lands that are subject to Section 24.82 hereof.

By-laws 58-96; 59-96; 5-98; 131-2001, 4-2012 **(95-99 First Street; 76, 85, 100, 111, 115 Fifth Avenue)**

24.84 Notwithstanding the provisions of Section 11B.3(2) hereof (Regulations for *Single Detached Dwellings*), the minimum *lot frontage* for an interior lot is 9.1 metres.

By-law 42-2000

Notwithstanding the provisions of Section 11B.4, Regulations for *Semi-detached Dwellings* in the Residential Sixth Density (R6) Zone, the following shall apply:

1)	*Lot Area* (minimum)	250 sq. metres per *dwelling unit*
2)	*Lot Frontage* (minimum)	
	- interior lot	7.6 metres per unit
	- exterior lot	8.3 metres per unit
3)	*Front Yard* (minimum)	6.0 metres

4)	*Exterior Side yard* (minimum)	3.0 metres
5)	*Interior Side yard* (minimum)	
	- on the side containing the *party wall* dividing the *semi-detached dwelling*	Nil provided the rear wall of the *dwelling unit* does not extend beyond the rear wall of the adjacent *dwelling unit*. Otherwise 1.2 metre minimum.
	- on the side which does not contain the *party wall*	1.2 metres (minimum)
6)	*Rear Yard* (minimum)	4.5 metres
7)	*Building Height*	9.2 metres
8)	Coverage	45 percent

By-law 11-95 **(302-358, 331-479, 420-476 Jay Crescent; 222-250, 223-251, 301-331, 302-332 Howard Crescent; 301-389, 302-388 Marshall Crescent; 301-357, 302-358 Perry Road)**

24.85 Notwithstanding the provisions of the Open Space Conservation (OS2) Zone applied to the lands described as Part of Lots 3, 5, 6 and 8 of Registered Plan 251, Town of Orangeville, an automobile *parking area* used in conjunction with the adjacent commercial development to the south shall be permitted.

Notwithstanding the provisions of the Neighbourhood Commercial (C2) Zone, applied to the lands described as Part of Lots 5, 6 and 8, Registered Plan 251, a supermarket is a permitted use provided the aggregate *floor area* devoted to supermarkets does not exceed 750 square metres.

For the purpose of this section, a supermarket means a store in which various kinds of foodstuffs are kept and offered for retail sale including fresh, frozen, prepared and preserved groceries, meats, poultry, fish, fruit, beverages, garden produce, dairy produce and bakery products. In addition, within a supermarket, goods and merchandise such as, but not limited to, hardware, patent medicines, toilet preparation products, personal hygiene products, household supplies, wine, photofinishing products and magazines may be kept and offered for sale as an *accessory use*. A supermarket does not mean a *caterer's establishment*, a *variety store*, a convenience store, a health food store, a drug store or pharmacy, a *photofinishing business*, a garden centre, a hardware store, a *video film outlet* or a liquor store.

By-law 34-95 **(163 First Street)**

24.86 Notwithstanding Section 5 (General Provisions) and Section 10 Residential Fourth Density (R4) Zone the following provisions shall apply to the lands shown as R4(H) S.P. 24.86

1) Setback from the OS2 Zone: All *buildings* and *structures*, including swimming pools and tennis courts, but excluding fences and unexcavated decks, shall be set back a minimum distance of five metres from any *lot line* that is the boundary of the Open Space - Conservation (OS2) Zone. All unexcavated decks shall be set back a minimum distance of four metres from any *lot line* that is the boundary of the Open Space - Conservation (OS2) Zone.

2) *Front Lot Line*: The *front lot line* shall be deemed to be the *lot line* located adjacent to a *street* and opposite the Amelia Street *lot line*.

3) *Front Yard* (minimum): 4 metres for any *building* other than a garage which shall be a minimum of 6 metres.

4) *Rear Yard* (minimum): 5 metres for all *buildings* and *accessory buildings*.

5) Garage *Side yards*: *Interior side yard* may be nil for the distance of the length of an attached garage at the rear of the dwelling. *Exterior side yard* shall be a minimum of 3 metres for the distance of the length of an attached garage at the rear of the dwelling. Living area may be provided over the attached garage provided the living area is situated wholly within the roof, except for dormers. Dormers shall not be permitted on the side of the attached garage that is setback less than 1.5 metres from a *side lot line.*

6) *Lot Coverage* (maximum): 50 %

7) Garages: A detached garage is not permitted in the *rear yard*. All garages must be attached to or integrated into the dwelling.

By-laws 58-95; 125-99 **(7-19 Woodvale Court)**

24.87 Notwithstanding the provisions of Section 5 (General Provisions) and Section 10 (Residential Fourth Density (R4) Zone), the following provisions shall apply to the lands shown as R4(H) S.P. 24.87:

1) Setback from the OS2 Zone All *buildings* and *structures*, including swimming pools and tennis courts but excluding fences and unexcavated decks, shall be set back a minimum distance of 5 metres from any *lot line* that is the boundary of the Open Space - Conservation (OS2) Zone. All unexcavated decks shall be set back a minimum distance of four metres from any *lot line* that is the boundary of the Open Space - Conservation (OS2) Zone.

2) *Front Yard* (minimum) 4.0 metres for any *building* other than a garage which shall be a minimum of 6 metres

3) *Lot Coverage* (maximum) 45 %

4) *Rear Yard* (minimum) 4.5 metres

By-laws 58-95; 42-2000 **(4-28, 21-47 Woodvale Court)**

24.88 Deleted. By-law 63-2000

24.89 Deleted. By-law 63-2000

24.90 Notwithstanding the provisions of Sections 8.2(2), 8.2(3), 8.2(5) and 8.2(8) (R2 Regulations), the following regulations shall apply to the lands zoned Residential Second Density (R2)(H) Zone Special Provision 24.90 Holding Zone as shown on Schedule "A":

Regulations

Lot frontage (minimum)	18.3 metres
Front Yard	
- to garage:	6.0 metres (minimum)
- to front wall of the dwelling:	4.5 metres (minimum) 7.0 metres (maximum)
Interior Side Yard	
- to one *storey* garage:	0.6 metres (minimum)
- to garage with one or more *storeys* above:	1.5 metres (minimum)
- on the side of the dwelling having one *storey*:	1.2 metres (minimum)
- on the side of the dwelling having more than one *storey*:	1.5 metres (minimum)
Coverage (maximum)	45%

Notwithstanding Subsection 5.17 (Parking Area Regulations), a minimum of 2 indoor parking spaces shall be provided on each *lot*. Where a 2-car garage is constructed, a minimum of 4 outdoor parking spaces shall be provided in the area between the garage face and the inner edge of the public sidewalk. Where a 3-car garage is constructed, a minimum of 3 outdoor parking spaces shall be provided on each *lot*.

Notwithstanding the minimum required *rear yard*, the minimum setback from the MTO Right-of-Way of Highway No. 9 to any *building* or *structure* on any *lot* that *abut*s said Right-of-Way shall be 13.7 metres.

Notwithstanding the minimum required *front, exterior side* and *rear yards*, the following encroachments are permitted:

(a) unroofed, unexcavated, unenclosed decks and stairs attached to the main *building* are permitted to encroach a maximum of 3 metres into the minimum required *rear yard*;

(b) covered *porches* and stairs are permitted to encroach a maximum of 1.5 metres into the minimum required *front yard*; and,

(c) covered *porches* and stairs are permitted to encroach a maximum of 1 metre into the minimum *exterior side yard*.

Notwithstanding the minimum required *exterior side yard*, the minimum *exterior side yard* for the *lots* on the southeast and southwest corners of Oak Ridge Drive and Buena Vista Drive shall be 6.5 metres.

By-laws 63-2000; 119-2003 **(17-77 Buena Vista Drive; 118 & 119 Oak Ridge Drive; 25, 27 &, 28 Clarke Avenue; 70 & 77 McMaster Road)**

24.91 Notwithstanding the provisions of Section 10.2(2), 10.2(3), 10.2(4), 10.2(5) and 10.2(8) (R4 Regulations), the following regulations shall apply to the lands zoned Residential Fourth Density (R4)(H) Zone Special Provision 24.91 Holding Zone as shown on Schedule "A":

Regulations

Lot frontage (minimum)	
- *interior lot*:	13.7 metres
- *corner lot*:	15.7 metres
Front Yard	
- to garage:	6.0 metres (minimum)
- to front wall of the dwelling:	4.5 metres (minimum) 7.0 metres (maximum)
Interior Side Yard	
- to one *storey* garage:	0.6 metres (minimum)
- to garage with one or more *storeys* above:	1.5 metres (minimum)
- on the side of the dwelling having one *storey*:	1.2 metres (minimum)
- on the side of the dwelling having more than one *storey*:	1.5 metres (minimum)
Coverage (maximum)	45%

Notwithstanding Subsection 5.17 (Parking Area Regulations), a minimum of 2 outdoor parking spaces shall be provided on each lot.

Notwithstanding the minimum required *front*, *exterior side* and *rear yards*, the following encroachments are permitted:

(a) unroofed, unexcavated, unenclosed decks and stairs attached to the main *building* are permitted to encroach a maximum of 3 metres into the minimum required *rear yard*; and,

(b) covered *porches* and stairs are permitted to encroach a maximum of 1.5 metres into the minimum required *front yard*.

(c) covered *porches* and stairs are permitted to encroach a maximum of 1 metre into the minimum *exterior side yard*.

For *dwelling units* with between 125m^2 and 170m^2 of *floor area*, the front foundation wall of a fully roofed *porch* or verandah may be considered the "front wall" of the dwelling provided that said *porch* or verandah extends across the entire front face of the dwelling, not including the garage. For *dwelling units* with less than 125m^2 of *floor area*, the front foundation wall of a fully roofed *porch* or verandah may be considered the "front wall" of the *dwelling unit* provided that said *porch* or verandah extends across 47% of the front face of the *dwelling unit*, not including the garage.

By-laws 63-2000; 119-2003 **(25-35, 97-109, 117, 108-116 Oak Ridge Drive; 20-26, 23-35 Graham Crescent; 4-26, 5-23 Clarke Avenue; 2-22, 3-11 McMaster Road)**

24.92 Notwithstanding the provisions of Sections 10.2(1), 10.2(2), 10.2(3), 10.2(4), 10.2(5) and 10.2(8) (R4 Regulations), the following regulations shall apply to the lands zoned Residential Fourth Density (R4)(H) Zone Special Provision 24.92 Holding Zone as shown on Schedule "A":

Regulations

Lot area (minimum)	315 square metres
Lot frontage (minimum)	
- *interior lot*:	12.2 metres
- *corner lot*:	14.2 metres
Front Yard	
- to garage:	6.0 metres (minimum)
- to front wall of the dwelling:	4.5 metres (minimum) 7.0 metres (maximum)
Interior Side Yard	
- to one *storey* garage:	0.6 metres (minimum)
- to garage with one or more *storeys* above:	1.5 metres (minimum)
- on the side of the dwelling having one *storey*:	1.2 metres (minimum)
- on the side of the dwelling having more than one *storey*:	1.5 metres (minimum)
Coverage (maximum)	45%

Notwithstanding Subsection 5.17 (Parking Area Regulations) a minimum of 2 outdoor parking spaces shall be provided on each lot.

Notwithstanding the minimum required *rear yard*, the minimum setback from the MTO Right-of-Way of Highway No. 9 to any *building* or *structure* on any *lot* that *abut*s said Right-of-Way shall be 13.7 metres.

Notwithstanding the minimum required *front*, *exterior side* and *rear yards*, the following encroachments are permitted:

(a) unroofed, unexcavated, unenclosed decks and stairs attached to the main *building* are permitted to encroach a maximum of 3 metres into the minimum required *rear yard*; and,

(b) covered *porches* and stairs are permitted to encroach a maximum of 1.5 metres into the minimum required *front yard*.

(c) covered *porches* and stairs are permitted to encroach a maximum of 1 metre into the minimum *exterior side yard*.

For *dwelling units* with between 125m^2 and 170m^2 of *floor area*, the front foundation wall of a fully roofed *porch* or verandah may be considered the "front wall" of the dwelling provided that said *porch* or verandah extends across the entire front face of the dwelling, not including the garage. For *dwelling units* with less than 125m^2 of *floor area*, the front foundation wall of a fully roofed *porch* or verandah may be considered the "front wall" of the *dwelling unit* provided that said *porch* or verandah extends across 47% of the front face of the *dwelling unit*, not including the garage.

By-laws 63-2000; 119-2003 **(60-106, 79-95, 115 Oak Ridge Drive; 2-18, 3-21 Graham Crescent; 2,3 Clarke Avenue; 24-64, 23-75 McMaster Road)**

24.93 Holding Symbol

The Holding (H) symbol shall only be removed from the lands zoned "Convenience Commercial (C4)(H) Special Provision 24.93 Zone as shown on Schedule "A", when the Town is satisfied that there is sufficient water supply to service the development.

Notwithstanding Sections 15.2(4), 15.2(5) and 15.2(6) hereof, the following regulations shall apply:

(1) The minimum *exterior side yard* is 13.7 metres, and all *buildings* and *structures* shall be set back a distance of at least 13.7 metres from the Highway 9 *lot line*.

(2) The minimum *interior side yard* is 1.2 metres.

(3) The minimum *rear yard* for a *building* not exceeding one *storey* in height is 4.5 metres.

(4) Those portions of the *front yard*, *exterior side yard* and *rear* yard that are within three metres of Highway 9 or Oak Ridge Drive shall be landscaped, except for driveway entrance areas.

By-laws 63-2000; 95-2003 **(Northeast corner of Highway 9 and Oak Ridge Drive)**

24.94 Notwithstanding Section 22.2(6) the minimum setback from the MTO Right-of-Way of Highway No. 9 to any *building* or *structure* on the lands zoned Institutional (INST)(H) Special Provision 24.94 Holding Zone shall be 13.7 metres.

Holding Symbol

The Holding Symbol (H) shall only be removed from the lands zoned Institutional (INST)(H) Special Provision 24.94 Holding Zone when the Town is satisfied that there is sufficient water supply to service the development.

By-law 63-2000 **(50 Oak Ridge Drive)**

24.95 Notwithstanding the provisions of Section 18.2, Regulations for Single-Detached Dwellings and Commercial Uses in the Restricted Commercial/Residential (C5) Zone, the following regulations shall apply to the lands shown as (C5) 24.95:

i) *Lot Frontage* (minimum) 13.82 metres

ii)	*Front Yard* (minimum)	4.23 metres
iii)	*Exterior Side Yard* (minimum)	3.4 metres
iv)	*Interior Side Yard* (minimum)	1.0 metre
v)	Coverage (maximum)	30.7 percent
vi)	Maximum *Floor Area* to be used for Commercial Purposes	186 sq. metres

Notwithstanding the provisions of Section 5.15 (2) b), Parking Area Requirements, a maximum of two parking spaces may be obstructed by other parking spaces.

By-law 43-96 **(34 First Street)**

24.96 Deleted.

24.97 Notwithstanding the provisions of the M1 Zone, the following additional uses are permitted within the lands described as Parts 7 - 13 inclusive, Reference Plan 7R-3143: an ambulance station, an *assembly hall*, a club house, a *commercial school*, a *crisis care centre*, a *nursery school*, a place of worship and a *private school*. The foregoing uses are subject to the regulations applicable in the M1 Zone and are permitted only on a *lot* that *abut*s Town Line or C Line.

By-law 109-96 **(690, 695 Riddell Road.; northwest corner of C Line and Town Line)**

24.98 Notwithstanding the provisions of By-law 22-90, as amended, the following provisions shall apply to the lands described as Part of the East Half of Lot 31, Concession 1 W.H.S., formerly in the Town of Caledon and now in the Town of Orangeville, more particularly known as Part 1 on Reference Plan 43R-17888:

Definitions

"**DEPARTMENT STORE**" means a retail sales establishment with a minimum *floor area* of 2325 square metres organized into a number of individual departments selling a great variety of merchandise including men's and women's clothing and home furnishings.

"**FOOD SUPERMARKET**" means a retail sales establishment in which the *floor area* is primarily devoted to the sale of edible food products, fresh meat and fresh produce, and which has a *floor area* of greater than or equal to 1,000 square metres.

"**GOVERNMENT OFFICE**" means any *office* in which local or other government administration is carried out.

Permitted Uses

(a) an *assembly hall* or bingo hall, including, for the sake of clarity, a conference centre
(b) an *automotive service station*

(c) a banquet hall
(d) a building supply outlet
(e) a business equipment, rental, sales and service establishment
(f) a *car wash*, automatic
(g) a *car wash*, self-serve
(h) a *recreational establishment*
(i) a *commercial school*
(j) a *custom workshop*
(k) a *hotel or motel*
(l) a *nursery school*
(m) a printing or copying establishment
(n) a private club
(o) a repair, rental or service establishment
(p) a *restaurant*
(q) a swimming pool sales and service establishment
(r) an undertaking establishment
(s) a *variety store*
(t) a video film rental establishment
(u) a *veterinary clinic*
(v) a floor covering, a wall covering and/or a lighting sales establishment
(w) a furniture store
(x) a major appliance sales establishment
(y) a pet food and supplies sales establishment
(z) a *business or professional office*

Prohibited Uses

A department store, a food supermarket and a *government office* are prohibited.

Minimum Unit Size

The minimum unit size of a floor covering, a wall covering and/or a lighting sales establishment, a furniture store, a major appliance sales establishment, and a pet food and supplies sales establishment is 500 square metres.

Maximum Floor Area for Restaurants

The maximum aggregate *floor area* devoted to *restaurants*, other than *restaurants* forming part of a hotel, motel or conference centre, is 500 square metres.

Location of Business and Professional Offices

Business and professional offices may be located only on the upper floor(s) of a *building* containing other permitted uses on the main floor.

Holding Symbol

The Holding (H) symbol shall only be removed from the subject lands when the Town is satisfied that:

(a) there is sufficient water supply to serve the development;

(b) appropriate arrangements have been made for access from Hurontario Street;

(c) the intersection of Highway 10/24 and Buena Vista Drive will operate in a satisfactory manner; and,

(d) appropriate arrangements have been made for the construction of a stormwater management pond on the west side of Highway 10/24, or an acceptable alternative.

By-law 10-97 **(5 & 7 Buena Vista Drive; east side of Hwy 10, between Buena Vista Drive and Hwy 9)**

24.99 Notwithstanding the provisions of Section 5.15 1)(a) (Parking Space Requirements) and Section 22.1 (Permitted Uses), the following provisions shall apply to the lands described as Part of Lots 8, 9, 21, 22 and 23, Registered Plan 275 and Block B, Registered Plan 126:

(1) Required Parking: A *crisis care facility* shall have the following minimum parking requirements:

(a) 1 parking space for each bedroom; and

(b) 1 parking space for each 20 square metres of *office* area.

(2) Permitted Uses: a *crisis care facility* shall be permitted in addition to the uses permitted in Section 22.1.

By-laws 111-96; 95-2003 **(20 Bredin Parkway)**

24.100 Notwithstanding the provisions of Section 5.2A hereof, there shall be no limitation on the number of *amusement devices* permitted in the existing bowling alley located on a property described as Parts of Lots 6, 7 and 8, Registered Plan 202, municipally known as 30 Centre Street.

By-law 116-96 **(30 Centre Street)**

24.101 Notwithstanding the provisions of Sections 21.1 and 21.2, the following provisions shall apply to the lands shown as OS2 S.P. 101:

1) Permitted Uses: a *single detached dwelling*

2) Regulations: in accordance with Section 6.2

By-law 42-97 **(235 Veterans' Way)**

24.102 Notwithstanding the provisions of Section 7.2 (Regulations in the Residential First Density (R1) Zone), the provisions of Section 5.2 (Accessory Buildings and Structures) and the provisions of Section 5.22 (Yard Encroachments) the following regulations shall apply to the lands zoned R1 S.P. 24.102:

Lot Area: (minimum)	630 sq. metres
Lot Frontage (minimum):	
- *interior lot*	18.0 metres
- *corner lot*	20.0 metres

Lot Coverage (maximum)	
- one *storey*	35 %
- two or more *storeys*	30 %
Front Yard (minimum):	4.5 metres to house, 6.0 metres to *vehicle* entry to garage.
Interior Side Yard (minimum)	
- on the side of the dwelling having one *storey*	1.2 metres
- on the side of the dwelling having more than one *storey*	1.8 metres or 1.2 metres on one side and 2.5 metres on the other
Building Height (maximum)	11.0 metres
Permitted Encroachment for Stairs and *Porches* (maximum)	
- *front yard*	2.5 metres
- *exterior side yard*	1.5 metres
Accessory Building Height (maximum)	4.8 metres

By-law 52-97 **(Chapman Road; Redfern Street; Raven Court; Beswick Drive; Morrow Crescent and 200-248, 247, 249 Montgomery Boulevard)**

24.103 Notwithstanding the provisions of Section 8.2 (Regulations in the Residential Second Density (R2) Zone), the provisions of Section 5.2 (Accessory Buildings and Structures) and the provisions of Section 5.22 (Yard Encroachments) the following regulations shall apply to the lands zoned R2 S.P. 24.103:

F*ront Yard* (minimum):	4.5 metres to house 6.0 metres to *vehicle* entry to garage.
Interior Side Yard (minimum)	
- on the side of the dwelling having one *storey*:	1.2 metres
- on the side of the dwelling having more than one *storey*	1.5 metres or 1.2 metres on one side and 2.5 metres on the other
Building Height (maximum):	11.0 metres
Permitted Encroachment for Stairs and *Porches* (maximum)	
- *front yard*	2.5 metres
- *exterior side yard*	1.5 metres
Accessory Building Height (maximum)	4.8 metres

By-law 52-97 **(68-98 Hunter Road; 67 - 109 Hunter Road and 25-55; 36-56 Cameron Court)**

24.104 Notwithstanding the provisions of Section 11B.2 and 11B.3 (Regulations in the Residential Sixth Density (R6) Zone) and the provisions of Section 5.22 (Yard Encroachments) the following regulations shall apply to the lands zoned R6 S.P. 24.104:

Front Yard (minimum):	4.5 metres to house, 6.0 metres to *vehicle* entry to garage.
Building Height (maximum):	11.0 metres
Permitted Encroachment for Stairs and *Porches* (maximum)	
- *exterior side yard*	1.5 metres
Accessory Building Height (maximum)	4.8 metres
Lot Frontage (minimum)	9.5 metres

Sections 5.25 (Residential Garage Protrusions), 5.27 (Residential Garage Openings) and 5.28 (Special Residential Garage Setback and Special Driveway Width) apply to the *lots* fronting on Bennett Drive, Cameron Court and Benjamin Crescent.

Section 5.26 (Special Front Yard Porch Encroachments) applies in this entire area.

By-laws 52-97; 42-2000 **(McKitrick Drive; Appleton Drive; Rose Street; 23-63 Hunter Road; 2-58, 100-110 Hunter Road; Henderson Street; Bishop Court; Fendley Road; Bennett Drive; Cameron Court; Benjamin Crescent; and 255-333, 312-332 Montgomery Boulevard)**

24.105 Notwithstanding the provisions of Section 11B.2 (Regulations in the Residential Sixth Density (R6) Zone) and the provisions of Section 5.22 (Yard Encroachments) the following regulations shall apply to the lands zoned R6 S.P. 24.105:

Front Yard (minimum):	4.5 metres to house, 6.0 metres to *vehicle* entry to garage.
Lot Frontage (minimum)	
- *corner lot*	13.5 metres
Building Height (maximum)	11.0 metres
Permitted Encroachment for Stairs and *Porches* (maximum)	
- *exterior side yard*	1.5 metres
Accessory Building Height (maximum)	4.8 metres

Section 5.26 (Special Front Yard Porch Encroachments) applies in this area.
By-laws 52-97; 42-2000 **(2 & 26 Fendley Road)**

24.106 Notwithstanding the provisions of Section 12.2 (Regulations in the Multiple Residential Medium Density (RM1) Zone), the provisions of Section 5.2 (Accessory Buildings and Structures) and the provisions Section 5.22 (Yard Encroachments) the following regulations shall apply to the lands zoned RM1 S.P. 24.106:

Front Yard (minimum)	4.5 metres to house, 6.0 metres to *vehicle* entry to garage.
Building Height (maximum)	11.0 metres
Permitted Encroachment for Stairs and *Porches* (maximum)	
- *front yard*	2.5 metres
- *exterior side yard*	1.5 metres
Accessory Building Height (maximum)	4.8 metres

By-law 52-97 **(Benjamin Crescent)**

24.107 Notwithstanding the provisions of Section 18.1 hereof, a *commercial school* providing primary school education is permitted on the lands described as All of Lots 6 and 7, and Parts of Lots 18 and 19, Block 1, Registered Plan 237.

By-law 53-97 **(293 Broadway)**

24.108 Notwithstanding the provisions of Sections 12.1 and 12.2 of this By-law, the following regulations shall apply to the lands described as Lots 10, 11 and 12, Registered Plan 256:

Permitted Uses

A *row house dwelling* with all units facing a public *street*.

A *home occupation* in accordance with Section 5 hereof.

Regulations for a *row house dwelling* with all units facing a public *street*

1)	*Lot Area* (minimum)	180 sq. metres per *dwelling unit*
2)	*Lot Frontage* (minimum)	5.5 metres per *dwelling unit*
3)	*Front Yard* (minimum)	6.0 metres
4)	Garage Setback from *Front Lot Line* (minimum)	11.0 metres
5)	*Interior Side Yard* (minimum)	
	- north	1.5 metres
	- south	0.9 metres
6)	*Rear Yard* (minimum)	4.5 metres
7)	*Building Height* (maximum)	9.2 metres
8)	*Ground Floor Area* (minimum)	
	- one *storey*	90 sq. metres per *dwelling unit*
	- greater than one *storey*	45 sq. metres per *dwelling unit*

9) Holding Symbol Removal

The Holding (H) symbol shall only be removed when the Town is satisfied that a there is sufficient water to service the development and a site plan has been approved for the property.

By-law 99-97 **(8 - 12 Sherbourne Street)**

24.109 Notwithstanding the provisions of Section 12.2 of this By-law, the following regulations shall apply to the lands described as Lot 5, Registered Plan 256:

Permitted Uses

A *row house dwelling* with all units facing a public *street*

A *home occupation* in accordance with Section 5 hereof

Regulations for a *row house dwelling* with all units facing a public *street*

1)	*Lot Area* (minimum)	180 sq. metres per *dwelling unit*
2)	*Lot Frontage* (minimum)	5.5 metres per *dwelling unit*
3)	*Front Yard* (minimum)	6.0 metres
4)	Garage setback from *front lot line* minimum	11.0 metres
5)	*Interior Side Yard* (minimum)	
	- north	1.5 metres
	- south	0.9 metres
6)	*Rear Yard* (minimum)	4.5 metres
7)	*Building Height* (maximum)	9.2 metres
8)	*Ground Floor Area* (minimum)	
	- one *storey*	90 sq. metres per *dwelling unit*
	- greater than one *storey*	45 sq. metres per *dwelling unit*

By-law 99-97 **(9, 11, 13 Sherbourne Street)**

24.110 Notwithstanding the provisions of Sections 11.2(2), 11.2(5), 11.3(2), and 11.3(5) of this by-law, the following shall apply to lands described as Part of Block "H", Registered Plan 110 (Reference Plans 7R-1404 and 7R-1406):

Lot frontage (Minimum)	
- *interior lot*	6.1 metres
Interior side yard (Minimum)	1.2 metres

By-law 128-97 **(Karen Court)**

24.111 Notwithstanding the provisions of Sections 10.2(5) and 10.3(5) of this by-law, the following shall apply to lands described as Parts 2-10, Reference Plan 7R-3086 (431-445 Scott Drive), Registered Plans 327 and 333, Registered Plan 314, save and except Lots 1-41, 81-96, 217-222 (Scott Drive, Lisa Marie Drive, Michael Drive, Bailey Drive, Lewis Drive, Rebecca Drive, Faith Drive):

Interior side yard (minimum)	1.2 metres; or 0.6 metres for the distance of the length of a one-storey garage.

By-laws 129-97; 10-2002 **(Scott Drive; Lisa Marie Drive; Michael Drive; Bailey Drive; Lewis Drive; Rebecca Drive; Faith Drive)**

24.112 Notwithstanding the provisions of Sections 9.2(5), 9.2(8), and 9.2(9) of this by-law, the following shall apply to Lots 5-18, 23-46, 54-70, 151-175, 178-180, 188-194, 196-199, 202, 204-205, Registered Plan 330:

Interior side yard (minimum)	1.2 metres
Coverage (maximum)	40%
Ground floor area (minimum)	
- two *storey*	46.5 sq. metres per *dwelling unit*

By-law 130-97 **(Pheasant Drive; College Avenue; Meadow Drive; Elaine Drive; Jeffers Court; Fieldgate Drive)**

24.113 Notwithstanding the provisions of Sections 9.2(5), 9.2(6), 9.2(8), and 9.2(9) of this by-law, the following shall apply to Lots 47-53, Registered Plan 330:

Interior side yard (minimum)	1.2 metres
Rear yard (minimum)	7.5 metres
Coverage (maximum)	40%
Ground floor area (minimum)	
- two *storey*	46.5 sq. metres per *dwelling unit*

By-Law 130-97 **(Jeffers Court)**

24.114 Notwithstanding the provisions of Sections 9.2(2), 9.2(5), 9.2(8), and 9.2(9) of this by-law, the following shall apply to Lot 203, Registered Plan 330:

Lot frontage (minimum)	
- *corner lot*	16.4 metres
Interior side yard (minimum)	1.2 metres
Coverage (maximum)	40%
Ground floor area (minimum)	
- two *storey*	46.5 sq. metres per *dwelling unit*

By-Law 130-97 **(21 Meadow Drive)**

24.115 Notwithstanding the provisions of Sections 10.2(5) and 10.2(9) of this by-law, the following shall apply to Lots 1-4, 19-22, 71-135, 142-150, 182-187, 195, 200-201, Registered Plan 330:

Interior side yard (minimum)	1.2 metres
Ground floor area (minimum)	
- two *storey*	46.5 sq. metres per *dwelling unit*

By-Law 130-97 **(24, 28 Meadow Drive; 441-453, 494, 527-589, 560-586 College Avenue; 101-131, 157-185, 100-192 Courtney Crescent; 25-53, 26-34, 42-58 Fieldgate Drive; 100-148 Elaine Drive)**

24.116 Notwithstanding the provisions of Sections 10.2(2), 10.2(5), and 10.2(9) of this by-law, the following shall apply to Lots 136-141, 176-177, 181, Registered Plan 330:

Lot frontage (minimum)	
- *interior lot*	10.0 metres
- *corner lot*	14.8 metres
Interior side yard (minimum)	1.2 metres
Ground floor area (minimum)	
- two *storey*	46.5 sq. metres per *dwelling unit*

By-law 130-97 **(Pheasant Drive; Fieldgate Drive; Courtney Crescent)**

24.117 Notwithstanding the provisions of Sections 8.2(2) and 8.2(5) of this by-law, the following shall apply to Lots 14-15, 17-19, 32-34, 46-48, 66-69, 74-77, 79 and 83, Registered Plan 334:

Lot frontage (minimum)	
- *interior lot*	13.7 metres
- *corner lot*	16.0 metres
Interior side yard (minimum)	1.2 metres

By-law 131-97 **(Elmwood Crescent; Credit Creek Boulevard; Walsh Crescent)**

24.118 Notwithstanding the provisions of Section 10.2(5), of this by-law, the following shall apply to Lots 65 and 73, Registered Plan 334:

Interior side yard (minimum)	1.2 metres

By-law 131-97 **(218, 252 Elmwood Crescent)**

24.119 Notwithstanding the provisions of Sections 18.2(3) and 18.2(5) of this by-law, the following shall apply to Part of Lot 12, Block 5, Registered Plan 212:

Front yard (minimum)	5.3 metres
Northerly *Interior side yard* (minimum)	0.79 metres

By-law 90-98 **(24 First Street)**

24.120 Notwithstanding the provisions of Section 12.1 and 16.1 hereof, a consumer and industrial equipment rental and sales establishment is permitted on the lands described as Part of Lot 14, All of Lots 15-18, Part of Laneway, Block 3, Registered Plan 159, subject to the regulations contained in Sections 5 and 16.2. Notwithstanding the foregoing, the minimum *yards* for the existing *building* are:

Front Yard:	0 metres
East *Side Yard*:	1.2 metres
West *Side Yard*:	half the *building height*, but not less than 4.5 metres when next to a Residential zone.
Rear Yard:	2.1 metres

By-law 41-98 **(62 First Avenue)**

24.121 Notwithstanding the provisions of Section 22.1 hereof, a convalescent or *long-term care facility* or a senior citizens home are not permitted on the subject property comprising Part of the North East Half of Lot 3, Concession "C".

By-law 94-98 **(200 Alder Street)**

24.122 Notwithstanding the provisions of Section 18 hereof, a *single detached dwelling* and another use or other uses permitted by Section 18.1 hereof may exist in combination on the same *lot* comprising All of Lots 1 and 2 and Part of Second Avenue, Block 7, Registered Plan 159. This combination of uses is subject to the regulations contained in Sections 5 and 18.2 hereof. Notwithstanding the provisions of Section 18.2 hereof, the minimum *exterior side yard* shall be 0.6 metre.

By-law 101-98 **(21 and 23 First Street)**

24.123 Notwithstanding the provisions of Section 16.1 hereof, a retail carpet and flooring store is permitted on the property comprising Lot 4 and Part of *Lane* (adjacent to Lot 4), Block 3, Registered Plan 159. Notwithstanding the provisions of Section 16.2 hereof, the minimum *front yard* is 6.4 metres and the minimum west *side yard* is 0.6 metre.

By-law 106-98 **(57 Broadway)**

24.124 Notwithstanding the provisions of Section 10.2 hereof, the minimum *lot frontage* for a *corner lot* shall be 14.0 metres. The boundary of the R4 zone, where a *lot* is an adjacent to an OS2 zone, shall be interpreted to follow the *rear* and/or *side lot line* of the *lot*, as the case may be.

Sections 5.25 (Residential Garage Protrusions) and Section 5.26 (Special Front Yard Porch Encroachments) apply to the *lots* fronting on St. Paul's Place, Maude Court, Sandringham Circle, Palace Court, Buckingham Street, Althorp Drive and Northampton Street.

Notwithstanding the provisions of Section 10.2(6) hereof, the minimum *rear yard* for the *lots* that front onto Sandringham Circle shall be 4.5 metres.

Notwithstanding the provisions of Section 10.2(6) hereof, the minimum *rear yard* for those *lots* that both front onto Buckingham Street and back onto lands zoned Open Space Conservation (OS2) shall be 4.5 metres.

By-laws 119-98; 42-2000 **(22-68, 21-53 Glengarry Road; 22-70, 21-71 Sherwood Street; 26-30 Abbey Road; St. Paul's Place; Sandringham Circle; Palace Court; England Avenue; Maude Court; Althorp Drive; Northampton Street; Buckingham Street)**

24.125 Notwithstanding the provisions of Section 5.17 7) hereof, the maximum driveway width for *lots* containing *link dwellings* with double-car garages shall be 5.0 metres.

By-law 17-99 **(Jay Crescent)**

24.126 Notwithstanding the provisions of Section 16.1 hereof, an upper floor *dwelling unit* is permitted within the area of the subject property.

By-law 43-99 **(780 Broadway)**

24.127 Notwithstanding the provisions of Section 15.1 hereof, a motel is permitted within the area of the subject property.

By-law 43-99 **(316 Broadway)**

24.128 Notwithstanding the provisions of Sections 5.32, 5.33, 14.1, 14.2(4), 14.2(5) and 14.2(6) hereof, the following provisions shall apply to the lands shown on Schedule "A" hereto as C1 S.P. 24.128:

1) The following definitions shall apply only to the lands that are subject to Section 24.128:

"**BEER STORE**" means a retail establishment primarily devoted to the sale of beer, but shall not include an establishment where beer or wine-making supplies are sold, beer is brewed, or related services are provided.

"**FLOOR AREA, GROSS**" means the total area of all of the floors in a *building* above or below *grade*, measured from the outside of the exterior walls but excluding car *parking area*s, loading areas and storage areas within the *building*.

"**FOOD AND GENERAL MERCHANDISE STORE**" means a *retail store* engaged in merchandising of a wide range of commodities which may include but is not limited to food, apparel, hardware and household goods, garden supplies, leisure, pet and drug items, and toys and, for the sake of clarity, includes a department store and a *supermarket.*

"**GOVERNMENT OFFICE**" means any *office* in which local or other government administration is carried out, other than a branch office of the Ministry of Transportation.

"**SHOPPING CENTRE**" means a group of commercial establishments designed, developed and managed as a unit.

"**SPECIALTY FOOD STORE**" means a store specializing in a specific type or class of food items such as a bakery, butcher, delicatessen, fish or seafood store or gourmet food outlet, but shall not include a candy shop, an ice cream shop or a frozen food store.

"**SUPERMARKET**" means a *retail store* in which various kinds of food and non-food items are offered or kept for sale, including fresh meats and fresh produce, provided that the area devoted to food items is predominant, and the non-food items may include but are not limited to flowers, hardware, patent medicines, toiletries, household supplies, garden supplies, wine, photofinishing, magazine and videos.

2) Permitted uses comprise a *shopping centre* within which may be located a *gas bar*, a *food and general merchandise store*, and all of the uses permitted by Section 14.1 hereof except for a *financial establishment, a beer store, a government office, a liquor store and a specialty food store.*

3) The maximum *gross floor area* devoted to a *food and merchandise store* is 17,200 square metres.

4) Within the *food and general merchandise store*, the gross *ground floor area* devoted to the sale of food shall occupy a minimum of 40% and a maximum of 60% of the gross *ground floor area* of the *food and general merchandise store.*

5) The maximum aggregate *gross floor area* devoted to the permitted uses, other than a *food and general merchandise store*, is 2,700 square metres.

6) The minimum *ground floor area* of a *retail store* or *personal service shop* is 465 square metres, except for up to two units for which the minimum *ground floor area* is 232 square metres.

7) The following uses are exempt from the minimum *ground floor area* requirements as set out in clause (6) above:

   (a) a single electronics sales and service establishment;

   (b) a single *retail store* selling new and used goods;

   (c) a single hair care establishment; and,

   (d) a single pet supply sales establishment.

8) Notwithstanding any other provision of this by-law to the contrary, for zoning purposes, the *front lot line* shall be deemed to be that abutting Fourth Avenue, the *rear lot line* shall be deemed to be that abutting Rotary Park and the *lot* that is zoned Multiple Residential Medium Density (RM1), and the *exterior side yard* shall be deemed to be that abutting Third Street.

9) The following minimum *yards* shall be provided:

   (a) *Exterior Side Yard* (minimum): 9.5 metres

(b) *Interior Side Yard* (minimum): 5.0 metres

(c) *Rear Yard* (minimum): 11.0 metres

10) A strip with a minimum width of three metres located along the south side of Fourth Avenue and the east side of Third Street shall be landscaped, except for entrance driveways.

11) A strip with a minimum width of eleven metres, located along the south *lot line* that is also the north *lot line* of the abutting *lot* that is zoned Multiple Residential Medium Density (RM1), shall be landscaped.

12) The Holding Symbol (H) that is applicable to the lands that are subject to Section 24.128 shall be removed when Council is satisfied that the following requirements have been met:

(a) The Town allocates water supply and sewage treatment capacity;

(b) A site plan has been submitted and has been found by the Town to be satisfactory;

(c) The improvements to Third Street and Fourth Avenue, as contemplated by the finalized environmental assessment, will be in place prior to occupancy of the *food and general merchandise store*;

(d) Satisfactory arrangements have been made for the signalization of the intersection of the middle driveway and Fourth Avenue;

(e) A Record of Site condition, in relation to the lands on Third Street, has been acknowledged by the Ministry of the Environment; and,

(f) The site plan incorporates noise attenuation measures to meet Ministry of the Environment guidelines, as recommended in a study prepared by a qualified acoustical consultant to the satisfaction of the Town.

13) An exterior garbage enclosure shall be permitted in the *yard* abutting Third Street provided that it is sufficiently screened from the *street* by landscaping and berming, and/or fencing.

14) A *drive-through facility* is permitted on the side of a *building* that faces the *lot* zoned RM1 south of the lands, provided that:

(a) it is setback a minimum of 30 metres from the *rear lot line*;

(b) no outdoor speakers or order boxes form part of the facility; and,

(c) it is sufficiently visually screened from the *lot* that is zoned Multiple Residential Medium Density (RM1) and the *street* by fencing and/or landscaping.

By-laws 68-2004; 16-2006 **(50 Fourth Avenue; 54, 56, 60 Third Street)**

24.129 Notwithstanding the provisions of Section 15.2(1) hereof, the minimum *lot* size for the property comprising Part of Block A, Registered Plan 116, is 3,900 square metres.

By-law 58-99 **(15 Brenda Boulevard)**

24.130 Notwithstanding the provisions of Section 11C.2(9) and (10) hereof, an attached or integrated garage may be constructed on Lots 17-44, Plan 7M-7 in accordance with the following provisions:

(a) an attached or integrated garage may only be constructed with the access door(s) facing the *rear lot line*;

(b) an attached or integrated garage may be constructed only if there is no detached garage on the *lot*;

(c) the driveway is permitted in the *rear yard* only;

(d) the segment of the driveway that is located within 10 metres of the *rear lot line* shall have a maximum width of 3.8 metres; and,

(e) the segment of the driveway that is over 10 metres from the *rear lot line* shall have a maximum width corresponding to the width of the garage, as constructed.

Notwithstanding the provisions of Section 5.2, a fence or other *accessory building* or *structure* that is not a garage must be set back at least 1.5 metres from the *rear lot line*.

By-law 58-2004 **(301-329 Fern Street; 300-324 Gooseberry Street)**

24.131 Notwithstanding the provisions of Section 6.2 1) hereof, the minimum required *lot* area shall be 0.60 ha.

By-law 64-99 **(520 Broadway)**

24.132 Deleted. By-law 122-2001

24.133 Notwithstanding the provisions of Section 19.1 hereof, a garden centre and the existing residence are permitted within the area of the subject property comprising Part of the East Half of Lot 2, Concession C.

By-law 103-99 **(250 C Line)**

24.134 Notwithstanding Section 15.2(5) hereof, the minimum *interior side yard* is 4.57 metres.

By-law 95-2003 **(108 Dawson Road)**

24.135 Notwithstanding the provisions of Section 11B.3(2) hereof (Regulations for Single Detached Dwellings), the minimum *lot frontage* for an interior *lot* is 9.1 metres.

By-law 42-2000 (**16-78 Pheasant Court)**

24.136 Notwithstanding the provisions of Section 11B.3(2) hereof (Regulations for Single Detached Dwellings), the minimum *lot frontage* for an interior *lot* is 9.1 metres.

By-law 42-2000 (**182-220, 191-221, 255-269 Howard Crescent; 102-202 Joshua Road; 101-131, 102-132 Jordan Drive)**

24.137 Notwithstanding Sections 5.17, 20.1, 20.2(3) and 20.2(4) hereof, a *recreational establishment*, a library, a *school*, a *nursery school*, and *accessory uses* are also permitted subject to the following regulations:

Front Yard (minimum)	6.0 metres
Exterior Side Yard (minimum)	6.0 metres
Interior Side Yard (minimum)	15.0 metres
Rear Yard (minimum)	15.0 metres
Building Height (maximum)	18.0 metres

The minimum number of parking spaces will be the aggregate of the following:

(a) 1.5 spaces per classroom within a *school* or *nursery school*;

(b) 60 spaces per indoor ice pad;

(c) 30 spaces for each of the following: a swimming pool, a ball diamond, a soccer field, and a box lacrosse/outdoor ice pad facility;

(d) 1 space per 30 square metres of *floor area* devoted to a gymnastics facility and gymnasium; and,

(e) 1 space per 10 square metres of *floor area* devoted to indoor fitness, recreational and community facilities other than those identified (a), (b), (c) and (d) above.

By-laws 47-2000; 95-2003 **(275 Alder Street)**

24.138 Notwithstanding the provisions of Section 8.1 hereof, the lands zoned R2 S.P. 24.138, as shown on Schedule "A" hereto, may be used for a *parking area*.

Notwithstanding the provisions of Section 5.17(2)(a) hereof, some or all of the parking spaces required for the lands zoned C5 S.P. 24.138, as shown on Schedule "A" hereto, may be provided in a *parking area* on the lands zoned R2 S.P. 24.138, as shown on Schedule "A" hereto.

Parking spaces on the lands zoned C5 S.P. 24.138, as shown on Schedule "A" hereto, may be provided only within the area of the existing driveway in the *rear yard*.

Notwithstanding the provisions of Section 5.17(2)(b), the required parking spaces provided on the existing driveway on the lands zoned C5 S.P. 24.138, as shown on Schedule "A" hereto, may be obstructed by other parking spaces.

A *parking area* on the lands zoned R2 S.P. 24.138, as shown on Schedule "A" hereto, shall be separated from the adjacent R2 lands by a landscaped strip with a minimum width of two metres.

By-law 66-2000 **(31 First Street and rear of 4 Third Avenue)**

24.139 Sections 5.25 (Residential Garage Protrusions) and 5.26 (Special Front Yard Encroachments) apply within the area of Block 247 on Registered Plan 7M-11.

By-law 106-2000 **(27-57 Abbey Road)**

24.140 Notwithstanding the provisions of Section 16.1 of By-law 22-90, as amended, a *parking area* serving a permitted use on an adjacent *lot* is permitted in addition to the uses permitted in the C3 zone, but a *kennel*, a billiards parlour, a pool hall, and an *amusement arcade* are prohibited.

By-law 8-2001 **(south side of Town Line, west of Green Street)**

24.141 Notwithstanding the provisions of Sections 15.2(3), 15.2(4) and 15.2(7) of By-law 22-90, as amended, the following regulations shall apply to the lands zoned Neighbourhood Commercial (C2) Zone Special Provision 24.141 as shown on Schedule "A":

Regulations

Front Yard (minimum)	13.7 metres
Exterior Side Yard (minimum)	0 metres
Building Height (maximum)	3 *storeys* (not including the *basement*)

Notwithstanding Section 15.2 Regulations, a minimum *ground floor area* of 150m^2 shall be used for a convenience store, *a variety store* or *a dry cleaning or laundry establishment* only.

Those portions of the *front yard, exterior side yard* and *rear yard* that are within three metres of Highway 9 or Rolling Hills Drive shall be landscaped.

By-laws 32-2001; 95-2003 **(50 Rolling Hills Drive)**

24.142 Notwithstanding the provisions of Sections 5.3 and 8.1 of By-law 22-90, as amended, an *auto body shop*, a *public storage unit,* and a dry cleaning establishment are permitted in the existing building on the property. Outdoor storage is prohibited. Nothing in this by-law shall prevent repairs to the existing building or its reconstruction in the event of damage or destruction by fire subject to the repaired or reconstructed building having:

- a gross *floor area* not exceeding that of the existing *building*,
- a *height* not exceeding that of the existing *building*, and
- *yards* at least equivalent to those of the existing *building.*

By-law 37-2001 **(37 Green Street)**

24.143 Notwithstanding the provisions of Sections 5.19 and 16 hereof, the lands located on the east side of Highway 10 between Fourth and Fifth Avenues (Part of Lot 2, Concession 1 W.H.S., more particularly described as Part 1, Plan 7R-4653) may be used only as follows:

1) Permitted Retail Uses

an antiques or memorabilia sales and service establishment
an *art gallery*
a gift shop
a recreational and sporting good sales, service and rental establishment

2) Other Permitted Uses

an *assembly hall*
a club house
a *commercial school*
a *custom workshop*
a *private school*
a *hotel or motel*
a park or picnic area
a *recreational establishment*
a *restaurant*
a tourist or business information centre
all uses permitted in the Open Space Conservation (OS2) Zone

3) Maximum Height

A *hotel or motel*: three *storeys* or 12 metres, whichever is the lesser
All other *buildings* and *structures*: one *storey* or 6 metres, whichever is the lesser.

4) Retail and Restaurant Regulations

The maximum gross *floor area* devoted to the permitted retail uses is 1000 square metres.

A *restaurant* containing take-out facilities must also include facilities for patrons to consume food either inside the *building* or in an outdoor picnic area, or both.

5) Drive-Through Facilities

A *drive-through facility*, comprising a queuing lane for patrons in motor *vehicle*s and/or an exterior sound system for placing orders, is prohibited.

6) Minimum Yards

The minimum setback of all *buildings* and *structures* from the *lot line* adjoining Highway 10 is 14 metres.

The other minimum *yards* are those established in Section 16.2 hereof.

7) Holding Provisions

Prior to the removal of the Holding (H) symbol, the only uses permitted are those permitted in the Open Space Conservation (OS2) zone.

By-law 53-2001 **(east side of Highway 10 between Fourth and Fifth Avenues)**

24.144 Notwithstanding the provisions of Section 21 hereof, the lands located on the east side of Highway 10 between Fourth and Fifth Avenues (Part of Lot 2, Concession 1 W.H.S., more particularly described as Part 2, Plan 7R-4653), may also be used for access to the adjacent lands zoned Service Commercial (C3). Prior to the removal of the Holding (H) symbol, the only uses permitted are those permitted by Section 21 hereof.

By-law 53-2001 **(east side of Highway 10 between Fourth and Fifth Avenues)**

24.145 Notwithstanding the provisions of Sections, 5.17(7(b)), 9.2(3) and 9.2(7) of By-law 22-90, as amended, the following regulations shall apply to the lands zoned Residential Third Density (R3) Zone Special Provision 24.145:

Regulations

Driveway Width (maximum)	3.8 metres
Front Yard (minimum)	11.0 metres between the sidewalk and garage face
Building Height (maximum)	1 *storey*

By-law 45-2001 **(49 William Street)**

24.146 Notwithstanding the provisions of Section 11B.3 (R6 Regulations for single detached dwellings), the following regulation shall apply to the lands zoned Residential Sixth Density (R6)(H) Zone Special Provision 24.146 Holding Zone as shown on Schedule "A":

Sections 5.25 (Residential Garage Protrusions), 5.26 (Special Yard Porch Encroachments), 5.27 (Residential Garage Openings) and 5.28 (Special Residential Garage Setback and Special Driveway Width) apply within the area of Block 105, on Registered Plan 43M-1120.

The minimum *height* of the detached dwellings on the north side of Joshua Road shall be two *storeys*.

The minimum setback of any *building* or *structure* from Highway No. 9 shall be 13.7 metres.

Holding Symbol

The Holding Symbol (H) shall only be removed from the subject lands when the Town is satisfied that there is sufficient water supply and sewage treatment capacity to service the development.

By-law 84-2001 **(Murray Court; 101 – 127 Joshua Road)**

24.147 Notwithstanding the provisions of Sections 15.1 hereof, *dwelling units, automotive service stations*, and *drive-through facilities* are prohibited, and notwithstanding Sections 15.2(3), 15.2(4), and 15.2(5) hereof, the following regulations shall apply to the lands located at the

southwest corner of Alder Street and C Line (Part of the Northeast Half of Lot 3, Concession C, more particularly described as Part 2, Plan 7R-4152):

(1)	*Front Yard* (minimum)	3.0 metres
(2)	*Exterior Side Yard* (minimum)	3.0 metres
(3)	*Interior Side Yard* (minimum)	2.0 metres
(4)	*Height* (maximum)	14.0 metres

(5) Parking Location: All parking spaces shall be located a greater distance from the *front lot line* than the exterior wall of the main *building* closest to the *front lot line*.

(6) Coverage for all *buildings* and hard-surfaced areas (maximum): 70%

(7) Minimum aggregate *floor area* devoted to a *variety store*, a convenience store or a *dry-cleaning or laundry establishment*: 200 square metres.

(8) Maximum gross *floor area* for a *retail store*, including a food store: 929.0 sq. metres

By-laws 77-2001; 33-2004 **(southwest corner of C Line and Alder Street)**

24.148 Notwithstanding the provisions of Section 13A.2 of By-law 22-90, as amended, the following regulations shall apply to the lands zoned Central Business District (CBD) Zone - Special Provision 24.148 as shown on Schedule "A":

Regulations

Height (maximum)	12.0 metres

By-law 119-2001 **(64-114, 136-234, 65-239 Broadway; 12-34, 5-25 Mill Street)**
OMB Order dated November 18, 2003, File No. PL020016

24.149 Within the area of the lands affected by this section, as shown on Schedule "A" hereto, the uses and *buildings* that existed on November 26, 2001, are permitted, despite any non-conformity or non-compliance with Sections 18.1 and 18.2 (1), (2), (3), (4), (5), (6), (7), (8) and (9) hereof, and no parking spaces are required for *floor area* that existed on November 26, 2001, despite Section 5.17 hereof. Nothing in this by-law shall prevent repairs to a *building* that existed on November 26, 2001, or its reconstruction in the event of damage or destruction by fire subject to the repaired or reconstructed *building* having:

- a gross *floor area* not exceeding that of the existing *building*,
- a *height* not exceeding that of the existing *building*, and
- *yards* at least equivalent to those of the existing *building*.

By-law 119-2001 **(6 - 34 First Avenue; 12 - 14 Second Street)**
OMB Order dated June 24, 2003, File No. PL020016

24.150 Notwithstanding Section 12.1 Permitted Uses, in addition to the uses permitted by the By-law a *nursery school* will also be permitted on the lands zoned Multiple Residential Medium Density (RM1) Zone Special Provision 24.150.

The following additional regulation shall apply to the lands:

(a) the following areas shall be landscaped:

i) the northerly *interior side yard*;

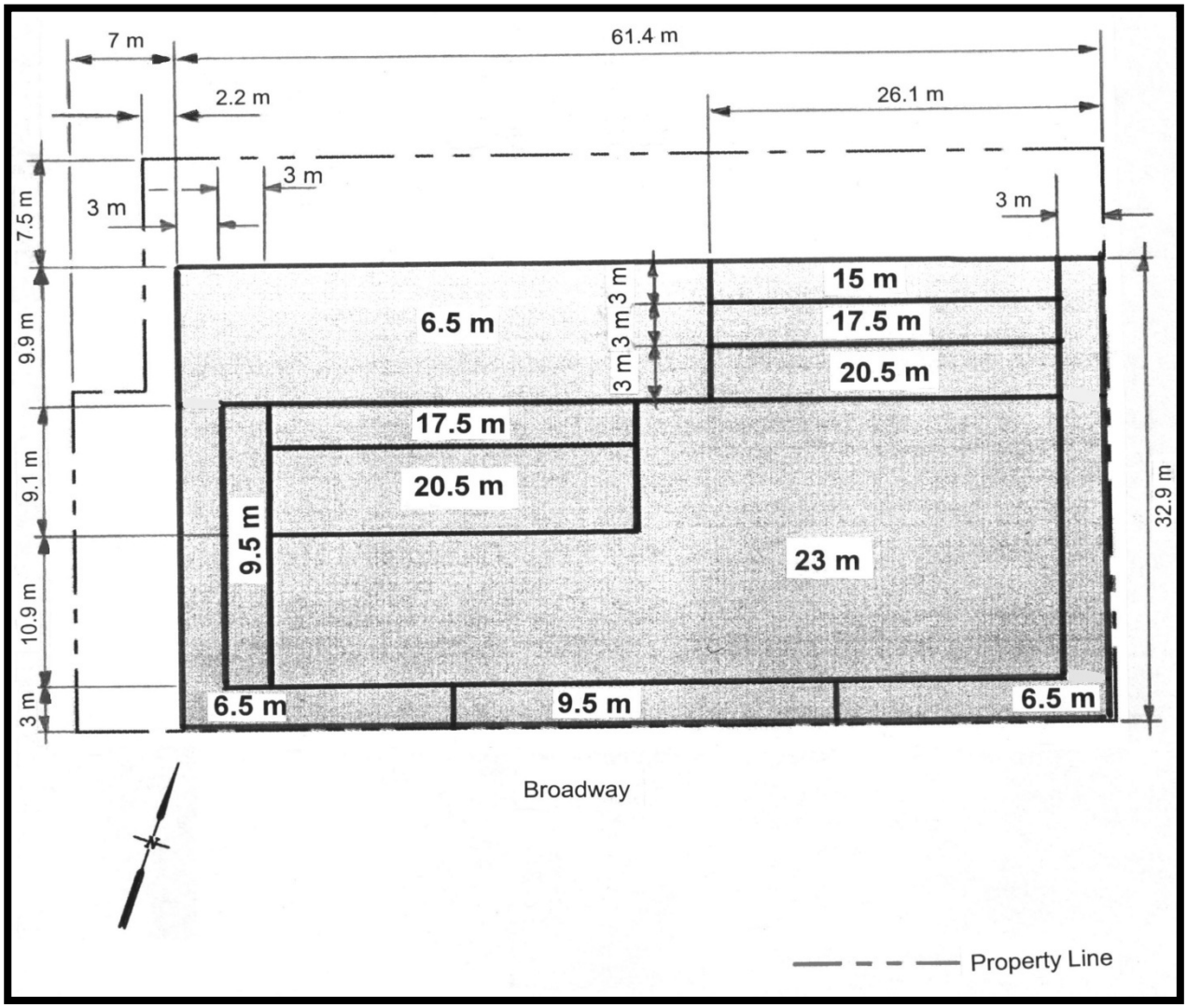
ii) that portion of the *front yard* that is located between the front wall of the building and First Street; and,

iii) that portion of the *front yard* that is located between the northerly *interior side yard* and First Street.

By-law 67-2002 **(70 First Street)**

24.151 Notwithstanding Sections 13A.2(7) and 24.148 hereof, the maximum *building heights* shown on Map 1 shall apply.

MAP 1 – Maximum Permitted Building Heights



By-law 119-2001 **(221 - 229 Broadway)**
OMB Order dated November 18, 2003, File No. PL020016

24.152 Notwithstanding Section 15.1 Permitted Uses, a *dwelling unit* or *units* are not permitted on the lands zoned Neighbourhood Commercial (C2) Zone, Special Provision 24.152.

By-laws 76-2002; 95-2003 **(20 Dawson Road)**

24.153 Notwithstanding Sections 5.17 1(a), 5.17 7(a), 18.1 and 18.5 hereof, a *converted dwelling house* containing up to eight *dwelling units* shall be permitted on the lands zoned Restricted Commercial/Residential (C5) Zone, Special Provision 24.153, subject to the regulations of Sections 5 and 8, as amended below:

- minimum *exterior side yard* 3.29 metres
- maximum *building height* 9.45 metres
- the minimum number of parking spaces 11 spaces
- a maximum of one parking space is permitted to be a minimum distance of 0 metres from the property line abutting Gifford Street

By-law 16-2003 **(260 - 262 Broadway)**

24.154 Sections 5.25 (Residential Garage Protrusions) and 5.26 (Special Front Yard Encroachments) apply within this portion of Block 38, Registered Plan 7M-8).

By-law 23-2003 **(182 – 222, 181 - 217 Elderberry Street; 109 – 117 Gooseberry Street)**

24.155 Notwithstanding Section 17.1 hereof, a *religious institution* is also permitted within the area of the subject lot which comprises Part of Block 247, Plan 314, and All of Block 158, Plan 313.

By-law 25-2003 **(375 Hansen Boulevard)**

24.156 Notwithstanding Section 15.1 hereof, the sale of *vehicles* in conjunction with a car and truck rental agency is also permitted.

By-law 50-2003 **(2 Town Line)**

24.157 Notwithstanding the provisions of the Neighbourhood Commercial (C2) Zone, the following provisions shall apply to the lands shown on Schedule "A" hereto as C2(H) S.P. 24.157:

1) The following definitions shall apply only to the lands that are subject to Section 24.157:

"**FLOOR AREA, GROSS**" means the total area of all of the floors in a *building* above or below *grade*, measured from the outside of the exterior walls but excluding car *parking areas*, loading areas and storage areas within the *building*.

"**SHOPPING CENTRE**" means a group of commercial establishments designed, developed and managed as a unit.

"**SUPERMARKET**" means a *retail store* in which various kinds of food and non-food items are offered or kept for sale, including fresh meats and fresh produce, provided that the area devoted to food items is predominant, and the non-food items may include but are not limited to flowers, hardware, patent medicines, toiletries, household supplies, garden supplies, wine, photofinishing, magazine and videos.

2) Permitted uses comprise a *shopping centre* within which may be located all of the uses permitted in the C2 zone excluding a *dwelling unit* or *units* on upper floors.

3) A *supermarket* is permitted containing a minimum *gross floor area* of 3,000 square metres and a maximum *gross floor area* of 4,410 square metres.

4) The maximum aggregate *gross floor area* devoted to *retail stores,* is 7,500 square metres, excluding the *gross floor area* devoted to a *supermarket.*

5) A strip with a minimum width of three metres located along the east side of Riddell Road and the north side of Centennial Road shall be landscaped, except for entrance driveways.

6) The Holding Symbol (H) that is applicable to the lands that are subject to Section 24.157 shall be removed when Council is satisfied that the following requirements have been met:

   (a) The Town approves a site plan showing a well-landscaped shopping centre designed in accordance with a "market village" concept that evokes the character of the nearby residential area;

   (b) The Town allocates water supply and sewage treatment capacity;

   (c) The owner agrees to implement the road improvements, and to locate and limit the driveway accesses from Riddell Road and Centennial Road, all as recommended in a traffic impact study approved by the Town of Orangeville and County of Dufferin;

   (d) The 0.3 metre reserve along Riddell Road is removed, as required to permit the entrance(s) approved by the Town and the County;

   (e) Arrangements are made to construct a trailway, at the owner's expense, along the east side of Riddell Road between Centennial Road and Alder Street;

   (f) The owner agrees to construct a sidewalk or trailway along the north side of Centennial Road in front of its property; and,

   (g) The owner agrees to preserve the trees located along the north limit of the property, where possible subject to site grading, in accordance with a plan prepared by an arborist and approved by the Town.

7) Notwithstanding any other provision of By-law 22-90, as amended, to the contrary, the lands subject to these special provisions shall be treated as a single *lot* for zoning purposes.

8) Notwithstanding the provisions of Section 15.1 (Permitted Uses), a "school" as defined in Section 2 of this By-law, shall also be permitted in conjunction with the other uses permitted on the lands subject to Section 24.157.

By-laws 70-2003; 72-2005; 91-2010 **(500-520 Riddell Road; 225-245 Centennial Road; northeast corner of Riddell and Centennial Roads)**

24.158 Deleted. By-law 006-2018

24.159 Notwithstanding the provisions of Sections 15.2(1) and 15.2(4) hereof, the following provisions shall apply:

Lot area (minimum)	0 square metres
Exterior side yard adjoining Buena Vista Drive (minimum)	2.0 metres

The minimum setback of all *buildings* and *structures* from the *lot line* adjoining Highway 10 is 14 metres.

Notwithstanding Subsection 5.17 (2), the required parking spaces may be provided on the subject property or on the adjacent property in the same zone.

By-law 87-2003 **(Buena Vista Road Allowance)**

24.160 Notwithstanding Sections 13A.2(2), 13A.2(7) and 24.148 hereof, the following regulations shall apply:

(1)	*Front Yard* (minimum)	0 metres
(2)	*Front Yard* (maximum)	0.5 metres for the portion of the *building* that does not exceed 6 metres in *height*, except for recessed pedestrian entrances that span, in the aggregate, up to 30% of the length of the front wall of the *building*
(3)	*Building height* (minimum)	6.0 metres for the portion of the *building* that *abuts* the *front lot line*
(4)	*Building height* (maximum)	12.0 metres or three *storeys*, whichever is the lesser, for the portion of the *building* that is within four metres of the *front lot line* or within three metres of a *side lot line*; and 18 metres for the remainder.

By-law 119-2001 **(102 - 112 Broadway)**
OMB Order dated November 18, 2003, File No. PL020016

24.161 Notwithstanding Section 22.1 hereof, a *Business or Professional Office* is also permitted.

Notwithstanding Section 5.17 hereof, a minimum of 73 parking spaces shall be provided.

By-law 10-2006 **(15 Elizabeth Street)**
OMB Order dated April 18, 2006, File No. PL021057

24.162 Notwithstanding Sections 16.2(3) and 16.2(4) hereof, the following regulations shall apply to the lands shown on Schedule "A" hereto as C3 S.P. 24.162:

The minimum *front yard* is 2.6 metres.

All *buildings, structures* and paved areas shall be located at least 19 metres from the east *lot line*.

By-law 47-2004 **(23 Broadway)**

24.163 Notwithstanding Section 2.76A, a *mixed-use building* is permitted in the existing *building* which is attached to the *building* on the *abutting lot*.

By-law 84-2004 **(46 First Street)**

24.164 Notwithstanding Sections 5.17 (4)(b) and 15.2 (5) and (6), the following provisions shall apply to the lands zoned Neighbourhood Commercial (C2) S.P. 24.164:

(a) That Section 5.17 (4)(b) shall not apply to the access at the Broadway/C Line intersection.

(b) The following setbacks shall apply to the building known as the Robert Perfect House:

Rear yard (minimum)	6.0 metres
Interior side yard (minimum)	1.8 metres

Notwithstanding Sections 2, 15.1 and 15.2(8), the following provisions shall apply to the lands zoned Neighbourhood Commercial (C2) S.P. 24.164 until January 1, 2011:

(a) The following definitions shall apply:

"**BEER STORE**" means a retail establishment primarily devoted to the sale of beer, but shall not include an establishment where beer or wine-making supplies are sold, beer is brewed, or related services are provided.

"**FLOOR AREA, GROSS**" means the total area of all of the floors in a *building* above or below *grade*, measured from the outside of the exterior walls but excluding car *parking areas*, loading areas and storage areas within the *building*.

"**LIQUOR STORE**" means a self-contained store primarily for the sale of wine and spirits for home consumption, and shall include both private and government-operated outlets.

"**PHARMACY OR DRUG STORE**" means a *retail store* in which prescription drugs are dispensed and in which, among other things, non-prescription medicines, health and beauty products, and associated sundry items, may be sold.

(b) The following regulations shall apply:

(i) The maximum permitted *gross floor area* devoted to a *pharmacy or drug store* is 1,578 square metres;

(ii) The maximum permitted aggregate *gross floor area* devoted to *retail stores*, excluding the *gross floor area* devoted to a *pharmacy or drug store* is 1,657

square metres, excluding the *gross floor area* contained within the Robert Perfect House, as relocated;

(iii) A *beer store* is not permitted; and,

(iv) A *liquor store* is not permitted.

By-law 74-2005 **(489 Broadway)**

24.165 Notwithstanding the provisions of Section 9.2(2), the following regulations shall apply to lands in Registered Plan 308:

Lot frontage (minimum)

Lots 67 and 117	15.2 metres
Lots 120 and 121	14.5 metres
Lots 134 and 140	15.0 metres

By-law 44-2006 **(33, 61 Passmore Avenue; 34, 36 Still Court; 23, 35 Pheasant Drive)**

24.166 Notwithstanding the provisions of Sections 9.2 and 9.3, the following regulations shall apply to lands in Registered Plan 126:

The *Lot Frontages* for Lots 1, 3, 4, 6, 7, 8, 14, 18, 19, 30, 37, 45, 46 and 47 shall be that shown on Registered Plan 126

Front Yard (minimum)

Lots 22, 23 and 26	4.6 metres
Lot 2 and 25	5.0 metres
Lot 21	5.5 metres

Lot Area (minimum)

Lot 4	205 square metres

Side Yard Setback between a pair of *linked dwellings* (minimum)

Block A	0.6 metres
All other pairs of *linked dwellings*	0.9 metres

By-law 44-2006 **(Goldgate Crescent; Darsam Court; 34 Bredin Parkway)**

24.167 Notwithstanding Section 18.1 hereof, a *Commercial School* is also permitted.

Notwithstanding Subsection 5.17 (4)(a) hereof, a minimum driveway access width of 3 metres shall be permitted.

By-law 66-2006 **(59 First Street)**

24.168 Notwithstanding the provisions of Section 10(2) the following regulation shall apply to the lots zoned Residential Fourth Density (R4) Zone, Special Provision 24.168 that front and flank onto Montgomery Boulevard:

Lot frontage (minimum) 19.0 metres

Notwithstanding the provisions of Sections 10(4) and 10(8) the following regulations shall apply to the lands zoned R4 Zone, Special Provision 24.168:

Exterior side yard (minimum)	3.0 metres
Coverage (maximum)	45 %

Notwithstanding Subsection 5.17 (Parking Area Regulations), a minimum of 2 outdoor parking spaces shall be provided in the area between the garage face and the inner edge of the public sidewalk, if present, or curb if no sidewalk is present.

Subsections 5.25 (Residential Garage Protrusions) and 5.26 (Special Front Yard Encroachments) apply to the lands zoned R4 Zone, Special Provision 24.168.

Holding Symbol

The Holding Symbol (H) shall only be removed from all or a portion of the lands zoned R4(H) Holding Zone, Special Provision 24.168 when the Town is satisfied that there is sufficient water supply and sewage treatment capacity to service the development or portion thereof as the case may be.

By-law 65-2006 **(1-73 Dinnick Crescent; 2-18 Samuel Court; 239, 241, 243 Montgomery Blvd)**

24.169 Notwithstanding the provisions of Sections 10.2(2), 10.2(3), 10.2(4) and 10.2(8), the following regulations shall apply to the lands zoned Residential Fourth Density (R4)(H) Zone Special Provision 24.169:

Regulations

Lot frontage (minimum)		
-	*interior lot*:	13.7 metres
-	*corner lot*:	15.7 metres
Front Yard		
-	to garage:	6.0 metres (minimum)
-	to front wall of the dwelling:	4.5 metres (minimum) 7.0 metres (maximum)
Coverage (maximum)		45%

Notwithstanding Subsection 5.17 (Parking Area Regulations), a minimum of 2 outdoor parking spaces shall be provided on each lot.

Notwithstanding the minimum required *front*, *exterior side* and *rear yards*, the following encroachments are permitted:

(a) unroofed, unexcavated, unenclosed decks and stairs attached to the main *building* are permitted to encroach a maximum of 3 metres into the minimum required *rear yard*;

(b) covered *porches* and stairs are permitted to encroach a maximum of 1.5 metres into the minimum required *front yard*; and,

(c) covered *porches* and stairs are permitted to encroach a maximum of 1 metre into the minimum *exterior side yard*.

Holding Symbol

The Holding Symbol (H) shall only be removed from all or a portion of the lands zoned R4(H) Holding Zone, Special Provision 24.169 when the Town is satisfied that there is sufficient water supply and sewage treatment capacity to service the development or portion thereof as the case may be.

By-law 67-2006 **(29-35 Aiken Cres; 72, 74-90 Meyer Dr; 7, 9, 11, 13, 15-20 Mason St.)**

24.170 Notwithstanding the provisions of Sections 10.2(1), 10.2(2), 10.2(3), 10.2(4) and 10.2(8) (R4 Regulations), the following regulations shall apply to the lands zoned Residential Fourth Density (R4)(H) Zone Special Provision 24.170 Holding Zone as shown on Schedule "A":

Regulations

Lot area (minimum)	315 square metres
Lot frontage (minimum)	
- *interior lot*:	12.2 metres
- *corner lot*:	14.2 metres
Front Yard	
- to garage:	6.0 metres (minimum)
- to front wall of the dwelling:	4.5 metres (minimum) 7.0 metres (maximum)
Coverage (maximum)	45%

Notwithstanding Subsection 5.17 (Parking Area Regulations) a minimum of 2 outdoor parking spaces shall be provided on each lot.

Notwithstanding the minimum required *front, exterior side* and *rear yards*, the following encroachments are permitted:

(a) unroofed, unexcavated, unenclosed decks and stairs attached to the main *building* are permitted to encroach a maximum of 3 metres into the minimum required *rear yard*;

(b) covered *porches* and stairs are permitted to encroach a maximum of 1.5 metres into the minimum required *front yard*; and,

(c) covered *porches* and stairs are permitted to encroach a maximum of 1 metre into the minimum *exterior side yard*.

Holding Symbol

The Holding Symbol (H) shall only be removed from all or a portion of the lands zoned R4(H) Holding Zone, Special Provision 24.170 when the Town is satisfied that there is sufficient water supply and sewage treatment capacity to service the development or portion thereof as the case may be.

By-law 67-2006 **(1-5, 6, 8, 10, 12, 14 Mason St; 2-22, 25, 27, 37, 39 Aiken Cres; 73 Meyer St)**

24.171 Notwithstanding the provisions of Sections 11B.4(1), 11B.4(3) and 11B.4(8), the following regulations shall apply to the lots zoned Residential Sixth Density (R6) Zone, Special Provision 24.171:

Lot area (minimum)	238 sq. metres per *dwelling unit*
Front yard	
- to garage	6.0 metres (minimum)
- to front wall of dwelling	4.5 metres (minimum) 7.0 metres (maximum)
Coverage (maximum)	50%

The front foundation wall of a fully roofed porch or verandah may be considered the "front wall" of the dwelling for the purposes of this section provided that said porch or verandah extends across the entire front face of the dwelling, not including the garage.

Notwithstanding the above provisions, a maximum setback to the front wall of dwelling shall not apply to the exterior dwelling on Block 9.

Holding Symbol

The Holding Symbol (H) shall only be removed from all or a portion of the lands zoned R6(H) Holding Zone, Special Provision 24.171 when the Town is satisfied that there is sufficient water supply and sewage treatment capacity to service the development or portion thereof as the case may be.

By-laws 79-2006; 6-2009 **(270-290 Amelia Street; 1-24 James Arnott Cres; 1-24 Victor Large Way)**

24.172 Notwithstanding the provisions of Sections 12.2(3) and 12.2(4), the following regulations shall apply to the lots zoned Multiple Residential Medium Density (RM1) Zone, Special Provision 24.172:

Front yard	
- to garage	6.0 metres (minimum)
- to front wall of dwelling	4.5 metres (minimum) 7.0 metres (maximum)
Exterior side yard (minimum)	3.0 metres

The front foundation wall of a fully roofed porch or verandah may be considered the "front wall" of the dwelling for the purposes of this section provided that said porch or verandah extends across the entire front face of the dwelling, not including the garage.

Holding Symbol

The Holding Symbol (H) shall only be removed from all or a portion of the lands zoned RM1(H) Holding Zone, Special Provision 24.172 when the Town is satisfied that there is sufficient water supply and sewage treatment capacity to service the development or portion thereof as the case may be.

By-laws 79-2006;, 6-2009 **(26-81 Victor Large Way; 45-65 James Arnott Cres)**

24.173 Notwithstanding the provisions of Section 18.1 hereof (Permitted Uses) a specialty restaurant/café to a maximum floor area of 117 square metres shall be permitted in the existing building as it substantially existed on July 10, 2006, on the lands comprising Lots 74 and 75, Registrar's Compiled Plan, and zoned Restricted Commercial/Residential (C5) Zone, Special Provision 24.173.

Should the building cease to exist, this Special Provision will no longer apply to these lands.

By-law 83-2006, 57-2009 **(288 Broadway, 2 Dawson Road)**

24.174 Deleted. By-law 57-2009

24.175 Notwithstanding the provisions of the Neighbourhood Commercial (C2) Zone, the following provisions shall also apply:

1) Permitted uses include all of the uses permitted in the C2 zone excluding a dwelling unit or units on upper floors, a home occupation and a nursery school with an outdoor play area.

2) Notwithstanding the provisions of Section 15.1 (Permitted Uses) a caterer's establishment and a nursery school with no outdoor play area are also permitted.

3) The maximum aggregate gross floor area devoted to *retail stores* is 2,300 square metres.

By-law 81-2012 **(200-250 Centennial Road; 540 Riddell Road)**

24.176 Notwithstanding the provisions of Section 5.17 (Parking Area Regulations) the minimum number of required parking spaces on the lands comprising Blocks 129 and 137 on Plan 7M-6 zoned RM1 Special Provision 24.176 shall be 73 for the apartment building and 2 each for the row house units.

Notwithstanding the provisions of Section 12.3(5), the minimum setback from the southerly property line shall be 7 metres.

By-law 14-2007 **(155 Riddell Road)**

24.177 Notwithstanding the provisions of Section 19.1 (Permitted Uses) the following additional uses shall be permitted on the lands described as Part 3 on Reference Plan 7R-4388, and Part of Lot 20 on Registrar's Compiled Plan 335, municipally known as 48 Centennial Road:

- automotive-related uses, such as but not limited to: auto glass repair, car stereo and electronics installation; automobile detailing; automobile upholstering; motor vehicle licensing; and, automobile parts wholesaling. Any mechanical repair or body work, and the outdoor storage of equipment, materials or vehicles, shall not be permitted; and,

- plumbing, electrical, heating and tradesmen shops. Equipment repairs or servicing, and the outdoor storage of parts or equipment, shall not be permitted.

By-law 21-2007 **(48 Centennial Road)**

24.178 Notwithstanding the provisions of Sections 10.2(1), 10.2(2), 10.2(3), 10.2(4) and 10.2(8) (R4 Regulations), the following regulations shall apply to the lands zoned Residential Fourth Density (R4)(H) Zone Special Provision 24.178 as shown on Schedule "A":

Regulations

Lot area (minimum)	315 square metres
Lot frontage (minimum)	
- interior *lot*:	12.2 metres
- *corner lot*:	14.2 metres
Front Yard	
- to garage:	6.0 metres (minimum)
- to front wall of the dwelling:	4.5 metres (minimum) 7.0 metres (maximum)
Coverage (maximum)	45%

Notwithstanding Subsection 5.17 (Parking Area Regulations) a minimum of 2 outdoor parking spaces shall be provided on each lot.
Notwithstanding the minimum required front, exterior side and rear yards, the following encroachments are permitted:

(a) unroofed, unexcavated, unenclosed decks and stairs attached to the main building are permitted to encroach a maximum of 3 metres into the minimum required *rear yard*;

(b) covered porches and stairs are permitted to encroach a maximum of 1.5 metres into the minimum required *front yard*; and,

(c) covered porches and stairs are permitted to encroach a maximum of 1 metre into the minimum *exterior side yard*.

Holding Symbol

The Holding Symbol (H) shall only be removed from all or a portion of the lands zoned R4(H) Holding Zone, Special Provision 24.178 when the Town is satisfied that there is sufficient water supply and sewage treatment capacity to service the development or portion thereof as the case may be.

By-law 58-2007 **(Extensions of College Avenue, Elaine Drive, Courtney Crescent)**

24.179 Notwithstanding the provisions of Sections 10.2(1), 10.2(2), 10.2(4) and 10.2(8) (R4 Regulations), the following regulations shall apply to the lands zoned Residential Fourth Density (R4)(H) Zone Special Provision 24.179 as shown on Schedule "A":

Regulations

Lot area (minimum)	315 square metres
Lot frontage (minimum)	10.2 metres
Front Yard	
- to garage:	6.0 metres (minimum)
- to front wall of the dwelling:	4.5 metres (minimum) 7.0 metres (maximum)
Coverage (maximum)	45%

Notwithstanding the minimum required front and *rear yards*, the following encroachments are permitted:

(a) unroofed, unexcavated, unenclosed decks and stairs attached to the main building are permitted to encroach a maximum of 3 metres into the minimum required *rear yard*; and,

(b) covered porches and stairs are permitted to encroach a maximum of 1.5 metres into the minimum required *front yard*.

Holding Symbol

The Holding Symbol (H) shall only be removed from all or a portion of the lands zoned R4(H) Holding Zone, Special Provision 24.179 when the Town is satisfied that there is sufficient water supply and sewage treatment capacity to service the development or portion thereof as the case may be.

By-law 58-2007 **(Future Lot 21 on an extension of Elaine Drive)**

24.180 The following provisions apply to the lands zoned Central Business District (CBD) Zone - Special Provision 24.180 as shown on Schedule "A" of By-law 22-90, as amended:

Notwithstanding the provisions of Section 13A.1(Permitted Uses), row house dwellings shall be permitted, provided that they are separated from Broadway by an intervening building.

Notwithstanding the provisions of Sections 13A.2(3), 13A.2(6) and 13A.2(7) the following regulations shall apply to the lands:

Regulations

Front Yard (minimum)	0 metres
Front Yard (maximum)	1 metre, except for recessed pedestrian entrances that span, in the aggregate, up to 30% of the length of the front wall of the building.
Building *height* (minimum)	6 metres for the portion of the building that abuts the front lot line.
Building *height* (maximum)	12 metres or three storeys, whichever is the lesser, for the portion of the building that is within four metres of the front lot line and 18 metres for the remainder. On that portion of a building that is greater than 12 metres but less than 18 metres in height, exterior balconies shall be permitted to project a maximum of 2 metres towards the front lot line.

The minimum rear yard setback (from Armstrong Street) for row house dwellings shall be 1.5 metres.

By-law 61-2007 **(116-126 Broadway, 5 Armstrong Street)**

24.181 Notwithstanding the provisions of Sections 10.2(1), 10.2(2), 10.2(3) and 10.2(8), the following regulations shall apply to the lands zoned Residential Fourth Density (R4) Zone Special Provision 24.181:

Regulations

Lot area (minimum)	315 square metres
Lot frontage (minimum)	
interior lot:	12.2 metres
corner lot:	14.2 metres
Front Yard	
to garage:	6.0 metres (minimum)
to front wall of the dwelling:	4.5 metres (minimum) 7.0 metres (maximum)

Notwithstanding the maximum front yard to the front wall of the dwelling, for lots where the front lot line is not a straight line or where the side lot lines are not parallel, the front

wall of the dwelling shall be set back a maximum of 1.0 metre from the front wall of the garage. Therefore, the maximum front yard to the front wall of the dwelling does not apply.

Coverage (maximum) 45%

Notwithstanding Subsection 5.17 (Parking Area Regulations), a minimum of 2 outdoor parking spaces shall be provided on each lot.

Notwithstanding the minimum required *front*, *exterior side* and *rear yards*, the following encroachments are permitted:

(a) unroofed, unexcavated, unenclosed decks and stairs attached to the main building are permitted to encroach a maximum of 3 metres into the minimum required *rear yard*;

(b) covered porches and stairs are permitted to encroach a maximum of 1.5 metres into the minimum required *front yard*; and,

(c) covered porches and stairs are permitted to encroach a maximum of 1 metre into the minimum *exterior side yard*.

Notwithstanding the provisions of Section 19.1 (Permitted Uses) a stormwater management facility shall be permitted on the lands zoned General Industrial (M1) Zone Special Provision 24.181.

Holding Symbol

The Holding Symbol (H) shall only be removed from all or a portion of the lands when the Town is satisfied that there is sufficient water supply and sewage treatment capacity to service the development or portion thereof as the case may be.

By-law 59-2016 **(Veterans' Way South Community)**

24.182 Notwithstanding the provisions of Section 12 of By-law 22-90, as amended, the following provisions shall also apply to the lands zoned as Multiple Residential Medium Density (RM1) Zone, Special Provision 24.182:

Regulations for Townhouse Dwellings having Frontage to Individual Dwelling Units from a Public Street

1)	*Lot Area* (minimum)	125 square metres per dwelling unit
2)	*Lot Frontage* (minimum)	5.5 metres
3)	*Front Yard* to garage	
	- Minimum	6.0 metres
4)	*Front Yard* to front wall of the dwelling	
	- Minimum	4.5 metres
	- Maximum	7.0 metres
5)	*Exterior side yard* (minimum)	1.9 metres
6)	*Interior side yard* (minimum)	
	- one *storey*	1.2 metres
	- two *storey*	1.2 metres

7)	*Rear Yard* (minimum)	6.0 metres
8)	*Building height* (maximum)	10.4 metres

The minimum required *exterior side yard* is to be measured from the public and/or private street.

Notwithstanding the minimum required front, *exterior side* and *rear yards*, the following encroachments are permitted:

(a) unroofed, unexcavated, unenclosed decks and stairs attached to the main building are permitted to encroach a maximum of 3 metres into the minimum required *rear yard*
(b) covered porches and stairs are permitted to encroach a maximum of 3.0 metres into the minimum required *front yard*; and
(c) covered porches and stairs are permitted to encroach a maximum of 1.0 metre into the minimum *exterior side yard*.

Regulations for Townhouse Dwellings having Frontage to Individual Dwelling Units from a Private Street (measurements taken from the Private Street)

1)	*Lot Area* (minimum)	125 square metres per dwelling unit
2)	*Lot Frontage* (minimum)	5.5 metres
3)	*Front Yard* (minimum)	6.0 metres
4)	*Exterior side yard* (minimum)	1.9 metres
5)	*Interior side yard* (minimum)	
	- one *storey*	1.2 metres
	- two *storey*	1.2 metres
6)	*Rear Yard* (minimum)	6.0 metres
7)	*Building height* (maximum)	10.4 metres

Notwithstanding the minimum required front, *exterior side* and *rear yards*, the following encroachments are permitted:

a) unroofed, unexcavated, unenclosed decks and stairs attached to the main building are permitted to encroach a maximum of 3 metres into the minimum required *rear yard*
b) covered porches and stairs are permitted to encroach a maximum of 3.0 metres into the minimum required *front yard*; and
c) covered porches and stairs are permitted to encroach a maximum of 1.0 metre into the minimum *exterior side yard*.

Regulations for other Permitted Residential Uses

1)	*Rear Yard*	
	- Buildings with a maximum height of 14.0 metres	7.0 metres
	- Buildings with a maximum height greater than 14.0 metres	10.0 metres
2)	*Building height* (maximum)	26.0 metres

Notwithstanding the minimum required *exterior side* and *rear yards*, balconies are permitted to encroach a maximum of 3 metres.

By-law 81-2015 **(Veterans' Way South Community)**

24.183 Notwithstanding the provisions of Section 10(2) the following regulation shall apply to the lots zoned Residential Fourth Density (R4) Zone, Special Provision 24.183 that flank onto County Road 23 (B Line):

Exterior Side Yard (minimum)	3 metres

Holding Symbol

The Holding Symbol (H) shall only be removed from all or a portion of the lands zoned R4(H) Holding Zone, Special Provision 24.183 when the Town is satisfied that there is sufficient water supply and sewage treatment capacity to service the development or portion thereof as the case may be.

By-law 86-2007 **(30 B Line subdivision)**

24.184 Notwithstanding the provisions of Section 13 of By-law 22-90, as amended, the following provisions shall also apply to the lands zoned as Multiple Residential High Density (RM2)(H) Zone, Special Provision 24.184:

Regulations for Townhouse Dwellings having Frontage to Individual Dwelling Units from a Private Street (measurements taken from the Private Road)

1)	*Lot Area* (minimum)	122 square metres per dwelling unit
2)	*Lot Frontage* (minimum)	5.5 metres per dwelling unit
3)	*Front yard* (minimum)	6.0 metres
4)	*Exterior Side yard* (minimum)	1.9 metres
5)	*Interior Side yard* (minimum)	
	- one storey	1.2 metres
	- two or more storeys	1.5 metres
6)	*Rear Yard* (minimum)	6.0 metres
7)	*Building Height* (maximum)	10.4 metres
8)	*Ground floor area* (minimum)	
	- one *storey*	90 square metres per dwelling unit
	- two *storey*	55 square metres per dwelling unit
	- three *storey*	60 square metres per dwelling unit
9)	Maximum units	41 units
10)	Maximum *density*	50 units per hectare

Notwithstanding the minimum required *rear yard*, unroofed, unexcavated, unenclosed decks and stairs attached to the main building are permitted to encroach a maximum of 1.6 metres into the minimum required *rear yard*.

Section 5.26 (Special Front Yard Porch Encroachments) applies to the lands zoned as Multiple Residential High Density (RM2)(H) Zone, Special Provision 24.184.

Holding Symbol

The Holding Symbol (H) shall only be removed from all or a portion of the lands when the Town is satisfied that there is sufficient water supply and sewage treatment capacity to service the development or portion thereof as the case may be.

By-law 61-2014 **(60-62 First Street)**

24.185 Notwithstanding the provisions of Section 19.3(17), an *automotive use* shall be permitted in conjunction with the other permitted uses on the property in the area identified by Special Provision 24.185.

Notwithstanding the provisions of Section 19.3(4), with the exception of driveway areas, a minimum landscape strip of 6 metres is required in the *yard* that abuts Centennial Road for the lands subject to Special Provision 24.185.

By-law 56-2008 **(200 Centennial Road)**

24.186 Notwithstanding the provisions of Sections 8.2(1), 8.2(3) and 8.2(6), the following provisions shall apply to the lands zoned Residential Second Density (R2) Zone, Special Provision 24.186.

Lot area (minimum)	398 square metres
Front yard (minimum)	2.0 metres
Rear yard (minimum)	0.98 metres

By-law 13-2010 **(23 Amanda Street)**

24.187 Notwithstanding the provisions of Sections 9.3(1) and 9.3(6), the following provisions shall apply to the lands zoned Residential Third Density (R3) Zone, Special Provision 24.187.

Lot area (minimum)	230 square metres per *dwelling unit*
Rear yard (minimum)	5.5 metres

By-law 13-2010 **(2 & 4 Spring Street)**

24.188 Notwithstanding the provisions of Section 16.1 (Permitted Uses), a "pharmacy or drug store" shall also be permitted in conjunction with the other uses permitted on the property municipally known as 25 Broadway and zoned Service Commercial (C3) zone, special provision 24.188.

Notwithstanding Section 2 (Definitions) the following definition shall apply to the lands zoned Service Commercial (C3) zone, special provision 24.188:

"**PHARMACY OR DRUG STORE**" means a retail store in which prescription drugs are dispensed and in which, among other things, non-prescription medicines, health and beauty products, and associated sundry items, may be sold.

By-law 71-2010 **(25 Broadway)**

24.189 Notwithstanding the provisions of Section 15.2 (Regulations for All Uses Except Automobile Service Station) Subsection 15.2.8 (maximum gross floor area for a retail outlet) does not apply to the property municipally known as 280 Broadway and zoned Neighbourhood Commercial (C2) zone, special provision 24.189.

Notwithstanding the provisions of Section 15.1 (Permitted Uses) an automobile service station is not permitted on the property municipally known as 280 Broadway and zoned Neighbourhood Commercial (C2) zone, special provision 24.189.

By-law 16-2011 **(280 Broadway)**

24.190 Notwithstanding the provisions of Section 5.17(1)(a) Parking Area Regulations, the parking ratio of 1 space per $20m^2$ of floor area will apply for a veterinarian clinic use on the lands zoned Neighbourhood Commercial (C2) Zone, Special Provision 24.190.

Notwithstanding the provisions of Section 15(2)(5) Regulations for All Uses Except Automobile Service Station, the following provision shall apply to the lands zoned Neighbourhood Commercial (C2) Zone, Special Provision 24.190.

Interior side yard (minimum) 3.0 metres

By-law 59-2011 **(10 Fifth Avenue)**

24.191 Notwithstanding the provisions of Sections 10.2(1), 10.2(2), 10.2(3), 10.2(4), 10.2(6) and 10.2(8), the following regulations shall apply to the lands zoned Residential Fourth Density (R4) Zone Special Provision 24.191:

Regulations

Lot area (minimum)	315 square metres
Lot frontage (minimum)	
– interior lot:	12.2 metres
– corner lot:	14.2 metres
Front Yard (minimum)	
– to garage:	6.0 metres
– to front wall of the dwelling:	4.5 metres
Coverage (maximum)	45%

Notwithstanding Subsection 5.17 (Parking Area Regulations), a minimum of 2 outdoor parking spaces shall be provided on each lot. However, the minimum number of outdoor parking spaces shall be 1 for those house models that are constructed with the front wall of the dwelling or a front porch extending beyond the front face of the garage. The maximum number of lots on which this exemption shall be permitted is 41.

Notwithstanding the minimum required front, exterior side and rear yards, the following encroachments are permitted:

(a) unroofed, unexcavated, unenclosed decks and stairs attached to the main building are permitted to encroach a maximum of 3 metres into the minimum required rear yard;

(b) covered porches and stairs are permitted to encroach a maximum of 1.5 metres into the minimum required front yard; and,

(c) covered porches and stairs are permitted to encroach a maximum of 1 metre into the minimum exterior side yard.

In cases where the lot frontage is 15 metres or less, a garage face may protrude a distance up to 1.5 metres beyond one or more of the following:

(a) the main front wall of the dwelling,

(b) a habitable second floor located above the garage, or

(c) a fully-roofed front porch or verandah.

Holding Symbol

The Holding Symbol (H) shall only be removed from all or a portion of the lands when the Town is satisfied that there is sufficient water supply and sewage treatment capacity to service the development or portion thereof as the case may be.

By-law 66-2011; 12-2012 **(Sarah Properties – East of Veterans' Way)**

24.192 Notwithstanding the provisions of Section 18.1 (Permitted Uses), a taxi dispatch office shall be prohibited on the property municipally known as 302 Broadway and zoned Restricted Commercial/Residential (C5) zone, special provision 24.192.

For the purposes of this by-law, a taxi dispatch office shall be defined as follows:

"**TAXI DISPATCH OFFICE**" means an office establishment in which individuals (dispatchers) take calls from clients, and assign or send out, either in person or via radio communication, taxicab drivers to each client's pick-up location.

By-law 81-2011, OMB Decision PL110090 **(302 Broadway)**

24.193 Notwithstanding Section 8.1 hereof, a parking area is permitted subject to the following:

(a) the parking area will be used only by the visitors to or employees of the funeral home at 21 First Street;

(b) the parking area will not supply any parking spaces to satisfy any parking requirement, pursuant to Section 5.17 hereof, in relation to the funeral home at 21 First Street.

By-law 71-2011

24.194 Notwithstanding the provisions of Section 12.3(7) (Regulations for other Permitted Residential Uses – building height) and Section 12.3(8) (maximum density) the

redevelopment of the lands subject to Special Provision 24.194 shall be limited to a multiple dwelling no greater than 3 storeys in height containing no more than 18 apartment-style units.

By-law 113-2011 **(Town Line)**

24.195 Deleted. By-law 36-2014

24.196 Notwithstanding the provisions of Section 8.2(8) (Regulations in the Residential Second Density (R2) Zone), the following regulation shall apply to the lands zoned Residential Second Density (R2)(H) Zone, Special Provision 24.196 Holding Zone as shown on Schedule "A":

Regulations

Lot Coverage (maximum)
- one *storey* 45%

Notwithstanding the provisions of Section 5.17 (Parking Area Regulations), a minimum of 2 outdoor parking spaces shall be provided on each lot.

Holding Symbol

The Holding Symbol (H) shall only be removed from all or a portion of the lands when the Town is satisfied that there is sufficient water supply and sewage treatment capacity to service the development or portion thereof as the case may be.

By-law 96-2012 **(400 County Road 23)**

24.197 Sections 5.25 (Residential Garage Protrusions) and 5.26 (Special Front Yard Porch Encroachments) apply to the lands zoned Residential Fourth Density (R4)(H) Zone, Special Provision 24.197 Holding Zone as shown on Schedule "A".

Holding Symbol

The Holding Symbol (H) shall only be removed from all or a portion of the lands when the Town is satisfied that there is sufficient water supply and sewage treatment capacity to service the development or portion thereof as the case may be.

By-law 96-2012 **(400 County Road 23)**

24.198 Notwithstanding the provisions of the Section 22.2(2), the following provisions shall apply to the lands zoned Institutional (INST) (H) Zone Special Provision 24.198.

Lot Frontage (minimum) 18.5 metres

By-law 42-2013 **(355 Broadway)**

24.199 Notwithstanding the provisions of Section 5.17(1)(a), the parking requirement for the commercial uses on the lands zoned Neighbourhood Commercial (C2)(H) Zone, Special Provision 24.199, shall be calculated at 1 parking space for each 26 metres of *floor area*.

Notwithstanding the provisions of Section 5.17(1)(a), the parking requirement for each *dwelling unit* shall be calculated at 1.25 parking spaces for each *dwelling unit*.

Notwithstanding the provisions of Section 15.1, *dwelling units* are permitted on the ground floor and below grade.

Notwithstanding the provisions of Section 15.1, a *restaurant*, a veterinary clinic and a *variety store* are prohibited and notwithstanding Sections 15.2(5) and 15.2(7) the following provisions shall apply to the lands zoned Neighbourhood Commercial (C2)(H) Zone, Special Provision 24.199:

Westerly *interior side yard*	3.3 metres
Building Height (maximum)	12.5 metres
Maximum *Dwelling Units*	43 units
Maximum *Density*	119 units per hectare

Holding Symbol

The Holding Symbol (H) shall only be removed from all or a portion of the lands when the Town is satisfied that there is sufficient water supply and sewage treatment capacity to service the development or portion thereof as the case may be.

By-law 87-2014 **(310 Broadway)**

24.200 Notwithstanding the provisions of Sections 11C.3(3), 11C.3(4) and 11C.3(6), the following provisions shall apply to the lands zoned Residential Seventh Density (R7) and (R7) (H) Zone S. P. 24.200.

Front yard along C Line (minimum)	4.1 metres
Rear yard (minimum)	7.0 metres
South *interior side yard* (minimum)	1.0 metre

Notwithstanding the provisions of Section 5.17(7)(b), six parking spaces shall be permitted in the *front yard* along C Line.

The maximum permitted density for the lands zoned Residential Seventh Density (R7) and (R7)(H) Zone, Special Provision 24.200 shall be 37.5 units per net residential hectare.

By-law 45-2013 **(20 C Line)**

24.201 Notwithstanding the provisions of Section 12.2, the following provisions shall apply to the lands zoned Multiple Residential Medium Density (RM1) and (H) Zone Special Provision 24.201.

Regulations for Townhouse Dwellings having Frontage to Individual Dwelling Units from a Private Street (measurements taken from the private road)

1)	*Lot Area* (minimum)	135.0 sq. metres per *dwelling unit*
2)	*Lot Frontage* (minimum)	5.5 metres per *dwelling unit*
3)	*Front yard* (minimum)	5.5 metres
4)	*Exterior side yard* (minimum)	2.7 metres
5)	*Interior side yard* (minimum)	

	– one *storey*	1.2 metres
	– two or more *storeys*	1.5 metres
6)	*Rear yard* (minimum)	6.9 metres
7)	*Building height* (maximum)	9.2 metres
8)	*Ground floor area* (minimum)	
	– one *storey*	90.0 square metres per *dwelling unit*
	– two *storey*	53.0 square metres per *dwelling unit*

Holding Symbol

The Holding Symbol (H) shall only be removed from all or a portion of the lands when the Town is satisfied that there is sufficient water supply and sewage treatment capacity to service the development or portion thereof as the case may be.

Subsections 5.25 (Residential Garage Protrusions) and 5.26 (Special Front Yard Encroachments) apply to the lands zoned Multiple Residential Density (RM1) and (H) Zone, Special Provision 24.201.

By-law 84-2013 **(Broadway)**

24.202 Notwithstanding the provisions of Sections 13.3(6), 13.3(7) and 13.3(8), the following regulations shall apply to the lands zoned Multiple Residential High Density (RM2)(H) Zone, Special Provision 24.202:

Rear yard (minimum)	6.0 metres
Building height (maximum)	17.0 metres
Maximum *density*	119 units per hectare

Holding Symbol

The Holding Symbol (H) shall only be removed from all or a portion of the lands zoned RM2(H) Holding Zone, Special Provision 24.202 when the Town is satisfied that there is sufficient water supply and sewage treatment capacity to service the development or portion thereof as the case may be.

OMB order dated March 31, 2014, File No. PL130853

24.203 Notwithstanding the provisions of Sections 13.3(5), 13.3(6), 13.3(7) and 13.3(8), the following regulations shall apply to the lands zoned Multiple Residential High Density (RM2)(H) Zone, Special Provision 24.203:

Interior side yard (minimum)	6.0 metres
Rear yard (minimum)	5.0 metres
Building height (maximum)	14.5 metres
Maximum *density*	152 units per hectare

Holding Symbol

The Holding Symbol (H) shall only be removed from all or a portion of the lands zoned RM2(H) Holding Zone, Special Provision 24.203 when the Town is satisfied that there is sufficient water supply and sewage treatment capacity to service the development or portion thereof as the case may be.

OMB order dated March 31, 2014, File No. PL130853

24.204 Notwithstanding the provisions of Sections 12.2(1), 12.2(3) and 12.2(5), the following regulations shall apply to the lands zoned Multiple Residential Medium Density (RM1)(H) Zone, Special Provision 24.204:

Lot area (minimum)	145.0 sq. metres per *dwelling unit*
Front yard (minimum)	5.5 metres
Rear yard (minimum)	6.0 metres
Number of units *(*maximum*)*	109

Sections 5.25 (Residential Garage Protrusions) and 5.26 (Special Front Yard Encroachments) shall apply to lands zoned Multiple Residential Medium Density (RM1)(H) Zone, Special Provision 24.204.

Notwithstanding the minimum required *rear yard*, the following encroachment is permitted:

- unroofed, unexcavated, unenclosed decks and stairs attached to the main *building* are permitted to encroach a maximum of 3 metres into the minimum required *rear yard*.

Holding Symbol

The Holding Symbol (H) shall only be removed from all or a portion of the lands zoned RM1(H) Holding Zone, Special Provision 24.204 when the Town is satisfied that there is sufficient water supply and sewage treatment capacity to service the development or portion thereof as the case may be.

OMB order dated March 31, 2014, File No. PL130853

24.205 Deleted. By-law 033-2018

24.206 Notwithstanding the provisions of Sections 16.1 (Permitted Uses) and 16.2(6), the following provisions shall apply to the lands zoned Service Commercial (C3)(H) Zone, Special Provision 24.206.

Permitted Uses

- a *hotel*

with the following accessory uses:

- an *assembly hall*
- a *personal service shop*
- a *restaurant*
- a *retail store*

Regulations

Building height (maximum) 17.0 metres

Holding Symbol

The Holding Symbol (H) shall only be removed from all or a portion of the lands zoned C3(H) Holding Zone, Special Provision 24.206 when the Town is satisfied that there is sufficient water supply and sewage treatment capacity to service the development or portion thereof as the case may be.

OMB order dated March 31, 2014, File No. PL130853

24.207 Notwithstanding the provision of Section 12.2(3) the following regulations shall apply to the lands zoned Multiple Residential Medium Density (RM1) Zone Special Provision 24.207:

Regulations for Row House Dwellings having Frontage to Individual Dwelling Units from a Public Street

Front Yard

to garage:	6.0 metres (minimum)
to front wall of the dwelling:	4.5 metres (minimum)
	7.0 metres (maximum)

Nothwithstanding the maximum front yard to the front wall of the dwelling, for lots where the front lot line is not a straight line or where the side lot lines are not parallel, the front wall of the dwelling shall be set back a maximum of 1.0 metre from the front wall of the garage. Therefore, the maximum front yard to the front wall of the dwelling does not apply.

Notwithstanding the minimum required *front*, *exterior side* and *rear yards*, the following encroachments are permitted:

(a) unroofed, unexcavated, unenclosed decks and stairs attached to the main building are permitted to encroach a maximum of 3 metres into the minimum required *rear yard*;

(b) covered porches and stairs are permitted to encroach a maximum of 1.5 metres into the minimum required *front yard*; and,

(c) covered porches and stairs are permitted to encroach a maximum of 1 metre into the minimum *exterior side yard*.

Regulations for Other Permitted Residential Uses

A maximum building *height* of 26 metres is permitted for multiple dwellings.

Holding Symbol

The Holding Symbol (H) shall only be removed from all or a portion of the lands when the Town is satisfied that there is sufficient water supply and sewage treatment capacity to service the development or portion thereof as the case may be.

By-law 59-2016 **(Veterans' Way South Community)**

24.208 Notwithstanding the provisions of Sections 10.2(1), 10.2(2), 10.2(3), 10.2(6) and 10.2(8), the following regulations shall apply to the lands zoned Residential Fourth Density (R4) Zone Special Provision 24.208:

Regulations

Lot area (minimum)	315 square metres
Lot frontage (minimum)	
interior lot:	12.2 metres
corner lot:	14.2 metres
Front Yard	
to garage:	6.0 metres (minimum)
to front wall of the dwelling:	4.5 metres (minimum) 7.0 metres (maximum)

Notwithstanding the maximum front yard to the front wall of the dwelling, for lots where the front lot line is not a straight line or where the side lot lines are not parallel, the front wall of the dwelling shall be set back a maximum of 1.0 metre from front wall of the garage. Therefore, the maximum front yard to the front wall of the dwelling does not apply.

Rear Yard (minimum)	4.0 metres
Coverage (maximum)	45%

Notwithstanding Subsection 5.17 (Parking Area Regulations), a minimum of 2 outdoor parking spaces shall be provided on each lot.

Notwithstanding the minimum required front and exterior side yards, the following encroachments are permitted:

(a) covered porches and stairs are permitted to encroach a maximum of 1.5 metres into the minimum required *front yard*; and,

(b) covered porches and stairs are permitted to encroach a maximum of 1 metre into the minimum *exterior side yard*.

Holding Symbol

The Holding Symbol (H) shall only be removed from all or a portion of the lands when the Town is satisfied that there is sufficient water supply and sewage treatment capacity to service the development or portion thereof as the case may be.

By-law 59-2016 **(Veterans' Way South Community)**

24.209 Notwithstanding the provisions of Sections 12.2(3) and 12.2(6) the following regulations shall apply to the lands zoned Multiple Residential Medium Density (RM1) Zone Special Provision 24.209:

Regulations for Row House Dwellings having Frontage to Individual Dwelling Units from a Public Street

Front Yard

to garage:	6.0 metres (minimum)
to front wall of the dwelling:	4.5 metres (minimum) 7.0 metres (maximum)

Notwithstanding the maximum front yard to the front wall of the dwelling, for lots where the front lot line is not a straight line or where the side lot lines are not parallel, the front wall of the dwelling shall be set back a maximum of 1.0 metre from the front wall of the garage. Therefore, the maximum front yard to the front wall of the dwelling does not apply.

Building *Height* (maximum) 10.4 metres

Notwithstanding the minimum required front, exterior side and rear yards, the following encroachments are permitted:

(a) unroofed, unexcavated, unenclosed decks and stairs attached to the main building are permitted to encroach a maximum of 3 metres into the minimum required *rear yard*;

(b) covered porches and stairs are permitted to encroach a maximum of 1.5 metres into the minimum required *front yard*; and,

(c) covered porches and stairs are permitted to encroach a maximum of 1 metre into the minimum *exterior side yard*.

Regulations for Other Permitted Residential Uses

A maximum building *height* of 26 metres is permitted for multiple dwellings.

Holding Symbol

The Holding Symbol (H) shall only be removed from all or a portion of the lands when the Town is satisfied that there is sufficient water supply and sewage treatment capacity to service the development or portion thereof as the case may be.

By-law 59-2016 **(Veterans' Way South Community)**

24.211 Notwithstanding the provisions of Sections 12.3(5) and 12.3(6), the following regulations shall apply to the lands zoned Multiple Residential Medium Density (RM1) Zone, SP 24.211:

Regulations

Interior Side Yard (minimum)	1.50 metres
Rear Yard (minimum)	1.54 metres

Notwithstanding the Parking Area Requirements of Section 5.17.2(b) to the contrary, minimum required parking shall be provided by obstructed parking spaces on two separate driveways on the property within the RM1 Zone, SP 24.211.

OMB order dated January 12, 2016, File No. PL140715 **(45 Church Street)**

24.212 Notwithstanding the provisions of Section 12.2 to the contrary, the following regulations shall apply to the lands zoned Multiple Residential Medium Density (RM1) Zone, SP 24.212:

Regulations for Townhouse Dwellings having frontage to Individual Dwelling Units from a Public Road (measurements taken from the Public Road):

1) Lot Area (minimum)	140.0 m^2 per dwelling unit
2) Lot Frontage (minimum)	5.5 metres per dwelling unit
3) Rear Yard (minimum)	5.38 metres
4) Exterior Side Yard to a Private Street	2.4 metres
5) Building Height (maximum)	
- three or more storeys	10.70 metres
6) Lot Coverage (maximum)	52.0%
7) Ground Floor Area (minimum)	70.0 m^2 per dwelling unit
8) Number of Dwelling Units (maximum)	7 dwelling units

In addition to the provisions of Section 12.2, the following regulations shall apply to the lands zoned Multiple Residential Medium Density (RM1) Zone, SP 24.212:

Regulations for Townhouse Dwellings having frontage to Individual Dwelling Units from a Private Street (measurements taken from the Private Street):

1) Lot Area (minimum)	160.0 m^2 per dwelling unit
2) Lot Frontage (minimum)	5.5 metres per dwelling unit
3) Front Yard (minimum)	
- to front of dwelling	5.5 metres
- to garage	6.0 metres
4) Interior Side Yard (minimum)	
- one-storey	1.2 metres
- two or more storeys	1.2 metres
5) Rear Yard (minimum)	6.0 metres
6) Building Height (maximum)	
- two-storey	8.50 metres
7) Lot Coverage (maximum)	52.0%

8)	Ground Floor Area (minimum)	70.0 m^2 per dwelling unit
9)	Number of Dwelling Units (maximum)	7 dwelling units

Notwithstanding the provisions of Section 5.17.1(a) to the contrary, the following regulations shall apply to the lands zoned Multiple Residential Medium Density (RM1) Zone, SP 24.212:

Parking Area Regulations:

Minimum required parking for each individual dwelling unit located within a townhouse building shall be 2.0 parking spaces.

Notwithstanding the provisions of Section 5.17.7(b) to the contrary, the following regulations shall apply to the lands zoned Multiple Residential Medium Density (RM1) Zone, SP 24.212:

Parking Area Location on a Lot:

Maximum permitted width of a driveway for a townhouse dwelling lot with a lot frontage of less than 6.7 metres onto a public road with a driveway accessing a private street shall be 5.5 metres or 100% of the lot frontage, whichever is less.

Holding Symbol

The Holding Symbol (H) shall only be removed from all or a portion of the lands when the Town is satisfied that there is sufficient water supply and sewage treatment capacity to service the development or portion thereof as the case may be.

By-law 67-2017 **(30 Town Line)**

24.213 Notwithstanding the provisions of Section 11.4 (Regulations for Townhouse Dwellings), the following regulations shall apply to the lands zoned Residential Fifth Density (R5) Zone, Special Provision (SP 24.213):

Regulations for Townhouse Dwellings having frontage to lndividual Dwelling Units from a Private Street (measurements taken from the shared common element road):

1)	Lot Area (minimum)	160.0 m^2 per dwelling unit
2)	Lot Frontage (minimum)	5.5 metres per dwelling unit
3)	Front Yard (minimum)	
	to front porch	5.5 metres
	to garage	6.0 metres
4)	Lot Coverage (maximum)	52.0%
5)	Ground Floor Area (minimum)	70.0 m^2 per dwelling unit
6)	Number of Dwelling Units (maximum)	9 dwelling units

Notwithstanding the provisions of Section 5.17.1(a) to the contrary, the following regulation shall apply to the lands zoned Residential Fifth Density (R5) Zone, Special Provision (SP 24.213), Holding (H) Symbol:

Parking Space Requirements:

Minimum required parking for each individual dwelling unit located within a townhouse building shall be 2.0 parking spaces.

Notwithstanding the provisions of Section 5.17.7 (a) to the contrary, the following regulations shall apply to the lands zoned Residential Fifth Density (R5) Zone, Special Provision (SP 24.213), Holding (H) Symbol:

Parking Area Location on a Lot:

Maximum permitted width of a driveway for a townhouse dwelling lot with a lot frontage of less than 6.7 metres on a private street shall be 5.5 metres or 100% of the lot frontage, whichever is less.

In instances where adjacent units result with a paired driveway, a landscape strip consisting of granular material or unit pavers, shall be provided for visual separation The landscape strip shall have a minimum width of 0.3 metres on each lot for a combined minimum width of 0.6 metres.

A parking area or shared common element road on the lands zoned Residential Fifth Density (R5) Zone, Special Provision (SP 24.213), Holding (H) Symbol shall be separated from the adjacent R2 and R3 lands by a landscape buffer with a minimum width of 2.0 metres.

Holding Symbol

The Holding Symbol (H) shall only be removed from all or a portion of the lands when the Town is satisfied that there is sufficient water supply and sewage treatment capacity to service the development or portion thereof as the case may be.

By-law 029-2018 **(31 Town Line)**

24.214 Notwithstanding the provisions of Section 12.2, the following regulations shall apply to the lands zoned Multiple Residential Medium Density (RM1) Zone, SP 24.214:

Regulations for Townhouse Dwellings having frontage to Individual Dwelling Units from a Public Road (measurements taken from the Public Road):

1)	Lot Area (minimum)	170.0 m^2 per dwelling unit
2)	Lot Frontage (minimum)	5.5 metres per dwelling unit
3)	Front Yard (minimum)	
	to garage	6.0 metres
	to front wall of dwelling	minimum 4.5 metres maximum 7.0 metres

Notwithstanding the maximum front yard to the front wall of the dwelling, for lots where the front lot line is not a straight line or where the side lot lines are not parallel, the front wall of the dwelling shall be set back a maximum of 1.0 metre from the garage. Therefore, the maximum front yard to the front wall of the dwelling does not apply.

4)	Rear Yard (minimum)	6.0 metres
5)	lnterior Side Yard (minimum)	1.2 metres
	to a common wall	0.0 metres
6)	Exterior Side Yard to a Public Road (minimum) to dwelling for Unit 1 where abutting Daylighting Triangle	1.7 metres
7)	Exterior Side Yard to a Private Road (minimum) to dwelling for Unit 8	2.2 metres
8)	Exterior Side Yard to a Private Road (minimum) to dwelling for Unit 9	3.15 metres
9)	Building Height (maximum)	10.40 metres
10)	Number of Dwelling Units (maximum)	14 dwelling units

Notwithstanding Section 5.22 (Yard Encroachments), the following encroachments shall be permitted and apply to the lands zoned Multiple Residential Medium Density (RM1) Zone, SP 24.214:

(a) Unroofed, unexcavated, unenclosed decks and stairs attached to the main building are permitted to encroach a maximum of 3.0 metres into the minimum required rear yard;

(b) Covered porches and stairs are permitted to encroach a maximum of 3.0 metres into the minimum required front yard; and,

(c) Covered porches and stairs are permitted to encroach a maximum of 1.5 metres into the minimum exterior side yard.

Notwithstanding the provisions of Section 12.2, the following regulations shall apply to the lands zoned Multiple Residential Medium Density (RM1) Zone, SP 24.214:

Regulations for Townhouse Dwellings having frontage to Individual Dwelling Units from a Private Street (measurements taken from the Private Street):

1)	Lot Area (minimum)	130.0 m^2 per dwelling unit
2)	Lot Frontage (minimum)	5.5 metres per dwelling unit
3)	Front Yard (minimum)	
	to garage	6.0 metres
	to front wall of dwelling	minimum 4.5 metres
		maximum 7.0 metres
4)	Front Yard (minimum)	
	to dwelling for Unit 22	3.5 metres
	to dwelling for Unit 23	1.5 metres
5)	Front Yard (maximum)	
	to dwellings for Units 15, 16, 17, and 18	12.0 metres

Notwithstanding the maximum front yard to the front wall of the dwelling, for lots where the front lot line is not a straight line or is a diagonal line or where the side lot lines are not parallel, the front wall of the dwelling shall be set back a maximum of 1.0 metre from the garage. Therefore, the maximum front yard to the front wall to the front wall of the dwelling does not apply to Units 19 to 23.

6)	Rear Yard (Minimum)	6.0 metres

	abutting Hansen Boulevard	minimum 5.0 metres
7)	Interior Side Yard (minimum)	1.2 metres
	to side wall of Unit 23 where abutting Fire Route	1.5 metres
	to a common wall	0.0 metres
8)	Building Height (maximum)	10.40 metres
9)	Number of Dwelling Units (maximum)	25 dwelling units

Notwithstanding Section 5.22 (Yard Encroachments), the following encroachments shall be permitted and apply to the lands zoned Multiple Residential Medium Density (RM1) Zone, SP 24.214:

(a) Unroofed, unexcavated, unenclosed decks and stairs attached to the main building are permitted to encroach a maximum of 3.0 metres into the minimum required rear yard, excluding the units abutting Hansen Boulevard;

(b) Unroofed, unexcavated, unenclosed decks attached to the main building are permitted to encroach a maximum of 3.0 metres into the minimum required front yard for units abutting Hansen Boulevard;

(c) Covered porches and stairs in a rear yard abutting Hansen Boulevard are permitted to encroach to within 0.5 metres of the property line;

(d) Covered porches and stairs are permitted to encroach a maximum of 3.0 metres into the minimum required front yard (excluding Unit 23);

(e) Covered porches and stairs are permitted to encroach a maximum of 1.0 metre into the required front yard of Unit 23;

(f) Covered porches and stairs are permitted to encroach a maximum of 1.5 metres into the minimum exterior side yard.

Notwithstanding the provisions of Section 5.17 .1(a) to the contrary, the following regulations shall apply to the lands zoned Multiple Residential Medium Density (RM1) Zone, SP 24.214:

Parking Area Regulations:

Minimum required parking for each individual dwelling unit shall be 2.0 parking spaces.

Holding Symbol

The Holding Symbol (H) shall only be removed from all or a portion of the lands when the Town is satisfied that there is sufficient water supply and sewage treatment capacity to service the development or portion thereof as the case may be.

By-law 009-2018 **(160-188 Parkinson Cres.)**

24.215 Notwithstanding the provisions of Section 18.1 (Permitted Uses), permitted uses for the property described as Part of Lot 2, Block 4 (Plan 138) (54 Broadway) and zoned Restricted Commercial/Residential (C5) Zone, SP 24.215 shall also include a *mixed-use*

building containing not more than one (1) *dwelling unit* in a proposed upper storey of the existing commercial building.
Notwithstanding the provisions of Section 18.2, the following regulations shall apply to the lands zoned Restricted Commercial/Residential (C5) Zone, SP 24.215:

Regulations

Rear Yard (minimum)	6.4 metres

By-law 103-2017 **(54 Broadway)**

24.216 Notwithstanding the provisions of Section 18.1 (Permitted Uses), permitted uses for the property described as Lots 3 & 4, Block 10 (Plan 201), save and except Part 3 (Reference Plan 7R2304)(35-37 First Street) and zoned Restricted Commercial/Residential (C5) Zone, SP 24.216 shall also include a *converted dwelling house* containing not more than six (6) *dwelling units* within the existing *converted dwelling house*.

By-law 006-2018 **(35-37 First Street)**

24.217 Notwithstanding the provisions of Section 15.1 (Permitted Uses), permitted uses for the property described as Block 9, Plan 7M-68 (515 Riddell Road) shall only include the following:

an *automobile service station*;
a *business or professional office*;
a *financial establishment*;
a *medical laboratory*;
a *nursery school*;
a *personal service shop*;
a *recreational establishment*;
a *restaurant*;
a *retail store*;
a repair, service or rental establishment;
a *veterinarian clinic*.

Notwithstanding the provisions of Section 15.2 and Section 15.3, the following regulations shall apply to the lands zoned Neighbourhood Commercial (C2) Zone, SP 24.217:

Regulations

Lot area (minimum)	900.0 m^2
Lot frontage (minimum)	30.0 metres
Front yard (minimum)	
- for *building*	3.5 metres
- for fuel pump	4.5 metres
Interior side yard (minimum)	5.0 metres

Exterior side yard (minimum)	
- for *building*	3.5 metres
- for fuel pump	4.5 metres
Rear yard (minimum)	7.5 metres
Building height (maximum)	8.0 metres
Maximum gross *floor area* for a retail outlet, other than food store and hardware store	1,858.0 m^2

By-law 033-2018 **(515 Riddell Road)**

24.218 Notwithstanding the provisions of Section 12.3, to the contrary, the following regulations shall apply to the lands zoned Multiple Residential Medium Density (RM1) Zone, SP 24.218:

Regulations for other Permitted Residential Uses

Building height (maximum)	16.0 metres
Number of Dwelling Units (maximum)	46 apartment dwelling units

Holding Symbol

The Holding Symbol (H) shall only be removed from all or a portion of the lands when the Town is satisfied that there is sufficient water supply and sewage treatment capacity to service the development or portion thereof as the case may be.

By-law 032-2019 **(15 Faulkner Street)**

24.221 Notwithstanding the provisions of Section 13 of By-law 22-90, as amended, the following provisions shall also apply to the lands zoned as Multiple Residential High Density (RM2) Zone, Special Provision 24.221:

1)	Maximum units	40 units
2)	Maximum density	51 units per hectare

Regulations for Townhouse Dwellings having Frontage to Individual Dwelling Units from a Private Street (measurements taken from the Private Road)

1)	Lot Area (minimum)	110 square metres per dwelling unit
2)	Lot Frontage (minimum)	5.5 metres per dwelling unit
3)	Front yard (minimum)	4.5 metres
4)	Exterior Side yard (minimum)	1.2 metres
5)	Exterior Side yard to a Public Street (minimum)	3.0 metres
6)	Interior Side yard (minimum)	1.2 metres
7)	Rear Yard (minimum)	6.0 metres

8	Building Height (maximum)	11.0 metres
9)	Ground floor area (minimum)	45 square metres

Notwithstanding Section 5.17 2(b) the minimum depth of a parking space for an end unit Townhouse Dwelling on a corner rounding shall have an average of 5.5m.

Notwithstanding the minimum required rear yard, unroofed, unexcavated, unenclosed decks and stairs attached to the main building are permitted to encroach a maximum of 2.0 metres into the minimum required rear yard.

Regulations for Townhouse Dwellings having Frontage to Individual Dwelling Units from a Public Street (measurements taken from the Public Road)

1)	Lot Area (minimum)	110 square metres per dwelling unit
2)	Lot Frontage (minimum)	5.4 metres per dwelling unit
3)	Front yard (minimum)	2.5 metres
4)	Exterior Side yard (minimum)	1.3 metres
5)	Interior Side yard (minimum)	1.5 metres
6)	Rear Yard (minimum)	4.3 metres
7)	Building Height (maximum)	12.0 metres
8)	Ground floor area (minimum)	50 square metres

Holding Symbol

The Holding Symbol (H) shall only be removed from all or a portion of the lands when the Town is satisfied that:

1) there is sufficient water supply and sewage treatment capacity to service the development or portion thereof as the case may be;

2) a satisfactory Water Conservation Plan has been submitted, which demonstrates that the development will achieve a minimum twenty percent (20%) reduction in potable water use; and

3) a satisfactory Energy Efficiency Assessment has been submitted, which demonstrates that the development will achieve a minimum ten percent (10%) energy savings in exceedance of applicable building code requirements for new dwelling construction.

By-law 2020-046 **(62A-68 First Street)**

24.222 Notwithstanding the provisions of Section 15.1 (Permitted Uses), permitted uses for the property described as Part of Lots 1 and 2, Block 4, Plan 212 (279 Broadway) and zoned Neighbourhood Commercial (C2) Zone, Special Provision 24.222 shall also include a *medical centre.*

Notwithstanding the provisions of Section 15.2, the following regulations shall apply to the lands zoned Neighbourhood Commercial (C2) Zone, Special Provision 24.222:

Regulations

Lot area (minimum)	750 m^2
Exterior side yard (minimum)	0 metres
Interior side yard (minimum)	0.7 metres
Rear yard (minimum)	0.3 metres

Notwithstanding the provisions of Section 5.17.1)(a) (Parking Space Requirements), the minimum parking requirements for any of the following permitted uses shall be 9 parking spaces:

a) a business or professional office;
b) a financial establishment;
c) a medical laboratory;
d) a medical centre;
e) a personal service shop;
f) a recreational establishment;
g) a *retail store*, excluding a *variety store;*
h) a repair, service or rental establishment

All other permitted commercial uses in the Neighbourhood Commercial (C2) Zone Special Provision 24.222 shall be subject to the provisions in Section 5.17.1) (a) (Parking Space Requirements).

By-law 035-2019 **(279 Broadway)**

SECTION 25

ADMINISTRATION

25.1 Zoning Administration

This By-law shall be administered by a By-law Enforcement Officer.

25.2 Licences and Permits

No person is entitled to a permit, certificate or licence for a proposed use of land or a proposed alteration, erection, enlargement or use of any *building* that is in violation of any provisions of this By-law.

25.3 Penalty

Every person who contravenes any provisions of this By-law is guilty of an offense and shall, upon conviction be liable to a fine of not more than $20,000.00 exclusive of costs, and/or a subsequent conviction to a fine of not more than $10,000.00 for each day or part thereof upon which the contravention has continued after the day on which he was first convicted.

Where a corporation is convicted, the maximum penalty that may be imposed is, on a first conviction, a fine of not more than $50,000; and on a subsequent conviction, a fine of not more than $25,000 for each day or part thereof upon which the contravention has continued after the day on which the corporation was first convicted.

25.4 Recovery of Penalties

Penalties imposed by conviction under this Section shall be recoverable under The Provincial Offences Act, R.S.O. 1980, as amended.

25.5 Conflict

In the event of conflict between this By-law and any other by-law, this By-law shall prevail.

25.6 Severability

Should any sections of this By-law or any part or parts of such section or sections be found by law to be illegal or beyond the power of the *Corporation* to enact, such section or sections or part or parts of such section or sections shall be deemed to be severable so that all other sections or parts of sections of this By-law are separate and therefore enacted as such.

25.7 Repeal

By-law No. 60-77 as amended and By-law No. 9-66 as amended of the Corporation of the Town of Orangeville are hereby repealed. By-law No. 22-75 of the Township of East Garafraxa is hereby repealed.

25.8 **Effective Date**

This By-law shall take effect from the date of its passage by Council and shall come into force upon approval by the Ontario Municipal Board.

BY-LAW READ A FIRST AND SECOND TIME THIS 19th DAY OF MARCH A.D. 1990.

(William Norris) (Gordon Courtney)

_____ _____

CLERK MAYOR

BY-LAW READ A THIRD TIME AND FINALLY PASSED THIS 19th DAY OF MARCH A.D. 1990.

(William Norris) (Gordon Courtney)

_____ _____

CLERK MAYOR

Schedule A

Town of Orangeville Zoning By-law

Map Index

SCALE 1:21,000

September 30, 2020

Schedule A
Town of
Orangeville
Zoning By-law

Zoning Map

A2

SCALE 1:3,100

N

Zone Boundary
Refer to Section 4.2 for information on interpreting Zone Boundaries

A28-92 Refer to Minor Variance Approval

24.32 Special Provisions Refer to Section 24 of Zoning By-law

Lands Subject to Credit Valley Conservation Authority Regulation to which the suffix "(F)" applies to the zone symbol.
See section 5.23 (Regional Storm)

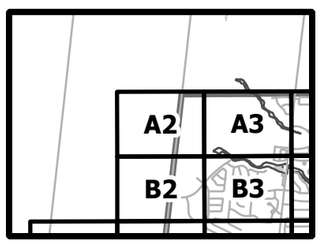
Municipal Boundary

Property Parcels

Waterbodies

Rivers, streams

September 30, 2020



Schedule A
Town of
Orangeville
Zoning By-law

Zoning Map

A3

SCALE 1:3,100

N

Zone Boundary
Refer to Section 4.2 for information on interpreting Zone Boundaries

A28-92 Refer to Minor Variance Approval

24.32 Special Provisions Refer to Section 24 of Zoning By-law

Lands Subject to Credit Valley Conservation Authority Regulation to which the suffix "(F)" applies to the zone symbol.
See section 5.23 (Regional Storm)

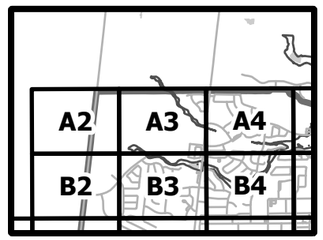
Municipal Boundary

Property Parcels

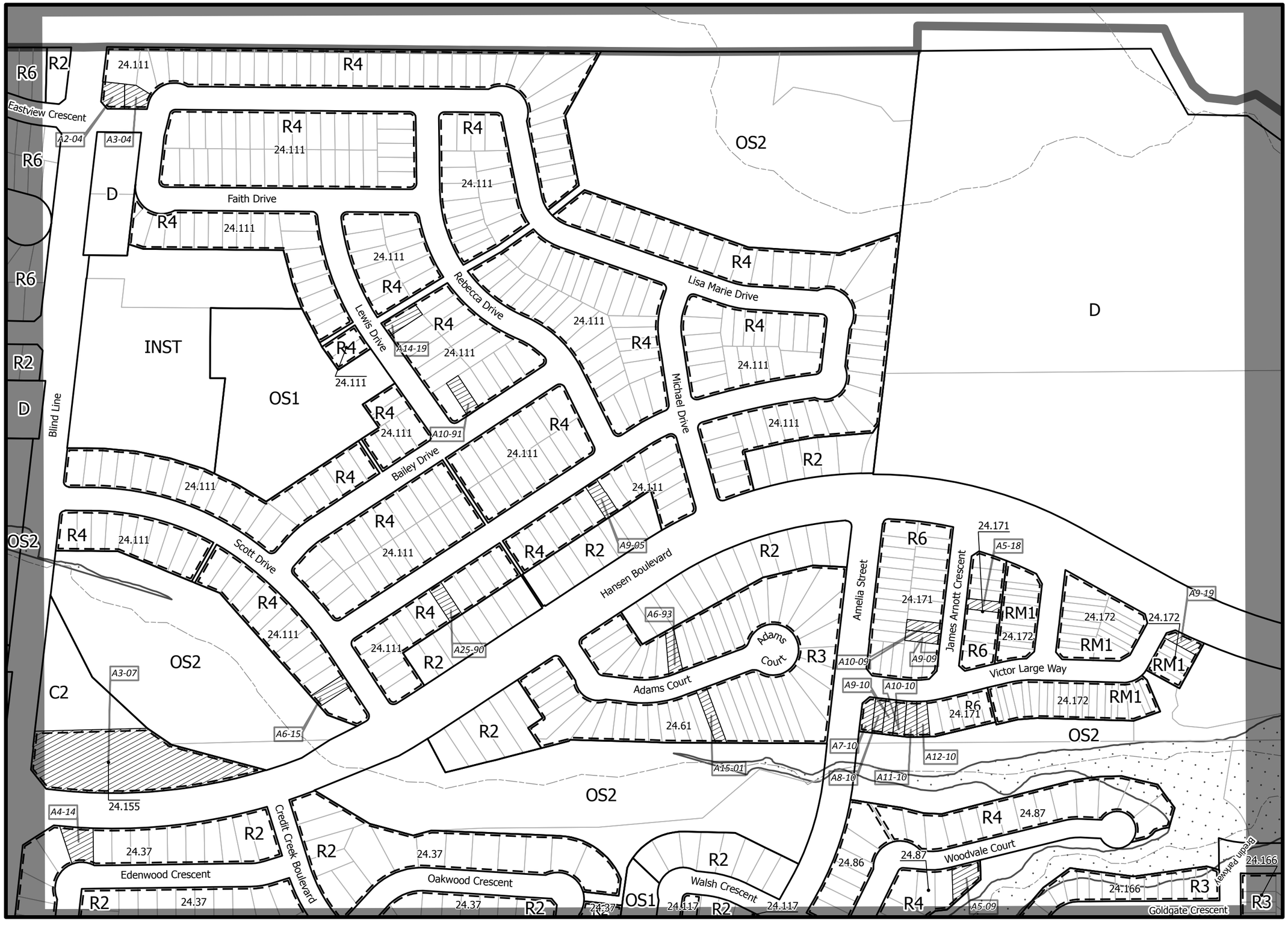
Waterbodies

Rivers, streams

September 30, 2020



R6
R2
Patterson Court
Eastview Crescent
24.72
A58-95
OS1
Lawton Court
A56-95
A57-95
INST
D
OS2
24.111
R4
Blind Line
C2
A3-07
24.155
Hansen Boulevard
A4-14
Mason Street
Aiken Crescent
24.170
24.169
A2-10
24.37
M1
24.181



Schedule A
Town of
Orangeville
Zoning By-law

Zoning Map

A4

SCALE 1:3,100

N

Zone Boundary
Refer to Section 4.2 for information on interpreting Zone Boundaries

A28-92 Refer to Minor Variance Approval

24.32 Special Provisions Refer to Section 24 of Zoning By-law

Lands Subject to Credit Valley Conservation Authority Regulation to which the suffix "(F)" applies to the zone symbol. See section 5.23 (Regional Storm)

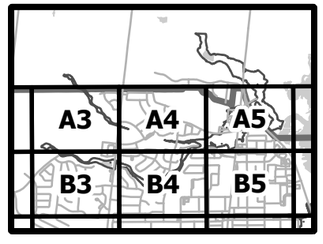
Municipal Boundary

Property Parcels

Waterbodies

Rivers, streams

September 30, 2020



Schedule A
Town of
Orangeville
Zoning By-law

Zoning Map

A5

SCALE 1:3,100

N

Zone Boundary
Refer to Section 4.2 for information on interpreting Zone Boundaries

A28-92 Refer to Minor Variance Approval

24.32 Special Provisions
Refer to Section 24 of Zoning By-law

Lands Subject to Credit Valley Conservation Authority Regulation to which the suffix "(F)" applies to the zone symbol.
See section 5.23 (Regional Storm)

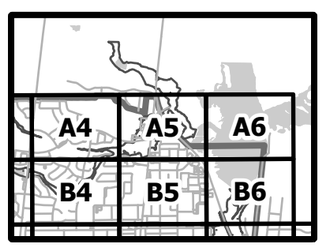
Municipal Boundary

Property Parcels

Waterbodies

Rivers, streams

September 30, 2020



24.41
C3
A11-13
D
C1
C2
OS2
24.85
First Street
Hansen Boulevard
Highway 10
A3-99
A1-98
Bredin Parkway
24.29
RM2
24.166
R3
24.83
Fifth Avenue
24.143

Schedule A
Town of
Orangeville
Zoning By-law

Zoning Map

A6

SCALE 1:3,100

N

Zone Boundary
Refer to Section 4.2 for information on interpreting Zone Boundaries

A28-92 Refer to Minor Variance Approval

24.32 Special Provisions Refer to Section 24 of Zoning By-law

Lands Subject to Credit Valley Conservation Authority Regulation to which the suffix "(F)" applies to the zone symbol.
See section 5.23 (Regional Storm)

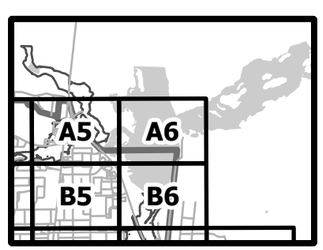
Municipal Boundary

Property Parcels

Waterbodies

Rivers, streams

September 30, 2020



OS2

C3
24.143

Schedule A
Town of
Orangeville
Zoning By-law

Zoning Map

B2

SCALE 1:3,100

N

Zone Boundary
Refer to Section 4.2 for information on interpreting Zone Boundaries

A28-92 Refer to Minor Variance Approval

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Lands Subject to Credit Valley Conservation Authority Regulation to which the suffix "(F)" applies to the zone symbol.
See section 5.23 (Regional Storm)

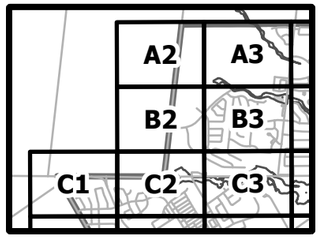
Municipal Boundary

Property Parcels

Waterbodies

Rivers, streams

September 30, 2020



Schedule A
Town of
Orangeville
Zoning By-law

Zoning Map

B3

SCALE 1:3,100

N

Zone Boundary
Refer to Section 4.2 for information on interpreting Zone Boundaries

A28-92 Refer to Minor Variance Approval

24.32 Special Provisions
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See section 5.23 (Regional Storm)

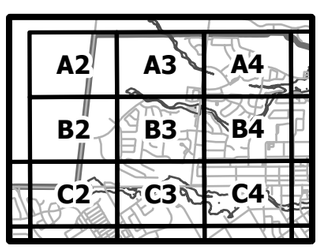
Municipal Boundary

Property Parcels

Waterbodies

Rivers, streams

September 30, 2020



Schedule A
Town of
Orangeville
Zoning By-law

Zoning Map

B4

SCALE 1:3,100

N

Zone Boundary
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A28-92 Refer to Minor Variance Approval

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Lands Subject to Credit Valley Conservation Authority Regulation to which the suffix "(F)" applies to the zone symbol.
See section 5.23 (Regional Storm)

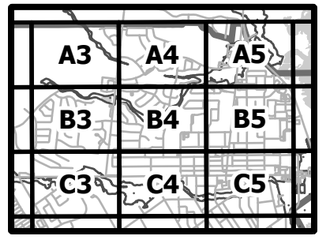
Municipal Boundary

Property Parcels

Waterbodies

Rivers, streams

September 30, 2020



Schedule A
Town of
Orangeville
Zoning By-law

Zoning Map

B5

SCALE 1:3,100

N

Zone Boundary
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A28-92 Refer to Minor Variance Approval

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Lands Subject to Credit Valley Conservation Authority Regulation to which the suffix "(F)" applies to the zone symbol.
See section 5.23 (Regional Storm)

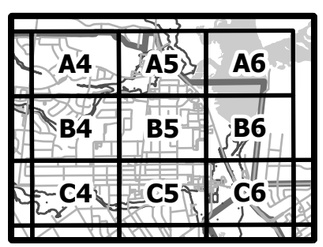
Municipal Boundary

Property Parcels

Waterbodies

Rivers, streams

September 30, 2020



Hillsdale Avenue
Darsam Court
Goldgate Crescent
Bredin Parkway
Forest Park Road
Northgate Drive
Sunset Drive
Fead Street
Faulkner Street
McCarthy Street
First Street
Rocky Lane
Second Street
Third Street
Bromount Lane
Doctors Lane
Hope Lane
Survey Lane
Orangemill Court
Crimson Crescent
Fifth Avenue
Fourth Avenue
Third Avenue
Highway 10

Schedule A
Town of
Orangeville
Zoning By-law

Zoning Map

B6

SCALE 1:3,100

N

Zone Boundary
Refer to Section 4.2 for information on interpreting Zone Boundaries

A28-92 Refer to Minor Variance Approval

24.32 Special Provisions Refer to Section 24 of Zoning By-law

Lands Subject to Credit Valley Conservation Authority Regulation to which the suffix "(F)" applies to the zone symbol.
See section 5.23 (Regional Storm)

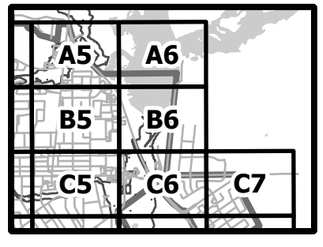
Municipal Boundary

Property Parcels

Waterbodies

Rivers, streams

September 30, 2020



C3
24.143
24.83
C1
24.144
24.82
OS2
OS2
Fourth Avenue
C1
A23-03
A20-05
24.128
C3
Highway 10
OS1
R3
Lakeview Court
R2
24.45
Hurontario Street

Schedule A
Town of
Orangeville
Zoning By-law

Zoning Map

C1

SCALE 1:3,100

N

County Road 109
County Road 16
County Road 3
County Road 23
Paula Court
Bennett Drive
Cameron Crescent
Benjamin Crescent
Riddell Road
Dinnick Crescent
Montgomery Boulevard
Henderson Street
Fendley Road
Bishop Court

C3
R4
R2
R6
RM1
OS2
OS1
D
R1

24.126
24.183
24.106
24.103
24.104
24.105
24.168
24.102

A10-14
A11-14
A6-06
A7-01
A6-01
A5-01
A22-04

Zone Boundary
Refer to Section 4.2 for information on interpreting Zone Boundaries

A28-92 Refer to Minor Variance Approval

24.32 Special Provisions Refer to Section 24 of Zoning By-law

Lands Subject to Credit Valley Conservation Authority Regulation to which the suffix "(F)" applies to the zone symbol.
See section 5.23 (Regional Storm)

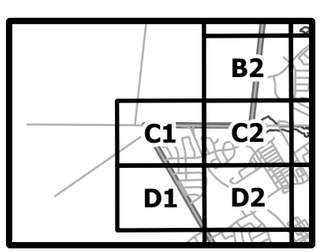
Municipal Boundary

Property Parcels

Waterbodies

Rivers, streams

September 30, 2020



Schedule A
Town of
Orangeville
Zoning By-law

Zoning Map

C2

SCALE 1:3,100

N

Zone Boundary
Refer to Section 4.2 for information on interpreting Zone Boundaries

A28-92 Refer to Minor Variance Approval

24.32 Special Provisions
Refer to Section 24 of Zoning By-law

Lands Subject to Credit Valley Conservation Authority Regulation to which the suffix "(F)" applies to the zone symbol.
See section 5.23 (Regional Storm)

Municipal Boundary

Property Parcels

Waterbodies

Rivers, streams

September 30, 2020

	B2	B3
C1	C2	C3
D1	D2	D3

Parkinson Crescent
Preston Drive
24.191
R4
M1
A26-98
A7-13
D
OS2
C2
24.164
Broadway
County Road 16
A2-15
A22-04
RM1
24.201
INST
ER
24.131
R3
D
24.168
Dimnick Crescent
Samuel Court
R4
24.102
R1
Morrow Crescent
Montgomery Boulevard
A14-95
OS2
C Line
A1-00
R2
24.200
24.130
A22-98
Gooseberry Street
Goose Lane
R4
R7
Fern Street
Thompson Road
A3-15
A9-18
24.38
RM1
24.23
D
Frond Lane
OS1
Elderberry Street
Honeysuckle Lane
24.79
A23-98
Harshaw Road
A24-98
A13-00
Daisy Lane
Elder Lane
Dogwood Street
Dog Lane
Cottonwood Street
NMU
Riddell Road
Beswick Drive
Redfern Street
Chapman Road
Raven Court
A17-05
OS1

Schedule A
Town of
Orangeville
Zoning By-law

Zoning Map

C3

SCALE 1:3,100

N

Zone Boundary
Refer to Section 4.2 for information on interpreting Zone Boundaries

A28-92 Refer to Minor Variance Approval

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Refer to Section 24 of Zoning By-law

Lands Subject to Credit Valley Conservation Authority Regulation to which the suffix "(F)" applies to the zone symbol.
See section 5.23 (Regional Storm)

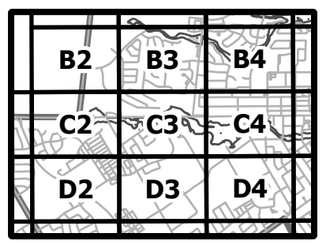
Municipal Boundary

Property Parcels

Waterbodies

Rivers, streams

September 30, 2020



Schedule A
Town of
Orangeville
Zoning By-law

Zoning Map

C4

SCALE 1:3,100

N

Zone Boundary
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A28-92 Refer to Minor Variance Approval

24.32 Special Provisions Refer to Section 24 of Zoning By-law

Lands Subject to Credit Valley Conservation Authority Regulation to which the suffix "(F)" applies to the zone symbol. See section 5.23 (Regional Storm)

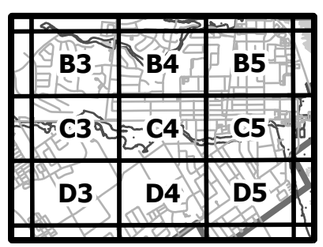
Municipal Boundary

Property Parcels

Waterbodies

Rivers, streams

September 30, 2020



Birch Street
Amelia Street
Elizabeth Street
Zina Street
Ada Street
Clara Street
Louisa Street
Faulkner Street
Banting Drive
Broadway
Westminster Lane
York Street
Gifford Street
Bythia Street
Leona Street
Hewitt Street
Church Street
Centre Street
Hillside Drive
Dawson Road
Centennial Road
Lackey Drive
24.46A
24.5
24.9
24.18
24.53
24.222
24.107
24.80
24.189
24.173
24.199
24.192
24.127
24.153
24.31
24.56
24.80
24.100
24.152
24.15
24.26
24.62
24.211
24.148
24.161
A7-12
A5-13
A7-05
A16-04
A14-06
A17-98
A21-97
A1-03
A17-04
A12-09
A6-02
A6-98
A12-06
A6-91
A7-91
A4-09
A6-97
A27-08
A13-01
A1-94
A8-09
A13-95
A5-98
A6-18
A10-90
A10-99
A10-03
A12-91
A29-90
A30-90
A31-90
A12-02
A8-18
A3-92
A4-92
A32-90
A25-98
A15-00
A16-06
A16-98
A28-90
A3-98
A10-13
A11-12
A11-94
A3-91
A4-11
A1-92
A5-92
A21-08
A3-93
A12-01
A5-03
A12-00
A16-17
A15-90
A2-92
A4-05
A9-99
A14-02
A16-03
A22-03
A12-06
A10-13
A11-94
A10-13
A1-92
A3-93
A4-11
A5-92
A21-08
A12-01
A5-03
A12-00
A16-17
A15-90
A2-92
A4-05
A9-99
A14-02
A16-03
A22-03
R1
R2
R3
R5
C2
C5
RM1
RM2
INST
OS1
OS2
M1

Schedule A
Town of
Orangeville
Zoning By-law

Zoning Map

C5

SCALE 1:3,100

N

Zone Boundary
Refer to Section 4.2 for information on interpreting Zone Boundaries

A28-92 Refer to Minor Variance Approval

24.32 Special Provisions Refer to Section 24 of Zoning By-law

Lands Subject to Credit Valley Conservation Authority Regulation to which the suffix "(F)" applies to the zone symbol.
See section 5.23 (Regional Storm)

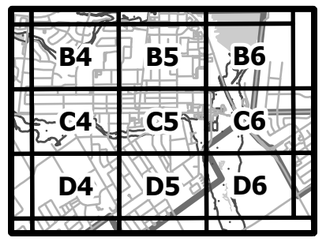
Municipal Boundary

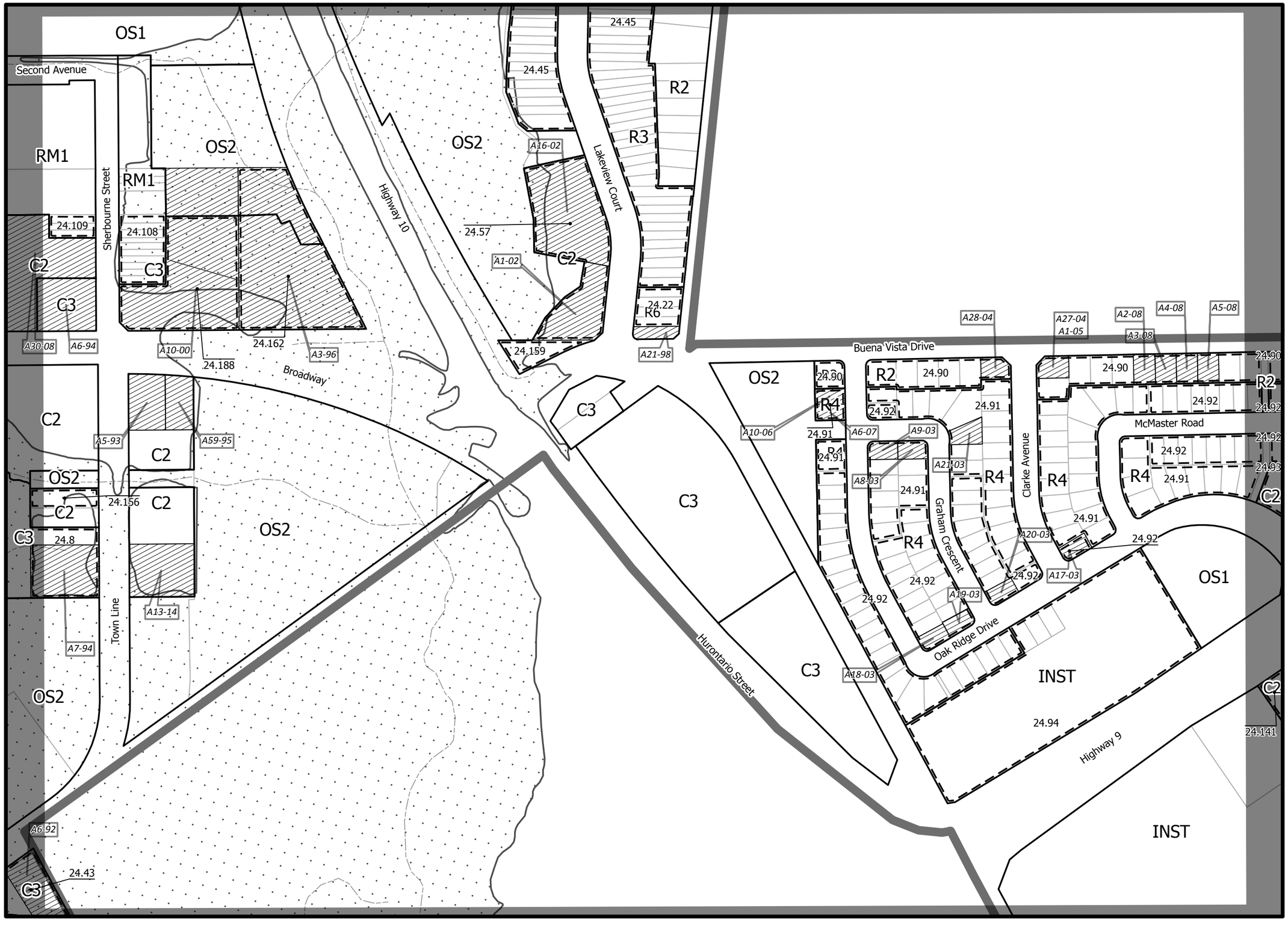
Property Parcels

Waterbodies

Rivers, streets

September 30, 2020





Schedule A
Town of
Orangeville
Zoning By-law

Zoning Map

C6

SCALE 1:3,100

N

Zone Boundary
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A28-92 Refer to Minor Variance Approval

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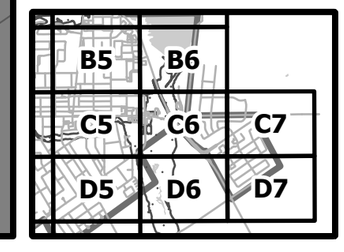
Municipal Boundary

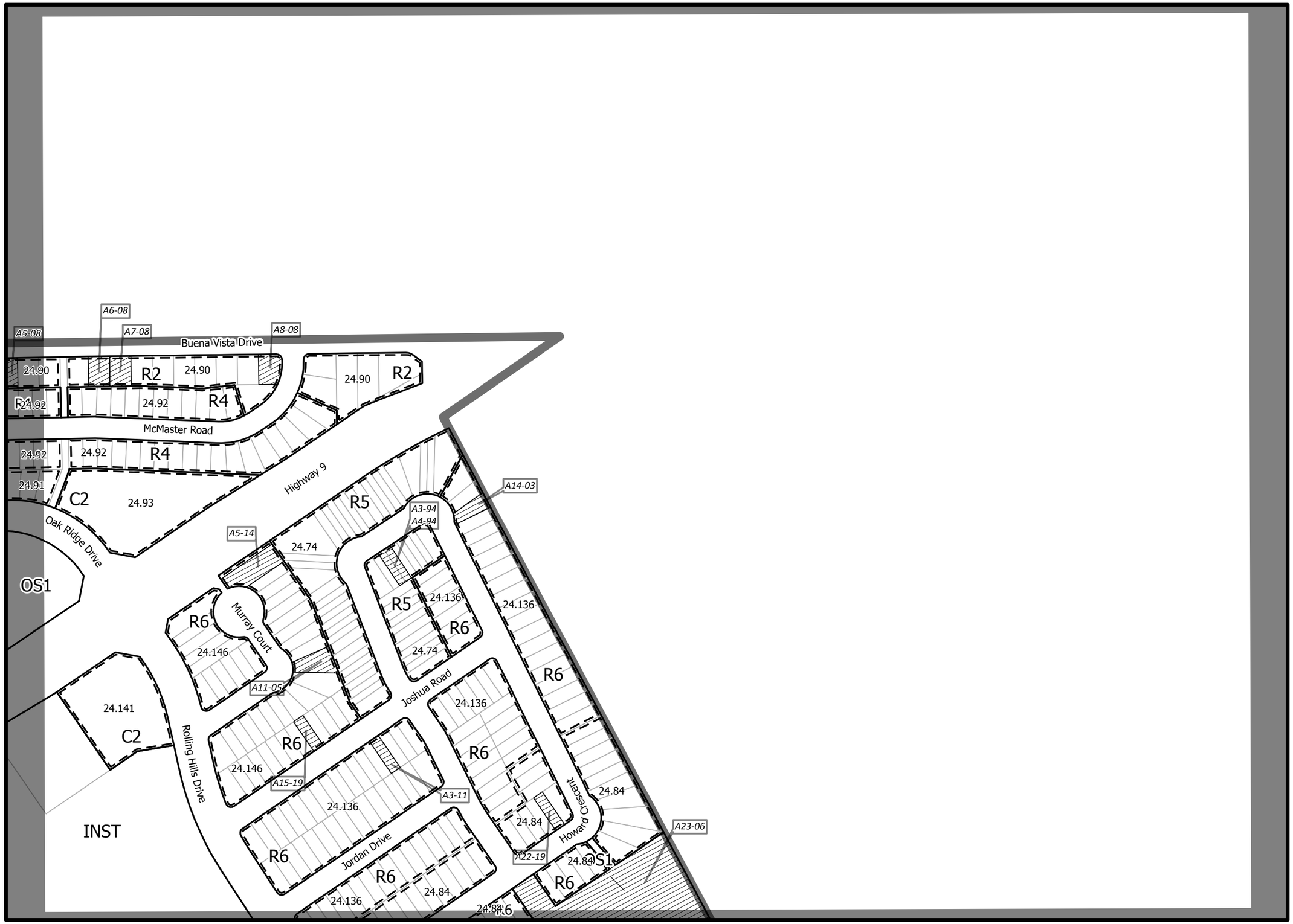
Property Parcels

Waterbodies

Rivers, streams

September 30, 2020





Schedule A
Town of
Orangeville
Zoning By-law

Zoning Map

C7

SCALE 1:3,100

N

Zone Boundary
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Lands Subject to Credit Valley Conservation Authority Regulation to which the suffix "(F)" applies to the zone symbol.
See section 5.23 (Regional Storm)

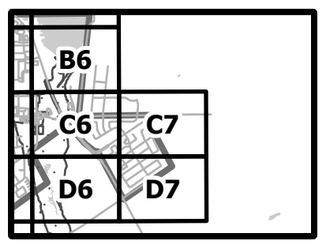
Municipal Boundary

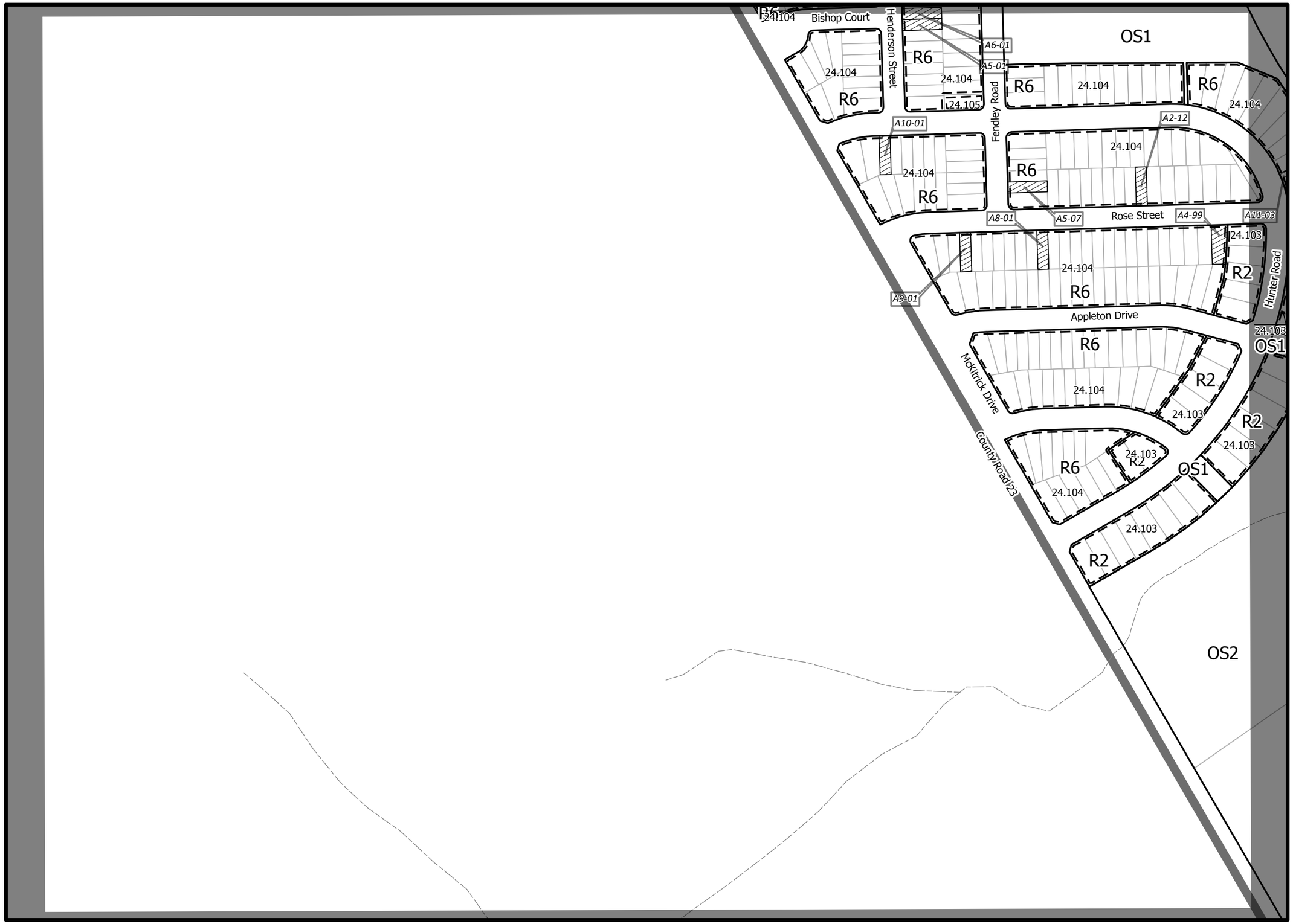
Property Parcels

Waterbodies

Rivers, streams

September 30, 2020





Schedule A
Town of
Orangeville
Zoning By-law

Zoning Map

D1

SCALE 1:3,100

N

Zone Boundary
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Lands Subject to Credit Valley Conservation Authority Regulation to which the suffix "(F)" applies to the zone symbol.
See section 5.23 (Regional Storm)

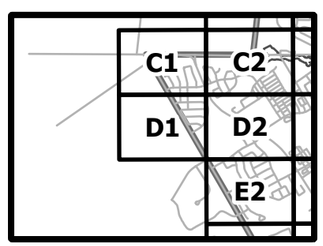
Municipal Boundary

Property Parcels

Waterbodies

Rivers, streams

September 30, 2020



Schedule A
Town of
Orangeville
Zoning By-law

Zoning Map

D2

SCALE 1:3,100

N

Zone Boundary
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A28-92 Refer to Minor Variance Approval

24.32 Special Provisions Refer to Section 24 of Zoning By-law

Lands Subject to Credit Valley Conservation Authority Regulation to which the suffix "(F)" applies to the zone symbol.
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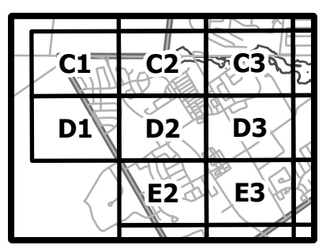
Municipal Boundary

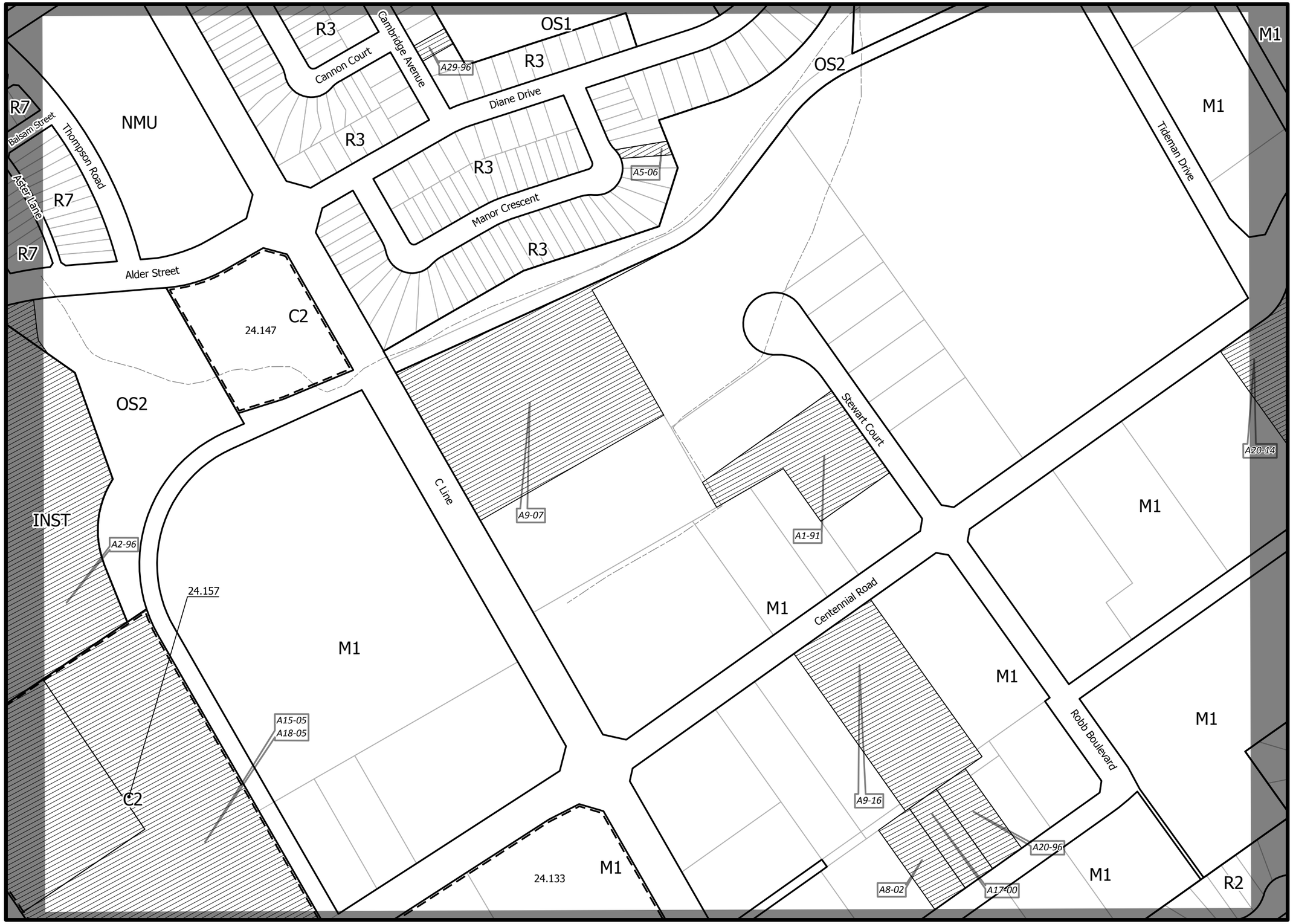
Property Parcels

Waterbodies

Rivers, streams

September 30, 2020





Schedule A
Town of
Orangeville
Zoning By-law

Zoning Map

D3

SCALE 1:3,100

N

Zone Boundary
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A28-92 Refer to Minor Variance Approval

24.32 Special Provisions Refer to Section 24 of Zoning By-law

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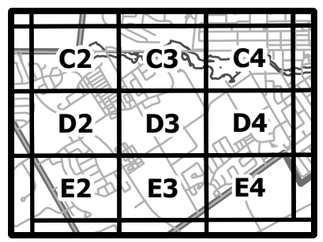
Municipal Boundary

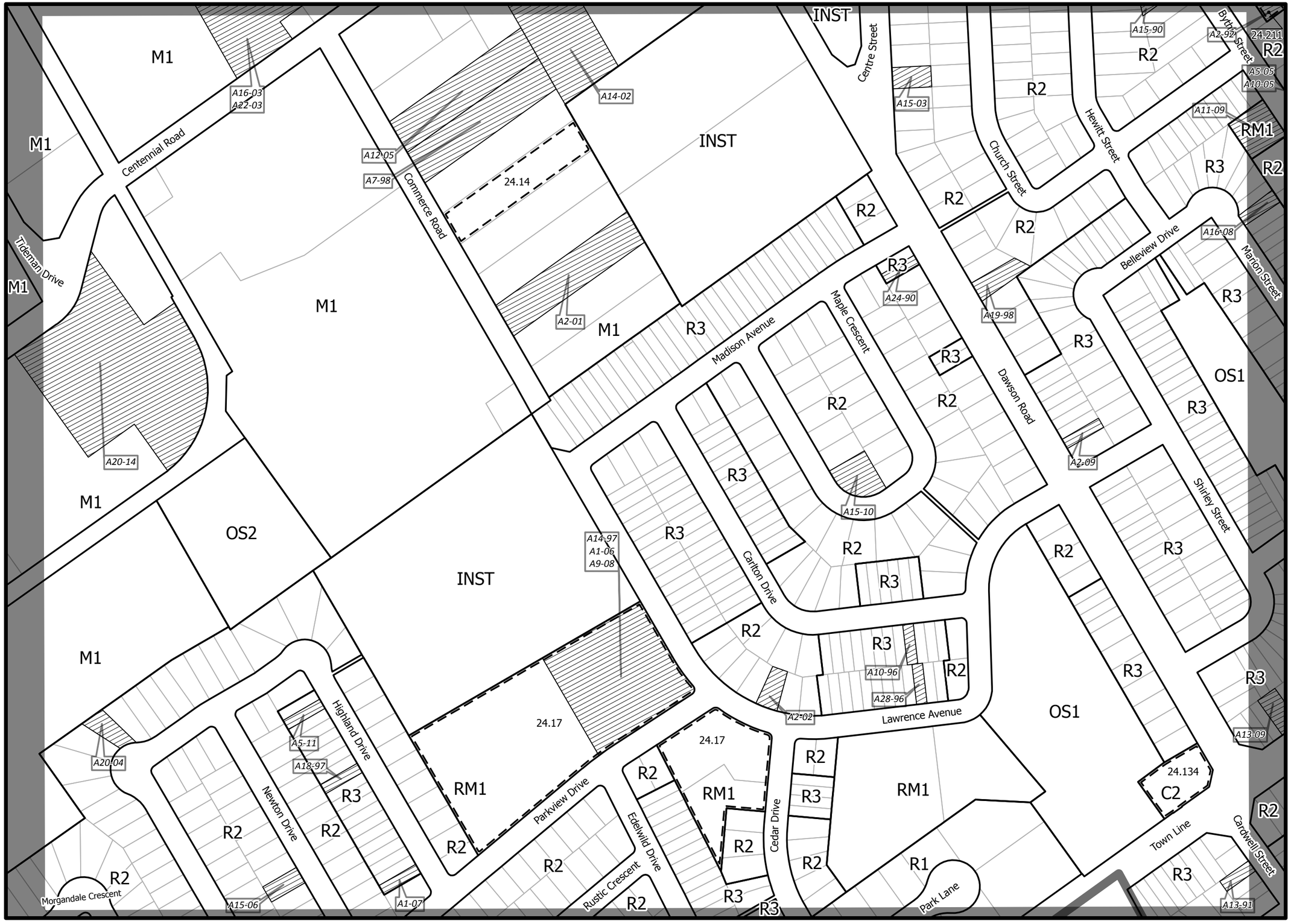
Property Parcels

Waterbodies

Rivers, streams

September 30, 2020





Schedule A
Town of
Orangeville
Zoning By-law

Zoning Map

D4

SCALE 1:3,100

N

Zone Boundary
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A28-92 Refer to Minor Variance Approval

24.32 Special Provisions Refer to Section 24 of Zoning By-law

Lands Subject to Credit Valley Conservation Authority Regulation to which the suffix "(F)" applies to the zone symbol. See section 5.23 (Regional Storm)

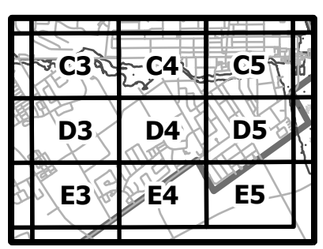
Municipal Boundary

Property Parcels

Waterbodies

Rivers, streams

September 30, 2020



Schedule A
Town of
Orangeville
Zoning By-law

Zoning Map

D5

SCALE 1:3,100

N

Zone Boundary
Refer to Section 4.2 for information on interpreting Zone Boundaries

A28-92 Refer to Minor Variance Approval

24.32 Special Provisions
Refer to Section 24 of Zoning By-law

Lands Subject to Credit Valley Conservation Authority Regulation to which the suffix "(F)" applies to the zone symbol.
See section 5.23 (Regional Storm)

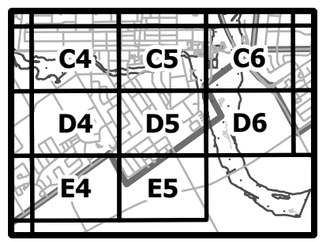
Municipal Boundary

Property Parcels

Waterbodies

Rivers, streams

September 30, 2020



Schedule A
Town of
Orangeville
Zoning By-law

Zoning Map

D6

SCALE 1:3,100

N

Zone Boundary
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A28-92 Refer to Minor Variance Approval

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See section 5.23 (Regional Storm)

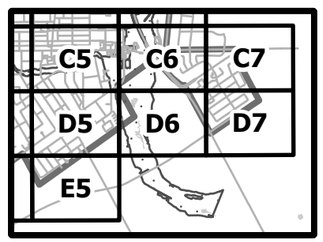
Municipal Boundary

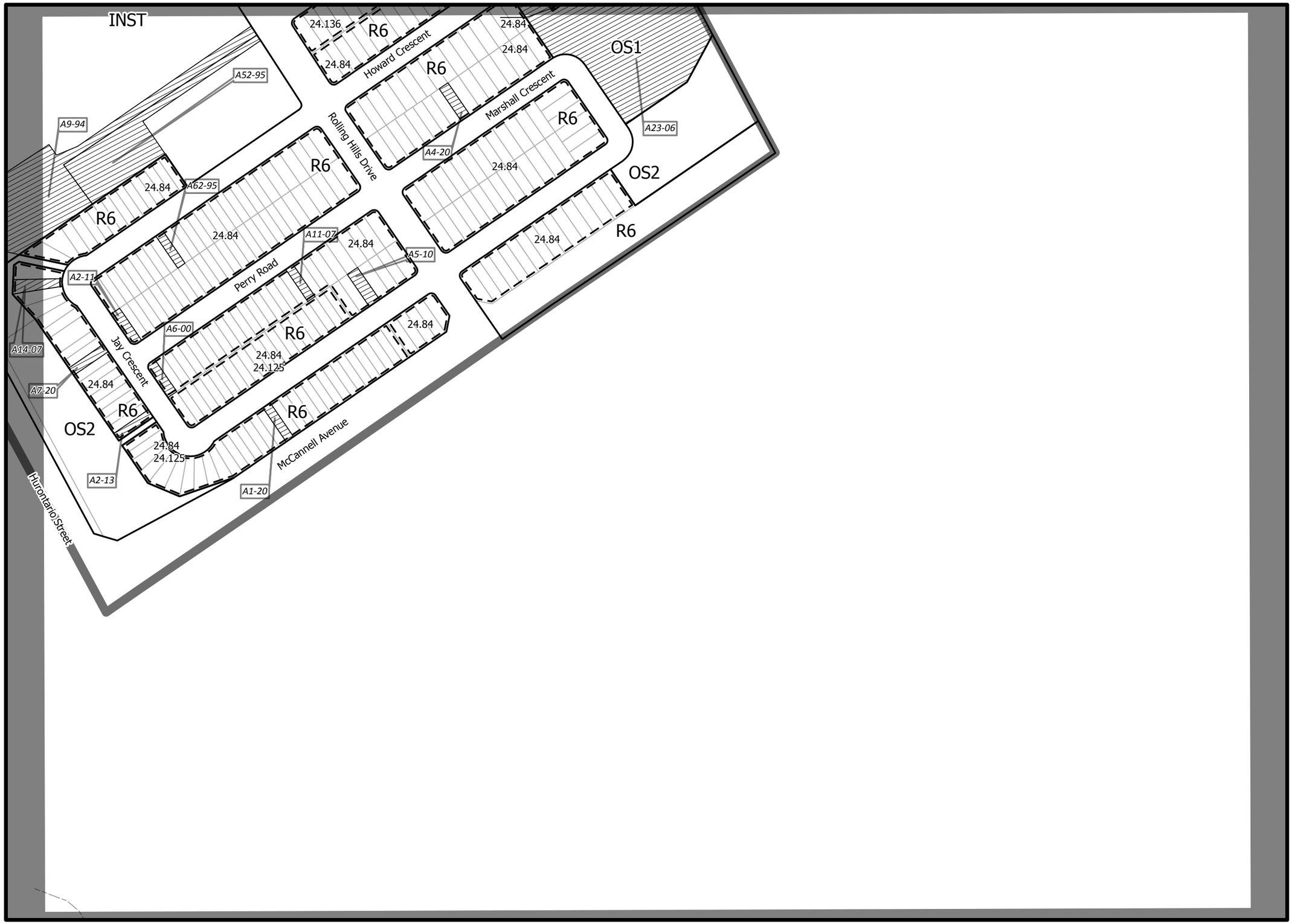
Property Parcels

Waterbodies

Rivers, streams

September 30, 2020





Schedule A
Town of
Orangeville
Zoning By-law

Zoning Map

D7

SCALE 1:3,100

N

Zone Boundary
Refer to Section 4.2 for information on interpreting Zone Boundaries

A28-92 Refer to Minor Variance Approval

24.32 Special Provisions Refer to Section 24 of Zoning By-law

Lands Subject to Credit Valley Conservation Authority Regulation to which the suffix "(F)" applies to the zone symbol.
See section 5.23 (Regional Storm)

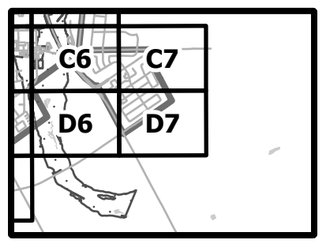
Municipal Boundary

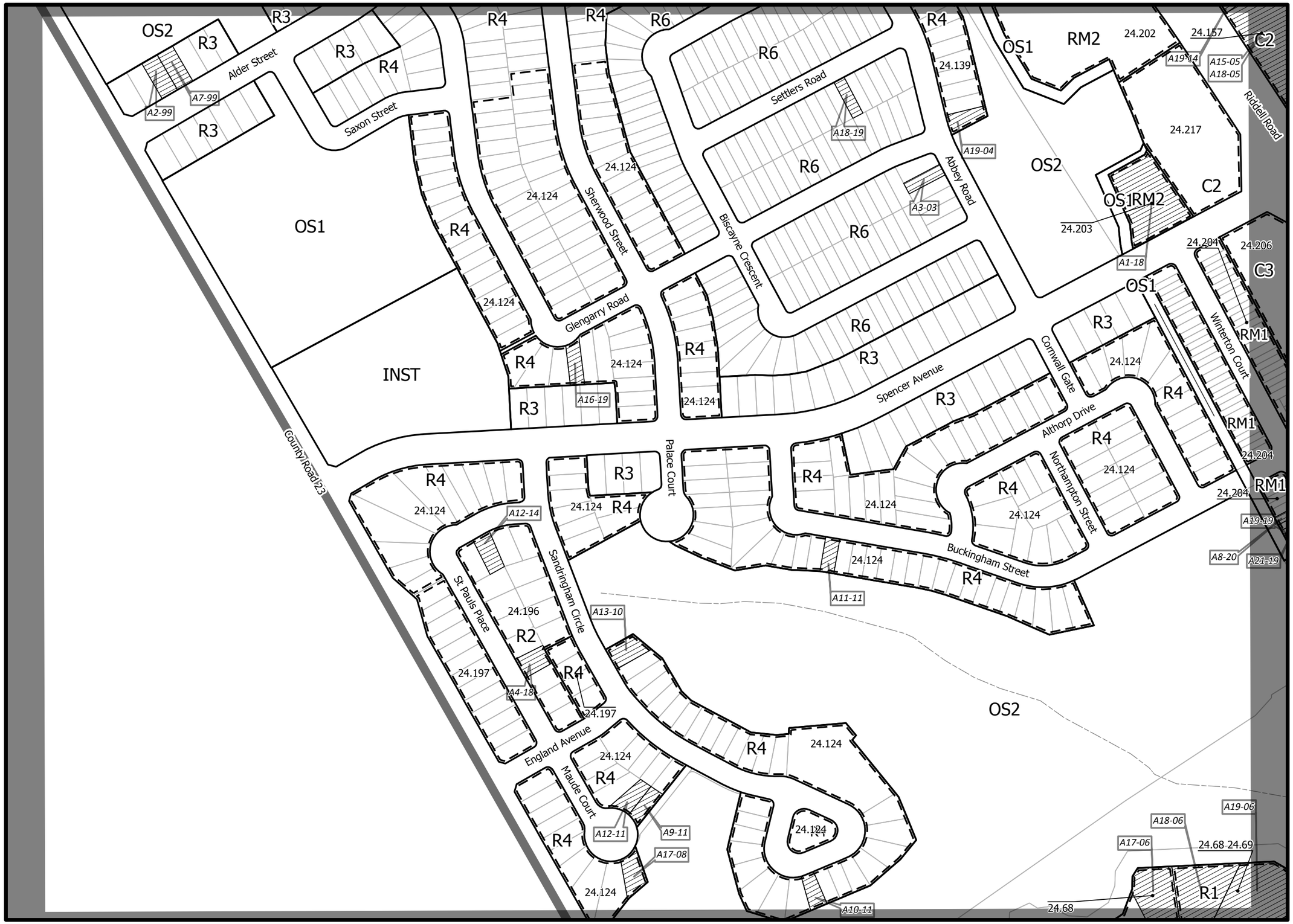
Property Parcels

Waterbodies

Rivers, streams

September 30, 2020





Schedule A
Town of
Orangeville
Zoning By-law

Zoning Map

E2

SCALE 1:3,100

N

Zone Boundary
Refer to Section 4.2 for information on interpreting Zone Boundaries

A28-92 Refer to Minor Variance Approval

24.32 Special Provisions Refer to Section 24 of Zoning By-law

Lands Subject to Credit Valley Conservation Authority Regulation to which the suffix "(F)" applies to the zone symbol. See section 5.23 (Regional Storm)

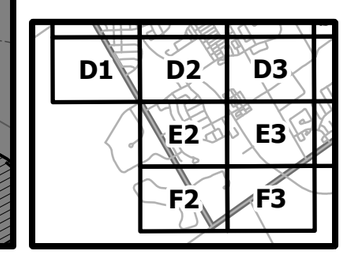
Municipal Boundary

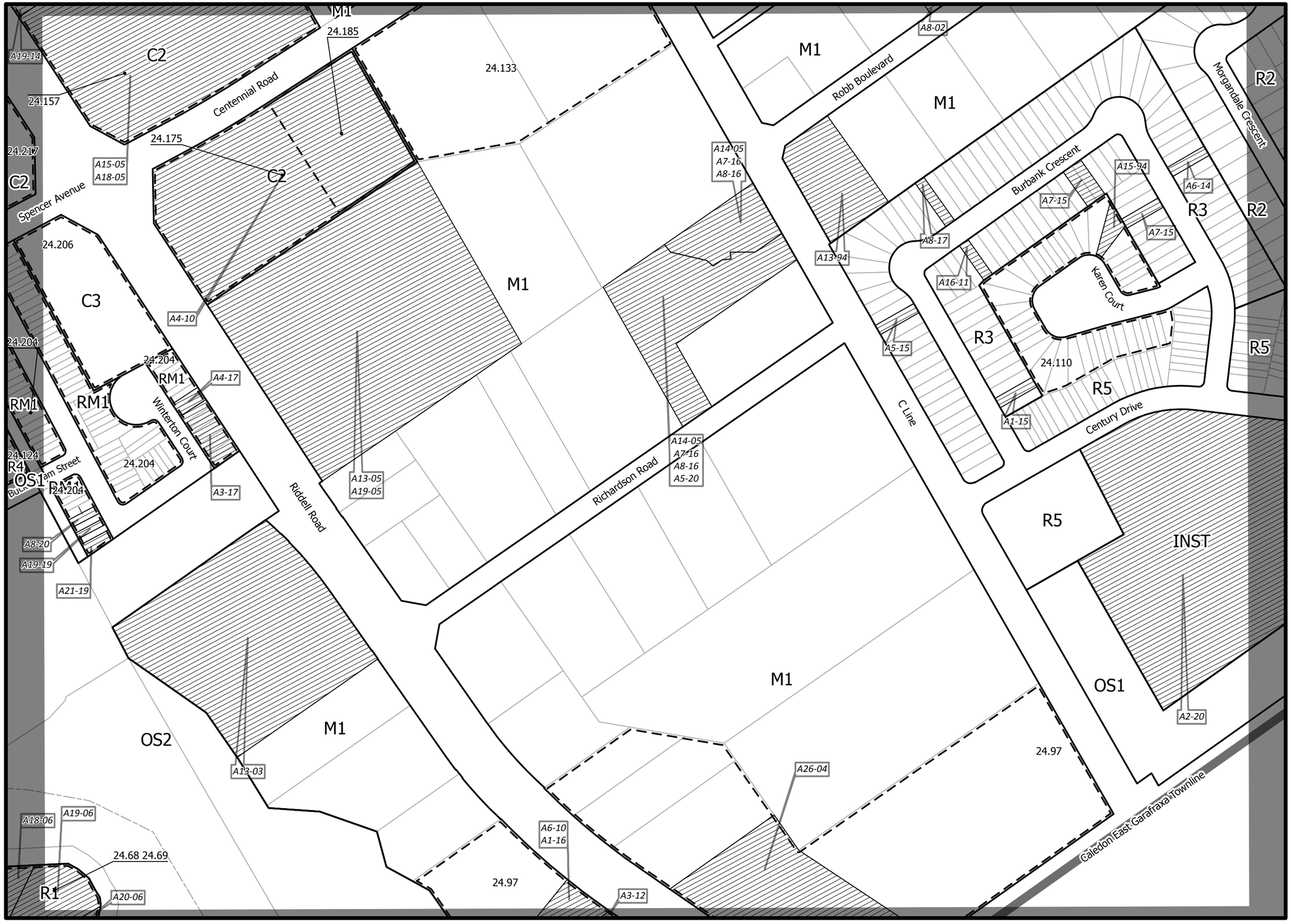
Property Parcels

Waterbodies

Rivers, streams

September 30, 2020





Schedule A
Town of
Orangeville
Zoning By-law

Zoning Map

E3

SCALE 1:3,100

N

Zone Boundary
Refer to Section 4.2 for information on interpreting Zone Boundaries

A28-92 Refer to Minor Variance Approval

24.32 Special Provisions Refer to Section 24 of Zoning By-law

Lands Subject to Credit Valley Conservation Authority Regulation to which the suffix "(F)" applies to the zone symbol. See section 5.23 (Regional Storm)

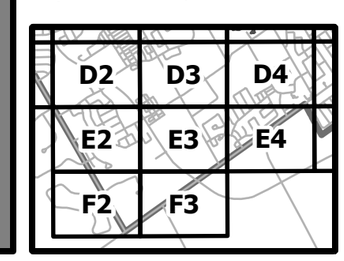
Municipal Boundary

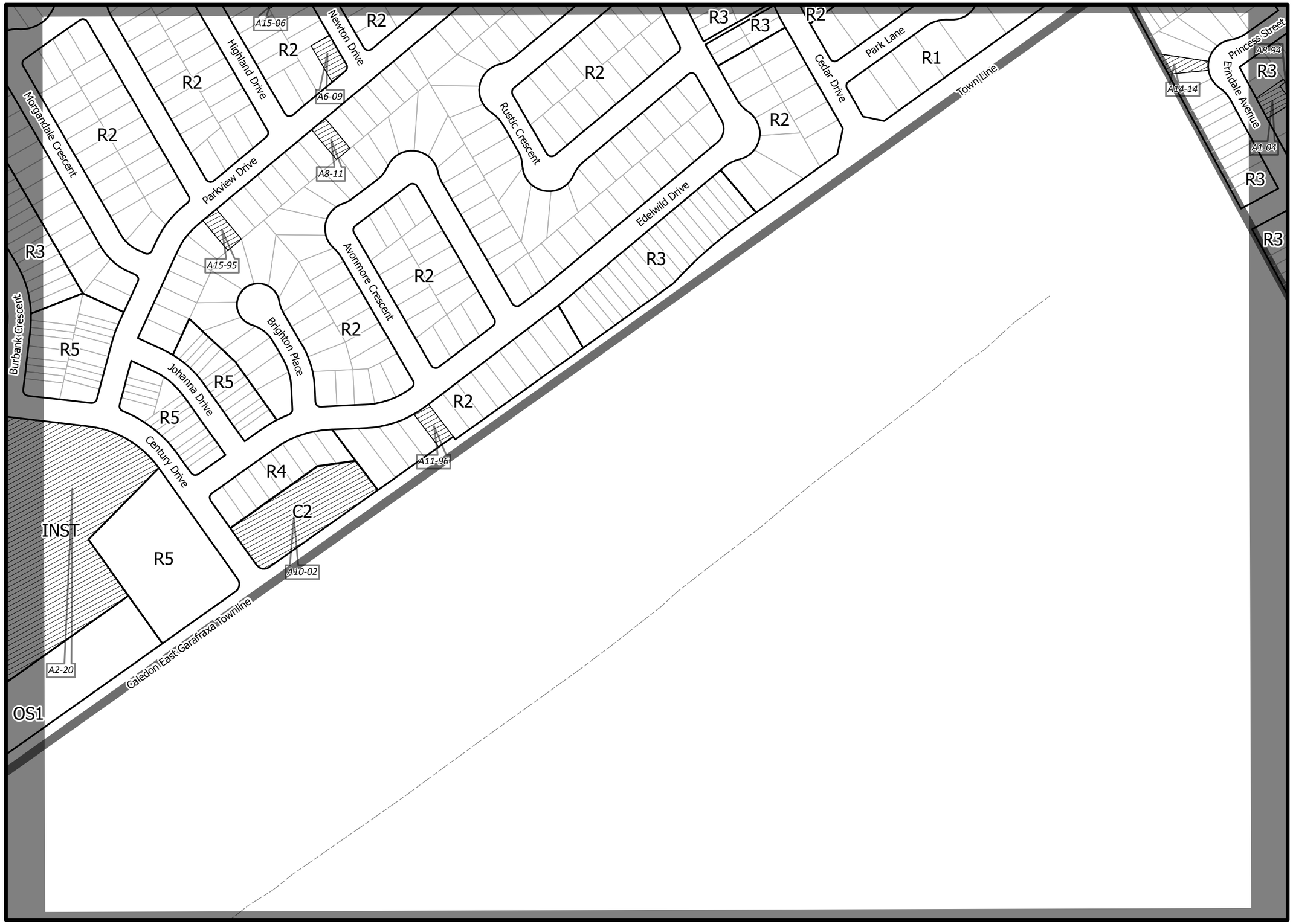
Property Parcels

Waterbodies

Rivers, streams

September 30, 2020





Schedule A
Town of
Orangeville
Zoning By-law

Zoning Map

E4

SCALE 1:3,100

N

Zone Boundary
Refer to Section 4.2 for information on interpreting Zone Boundaries

A28-92 Refer to Minor Variance Approval

24.32 Special Provisions Refer to Section 24 of Zoning By-law

Lands Subject to Credit Valley Conservation Authority Regulation to which the suffix "(F)" applies to the zone symbol.
See section 5.23 (Regional Storm)

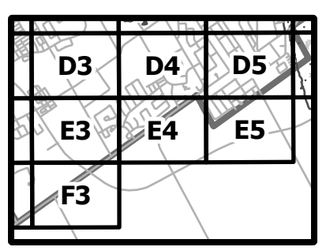
Municipal Boundary

Property Parcels

Waterbodies

Rivers, streams

September 30, 2020



Schedule A
Town of
Orangeville
Zoning By-law

Zoning Map

E5

SCALE 1:3,100

N

Zone Boundary
Refer to Section 4.2 for information on interpreting Zone Boundaries

A28-92 Refer to Minor Variance Approval

24.32 Special Provisions Refer to Section 24 of Zoning By-law

Lands Subject to Credit Valley Conservation Authority Regulation to which the suffix "(F)" applies to the zone symbol.
See section 5.23 (Regional Storm)

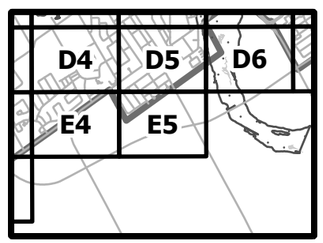
Municipal Boundary

Property Parcels

Waterbodies

Rivers, streams

September 30, 2020



Schedule A
Town of
Orangeville
Zoning By-law

Zoning Map

F2

SCALE 1:3,100

N

Zone Boundary
Refer to Section 4.2 for information on interpreting Zone Boundaries

A28-92 Refer to Minor Variance Approval

24.32 Special Provisions Refer to Section 24 of Zoning By-law

Lands Subject to Credit Valley Conservation Authority Regulation to which the suffix "(F)" applies to the zone symbol.
See section 5.23
(Regional Storm)

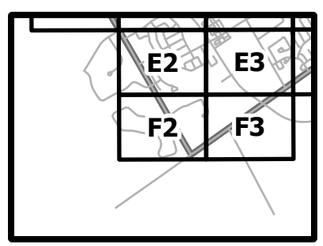
Municipal Boundary

Property Parcels

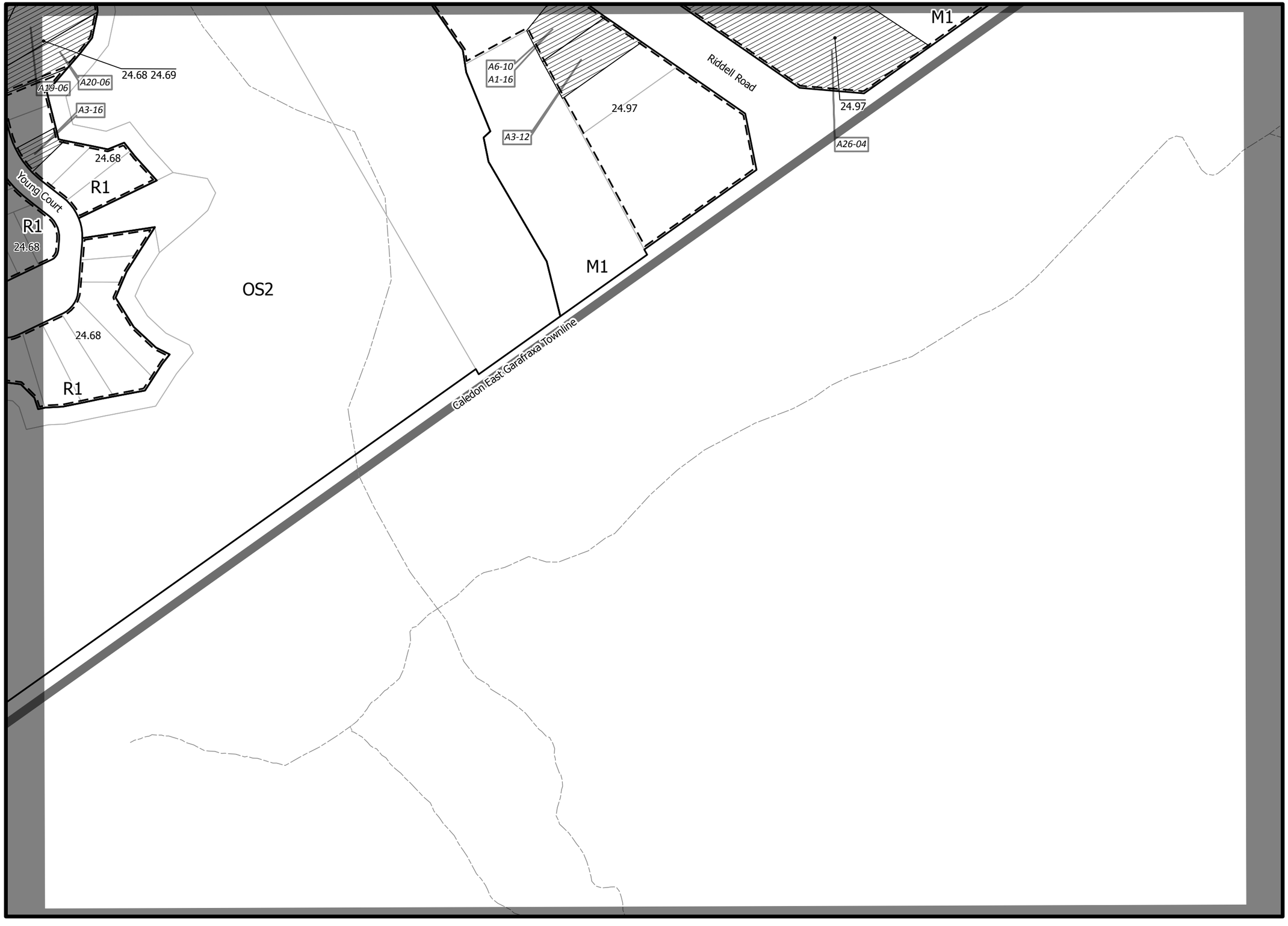
Waterbodies

Rivers, streams

September 30, 2020



R4
24.124
A10-11
R1
24.68
A18-06
A17-06
A19-06
24.68 24.69
A20-06
A3-16
Young Court
24.68
A12-18
A21-06
A10-17-2
A7-11
OS2
24.68
County Road 23
A15-91
A14-91
ER
Caledon East Garafraxa Townline



Schedule A
Town of
Orangeville
Zoning By-law

Zoning Map

F3

SCALE 1:3,100

N

Zone Boundary
Refer to Section 4.2 for information on interpreting Zone Boundaries

A28-92 Refer to Minor Variance Approval

24.32 Special Provisions Refer to Section 24 of Zoning By-law

Lands Subject to Credit Valley Conservation Authority Regulation to which the suffix "(F)" applies to the zone symbol.
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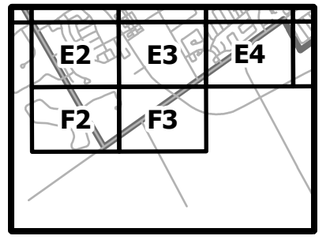
Municipal Boundary

Property Parcels

Waterbodies

Rivers, streams

September 30, 2020