

THE CORPORATION OF THE CITY OF VAUGHAN

BY-LAW NUMBER 1-88

A BY-LAW TO REGULATE THE USE OF LANDS AND THE
CHARACTER, LOCATION AND USE OF BUILDINGS AND
STRUCTURES WITHIN THE CITY OF VAUGHAN

“ **THE COMPREHENSIVE ZONING BY-LAW** “

THIS IS BY-LAW 1-88, PASSED BY THE COUNCIL OF
THE CORPORATION OF THE TOWN OF VAUGHAN
ON SEPTEMBER 19, 1988, AND
INCORPORATES THE AMENDMENTS DIRECTED
BY THE ONTARIO MUNICIPAL BOARD ORDER
(R890005) ON THE
17th DAY OF JULY 1989

THIS EDITION OF BY-LAW 1-88,
CONSOLIDATES AND INCORPORATES
THE AMENDMENTS ENACTED BY THE COUNCIL OF
THE CORPORATION OF THE CITY OF VAUGHAN
AND INCLUDES AMENDMENTS DIRECTED
BY THE ONTARIO MUNICIPAL BOARD,
THAT ARE IN FULL FORCE AND EFFECT AS OF
THE 3RD DAY OF DECEMBER 2018

TABLE OF CONTENTS

		<u>PAGE</u>
1.0	<u>INTERPRETATION AND ADMINISTRATION</u>	1
1.1	Title	1
1.2	Application	1
1.3	Penalty	1
1.4	Interpretation	1
1.5	Administration and Enforcement	2
1.6	Repeals, Continuance of Legal Conforming Uses	2
1.7	Schedule "E"	2
1.8	Schedule "T"	2
1.9	Schedules "E" and "T"	2
2.0	<u>DEFINITIONS</u>	2
2.1	Oak Ridges Moraine Definitions	16
2.2	Vaughan Metropolitan Centre Definitions	17
3.0	<u>GENERAL PROVISIONS</u>	19
3.1	Zones	19
3.2	Zone Boundaries	20
3.3	Building Repair	20
3.4	Greater Restrictions	21
3.5	Height Exceptions	21
3.6	Occupation of Uncompleted Buildings	21
3.7	Deleted	21
3.8	Parking Requirements	21
3.8.1	Parking Requirements for the Vaughan Metropolitan Centre	26
3.8.2	Bicycle Parking in the Vaughan Metropolitan Centre	29
3.9	Loading Space Requirements	30
3.10	Public Uses	31
3.11	Reduction of Requirements	31
3.12	Special Uses Permitted	32
3.13	Minimum Landscaped Area	32
3.14	Permitted Yard Encroachments and Restrictions	32
3.15	Outside Floodlighting	33
3.16	Accessory Uses, Buildings and Structures	33
3.17	Portions of Buildings Below Grade	33
3.18	Yard Exception Terrain Unsuitability	33
3.19	Pits and Quarries	33
3.20	Use of Residential Lots	33
3.21	Frontage on Public Street	34
3.22	Continuation of Farming Uses	34
3.23	Municipal Services	34
3.23a.	Deleted	34
3.23b.	Deleted	34
3.24	Prohibited Uses	34
3.25	Temporary Sales Office	35
3.26	Mezzanines	35
3.27	Increased Side Yards	36
3.28	Deleted	36
3.29	Separation Measurement Between Uses	36
3.30	Group Homes	36
4.0	<u>RESIDENTIAL ZONES</u>	36
4.1	General Provisions	36
4.1.1	Accessory Buildings and Structures	36
4.1.2	Minimum Soft Landscaped Area	38
4.1.3	Rooms Below Grade	38
4.1.4	Parking and Access Requirements	38
4.1.5	Home Occupation	40
4.1.6	Minimum Amenity Area	40
4.1.7	Uses Permitted	40
4.1.8	Secondary Suite	41
4.2	RR Rural Residential Zone	41
4.3	R1 Residential Zone	41
4.4	R2 Residential Zone	41

4.5	R3 Residential Zone	41
4.6	R4 Residential Zone	41
4.7	R5 Residential Zone	41
4.8	RM1 Multiple Residential Zone	41
4.9	RM2 Multiple Residential Zone	42
4.10	RA1 Apartment Residential Zone	42
4.11	RA2 Apartment Residential Zone	42
4.12	RA3 Apartment Residential Zone	42
4.13	R1V Old Village Residential Zone	42
4.14	RH Residential Holding Zone	42
4.14	Uses Permitted RA5 High Density Residential-Town Centre	42
4.15	Special Provisions	42
4.15.1	Application of Sections 1.0, 2.0, 3.0, and 4.0	42
4.15.2	Encroachment of Architectural Features and Balconies	43
4.15.3	Encroachment of Covered, Open and Unenclosed Porches and Underground Cold Cellars and Reduced Yard Requirements for Bay Windows or Similar Window Projections on Footings	43
4.15.4	Attached and Detached Garages Located in the Rear Yard	43
4.15.5	Parking Space	44
4.15.6	Residential Urban Village Zone Requirements	44
4.15.7	Application of Sections 4.1.8, and 4.2 to 4.13 Inclusive	45
4.16	RUV1 / RUV1(WS) - Residential Urban Village Zone One	45
4.17	RV2 / RV2(WS) - Residential Urban Village Zone Two	45
4.18	RV3 / RV3(WS) - Residential Urban Village Zone Three	45
4.19	RV4 / RV4(WS) - Residential Urban Village Zone Four	45
4.20	RVM1 (A, B, WS-A, WS-B) - Residential Urban Village Multiple Zone One	45
4.21	RVM2 - Residential Urban Village Multiple Family Zone Two	45
4.22	Special Provisions for the RD1, RD2, RD3, RD4, RS1 and RT1 Zones	46
4.22.1	Application of Sections 1.0, 2.0, 3.0 and 4.0	46
4.22.2	Encroachment of Unenclosed Porch (Cover or Uncovered), Cold Cellars and Architectural Features and Balconies	46
4.22.3	Residential Zone Requirements for the RD1, RD2, RD3, RD4, RD5, RS1 and RT1 Zones	46
4.23	RD1 Residential Detached Zone One	46
4.24	RD2 Residential Detached Zone Two	46
4.25	RD3 Residential Detached Zone Three	46
4.26	RD4 Residential Detached Zone Four	46
4.27	RD5 Residential Detached Zone Five	46
4.28	RS1 Residential Semi-Detached Zone One	47
4.29	RT1 Residential Townhouse Zone	47
5.0	<u>COMMERCIAL ZONES</u>	48
5.1	General Provisions	48
5.1.1	Landscaping Area	48
5.1.2	Open Storage	49
5.1.3	Automobile Services Stations, Automobile Gas Bars and Public Garages	49
5.1.4	Uses Permitted, All Commercial Zones	49
5.1.5	Commercial Zone Requirements	50
5.1.6	Outdoor Patio	50
5.1.7	Drive-through Facility	50
5.1.8	Accessory Billiard Tables	51
5.1.9	Bed and Breakfast Establishment	51
5.2	C1 Restricted Commercial Zone	51
5.3	C2 General Commercial Zone	52
5.4	C3 Local Commercial Zone	53
5.5	C4 Neighborhood Commercial Zone	53
5.6	C5 Community Commercial Zone	53
5.7	C6 Highway Commercial Zone	53
5.8	C7 Service Commercial Zone	54
5.9	C8 Office Commercial Zone	54
5.10	C9 Corporate Centre Zone	55
5.11	C10 Corporate District Zone	56
5.12	CMU1 Mixed Use 1-Town Centre	56
5.13	CMU2 Mixed Use 2-Town Centre	57
5.14	C11 Mainstreet Commercial Zone	57
5.14.1	Special Provisions for the C11 Mainstreet Commercial Zone	57
5.14.1.1	Permitted Uses	57
5.14.1.2	Existing Buildings	58
5.14.1.3	Location of Parking Areas	58
5.14.1.4	Patios	58

5.14.1.5	Use of Basements / Cellars	58
6.0	<u>EMPLOYMENT AREA ZONES</u>	58
6.1	General Provisions	58
6.1.1	Permitted Uses in All Employment Area Zones	58
6.1.2	Employment Area Zone Requirements	58
6.1.3	Accessory Retail Sales	59
6.1.4	Accessory Office Use	59
6.1.5	Combination Accessory Office and Retail Uses	59
6.1.6	Landscaping Requirements	59
6.1.7	Eating Establishment, Eating Establishment Convenience, Eating Establishment Take-Out in Multi-Unit Buildings	59
6.1.8	Commercial Complex	59
6.1.9	Accessory Buildings	60
6.1.10	Deleted	60
6.1.11	Satellite Dishes	60
6.1.12	Outdoor Patio	60
6.1.13	Outdoor Patio Provisions	60
6.2	EM1 - Prestige Employment Area Zone	61
6.2.1	Uses Permitted	61
6.3	EM2 - General Employment Area Zone	61
6.3.1	Uses Permitted	61
6.3.2	Accessory Outside Storage	62
6.4	EM2-A - Restricted General Employment Area Zone (Large Lot)	62
6.4.1	Uses Permitted	62
6.5	EM3 - Retail Warehouse Employment Area Zone	62
6.5.1	Uses Permitted	62
6.6	EM4 - Employment Area Transportation Zone	62
6.6.1	Uses Permitted	63
6.7	Industrial Zones	63
6.8	General Provisions	63
6.8.1	Industrial Zone Requirements	63
6.8.2	Accessory Retail Sales	63
6.8.3	Landscaping Requirements	63
6.8.4	Outdoor Patio	63
6.9	M1 - Restricted Industrial Zone	64
6.9.1	Uses Permitted	64
6.10	M2 - General Industrial Zone	64
6.10.1	Uses Permitted	64
6.10.2	Open Storage	65
6.11	M3 - Transportation Industrial Zone	65
6.12	M4 - Pits and Quarries Industrial Zone	65
6.13	M5 - Disposal Industrial Zone	65
6.14	PBM1 - Parkway Belt Restricted Industrial Zone	66
6.15	PBM7 - Parkway Belt Industrial Zone	66
7.0	<u>OPEN SPACE ZONES</u>	66
7.1	General Provisions	66
7.1.1	Open Space Zone Requirements	66
7.1.2	Uses Permitted	66
7.2	OS1 - Open Space Conservation Zone	66
7.2.1	Structures Within the OS1 Zone	67
7.2.2	Rezoning of OS1 Lands	67
7.2.3	Calculation of Zone Requirements	67
7.3	OS2 - Open Space Park Zone	67
7.4	OS3 - Open Space Commercial Zone	67
7.4a	OS4 - Open Space Woodlot Zone	67
7.4b	OS5 – Open Space Environmental Protection Zone	67
7.5	PB1 - Parkway Belt Open Space Zone	67
7.5.1	Uses Permitted	67
7.5.2	Lands Within Floodplain	68
7.6	PB1S - Parkway Belt Linear Facilities Zone	68
7.7	PB2 - Parkway Belt Complementary Use Zone	68
7.7.1	Uses Permitted	68
7.8	ORM Oak Ridges Moraine Zone	68
8.0	<u>A - AGRICULTURAL ZONE</u>	68
8.1	Agricultural Zone Requirements	68

8.2	Uses Permitted	68
8.3	Additional Dwellings	69
9.0	<u>EXCEPTIONS</u>	70
10.	<u>ENACTMENT</u>	70
PART 1 -	Schedule "A" -	Zoning Standards
	Schedule "A1" -	Zoning Standards
	Schedule "A2" -	Zoning Standards
	Schedule "A3" -	Zoning Standards
	Schedule "A4" -	Town Centre Zones
	Schedule "A5" -	Zoning Standards
	Schedule "B" -	Key Map Index and Key Maps
	Schedule "C" -	Planned Width of Road Allowances
	Schedule	Boundary of Vaughan Metropolitan Centre Parking Standards
PART 2 -	Schedule "D" -	Exceptions
	Schedule "E" -	Map Schedules
	Schedule "T" -	Site Specific Zone Standard Schedules

PREFACE

By-law 1-88, as amended, is the Comprehensive Zoning By-law of the City of Vaughan. The By-law divides the City into zones and in each zone permits specific uses of land, buildings and structures to the exclusion of all other uses. The Zoning By-law also regulates the manner in which permitted uses may be developed, providing for such things as minimum lot frontages and areas, minimum yards, height of buildings, etc.

Prior to the enactment of the Comprehensive Zoning By-law, several zoning by-laws covering specific portions of the then Town were in force, each of which had been amended many times. Most of these amendments provided for exemptions from the general zoning standards, which would only apply to a specific parcel of land. These site specific amendments are recognized as legal conforming uses by this By-law. The location of these site specific amendments are noted on the zoning schedules to this Zoning By-law.

The Comprehensive Zoning By-law refers to zoning schedules. There are 66 such schedules for the City, which indicate the boundaries of the zoning categories and the location of site specific zoning amendments. Any inquiries regarding the zoning of a particular parcel of land should be directed to the Building Standards Department, City of Vaughan, 2141 Major Mackenzie Drive, Vaughan, Ontario, L6A 1T1.

This office consolidation is for the purposes of convenience only, and for accurate reference, recourse should be had to the original by-law and amendments thereto.

THE CORPORATION OF THE CITY OF VAUGHAN

BY-LAW NUMBER 1-88

A By-law to consolidate zoning by-laws which regulate the use of lands and the character, location and use of buildings and structures in the City of Vaughan.

WHEREAS By-laws 2523 and 2961 of the former Township of Vaughan, By-law 980 of the former Village of Woodbridge, By-law 986 of the Township of King and certain other by-laws passed by the Town of Vaughan regulate the use of land and the character, location and use of buildings and structures in the Town of Vaughan, by virtue of the Regional Municipality of York Act;

AND WHEREAS from time to time further by-laws were passed amending the above-noted by-laws;

AND WHEREAS it is advisable to consolidate all of the existing by-laws, which regulate the use of land and the character, location and use of buildings and structures in the City of Vaughan, which are in force on the date hereof;

AND WHEREAS the matters herein set out are in conformity with the Vaughan Official Plan, which is approved and in force at this time;

AND WHEREAS there has been no amendment to the Vaughan Official Plan adopted by the Council but not approved at this time with which the matters are not in conformity;

NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1.0 INTERPRETATION AND ADMINISTRATION

1.1 TITLE

This By-law may be cited as "The Comprehensive Zoning By-law".

1.2 APPLICATION

The provisions of this By-law shall apply to the entire area within the corporate limits of the City of Vaughan:

- a) Except as otherwise provided herein, the provisions contained in this By-law shall prevail over the provisions of any other Zoning By-law which is in force in the City on the date of the passing of this By-law;
- b) In interpreting and applying the provisions of this By-law, they shall be held to be the minimum requirements for the promotion of health, safety, comfort, convenience and general welfare of the inhabitants of the City of Vaughan;
- c) If any provision of this By-law including any part of the zoning as shown on the zoning map, is for any reason held to be invalid, it is hereby declared to be the intention that all the remaining provisions shall remain in full force and effect until repealed, notwithstanding that one or more provisions shall have been declared to be invalid.

1.3 PENALTY

Any person convicted of a breach of the provisions of this By-law shall forfeit and pay, at the discretion of the convicting justice, a penalty not exceeding the sum as set out in the Planning Act, R.S.O. 1990, c.P.13.

1.4 INTERPRETATION

In this By-law:

- a) The word "shall" is mandatory and not permissive; the word "may" is permissive and not mandatory;
- b) Words used in the singular include the plural and words used in the plural include the singular;

- c) Words used in the present tense include the future tense and words used in the future tense include the present tense;
- d) The phrase "used for" includes "arranged for", "intended for", "maintained for", "designated for" or "occupied for".

1.5 ADMINISTRATION AND ENFORCEMENT

This By-law shall be administered by the Chief Building Official or by such other employee of the City as the Council may designate from time to time.

No person shall erect any building or structure or any part thereof without first obtaining from the Chief Building Official a Building Permit. An application for such permit shall provide the information prescribed by General Building Standards By-law, as amended.

1.6 REPEALS, CONTINUANCE OF LEGAL CONFORMING USES

All other restricted area by-laws in force in the municipality are hereby amended so as to give effect to the provisions of this By-law. Nothing in this By-law shall prevent the use of any land, building or structure, which on the date of the passing of this By-law was lawfully used or erected for any purpose prohibited by this By-law so long as it continues to be used for that purpose. Neither shall anything in this By-law prevent the use of land, building or structure if an application for a building permit has been filed with the Chief Building Official prior to the enactment of this By-law and if the application conforms to the existing effective zoning by-law so long as the building or structure when erected is used and continues to be used for the purpose for which it was erected and provided the erection of such building or structure is commenced within two years after the day of the passing of the by-law and such building or structure is completed within a reasonable time after the erection thereof is commenced.

An existing building or structure which has been lawfully erected but which does not conform to the zoning standards set out in Schedule "A" may be enlarged or extended provided the building or structure is used for the purpose permitted by this By-law in the zone in which it is located and further provided that such extension or enlargement complies with all such zone requirements.

1.7 SCHEDULE "E"

Schedule "E" consists of a series of plans which identify Subject Lands referred to in the numbered paragraphs forming Schedule "D"; ie. paragraph 527 in Schedule "D" contains the clause: "The following provisions shall apply to the "Subject Lands" as shown on Schedule E-582.

1.8 SCHEDULE "T"

Schedule "T" consists of a series of tables which set out the standards for the use of Subject Lands referred to in the numbered paragraphs forming Schedule "D"; ie. paragraph 527 in Schedule "D" contains the clause: "The Subject Lands shall comply with the zone standards as set out in Schedule T-43."

1.9 SCHEDULES "E" AND "T"

Schedules "E" and "T" shall be and hereby form part of this By-law.

2.0 DEFINITIONS

In this By-law:

ACCESS AISLE, ACCESSIBLE – Means a rectangular area, abutting an Accessible Parking Space, used to provide access to and from an accessible parking space and is designed to accommodate persons with disabilities.

ACCESSORY BUILDING - Means a subordinate building or structure, whether separate or attached, located on the same lot as the main building, the use of which is clearly incidental to that of the main building, not used for human habitation, and includes a private garage or carport.

AISLE - Means a vehicular access way within an automobile parking area designated to provide access to a parking space.

ALL SEASON SPORTS FACILITY - Means a structure with a hemispherical roof or ceiling which is constructed of fabric type material and supported by an air pressure system in which sporting activities such as golf driving ranges, miniature golf, baseball, batting cages, roller blading/skating, bocce, soccer, racquet sports etc. are carried out. Accessory uses such as an eating establishment, office facilities and related retail sales are permitted. An all season sports facility shall not be located closer than 350 metres to a residential zone.

AMENITY AREA - Means space outside a dwelling unit within or outside the building designed for the passive enjoyment or active recreational needs of the residents.

ARCADE - Means a building or part of a building where at least three (3) mechanical, electronic or computerized machines, intended for use as a game, entertainment or amusement and including pinball machines, television games, shooting galleries, video games and other similar machines but not including machines used exclusively for vending merchandise or services or playing recorded music, are available for use by the public.

AUDITORIUM - Means part of a church, theatre or other public building, but not including a school which is assigned to the audience and used for lecturing, theatrical dance, athletic performances or similar activities.

AUTOBODY REPAIR SHOP - Means a building or place used for the care and major repair of motor vehicles including body work and paint work, but not including a motor vehicle sales establishment.

AUTOMOBILE GAS BAR - Means a building or place:

- i) where gasoline or other motor fuels and oil are kept for sale and for delivery directly into a motor vehicle;
- ii) does not include an automobile service station, a public garage, or a car wash;
- iii) which permits a convenience retail store in association with an automobile gas bar use, provided the maximum gross floor area of the convenience retail store does not exceed 280m²; and,
- iv) which permits a convenience eating establishment with drive-through as an accessory use to a convenience retail store, provided its size does not exceed a maximum gross floor area of 25% of the convenience retail store.

AUTOMOBILE SERVICE STATION - Means a building or place:

- i) where gasoline or other motor fuels are kept for sale and for delivery directly into a motor vehicle; and
- ii) for the performance of minor running repairs essential to the actual operation of motor vehicles and for the sale to the motoring public of goods usual to the trade; but
- iii) does not include a motor vehicle sales establishment, a public garage, a car wash or an autobody repair shop.

AUTOMOTIVE RETAIL STORE - Means a building or part of a building primarily engaged in the retail of vehicle parts, accessories, and tools where accessory uses may include service bays for performing specialized automotive related work, but do not include autobody repair work or paint work.

BANQUET HALL - Means a building or part of a building used for the purpose of entertaining a large assembly of people and where food and liquor may be provided and may also include accessory retail uses including and similar to a photography studio/service, travel agency, disc jockey service, videography service, flower or gift shop, tuxedo rental, limousine rental, provided the total combined floor area of all accessory uses does not exceed ten percent (10%) of the total gross floor area of the building. An eating establishment may be permitted provided the total floor area does not exceed twenty (20%) of the total gross floor area of the building.

BASEMENT - Means a storey, the floor of which is at least 0.75 metres below finished grade, provided that not more than one half of its height from the floor to the underside of the floor joists is below the finished grade.

BED AND BREAKFAST ESTABLISHMENT - Means an establishment within part of a single family detached dwelling that provides sleeping accommodation for guests, and may include meals, services, facilities and amenities for the exclusive use of guests, but excludes a hotel, motel or tourist home.

BINGO HALL - Means a building or part of a building where bingo is played, bingo being a specific game of chance in which prizes are awarded on the basis of designated numbers or symbols on a card conforming to numbers or symbols selected at random.

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

BOWLING ALLEY - Means a building or part thereof consisting of bowling lanes and may include a billiard hall provided that billiard hall is operated in conjunction with the bowling alley and that the floor area appurtenant to the billiard tables does not exceed twenty-five percent (25%) of the floor area appurtenant to the bowling lanes.

BUILDING - Means any structure, whether temporary or permanent, used or erected for shelter, accommodation or enclosure of persons, animals, materials or equipment, and shall not include a house trailer or mobile home.

BUILDING HEIGHT - Means the vertical distance between the average elevation of the finished grade at the front of the building (for the purpose of this definition, the front of the building shall be the wall containing the main entrance); and

- i) in the case of a flat roof, the highest point of the roof surface;
- ii) in the case of a mansard roof, the highest point on the roof surface;
- iii) in the case of a gable, hip or gambrel roof, the mean height between the eaves and the highest point of the roof;

exclusive of any accessory roof construction such as a chimney, tower, steeple, elevator, mechanical room, or television antenna.

BUILDING HEIGHT (RV1 OLD VILLAGE RESIDENTIAL ZONE) - Means the vertical distance between the average elevation of the finished grade at the front of the building, exclusive of any artificial embankment, berm or raising of grades, in excess of the limits set out below, and;

- i) in the case of a flat roof, the highest point of the roof surface;
- ii) in the case of a mansard roof, the highest point on the roof surface;
- iii) in the case of a gable, hip or gambrel roof, the mean height between the eaves and the highest point of the roof;

exclusive of any accessory roof construction such as chimney, tower, steeple, elevator, mechanical room, or television antenna. For the purpose of this definition, the front of the building is deemed to be the wall containing the main entrance.

For the purposes of this definition, grades may not be artificially raised in excess of the following:

The gradient of rear and front yards shall be limited to a maximum of 5% and a minimum of 2% within 6m of a dwelling unit. Artificial embankments and/or retaining walls shall not be permitted on a lot unless required to achieve proper drainage. Should such embankments be required, the maximum slope shall be limited to 3:1 and the corresponding grade differential shall not exceed 600 mm. The total grade differential achieved by retaining walls, embankments or a combination of retaining walls and embankments, shall not exceed 1.5m.

BUILDING SUPPLY OUTLET - Means a building or structure or part of a building or structure used for the sale of construction and related materials primarily to the construction industry and contractors with accessory retail sales to the general public.

CAR BROKERAGE - Means a building or part of a building used for sales/leasing/rental of passenger vehicles, **and shall not include the sale of automotive parts, mechanical repairs, or autobody repairs, or the outdoor display or storage of motor vehicles.**

CAR WASH - Means a building or part thereof used for the operation of automobile wash equipment with a capacity to wash more than ten (10) cars per hour and shall include coin-operated automobile washing establishments.

CATALOGUE SALES - Means a building or part of a building where goods and merchandise, are offered for sale through the use of a catalogue, and the main storage

facilities for these items are separate and not visible to the public.

CELLAR - Means that portion of a building below the lowest storey which has more than one half of its height from the floor to the underside of floor joists below the finished grade.

CEMETERY - Means land that is set apart or used as a place for the interment of the dead or in which human bodies have been buried.

CHIEF BUILDING OFFICIAL - Means the officer or employee of the City of Vaughan appointed by Council as Chief Building Official pursuant to the Building Code Act, 1992, S.O. 1992.

CHURCH - Means a building used for religious worship and includes a church or synagogue hall; a church or synagogue auditorium; a religious worship school; a convent and/or a monastery.

CITY - Means The Corporation of the City of Vaughan.

CLUB - Means a non-profit, non-commercial organization, which carries on social, cultural and welfare programs for the common betterment of the community and may contain a maximum of two (2) arcade machines or two (2) billiard tables and shall not include any commercial use as defined in this By-law.

COLD CELLAR - Means a room or area located entirely underneath an unenclosed porch (covered or uncovered), of which the height of the area or room may project a maximum of 1.2 metre above finished grade.

COLUMBARIUM - Means a structure designed for the purpose of storing the ashes of human remains that have been cremated.

COMMUNITY CENTRE - Means one (1) or more buildings to be used for community activities, including recreational and institutional uses and may include private or public commercial uses incidental thereto.

CONVENTION OR CONFERENCE CENTRE - Means a building, or part of a building, designed to accommodate gatherings for specific events such as conferences, conventions, meetings, seminars and workshops and may include accessory food preparation facilities and dining areas for the exclusive use of conference or convention participants.

CORRECTIONAL OR CRISES CARE GROUP HOME – Means a single detached dwelling unit occupied by not less than three, and not more than ten persons exclusive of staff, who live as a single housekeeping unit and require residential, sheltered, specialized or group care and which is licensed, approved or supervised by the Province of Ontario under any general or special Act, and which shall be maintained and operated primarily for:

- Persons who have been placed on probation under the Young Offenders Act, the Probation Act; the Criminal Code (Canada) as amended or any act passed to replace the foregoing Acts;
- Persons who have been released on parole under the Ministry of Correctional Services Act or the Parole Act (Canada) as amended or any act passed to replace the foregoing Acts;
- Persons who have been charged under the Young Offenders Act;
- Persons who require emergency care and transient or homeless persons;
- Persons requiring treatment and rehabilitation for addiction to drugs and alcohol;

A **CORRECTIONAL OR CRISES CARE GROUP HOME** does not include an **INSTITUTIONAL CARE FACILITY**.

CREMATORIUM - Means a building fitted with the proper appliances for the purpose of the cremation of human remains, and includes everything incidental or ancillary thereto.

DAY NURSERY – Means a Child Care Centre as defined in the *Child Care and Early Years Act, 2014*, S.O. 2014.

DESIGNED MAXIMUM CAPACITY - Means the number of persons for which the floor area of a building or part thereof is designed but which shall not be less than the occupant load of the building or part thereof, as determined by Table 3.1.14.A of Regulation 87, R.S.O. 1980.

DRIVEWAY - Means a vehicular accessway providing access from a public highway to a building or property, a loading space, a parking area or a garage.

DRY CLEANING DEPOT - Means a building or a part of a building used for the purpose of receiving articles to be subjected to the process of dry cleaning at another location off-site, and shall not permit dry cleaning equipment on the property.

DRY CLEANING ESTABLISHMENT - Means a building where dry cleaning, dry-dyeing, cleaning or pressing of articles or goods or fabric is carried on, in which only non-flammable solvents are used and no obnoxious odour, noise or vibrations are emitted.

DWELLING, APARTMENT - Means a building consisting of four (4) or more dwelling units, the occupants of which have the right to use common halls, stairs, elevators and yards.

DWELLING, BLOCK TOWNHOUSE - Means a townhouse dwelling that is part of a condominium co-operative or rental project with a private internal traffic circulation system or direct access from a public street.

DWELLING, CONDOMINIUM - Means a dwelling unit which is part of a Corporation registered under the Condominium Act, 1998, S.O. 1998., or a predecessor thereof, where the dwelling units are under individual ownership, and the common elements of the property are owned by all of the owners as tenants in common.

DWELLING, CONVERTED - Means a dwelling erected prior to the passing of this By-law and altered to make a greater number of dwelling units and where each dwelling unit has a minimum gross floor area of 70 square metres, exclusive of public or common halls and stairways, the thickness of the outside walls, and rooms below grade.

DWELLING, DUPLEX - Means a dwelling divided horizontally into two (2) dwelling units each of which has an independent entrance either directly or through a common vestibule.

DWELLING, GROUP - Means a group of two (2) or more multiple family dwellings on the same lot or block of land.

DWELLING, MULTIPLE FAMILY - Means a building or part thereof containing three (3) or more dwelling units.

DWELLING, SEMI-DETACHED - Means a building containing two (2) single family dwellings.

DWELLING, SINGLE FAMILY DETACHED - Means a separate building containing only one (1) dwelling unit.

DWELLING, SPLIT LEVEL - Means a dwelling in which the first floor above finished grade is so constructed as to create two (2) or more different levels, the vertical distance between such levels being always less than a full storey.

DWELLING, STREET TOWNHOUSE - Means a townhouse dwelling in which each dwelling unit is situated on its own lot, which lot abuts a public street.

DWELLING, TOWNHOUSE - Means a building containing three (3) or more dwelling units, each of which has direct access from the outside ground level and shares two (2) above ground party walls with abutting dwelling units; and a unit at the end of a row of townhouse dwellings and sharing only one (1) above ground party wall shall also be a townhouse dwelling.

DWELLING UNIT - Means a room or a suite of two (2) or more rooms, designed or intended for use by a family, in which sanitary conveniences are provided and in which facilities are provided for cooking or the installation of cooking equipment.

EATING ESTABLISHMENT - Means a building or place where food and drink are prepared and offered for sale and served at the same table or counter where the food and drink are ordered and are to be consumed. Such establishment may include an outdoor patio as an accessory use thereto and may offer limited take-out and delivery services. Accessory billiard tables shall not be permitted within 300 metres of a public or private school.

EATING ESTABLISHMENT, CONVENIENCE - Means a building or place having seating of not less than 24 seats, where food and drink are prepared and offered for sale on a cafeteria-style, buffet or self-service basis for consumption within or outside of such building or place, and where customers do not eat at the same table or counter at which the food is ordered and/or obtained. Such establishments may include take-out and/or delivery services, and an outdoor patio as an accessory use thereto; and may be accessory to a bakery and/or delicatessen use, notwithstanding the minimum seating limitation, and provided that in an Industrial Zone, the accessory Convenience Eating Establishment is subject to the general provisions for accessory retail sales established in By-law 1-88. Accessory billiard tables shall not be permitted within 300 metres of a public or private school.

EATING ESTABLISHMENT, CONVENIENCE WITH DRIVE-THROUGH - Means a Convenience Eating Establishment having a drive-through component where food and drink are served for consumption on or off the premises.

EATING ESTABLISHMENT, TAKE-OUT - Means a building or place having limited seating not to exceed 24 seats, where food and drink are prepared and offered for sale to be primarily taken out or delivered for consumption off the premises.

EQUIPMENT SALES/RENTAL ESTABLISHMENT - Means a building or part of a building used for the display of new and/or used equipment, tools, construction equipment, implements, utensils, accessories, apparatus and other similar like things or objects offered for hire/rental/or sales.

EXISTING - Means existing as of the date of the passing of this By-law.

EXTERNAL GROUND-MOUNTED AIR CONDITIONER AND/OR HEATING PUMP UNITS - Means mechanical cooling, heating, and other similar equipment that are located at-grade on all weather concrete or equivalent pad(s).

EXTERNAL WALL-MOUNTED AIR CONDITIONER UNITS – Means mechanical cooling units that are permanently affixed to an exterior building wall and located a minimum of 0.3 metres above-grade.

FAMILY - Means one (1) or more persons living in a dwelling unit as a single and non-profit housekeeping unit and includes roomers and/or boarders; but in no case shall the number of roomers and boarders exceed two (2) in total.

FINANCIAL INSTITUTION – Means a building or part of a building where services are provided for the depositing, lending, exchange or investment of money, and shall include but not be limited to banks, credit unions, trust companies or other similar regulated banking service establishments.

FINISHED GRADE - Means the average elevation of the finished ground level at the wall(s).

FLANKAGE - Means that portion of a side lot line that abuts a street line.

FLOODPLAIN - Means the horizontal area bordering a river, stream, or watercourse which would be susceptible to flooding during the Regional Storm.

FLOOR AREA - Means the total area devoted to a particular use within a building, measured to the exterior limits of that use.

FLOOR AREA, COMMERCIAL - Means the total floor area of a commercial building excluding any basement or cellar; the exterior walls of the building; fire and exit corridors; any furnace room, waste disposal, laundry room, or other maintenance spaces; any mezzanine spaces; administration or management offices; elevator and machine rooms; electrical and mechanical vaults and rooms and facilities related thereto; vertical transportation facilities; public washrooms; loading docks; truck receiving and delivery facilities; any public circulation area which constitutes an enclosed mall, court or arcade; any car parking areas above or below grade including parking structures.

FLOOR AREA, GROSS (G.F.A.) - Means the aggregate of the floor areas of all storeys of a building, measured to the exterior of the outside walls, but not including the areas of any cellar, or car parking area above or below grade within the building or within a separate structure.

FLOOR AREA, GROUND - Means the total area of the ground floor measured to the exterior of the outside walls at the lowest storey, excluding any private garage, porch, verandah or sunroom.

FUNERAL HOME - Means a premises with facilities for the preparation of the dead for burial or cremation, for the viewing of the body, and for funeral services.

GARDEN OR STORAGE SHED – Means a subordinate building or structure, and may include a cabana or gazebo, which is detached and located in the rear yard, not to be used for human habitation.

GOLF COURSE - Means a public or private area operated for the purpose of playing golf and does not include driving ranges.

GREENWAY - Means an additional boulevard abutting the road allowance, allowing vehicular access to a public highway. Greenway corridors are designed as linear green space.

GROSS VEHICLE WEIGHT (G.V.W.) - Means the weight of a vehicle plus a full load, as specified on the owner's vehicle registration.

HEALTH CENTRE - Means a building or part thereof which is used for the purpose of physical fitness, and may include a gymnasium, exercise room, steam room, sauna, racquet sports, swimming pool, or other related facilities, but not including a body rub parlour, or an all-season sports facility.

HOME OCCUPATION - Means an occupation conducted in a dwelling unit and which:

- i) is clearly secondary to the use of the dwelling unit as a private principal residence;
- ii) does not change the external character of the dwelling unit as a private residence;
- iii) does not create or become a public nuisance, in particular in respect to noise, traffic or parking.

HOSPITAL, PRIVATE - Means a private hospital as defined by the Private Hospitals Act, R.S.O. 1990.

HOSPITAL, PUBLIC - Means a hospital as defined by the Public Hospitals Act, R.S.O. 1990.

HOTEL - Means a building or part of a building used primarily for the purposes of providing temporary sleeping accommodation to the public, but where no individual private cooking facilities are provided.

INDEPENDENT LIVING FACILITY - Means a building or part of a building containing four (4) or more dwelling units with no more than two (2) bedrooms per dwelling unit used for independent living accommodation of senior citizens.

INSTITUTIONAL CARE FACILITY – Means a Correctional or Crises Care Group Home containing 11 or more residents, exclusive of staff. Without limiting the generality of the foregoing an Institutional Care Facility may include a “halfway house”, a homeless shelter or a shelter for domestic abuse or such other institution as an emergency residence for persons referred by a hospital, court or government agency.

LANDSCAPING OR LANDSCAPED AREA - Means an area of land comprising trees, shrubs, flowers, grass or other horticultural elements. Landscaping may include paths, patios, walkways, decorative stonework or other architectural elements designed to enhance the visual amenity of a property but does not include open storage display areas, parking or loading areas, or areas covered by driveways.

LANDSCAPING, SOFT - Means an area of land comprising trees, shrubs, flowers, grass or other horticultural elements.

LANDSCAPING, HARD - Means an area of land surfaced by materials such as unit pavers, patio stones, concrete, decorative stonework or other architectural elements designed to enhance the visual amenity of a property but does not include areas devoted to vehicular or pedestrian use such as parking or loading areas or driveways.

LANE - Means a public or private means of access which affords only a secondary means of access to an abutting property in addition to a public highway.

LIBRARY - Means a public library within the meaning of the Public Libraries Act, R.S.O. 1990.

LOADING SPACE - Means an off-street space or berth for the loading or off-loading of commercial vehicles, which space or berth is provided on the same lot upon which the

principal use is located.

LOFT - Means the finished portion of a building between the roof and the ceiling of the top storey, located inside the sloping roof where the maximum floor area does not exceed 25% or 70m², whichever is the lesser, of the floor below.

LONG TERM CARE FACILITY - Means a building or part of a building containing four (4) or more sleeping units, without individual kitchens or cooking facilities, used for the accommodation of persons, who, by reason of their emotional, mental, social, or physical condition, require a 24-hour supervised living arrangement for their well-being, and is regulated by the Province of Ontario or the Government of Canada.

LOT - Means a parcel of land fronting on a street separate from any abutting land to the extent that a consent contemplated by Section 50 of the Planning Act, R.S.O. 1990, c. P. 13. would not be required for its conveyance. For the purpose of this paragraph, land defined in an application for a building permit shall be deemed to be a parcel of land and a reserve shall not form part of the lot.

LOT AREA - Means the horizontal area within the boundary lines of a lot.

LOT CORNER - Means a lot situated at the intersection of and abutting upon two (2) or more streets provided that the angle of intersection of such streets is not more than 135 degrees. For the purpose of this paragraph, a reserve abutting a street line shall be deemed to be a street, and a lot abutting a greenway block shall be deemed a corner lot and having an exterior lot line.

LOT COVERAGE - Means the percentage of the lot area covered by all buildings and structures above ground level, including accessory buildings, provided that the area of buildings shall be measured to the exterior of the outside walls, and shall not include projections such as eaves or decks which are not covered and not enclosed.

LOT DEPTH - Means the horizontal distance between the front and rear lot lines. Where these lines are not parallel, it shall be the length of a line joining the mid-points of the front and rear lot lines.

LOT FRONTAGE - Means the horizontal distance between the side lot lines of a lot measured on a line at right angles to the lot centre line at a point 6.4 metres back from the front lot line. The "lot centre line" means the line joining the mid-points of the front and rear lot lines, but in the case of a corner lot, means a line drawn perpendicular from the mid-point of the rear lot line to meet the front lot line. In the case of a corner lot with an abutting sight triangle the lot frontage shall be the distance between the extension of the exterior side lot line and the other side lot line measured on a line at right angles to the lot centre line 6.4 metres back from the front lot line.

LOT, INTERIOR - Means a lot other than a corner lot.

LOT LINE - Means any boundary of a lot.

LOT LINE, EXTERIOR - Means the lot line, on a corner lot, which is a street line and which is not the front lot line. For the purpose of this paragraph, a reserve abutting a street line shall be deemed to be a street and a lot abutting a greenway block shall be deemed to be a corner lot and having an exterior lot line.

LOT LINE, FRONT - Means the street line, provided that in the case of a corner lot, the shorter street line is deemed to be the front lot line and provided further that in the case of a corner lot which has an abutting sight triangle the centre point of the lot line abutting the sight triangle shall be deemed to be the point of intersection of the front and side lot lines. Where both lot lines are of equal length or where the lot abuts more than two (2) street lines, the front lot line shall be the line facing the main entrance of the building unless the lot is a through lot. A reserve abutting a street line shall be deemed to be a street for the purpose of this paragraph.

LOT LINE, REAR - Means the lot line most nearly opposite the front lot line, but if the side lot lines intersect, means the point of intersection.

LOT LINE, SIDE - Means any lot line other than the front lot line and the rear lot line.

LOT, THROUGH - Means a lot having two (2) lot lines which are not adjacent, abutting on two (2) streets. Except for the purposes of setback requirements, a through lot shall be deemed to front on only one (1) street. The front lot line shall be the one so designated in an application for a building permit.

MAIN BUILDING - Means the building in which is carried on the principle purpose for which the building lot is used, and in a Residential Zone the dwelling is the main building.

MAIN WALL - Means the exterior front, side or rear wall of a building, and all structural members essential to the support of a fully enclosed space or roof, where such members are nearer to a lot line than the said exterior wall.

MAUSOLEUM - Means a building or other structure used as a place for the interment of the dead in sealed crypts or compartments.

MEAT PACKING AND PROCESSING - Means a building or part of a building used for the packing, storing, sorting, handling, or processing of meat, for which all required approvals of the Ministry of the Environment and Energy and the York Region Health Unit have been obtained. A meat packing and processing use shall not include any accessory outside storage and all garbage and refuse shall be stored within the building or unit where the use is carried out. Where any such garbage or refuse is a putrescible material, it shall be stored in a refrigerated area prior to being sent for disposal. For the purposes of this definition: Meat shall mean any flesh or body parts obtained from all animals including, but not limited to beef, pork, fish, seafood, poultry and fowl and; meat packing and processing shall not include an abattoir or rendering plant or any use cited in Section 3.24 "Prohibited Uses", or an "Obnoxious Use", as defined.

MEZZANINE, CLOSED - Means a floor area located between the floor and ceiling of any room or storey, having partitions or other visual obstructions more than 1,070mm above the floor assembly.

MEZZANINE, OPEN - Means an open floor area located between the floor and the ceiling of any room or storey, having no partitions or other visual obstructions more than 1,070mm above the floor assembly.

MIXED-USE DEVELOPMENT - Means a building or group of buildings containing a combination of residential, commercial and/or institutional uses.

MIXED-USE DEVELOPMENT MAINSTREET - Means a building or part of a building that contains permitted commercial uses and residential uses in combination, excluding a hotel, motel or tourist home, provided that all main residential uses are located in a storey above the first storey, except for entrances and lobbies which are located on the first floor and accessory uses, such as but not limited to storage, mechanical and laundry facilities, which may be permitted to be located in a basement or cellar.

MIXING PLANT - Means a building or a structure or part of a building or structure where concrete, mortar, plaster or paving materials are mixed or batched or are weighed and measured for mixing off site, and shall not include the mixing of concrete, mortar, or plaster, accessory to a permitted use provided all mixing shall occur within a wholly enclosed building and with a maximum batching capacity of 3 cubic metres at any one time.

MOBILE HOME - Means a self-propelled dwelling unit or a mobile dwelling unit that is designed to be towed by a motor vehicle and includes such a unit which is jacked up with its running gear removed.

MODEL HOME - Means a building erected as a model of the dwelling units to be constructed in the plan of subdivision.

MOTEL - Means a building or group of buildings no more than two storeys in building height used mainly for the purpose of providing temporary sleeping accommodation to the public, but where no individual private cooking facilities are provided.

MOTOR VEHICLES SALES ESTABLISHMENT - Means a building or part of a building used for the sale and display of motor vehicles, including the sale of automotive parts, mechanical repairs and auto body repairs.

MULTI-UNIT BUILDING - Means a building having more than one (1) unit.

MUSEUM OR ART GALLERY - Means a building or part of a building used solely for the display of works of art or historical artifacts.

OFFICE BUILDING - Means a building having more than one-storey used for business or professional office purposes. If an office building exceeds three (3) storeys in

height, the following uses shall be permitted on the ground floor provided the combined total gross floor area of all such uses does not exceed fifteen percent (15%) of the gross floor area of the said office building:

- bank
- eating establishment
- eating establishment, convenience
- eating establishment, take-out
- health centre
- personal service shop
- pharmacy
- retail store
- a 'variety store' which shall mean a kiosk serving the daily or occasional needs of the employees in the office building with a variety of goods such as food snacks and beverages, sundries, tobacco, stationery, magazines and newspapers, but not including groceries, meats and produce, with no direct access to the exterior of the building and a gross floor area not exceeding fifty (50) square metres.

Notwithstanding the above, a pharmacy not exceeding 75m² shall be permitted in an office building not exceeding three (3) storeys in height.

For the purposes of this definition a partial second storey or a mezzanine level shall not be considered to constitute a storey.

OFFICE, BUSINESS OR PROFESSIONAL - Means the use of a building or part of a building in which one or more persons are employed in the administration, direction or management of a business, agency, brokerage or organization, or by professionally qualified persons and their support staff, and shall include but not be limited to an office of a regulated health professional, lawyer, dentist, architect, engineer, stock broker, accountant, real estate or insurance agency, veterinarian or a similar professional person's office but shall not include a veterinary clinic.

OPEN STORAGE - Means the leaving, placing or parking of goods, materials, machinery, equipment or vehicles on a lot and not covered by a structure for a period of more than 72 hours.

OUTDOOR PATIO - Means a designated outdoor area adjoining an eating establishment or restaurant where food or drink are offered for sale and served at the same table where the food and drink are ordered and are to be consumed; or where food and drink are brought from within the eating establishment or restaurant to an adjoining outdoor area for consumption.

OUTSIDE STORAGE - Means the leaving, placing or parking of goods, materials, machinery, equipment or vehicles on a lot and not covered by a structure in the EM2 Zone only.

PARKING GARAGE - Means a structure used for the parking of motor vehicles, including pedestrian aisles, lanes for the movement of vehicles and a way of access to and from a public highway.

PARKING LOT OR PARKING AREA - Means an area of land comprised of parking spaces and related aisles, maneuvering areas and entrances and exits.

PARKING SPACE - Means a rectangular area measuring at least 2.7 metres by 6.0 metres, exclusive of any aisles or ingress and egress lanes, used for the temporary parking of motor vehicles, and shall include a private garage or carport and private driveway leading thereto.

PARKING SPACE, ACCESSIBLE – Means a rectangular area, exclusive of any aisles or driveways, used for the temporary parking of a motor vehicle which is designed to accommodate persons with disabilities..

PERSON - Means an individual, association, firm, partnership or incorporated company.

PERSONAL SERVICE SHOP – Means a building or part of a building in which persons are employed in furnishing services administering to the individual and personal needs of persons, and includes a barber shop, a hair and beauty parlour, a massage services establishment conducted by a registered massage therapist, a shoe repair shop, a tanning salon, a tattoo and piercing parlour, a tailor or seamstress establishment, a Laundromat, a dry-cleaning depot, a formal wear shop and other similar services, but shall not include a body rub parlour.

PET GROOMING ESTABLISHMENT - Means a building or part of a building in which animals are groomed and where accessory products are sold (a maximum of 30% of the Gross Floor Area of the establishment can be devoted to accessory retail uses), and may also include pet obedience training and daily animal-sitting, but shall not include any overnight boarding of animal(s). Such a use must be conducted within a wholly enclosed building and may also be accessory to a veterinary clinic or pet shop.

PHARMACY - Means a building or part of a building where prescription drugs, pharmaceutical, health and beauty aid products, and other similar products administering to the individual and personal needs of persons are sold to the public and may include accessory sales of goods such as food snacks and beverages, sundries, tobacco, stationary, magazines and newspapers, but does not include groceries, meats and produce."

PIT - Means a pit as defined in the Aggregate Resources Act, R.S.O. 1990, c.A.8

PLACE OF AMUSEMENT - Means an arcade that is not located within three hundred (300) metres of a school.

PLACE OF ENTERTAINMENT - Means a motion picture or other theatre, arena, auditorium, public hall, bowling alley, ice or roller skating rink, billiard hall, but not including a bingo hall.

A billiard hall shall not be located within 300 metres of a public or private school and shall not be located on a lot having a lot line directly abutting a lot zoned residential. Accessory billiard tables shall not be permitted within 300 metres of a public or private school.

PORCH, UNENCLOSED (COVERED OR UNCOVERED) - Means a platform with or without a foundation and with at least two sides open which is uncovered or covered by either a roof, balcony or enclosed space or room, with or without a foundation.

PRINT SHOP - Means a building or part of a building used for the primary purpose of reproducing material in a printed or electronic form and may also include the binding or processing of such material and including accessory retail sales.

PRIVATE HOME, DAY CARE – Means a Child Care Centre as defined in the Child Care and Early Years Act, 2014, S.O. 2014 but only if carried on in a single family detached dwelling, provided:

- i) such a use shall service a maximum of five (5) children; and
- ii) no person, other than a person resident in the said dwelling plus no more than two (2) assistants (who may or may not reside in the said dwelling), shall operate in or from the said dwelling.

PRIVATE HOME TUTORING - Means a building or part of a building in which the proprietor provides private lessons to not more than four (4) students simultaneously.

PUBLIC GARAGE - Means a building which is used for the care, repair or equipping of motor vehicles, but does not include an autobody repair shop or a motor vehicle sales establishment.

PUBLIC HIGHWAY - Means a street or highway being a Provincial Highway or under the jurisdiction of the Regional Municipality of York, the Municipality of Metropolitan Toronto, or assumed by the City or being constructed under an Agreement with the City.

PUBLIC RECREATION FACILITY - Means an area or facility set aside for recreational purposes and may include playgrounds, tennis courts, lawn bowling greens, indoor and outdoor skating rinks, picnic areas, athletic fields, swimming pools, day camps, community centres and similar uses.

QUARRY - Means a quarry as defined in the Aggregate Resources Act, R.S.O. 1990, c.A.8.

REGIONAL STORM - Means a storm which would be the equivalent of "Hurricane Hazel".

REGULATED HEALTH PROFESSIONAL - Means a person registered under the Regulated Health Professions Act, S.O. 1991, C.18, or as a drugless practitioner under

the Drugless Practitioners Act, R.S.O. 1990, C.D.18 including: Audiologists, Chiropodists, Chiropractors, Dental Hygienists, Dental Technologists, Denturists, Dentists, Dieticians, Massage Therapists, Medical Laboratory Technologists, Medical Radiation Therapists, Midwives, Naturopaths, Nurses, Occupational Therapists, Opticians, Optometrists, Pharmacists, Physicians, Physiotherapists, Podiatrists, Psychologists, Respiratory Therapists, Speech Language Pathologists. A BODY-RUB PARLOUR may also be permitted as an accessory use to a REGULATED HEALTH PROFESSIONAL office provided such accessory use does not exceed a maximum of 30% of the total gross floor area of the REGULATED HEALTH PROFESSIONAL office, and provided that the main business access shall only be from an entrance in common with the principal REGULATED HEALTH PROFESSIONAL office.

RESERVE - Means a strip of land abutting a public highway and owned by the authority having jurisdiction over such highway.

RETAIL NURSERY - Means land or buildings where plants, shrubs, or trees and other associated products such as commercial fertilizers, insecticides and small garden tools may be offered for sale, but this shall not include the sale of farm implements or large machinery or equipment.

RETAIL WAREHOUSE - Means a building or part of a building in which goods and merchandise are displayed, stored and sold in a warehouse format. A warehouse format means a configuration where there is the integrated display, storage and sale of goods and merchandise, or a showroom with an associated warehouse component. A retail warehouse shall have a minimum gross floor area of 300 sq.m., except for a retail warehouse devoted primarily to the sale of prescription drugs, pharmaceuticals and health and beauty aids which shall have a minimum gross floor area of 1,500 sq.m.. A retail warehouse shall not include a gross floor area greater than 1,000 sq.m devoted, in the aggregate, to the storage, display and sale of food products. For greater clarity, a retail warehouse is not a supermarket or flea market.

SALVAGE YARD - Means land or buildings used for an automobile wrecking yard or premises for the keeping and/or storing of any of the following: used building products, waste paper, rags, bones, bottles, bicycles, automobile tires, old metal or other similar scrap material or salvage, or where any such material is bought, sold, exchanged, baled, packed, disassembled or handled.

SATELLITE DISH - Means any device used or intended to be used to send and/or receive signals to/from satellites.

SCHOOL, POST-SECONDARY - Means a building or part of a building where post-secondary education is provided under the guidelines of the Ontario Ministry of Education, Colleges and Universities, and may include accessory residential facilities for staff and students.

SCHOOL, PUBLIC OR PRIVATE - Means a building where educational facilities are provided for the instruction of primary and secondary aged students and is operated under the guidelines of the Ontario Ministry of Education and may include an accessory Day Nursery.

SCHOOL, TECHNICAL OR COMMERCIAL - Means a building or part of a building where instruction or training is provided to students relating to a specific vocation, trade, business or process.

SECONDARY SUITE – Means an accessory dwelling unit which is located within a Single Family Detached Dwelling, Semi-Detached Dwelling or Street Townhouse Dwelling unit.

SERVICE OR REPAIR SHOP - Means a building or part of a building used for the servicing or repairing of furnace or oil burners, water and air coolers, lawn care equipment, appliances, including small household appliances, dry cleaners and shall include the shop of a painter, plumber, carpenter, electrician, locksmith, tool sharpener, and other similar trades; but shall not include the repair or servicing of motor vehicles and heavy equipment, nor the manufacturing of articles, goods and materials, nor any other use otherwise classified or defined by this By-law. Accessory sales will be permitted, provided the display area does not exceed ten percent (10%) of the total Gross Floor Area devoted to the Service or Repair Shop, if separated by a solid wall.

SETBACK - Means the shortest distance between two (2) points specified in the phrase in which the term "setback" is used (subject to the special provisions set out in Schedule "A").

SHOPPING CENTRE - Means a building or a unified group of buildings on a lot designed, developed and managed as a single operating unit for which parking is provided in common off-street areas, as opposed to a business area comprising

unrelated individual commercial establishments.

SIGHT TRIANGLE - Means the area of land abutting a corner lot enclosed by the projection of each street line.

STORE, CONVENIENCE RETAIL - Means a retail store servicing the daily or occasional needs of the patrons in the immediate area with a variety of goods such as milk and dairy products, groceries, meats, produce, carbonated beverages, sundries, tobacco, stationery, magazines and newspapers, with a gross floor area not exceeding 280 square metres.

STORE, RETAIL - Means a building or part of a building where goods, wares, merchandise, substances, articles or things are offered or kept for sale directly to the public at retail and includes a convenience retail store, but does not include a supermarket or an automotive retail store.

STORE, VIDEO - Means a building or part of a building where video tapes and DVD's and related equipment are kept for sale or rent, but shall not include an Adult Video Store as defined in the "Adult Videotape Store By-law".

STOREY - Means the portion of a building other than the cellar, basement or unfinished attic, which lies between the surface of the floor and the surface of the next floor above, and if there is no floor above it, then the surface next above it, provided its height is not less than 2.3 metres.

STREET - See "Highway, Public".

STREET LINE - Means the dividing line between a lot and a street or the dividing line between a lot and a reserve abutting a street.

STRUCTURE - Means anything that is erected which requires location on the ground or attached to something having a location on the ground, but does not include swimming pools constructed not more than 0.3 metres above finished grade.

STUDIO - Means a building or part of a building used for retail sales of art, handicrafts, pottery, ceramics, stained glass, knitwear, clothing and leather goods, excluding tanning hides or skins or similar artistic items, which may include accessory small-scale production, assembly and/or instruction, provided that the accessory production, assembly and/or instruction area shall not exceed 30% of the total gross floor area of the studio.

SUPERMARKET - Means an individual food store having a gross floor area in excess of 1000 square metres and which is used primarily for the sale of food but shall not include a retail warehouse.

SUPPORTIVE LIVING FACILITY - Means a building or part of a building containing four (4) or more sleeping units with or without individual kitchens or cooking facilities, used for the accommodation of persons requiring semi-independent living arrangements, where limited supervision and assistance is provided to support the health, safety and well-being of its residents.

SWIMMING POOL - Means a privately owned outdoor swimming pool which includes any body of water or pool located outdoors on privately owned property contained in part or in whole by artificial means and used or intended for swimming, diving or bathing, but does not include:

- a) a farm pond; or,
- b) a body of water or pool that is less than 0.9m ± inches in height or depth, or a combination thereof.

TAVERN - Means a tavern as so defined by the "Liquor License Act" but does not include a hotel, motel or restaurant.
Accessory billiard tables shall not be permitted within 300 metres of a public or private school.

TRAILER - Means a mobile structure unit capable of being towed by a motor vehicle and which is primarily used to carry materials or goods but is not intended for habitation by humans and shall exclude a mobile home.

TRAILER, HOUSE - Means any vehicle so constructed that it is suitable for being attached to a motor vehicle for the purpose of being drawn or propelled by the motor

vehicle, and capable of being used for the living, sleeping or eating accommodation of persons, notwithstanding that such vehicle is jacked-up or that its running gear is removed.

TRUCK TERMINAL - Means a building or place where trucks or transports are rented, leased, kept for hire or stored or parked for remuneration, or from which trucks or transports are dispatched for hire as common carriers, or which is a bonded or sufferance warehouse.

UNIT - Means a building or part of a building that is used for one (1) purpose by one (1) user.

USE, ACCESSORY - Means a use naturally and normally incidental, subordinate to and devoted exclusively to the main use on the same lot.

USE, AGRICULTURAL - Means any general farming or agricultural use which is not obnoxious to the public welfare including animal hospitals, apiaries, aviaries, berry or bush crops, animal husbandry, dog kennels or the breeding, boarding or sale of dogs or cats, field crops, forestry research station, goat or cattle dairies, mushroom farms, orchards, riding stables or academies, the raising of sheep or goats, the raising of swine, tree and shrub farms, and such uses or enterprises as are customarily carried on in the field of general agriculture.

USE, COMMERCIAL - Means the use of land, structure, or building for the purpose of buying and selling commodities or supplying of services as distinguished from such uses as manufacturing or assembling of goods, warehousing and construction.

USE EMPLOYMENT - Means the use of land, buildings or structures for the warehousing, manufacturing, processing or assembly of materials to finished products or by products, and may include other similar operations such as, but not limited to, data processing, research and development, and printing and publishing.

USE, INDUSTRIAL - Means the use of land, building or structures for the warehousing, manufacturing, processing or assembly of materials to finished products or by-products, including the storage of such materials and products.

USE, OBNOXIOUS - Means a use which, from its nature or operation creates a nuisance or is liable to become a nuisance or offensive by the creation of noise or vibration; or by reason of the emission of gas, fumes, dust or objectionable odour; or by reason of the unsightly storage of goods, wares, merchandise, salvage, refuse matter, waste or other material; and without limiting the generality of the foregoing shall include any uses which under the Health Protection and Promotion Act, R.S.O. 1990, c.H.7 or regulations thereunder may be declared by the Local Board of Health or Council to be noxious or offensive trade, business or manufacture.

USE, RECREATIONAL - Means:

- i) The use of land for parks, playgrounds, racquet courts, lawn bowling greens, skating and curling rinks, athletic fields, picnic areas, swimming pools, day camps, community centres, snow skiing, walking trails and all similar uses, together with necessary and accessory buildings and structures; but
- ii) does not include a track for the racing of animals, motor vehicles, snowmobiles, motorcycles, golf driving ranges, miniature golf courses, or golf courses.

USE, RESIDENTIAL - Means the use of land, buildings or structures for human habitation.

VETERINARY CLINIC - Means a building or part of a building that is used solely by a veterinarian and his/her staff for the purpose of treatment of animals and providing facilities where the animals may be kept during the course of treatment.

WAREHOUSE - Means a building or part of a building where wares or goods are stored but shall not include a retail store.

WAYSIDE PIT - Means a temporary pit opened and used by a public road authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way. For the purpose of this definition, a public road authority means the Ontario Ministry of Transport, the Regional Municipality of York, and the City of Vaughan.

WAYSIDE QUARRY - Means a temporary quarry opened and used by a public road

authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way. For the purpose of this definition, a public road authority means the Ontario Ministry of Transport, the Regional Municipality of York, and the City of Vaughan.

WOODLOT – Means a stand of trees zoned OS4 Open Space Woodlot Zone for the purposes of its preservation.

YARD - Means an uncovered space on a lot lying between a lot line and the nearest part of any building or structure or open storage use on the lot. In determining minimum yard requirements, the minimum horizontal distance from such lot lines, or the vertical extension of a lot line if measuring to an upper storey, to such part, shall be used and in the case of a corner lot with an abutting sight triangle, the triangle shall be deemed to be part of such the lot between the rear lot line of the lot and the nearest part of the nearest building or structure on the lot or the nearest open storage use on the lot.

YARD, EXTERIOR SIDE - Means a side yard immediately adjacent to a street line. For the purposes of this paragraph, a lot abutting a greenway block shall be deemed to be a corner lot, having an exterior lot line.

YARD, FRONT - Means a yard extending across the full width of the lot between the front lot line of the lot and the nearest part of the nearest building or structure or open storage use on the lot.

YARD, INTERIOR SIDE - Means the yard between the side lot line and the nearest part of any building or structure or open storage use extending from the front yard to the rear yard of a lot.

YARD, REAR - Means the yard extending across the full width of the lot between the rear lot line of the lot and the nearest part of the nearest building or structure on the lot or the nearest open storage use on the lot.

YARD, REQUIRED - Means a minimum yard required by this By-law.

YARD, SIDE - Means the yard between the side lot line and the nearest part of any building or structure extending from the front yard to the rear yard of a lot.

ZONE - Means a designated area of land used as shown on the schedules to this By-law.

2.1 OAK RIDGES MORaine DEFINITIONS

Section 2.0 of this By-law contains terms and definitions, which apply throughout the defined area of this By-law. Section 2.1 contains additional terms and definitions which shall also apply within the area designated "Oak Ridges Moraine Area" on Key Maps 2C, 2D, 2E, 2F, 2G, 3C, 3D, 3E, 3F, 3G, and 4G.

FOREST MANAGEMENT- Means the management of woodlands including accessory uses such as construction and maintenance of forest access roads and maple syrup production facilities,

- (a) for the production of wood and wood products, including maple syrup
- (b) to provide outdoor recreation opportunities,
- (c) to maintain, and where possible improve or restore, conditions for wildlife and
- (d) to protect water supplies.

HYDROLOGICALLY SENSITIVE FEATURE - Means permanent or intermittent streams; wetlands; kettle lakes; seepage areas and springs.

KEY NATURAL HERITAGE FEATURES - Means wetlands; significant portions of the habitat of endangered, rare, and threatened species; fish habitat; areas of natural and scientific interest (life science); significant valleylands; significant woodlands; significant wildlife habitat; sand barrens, savannahs, and tallgrass prairies.

OAK RIDGES MORaine AREA - Means the area of land designated by Ontario Regulation 1/02 as being the Oak Ridges Moraine Area, being the land designated as Part 1 on a plan entitled "Plan of the Boundary of the Oak Ridges Moraine Area" and filed on October 22, 2001, with the Office of the Surveyor General of Ontario in the Ministry of Natural Resources.

Containing 190,328 hectares, more or less, and being composed of land in the geographic townships listed in the schedule to Ontario Regulation 1/02.

OAK RIDGES MORAINÉ TRAIL - is a recreational trail system along the Oak Ridges Moraine, and includes the following uses; non motorized trail uses; parking, signage, washrooms and interpretive facilities to support access to the trail system; fencing to define and protect the trails; works to improve access to the trail system and remove barriers to its use, for the benefit of all including persons with disabilities including the use of motorized wheel chairs; works to protect ecologically sensitive portions of the trail system; conservation and erosion control to protect or restore key natural heritage features and Hydrologically sensitive features and related ecological functions along the trail system.

OAK RIDGES MORAINÉ UNSERVICED PARK - Means a park that provides recreational opportunities and facilities, including playing fields, but without outdoor lighting, accessory commercial facilities, paved parking lots or permanent water or sewer facilities.

TRANSPORTATION, INFRASTRUCTURE, & UTILITIES - Includes public highways, transit lines, railways and related facilities, gas and oil pipelines, sewage and water service systems and lines, power transmission and telecommunication lines; bridges, interchanges, stations, and other structures, above or below ground, that are required for the facilities listed above, and associated rights-of-ways.

USE, OAK RIDGES MORAINÉ AGRICULTURAL - Means growing crops, including nursery and horticultural crops; raising livestock and other animals, including poultry and fish, for food and fur; aquaculture; agro-forestry and maple syrup production.

USE, OAK RIDGES MORAINÉ LOW INTENSITY RECREATIONAL - Means recreational uses which have minimal impact on the natural environment, and require very little terrain or vegetation modification and few, if any buildings or structures, including but not limited to the following: non-motorized trails, natural heritage appreciation, unserviced camping on public lands, and accessory uses including trails, boardwalks, footbridges, fences, docks, and picnic facilities.

2.2 VAUGHAN METROPOLITAN CENTRE DEFINITIONS

Section 2.0 of this By-law contains definitions, which apply throughout this By-law. This section contains additional definitions which shall apply specifically to the "Vaughan Metropolitan Centre" as shown on Schedule "D" attached hereto:

ARTS STUDIO – Means a building or part of a building primarily used as the workplace of an artist or craftsman who is engaged in the creation of hand-made material arts and includes an artist, painter, sculptor, photographer or artisan, and where accessory uses may include the retail sale of the created goods and instruction.

BARRIER FREE PARKING SPACE – Deleted as per by-law 120-2018

BICYCLE PARKING SPACE, LONG TERM – Means a locked room within a building or part of a building used for exclusive parking of bicycles.

BICYCLE PARKING SPACE, SHORT TERM – Means a designated area for the exclusive parking of bicycles equipped with a rack/stand designed to lock the wheel and frame of a bicycle.

BUSINESS SERVICES ESTABLISHMENT – Means a building or part of a building used as a Print Shop, and where business communication services may be provided, including faxing, desktop publishing, mailing services and postal box services, document shredding and computer rentals.

COMMERCIAL PARKING LOT – Means a building, part of a building or area of land other than a street or lane, used for the temporary parking of motor vehicles but shall not include the storing of impounded or damaged motor vehicles or a salvage yard. A commercial parking lot shall include ten (10) or more parking spaces along with parking aisles and with principle access to a street.

DRIVE-THROUGH FACILITY – Means a building, part of a building, or kiosk that provides or dispenses products or services through an attendant or a window, or an automated machine, to persons remaining in motor vehicles that are in a lane designated for that purpose, and is used in conjunction with another permitted use.

TEMPORARY PARKING LOT – Means an area of land used as the interim parking area

servicing the short-term parking needs of phased commercial developments subject to temporary By-law provisions.

OFFICE, GENERAL – Means a building or part of a building in which one or more persons are employed in a profession or the administration, direction or management of a business, agency, brokerage, or organization, but shall not include a Medical Office or the office of a Veterinarian.

OFFICE, MEDICAL – Means a building or part of a building used for the consultation, diagnosis and/or treatment of outpatients by a Regulated Health Professional.

PLACE OF WORSHIP – Means a building used for religious worship and may include accessory facilities such as an assembly hall, auditorium, shrine, and rectory.

RESTAURANT – Means a building or part of a building where food and drink are prepared and offered for sale or sold to the public for consumption on or off the premises and may include delivery and may include an Outdoor Patio.

RESTAURANT, TAKE-OUT – Means a building or part of a building having limited seating not to exceed six (6) seats where food and drink are prepared and offered for sale to be primarily taken out or delivered for consumption off the premises.

RETAIL ESTABLISHMENT – Means a building or part of a building where goods, wares, merchandise, substances, articles or things are offered and kept for sale directly to the public at retail but does not include a supermarket or an automotive retail store.

STRATIFIED ARRANGEMENT – Means an agreement registered on title by (2) two or more parties for the determination of ownership or use of land divided in a vertical manner above and/or below grade.

2.3 CARRVILLE CENTRE DEFINITIONS

Section 2.0 of this By-law contains definitions that apply throughout this By-law. This section contains additional definitions that shall apply specifically to the CMU3 Mixed Use 3 – Carrville Centre Zone:

ARTS STUDIO – Means a building or part of a building primarily used as the workplace of an artist or craftsman who is engaged in the creation of hand-made material arts and includes an artist, painter, sculptor, photographer or artisan, and where accessory uses may include the retail sale of the created goods and instruction.

COMMERCIAL PARKING LOT – Means a building or part of a building used for the temporary parking of motor vehicles but shall not include the storing of impounded or damaged motor vehicles or a salvage yard. A commercial parking lot shall include ten (10) or more parking spaces along with parking aisles and with principle access to a street.

OFFICE, GENERAL – Means a building or part of a building in which one or more persons are employed in a profession or the administration, direction or management of a business, agency, brokerage, or organization, but shall not include a Medical Office of the office of a Veterinarian.

OFFICE, MEDICAL – Means the building or part of a building used for the consultation, diagnosis and/or treatment of outpatients by a Regulated Health Professional.

RESTAURANT – Means a building or part of a building where food and drink are prepared and offered for sale or sold to the public for consumption on or off the premises and may include delivery and an Outdoor Patio.

RESTAURANT, TAKE-OUT – Means a building or part of a building having limited seating not to exceed six (6) seats where food and drink are prepared and offered for sale to be primarily taken out or delivered for consumption off the premises.

RETAIL ESTABLISHMENT – Means a building or part of a building where goods, wares, merchandise, substances, articles or things are offered and kept for sale directly to the public at retail but does not include a supermarket or an automotive retail store.

TEMPORARY PARKING LOT - Means a parcel of land used as an interim parking area servicing the short-term parking needs of commercial establishments.

3.0 GENERAL PROVISIONS

The provisions of this section shall apply to all Zones.

3.1 ZONES

a) For the purpose of this By-law, the City is divided into various Zones, as follows:

RR	Rural Residential
R1V	Old Village Residential
R1	Residential
R2	Residential
R3	Residential
R4	Residential
R5	Residential
RM1	Multiple Residential
RM2	Multiple Residential
RA1	Apartment Residential
RA2	Apartment Residential
RA3	Apartment Residential
RA4	Apartment Residential
RA5	High Density Residential-Town Centre
RH	Residential Holding
RUV1/RUV1(WS)	Residential Urban Village Zone One
RV2/RV2(WS)	Residential Urban Village Zone Two
RV3/RV3(WS)	Residential Urban Village Zone Three
RV4/RV4(WS)	Residential Urban Village Zone Four
RVM1(A)	Residential Urban Village Multiple Dwelling Zone One (Street Townhouse)
RVM1(B)	Residential Urban Village Multiple Dwelling Zone One (Single Detached and Semi-Detached Dwellings)
RVM1(A,B)	Residential Urban Village Multiple Dwelling Zone One (Street Townhouse, Single Family Detached Dwelling and a Semi-Detached Dwelling)
RVM1(WS-A)	Residential Urban Village Multiple Dwelling Zone One (Street Townhouse on a Wide and Shallow Lot)
RVM1(WS-B)	Residential Urban Village Multiple Dwelling Zone One (Single Detached Dwelling and Semi-Detached Dwelling on a Wide and Shallow Lot)
RVM1(WS-A,B)	Residential Urban Village Multiple Dwelling Zone One (Street Townhouse Dwelling, Single Detached Dwelling and Semi-Detached Dwelling On a Wide and Shallow Lot)
RVM2	Residential Urban Village Multiple Dwelling Zone Two
RD1	Residential Detached Zone One
RD2	Residential Detached Zone Two
RD3	Residential Detached Zone Three
RD4	Residential Detached Zone Four
RD5	Residential Detached Zone Five
RS1	Residential Semi-Detached Zone
RT1	Residential Townhouse Zone
C1	Restricted Commercial
C2	General Commercial
C3	Local Commercial
C4	Neighbourhood Commercial
C5	Community Commercial
C6	Highway Commercial
C7	Service Commercial
C8	Office Commercial
C9	Corporate Centre Zone
C10	Corporate District Zone
C11	Mainstreet Commercial Zone
CMU1	Mixed Use 1-Town Centre
CMU2	Mixed Use 2-Town Centre
CMU3	Mixed Use 3-Carrville Centre
EM1	Prestige Employment Area
EM2	General Employment Area
EM2-A	Restricted General Employment Area (Large Lot)

EM3	Retail Warehouse Employment Area
EM4	Employment Area Transportation
M1	Restricted Industrial
M2	General Industrial
M3	Transportation Industrial
M4	Pits and Quarries Industrial
M5	Disposal Industrial
PBM1	Parkway Belt Restricted Industrial
PBM7	Parkway Belt Industrial
OS1	Open Space Conservation
OS2	Open Space Park
OS3	Open Space Commercial
OS4	Open Space Woodlot Zone
PB1	Parkway Belt Open Space
PB1S	Parkway Belt Linear Facilities
PB2	Parkway Belt Complementary Use
ORM	Oak Ridges Moraine Zone
OS5	Open Space Environmental Protection Zone
A	Agricultural
AC	Automotive Commercial Zone
SCD	Vaughan Shopping Centre District Zone
TPC	Theme Park Commercial Zone
T	Transportation Zone
HC	Healthcare Zone

- b) The extent and boundaries of all the said Zones are shown on the Key Maps, which comprise part of Schedule "B" which is attached hereto and forms part of this By-law.
- c) The zoning standards are set out on Schedule "A" which is attached hereto and forms part of this By-law. No lands or buildings shall be erected or used except for a purpose permitted by this By-law and only in accordance with those standards.
- d) For the purpose of computing the yard and setback requirements of Schedule "A" on certain streets, the limit of the public or road allowance shall be considered as the planned width of the road allowance as provided for in Schedule "C" - "Planned Width of Road Allowances". Such required yard and setback measurements shall be computed from such planned widened limit of the road allowance assuming that the centre line of the road remains unchanged.

3.2 ZONE BOUNDARIES

When the location of Zone boundaries as shown on Schedule "B" is uncertain, then the following provisions shall apply:

- a) If the Zone boundary is shown as following a street, lane, railroad or railway right-of-way, or an electrical transmission line right-of-way, unless otherwise indicated, the Zone boundary shall be the centre line thereof.
- b) If the Zone boundary is shown as approximately following lot lines shown on a registered plan of subdivision or lots registered in the appropriate Land Registry Office, unless otherwise indicated, the lot lines are the boundary.
- c) Deleted.
- d) If a Zone boundary is indicated as running substantially parallel to a street line or property line and the distance from the street line or property line is not indicated, such boundary shall be deemed to be parallel to such street line or property line and the distance therefrom shall be according to the scale shown on the Key Maps forming part of Schedule "B".
- e) Where the above subsections (a), (b), and (d) are not applicable, the Zone boundary shall be scaled.

3.3 BUILDING REPAIR

- a) Nothing in this By-law shall prevent the strengthening to a safe condition of any building or structure or part of any such building or structure provided that any alteration or repair does not increase the height, size or volume, or change the use of such building or structure, except in accordance with the provisions of this By-law.
- b) Any building or structure which does not comply with the provisions of this By-law and is damaged to the extent of fifty percent (50%) or more of its value, shall not be restored except in accordance with the provisions of this By-law.

- c) Notwithstanding any other provisions of this By-law any dwellings erected in an A Agricultural Zone prior to the passing of this By-law may be enlarged, repaired or altered provided that the minimum front, rear and side yard requirements shall be those set out in Schedule "A" for an RR Zone or the existing yards whichever are the lesser.
- d) Notwithstanding provisions of this By-law regarding minimum yard requirements, residential dwellings lawfully erected prior to the passing of this By-law in a Residential R1, R2, R3, or R4 zone may be enlarged, repaired, altered or reconstructed provided that the minimum yard requirements shall be those set out in Schedule "A" or the existing yards, whichever are the lesser, provided that no yard may be reduced to less than fifty percent (50%) of the yard requirement in Schedule "A".
- e) Nothing in this By-law shall prevent the reconstruction of a dwelling that is demolished provided that the floor area shall not be less than the floor area of the original dwelling. If such dwelling is not in an R Zone, it shall comply with all of the requirements set out in Schedule "A" for the RR Zone. For the purposes of this section, a dwelling shall be deemed to be demolished if it is damaged to the extent of fifty percent (50%) or more of its value.

3.4 GREATER RESTRICTIONS

This By-law shall not affect any regulations by a Government authority having jurisdiction to make such regulations.

Where there is a conflict between this By-law and the *Oak Ridges Moraine Conservation Act*, or the Oak Ridges Moraine Conservation Plan (Ontario Regulation 140/02), the Oak Ridges Moraine Conservation Plan and Act prevails.

3.5 HEIGHT EXCEPTIONS

- i) Height restrictions set forth in this By-law shall not apply to a church spire, belfry and clock tower for institutional and commercial uses only, chimney, farm building or structure, flag pole, water tank, windmill, radio or television tower or antenna, communications receiving or transmission tower, a silo, or drive-in theatre screen.

3.6 OCCUPATION OF UNCOMPLETED BUILDINGS

Subject to the Ontario Building Code, no building or part of any building shall be occupied until the whole of the exterior of such building has been completed according to the plans and specifications thereof filed with the Chief Building Official and until the whole of the interior has been completed as set out in the building permit issued by the City thereof, with the exception of minor details not exceeding ten percent (10%) of the value of the building.

3.7 Deleted.

3.8 PARKING REQUIREMENTS

- a) The owner of every building or structure erected or used for any of the uses hereinafter set forth shall provide and maintain on the lot on which it is erected, for the sole use of the owner, occupant, or other persons entering upon or making use of the said premises from time to time, parking spaces and areas as follows:

<u>Type of Use</u>	<u>Minimum Parking Requirement</u>
All Season Sports Facility	1 parking space for every three (3) persons in the maximum design capacity
Automobile Service Station/ Autobody Repair Garage	4.5 parking spaces per 100 sq.m Gross Floor Area (GFA) or part thereof, plus one (1) for each motor vehicle kept for sale
Automotive Retail Store	6.0 parking spaces per 100 sq.m. GFA
Bank or Financial Institution	6.0 parking spaces per 100 sq.m GFA
Bed and Breakfast Establishment	1 parking space for each bedroom used for the purpose of the bed and breakfast establishment, in addition to the requirements for a Residential - Single Family Detached Dwelling
Bowling Alley	4.0 parking spaces per alley

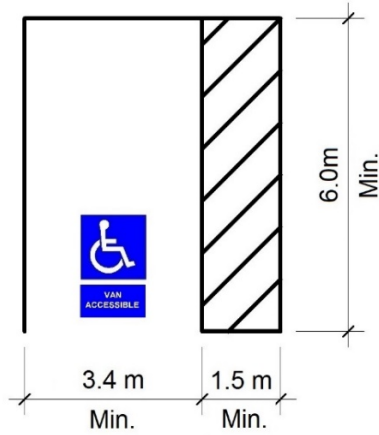
Brewers Retail & LCBO Outlet	6.0 parking spaces per 100 sq.m GFA
Building Supply Outlet	2.0 parking spaces per 100 sq.m. GFA
Business or Professional Office	3.5 parking spaces per 100 sq.m GFA
Car Brokerage	3.0 parking spaces per 100 sq.m GFA
Car Wash	1.0 parking space per vacuum island, plus 10.0 car storage spaces
Community Centre	1.0 parking space for each three (3) persons comprised in the designed maximum capacity
Convention Centre	11.0 parking spaces per 100 sq.m GFA
Cottage Industry	2.0 parking spaces in addition to residential requirements
Dance Hall, Club, Banquet Hall	11.0 parking spaces per 100 sq.m GFA
Day Nursery	1.5 parking spaces per employee
Eating Establishment and Tavern	1.0 parking space for each four (4) persons comprised in the designed maximum capacity or 16.0 parking spaces per 100 sq.m GFA, whichever is greater
Eating Establishment, Convenience	1.0 parking space for each four (4) persons comprised in the designed maximum capacity or 20.0 parking spaces per 100 sq.m GFA, whichever is greater
Eating Establishment, Convenience Drive-Through	1.0 parking space for each four (4) person comprised in the designed maximum capacity or 16.0 parking spaces per 100 sq.m GFA, whichever is greater
Eating Establishment, Take-Out	1.0 parking space for each four (4) persons comprised in the designed maximum capacity or 10.0 parking spaces per 100 sq.m GFA, whichever is greater
Employment Uses other than Warehousing (Building with greater than 3,700 sq.m. G.F.A.)	1.5 parking spaces per 100 sq.m. GFA devoted to the employment use plus 2.0 parking spaces per 100 sq.m GFA devoted to ancillary office use, plus the requirements for any other use, or 3.5 parking spaces per unit, whichever is greater
Employment Uses other than Warehousing (Building 3,700 sq.m. or less G.F.A.)	2.0 parking spaces per 100 sq.m. G.F.A. or 3.5 parking spaces per unit, whichever is greater
Employment Uses in Multi-Unit Buildings containing more than four (4) units	2.0 parking spaces per 100 sq.m. G.F.A. or 4.0 spaces per unit, whichever is greater
Funeral Home	4.0 parking spaces per 100 sq.m GFA with a minimum of 15.0 spaces
Home Occupation	2.0 parking spaces in addition to residential requirements
Hospital, Private and/or Public	3.0 parking spaces for every four (4) beds plus 1.0 parking space for every four (4) employees
Hotel/Motel	1.0 parking space for each bedroom plus the requirements for any other use
Industrial Uses Other Than Warehousing (Building with	1.5 parking spaces per 100 sq.m. G.F.A. devoted to the industrial

greater than 3,700 sq.m GFA)	use plus 2.0 parking spaces per 100 sq.m GFA devoted to ancillary office use, plus the requirements for any other use, or 3.5 parking spaces per unit, whichever is greater
Industrial Uses Other Than Warehousing (Building 3,700 sq.m or less G.F.A.)	2.0 parking spaces per 100 sq.m. G.F.A. or 3.5 parking spaces per unit, whichever is greater
Industrial Buildings, Multi-Unit, containing more than four (4) units	2.0 parking spaces per 100 sq.m G.F.A. or 4.0 spaces per unit, whichever is greater
Mixed Use Development in the C9 Corporate Centre Zone	See Paragraph 3.8(m)
Motor Vehicle Sales Establishments	3.0 parking spaces per 100 sq.m. of Gross Floor Area
Museum, Art Gallery, Y.M.C.A., Y.W.C.A.	1.0 parking space for each five (5) persons comprised in the designed maximum capacity
Office Building	3.5 parking spaces per 100 sq.m. GFA devoted to office uses plus the requirement for any other use
Outdoor Patio	The required parking shall be based on a standard that is equal to that of the main eating establishment
Personal Service Shops, Laundromat	6.0 parking spaces per 100 sq.m GFA
Pharmacy	6.0 parking spaces per 100 sq.m GFA
Place of Amusement	1.0 parking space for each six (6) persons comprised in the designed maximum capacity
Place of Assembly	1.0 parking space per three (3) persons
Place of Entertainment including Curling Rink, Skating Arena, Theatre, Auditorium, Public Hall, Health Centre & Church	11.0 parking spaces per 100 sq.m GFA
Post Office	3.5 parking spaces per 100 sq.m GFA
Print Shop	3.5 parking spaces per 100 sq.m GFA
Private Home Day Care, Private Home Tutoring	1.0 parking space in addition to residential requirements
Public or Technical School (Elementary)	1.5 parking spaces per each teaching classroom
Public or Technical School (Secondary)	4.0 parking spaces per each teaching classroom
Public Library	3.5 parking spaces per 100 sq.m GFA
Real Estate Office	4.5 parking spaces per 100 sq.m GFA
Regulated Health Professional Office or Clinic	5.0 parking spaces per practitioner
Residential - Single Family Detached Dwelling; Semi-Detached Dwelling	3.0 parking spaces per dwelling unit for Lots greater than 11.0m frontage, and 2.0 parking spaces per dwelling unit for Lots less than and equal to 11.0m frontage.
Residential - Street	2.0 parking spaces per dwelling unit

Townhouse Dwelling	
Residential - Multiple Family Dwelling; Apartment Dwelling	1.5 parking spaces per dwelling unit
Residential - Independent Living Facility	1.0 parking space per unit
Residential – Long Term Care Facility	0.5 parking spaces per bed
Retail Store	6.0 parking spaces per 100 sq.m GFA
Retail Store, Convenience Retail Warehousing	5.5 parking spaces per 100 sq.m GFA 6.0 parking spaces per 100 sq.m GFA devoted to retail use plus the requirements for the warehousing use
Shopping Centre	6.0 parking spaces per 100 sq.m GFA
Studio	4.5 parking spaces per 100 sq.m GFA
Supermarket	6.0 parking spaces per 100 sq.m GFA
Technical School	4.0 spaces per classroom or 6.0 spaces per 100 sq.m. GFA, whichever is greater
Tourist Home	1.0 parking space for each bedroom contained therein
Video Store	5.5 parking spaces per 100 sq.m GFA
Warehousing (Single Use)	1.0 parking space per 100 sq.m GFA
Other Uses Not Specifically Listed	3.3 parking spaces per 100 sq.m GFA

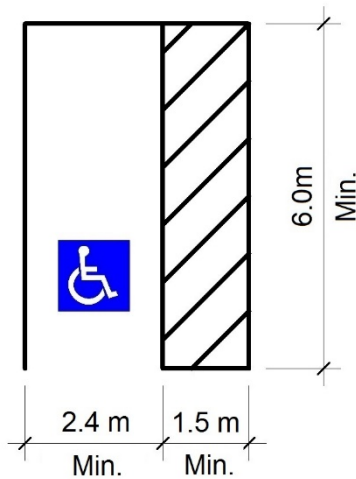
Notwithstanding the definitions of gross floor area and commercial floor area, wherever these terms are used to determine parking requirements for a commercial and/or industrial use and such use includes a basement or cellar, the floor area of the basement and/or cellar shall be included for the purposes of determining parking requirements.

- b) Where there is more than one (1) use in a building, the minimum parking requirements for such building shall be the total of the minimum parking requirements for each use.
- c) For all Residential Uses except Single Family Detached Dwellings, Semi-Detached Dwellings, Street Townhouse Dwellings or Independent Living Facilities, an additional 0.25 parking spaces per dwelling unit shall be set aside for visitors.
- d) Where parking spaces are provided, Accessible Parking Spaces shall be designated and provided in accordance with the following provisions:
 - i) The following types of Accessible Parking Spaces shall be provided:
 - Type A – An Accessible Parking Space measuring a minimum of 3.4 metres in width by 6.0 metres in length that is designated as “Van Accessible” and which abuts an Accessible Access Aisle.



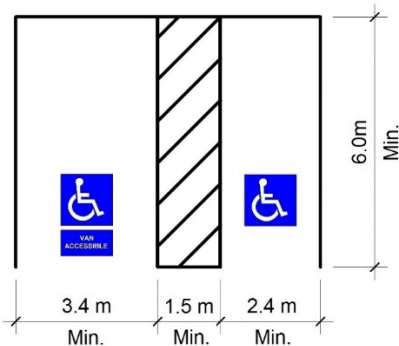
Type 'A'
Accessible Parking Space
with Accessible Parking Aisle

Type B - An Accessible Parking Space measuring a minimum of 2.4 metres in width by 6.0 metres in length and which abuts an Accessible Access Aisle.



Type 'B'
Accessible Parking Space
with Accessible Parking Aisle

- ii) Where an Accessible Parking Space is required, an Accessible Access Aisle shall be provided as follows:
- An Accessible Access Aisle shall have a minimum width of 1.5 metres and shall extend the full length of the parking space.
 - An Accessible Access Aisle may be shared by two (2) Accessible Parking Spaces.
 - An Accessible Access Aisle shall be marked with high tonal contrast diagonal lines.



Example
Accessible Parking Spaces
with shared Accessible Parking Aisle

- iii) The number of Accessible Parking Spaces required shall be as follows:

Number of Parking Spaces Provided	Minimum Number of Accessible Parking Spaces
0 – 12 spaces	One (1) Type A
13 – 100 spaces	4% of the total number of parking spaces ⁽¹⁾ , of which, 50% shall be Type A and 50% shall be Type B ⁽²⁾
101 – 200 spaces	1 space plus 3% of the total number of parking spaces, of which, 50% shall be Type A and 50% shall be Type B ⁽²⁾
201 – 1000 spaces	2 spaces plus 2% of the total number of parking spaces, of which, 50% shall be Type A and 50% shall be Type B ⁽²⁾
1001 or greater	11 spaces plus 1% of the total number of parking spaces, of which, 50% shall be Type A and 50% shall be Type B ⁽²⁾

(1) Where the minimum number of required Accessible Parking Spaces results in one (1) Accessible Parking Space being required, the parking space shall be a Type A parking space.

(2) Where the minimum number of required Accessible Parking Spaces results in an odd number of Accessible Parking Spaces being required, the additional space may be a Type B parking space.”;

- e) If the application of standards results in part of a space being required, a full space shall be provided.
- f) Aisles within parking areas shall have the following minimum widths determined by the parking angles and all traffic shall be one-way, unless the aisle is at least six (6) metres wide:

<u>Parking Angle</u>	<u>Minimum Aisle Width</u>
90 degrees - 60 degrees inclusive	6 metres
59 degrees - 45 degrees inclusive	5 metres
44 degrees - or less	4 metres

Where parking spaces are positioned between 59 to 0 degrees inclusive, to the aisle, access to such aisle shall be from one direction only.

- g) A parking area shall be provided with a means of access or driveway at least 5.4 metres but not exceeding 7.5 metres in width measured perpendicular to the centre line of the driveway, unless the driveway is a joint ingress and egress driveway, in which case the width shall be 7.5 metres.
- h) The distance between an intersection of street lines and the nearest driveway shall be a minimum of 15.0 metres.
- i) The minimum angle of intersection between the centre line of a driveway and the street line shall be 60 degrees.
- j) No driveway on a corner lot shall be permitted to cross a sight triangle or any part thereof.
- k) For all commercial, industrial and institutional uses, the surface of all loading spaces and related driveways, parking spaces and manoeuvring areas shall be paved with hot-mix asphalt or concrete.
- l) Provision of Off-Site Parking in the C9 Corporate Centre Zone and C10 Corporate District Zone

Notwithstanding paragraph 3.8(a) in the C9 Corporate Centre Zone and C10 Corporate Centre District Zone, all or part of the required parking for a use on a lot may be provided on one or more other lots upon which the use is not located, subject to:

- i) The off-site portion of the parking being implemented through a site plan

agreement with the City and any permanent easements or rights-of-way, required to secure public access to and the availability of such parking, having been obtained.

- ii) Off-site parking shall be on a lot which either abuts the lot upon which the use is located or shall be on a lot directly across a public street having a planned width of 30 m or less. No such parking shall be located further than 300 m from the lot, upon which the use for which the off-site parking is provided, is located.
- iii) The parking requirements of the by-law shall also be met for the use on the lot upon which the off-site parking is provided.

m) Parking Standards for Mixed Use Development in the C9 Corporate Centre Zone

Notwithstanding the requirements of paragraph 3.8(a), where the use is a mixed use development, as defined in Section 2, the required parking may be provided in accordance with the following tables

TABLE A

PERCENT OF PEAK PERIOD PARKING DEMAND (Weekly)				
Time Period	Morning	Noon	Afternoon	Evening
Land Use				
Business and Professional Office	100	90	95	10
Retail Stores ¹	65	90	80	100
Eating Establishment ²	20	100	30	100
Residential	80	55	80	100
TOTAL REQUIRED				

TABLE B

PERCENT OF PEAK PERIOD PARKING DEMAND (Saturday)				
Time Period	Morning	Noon	Afternoon	Evening
Land Use				
Business and Professional Office	10	10	10	10
Retail Stores ¹	80	85	100	40
Eating Establishment ²	20	100	50	100
Residential	100	100	100	100
TOTAL REQUIRED				

¹ Includes Retail Warehouse, Personal Service Shop, Bank or Financial Institution and Health Centre

² Includes Eating Establishment, Take-Out; Eating Establishment Convenience and Tavern

Calculation of Required Parking

- STEP 1. Minimum required parking spaces for each use in the mixed-use development shall be calculated in accordance with the individual standards set out in paragraph 3.8(a), as if each was a freestanding use.
- STEP 2. Multiply the parking spaces required by paragraph 3.8(a) as calculated in Step 1 above for each use, by the percent of peak period parking demand for each of the four-time periods on the Weekday (Table A) and Saturday (Table B) tables set out above.
- STEP 3. Total the required parking for each of the time periods on the Weekday (Table A) and Saturday (Table B) tables.
- STEP 4. The maximum parking requirement obtained from any one of the Weekday and

Saturday time periods shall be the required parking for that specific mix of uses.”

n) Parking standards for mixed use development in the following Town Centre Zones CMU1, CMU2, and RA5 shall be as follows:

(i) For all retail commercial uses, including eating establishments:

- a minimum of 4.0 parking spaces/100m² shall be provided.

3.8.1 PARKING REQUIREMENTS FOR THE VAUGHAN METROPOLITAN CENTRE

a) Where a building or structure within the Vaughan Metropolitan Centre is erected or used for any of the uses permitted in this By-law, vehicle parking spaces and areas shall be provided and maintained on the lot to which they serve as follows:

Vehicle Parking Standards (Vaughan Metropolitan Centre)					
(# of parking spaces/100m ² GFA or as specified)					
	Type of Use		Minimum	Maximum	
COMMERCIAL	Commercial Uses ⁽¹⁾		Total GFA of all buildings greater than 5,000m ²	2.5 ⁽⁴⁾	4.0
	Arts Studio Personal Service Shop Business Service Establishment Pharmacy Retail Establishment				
	Supermarket (Greater than 1000m ²)		2.5 ⁽⁴⁾	4.0	
	Financial Institution		2.5 ⁽⁴⁾	4.0	
	Restaurant ⁽²⁾		6.0 ⁽⁴⁾	10.0	

Vehicle Parking Standards (Vaughan Metropolitan Centre)				
(# of parking spaces/100m ² GFA or as specified)				
	Type of Use		Minimum	Maximum
	Restaurant, Take-out ⁽²⁾		3.0 ⁽⁴⁾	6.0
	General Office		1.5 ⁽⁴⁾	2.5
	Medical Office		2.5	4.0
PLACES OF ASSEMBLY	Hotel ⁽³⁾		0.75/bedroom	-
	Banquet Hall ⁽³⁾ Club Dance Hall ⁽³⁾ Convention or Conference Centre ⁽³⁾		3.0	-
	Health Centre Place of Entertainment		5.0 ⁽⁴⁾	-
	Art Gallery or Museum Community Centre Library Place of Amusement		1.0 ⁽⁴⁾	-
INSTITUTIONAL	Place of Worship	Fixed Seating	9.0 of worship area	18.0 of worship area
		Non-fixed Seating	13.0 of worship area	26.0 of worship area
	Public or Private School	Parking	1.0/classroom ⁽⁴⁾	-
		Pick-up & Drop-off/ Visitor spaces	3 spaces + 0.3 space/classroom	-
	Commercial or Technical School Post-Secondary School		2.5/classroom + 1.0 / 7 seats auditorium or theatre	-

		Parking	0.75/ employee	-
	Day Nursery	Pick-up & Drop-off/ Visitor spaces	3 spaces + 1.0 space /classroom	-
RESIDENTIAL	<u>Residential Uses:</u> Single Family Detached Dwelling Semi-Detached Dwelling Street Townhouse Dwelling		1.0 / unit	-
	Multiple Family Dwelling Apartment Dwelling	Bachelor/1 Bedroom	0.7 / unit	1.0
		2 Bedrooms	0.9 / unit	1.3
		3 Bedrooms	1.0 / unit	1.7
Visitor ⁽⁴⁾		0.15 / unit	-	
RESIDENTIAL/INSTITUTIONAL	Independent Living Facility	Bachelor/1 Bedroom	0.45 / unit	-
		2 Bedrooms	0.6 / unit	-
		Visitor	0.15 / unit	-
	Supportive Living Facility	Parking	0.4 / unit	-
		Visitor	0.15 / unit	-
	Long Term Care Facility	Parking	0.2 / bed	-
		Visitor	0.15 / bed	-

- (1) For Commercial Uses in a multi-unit building where the combined gross floor area devoted to Eating Establishments exceeds twenty percent (20%) of the total gross floor area of the building, parking shall be provided at the individual Eating Establishment ratio for the gross floor area in excess of twenty percent (20%).
- (2) Where an Outdoor Patio is permitted as accessory to a Restaurant or Take-Out Restaurant, no additional parking is required.
- (3) Parking requirements for Hotels containing uses including a Restaurant, Convention or Conference Centre, Banquet Hall or Dance Hall, or any combination thereof, shall be determined based on a shared parking calculation.
- (4) Where uses exist together within the same development, parking may be determined based on the parking standards for Mixed-Use Developments.
- b) Where the application of parking standards results in part of a parking space being required, a full parking space shall be required.
- c) PARKING STANDARDS FOR MIXED-USE DEVELOPMENT IN THE VAUGHAN METROPOLITAN CENTRE

Notwithstanding the requirements for Paragraph 3.8.1 a) where the use is a Mixed-Use Development, as defined in Section 2.2, the required parking may be provided in accordance with the following tables.

TABLE A

PERCENT OF PEAK PERIOD PARKING DEMAND (Weekday)				
Land Use	Time Period			
	Morning	Noon	Afternoon	Evening
General Office	100	90	95	10
Retail Establishment ¹	65	90	80	100
Restaurant ²	20	100	30	100
Residential (visitor)	80	55	80	100
Place of Assembly ³	70	70	70	100
Theatre	10	40	40	80
Institutional ⁴	100	100	100	20

TABLE B

PERCENT OF PEAK PERIOD PARKING DEMAND (Weekend)				
Land Use	Time Period			
	Morning	Noon	Afternoon	Evening
General Office	10	10	10	10
Retail Establishment ¹	80	85	100	40
Restaurant ²	20	100	50	100
Residential (visitor)	100	100	100	100
Place of Assembly ³	70	70	70	100
Theatre	10	50	80	80
Institutional ⁴	10	10	10	10

1. Includes Retail Warehouse, Personal Service Shop, Financial Institution and Health Centre
2. Includes Restaurant and Take-Out Restaurant
3. Place of Assembly shall include: Banquet Hall, Convention and Conference Centre, Club or Dance Hall
4. Institutional Uses shall include: Post-Secondary School, Public or Private School, Technical or Commercial School

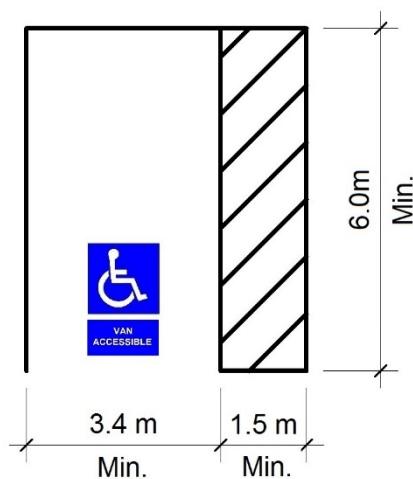
Calculation of Required Parking

- STEP 1. Minimum required parking spaces for each use in the mixed use development shall be calculated in accordance with the individual standards set out in paragraph 3.8.1 a), as if each was a freestanding use.
- STEP 2. Multiply the parking spaces required by paragraph 3.8.1 a) as calculated in Step 1 above for each use, by the percent of peak period parking demand for each of the four time periods on the Weekday (Table A) and Weekend (Table B) tables set out above.
- STEP 3. Total the required parking for each of the time periods on the Weekday (Table A) and Weekend (Table B) tables.
- STEP 4 The maximum parking requirement obtained from any one of the Weekday and Weekend time periods shall be the required parking for that specific mix of uses.

d) Where parking spaces are provided, Accessible Parking Spaces shall be designated and provided in accordance with the following provisions:

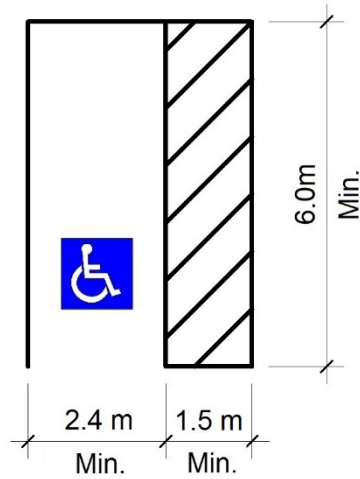
i) The following types of Accessible Parking Spaces shall be provided:

Type A - An Accessible Parking Space measuring a minimum of 3.4 metres in width by 6.0 metres in length that is designated as “Van Accessible” and which abuts an Accessible Access Aisle.



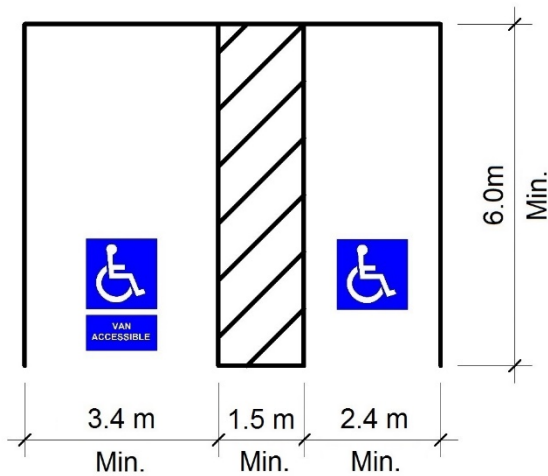
Type 'A'
Accessible Parking Space
with Accessible Parking Aisle

Type B - An Accessible Parking Space measuring a minimum of 2.4 metres in width by 6.0 metres in length and which abuts an Accessible Access Aisle.



Type 'B'
Accessible Parking Space
with Accessible Parking Aisle

- ii) Where an Accessible Parking Space is required, an Accessible Access Aisle shall be provided as follows:
- a. An Accessible Access Aisle shall have a minimum width of 1.5 metres and shall extend the full length of the parking space.
 - b. An Accessible Access Aisle may be shared by two (2) Accessible Parking Spaces.
 - c. An Accessible Access Aisle shall be marked with high tonal contrast diagonal lines.



Example
Accessible Parking Spaces
with shared Accessible Parking Aisle

- iii) The number of Accessible Parking Spaces required shall be as follows:

Number of Parking Spaces Provided	Minimum Number of Accessible Parking Spaces
0 – 12 spaces	One (1) Type A
13 – 100 spaces	4% of the total number of parking spaces ⁽¹⁾ , of which, 50% shall be Type A and 50% shall be Type B ⁽²⁾

Number of Parking Spaces Provided	Minimum Number of Accessible Parking Spaces
101 – 200 spaces	1 space plus 3% of the total number of parking spaces, of which, 50% shall be Type A and 50% shall be Type B ⁽²⁾
201 – 1000 spaces	2 spaces plus 2% of the total number of parking spaces, of which, 50% shall be Type A and 50% shall be Type B ⁽²⁾
1001 or greater	11 spaces plus 1% of the total number of parking spaces, of which, 50% shall be Type A and 50% shall be Type B ⁽²⁾

(1) Where the minimum number of required Accessible Parking Spaces results in one (1) Accessible Parking Space being required, the parking space shall be a Type A parking space.

(2) Where the minimum number of required Accessible Parking Spaces results in an odd number of Accessible Parking Spaces being required, the additional space may be a Type B parking space.

- e) Aisles within parking areas shall have the following minimum widths determined by the parking angles and all traffic shall be one-way, unless the aisle is at least six (6) metres wide:

<u>Parking Angle</u>	<u>Minimum Aisle Width</u>
90 degrees – 60 degrees inclusive	6 metres
59 degrees – 45 degrees inclusive	5 metres
44 degrees – or less	4 metres

Where parking spaces are positioned between 59 to 0 degrees inclusive, to the aisle, access to such aisle shall be from one direction only.

- f) A parking area shall be provided with a means of access or driveway measured perpendicular to the driveway centre line as follows:

One-way – minimum 3.5 metres

Two-way – minimum 6.0 metres to a maximum 7.5 metres

Where the driveway is a mutual two-way driveway with an adjoining property, the combined driveway width shall be 7.5 metres.

- g) This distance between an intersection of street lines and the centre line of the nearest driveway shall be a minimum of 15.0 metres.
- h) The minimum angle of intersection between the centre line of a driveway and the street line shall be 60 degrees.
- i) No driveway on a corner lot shall be permitted to cross a sight triangle or any part thereof.
- j) The surface of all parking spaces and any related driveway or aisles shall be paved with a dustless hard surface material.
- k) **DELETED AS PER BY- LAW 113-2016**

3.8.2 BICYCLE PARKING IN THE VAUGHAN METROPOLITAN CENTRE (VMC)

- a) Where a building or structure within the Vaughan Metropolitan Centre is erected or used for any of the uses permitted in this By-law, bicycle parking spaces and areas shall be provided and maintained on the lot to which they serve as follows:

Bicycle Parking Standards (Vaughan Metropolitan Centre) (Minimum # of bicycle parking spaces/100m ² GFA or as specified)		
Type of Use	Short-Term	Long-Term

Commercial Uses including Restaurants	0.15 or 6 bicycle spaces whichever is greater ⁽¹⁾	0.1 ⁽²⁾
General Office	0.1 or 6 bicycle spaces whichever is greater ⁽¹⁾	0.13 ⁽²⁾⁽³⁾
Medical Office	0.1 or 6 bicycle spaces whichever is greater ⁽¹⁾	0.1 ⁽²⁾⁽³⁾
Multi-Unit Residential	0.1 bicycle spaces per unit or 6 bicycle spaces whichever is greater	0.5 spaces per unit for buildings with greater than 10 units
Institutional Uses	0.4 ⁽¹⁾	0.05 ⁽²⁾

(1) Short-term bicycle parking spaces are required for buildings with a gross floor area of 1,000 square metres or greater.

(2) Long-term bicycle parking spaces are required for buildings with a gross floor area of 2,000 square metres or greater.

(3) For every 30 long-term bicycle parking spaces required 1 male and 1 female shower and change facility shall be provided.

- b) Where the application of bicycle parking standards results in part of bicycle space being required, a full bicycle parking space shall be required.
- c) Short-term bicycle parking spaces shall be located within 35 metres of a building entrance and shall not occupy or impede any pedestrian access or required parking and landscaped areas.
- d) **DELETED AS PER BY- LAW 113-2016**
- e) Long-term bicycle parking spaces shall be accessed by a two-way aisle measuring a minimum of 1.75 metres in width.

3.8.3 PARKING REQUIREMENTS FOR THE CARRVILLE CENTRE

- a) Where a building or structure within the CMU3 Mixed Use 3 – Carrville Centre Zone is erected or used for any of the uses permitted in this By-law, vehicle parking spaces and areas shall be provided and maintained on the lot to which they serve, as follows:

Parking Standards (Number of parking spaces/100m ² GFA or as specified)			
	Type of Use	Minimum	Maximum
COMMERCIAL	Arts Studio	3.0 ⁽⁴⁾	4.25
	Personal Service Shop		
	Retail Establishment		
	Financial Institution		
	Service or Repair Shop		
	Supermarket		
	Restaurant ⁽¹⁾⁽²⁾	8.0 ⁽⁴⁾	-
	Restaurant, Take-Out ⁽¹⁾⁽²⁾	4.0 ⁽⁴⁾	-
	General Office	2.0 ⁽⁴⁾	3.0
	Medical Office	3.0	-
Hotel ⁽³⁾	0.85 / bedroom	-	
Club	4.5	-	
Health Centre	6.0 ⁽⁴⁾	-	
Place of Entertainment	8.0 ⁽⁴⁾	-	

	Commercial or Technical School		3.5 / classroom + 1.0 / 7 seats in an auditorium or theatre	-
	Day Nursery	Parking	0.85 / employee	-
		Pick-up & Drop-off/ Visitor spaces	3 spaces + 1.0 space / classroom	-
RESIDENTIAL	Street Townhouse Dwelling Block Townhouse Dwelling		1.0 / unit	2.0 / unit
	Apartment Dwelling	Resident Parking	1.0 / unit	1.5 / unit
		Visitor Parking ⁽⁴⁾	0.20 / unit	0.25 / unit
	Independent Living Facility	Bachelor / 1 Bedroom	0.50 / unit	-
		2 Bedrooms	0.70 / unit	-
		Visitor	0.20 / unit	-
	Supportive Living Facility	Parking	0.45 / unit	-
		Visitor	0.20 / unit	-
	Long Term Care Facility	Parking	0.25 / bed	-
Visitor		0.20 bed	-	

- (1) For Commercial Uses in a multi-unit building where the combined gross floor area devoted to restaurants exceeds twenty percent (20%) of the total gross floor area of the building, parking shall be provided at the individual restaurant ratio for the gross floor area in excess of twenty percent (20%).
- (2) Where an Outdoor Patio is permitted as accessory to a Restaurant or Take-Out Restaurant, no additional parking is required.
- (3) Parking requirements for Hotels containing uses including a Restaurant, Convention or Conference Centre, Banquet Hall or Dance Hall, or any combination thereof, shall be determined based on a shared parking calculation.
- (4) Where uses exist together within the same development, parking may be determined based on the parking standards for Mixed-Use Developments.

b) Where the application of parking standards results in part of a parking space being required, a full parking space shall be required.

c) PARKING STANDARDS FOR MIXED-USE DEVELOPMENT IN THE
CARRVILLE CENTRE

Notwithstanding the requirements of Paragraph 3.8.3 a) where the use is a Mixed-Use Development, as defined in Section 2.0, the required parking may be provided in accordance with the following tables:

TABLE A

PERCENT OF PEAK PERIOD PARKING DEMAND (Weekday)				
Land Use	Time Period			
	Morning	Noon	Afternoon	Evening
General Office	100	90	95	10
Retail Establishment ⁽¹⁾	65	90	80	100
Restaurant ⁽²⁾	20	100	30	100
Residential (visitor)	80	55	80	100

Place of Assembly ⁽³⁾	70	70	70	100
Theatre	10	40	40	80
Institutional ⁽⁴⁾	100	100	100	20

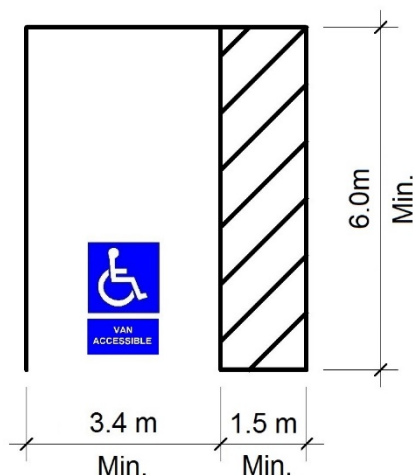
TABLE B

PERCENT OF PEAK PERIOD PARKING DEMAND (Saturday)				
Land Use	Time Period			
	Morning	Noon	Afternoon	Evening
General Office	10	10	10	10
Retail Establishment ⁽¹⁾	80	85	100	40
Restaurant ⁽²⁾	20	100	50	100
Residential (visitor)	100	100	100	100
Place of Assembly ⁽³⁾	70	70	70	100
Theatre	10	50	80	80
Institutional ⁽⁴⁾	10	10	10	10

1. Includes Personal Service Shop, Financial Institution and Health Centre
2. Includes Restaurant and Take-Out Restaurant
3. Place of Assembly shall include: Banquet Hall, Convention and Conference Centre or Club
4. Institutional Uses shall include: Post-Secondary School, Public or Private School, Technical or Commercial School

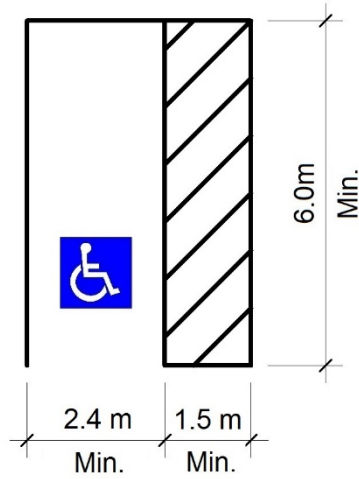
Calculation of Required Parking

- STEP 1. Minimum required parking spaces for each use in the mixed use development shall be calculated in accordance with the individual standards set out in paragraph 3.8.3 a), as if each was a freestanding use.
- STEP 2. Multiply the parking spaces required by paragraph 3.8.3 a) as calculated in Step 1 above for each use, by the percent of peak period parking demand for each of the four time periods on the Weekday (Table A) and Saturday (Table B) tables set out above.
- STEP 3. Total the required parking for each of the time periods on the Weekday (Table A) and Saturday (Table B) tables.
- STEP 4. The maximum parking requirement obtained from any one of the Weekday and Saturday time periods shall be the required parking for that specific mix of uses.
 - d) Where parking spaces are provided, Accessible Parking Spaces shall be designated and provided in accordance with the following provisions:
 - i) The following types of Accessible Parking Spaces shall be provided:
Type A - An Accessible Parking Space measuring a minimum of 3.4 metres in width by 6.0 metres in length that is designated as "Van Accessible" and which abuts an Accessible Access Aisle.



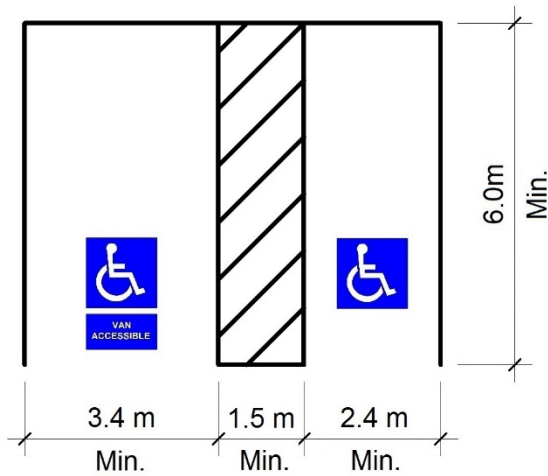
Type 'A'
Accessible Parking Space
with Accessible Parking Aisle

Type B - An Accessible Parking Space measuring a minimum of 2.4 metres in width by 6.0 metres in length and which abuts an Accessible Access Aisle.



Type 'B'
Accessible Parking Space
with Accessible Parking Aisle

- ii) Where an Accessible Parking Space is required, an Accessible Access Aisle shall be provided as follows:
- An Accessible Access Aisle shall have a minimum width of 1.5 metres and shall extend the full length of the parking space.
 - An Accessible Access Aisle may be shared by two (2) Accessible Parking Spaces.
 - An Accessible Access Aisle shall be marked with high tonal contrast diagonal lines.



Example
Accessible Parking Spaces
with shared Accessible Parking Aisle

- iii) The number of Accessible Parking Spaces required shall be as follows:

Number of Parking Spaces Provided	Minimum Number of Accessible Parking Spaces
0 – 12 spaces	One (1) Type A
13 – 100 spaces	4% of the total number of parking spaces ⁽¹⁾ , of which, 50% shall be Type A and 50% shall be Type B ⁽²⁾
101 – 200 spaces	1 space plus 3% of the total number of parking spaces, of which, 50% shall be Type A and 50% shall be Type B ⁽²⁾

Number of Parking Spaces Provided	Minimum Number of Accessible Parking Spaces
201 – 1000 spaces	2 spaces plus 2% of the total number of parking spaces, of which, 50% shall be Type A and 50% shall be Type B ⁽²⁾
1001 or greater	11 spaces plus 1% of the total number of parking spaces, of which, 50% shall be Type A and 50% shall be Type B ⁽²⁾

(1) Where the minimum number of required Accessible Parking Spaces results in one (1) Accessible Parking Space being required, the parking space shall be a Type A parking space.

(2) Where the minimum number of required Accessible Parking Spaces results in an odd number of Accessible Parking Spaces being required, the additional space may be a Type B parking space.

- e) Aisles within parking areas shall have the following minimum widths determined by the parking angles and all traffic shall be one-way, unless the aisle is at least six (6) metres wide:

<u>Parking Angle</u>	<u>Minimum Aisle Width</u>
90 degrees - 60 degrees inclusive	6 metres
59 degrees - 45 degrees inclusive	5 metres
44 degrees - or less	4 metres

Where parking spaces are positioned between 59 to 0 degrees inclusive to the aisle, access to such aisle shall be from one direction only.

- f) A parking area shall be provided with a means of access or driveway measured perpendicular to the driveway centre line as follows:

One-way – 5.4 metres to 7.4 metres Two-way – 7.5 metres

Where the driveway is a mutual two-way driveway with an adjoining property, the combined driveway width shall be 7.5 metres.

- g) The distance between an intersection of street lines and the centre line of the nearest driveway shall be a minimum of 15.0 metres.
- h) The minimum angle of intersection between the centre line of a driveway and the street line shall be 60 degrees.
- i) No driveway on a corner lot shall be permitted to cross a sight triangle or any part thereof.
- j) The surface of all parking spaces and any related driveways or aisles shall be paved with a dustless hard surface material.

3.9 LOADING SPACE REQUIREMENTS

- a) Where a building or structure is to be erected for an Industrial or Commercial use involving the shipping or loading of persons, animals or goods, wares or merchandise, the owner or occupant of the building or structure shall provide and maintain on land that is not part of a public highway, public street, or public lane, loading or off-loading facilities composed of one or more spaces each at least 9.0 metres long, 3.5 metres wide and having a vertical clearance of not less than 4.2 metres with access to a public highway, public street or public lane as follows:

<u>Industrial/Commercial Floor Area</u>	<u>No. of Loading Spaces</u>
500 sq.m. or less	No loading space
From 501 - 2500 sq.m. inclusive	One (1) loading space
From 2501 - 10,000 sq.m. inclusive	Two (2) loading spaces

Above 10,001 sq.m.

Two (2) loading spaces for every 10,000 sq.m or portion thereof of Industrial/Commercial gross floor area

- i) Notwithstanding the above, no loading spaces shall be required for a multi-unit commercial or industrial building;
 - ii) Notwithstanding the above, up to a maximum of two (2) loading spaces shall be required for an office building.
- b) Notwithstanding Section 3.8(g) of this By-law, a driveway and/or aisle which serves the movement of trucks to and from a loading space shall have a minimum width of six (6) metres and maximum width of thirteen and one half (13.5) metres.
- c) The surface of all loading spaces and related driveways and manoeuvring areas shall be paved with hot mix asphalt or concrete.
- d) Loading and unloading shall not be permitted between a building and a street. Where a lot has a frontage of less than 45.5 metres, and is not a through lot, all loading shall take place between the building and the rear lot line. Where a lot is a through lot, loading and unloading shall take place anywhere on the lot except between a building and a Highway or arterial road.

3.10 PUBLIC USES

- a) Nothing in this By-law shall prevent the use of land in any Zone for a public park, community park, playground, road allowance or as a site for a statue, monument, cenotaph, other memorial or ornamental structure by the City, the Regional Municipality of York or other Government Authority referred to in Paragraph 3.10(b). Notwithstanding this section, all requirements of this By-law shall be complied with for the lands within the Oak Ridges Moraine Area.
- b) With the exception of lands within the Oak Ridges Moraine Area the provisions contained in this By-law shall not apply to the use of any land or to the erection or use of any building or structure for the purposes of the public service by the City, the Regional Municipality of York, any telephone or telegraph company, any natural gas transmission or distribution company, any conservation authority established by the Government of Ontario, any Department or Ministry of the Government of Canada or Ontario, Ontario Hydro or any Local Board, provided that (excepting electric power facilities) where such land, building or structure is located in any Zone:
- i) No goods, material or equipment shall be stored in the open, except where open storage is a permitted use;
 - ii) The lot coverage and yard requirements described for the Zone shall be complied with; and
 - iii) Any above ground use carried on under the authority of this paragraph in a Residential Zone shall be enclosed in a building designed and maintained in general harmony with residential buildings of the type permitted in such Zone.
- c) Nothing in the By-law shall prevent the use of land for a public street or lane or the installation of a watermain, sanitary sewer main, storm sewer main, gas main, pipeline or overhead or underground electrical or telephone line provided that the construction of such main or line has been approved by the City or Authority having jurisdiction including the provisions of the Oak Ridges Moraine Conservation Plan. Notwithstanding the generality of the foregoing, City approval shall not be required for the construction of electric power lines, which satisfy the Environmental Assessment Act.

3.11 REDUCTION OF REQUIREMENTS

- a) No person shall change the purpose for which any land or building is used, or erect any new building or addition to any existing building, or sever any lands from an existing parcel if the effect of such action is to cause the original, adjoining or remaining buildings or lands to be in contravention of this By-law. Provided that if the contravention is as a result of an expropriation or acquisition by an Authority possessing the powers of expropriation, that part of such remaining lands or buildings shall be deemed to conform to the provisions of this By-law.
- b) Notwithstanding the provisions of this By-law where a lot having a lesser frontage and/or depth and/or area than the minimum required herein was existing at the time of the passing of this By-law, or where such a lot is created as a result of an acquisition by an Authority possessing the powers of expropriation, a building may be erected, altered, maintained or repaired and used on such smaller lot provided that it conforms to all other requirements of this By-law. If such lot is located in an (A) Zone, a dwelling erected thereon shall comply with the requirements of Schedule "A" for such

Zone with the exception of the minimum yard requirements and maximum lot coverage requirements which shall be those required in Schedule "A" for an RR Zone. For the purpose of this section, lots on the following registered plans shall be considered to be lots as defined in Section 2.0: M-681, 3541, 4005, 5300, 5582, 5590, 5624, 5757 and 6022.

For the purposes of this section the four (4) lots shown on Schedule "A" in Registered Instrument No. 43648 Vaughan shall be considered as being held under separate ownership.

3.12 SPECIAL USES PERMITTED

The following uses are permitted in all Zones:

- a) Temporary camps used in the construction of public works but only for so long as it is necessary for such works as may be constructed adjacent to the camp and only until such time as the work is completed or abandoned. Such camps shall not be used for human habitation unless and until a Certificate of Occupancy is obtained from the City.
- b) A tool shed, scaffold or other building or structure incidental to construction on the premises where such construction is situate and only for so long as it is necessary for the work in progress and until the work is completed or abandoned.
- c) "Abandoned" in this section means the failure to proceed expeditiously with the construction of a work.

3.13 MINIMUM LANDSCAPED AREA

Unless otherwise provided in this By-law, a minimum of ten percent (10%) of the area of every lot on which a building or structure is erected shall be used for no other purpose than landscaping.

Where an Institutional Use abuts the boundary of lands zoned Open Space or Residential, a strip of land not less than 2.4 metres in width, contained wholly on the lot on which the Institutional Use is located and abutting the boundary of the Open Space or Residential Zone, shall be used for no other purpose than landscaping. Such landscaped area shall not be included in the computing of the minimum landscaping requirements as set out above.

In addition, a strip of land not less than 6.0 metres in width shall be provided along a lot line which abuts a street line, and shall be used for no other purpose than landscaping. This shall not prevent the provision of access driveways across the said strip.

3.14 PERMITTED YARD ENCROACHMENTS AND RESTRICTIONS

Every part of any required yard or required open space shall be open and unobstructed by any structure from the ground to the sky, except for the following:

- a) Sills, air conditioners other than central air conditioning units, belt courses, cornices, eaves, gutters, canopies, chimney pilasters and windows, provided however, that the same shall not project more than 0.5 metres into a required yard;
- b) Exterior stairways shall be permitted in the rear yard only except that an exterior stairway not exceeding one-half storey in height shall be permitted in any yard;
- c) Subject to Paragraph (b), exterior stairways, porches and balconies which are uncovered, unexcavated and unenclosed and a bay window or similar projection which is not constructed on footings may extend into a required interior side yard to a maximum distance of 0.3 metres and may extend into a required front, exterior side or rear yard to a maximum of 1.8 metres;
- d) **DELETED AS PER BY-LAW 050-2017**
- e) Notwithstanding the yard requirements in this By-law and save as otherwise provided, the following shall be permitted in any required yard and shall not be included in computing lot coverage:
 - wheelchair ramp
 - drop awning
 - fence
 - retaining wall
 - sign (in accordance with City of Vaughan Sign By-law)
- f) Notwithstanding the yard requirements of this By-law, unless otherwise specifically provided, where open storage is permitted it shall only be located in a side and/or rear yard provided that no part thereof shall be nearer to a side or rear lot line than 1.5 metres or to a street line than 4.5 metres;

- g) A satellite dish shall be permitted only in the rear yard, provided such dishes are set back from the rear and side lot lines a minimum of 1.5 metres or the equivalent of the minimum side yard, whichever is greater. The maximum height of any such satellite dish shall be 4.5 metres measured from grade level to the highest point of the structure;

In Residential Zone only, where a satellite dish has a diameter less than 0.9 metres, the satellite dish shall be attached to the main building, and shall be no higher than the highest point of the roof.

- h) Notwithstanding the yard requirements of this By-law, the following shall be permitted in any required side yard or rear yard of residential lots:

External Ground-Mounted

- i) Central Air Conditioner and/or Heat Pump Units shall be permitted in the interior side yard with a minimum setback of 0.6 metres.
- ii) Central Air Conditioner and/or Heat Pump Units are permitted to encroach a maximum of 1.5 metres into the required rear yard, and exterior side yard, provided that the encroachment only occurs on yards having flankage on local roads.

External Wall – Mounted

- i) Central Air Conditioner Units shall be permitted in the interior side yard having a minimum setback of 0.3 metres.
 - ii) Central Air Conditioner Units are permitted to encroach a maximum of 1.5 metres into the required rear yard, and exterior side yard, provided that the encroachment only occurs on yards having flankage on local roads.
- i) Notwithstanding Paragraphs (a), (b) and (c), no encroachment permitted in an interior side yard shall be closer than 1.2 metres to a line except eaves, gutters, external central air conditioner and/or heat pump units;

3.15 OUTSIDE FLOODLIGHTING

Any outdoor floodlighting associated with the use of any lot in any Zone shall be directed inward and downward or in such a manner as to not directly illuminate any part of any adjacent lot.

3.16 ACCESSORY USES, BUILDINGS AND STRUCTURES

- a) Where this By-law provides that land may be used or a building or structure may be erected or used for a purpose, unless otherwise stated, that purpose shall include any building, structure or use accessory thereto.
- b) Unless otherwise stated in this By-law, any accessory building or structure shall be subject to the same minimum yard and setback requirements for the main building or use, provided that no accessory building or structure, other than a garage or carport, shall be erected closer to the front lot line than the main use or building on the same lot.
- c) No accessory building or structure shall be constructed on any lot prior to the time of construction of the main building to which it is accessory.

3.17 PORTIONS OF BUILDINGS BELOW GRADE

The minimum setback from the front lot line and the exterior lot line to the nearest part of a building below finished grade shall be 1.8 metres, except where the minimum yard for a Zone is less than 1.8 metres in which case the minimum setback shall be the same as such minimum yard(s). The minimum setback from the interior side lot line and the rear lot line to the nearest part of a building below finished grade shall be 0m.

3.18 YARD EXCEPTION TERRAIN UNSUITABILITY

If part of a lot is:

- a) usually covered by water or marsh; or
- b) is beyond the rim of a cliff or embankment having a slope of 30 degrees or more from the horizontal, or beyond the toe of such slope;

then any required yard shall be measured from the nearest part of any building or structure to the nearest part of such part of the lot.

3.19 PITS AND QUARRIES

- a) No person shall establish a pit or quarry except in an M4 Zone.
- b) No person shall establish a wayside pit or a wayside quarry except as has been issued a permit by the Province of Ontario and provided that such operation is only to provide borrow material exclusively for road projects undertaken within the City of Vaughan.

3.20 USE OF RESIDENTIAL LOTS:

No person shall erect more than one (1) single family detached dwelling or semi-detached dwelling on any lot in a Residential Zone, provided that:

- a) No person shall erect more than one (1) single family dwelling on any lot as shown on the following registered plans:

2132	2273	2468	2951	3270	3319
3715	3755	3765	3977	4005	4061
4134	4251	4258	4319	4626	5300
5757	5582	5590	5624	5828	6012
6022	M-681				

- b) A replacement dwelling may be erected on a lot containing an existing dwelling, provided that the existing dwelling is demolished within nine (9) months of the date of issuance of the building permit for the replacement dwelling. If it is not so demolished, the replacement dwelling shall not be used for human habitation. Not more than one (1) dwelling shall be occupied at one time.
- c) In addition to the above, subject to the provisions established in Subsection 4.1.8 Secondary Suite, one (1) Secondary Suite may be permitted accessory to a Single Family Detached Dwelling, Semi-Detached Dwelling or Street Townhouse Dwelling unit.

3.21 FRONTAGE ON PUBLIC STREET

No person shall erect any building or structure in any zone except electric power facilities unless the lot upon which such building or structure is to be erected fronts upon an improved public street. Lands fronting on the following streets are exempt from this Section:

Kleinburg - Road to Stegman's Mill on Registered Plan 11 (known as the Kleinburg Sideroad), Napier Street, John Street, Lester B. Pearson and Main Street.

Thornhill - Elizabeth Street, Jane Street, Mill Street on Registered Plan 328, and Old Yonge Street.

Maple - Church Street and Jackson Street.

Woodbridge - Rosewood Court, Church Street, Clarence Street, James Street, Mill Road, Mouncey Road, Park Drive, Wallace Street and William Street.

Pine Grove - Birch Hill Road.

3.22 CONTINUATION OF FARMING USES

Nothing herein contained shall prevent the continued use of any land, building or structure for farming purposes, as permitted in Subsection 8.2, or any addition or extension of such use, provided that any additions or extensions of such use shall comply with the requirements of Schedule "A" for an A Agricultural Zone as to coverage, yard and height provisions.

3.23 MUNICIPAL SERVICES

No land within The Corporation of the City of Vaughan shall be built upon and no building or structure shall be erected, used, or altered or expanded which will result in the creation of any new dwelling unit(s), unless water and sanitary sewer servicing capacity is available and has been allocated to service the said lands, building or structure by the Council of The Corporation of the City of Vaughan, except where such capacity is not required by the Official Plan.

3.23a. Deleted.

3.23b. Deleted.

3.24 PROHIBITED USES

- a) Notwithstanding anything else in this By-law, the following uses are prohibited:

Abattoir;

Ammonia, bleaching powder or chlorine manufacture;
 Ammunition manufacture and/or storage;
 Animal black or bone black manufacture;
 Arsenal;
 Asphalt manufacture or refining;
 Blast furnace;
 Carbon manufacture;
 Coal yards;
 Coke ovens;
 Dehydrating vegetables;
 Explosives and fireworks manufacture and/or storage;
 Extracting oil from fish; Gas manufacture; Glue manufacture;
 Grease, lard or tallow manufactured or refined from animal fat;
 Manufacturing or storing of fertilizer from dead animals or from human or animal waste;
 Mixing plant, subject to Section 2.0 "Definitions";
 Oil storage tanks;
 Open storage yards for house or automobile wrecking, used lumber or scrap iron or other materials, a junk yard;
 Petroleum and kerosene refining, distillation or derivation of by-products;
 Rag storage, sorting or baling;
 Refining coal oil;
 Rolling mill;
 Slaughtering animals;
 Smelting of tin, copper, zinc or iron ores;
 Soap boiling;
 Storing hides;
 Tallow melting;
 Tanning hides or skins;
 Tar distillation or manufacture;
 Tripe boiling;
 Any obnoxious use as defined in Section 2.0 of this By-law.

b) A use prohibited in Paragraph 3.24(a) which was legally existing at the date of enactment of this By-law shall be considered to be a legal use and may be maintained, expanded or replaced in accordance with the provisions of this By-law.

c) Aquifer Vulnerability Restricted Uses:

Notwithstanding anything else in this By-law, the following uses are prohibited on the lands on "B1" attached hereto as "Schedule 12", with the exception of those uses listed below which were lawfully existing on November 15, 2001 and may continue until the uses cease.

- i. Generation and storage of hazardous waste or liquid industrial waste
- ii. Waste disposal sites and facilities, organic soil condition sites, and snow storage from off-site sources, and disposal facilities
- iii. Underground and above-ground storage tanks that are not equipped with an approved secondary containment device
- iv. Storage of a contaminant listed in Schedule 3 (Severely Toxic Contaminants) to Regulation 347 of the Revised Regulations of Ontario, 1990.

d) Deleted.

e) Deleted.

3.25 TEMPORARY SALES OFFICE

Temporary offices for the sale of residential units may be permitted in all zones but only on the lands subject to the development or in the immediate vicinity provided it shall not be located further away from the lands to be developed than 100 metres, and subject to an agreement with the City as to location, servicing and duration, provided a temporary office shall not be permitted unless the Official Plan permits the development within which the units to be sold are located.

Notwithstanding the above, Temporary Sales Offices shall not be permitted within the ORM Oak Ridges Moraine, or the OS5 Open Space Environmental Protection Zones.

In addition to the above, Temporary Sales Offices shall not be permitted in any freestanding or multi-unit building or structure, which is intended for the purpose of selling or the taking of reservations for the purchase of residential units in a residential apartment condominium building, unless the Zoning for the development, within which the units to be sold are located, is in full force and effect.

3.26 MEZZANINES

Mezzanines shall be permitted in single use and multi-unit industrial and commercial buildings in accordance with the Ontario Building Code.

3.27 INCREASED SIDE YARDS

- a) If a by-law requires an increased minimum side yard by reason of the height of the building, the presence of a door assembly, or for any other reason, the increase is required only for the portion of the yard abutting the part of the building with increased height or door assembly.
- b) Notwithstanding the provisions of all "T"-Schedules, this provision shall apply where an increased side yard is required.

3.28 Deleted.

3.29 SEPARATION MEASUREMENT BETWEEN USES

If a by-law requires a distance separation between uses, that distance shall be measured as the shortest distance from property line to property line between the uses.

3.30 GROUP HOMES

1. CORRECTIONAL OR CRISES CARE GROUP HOME

Where in this By-law a CORRECTIONAL OR CRISES CARE GROUP HOME is permitted the following provisions shall apply:

- i) The minimum distance between a CORRECTIONAL OR CRISES CARE GROUP HOME and any other CORRECTIONAL OR CRISES CARE GROUP HOME or INSTITUTIONAL CARE FACILITY shall be 1000m providing that if the group homes are located in an "A" Agricultural zone the minimum shall be 2000m all measured in a straight line from property line to property line;

The minimum distance between a CORRECTIONAL OR CRISES CARE GROUP HOME and any Residential Zone or elementary or secondary school shall be 300m, measured in a straight line from property line to property line;

- ii) The minimum gross floor area of a CORRECTIONAL OR CRISES CARE GROUP HOME shall be 23m²/resident;
- iii) A CORRECTIONAL OR CRISES CARE GROUP HOME shall only be permitted in a free standing, single use building;
- iv) A CORRECTIONAL OR CRISES CARE GROUP HOME shall only be permitted on a lot fronting onto an arterial road as identified on Schedule "C";
- v) The minimum required parking spaces for a CORRECTIONAL OR CRISES CARE GROUP HOME shall be 1 (one) space per staff member plus 1 (one) space for every 2 (two) residents.

2. Any CORRECTIONAL OR CRISES CARE GROUP HOME legally existing prior to the enactment of this By-law shall be deemed to conform to the provisions of the By-law provided that any changes or alternations to such Group Home following the date of enactment of this By-law shall only occur in accordance with the provisions of this By-law.

4.0 RESIDENTIAL ZONES

The following provisions shall apply to Residential Zones only.

4.1 GENERAL PROVISIONS

Notwithstanding the specific requirements for different Residential Zones, the following provisions apply to all Residential Zones.

4.1.1 Accessory Buildings and Structures

- a) The percentage of the lot area covered by all accessory buildings and structures other than those attached to the main building shall not exceed ten percent (10%) or 67 square metres, whichever is the lesser;
- b) The maximum height of any accessory building or structure measured from the average finished ground level to the highest point of the said building or structure shall be 4.5 metres. The nearest part of the roof shall not be more than three (3) metres above finished grade;

- c) Any accessory building or structure shall be located in the rear yard and subject to the required setbacks of the main dwelling unit on the lot, provided that a garage or carport may be erected in a side yard or front yard, in compliance with the provisions of Schedules "A", "A1", and "A3";
- d) No accessory building or structure shall be used for human habitation;
- e) Notwithstanding the provisions of Paragraphs (a), (b), (c), and (d) above, the following provisions apply to a detached building used as a garden or storage shed only, and which is accessory to the residential use:

<u>Lot Frontage</u>	<u>Maximum Floor Area of a Garden or Storage Shed</u>
Less than 9.0m	6 sq.m
9.0 - 17.99 m	8 sq.m
18 m and greater	10 sq.m

- f) Where the maximum floor area of a garden or storage shed do not exceed the maximum provided in Paragraph (e) above, the following additional standards shall apply:
 - i) the garden or storage shed shall be located in the rear yard;
 - ii) the minimum rear and interior side yard shall be 0.6 metres;
 - iii) the minimum exterior side yard required shall be equal to that required for the main use on the same lot;
 - iv) the maximum height of the garden or storage shed shall not exceed 2.5 metres from finished grade to the highest point of the structure; and,
 - v) notwithstanding (ii) and (iii) above, eaves, gutters and other similar projections appurtenant to the garden or storage shed shall not encroach more than 0.3 metres into the required yard.
- g) Where the maximum floor area of a garden or storage shed exceeds the maximum stated in Paragraph (e) above, the structure shall be deemed to be an accessory structure and subject to the provisions in Paragraph (a), (b), (c), and (d).
- h) In computing lot coverage, a garden or storage shed shall not be included provided that it is:
 - i) constructed in accordance with the maximum floor area requirements set out in Subsection 4.1.1 (e); and,
 - ii) erected in the rear yard; and,
 - iii) used only as a garden or storage shed.
- i) A private swimming pool shall be constructed only in the rear yard and notwithstanding Subsection 3.16, not nearer to any rear or interior side lot line than 1.5 metres or to any exterior side lot line than the required setback of the main dwelling unit on the lot, notwithstanding any permitted exterior side yard reductions;
- j) Notwithstanding the provisions of Paragraph (b) above, the maximum height of any retaining wall constructed on a property line between two (2) residential lots shall be one (1) metre. Height shall be measured from the finished ground level to the highest point of the wall. A retaining wall which exceeds one (1) metre in height must be set back from the nearest property line a distance equal to its height. If the height of the wall on one side is different than the height on the other side, for the purposes of this paragraph the height of the wall shall be the greater of the two; and,
- k) Any architectural or design element, used in the hard landscaping of any yard, which is greater than 1.8 m in height shall be set back from the property line a distance equal to the height of said architectural or design element. Such elements shall not be considered to be structures for the purposes of calculating any minimum yard requirements.

4.1.2 Minimum Soft Landscaped Area

- a) In an R1V, R1, R2, R3, R4, R5, RUV1, RUV1(WS), RV2, RV2(WS), RV3, RV3(WS), RV4, RV4(WS), RVM1(A), RVM1(B), RVM1(A,B), RVM1(WS-A), RVM1(WS-B), RVM1(WS-A,B) RVM2 Zone, RD1, RD2, RD3, RD4, RD5, RS1 and RT1 Zone, a minimum of sixty percent (60%) of the required Minimum Landscaped Front or Exterior Yard as defined in Section 4.1.4 f) shall be composed

of soft landscaping.

- b) In an R1V, R1, R2, R3, R4 and R5 Zone, RD1, RD2, RD3, RD4, RD5, RS1 and RT1 Zone, where the area of a rear yard of a lot is greater than 135 sq. m., a minimum of sixty percent (60%) of that portion of the rear yard in excess of 135 sq. m shall be composed of soft landscaping.

4.1.3 Rooms Below Grade

No cellar or part of a cellar of any building shall be used as a dwelling unit. Notwithstanding the above, one (1) Secondary Suite may be permitted in a cellar or part of a cellar subject to the provisions established in Subsection 4.1.8 Secondary Suite.

4.1.4 Parking and Access Requirements

Notwithstanding the provisions set out in Subsection 3.8 of this By-law, the following further provisions shall apply:

- a) **Parking Requirements for Single Family Detached, Semi-Detached, Zero Lot Line Detached and Street Townhouse Dwellings:**
 - i) The required parking shall be provided either by an attached or detached garage or carport, or by an uncovered space(s) located in any yard of the lot;
 - ii) Notwithstanding Paragraph (i), no parking shall be permitted in the front yard except on a properly constructed and surfaced driveway used to gain direct access to a garage or carport, or rear or side yard parking space;
 - iii) For the purpose of calculating required parking spaces, the portion of a driveway lying between a front or a side lot line and the nearest edge of a public sidewalk shall be included and where there is no public sidewalk, that portion of the driveway lying between a front or side lot line and the nearest street curb shall be included.
- b) **Parking Areas for Multiple Family Dwellings:**
 - i) A strip of land not less than three (3) metres in width around the periphery of an outdoor parking area and within the lot on which the said parking area is situated shall be used for no other purpose than landscaping, but this shall not prevent the provision of access driveways across the said strip;
 - ii) An outdoor parking area shall be screened from the street and any adjacent premises. Screening shall consist of either a landscaped earthen berm, or an evergreen hedgerow, and shall have a minimum height of 1.2 metres. This shall not prevent the provision of access driveways through the said screening;
 - iii) Outdoor parking areas, aisles and driveways shall be surfaced with hot-mix asphalt or concrete and shall be provided with adequate drainage.
- c) **Parking or Storing of Trailers, Boats and Mobile Homes:**

Not more than one (1) boat with or without a boat trailer or one (1) trailer or mobile home per dwelling unit may be parked or stored on a lot subject to the following regulation:

 - i) The overall length of the trailer or mobile home shall not exceed six (6) metres;
 - ii) No trailer or mobile home of any description shall be used for human habitation;
 - iii) No boat, trailer or mobile home shall be stored or parked except in a rear or side yard or within a garage or carport;
 - iv) Where a boat, trailer or mobile home is stored or parked in the rear or side yard of a lot, it shall comply with the minimum yard requirements for accessory buildings and structures contained in Subsection 3.16 of this By-law;
 - v) In the case of a multiple family dwelling, no boat, trailer or mobile home shall be stored or parked except within a building or within an outdoor parking area.
- d) **Parking of Vehicles:**

- i) No commercial vehicle shall be parked or stored on a residential lot, unless that lot is being actively prepared for or undergoing construction for which the equipment is intended, or unless said vehicle is parked in a wholly enclosed building;
- ii) No commercial vehicle shall be parked on any public street or portion of a street within any Residential Zone for more than a three (3) hour period;
- iii) For the purposes of Paragraphs (i) and (ii), commercial vehicles shall include all commercial vehicles as defined in the Highway Traffic Act and the following types of vehicles:
 - any vehicle with a gross vehicle weight rating that exceeds 8,600 lbs.
 - tow trucks
 - catering or canteen trucks
 - mobile construction equipment
 - road building equipment
 - farm tractors
 - school buses
 - cube vans
 - any vehicle which has an exterior fixture or fixtures attached for the purposes of carrying commercial equipment, commercial materials or supplies, or any vehicle carrying equipment on its exterior which is used for commercial purposes.

e) Dimensions for Garages and Carports:

No garage or carport shall be constructed with dimensions less than 3.0 metres by 6.0 metres measured from the interior walls.

Notwithstanding the above, the width of the garage may be reduced on one side by 0.3 metres into the rear 1.0 metre of the garage, opposite the main front entrance to the garage.

f) Dimensions of Driveways:

- i) The maximum width of a driveway at the street curb and a curb cut shall be six (6) metres, provided circular driveways having two points of access shall have a maximum driveway width and curb cut width of nine (9) metres. For lots zoned RR Rural Residential Zone and A Agricultural Zone, circular driveways having two points of access shall have a maximum combined curb cut and driveway width of 15 metres measured at the street curb.
- ii) Where there is no street curb, the maximum width of the driveway shall be measured at a point 4.25 metres from the street line onto the private side of the lot;
- iii) The portion of the driveway between the street line and the street curb shall not exceed six (6) metres in width;
- iv) Not more than one (1) driveway per lot shall be permitted, and a circular driveway shall not access more than one street;
- v) Driveways located between a lot line abutting a street and a garage or dwelling wall in either front or exterior side yards shall be constructed in accordance with the following requirements:

<u>Lot Frontage</u>	<u>Maximum Width of Driveway</u>
6.0 - 6.99 m ⁽¹⁾	3.5 m
7.0 - 8.99 m ⁽¹⁾	3.75 m
9.0 - 11.99 m ⁽¹⁾	6.0 m
12.0 m and greater ⁽²⁾	9.0 m

⁽¹⁾ The Lot Frontage for Lots between 6.0 - 11.99 m shall be comprised of a Minimum of 33% Landscaped Front or Exterior side yard and a minimum sixty percent (60%) of the Minimum Landscaped Front or Exterior side yard shall be soft landscaping in accordance with Paragraph 4.1.2; and,

⁽²⁾ The Lot Frontage for Lots 12.0 m and greater shall be comprised of a

Minimum of 50% Landscaped Front or Exterior side yard and a minimum sixty percent (60%) of the Minimum Landscaped Front or Exterior side yard shall be soft landscaping in accordance with Paragraph 4.1.2.

- g) i) All driveways shall have a positive slope away from all parts of the building or structure to the street for all single family detached dwellings, semi-detached dwellings townhouse dwelling, and street townhouse dwellings.
- iii) That all reverse slope driveways legally existing as of June 8, 2010 shall be permitted.

h) On-Lot Parking:

Notwithstanding the provisions of Section 2.0 respecting the Definition of Landscaping or Landscaped Area and Hard Landscaping, the following shall apply:

- i) A Hard Landscaping area shall mean an area of land surfaced by materials in a manner that distinguishes it from a driveway located on the lot, including, but not limited to materials, such as, unit pavers, patio stones, porous bricks, pervious concrete, flagstone, turfstone, porous asphalt, super pervious paver, and decorative stonework or other architectural elements designed to enhance the visual amenity of a property. The Hard Landscaping area on a lot may be used for the parking of a motor vehicle and/or a pedestrian walkway and shall be surfaced as set out in this paragraph;
- ii) A parking space located only in the front or exterior side yard on a hard-landscaped area abutting a driveway shall not be used in the calculation of required parking for the use on the lot, and shall only apply to lots with a frontage of 6.0 metres or greater which are developed with a Single Family Detached Dwelling, Zero Lot Line Detached Dwelling, Semi-detached Dwelling, or Street Townhouse Dwelling; and,
- iii) For further clarity, Sections 4.1.4 c), d), e), f), and g) shall apply.

4.1.5 Home Occupation

No dwelling unit other than a single family detached, semi-detached or street townhouse dwelling shall be used for a home occupation and then only in accordance with a site plan approved by Council and the following provisions:

- a) Such use shall be limited to the office of a regulated health professional (notwithstanding the definition of a regulated health professional, a body-rub parlour is not permitted as an accessory use to a home occupation);
- b) Not more than three (3) persons shall be engaged in the use and at least one of them (the professional) shall be a resident in the said dwelling;
- c) The office of a physician, dentist or regulated health professional shall be used for consultation and emergency treatment only and not as a clinic or hospital;
- d) Such use shall not occupy more than twenty-five percent (25%) of the gross floor area of the building;
- e) Only one (1) home occupation use is permitted in a dwelling unit;
- f) Parking shall be provided in accordance with the provisions of Subsection 3.8(a) and the provisions of Subsection 4.1.4(a)(ii) shall apply.
- g) A Secondary Suite shall not be permitted in the same Single Family Detached Dwelling, Semi-Detached Dwelling or Street Townhouse Dwelling as a home occupation.

4.1.6 Minimum Amenity Area

- a) In RM2, RA1, RA2 and RA3 Zones, an amenity area for each dwelling unit shall be provided in accordance with the following provision:

Bachelor Unit	15 sq.m. minimum
One Bedroom Unit	20 sq.m. minimum
Two Bedroom Unit	55 sq.m. minimum
Three Bedroom Unit	90 sq.m. minimum
Four Bedroom Unit or larger	110 sq.m. minimum

- b) The minimum amenity area may include patios, landscaped areas on the site, balconies, roof terraces, swimming pools, communal lounges and other areas suitable for recreational purposes;
- c) If a building contains more than one (1) unit, the minimum amenity area shall be the total of the areas required in Paragraph (a).

4.1.7 Uses Permitted

In addition to residential uses, the following uses are permitted in all Residential Zones, subject to the Zoning Standards contained in Schedule "A".

a) Commercial

Home Occupation, subject to Subsection 4.1.5
 Private Home Day Care
 Private Home Tutoring

b) Institutional

Church
 Community Centre
 Public School including a Day Nursery operating within the school
 Private School
 Public Library

c) Recreational

As defined in Section 2.0.

d) Model Home

As defined in Section 2.0 provided it shall not be occupied without a certificate of occupancy pursuant to subdivision agreement. Said model home shall only be erected on the lands for which it is a model.

4.1.8 Secondary Suite

A Secondary Suite shall be permitted within a Single Family Detached Dwelling, Semi-Detached Dwelling or Street Townhouse Dwelling, subject to the following provisions:

- i. The addition of a Secondary Suite in a Single Family Detached Dwelling, Semi-Detached Dwelling or Street Townhouse Dwelling unit shall not change the use of the lot.
- ii. A maximum of one (1) Secondary Suite shall be permitted on a residential lot.
- iii. A Secondary Suite shall only be permitted within a Single Family Detached Dwelling, Semi-Detached Dwelling or Street Townhouse Dwelling located on a lot with a minimum lot frontage of 9m.
- iv. A Secondary Suite shall have a minimum floor area of 35m².
- v. A Secondary Suite shall not exceed forty-five percent (45%) of the total gross floor area of the Single Family Detached Dwelling, Semi-Detached Dwelling or Street Townhouse Dwelling within which it is located.
- vi. An entrance to a Secondary Suite shall:
 - A. Be separate from the main entrance to the Single Family Detached Dwelling, Semi-Detached Dwelling or Street Townhouse Dwelling, either as a separate exterior entrance located on the side or rear wall of a dwelling or from a common indoor vestibule;
 - B. Be accessible from the street by an unobstructed hard landscaped surface walkway measuring a minimum of 1.2m in width, or a driveway;
 - C. Not be located closer to the front lot line than the main entrance of the residential dwelling unit on the abutting lot; and,
 - D. Be setback a minimum of 1.2m from the interior side lot line, except where the minimum interior side yard setback requirement to an entrance is greater.

- vii. A new entrance to a Secondary Suite shall not be permitted on the same wall as the main entrance to the Single Family Detached Dwelling, Semi-Detached Dwelling or Street Townhouse Dwelling.
- viii. A minimum of 3 parking spaces, as defined in Sub-section 2.0 DEFINITIONS or as described in Sub-section 4.15.5 PARKING SPACES, shall be provided on a lot where a Secondary Suite is located.
- ix. A Secondary Suite shall not be permitted in the same Single Family Detached Dwelling, Semi-Detached Dwelling or Street Townhouse Dwelling as a Home Occupation, Private Home Tutor, Private Home Daycare, Bed and Breakfast Establishment, or Correctional or Crisis Care Group Home.
- x. A garage attached to the Single Family Detached dwelling, Semi-Detached Dwelling or Street Townhouse Dwelling shall not be converted into a Secondary Suite.
- xi. Notwithstanding the above, a Secondary Suite shall not be permitted:
 - A. On the lands located within the Woodbridge Special Policy Area, as shown on Schedule "C2" attached hereto as Schedule "1".
 - B. Within a Floodplain.

4.1.9 Residential Zone Requirements

No person shall within a Residential Zone use any land or erect, alter or use any building or structure except for a purpose set forth in the Section referring to the Zone and in compliance with its provisions contained in Subsection 4.1 (General Provisions – Residential Zones), in Section 3.0 (General Provisions – All Zones), and in Schedule "A".

4.2 RR RURAL RESIDENTIAL ZONE

Uses Permitted

Single Family Detached Dwelling

4.3 R1 RESIDENTIAL ZONE

Uses Permitted

Single Family Detached Dwelling

4.4 R2 RESIDENTIAL ZONE

Uses Permitted

Single Family Detached Dwelling

4.5 R3 RESIDENTIAL ZONE

Uses Permitted

Single Family Detached Dwelling

4.6 R4 RESIDENTIAL ZONE

Uses Permitted

Single Family Detached Dwelling
Semi-Detached Dwelling

4.7 R5 RESIDENTIAL ZONE

Uses Permitted

Single Family Detached Dwelling
Semi-Detached Dwelling

4.8 RM1 MULTIPLE RESIDENTIAL ZONE

Uses Permitted

Street Townhouse Dwelling

4.9 RM2 MULTIPLE RESIDENTIAL ZONE

Uses Permitted

Apartment Dwelling
Multiple Family Dwelling
Block Townhouse Dwelling
Day Nursery

4.10 RA1 APARTMENT RESIDENTIAL ZONE

Uses Permitted

Apartment Dwelling
Day Nursery

4.11 RA2 APARTMENT RESIDENTIAL ZONE

Uses Permitted

Apartment Dwelling
Day Nursery

4.12 RA3 APARTMENT RESIDENTIAL ZONE

Uses Permitted

Apartment Dwelling
Day Nursery

4.13 R1V OLD VILLAGE RESIDENTIAL ZONE

Uses Permitted

Single Family Detached Dwelling

4.14 RH RESIDENTIAL HOLDING ZONE

Lands zoned Residential Holding shall be used only for the purposes of raising field crops provided that no structure shall be erected thereon without amendment to this By-law.

4.14 Uses Permitted RA5 High Density Residential-Town Centre

- vii) Apartment Dwellings
- viii) Bank or Financial Institution (1)
- ix) Retail Store (1)
- x) Business or Professional Office (1)
- xi) Personal Service Shop (1)
- xii) Video Store (1)

Note (1) Uses identified shall be located at grade, and shall be part of a mixed-use commercial/residential building. In addition, the gross floor area (GFA) devoted to these uses shall not exceed 30% of the ground floor area.

4.15 Special Provisions For the RUV1, RUV1(WS), RV2, RV2(WS), RV3, RV3(WS), RV4, RV4(WS), RVM1 (A), RVM1(B), RVM1 (A,B), RVM1(WS-A), RVM1(WS-B), RVM1(WS-A,B) and RVM2 Zones

The following provisions shall apply to all RUV1, RUV1(WS), RV2, RV2(WS), RV3, RV3(WS), RV4, RV4(WS), RVM1 (A), RVM1 (B), RVM1(A,B), RVM1(WS-A), RVM1(WS-B), RVM1(WS-A,B) and RVM2 Zones:

4.15.1 Application of Section 1.0, Interpretation and Administration, Section 2.0, Definitions, Section 3.0, General Provisions and, Sections 4.0, Residential Zones - General Provisions)

Section 1.0, Interpretation and Administration, Section 2.0, Definitions, Section 3.0, General Provisions and, Sections 4.0, Residential Zones - General Provisions), shall apply to the RUV1, RUV1(WS), RV2, RV2(WS), RV3, RV3(WS), RV4, RV4(WS), RVM1 (A), RVM1 (B), RVM1(A,B), RVM1(WS-A), RVM1(WS-B), RVM1(WS-A,B) and

RVM2 Zones unless otherwise provided for in this section.

4.15.2 Encroachment of Architectural Features and Balconies

- i) Notwithstanding Section 3.0, Paragraph 3.14, respecting Permitted Yard Encroachments and Restrictions, and, Section 4.0, Paragraph 4.1.1 a), respecting accessory buildings and structures, architectural features such as sills, belt courses, cornices, eaves or gutters, chimney breasts, pilasters, roof overhangs, or similar window projections without footings such as bay windows, and balconies may encroach:
 - a) into the required front yard a distance of no more than 1.8 metres.
 - b) into the required rear yard a distance of no more than 1.8 metres;
 - c) into the required exterior side yard a distance no more than 1.8 metres; and,
 - d) into the required interior side yard 0.0 metres, except for eaves and gutters which may project a maximum of 0.5 metres into the required interior side yard.

4.15.3 Encroachment of Covered, Open and Unenclosed Porches and Underground Cold Cellars and Reduced Yard Requirements for Bay Windows or Similar Window Projections on Footings

Covered and unenclosed porches, including the stairs that are used to provide access to the porch from the ground, may encroach:

- a) into the required exterior side yard a distance of 1.8 metres;
- b) into the required exterior side yard a distance of 2.4 metres, where the minimum required exterior side yard is 3.0 metres or greater;
- c) into the required rear yard a distance of 2.4 metres;
- d) into the required front yard a maximum distance of 2.4 metres; and,
- e) into the required interior side yard 0.0 metres except for eaves and gutters which may project a maximum of 0.5 metres into the required interior side yard setback.
- f) where a covered and unenclosed porch which is located under an enclosed space or room, the enclosed space or room cannot encroach into any required yard;
- g) an underground cold cellar may also encroach into any required yard, provided the underground cold cellar is located entirely underneath a covered and unenclosed porch.
- h) the required front, rear or exterior side yard setback may be reduced by a maximum of 1.8 metres for a one or two storey bay window or similar window projections constructed on footings.

For the purposes of this paragraph:

- i) "Porch, Covered and Unenclosed" means a platform with at least two open sides, which is covered by either a roof, balcony or enclosed space or room, with or without a foundation.
- ii) "Cold Cellar" means a room or area located entirely underneath a covered and unenclosed porch, of which the height of the area or room may project a maximum of 1.0 metre above finished grade.

4.15.4 Attached and Detached Garages Located In the Rear Yard

a) Attached Garages Located in the Rear Yard

A garage attached to a single detached or semi-detached dwelling which is accessed from a driveway which crosses the front lot line or a driveway which crosses the exterior lot line is permitted in the required rear yard provided that:

- i) the attached garage shall be set back a minimum of 5.8 metres from any street from which the access to the garage is provided;
- ii) the attached garage is set back from the rear lot line a minimum of 6.0 metres;
- iii) the minimum interior side yard setback to the attached garage shall be equal to the minimum interior side yard setback as shown on Schedule A1;
- iv) where an attached private garage is attached to another attached or detached private garage on an abutting lot, no minimum interior side yard setback shall be required from the common lot line.
- v) an attached garage shall not be considered a structure or building for determining the required rear yard setback as defined for the dwelling unit.

b) Detached Garage Located in the Rear Yard of a Lot

Notwithstanding paragraph 4.1.1 a) and f), Accessory Buildings and Structures, a

detached garage shall be permitted in the defined rear yard of a lot in accordance with the following:

- i) if the detached garage is located in the rear yard and accessed from a lane or accessed from a driveway which crosses the exterior lot line;
 - i) the minimum distance between a detached garage located in the rear yard and the nearest wall of the dwelling shall be 6.0 metres;
 - ii) the detached garage shall be set back a minimum of 0.6 metres from the rear lot line;
 - ii) if the detached garage is located in the rear yard and accessed from a driveway which crosses the front lot line:
 - i) the maximum width of the detached garage shall not exceed one half the lot frontage and in no case shall exceed 8 metres;
 - ii) the maximum depth of the garage shall be 7.5 metres;
 - iii) the minimum distance between a detached garage located in the rear yard and the nearest wall of the dwelling shall be 2.0 metres;
- c) In addition to subparagraphs (bi) or (bii) above, a detached garage located in the rear yard and accessed either from a lane or a driveway which crosses the front or exterior lot line shall comply with the following:
- i) the detached garage shall be set back a minimum of 5.8 metres from any front or exterior lot line from which the access to the detached garage is provided;
 - ii) the detached garage shall be set back a minimum of 0.6 metres from the side lot line;
 - iii) the detached garage shall be set back a minimum of 0.6 metres from the rear lot line;
 - iv) if the walls of detached garages are connected along a common interior lot line then the interior side yard will be zero metres and if the walls of detached garages are connected along a common rear lot line then the rear yard will be zero metres;
 - v) no yard encroachments are permitted except for eaves and gutters which may project a maximum of 0.5 metres into the required yard;
 - vi) the maximum height of a detached garage shall be 6.5 metres measured from the average finished grade level to the highest point of the said building or structure and the nearest part of the roof shall not be more than three (3) metres above finished grade;
 - vii) a detached garage located in the rear yard shall be set back 7.5 metres from an OS1 Zone;
 - viii) a detached garage located in the rear yard shall not be considered a structure or building for determining the required rear yard setback as defined for the dwelling unit.

4.15.5 Parking Space

Notwithstanding Section 2, Subsection 93, respecting the definition of a parking space, a parking space located on a driveway on a lot not accessed by a lane, means, a rectangular area measuring at least 2.7 metres by 5.8 metres, exclusive of any aisles or ingress or egress lanes, used for the temporary parking of motor vehicles, and shall include a private garage or carport and private driveway leading thereto.

4.15.6 Residential Urban Village Zone Requirements

No person shall within any Residential Urban Village Zone (RUV, RV, or RVM Zone) use any land or erect, alter or use any building or structure except for the purposes set forth in the Section referring to that Zone and in compliance with its provisions contained in Section 1.0, Interpretation and Administration, Section 2.0, Definitions, Section 3.0 (General Provisions - All Zones), Subsections 4.1 (General Provisions - Residential Zones), Section 4.15 (Special Provisions For the RUV1, RUV1(WS), RV2, RV2(WS), RV3, RV3(WS), RV4, RV4(WS), RVM1 (A), RVM1 (B), RVM1(A,B), RVM1(WS-A), RVM1(WS-B), RVM1(WS-A,B) and RVM2 Zones, and in Schedule "A1", unless otherwise specified in this by-law.

4.15.7 Application of Sections 4.1.9 and 4.2 to 4.13 Inclusive

In an RUV1, RUV1(WS), RV2, RV2(WS), RV3, RV3(WS), RV4, RV4(WS), RVM1 (A), RVM1 (B), RVM1(A,B), RVM1(WS-A), RVM1(WS-B), RVM1(WS-A,B) and RVM2 Zone, Sub-Paragraph 4.1.8 and Sub-paragraphs 4.2 to 4.13 inclusive, do not apply.

4.16 RUV1 / RUV1(WS) - Residential Urban Village Zone One

Uses Permitted

Single Family Detached Dwelling

4.17 RV2 / RV2(WS) - Residential Urban Village Zone Two

Uses Permitted

Single Family Detached Dwelling

4.18 RV3 / RV3(WS) - Residential Urban Village Zone Three

Uses Permitted

Single Family Detached Dwelling

4.19 RV4 / RV4(WS) - Residential Urban Village Zone Four

Uses Permitted

Single Family Detached Dwelling

Semi-Detached Dwelling

4.20 RVM1 (A,B,WS-A, WS-B) - Residential Urban Village Multiple Zone One

Lands in the RVM1 classification may be zoned either RVM1(A), RVM1(B), RVM1 (A,B), RVM1(WS-A), RVM1(WS-B), or RVM1(WS-A,B).

Uses Permitted

RVM1(A) Street Townhouse Dwelling

RVM1(B) Single Detached Dwelling and Semi-Detached Dwelling

RVM1(A,B) Street Townhouse Dwelling, Single Detached Dwelling and a Semi-Detached Dwelling, shall be permitted uses in accordance with the standards provided for each residential unit type on Schedule A1.

RVM1(WS-A) Street Townhouse Dwelling on a Wide and Shallow Lot

RVM1(WS-B) Single Detached Dwelling and Semi-Detached Dwelling on a Wide and Shallow Lot, shall be permitted uses in accordance with the standards provided for each residential unit type on Schedule A1.

RVM1(WS-A,B) Street Townhouse Dwelling, Single Detached Dwelling and Semi-Detached Dwelling on a Wide and Shallow Lot, shall be permitted uses in accordance with the standards provided for each residential unit type on Schedule A1.

4.21 RVM2 - Residential Urban Village Multiple Family Zone Two

Uses Permitted

Apartment Dwelling

Multiple Dwelling

Block Townhouse Dwelling

4.22 Special Provisions for the RD1, RD2, RD3, RD4, RS1, and RT1 Zones

The following provisions shall apply to all RD1, RD2, RD3, RD4, RS1, and RT1 Zones:

4.22.1. Application of Section 1.0 - Interpretation and Administration, Section 2.0 - Definitions, Section 3.0 - General Provisions, and Section 4.0 - Residential Zones (General Provisions)

Section 1.0 - Interpretation and Administration, Section 2.0 - Definitions, Section 3.0 - General Provisions, and Section 4.0 - Residential Zones (General Provisions) shall apply to the RD1, RD2, RD3, RD4, RS1, and RT1 Zones unless otherwise provided for in this section.

4.22.2 Encroachment of an Unenclosed Porch (Covered or Uncovered), Cold Cellars, and Architectural Features and Balconies

In addition to the requirements of Section 3.14, Permitted Yard Encroachments and Restrictions, encroachments (in addition to eaves and gutters) are permitted into the

minimum required front yard and exterior yard, and into the minimum required interior side yard for a lot abutting a greenway, walkway, buffer block or stormwater management pond as follows:

- i) an unenclosed porch (covered or uncovered) to a maximum of 2.5 metres, and eaves, gutters and steps may encroach an additional 0.5 metres;
- ii) a 1.5 metre no encroachment zone shall be maintained inside the property line within the front yard and exterior yard, and within the interior side yard abutting a greenway, walkway, buffer block or stormwater management pond, and at a site triangle.
- iii) the maximum finished floor elevation of an unenclosed porch (covered or uncovered, with or without a cold cellar) located in the front yard or exterior side yard, or in the interior side yard abutting a greenway, walkway, buffer block or stormwater management pond, shall not exceed 1.2 metres above finished grade.

4.22.3 Residential Zone Requirements for the RD1, RD2, RD3, RD4, RD5, RS1 and RT1 Zones

No person shall within and Residential RD1, RD2, RD3, RD4, RD5, RS1 or RT1 Zone use any land or erect, alter or any building or structure except for the purposes set forth in the Section referring to that Zone and in compliance with its provisions contained in Section 1.0, Interpretation and Administration, Section 2.0, Definitions, Section 3.0, General Provisions – All Zones, Subsection 4.1, General Provisions – Residential Zones, Section 4.22, Special Provisions for the for the RD1, RD2, RD3, RD4, RD5, RS1 and RT1 Zones, and in Schedule “A3”, unless otherwise specified in this by-law.

RD1 RESIDENTIAL DETACHED ZONE ONE

Uses Permitted

Single Detached Dwelling

4.23 RD2 RESIDENTIAL DETACHED ZONE TWO

Uses Permitted

Single Detached Dwelling

4.24 RD3 RESIDENTIAL DETACHED ZONE THREE

Uses Permitted

Single Detached Dwelling

4.25 RD4 RESIDENTIAL DETACHED ZONE FOUR

Uses Permitted

Single Detached Dwelling

4.26 RD5 RESIDENTIAL DETACHED ZONE FIVE

Uses Permitted

Single Detached Dwelling

4.27 RS1 RESIDENTIAL SEMI-DETACHED ZONE ONE

Uses Permitted

Semi-Detached Dwelling

4.28 RT1 RESIDENTIAL TOWNHOUSE ZONE

Uses Permitted

Street Townhouse Dwelling

5.0 COMMERCIAL ZONES

5.1 GENERAL PROVISIONS

The following provisions shall apply to all Commercial Zones.

5.1.1 Landscaping Area

- a) Where a Commercial Zone abuts the boundary of lands zoned Open Space or Residential, a strip of land not less than 2.4 metres in width and inside the Commercial Zone and abutting its boundary shall be used for no purpose other than landscaping. Such landscaped area shall not be used in computing the minimum landscaping requirements as set out in Subsection 3.13 of this By-law;
- b) A strip of land not less than six (6) metres in width shall be provided along a lot line which abuts a street line, and shall be used for no other purpose than landscaping. This shall not prevent the provision of access driveways across the said strip.
- c) i) Notwithstanding the requirements of Section 5.1.1(b) and Section 3.13 respecting the minimum widths of landscaped strips, areas of land used for no purpose other than landscaping and driveway access shall be located adjacent to street lines in the C9 Corporate Centre Zone and the C10 Corporate District Zone as follows:
 - street lines adjacent to Weston Road, Jane Street or a Collector Road having a planned width of 26m or greater - 6m in width
 - street lines adjacent to Highways No. 400 and 407 - 9m in width
 - all other street lines - 3m in width

Provided that where minimum yard requirements permit buildings to be located closer to street lines than the minimum widths noted above, the minimum width of the landscaped areas shall be reduced accordingly.

- ii) The provisions of Subsection 3.13 respecting minimum percentage of landscaped lot area shall not apply to lands zoned C9 Corporate Centre Zone.
- iii) Landscaping required by this sub-paragraph shall be composed of soft landscaping or hard landscaping or a combination thereof.
- d) (i) Notwithstanding the requirements of Subsection 5.1.1 (b) and Subsection 3.13 respecting the minimum width of a landscaped strip along a lot line abutting a street line, in the CMU1, CMU2, and RA5 Zones within the Thornhill Town Centre, the minimum width of a landscape strip abutting the street line shall be equal in width to the yard for that particular Zone.
- (ii) Notwithstanding the foregoing (i), a minimum 3.5 m landscape strip shall be provided along the northern perimeter of the subject lands as shown on Schedule "E-1351".
- (iii) The provisions of Subsection 3.13 respecting the minimum percentage of landscaped lot area shall not apply to lands zoned CMU1, CMU2, and RA5 Zone.
- e) Notwithstanding any other provision of this By-law, landscaping within the C11 Mainstreet Commercial Zone shall be provided as follows:
 - i) A strip of land shall be provided with a minimum width of not less than two (2) metres abutting a street, which shall be used for no other purpose than landscaping. This shall not prevent the provision of access driveways across the said strip.
 - ii) Where lands zoned C11 Mainstreet Commercial Zone abut the boundary of lands zoned Open Space or Residential, a strip of land not less than 2.4 metres in width and inside the C11 Mainstreet Commercial Zone and abutting its boundary shall be used for no other purpose than landscaping.
 - iii) Where lands zoned C11 Mainstreet Commercial Zone abut the boundary of lands zoned other than Open Space or Residential, a strip of land inside the Mainstreet Commercial Zone not less than 1.8 metres in width abutting its boundary shall be used for no other purpose than landscaping.
 - iv) Notwithstanding the provisions of 5.1.1(d)(iii) the required landscape strip shall not be required on the portion of the lands where a shared driveway or other shared access is located between the two properties. The maximum length of the area not required landscaping due to a shared

driveway or other access shall not exceed 50% of the length of the shared property line of the two lots.

- f) i) Notwithstanding the requirements of Subsection 5.1.1 a) and b) and Subsection 3.13 respecting the minimum width of a landscaped strip along a lot line abutting a street line, in the CMU3 Zone within the Carrville District Centre, the minimum width of a landscape strip shall be the area between a street line and a building.
- ii) Outdoor Patios shall be permitted within the required landscape strip.
- iv) The provisions of Subsection 3.13 respecting the minimum percentage of landscaped lot area shall not apply to lands zoned CMU3 Zone.

5.1.2 Open Storage

When open storage is permitted in a Commercial Zone, the following provisions shall apply:

- a) The open storage shall be accessory to the permitted commercial use carried on in an enclosed building on the same lot;
- b) Open storage shall not be permitted on any required parking area;
- c) If a lot upon which there is to be open storage abuts the boundary of a Residential or Open Space Zone, screening shall be provided along such boundary and within the Commercial Zone. Screening shall consist of a solid fence a minimum 2.4 metres in height;
- d) The open storage of goods or materials which are obnoxious, visually or otherwise, including motor vehicles, machinery, appliances or equipment shall not be permitted.

5.1.3 Automobile Service Stations, Automobile Gas Bars & Public Garages

Notwithstanding the provisions of Schedule "A", the following additional provisions shall apply to automobile service stations, automobile gas bars and public garages.

a) Pump Location

A pump island shall only be allowed in the front and side yards subject to the following:

- i) the minimum distance from the face of the pump island or canopy to a street line shall be 4.5 metres;
- ii) the minimum distance from the face of the pump island to a sight triangle shall be three (3) metres.

b) Ramps

- i) the maximum width of ramp measured along the street line shall be nine (9) metres;
- ii) the minimum distance between ramps shall be 7.5 metres measured along the street line;
- iii) the minimum distance from the intersection of the street lines to any ramp shall be 7.5 metres measured along the street line;
- iv) the minimum angle between ramp and street line shall be 60 degrees.

5.1.4 Uses Permitted, All Commercial Zones

The following uses are permitted in all Commercial Zones, subject to the Zoning Standards contained in Schedule "A":

a) Institutional

Church or Synagogue
Community Centre
Day Nursery
Post Office
Public, Technical or Private School
Public Library

- b) Recreational
Uses as defined in Section 2.0.
- c) A veterinary clinic provided that all boarding of animals is within a wholly enclosed building.
- d) Notwithstanding Subsections 5.1.4 (a), (b) and (c) Uses Permitted Respecting All Commercial Zones, the CMU1 and CMU2 Zones shall be restricted to the uses listed in Subsections 5.12 and 5.13.

5.1.5 Commercial Zone Requirements

No person shall, within a Commercial Zone, use any land, or erect, alter, or use any building or structure except for a purpose set forth in the Section referring to that zone and in compliance with its provisions and with any applicable provisions contained in Subsection 5.1 (General Provisions - Commercial Zones), in Section 3.0 (General Provisions – All Zones), in Schedule "A" for the C1 to C8 Zones, and Schedule "A2" for the C9 and C10 Zones, and Schedule "A4" for the CMU1 and CMU2 Zones, and Schedule A4.1 for the CMU3 Zone, and Schedule "A5" for the C11 Zone.

5.1.6 Outdoor Patio

An outdoor patio shall only be permitted as an accessory use to an "Eating Establishment", "Convenience Eating Establishment", or "Convenience Eating Establishment with Drive-Through" and then only in accordance with the following provisions:

- a) The outdoor patio shall not exceed fifty percent (50%) of the gross floor area devoted to patron use of the eating establishment in conjunction with which the outdoor patio use is permitted;
- b) The parking required for the outdoor patio shall be equal to that required for the main eating establishment use;
- c) An outdoor patio shall not be permitted in any yard located between the building containing the main eating establishment and any Residential Zone;
- d) Any lighting facilities illuminating an outdoor patio shall be arranged so as to deflect light away from adjoining properties and streets;
- e) The use of musical instruments, or other mechanical or electrical music equipment, and dancing, theatrical performances or audiovisual presentations, music concerts and shows, shall not be permitted in areas designated for outdoor patio use;
- f) Deleted;
- g) The ground surface of an outdoor patio shall be of concrete or other hard surface; and
- h) The outdoor patio shall be completely enclosed by a physical barrier with access only from the interior of the eating establishment with the exception of at least one (1) exit to be used only in cases of emergency and which is not from the interior of the main building.
- i) An outdoor patio shall not be developed except in accordance with an approved site plan.

5.1.7 Drive-Through Facility

A drive-through facility shall only be permitted with a Convenience Eating Establishment and in accordance with the following provisions:

- a) The stacking lane shall be separated from the parking area by a curbed island or other such barrier;
- b) The stacking lane leading to the pick-up window shall accommodate a minimum of eight (8) cars, and shall have a minimum width of 3.5 metres;
- c) The stacking lane shall be clearly identified; and
- d) The access points to a stacking lane shall be properly located so as to minimize the impact of the stacking lane on the internal traffic circulation.

5.1.8 Accessory Billiard Tables

Maximum number of billiard/pool tables within an "Eating Establishment" and "Eating Establishment, Convenience"

Gross Floor Area of Establishment	Maximum Number of Tables
Up to 500 sq.m G.F.A.	1
Between 500 sq.m and 1000 sq.m G.F.A.	2
Greater than 1000 sq.m of G.F.A.	3

Maximum number of billiard/pool tables within an "Adult Entertainment Parlour" and "Tavern"

Gross Floor Area of Establishment	Maximum Number of Tables
Up to 300 sq.m G.F.A.	1
Between 300 sq.m and 500 sq.m of G.F.A.	2
Greater than 500 sq.m of G.F.A.	3

5.1.9 Bed and Breakfast Establishment

No building that is a dwelling or dwelling unit within a building other than a single family detached dwelling shall be used for a bed and breakfast establishment and then only in accordance with the following requirements:

- a) the single family dwelling shall be owner occupied;
- b) not more than three bedrooms within the dwelling unit shall be devoted to the accommodation of guests;
- c) the use of accessory buildings for the lodging of guests or the owner or operator shall not be permitted;
- d) meals may be provided to registered guests only;
- e) parking shall be provided in accordance with Subsection 3.8; and
- f) a site plan has first been approved by Council.

5.2 C1 RESTRICTED COMMERCIAL ZONE

Uses Permitted

Commercial

Any of the following uses, provided such use is conducted wholly within an enclosed building without any drive-in service or curb service, and provided further that no manufacturing or processing is carried on:

- Automotive Retail Store
- Banking or Financial Institution
- Boating Showroom
- Business or Professional Office
- Club or Health Centre
- Eating Establishment
- Eating Establishment, Convenience
- Eating Establishment, Take-Out
- Funeral Home
- Hotel
- Laboratory
- Motor Vehicle Sales Establishment
- Office Building
- Personal Service Shop
- Pharmacy
- Photography Studio
- Place of Entertainment
- Radio Transmission Establishment
- Retail Store
- Service or Repair Shop
- Video Store

Where any combination of the above uses is developed on a site, the parking requirements shall be subject to the shopping centre parking standard as set out in Subsection 3.8(a) of this By-law provided that the gross floor area of any or all eating establishment uses does not exceed twenty

percent (20%) of the total gross floor area of the development.

Notwithstanding the above, only outdoor patio uses accessory to an eating establishment, including take-out and convenience, shall be permitted outside of a wholly enclosed building.

Institutional

Auditorium
Lodge, Association or Institutional Hall
Long Term Care Facility
Public or Private Hospital

Recreational

Recreational uses, as defined in Section 2.0.

5.3 C2 GENERAL COMMERCIAL ZONE

Uses Permitted

Commercial

The following commercial uses with or without open storage, provided that any area used for open storage shall not be greater in area than the ground floor area of the main building on the lot:

Any "commercial" use permitted in a C1 Zone
Car Rental Service
Car Wash
Eating Establishment, Convenience with Drive-Through
Fruit Stand
Lumber or building materials supply dealing with new materials only
Motel
Pet Grooming Establishment, to be contained within a wholly enclosed building
Place of Amusement
Retail Nursery
Taxi Stand or Station
Veterinary Clinic

Where any combination of the above uses is developed as a shopping centre, the parking requirements shall be subject to the shopping centre parking standard as set out in Subsection 3.8(a) of this By-law.

Institutional

Any institutional use permitted in a "C1" Zone
CORRECTIONAL OR CRISES CARE GROUP HOME as defined in Section 2

Recreational

Recreational uses, as defined in Section 2.0.

5.4 C3 LOCAL COMMERCIAL ZONE

Uses Permitted

Commercial

The following uses shall be permitted only if they are carried on entirely within a shopping centre and with no open storage:

Bank or Financial Institution
Business or Professional Office
Personal Service Shop
Pharmacy
Photography Studio
Retail Store
Video Store

5.5 C4 NEIGHBOURHOOD COMMERCIAL ZONE

Uses Permitted

The following uses shall be permitted only if they are carried on entirely within a shopping centre and with no open storage:

Commercial

Bank or Financial Institution
Brewers Retail Outlet
Business or Professional Office
Club or Health Centre
Eating Establishment
Eating Establishment, Convenience
Eating Establishment, Take-Out
L.C.B.O. Outlet
Personal Service Shop
Pet Grooming Establishment, to be contained within a wholly enclosed building
Pharmacy
Photography Studio
Place of Entertainment
Retail Store
Service or Repair Shop
Supermarket
Veterinary Clinic
Video Store

5.6 C5 COMMUNITY COMMERCIAL ZONE

Uses Permitted

Commercial

Office Building

The following uses shall be permitted only if they are carried on entirely within a shopping centre and with no open storage:

Any "commercial" use permitted in a C4 Zone
Eating Establishment, Convenience with Drive-Through
Office Building
Place of Amusement

5.7 C6 HIGHWAY COMMERCIAL ZONE

Uses Permitted

The following uses shall be permitted with or without open storage:

Commercial

Automobile Gas Bar
Automobile Service Station
Car Rental Agency
Car Wash
Eating Establishment, Convenience Eating Establishment, and
Take-Out Eating Establishment, provided such uses are operated in
conjunction with an Automobile Service Station
Hotel/Motel
Public Garage

Institutional

CORRECTIONAL OR CRISES CARE GROUP HOME as defined in Section 2

5.8 C7 SERVICE COMMERCIAL ZONE

The following uses shall be permitted with no outside storage:

Uses Permitted

Commercial

- Automobile Service Station, Automobile Gas Bar, Car Wash
- Automotive Retail Store
- Bank and Financial Institution
- Banquet Hall, including an eating establishment provided that said eating establishment does not exceed 20% of the G.F.A. of the banquet hall.
- Business and Professional Office
- Car Rental Service
- Club or Health Centre
- Day Nursery

- Eating Establishment/Outdoor Patio, subject to Section 5.1.6
- Eating Establishment, Convenience with Drive-Through/Outdoor Patio subject to Section 5.1.6
- Eating Establishment, Take Out/Outdoor Patio, subject to Section 5.1.6
- Education or Training Facility
- Hotel, Motel, Convention Centre
- Office Building
- Office and Stationary Supply, Sales, Service, Rental
- Parks and Open Space
- Pet Grooming Establishment, to be contained within a wholly enclosed building
- Print Shop Accessory Retail Sales
- Parking Garage
- Place of Entertainment
- Personal Service Shop
- One (1) Convenience Retail Store
- One (1) Pharmacy
- Recreational Use as Defined in Section 2.0
- Service or Repair Shop
- Tavern
- Technical School
- Video Store
- Veterinary Clinic

Where any combination of the above uses is developed as a shopping centre, the parking requirements shall be subject shopping centre parking standards as set out in Subsection 3.8(a) of this By-law.

Institutional

CORRECTIONAL OR CRISES CARE GROUP HOME as defined in Section 2

5.9 C8 OFFICE COMMERCIAL ZONE

The following uses shall be permitted:

Uses Permitted

Commercial

Office Building
 Parking Garage accessory to Office Building

Where an office building exceeds three (3) storeys in height, the following uses shall be permitted on the ground floor provided the combined total gross floor area of all such uses does not exceed fifteen percent (15%) of the gross floor area of the said office building:

- bank
- eating establishment
- eating establishment, convenience
- eating establishment, take out
- health center
- personal service shop
- pharmacy
- retail store
- a 'variety store' which shall mean a kiosk serving the daily or occasional needs of the employees in the office building with a variety of goods such as food snacks and beverages, sundries, tobacco, magazines and newspapers, but not including groceries, meats and produce, with no direct access to the exterior of the building and a gross floor area not exceeding fifty (50) square metres.

5.10 C9 CORPORATE CENTRE ZONE

The following uses shall be permitted with no outside storage or display:

- Office Building
- LCBO Outlet
- Brewers= Retail Outlet
- Business and Professional Office
- Hotel, Motel, Convention Centre
- Banquet Hall, including an eating establishment provided that said eating establishment does not exceed 20% of the GFA of the banquet hall
- Car Rental Service
- Club or Health Centre
- Eating Establishment with or without Outdoor Patio
- Eating Establishment, Convenience with or without Outdoor Patio
- Eating Establishment, Take-out
- Tavern
- Bank or Financial Institution
- Mixed Use Development
- Personal Service Shop
- Pharmacy
- Photography Studio
- Print Shop
- Place of Entertainment including a multi-screen cinema complex
- Retail Store with a gross floor area of less than 9,290 sq.m
- Supermarket with a gross floor area of less than 9,290 sq.m
- Retail Warehouse with a gross floor area of less than 9,290 sq.m
- Apartment Dwelling
- Block Townhouse Dwelling
- Place of Amusement
- Technical School
- Video Store
- Veterinary Clinic
- Recreational Uses as defined in Section 2
- Service or Repair Shop with a maximum gross floor area of 600 sq.m or less
- Office and Stationery Supply, Sales, Service and Rental

Provided that where a building is constructed fronting onto Regional Road No. 7 (formerly Highway No. 7), a minimum of 60% of the gross floor area at the ground floor level shall be composed of commercial uses which provide individual external at-grade pedestrian access to such use.

5.11 C10 CORPORATE DISTRICT ZONE

The following uses shall be permitted with no outside storage, provided that the limited outside display of merchandise for sale, associated with a retail store or retail warehouse may be permitted to a maximum of 5% of the gross floor area of the ground floor of the building on the lot, subject to a side plan agreement with the City which addresses, amongst other things, the location, extent and screening of the merchandise to be displayed:

- Office Building
- LCBO Outlet
- Brewers= Retail Outlet
- Automotive Retail Store
- Business and Professional Office
- Hotel, Motel, Convention Centre
- Banquet Hall, including an Eating Establishment provided that such eating establishment does not exceed 20% of the GFA of the banquet hall
- Car Rental Service
- Club or Health Centre
- Bank or Financial Institution
- Pharmacy
- Retail Store
- Retail Warehouse
- Supermarket
- Eating Establishment with or without Outdoor Patio
- Eating Establishment, Convenience with or without Outdoor Patio
- Eating Establishment, Convenience with Drive-Through
- Eating Establishment, Take-out
- Tavern
- Service or Repair Shop
- Photography Studio
- Personal Service Shop
- Employment Use
- Print Shop
- Place of Entertainment including a multi-screen cinema complex
- Place of Amusement

- Technical School
- Video Store
- Veterinary Clinic
- Recreational Uses as defined in Section 2
- Office and Stationery Supply, Sales, Service and Rental.

5.12 CMU1 MIXED USE 1-TOWN CENTRE

The following uses shall be developed in either a single freestanding or mixed use building format, with no open storage, and the front façade and main entrance of a building shall face .Main Street. as shown on Schedule "A4":

- i) Retail Store
- ii) Banking or Financial Institution without drive-through
- iii) Eating Establishment, with or without Outdoor Patio, but shall not include a drive-through
- iv) Eating Establishment-Convenience, with or without Outdoor Patio, but shall not include a drive-through
- v) Personal Service Shop
- vi) Photography Studio
- vii) Video Store
- viii) Church
- ix) Apartment Dwellings, provided such use is not located on the ground floor
- x) Business or Professional Office, provided such use is not located on the ground floor, with the exception of doctor/dental/offices and veterinary clinic which will be permitted at grade
- xi) Health Centre, provided such use is not located on the ground floor
- xii) Library, provided such use is not located on the ground floor
- xiii) Technical School, provided such use is not located on the ground floor
- xiv) Place of Entertainment
- xv) Pharmacy

5.13 CMU2 MIXED USE 2-TOWN CENTRE

The following uses shall be developed in either a single free-standing or a mixed-use building format with no open storage.

- i) Apartment Dwellings
- ii) Retail Stores
- iii) Business or Professional Office
- iv) Clinic
- v) Eating Establishment, with or without Outdoor Patio, but shall not include a drive-through
- vi) Eating establishment-Convenience, with or without Outdoor Patio, but shall not include a drive-through
- vii) Personal Service Shop
- viii) Video Store
- ix) Photography Studio
- x) Pharmacy
- xi) Print Shop
- xii) LCBO Outlet
- xiii) Brewers Retail Outlet
- xiv) Technical School
- xv) Health Centre
- xvi) Public Parking Lot or Parking Garage
- xvii) Church
- xviii) Library
- xix) Place of Entertainment
- xx) Day Nursery

5.14 C11 MAINSTREET COMMERCIAL ZONE

Uses Permitted

The following uses shall be permitted, provided such use or uses are conducted wholly within an enclosed building, with no outside display or storage:

Commercial

Art Gallery
 Banking or Financial Institution
 Bed and Breakfast Establishment
 Business or Professional Office
 Eating Establishment
 Eating Establishment, Convenience
 Eating Establishment, Take-Out
 Hotel
 Mixed-Use Development Mainstreet

Museum
Personal Service Shop
Pharmacy
Photography Studio
Regulated Health Professional
Retail Store
Studio
Video Store

Residential

Single Family Detached Dwelling

5.14.1 Special Provisions for the C11 Mainstreet Commercial Zone

5.14.1.1 Permitted Uses

- a) Notwithstanding Subsection 5.14, only outdoor patio uses accessory to an eating establishment, including takeout and convenience, shall be permitted outside a wholly enclosed building.
- b) Notwithstanding Subsection 5.14, a drive-through is not permitted.
- c) Notwithstanding Subsection 5.14 and Section 2.0, Subsection 57(a), a Regulated Health Care Professional shall not include a body rub parlour as an accessory use.
- d) Notwithstanding the definition of an Office Building in By-law 1-88, as amended, a storey above the first storey may be used for business or professional offices.

5.14.1.2 Existing Buildings

Where a building has been legally erected on or before the effective date of this By-law on a lot having less than one or more of the requirements related to minimum frontage, minimum lot area, minimum depth, minimum side yard, minimum front yard or minimum rear yard setback under this By-law, the building may be enlarged, repaired or renovated in accordance with the provisions of the Planning Act, R.S.O. 1990, c. P.13 and this By-law provided that:

- a) the enlargement, repair or renovation does not further reduce any yard that does not conform to this By-law;
- b) the enlargement, repair or renovation does not create a building or part of a building that exceeds the maximum lot coverage provisions of this By-law;
- c) the enlargement, repair or renovation does not create a building or part of a building that exceeds the maximum gross floor area provisions of this By-law;
- d) the enlargement, repair or renovation does not create a building or part of a building that exceeds the maximum height provisions of this By-law; and
- e) all other applicable provisions of this By-law are satisfied.

5.14.1.3 Location of Parking Areas

Except for a required driveway in conformity with the provisions of By-law 1-88, as amended, a parking area shall not be located closer to a street line than the main building on the lot.

5.14.1.4 Patios

Notwithstanding Subparagraph 5.1.6(h), unless required by any other applicable law, a patio is not required to be completely enclosed by a physical barrier.

5.14.1.5 Use of Basements / Cellars

- a) A cellar or basement shall be used for no other purpose than storage, mechanical and/or laundry facilities or parking.

5.15 CMU3 Mixed Use 3 – Carrville Centre

The following uses shall be permitted individually or in combination, with no open storage:

Commercial Uses:

Arts Studio
Club or Health Centre
Commercial Parking Lot
Day Nursery
Financial Institution
Hotel
Office, Medical
Office General
Personal Service Shop
Place of Entertainment
Recreational Use
Restaurant
Restaurant, Take-Out
Retail Establishment
Service or Repair Shop
Supermarket, including a Garden Centre
Technical or Commercial School
Veterinary Clinic

Notwithstanding the above, stand-alone, one-storey commercial buildings and drive-through facilities are not permitted within the CMU3 Mixed Use 3 – Carrville Centre Zone.

Residential Uses:

Dwelling, Apartment
Dwelling, Block Townhouse
Dwelling, Street Townhouse, subject to the RT1 Residential Townhouse Zone requirements in Schedule A3 and parking Standards in Section 3.8.3 (a)
Independent Living Facility
Long Term Care Facility
Supportive Living Facility

6.0 EMPLOYMENT AREA ZONES

6.1 GENERAL PROVISIONS

The following provisions shall apply to all Employment Area Zones.

6.1.1 Permitted Uses in all Employment Area Zones:

The following uses shall be permitted in all employment area zones except the EM4, "Employment Area Transportation Zone":

- Day Nursery
- Technical School
- Parks and Open Space
- Recreational Uses
- Wayside Pit
- Wayside Quarry

6.1.2 Employment Area Zone Requirements

No person shall, within an Employment Area Zone, use any lands, or erect, alter or use any building or structure except for a purpose set forth in the Section referring to that Zone and in accordance with its provisions and with any applicable provisions contained in Subsection 6.1, in Section 3.0, and in Schedule "A".

6.1.3 Accessory Retail Sales

Where retail sales accessory to an industrial employment use are permitted, the floor area of the accessory retail use shall not exceed thirty percent (30%) of the gross floor area of the entire unit devoted to the industrial employment use or a maximum of 930 m², whichever is the lesser, and this floor area shall be separated from the rest of the unit by a solid partition.

6.1.4 Accessory Office Use

Where office uses accessory to an industrial employment use are permitted, the floor area of the accessory office use shall not exceed forty-nine percent (49%) of the gross floor area of the entire unit devoted to the industrial employment use and this floor area shall be separated from the rest of the unit by a solid partition.

6.1.5 Combination Accessory Office and Retail Uses

Where office and retail uses accessory to an industrial employment use are permitted, the combined total floor area of the accessory office and retail uses shall not exceed forty-nine percent (49%) of the gross floor area of the entire unit devoted to the industrial employment use, subject to Subsection 6.1.3.

6.1.6 Landscaping Requirements

- a) A strip of land no less than three (3) metres in width shall be provided along a lot line which abuts a street line, and shall be used for no other purpose than landscaping. This shall not prevent the provision of access driveways across the said strip.
- b) Notwithstanding Paragraph 6.1.6(a) above, a strip of land not less than nine (9) metres in width shall be provided along a lot line of a provincial highway or an arterial road, and shall be used for no purpose other than landscaping. This shall not prevent the provision of access driveways across the said strip.
- c) Unless otherwise provided, a minimum of five (5%) percent of the entire lot area of every lot in an Employment Area Zone, on which a building or structure is erected, shall be used for no purpose other than landscaping.
- d) Where an Employment Area Zone abuts the boundary of lands zoned Open Space or Residential, a strip of land not less than 7.5 metres in width and inside the Employment Area Zone and abutting its boundary, shall be used for no purpose other than landscaping. Such landscaped area shall not be used in computing the minimum landscaping requirements as set out in Subsection 6.1.6 c) of this By-law.

6.1.7 Eating Establishment, Eating Establishment Convenience, Eating Establishment Take-Out in Multi-Unit Buildings

Notwithstanding any other provisions of this By-law, except Section 9, one Eating Establishment, or Eating Establishment Convenience, or Eating Establishment Take-Out shall only be permitted in all Employment Area Zones in a multi-unit building provided that the total floor area of such uses, in a multi-unit building shall not exceed 185 m².

Notwithstanding Subsection 6.2.1(a), only outdoor patio uses accessory to an eating establishment, including take-out and convenience, shall be permitted outside of a wholly enclosed building.

6.1.8 Commercial Complex

In addition to the uses permitted in Employment Area Zones, where Council prior to the passage of this by-law, has deemed a site to be a commercial complex, pursuant to Sections 4(2)(b) of By-law 2961, then the following uses shall also be permitted:

- Bank
- Business Office
- Eating Establishment
- Place of Amusement

provided the development is in accordance with a site plan approved by Council. Commercial complexes are identified with the letters "cc" on the attached Key Maps.

Notwithstanding Subsection 6.2.1(a), only outdoor patio uses accessory to an eating establishment, including take-out and convenience, shall be permitted outside of a wholly enclosed building.

6.1.9 Accessory Buildings

No accessory building or structure shall be located in any yard, or area abutting a yard, which abuts Jane Street, Langstaff Road, Highway #400, Highway #7, Weston Road, Rutherford Road or a reserve abutting same.

6.1.10 Deleted.

6.1.11 Satellite Dishes

Notwithstanding Subsection 3.14(g) a satellite dish shall be permitted in any Employment Area or C7 Service Commercial Zone provided:

- a) The satellite dish shall not be located in the front or exterior side yard or between any main building and a streetline;
- b) The satellite dish shall comply with the minimum yard and maximum height requirements of the Zone as shown in Schedule "A";
- c) Notwithstanding paragraph (b) above, a satellite dish may encroach a maximum of 1.5 m into the minimum side yard requirement, except where there is a mutual driveway, provided the satellite dish is located a minimum of 6 metres above finished grade.

6.1.12 Outdoor Patio

An outdoor patio shall only be permitted as an accessory use to an "Eating Establishment", "Eating Establishment Convenience" and "Eating Establishment Take-Out" in accordance with Section 6.1.7.

6.1.13 Outdoor Patio Provisions:

- a) The outdoor patio shall not exceed fifty percent (50%) of the gross floor area of the eating establishment in conjunction with which the outdoor patio use is permitted;
- b) The parking required for the outdoor patio shall be equal to that required for the main eating establishment use;
- c) An outdoor patio shall not be permitted in any yard located between the building containing the main eating establishment and any Residential Zone;
- d) Any lighting facilities illuminating an outdoor patio shall be arranged so as to deflect light away from adjoining properties and streets;
- e) The use of musical instruments, or other mechanical or electrical music equipment, and dancing, theatrical performances or audiovisual presentations, music concerts and shows, shall not be permitted in areas designated for outdoor patio use;
- f) Deleted;
- g) The ground surface of an outdoor patio shall be of concrete or other hard surface;
- h) The outdoor patio shall be completely enclosed by a physical barrier with access only from the interior of the eating establishment with the exception of at least one (1) exit to be used only in cases of emergency and which is not from the interior of the main building; and,

An outdoor patio shall not be developed except in accordance with an approved site plan.

6.2 EM1 - PRESTIGE EMPLOYMENT AREA ZONE

6.2.1 Uses Permitted

- a) The uses permitted are as follows, provided they are within a wholly enclosed building and with no outside storage:
 - Employment Use
 - Accessory Retail Sales to an Employment Use
 - Accessory Office Uses to an Employment Use
 - Banquet Hall, in a Single Unit Building, subject to Section 3.8
 - Bowling Alley, subject to Section 3.8
 - Business and Professional Offices, not including regulated health professional
 - Club, Health Centre, provided that the use is not located in a building which abuts a provincial highway, excepting Highway #7
 - Convention Centre, Hotel, Motel, subject to Section 3.8
 - Funeral Home in a Single Unit building and subject to Section 3.8
 - Car Brokerage
 - Office Building
 - Recreational Uses, including a golf driving range and miniature golf course
 - Service and Repair Shop
 - Any public garage legally existing as of the date of enactment of By-law 80-95.
- b) A multi-unit building as defined in Section 2.0 other than office building, shall be permitted on a lot abutting:

- i) Highway #400 and Highway #427, provided that the minimum unit size shall be 465 sq.m;
- ii) Highway #7, Highway #407, Weston Road, Jane Street, Rutherford Road and Pine Valley Drive provided that the minimum unit size shall be 274 sq.m;
- iii) Notwithstanding i) and ii) above, one eating establishment, or eating establishment convenience, or eating establishment take-out having a maximum floor area of 185 sq.m shall only be permitted.

Notwithstanding Subsection 6.2.1 (a), only outdoor patio uses accessory to an eating establishment, including take-out and convenience, shall be permitted outside of a wholly enclosed building.
- iv) Notwithstanding i) and ii) above, one Personal Service Shop having a maximum floor area of 185m2 shall be permitted.

Institutional

CORRECTIONAL OR CRISES CARE GROUP HOME as defined in Section 2

6.3 EM2 - GENERAL EMPLOYMENT AREA ZONE

6.3.1 Uses Permitted

- a) The uses permitted with or without accessory outside storage are as follows:
 - All uses Permitted in an EM1 Zone, except Hotel, Motel, Convention Centre and Personal Service Shop, subject to Section 3.8.
 - All Season Sports Facility, subject to Section 3.8
 - Autobody Repair Shop
 - Building Supply Outlet
 - Car Brokerage, including trucks
 - Club or Health Centre
 - Contractor's Yard
 - Equipment Sales/ Rental Establishment
 - Meat Packing and Processing, not including accessory outside storage
 - Public Garage
 - Scrap Paper Storage, sorting or Baling
 - Service or Repair Shop, including repair of heavy equipment
 - Truck Terminal

6.3.2 Accessory Outside Storage

Notwithstanding any other provision of By-law 80-95, where accessory outside storage of goods or materials is a permitted use, it shall be permitted only in accordance with the following provisions:

- i) Outside accessory storage to a permitted use, shall not exceed thirty (30%) of the lot area
- ii) Outside storage is not permitted on any lot unless there is an existing building with a gross floor area of at least 550 square metres;
- iii) No outside storage shall be located in any front yard, exterior side yard or between any main building and a street line, and further shall be no closer than twenty (20) metres to any street line;
- iv) The outside storage area shall be completely enclosed by a stone or masonry wall or chain link fence with appropriate landscaping screen and no such enclosure shall be less than two (2) metres in height;
- v) If a lot has a frontage of less than 45.5 metres, no part of any open storage shall be in the side yard;
- vi) No outside storage shall be permitted on any corner lot;
- vii) If a lot upon which outside storage is permitted abuts the boundary of a Residential or Open Space Zone, screening shall be provided along such boundary within the Industrial Zone. Screening shall consist of a solid fence a minimum of two (2) metres in height;
- viii) No outside storage other than the storage of machinery and equipment shall exceed three (3) metres in height;

- ix) The outside storage of any goods or materials which are obnoxious, visually or otherwise, including derelict or scrap motor vehicles or machinery and worn-out appliances or equipment shall not be permitted.

6.4 EM2-A - RESTRICTED GENERAL EMPLOYMENT AREA ZONE (Large Lot)

6.4.1 Uses Permitted

- a) The uses permitted include all uses permitted in the EM2 "General Employment Area Zone".

6.5 EM3 - RETAIL WAREHOUSE EMPLOYMENT AREA ZONE

6.5.1 a) Uses Permitted

- All uses permitted in an EM1 Zone
 - Building Supply Outlet
 - Catalogue Sales
 - Convention Centre
 - Retail Warehouse
 - Retail Nursery
 - Swimming Pool, Recreational Vehicles Leasing/Rental/Sales
- b) Limited outdoor display of merchandise, goods or materials shall be permitted provided that the display of goods and materials is accessory to a permitted use, and such display shall not exceed an area equal to 0.25 times the gross floor area of the buildings or structures on the lot devoted to the use to which the display is accessory.

6.6 EM4 - EMPLOYMENT AREA TRANSPORTATION ZONE

6.6.1 Uses Permitted

- Airport
- Landing Field
- Railway Classification Yard including accessory office, warehousing, distribution and repair facilities
- Intermodal Yard and uses accessory thereto

6.7 INDUSTRIAL ZONES

6.8 GENERAL PROVISIONS

The following provisions shall apply to all Industrial Zones.

6.8.1 Industrial Zone Requirements

No person shall, within an Industrial Zone, use any lands, or erect, alter or use any building or structure except for a purpose set forth in the Section referring to that Zone and in accordance with its provisions and with any applicable provisions contained in Subsection 6.8, in Section 3.0, and in Schedule "A".

6.8.2 Accessory Retail Sales

Where retail sales accessory to an industrial use are permitted, the gross floor area of the accessory use shall not exceed ten percent (10%) of the gross floor area of the entire unit devoted to the industrial use and this area shall be separated from the rest of the unit by a solid partition.

6.8.3 Landscaping Requirements

- a) A strip of land no less than three (3) metres in width shall be provided along a lot line which abuts a street line, and shall be used for no other purpose than landscaping. This shall not prevent the provision of access driveways across the said strip.
- b) Notwithstanding Paragraph 6.8.3(a) above, a strip of land not less than six (6) metres in width shall be provided along a lot line of an arterial road, and shall be used for no purpose other than landscaping. This shall not prevent the provision of access driveways across the said strip.
- c) Notwithstanding Paragraphs 6.8.3(a) and (b) above, a strip of land not less than nine (9) metres in width shall be provided along a lot line which abuts the street line of a Provincial arterial road, and shall be used for no purpose other than landscaping. This shall not prevent the provision of access driveways across the said strip.

- d) Where an Industrial Zone abuts the boundary of lands zoned Open Space or Residential, a strip of land not less than 7.5 metres in width and inside the Employment Area or Industrial Zone and abutting its boundary, shall be used for no purpose other than landscaping. Such landscaped area shall not be used in computing the minimum landscaping requirements as set out in Subsection 3.13 of this By-law.
- e) Unless otherwise provided, a minimum of five (5) percent of the area of every lot in an Industrial Zone, on which a building or structure is erected, shall be used for no purpose other than landscaping.

6.8.4 Outdoor Patio

An outdoor patio shall only be permitted as an accessory use to an "Eating Establishment" in accordance with the following provisions:

- a) The outdoor patio shall not exceed fifty percent (50%) of the gross floor area of the eating establishment in conjunction with which the outdoor patio use is permitted;
- b) The parking required for the outdoor patio shall be equal to that required for the main eating establishment use;
- c) An outdoor patio shall not be permitted in any yard located between the building containing the main eating establishment and any Residential Zone;
- d) Any lighting facilities illuminating an outdoor patio shall be arranged so as to deflect light away from adjoining properties and streets;
- e) The use of musical instruments, or other mechanical or electrical music equipment, and dancing, theatrical performances or audiovisual presentations, music concerts and shows, shall not be permitted in areas designated for outdoor patio use;
- f) No public sidewalk, road allowance or lane shall be used for the purpose of an outdoor patio;
- g) The ground surface of an outdoor patio shall be of concrete or other hard surface;
- h) The outdoor patio shall be completely enclosed by a physical barrier with access only from the interior of the eating establishment with the exception of at least one (1) exit to be used only in cases of emergency and which is not from the interior of the main building; and,
- i) An outdoor patio shall not be developed except in accordance with an approved site plan.

6.9 M1 - RESTRICTED INDUSTRIAL ZONE

6.9.1 Uses Permitted

- a) The uses permitted are as follows, provided they are within a wholly enclosed building(s):
 - Club or Health Centre
 - Day Nursery
 - Industrial Uses as Defined in Section 2.0
 - Office Building
 - Parks and Open Space
 - Public Garage
 - Retail Sales Accessory to an Industrial Use, subject to the restrictions of Subsection 6.8.2 of this By-law
 - Service or Repair Shop
 - Wayside Pit
 - Wayside Quarry
- b) In addition to the above uses, where Council prior to the passage of this by-law, has deemed a site to be a commercial complex, pursuant to Sections 4(2)(b) of By-law 2961, then the following uses shall be permitted:
 - Bank
 - Business Office
 - Eating Establishment
 - Place of Amusement

provided the development consists of a least four (4) such uses and is in accordance with a site plan approved by Council

Notwithstanding Subsection 6.9.1(a), only outdoor patio uses accessory to an eating establishment shall be permitted outside of a wholly enclosed building.

6.10 M2 - GENERAL INDUSTRIAL ZONE

6.10.1 Uses Permitted

The uses permitted in an M2 Zone are as follows:

- Any Use permitted in an M1 Zone
- Autobody repair shop
- Building Supplies Establishment
- Contractors' Yard
- Scrap Paper Storage, Sorting or Baling
- Truck Terminal

6.10.2 Open Storage

Notwithstanding any other provision of this By-law, open storage of goods or materials shall be permitted only in accordance with the following provisions:

- i) The storage of goods and materials shall be accessory to the permitted use, and the area so used shall not exceed ten (10%) of the lot area;
- ii) There shall be no open storage on any lot unless there is an existing building with a gross floor area of at least 550 square metres;
- iii) No storage shall be located in any front yard and shall be no closer than twenty (20) metres to any street line;
- iv) The storage area shall be completely enclosed by a stone or masonry wall or chain link fence with appropriate landscaping screen and no such enclosure shall be less than two (2) metres in height;
- v) If a lot has a frontage of less than 45.5 metres, no part of any open storage shall be in the side yard;
- vi) No open storage shall be permitted on any corner lot;
- vii) If a lot upon which open storage is permitted abuts the boundary of a Residential or Open Space Zone, screening shall be provided along such boundary within the Industrial Zone. Screening shall consist of a solid fence of minimum two (2) metres in height;
- viii) No open storage other than machinery and equipment shall exceed three (3) metres in height.
- ix) The open storage of any goods or materials which are obnoxious, visually or otherwise, including derelict or scrap motor vehicles or machinery and worn-out appliances or equipment shall not be permitted.

6.11 M3 - TRANSPORTATION INDUSTRIAL ZONE

Uses Permitted

- Airport
- Landing Field
- Railway Classification Yard including distribution and repair facilities
- Wayside Pit
- Wayside Quarry

6.12 M4 - PITS AND QUARRIES INDUSTRIAL ZONE

Uses Permitted

- The manufacture of clay, concrete (not including a central mixing plant) or brick products
- Pit
- Quarry
- Wayside Pit
- Wayside Quarry

6.13 M5 - DISPOSAL INDUSTRIAL ZONE

Uses Permitted

- Recreational and Conservation Uses permitted pursuant to Subsection 7.1.2
- Sanitary Landfill operated in accordance with the requirements of the Environmental Protection Act, but excluding liquid or hazardous waste
- Wayside Pit
- Wayside Quarry

6.14 PBMI PARKWAY BELT RESTRICTED INDUSTRIAL ZONE

Uses Permitted

The uses permitted are as follows, provided they are within a wholly enclosed building:

- Club or Health Centre
- Industrial Uses, as defined in Section 2.0
- Office Building
- Public Garage
- Research and Development Laboratory
- Retail Sales accessory to an Industrial Use
- Service or Repair Shop
- Wayside Pit
- Wayside Quarry

6.15 PBM7 PARKWAY BELT INDUSTRIAL ZONE

Uses Permitted

The uses permitted are as follows, provided they are within a wholly enclosed building:

- Club or Health Centre
- Industrial Uses, as defined in Section 2.0
- Office Building
- Research and Development Laboratory
- Retail Sales accessory to an industrial use
- Wayside Pit
- Wayside Quarry

7.0 OPEN SPACE ZONES

7.1 GENERAL PROVISIONS

The following provisions shall apply to all Open Space Zones.

7.1.1 Open Space Zone Requirements

No person shall within an Open Space Zone use any land, or erect, alter or use any building or structure except for a purpose set forth in the Section referring to that Zone and in accordance with its provisions with any applicable provisions contained in Subsection 7.1 (General Provisions - Open Space Zones), in Section 3.0 (General Provisions - All Zones), and in Schedule "A".

7.1.2 Uses Permitted

Recreational

Driving Range
Golf Course
Miniature Golf Course
Recreational Uses as defined in Section 2.0

Institutional

Cemetery, Mausoleum, Columbarium and Crematorium established with the approval of the Ministry of Consumer & Commercial Relations under the Cemeteries Act.

Conservation

Conservation Project
Forestry Project

7.2 OS1 OPEN SPACE CONSERVATION ZONE

Uses Permitted

Any use set out in Subsection 7.1.2 above, provided recreational uses, as defined in Section 2.0, shall be open to the general public.

7.2.1 Structures Within the OS1 Zone

No building or structure other than for conservation or flood control projects is permitted within the OS1 Open Space Conservation Zone.

7.2.2 Rezoning of OS1 Lands

Notwithstanding any other provisions contained in this Section, any lands in the OS1 Open Space Conservation Zone shall only be rezoned when such lands are filled to the satisfaction of the Metropolitan Toronto and Region Conservation Authority and the City.

7.2.3. Calculation of Zone Requirements

No lands in an OS1 Open Space Conservation Zone shall be used in calculating the lot frontage, lot area, coverage or yards required by this By-law for uses for adjacent zones.

7.3 OS2 OPEN SPACE PARK ZONE

Uses Permitted

As set out in Subsection 7.1.2 above.

7.4 OS3 OPEN SPACE COMMERCIAL ZONE

Uses Permitted

Notwithstanding the provisions of Subsection 7.1.2, lands within the OS3 Open Space Commercial Zone shall be used only for any of the following purposes:

Agricultural Uses as defined in Section 2.0
Drive-In Theatre
Motion Picture Studio

7.4a OS4 OPEN SPACE WOODLOT ZONE

Uses Permitted

Notwithstanding the provisions of Subsection 7.1.2, lands within the OS4 Open Space Woodlot Zone shall be used for a Woodlot only, as defined in Section 2.0.

7.4b OS5 OPEN SPACE ENVIRONMENTAL PROTECTION ZONE

Calculation of Zone Requirements

No lands in an OS5 Open Space Environmental Protection Zone shall be used in calculating the lot frontage, lot area, coverage or yards required by this By-law for uses for adjacent zones.

Uses Permitted

Notwithstanding Section 7.1, and subsection 7.1.2, no person shall erect or use any building or structure, or land or cause or permit any building or structure to be erected or used, or cause or permit any land to be used in the OS5 Open Space Environmental Protection Zone for any use other than the following uses:

Fish Wildlife and Forest management
Conservation Projects and flood and erosion control
Transportation, Infrastructure and Utilities with the exception of Stormwater Management Ponds
Oak Ridges Moraine Low Intensity Recreational Uses
Oak Ridges Moraine Trail
Residential dwellings and accessory structures legally existing as of November 15, 2001

7.5 PB1 PARKWAY BELT OPEN SPACE ZONE

7.5.1 Uses Permitted

Notwithstanding the provisions of Subsection 7.1.2, only the following uses are permitted:

Golf Course, as defined in Section 2.0
Recreational Uses, as defined in Section 2.0

7.5.2 Lands Within Floodplain

Where any lands zoned PB1 Parkway Belt Open Space Zone are within the floodplain of any river, stream or watercourse, the lands shall be subject to the provisions of Subsections 7.2.1 and 7.2.2.

7.6 PB1S PARKWAY BELT LINEAR FACILITIES ZONE

Notwithstanding the provisions of Subsection 7.1.2, lands within a PB1S Parkway Belt Linear Facilities Zone shall be used for no other purpose than public uses in accordance with Subsection 3.10.

7.7 PB2 PARKWAY BELT COMPLEMENTARY USE ZONE

7.7.1 Uses Permitted

Notwithstanding the provisions of Subsection 7.1.2, only the following uses are permitted:

Agricultural Uses, as defined in Section 2.0
Cemetery, Mausoleum, Columbarium or Crematorium established with the approval of the Ministry of Consumer & Commercial Relations under the Funeral, Burial and Cremation Services Act, 2002, S.O.2002.
Golf Course, as defined in Section 2.0
Outdoor Institutional Use
Outdoor Recreational Use
Single Family Detached Dwelling

7.8 ORM OAK RIDGES MORaine ZONE

GENERAL PROVISIONS

The following provisions apply to the ORM Oak Ridges Moraine Zone.

No person shall erect or use any building or structure, or land or cause or permit any building or structure to be erected or used, or cause or permit any land to be used in the ORM OAK RIDGES MORaine ZONE for any use other than the following uses:

Uses Permitted

Single Dwelling on a lot existing as of November 15, 2001
Home Occupation subject to Subsection 4.1.5
Cottage Industries as defined in subsection 8.2
Fish Wildlife and Forest management
Conservation Projects and flood and erosion control
Oak Ridges Moraine Agricultural Uses
Transportation, Infrastructure and Utilities
Oak Ridges Moraine Low Intensity Recreational Uses
Oak Ridges Moraine Unserved Parks
Oak Ridges Moraine Trail
Uses Accessory to the above

Notwithstanding the provisions of Schedule "A", the minimum setback to an OS5 Open Space Environmental Protection Zone shall be 90m.

8.0 A - AGRICULTURAL ZONE

8.1 AGRICULTURAL ZONE REQUIREMENTS

No person shall within an A Agricultural Zone use any land or erect, alter or use any building or structure except for a purpose hereinafter set forth, and in compliance with the following provisions and with any applicable provisions contained in Section 3.0 (General Provisions - All Zones), and in said Schedule A".

8.2 USES PERMITTED

Agricultural

Agricultural Uses as defined in Section 2.0
Veterinary Clinic

Residential

Single Family Detached Dwelling

Home Occupation

As permitted in Subsection 4.1.5

Institutional

Church
Community Centre

Day Nursery

Public Library

Public or Private Hospital

School

Correction or Crisis Care Group Home, as defined in Section 2.0, only permitted in Agricultural Zone located within the "Rural Area - General" boundary or "Employment Areas" defined in the applicable Official Plan, as amended.

An institution owned and operated by a religious, educational or charitable institution supported in whole or in part by public funds but shall not include an Institutional Care Facility or Residential Dwelling Unit as defined in Section 2.0.

Recreational

Bowling Green

Curling Rink

Private or Municipal Swimming or Wading Pool

Skating Rink

Tennis Court

Commercial

- Retail Nursery Use on a lot which was legally so used on September 19, 1988
- Seasonal fruit, vegetable, flower or farm product sales outlet, provided such produce is a product of the farm on which the outlet is located
- Woodlot

Cottage Industries

Artist's Studio

Production and Sale of Pottery and Ceramics, Woodworking Crafts and Leather Crafts, provided that:

- i) Such use shall only be permitted within a residential dwelling or accessory building;
- ii) Not more than three (3) persons shall be engaged in the use and at least one (1) of them shall reside on the property;
- iii) Such use shall not occupy more than twenty-five percent (25%) of the building in which it is located;
- iv) Only one (1) cottage industry use is permitted per lot;
- v) Parking shall be provided in accordance with the provisions of Subsection 3.8;
- vi) No outside storage shall be permitted.

Other Uses

Wayside Pit

Wayside Quarry

8.3 ADDITIONAL DWELLINGS

No more than one (1) dwelling shall be erected, altered or maintained on any lot regardless of the frontage or area of such lot, provided that on a lot having an area of at least 35 hectares and used principally for farming, one (1) additional dwelling or dwellings may be erected, altered or maintained if used only for the accommodation of person(s) necessary to the operation of such farm.

9.0 EXCEPTIONS

The purpose of this Section is to provide exceptions to certain provisions of this By-law affecting lands which are described in the numbered paragraphs set out in Schedule "D" to this By-law which are part of this Section 9.0. In order to determine if a property is subject to an exception it should be identified on the appropriate Key Map. If the Figure 9 is shown with a number in brackets, the property is subject to an exception, which is detailed in that numbered paragraph in Schedule "D".

For the purpose of clarity, where uses are listed pursuant to notwithstanding clauses in Schedule "D" "Exceptions", these uses are intended to be additional to the uses listed in the relevant zone provisions of Part I, unless otherwise stated by use of the words "shall only include". The phrase "shall only include" is meant to be exhaustive.

- a) Notwithstanding the provisions of this By-law, the parcels of land which are subject to by-laws shall be used for the purposes set out in the applicable by-law in accordance with the provisions thereof. The parcels are identified on the appropriate Key Maps by the Exception number.
- b) Deleted.
- c) Notwithstanding the provisions of this By-law, the parcels of land which are subject to by-laws enacted subsequent to the date of enactment of this By-law, shall be used for the purposes and in the manner set out in such a by-law in accordance with the provisions thereof when such by-law is in effect pursuant to the Planning Act, R.S.O. 1990, c. P.13. The by-law shall be incorporated into Schedule "D" of this By-law and identified on the appropriate Key Map by the amending provision number when the by-law comes into effect.
- d) Notwithstanding the provisions of this By-law, if the Committee of Adjustment, before the enactment of this By-law, has granted a minor variance to a zoning by-law, any building affected thereby may be used in accordance with that minor variance, provided that all conditions imposed by the Committee are fulfilled.
- e) Notwithstanding anything to the contrary, By-law 1-88 shall be deemed not to apply to the Custom Concrete Ltd. property at 10351 Keele Street.
- f) Notwithstanding anything to the contrary, By-law 1-88 shall be deemed not to apply to the 523910 Ontario Ltd. property known as Lot 15, Plan 1607, 434 Steeles Avenue West.
- g) Notwithstanding the provisions of By-law 80-95:
 - i) those lands subject to By-law Numbers 274-94, 237-93, 363-94 shall be used for the purposes set out in the applicable by-law in accordance with the provisions thereof at such time as the by-law comes into full force and effect.
 - ii) those parcels of land subject to by-laws enacted subsequent to the date of enactment of By-law 80-95, shall be used for the purposes set out in the by-law, and shall be incorporated into Schedule "D" and identified on the appropriate Key Map when the by-law comes into effect.

10.0 ENACTMENT

This By-law shall be deemed to have come into force on the date of the original enactment, being September 19, 1988.

ZONE REQUIREMENT TABLE

SCHEDULE 'A' TO BY-LAW 1-88

ZONE	PERMITTED USE CATEGORY	MINIMUM LOT FRONTAGE (m)	LOT AREA (minimums unless otherwise noted) (m ² unless otherwise noted)	MINIMUM YARD				MAXIMUM LOT COVERAGE (%)	MINIMUM LOT DEPTH (m)	MAXIMUM BUILDING HEIGHT (m)	MAXIMUM GROSS FLOOR AREA (m ²)	MINIMUM SETBACK FROM AN 'R' ZONE TO ANY BUILDING STRUCTURE OR OPEN STORAGE USE (m)
				FRONT (m)	REAR (m)	INTERIOR SIDE (m)	EXTERIOR SIDE (m)					
RR	SINGLE FAMILY DETACHED DWELLING	45	4000	15	15	4.5	9	10	—	9.5	—	—
R1V	SINGLE FAMILY DETACHED DWELLING	30	845	9.0 ^{11,6}	7.5	1.5 ^{1,6}	9 ¹	20 ⁶	—	9.5 ¹⁶	—	—
R1	SINGLE FAMILY DETACHED DWELLING	18	540 ¹²	7.5	7.5	1.5 ⁶	4.5 ²	35 ¹²	—	9.5	—	—
R2	SINGLE FAMILY DETACHED DWELLING	15	450	4.5 ^{2,6}	7.5	1.2 ⁶	4.5 ²	40	—	9.5	—	—
R3	SINGLE FAMILY DETACHED DWELLING	12	360	4.5 ^{2,6}	7.5	1.2 ⁶	4.5 ²	40	—	9.5	—	—
R4	SINGLE FAMILY DETACHED DWELLING SEMI DETACHED DWELLING	9/ unit	270/ unit	4.5 ^{2,6}	7.5	1.2 ^{3,4,6}	4.5 ²	45	—	9.5	—	—
R5	SINGLE FAMILY DETACHED DWELLING SEMI DETACHED DWELLING	7.5/ unit	225/ unit	4.5 ^{2,6}	7.5	1.2 ^{3,4,6}	4.5 ²	50	—	11	—	—
RM1	STREET TOWNHOUSE DWELLING	6/ unit	180/ unit	4.5 ²	7.5	1.5 ^{FOR END UNITS}	4.5 ²	50	—	11	—	—
RM2	BLOCK TOWNHOUSE DWELLING, APARTMENT DWELLING, MULTIPLE FAMILY DWELLING	30	230/ unit	4.5 ²	4.5	1.5	4.5 ²	50	—	11	—	—
RA1	APARTMENT DWELLING	30	170/ unit	4.5	7.5	4.5 ⁵	7.5	—	—	16.5	—	—
RA2	APARTMENT DWELLING	30	80/ unit	7.5	7.5	4.5 ⁵	7.5	—	—	44	—	—
RA3	APARTMENT DWELLING	30	67/ unit	7.5	7.5	4.5 ⁵	7.5	—	—	44	—	—
C1	RESTRICTED COMMERCIAL	—	—	9	15	—	9	50	60	11	—	9
C2	GENERAL COMMERCIAL	—	—	15	15	6	9	30	60	11	—	13.5 ¹⁰
C3	LOCAL COMMERCIAL	—	8100 ^{max.}	11	9	9	11	33	60	11	1860	9
C4	NEIGHBOURHOOD COMMERCIAL	—	25000 ^{max.}	11	15	11	11	33	60	11	7000	22.5
C5	COMMUNITY COMMERCIAL	—	25000 ^{max.}	11	15	11	11	33	60	11 ⁷	—	22.5
C6	HIGHWAY COMMERCIAL	60	—	15	15	10	15	30	60	11 ⁷	—	13.5 ¹⁰
C7	SERVICE COMMERCIAL	65	8000	9	22	6	9	—	—	11 ⁷	—	20
C8	OFFICE COMMERCIAL	65	8000	9	22	6	9	—	—	11 ⁷	—	20
EM1	PREST.EMPLOYMENT AREA ABUTTING MAJOR ROADS ^a	65	8000	6 ¹⁴	12	6 ¹⁵	6 ¹⁴	60	—	15 ¹³	—	20
EM1	PREST.EMPLOYMENT AREA	36	3000	6 ¹⁴	12	6 ¹⁵	6 ¹⁴	60	—	15 ¹³	—	20
EM2	GENERAL EMPLOYMENT AREA	34	3000	6 ¹⁴	12	6 ¹⁵	6 ¹⁴	—	—	15 ¹³	—	20
EM2-A	RESTRICTED EMPLOYMENT AREA	65	8000	6 ¹⁴	12	6 ¹⁵	6 ¹⁴	—	—	15 ¹³	—	20
EM3	RETAIL WAREHOUSE EMPLOYMENT AREA	34	3000	6 ¹⁴	12	6 ¹⁵	6 ¹⁴	60	—	15 ¹³	—	20
EM4	EMPLOYMENT AREA TRANSPORTATION ZONE	—	—	15	12	9 ¹⁵	15	60	60	15	—	150
M1	RESTRICTED INDUSTRIAL	35	3000	9	15	6	9	—	—	11 ⁷	—	60
M1	RESTRICTED INDUSTRIAL ABUTTING MAJOR ROADS ^b	65	8000	9	22	6	9	—	—	11 ⁷	—	60
M2	GENERAL INDUSTRIAL	36	3000	9	15	6	9	—	—	11 ⁷	—	60
M3	TRANSPORTATION INDUSTRIAL	—	—	15	15	9	15	60	60	11	—	150
M4	PITS & QUARRIES INDUSTRIAL	—	—	15	15	9	15	60	60	11	—	150
M5	DISPOSAL INDUSTRIAL	—	—	15	15	9	15	60	60	11	—	150
PBM1	PARKWAY BELT RESTRICTED INDUSTRIAL ABUTTING MAJOR ROADS ^b	35 65	3000 8000	9 9	15 22	6 6	9 9	20 ⁹ 20 ⁹	— —	11 11	— —	60 60
PBM7	PARKWAY BELT INDUSTRIAL ABUTTING MAJOR ROADS ^b	35 65	3000 8000	9 9	15 22	6 6	9 9	20 ⁹ 20 ⁹	— —	6 11	— —	60 60
ORM	OAK RIDGES MORaine USES	100	10ha	15	15	15	15	5	—	11	—	—
OS1	OPEN SPACE CONSERVATION	—	—	15	15	15	15	—	—	11	—	—
OS2	OPEN SPACE PARK	—	—	15	15	15	15	—	—	11	—	—
OS5	OPEN SPACE ENVIRONMENTAL PROTECTION USES	—	—	15	15	15	15	5	—	9.5	—	—
PB1	PARKWAY BELT OPEN SPACE	20	—	15	15	15	15	—	—	11	—	—
PB1(S)	PARKWAY BELT LINEAR FACILITIES	20	—	15	15	15	15	20	—	11	—	—
PB2	PARKWAY BELT COMPLEMENTARY USE	20	—	15	15	15	15	10	—	11	—	—
A	AGRICULTURAL— RESIDENTIAL	100	10ha	15	15	9	15	5	—	11	—	—
	— COMMERCIAL	—	—	15	15	15	15	20	—	11	—	15
	— FARMING	100	10ha	15	15	9	15	10	—	11	—	15
ALL ZONES	INSTITUTIONAL & RECREATION USES	20	—	15	15	15	15	20	—	11	—	—

SCHEDULE "A"
(Continued)

Notes

1. The sum of the side yards calculated from the main building shall not exceed 15 metres.
2. Provided that the minimum setback to a garage which faces a lot line shall be 6.4 metres.
3. No minimum yard shall be required between an attached pair of dwelling units, except where the common wall is entirely below grade.
4. The minimum side yard on one side can be reduced to 0.3 metres, where it abuts a side yard of a minimum of 1.2 metres, except where the side yard abuts a non-residential use.
5. Except for buildings in excess of 11 metres in height, the interior side yard requirement shall be a minimum of 7.5 metres or half the height, whichever is greater.
6. Except where a single family detached dwelling is erected without an attached garage or carport, the minimum side yard requirements of one interior yard be 4.5 metres, or the front yard shall be a minimum of 11 metres.
7. A building may exceed 11 metres provided the minimum interior side yard is increased by 0.3 metres for every 0.6 metres of additional building height in excess of 11 metres.
8. Abutting Provincial Highway #7, Highway #400, Jane Street, Langstaff Road and Weston Road, or a 0.3 metre reserve abutting said highways and streets.
9. Any building existing on July 19, 1978, may be enlarged to a maximum lot coverage of 25%, excluding parking areas.
10. Except that a car wash or outdoor storage use shall be set back a minimum of 60 metres from any residential zone.
11. Where the existing front yard is greater than 9 metres, such existing front yard shall be the minimum, provided that said yard may be reduced by a maximum of 10% and provided further that in no case shall the minimum front yard be less than 9 metres.
12. This provision shall only apply to lots in Plans of Subdivision created, pursuant to Section 50 of the Planning Act, 1983, after December 31, 1990. Areas zoned R1 Residential Zone prior to December 31, 1990, shall be required to provide a minimum lot area of 700 m² with a maximum coverage of 30%, unless otherwise provided.
13. A building may exceed 15 metres provided the minimum interior side yard is increased by 0.3 metres for every 0.6 metres of additional building height in excess of 15 metres.
14. Except where the minimum landscape requirement provided for in Subsection 6.1.6 b) is greater, the minimum front or exterior side yard shall be 9 metres.
15. The minimum interior side yard requirement may be reduced to 3 metres where a mutual driveway is provided.
16. The maximum lot coverage may be increased to 23% provided that the maximum building height does not exceed one storey and 7.0m.

SCHEDULE "A1"
(Continued)

Notes

1. The minimum setback to the garage which faces a lot line shall be 5.8 metres. If the driveway does not cross a sidewalk the minimum setback to the garage which faces a lot line shall be 5.0 metres.
2. No minimum yard shall be required between an attached pair of dwelling units, except where the common wall is entirely below grade.
3. Where a single detached dwelling is constructed on a lot, the minimum interior side yard on one side can be reduced to 0.6 metres, where it abuts any yard of 1.2 metres, except where it abuts a non-residential use, including a walkway.
4. Where a single detached dwelling is constructed on a lot with a frontage of less than 12.0 metres, a garage slab shall have a maximum interior width equal to 50% of the lot frontage.
5. Where a building is erected with a detached garage located in the rear yard and is accessed by a driveway which crosses the front lot line:
 - i) the minimum required interior side yard setback for the ground floor on one side shall be 2.75 metres and 0.6 metres on the other side, except:
 - on a corner lot where the minimum required exterior side yard setback shall comply with this by-law, and
 - where the lot abuts a non-residential use (including a walkway) the minimum required interior side yard setback for the ground floor on one side shall be 2.75 metres and 1.2 metres on the other side.

The minimum required interior side yard setback for the second-storey shall comply with this by-law.
 - ii) where detached garages on two adjoining lots are located in their respective rear yards and accessed by a mutual driveway crossing the front lot line, the minimum required interior side yard shall be 1.4 metres on the side where the mutual driveway is located and 0.6 metres on the other side, except:
 - on a corner lot where the minimum required exterior side yard shall comply with this by-law;
 - on a lot that abuts a non-residential use (including a walkway) the minimum required interior side yard setback for the ground floor on the side where the mutual driveway is located shall be 1.4 metres and 1.2 metres on the other side.

Notwithstanding this note, in an RUV1 or RUV1(W.S) Zone the minimum required interior side yards shall be 1.4 metres on the side where the mutual driveway is located and 1.2 metres on the other side in all cases, except on a corner lot where the minimum exterior side yard shall comply with this by-law.
6. The minimum lot frontage may be reduced to 8.4 metres and the minimum lot area to 252 m² where a mutual driveway is provided.
7. The minimum lot frontage may be reduced to 10.7 metres and the minimum lot area to 252.4 m² where a single detached dwelling is constructed on a lot and provided that the maximum interior garage width is equal to or less than 50% of the lot frontage.
8. No garage shall project more than:
 - 8.1 2.5 metres beyond the most distant point of the front wall of a dwelling from the street line at the ground floor level;
 - 8.2 notwithstanding subparagraph 8.1 above, where a covered and unenclosed porch attached to the front wall or architecturally integrated into the front wall at the ground floor level or a habitable room (not including a bay or bow window or similar window projection with or without footings) at the ground floor level which projects beyond the most distant point of the front wall of the dwelling to the street line is provided:
 - a) no garage shall project more than 2.5 metres beyond the said habitable room or the closest structural element of a covered and unenclosed porch (not including stairs, eaves or gutters) to the street line at the ground floor level;
 - b) where the said habitable room or covered and unenclosed porch is provided, in no case shall a garage project more than 4.5 metres beyond the most distant point of the front wall of a dwelling to the street line, at the ground level;
 - c) Notwithstanding, subparagraph 8.2 b) above, a garage may project more than 4.5 metres beyond the front wall at the ground floor level provided:
 - i) a minimum of fifty percent (50%) of the width of the front wall, at the ground floor level, is located 4.5 metres or less from the front of the garage;
 - ii) a covered and unenclosed porch is located along the entire front wall at the ground floor level;
 - iii) a garage shall not project more than 2.5 metres beyond the closest structural element of the said covered and unenclosed porch at the ground floor level;
 - iv) the provisions of subparagraph 8.2 c) ii) and iii) shall not apply where the width of the front wall, at the ground floor level, is equal to or greater than the exterior width of the garage.

- d) no garage shall project more than 2.5 metres beyond a second-storey habitable room over the garage or a portion thereof having a minimum width equal to sixty percent (60%) of the exterior width of the garage;

8.3 in the case of a wide and shallow lot, no garage shall:

- a) project more than 2.5 metres beyond a second-storey over the garage or a portion thereof having a minimum width equal to sixty percent (60%) of the exterior width of the garage;
- b) project more than 2.5 metres beyond the closest structural element of the covered and unenclosed porch (not including stairs, eaves or gutters) attached or architecturally integrated into the front wall or a habitable room at the ground floor level;
- c) project more than 3.0 metres beyond the most distant point of the front wall of a dwelling to the street line, at the ground floor level;
- d) nothing in Note 8.3 shall prevent the construction of a one-storey dwelling or garage. Where a garage is constructed without a room above all or a portion of the garage, the front wall of the garage shall not project more than 2.5 metres beyond the front wall of the dwelling.

8.4 nothing in Note 8, or each subparagraph, shall prevent the construction of any storey above the ground floor level to the minimum front yard except as may be provided for in this by-law.

8.5 for the purposes of Note 8 and each subparagraph, front wall means any part of the dwelling, at the ground floor level, which faces the front lot line and is visible when viewed perpendicularly and from any point along the front lot line, not including:

- i) any part of the garage;
- ii) a bay window or similar window projection, with or without footings, located in the interior or exterior yard; and,
- iii) any wall located a distance equal to or greater than one half of the overall length of the dwelling from the point of the front wall of the dwelling closest to the front lot line.

- 9. The minimum setback for any building or structure to a sight triangle shall be 0.6 metres.
- 10. The minimum exterior side yard shall be 3.0 metres if the exterior side yard abuts an arterial, primary or collector road having a right-of-way width of 23 metres or greater, or any non-residential use, excluding an open space zone or walkway. The exterior side yard of a residential lot may be reduced to 1.2 metres when adjacent to a minimum 7.5 metre public lane way.
- 11. Where a dwelling unit fronts onto a single loaded road, the minimum parking requirement shall be two (2) spaces per unit. For the purposes of this note a single loaded road shall mean a public highway upon which buildings are constructed on only one side.
- 12. The minimum lot frontage may be reduced to 5.5 metres and the minimum lot area to 165 m² where a lot abuts a single loaded road.
- 13. The maximum lot frontage may be increased to 10.75 metres on a corner lot.
- 14. The minimum size of a parking space located on a driveway on a lot not accessed by a lane may be reduced to 2.5 metres by 5.8 metres. The minimum size of a parking space for a lot accessed by a lane may be reduced to 2.5 metres by 6.0 metres.
- 15. Where a garage is located on a lot and no part of the garage projects beyond the most distant point of the front wall of the dwelling to the street line, (any) one interior side yard of the said lot may be reduced to 0.6 metres with the exception of any interior side yard that abuts public lands, OS1 Open Space Conservation Zones and non-residential zones which shall be 1.2 metres. For the purposes of this Note, front wall means any part of the dwelling at the ground floor level which faces the front lot line and is visible when viewed perpendicularly and from any point along the front lot line, not including any part of the garage.
- 16. The maximum building height may be increased to 11 metres where a lot abuts an arterial, primary or collector road having a right-of-way width of 20 metres or greater, or a single loaded road abutting an arterial road or provincial highway, provided that the lot does not abut any "WS" – Wide and Shallow Zone. For the purposes of this note a single loaded road shall mean a public highway upon which buildings are constructed on only one side.

ZONE REQUIREMENT TABLE

SCHEDULE 'A1' TO BY-LAW 1-88

ZONE	PERMITTED USE CATEGORY	MINIMUM LOT FRONTAGE (m)	LOT AREA (m ²) (minimums unless otherwise noted) (m ² unless otherwise noted)	MINIMUM YARD				MINIMUM LOT DEPTH (m)	MAXIMUM BUILDING HEIGHT (m)	PARKING SPACES PER UNIT	
				FRONT (m)	REAR (m)	INTERIOR SIDE (m)	EXTERIOR SIDE (m)				
RUV1/RUV1(W) RESIDENTIAL URBAN VILLAGE ZONE ONE (Single Detached Dwelling)											
RUV1	ON A LOT NOT ACCESSED BY A LANE	18	540	3.0 ^{1,8,9}	7.5 ⁹	1.2 ¹⁵	3.0 ^{1,9,10}	30	11	3	
RUV1	ON A LOT ACCESSED BY A LANE OR A DRIVEWAY WITH A DETACHED GARAGE IN THE REAR YARD	15	450	3.0 ^{1,9}	13 ⁹	1.2 ⁵	3.0 ^{9,10}	30	11	2	
RUV1(W)	ON A WIDE AND SHALLOW LOT	18	423	3.0 ^{1,8,9}	6 ⁹	1.2 ¹⁵	2.4 ^{1,9,10}	23.5	9.5	3	
RV2/RV2(W) RESIDENTIAL URBAN VILLAGE ZONE TWO (Single Detached Dwelling)											
RV2	ON A LOT NOT ACCESSED BY A LANE	15	450	3.0 ^{1,8,9}	7.5 ⁹	1.2 ¹⁵	2.4 ^{1,9,10}	30	11	3	
RV2	ON A LOT ACCESSED BY A LANE OR A DRIVEWAY WITH A DETACHED GARAGE IN THE REAR YARD	12	360	3.0 ^{1,9}	13 ⁹	1.2 ⁵	2.4 ^{9,10}	30	9.5 ¹⁶	2	
RV2(W)	ON A WIDE AND SHALLOW LOT	15	352	3.0 ^{1,8,9}	6 ⁹	1.2 ¹⁵	2.4 ^{1,9,10}	23.5	9.5	3	
RV3/RV3(W) RESIDENTIAL URBAN VILLAGE ZONE THREE (Single Detached Dwelling)											
RV3	ON A LOT NOT ACCESSED BY A LANE	12	360	3.0 ^{1,8,9}	7.5 ⁹	1.2 ¹⁵	2.4 ^{1,9,10}	30	9.5 ¹⁶	3 ¹¹	
RV3	ON A LOT ACCESSED BY A LANE	9	270	3.0 ⁹	13 ⁹	1.2	2.4 ^{9,10}	30	9.5 ¹⁶	2	
RV3	ON A LOT ACCESSED BY A DRIVEWAY WITH A DETACHED GARAGE IN THE REAR YARD	9.75 ⁶	292	3.0 ^{1,9}	13 ⁹	1.2 ⁵	2.4 ^{9,10}	30	9.5 ¹⁶	2	
RV3(W)	ON A WIDE AND SHALLOW LOT	13.5	317	3.0 ^{1,8,9}	6 ⁹	1.2 ¹⁵	2.4 ^{1,9,10}	23.5	9.5	3 ¹¹	
RV4/RV4(W) RESIDENTIAL URBAN VILLAGE ZONE FOUR (Single and Semi-Detached Dwelling)											
			SINGLE /SEMI							SINGLE /SEMI	
RV4	ON A LOT NOT ACCESSED BY A LANE		9.75/7.5 ⁴	292/225	3.0 ^{1,8,9}	7.5 ⁹	1.2 ^{2,3}	2.4 ^{1,9,10}	30	9.5 ¹⁶	2 ¹⁴ /2
RV4	ON A LOT ACCESSED BY A LANE		7.5/5.5	225/165	3.0 ⁹	13 ⁹	1.2 ^{2,3}	2.4 ^{9,10}	30	9.5 ¹⁶	2 ¹⁴
RV4	ON A LOT ACCESSED BY A DRIVEWAY WITH A DETACHED GARAGE IN THE REAR YARD		9.5/8.25	285/247	3.0 ^{1,9}	13 ⁹	1.2 ⁵	2.4 ^{9,10}	30	9.5 ¹⁶	2
RV4(W)	ON A WIDE AND SHALLOW LOT		12 ⁷ /8.4 ⁴	282/197	3.0 ^{1,8,9}	6 ⁹	1.2 ^{2,3}	2.4 ^{1,9,10}	23.5	9.5	3 ^{11,14} /2
RVM1/RVM1(W) RESIDENTIAL URBAN VILLAGE MULTIPLE DWELLING ZONE ONE											
RVM1(A)	Street Townhouse										
RVM1(A)	ON A LOT NOT ACCESSED BY A LANE		6/UNIT ¹²	180/UNIT	3.0 ^{1,8,9}	7.5 ⁹	1.2 ^{end unit}	2.4 ^{1,9,10}	30	11	2
RVM1(A)	ON A LOT ACCESSED BY A LANE		5.4/UNIT	162/UNIT	3.0 ^{1,9}	13 ⁹	1.2 ^{end unit}	2.4 ^{9,10}	30	11	2 ¹⁴
RVM1(A)	ON A LOT ACCESSED BY A LANE		4.5/UNIT	135/UNIT	3.0 ⁹	19 ⁹	1.2 ^{end unit}	2.4 ^{9,10}	32	11	2
RVM1(W-A)	ON A WIDE AND SHALLOW LOT		7	164	3.0 ^{1,8,9}	6 ⁹	1.2 ^{end unit}	2.4 ^{1,9,10}	23.5	9.5	2
RVM1(B)	Single Detached Dwelling		MINIMUM /MAXIMUM LOT FRONTAGE (m)	MINIMUM LOT AREA (m ²)							
RVM1(B)	ON A LOT NOT ACCESSED BY A LANE		9/9.75 ^{4,13}	270	3.0 ^{1,8,9}	7.5 ⁹	1.2 ³	2.4 ^{1,9,10}	30	9.5 ¹⁶	2 ¹⁴
RVM1(B)	ON A LOT ACCESSED BY A LANE		7.5/9.75 ¹³	225	3.0 ⁹	13 ⁹	1.2 ⁵	2.4 ^{9,10}	30	9.5 ¹⁶	2
RVM1(B)	ON A LOT ACCESSED BY A DRIVEWAY WITH A DETACHED GARAGE IN THE REAR YARD		9.5/9.75 ¹³	285	3.0 ^{1,8,9}	13 ⁹	1.2 ⁵	2.4 ^{1,9,10}	30	9.5 ¹⁶	2
RVM1(W-B)	ON A WIDE AND SHALLOW LOT		10.7/11 ⁴	251	3.0 ^{1,8,9}	6 ⁹	1.2 ³	2.4 ^{1,9,10}	23.5	9.5	2 ¹⁴
RVM1(B)	Semi-Detached Dwelling		MINIMUM /MAXIMUM LOT FRONTAGE (m)	MINIMUM LOT AREA (m ²)							
RVM1(B)	ON A LOT NOT ACCESSED BY A LANE		6 /9 ^{13,4}	180	3.0 ^{1,8,9}	7.5 ⁹	1.2 ²	2.4 ^{1,9,10}	30	9.5 ¹⁶	2
RVM1(B)	ON A LOT ACCESSED BY A LANE		5.5/9 ¹³	165	3.0 ⁹	13 ⁹	1.2 ²	2.4 ^{9,10}	30	9.5 ¹⁶	2 ¹⁴
RVM1(W-B)	ON A WIDE AND SHALLOW LOT		8.4/9.25 ⁴	197	3.0 ^{1,8,9}	6 ⁹	1.2 ²	2.4 ^{1,9,10}	23.5	9.5	2
RVM2 RESIDENTIAL URBAN VILLAGE MULTIPLE DWELLING ZONE TWO (Block Townhouse, Apartment, Multiple Dwelling)											
			MINIMUM LOT FRONTAGE (m) PER BLOCK								
RVM2			30	230	3.0 ^{1,8,9}	4.5 ⁹	1.2 ^{end unit}	2.4 ^{1,9,10}	-	11	2

ZONE REQUIREMENT TABLE

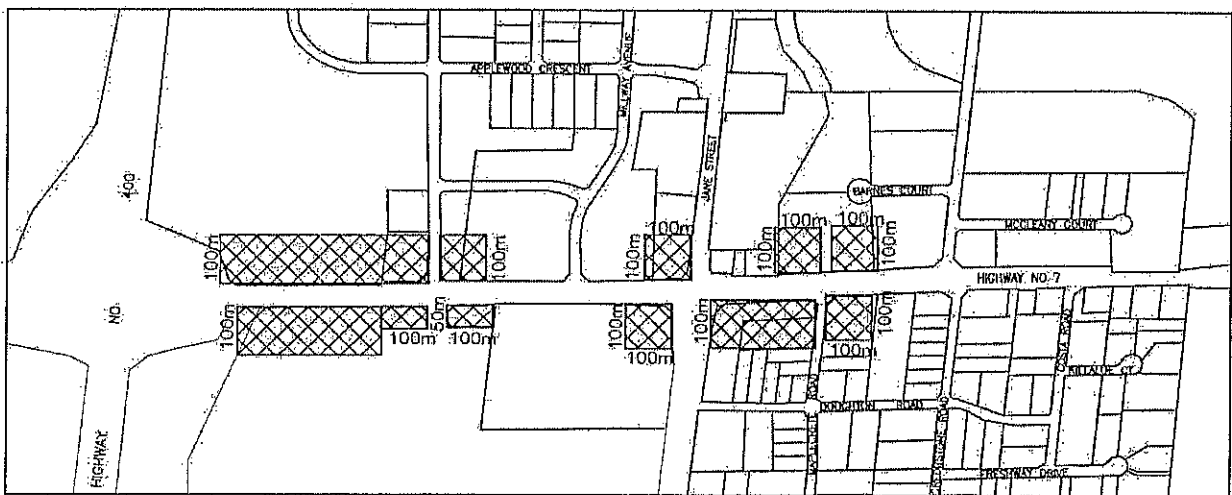
SCHEDULE 'A2' TO BY-LAW 1-88

ZONE	MINIMUM LOT FRONTAGE (m)	MINIMUM LOT AREA (m ²)	MINIMUM YARDS ⁸				MAXIMUM BUILDING HEIGHT		MINIMUM BUILDING HEIGHTS (m)	BUILD TO ZONE ⁹		MAXIMUM RESIDENTIAL DENSITY ⁷ (units/acre)
			FRONT	REAR	EXTERIOR SIDE	INTERIOR SIDE	LANDMARK LOCATIONS ²	ALL OTHER LOCATIONS		MAJOR STREETS ³	OTHER STREETS ⁴	
			(m)	(m)	(m)	(m)	(m)	(m)		(m)	(m)	
C9 CORPORATE CENTRE (NON-RESIDENTIAL USES)	50 ⁷	5000	0	3	0	0	-	25'	10	0-3	0-3	-
C9 CORPORATE CENTRE (RESIDENTIAL USES)	50 ⁷	5000	3	6	3	0	-	25'	10	3-6	3-6	67
							MAXIMUM BUILDING HEIGHTS (m)	MAXIMUM FSI		BUILD TO ZONE ⁹ (m)		
C10 CORPORATE DISTRICT (ALL USES)	50 ^{7,8}	5000	0	3	0	0	15	.6 ⁶		0-9		

NOTES

1. Where residential and non-residential uses are developed in combination, the residential portion of the development shall adhere to the minimum yard and build to zone requirements of the Residential Use category of this table.
- 2.

LANDMARK LOCATIONS



3. Eighty (80) percent of the length of the street line abutting Regional Road No. 7; Jane Street; Edgeley Boulevard; the first east-west street parallel to Regional Road No. 7; and the north-south street providing a vista to a civic use and the transit corridor (as defined in a future site specific by-law) shall have buildings located within the build to zone.
4. Fifty (50) percent of the length of the street line shall have buildings located within the build to zone.
5. Where land is conveyed to the municipality for a public purpose, for nominal consideration, density from such land may be transferred to a development parcel within the C9 Corporate Centre Zone under the same ownership, subject to the following:
 - a) in the case of residential development, the resulting density on any receiving parcel shall not exceed 50 m²/unit on any given parcel.
 - b) the density transfer shall be identified and reflected in the implementing site plan agreements for the receiving site, identifying the source of the transfer.
6. Where land is conveyed to the municipality for a public purpose, for nominal consideration, density from such land may be transferred to a development parcel under the same ownership within the C10 Corporate District Zone, subject to the following:
 - a) the resulting density on any receiving parcel shall not exceed .75 FSI.
 - b) the density transfer shall be identified and reflected in the implementing site plan agreement for the receiving site, identifying the source of the transfer.

For the purposes of this footnote, floor space index shall mean the ratio of gross floor area to lot area (Gross Floor Area/Lot Area).

7. Notwithstanding the definition of Lot in Section 2.68, paragraph 5.1.5 and Schedule "A2" and Subsection 3.21 Frontage on Public Street, for the purposes of this footnote frontage on a public street for a lot in the C9 and C10 Zones will not be required where a site plan agreement has been executed and permanent right-of-way access to such lot to a public highway has been secured through adjacent lands.
8. The minimum setback for any building from the planned width of Regional Road Seven (formerly Highway No. 7) shall be 3 m, provided that a canopy may project up to 2.4 m into this required yard.
9. For the purposes of this Schedule "A2", "Build to Zone" means an area abutting a street line within which a portion of the building on the lot shall be located. The horizontal extent to which the build to zone is required to be occupied by a building is given as a percentage of the length of the street line of the lot (parcel) on which the building is located. Within the "build to" zone no parking spaces, parking aisles or any area designed to accommodate vehicular traffic or loading shall be permitted. This provision does not apply to driveways connecting parking areas to public highways.

SCHEDULE "A3"

Zone	Permitted Use Category	Min. Lot Frontage (metres)	Min. Lot Area (m ²)	Minimum Yards (Metres)				Min. Lot Depth (m)	Max. Bldg. Height (m)	Minimum Parking Spaces per unit
				Front	Rear	Interior	Exterior			
RD	Residential Detached Zone^B									
RD1	Standard Lot*	18	540	4.5 ¹	7.5	1.2 ³	4.5 ^{1,5}	30	11	3
RD2	Standard Lot*	15	450	4.5 ¹	7.5	1.2 ³	4.5 ^{1,5}	30	11	3
RD3	Standard Lot*	12	324	4.5 ¹	7.5	1.2 ³	4.5 ^{1,5}	27	11	3
RD4	Standard Lot*	9	243	4.5 ¹	7.5	1.2 ^{3,4}	4.5 ^{1,5}	27	11	3**
RD5	Lot Accessed By A Lane ⁷	9	270	4.5 ¹	15	1.2 ^{3,4}	4.5 ^{1,5}	30	11	
	Standard Lot With a Driveway and a Detached Garage In Rear Yard ^{*7}	9.75	292	4.5 ¹	15	3.5 & 1.2 ³	4.5 ^{1,5}	30	11	
RS	Residential Semi-Detached Zone									
RS1	Standard Lot*	7.5 / Unit	202	4.5 ¹	7.5	1.2 ^{2,3}	4.5 ^{1,5}	27	11	2
	Lot Accessed By a Lane ⁷	7.5 / Unit	225	4.5 ¹	15	1.2 ^{2,3}	4.5 ^{1,5}	30	11	2
RT	Residential Townhouse Zone									
RT1	Standard Lot ^{*6,7}	6 / Unit	162	4.5 ¹	7.5	1.2 ³ End Unit	4.5 ^{1,5}	27	11	2
	On a Lot Accessed By a Lane ⁶	6 / Unit	180	4.5	15	1.2 ³ End Unit	4.5 ^{1,5}	30	11	2

* For the purposes of this Schedule, a "Standard Lot" means a lot not accessed by a lane.

** Except that 2 parking spaces shall be provided for the following: lots less than 11.99m frontage; a corner lot less than or equal to 14.0 metres frontage; a lot with an interior side yard which abuts a greenway less than or equal to 14.0 metres frontage.

Specific Zone Notes – The following notes shall apply to all zones referenced on Schedule "A3"

- The minimum front or exterior side yard setback to an attached garage that faces a lot line shall be 6.0m.
- No minimum interior side yard setback shall be required between an attached pair of dwelling units, except where the common wall is entirely below grade.
- The minimum interior side yard shall be:
 - 3.5 metres on a lot abutting a non-residential use including a walkway, Greenway, buffer block or stormwater management pond;
 - 2.0 metres where the detached garage is located in the rear yard accessed by a mutual driveway;
 - 3.5 metres to the dwelling on the driveway side of the lot where a detached garage is located to the rear of the dwelling and accessed by a driveway crossing the front lot line.
- For lots with a frontage equal to or less than 9.5 metres, or in the case of a corner lot where the frontage is equal to or less than 14 metres, the minimum interior side yard on one side may be reduced to 0.6m, where it abuts a yard of 1.2 metres, except where it abuts a non-residential use including a walkway, greenway, buffer block or stormwater management pond, in which case the minimum side yard shall be 3.5 metres. A permitted encroachment feature (except an air conditioner) may establish the reduced minimum interior side yard provided it abuts a minimum side yard of 1.2 metres.
- The minimum exterior side yard: (i) shall be 3.0 metres abutting a public lane or a site triangle; (ii) shall be to 3.5m for a yard abutting a greenway or buffer block.
- A maximum of six townhouse units shall be constructed in a row.
- Notwithstanding Schedule "A3" and Paragraph 4.1.1, Accessory Buildings and Structures, with the exception of subparagraphs e) and g), a detached garage shall be permitted in the defined rear yard of a lot in accordance with the following:

Requirement	Detached Garage Located In the Rear Yard (m)	
	Accessed by a Lane	Accessed by a Driveway Crossing the Front or Exterior Lot Line
Minimum Rear Yard Setback	1.0	1.0
Minimum Exterior Side Yard Setback	4.5 ³	4.5
Minimum Interior Side Yard Setback	1.2 ^{1,2}	1.2 ^{1,2}
Minimum Setback to a Street from Which Access is Provided	N/A	6.0
Minimum Distance Between Garage and Nearest Wall of Dwelling	7.5	3.0

1. Where the garage is attached to another garage then the interior side yard setback shall be 0 metres.
2. The minimum interior yard abutting a non-residential use including a walkway, greenway, buffer block or storm water management pond shall be 3.5m.
3. The minimum side yard abutting a non-residential use including greenway or buffer block may be reduced to 3.5m.

8. Minimum Spacing Between Driveways at the Street Curb, in a Residential Detached Zone (RD1, RD2, RD3, RD4, and RD5 Zones)

The minimum distance between any two driveways, including at the street curb, shall be 1.0 metre as shown in Figures 1 and 2 below. The minimum distance between a driveway and a property line (and the projection of the property line to the street curb) shall be 0.5 metres, as shown in Figures 1 and 2 below. The applicant shall provide drawings illustrating all driveways to the street curb when applying for a building permit.

Figure 1 – Minimum spacing between driveways at the Street Curb – Straight Street

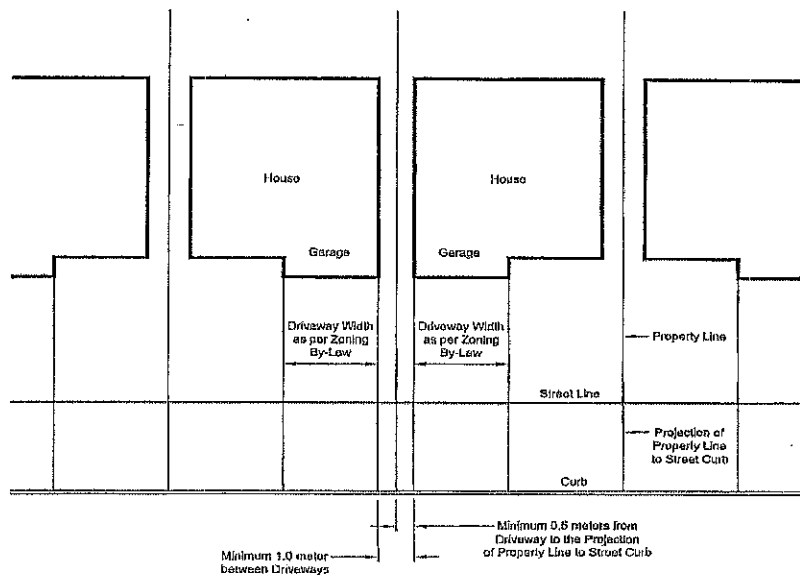
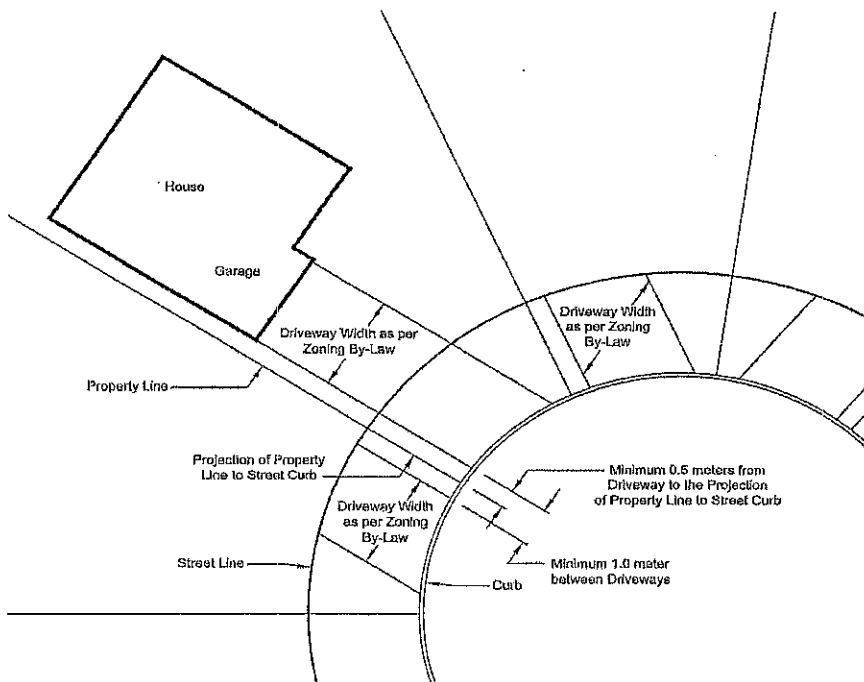


Figure 2 – Minimum spacing between driveways at the Street Curb – Curve or Angle Bend in the Street



General Notes – The following notes shall apply to all zones on Schedule "A3"

A. The interior garage dimensions for all lots on Schedule "A3" shall be:

Lot Frontage (metres)	Lot Frontage Corner Lot or a Lot Abutting a Greenway or Buffer Block	Minimum Interior Garage Dimensions (width X length) (m)	Maximum Interior Garage Width (m)	Minimum Garage Clear Height (m)
Less than 11	≤14 ¹	3.0 X 6.0*	3.048	2.0m overhead clearance with no permitted encroachments
11.0 – 11.49	14.01 – 14.49 ¹		4.5	
11.5 – 11.99	14.5 – 14.99 ¹		5.0	
12.0 – 17.99	15.0 – 20.99	5.5 X 6.0*	6.096	
18 or Greater	≥21		9.0	

*No encroachment shall be permitted into the required garage length except one step (2 risers) may encroach into the rear portion of the garage abutting the dwelling unit. No encroachment shall be permitted into the minimum garage width.

1. Notwithstanding the minimum and maximum interior garage dimensions for corner lots or lots abutting a non-residential use including greenway or buffer block with a lot frontage equal to or greater than 12.0m, either may also be constructed in accordance with the standards for an interior lot.
- B. No garage shall project into the front yard or exterior yard more than 1.0 metre beyond the most distant point of any wall of the dwelling facing the street at the ground floor level and a maximum of 2.0 metres where there is a covered and unenclosed porch.
- C. The minimum interior side yard setback to a door shall be 1.8 metres where a door providing access to the dwelling or an attached garage.
- D. Where a bay window or similar window projection (with or without footings) is provided, the minimum front yard, rear yard and exterior side yard or interior side yard abutting a greenway or buffer block to the said window may be reduced by 0.6m.

TOWN CENTRE ZONES

SCHEDULE "A4"

CMU1 – Mixed Use 1 – Town Centre

Maximum Gross Floor Area (GFA) for a Retail Building Fronting on Main Street 2,500m²

Units within buildings fronting on Main Street shall be restricted to a maximum unit size of 350m², with the exception of two larger scale retail units, not to exceed 1,162.0m² (on the west side of Main Street, south of the east/west road shown on Schedule "E-1351" and 557.0m² (on the east side of Main Street, north of the east/west road shown on Schedule "E-1351", respectively.

Yards

For the CMU1 Zone, the Front Lot Line shall be the lot line adjacent to "Main Street".

Minimum/Maximum Front Yard	1m/3.0m ¹
Minimum Rear Yard	
Minimum/Maximum Exterior Side Yard	3.0m ¹
Minimum/Maximum Interior Side Yard	to be determined at site plan stage
Maximum Building Height	4-storeys or 14m, whichever is less ^{2,3}
Minimum Building Height	2-storeys or 9.5m, whichever is less
Maximum Residential Density	2.0 FSI

CMU2 – Mixed Use 2 – Town Centre

For the CMU2 Zone, the Front Lot Line shall be the lot line adjacent to Bathurst Street on the east side of "Main Street" and Centre Street on the west side of "Main Street".

Maximum retail/commercial ground floor area of a Building 12,635m²

Maximum ground floor area of a residential dwelling 1,500m²

Yards (Commercial or Mixed-Use Development)

Minimum/Maximum Front Yard 1.0m/3.0m¹

Minimum/Maximum Exterior Side Yard 3.0m¹

Yards (Residential Development)

Minimum/Maximum Front Yard 6.0m

Minimum/Maximum Exterior Side Yard 6.0m

Maximum Building Height (Mixed-Use or Residential) 14-storeys or 44m, whichever is less²

Maximum Residential Density 2.0 FSI

RA5 High Density Residential-Town Centre

Maximum combined GFA of all retail/commercial uses 30%

Maximum gross floor area of each retail/commercial unit 250m²

Maximum ground floor area of a residential dwelling 1,500m²

Yards

Minimum/Maximum Front Yard 6.0m

Minimum/Maximum Exterior Side Yard 6.0m

Minimum Interior Side Yard to be determined at site plan stage

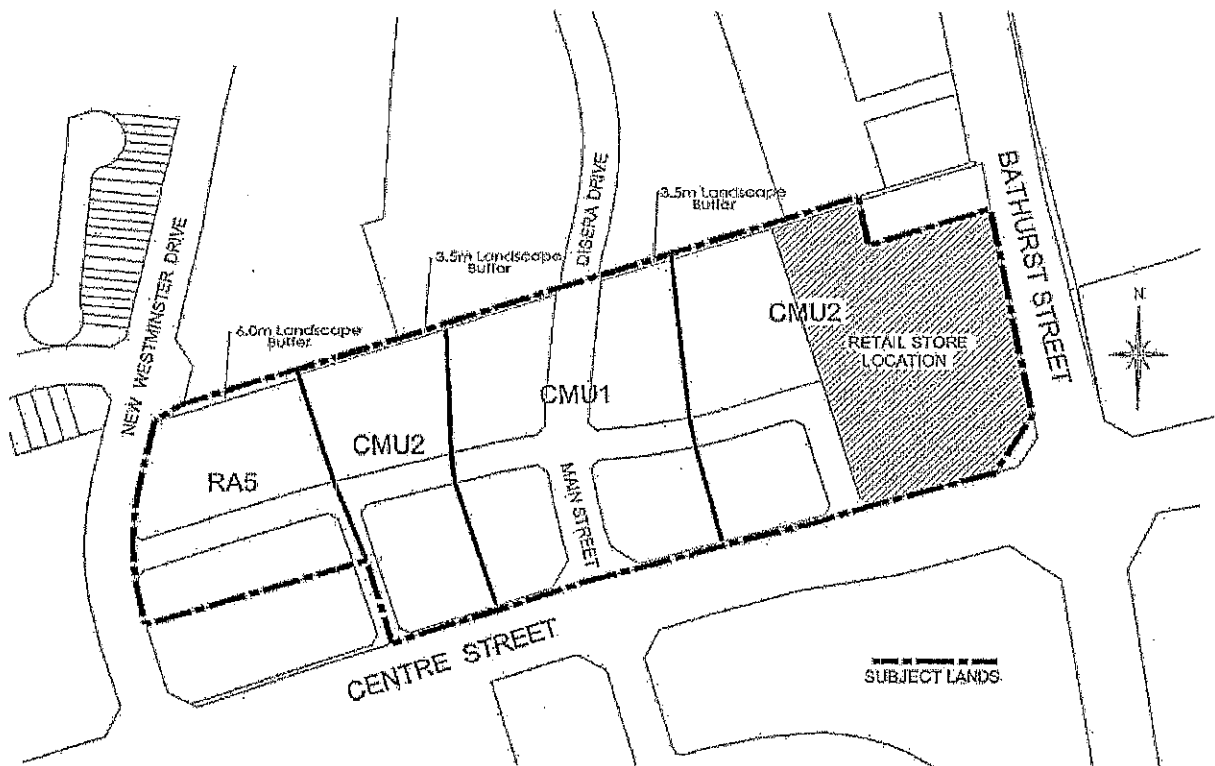
Maximum Building Height 18-storeys or 56m, whichever is less²

Minimum Building Height 5-storeys or 16.0m, whichever is less

Maximum Residential Density-Apartment Building 2.7 FSI

Footnotes:

- ¹ For corner properties the setback abutting the regional road sight triangle shall be between 0.6m and 2.0m.
- ² The maximum height of corner buildings shall be 8-storeys or 29m.
- ³ A maximum of 6-storeys or 19m, whichever is less, shall be permitted if a minimum 2.0m stepback from the front wall is incorporated in the building design.



SCHEDULE "2"

CMU3 MIXED USE 3 – CARRVILLE CENTRE ZONE

SCHEDULE "A4.1"

Minimum Lot Area:	5,000 m ²
Minimum Lot Frontage:	50 m
Minimum Floor-to-Floor Height for Ground Floor Units:	4.5 m
Minimum Distance Between Buildings above 8-storeys:	25 m
Maximum Building Footprint of Buildings above 8-storeys:	850 m ²

MAXIMUM BUILDING HEIGHT

Blocks 4, 5, 6 and 9	7-storeys and 27.5 m
Block 7	25-storeys and 90.5 m
Block 8	20-storeys and 73 m
Blocks 10 and 11	8-storeys and 31 m
Block 12	22-storeys and 80 m

MAXIMUM DENSITY

Blocks 4, 5 and 6	2.5 FSI, Combined
Blocks 9, 10 and 11	2.5 FSI
Block 7	6.05 FSI
Block 8	2.9 FSI
Block 12	4.32 FSI

Density shall be measured using "Floor Space Index" (FSI), meaning the ratio of gross floor area to the area of the block.

BUILD-WITHIN ZONE REQUIREMENTS

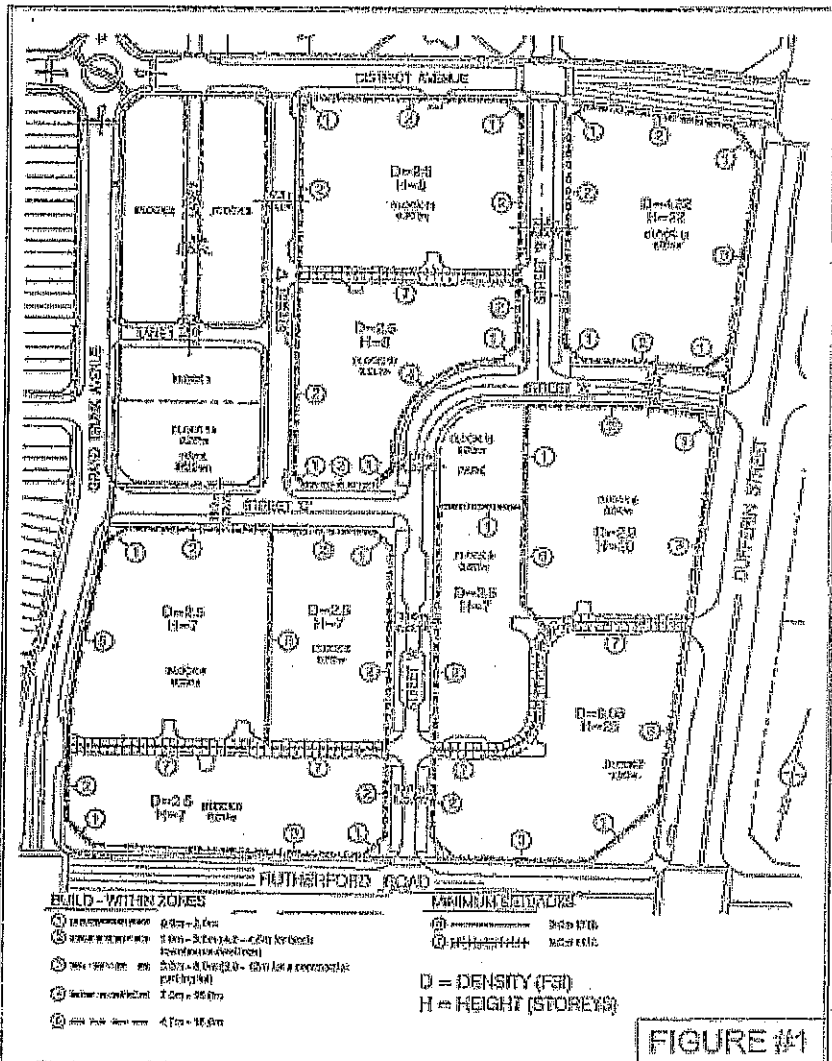
The Build-within Zone shown on Figure #1 shall apply to the first 2-storeys of the building or structure, subject to the following:

- a) 75% of the building face or podium shall be located within the "Build-within Zone" for lot lines abutting Streets "A", "B", "D" and Grand Trunk Avenue, as shown on Figure #1. Portions of buildings above 8-storeys do not form part of the building face.
- b) 50% of the building face or podium shall be located within the "Build-within Zone" for lot lines abutting Street "C", District Avenue, Rutherford Road and Dufferin Street, as shown on Figure #1. Portions of buildings above 8-storeys do not form part of the building face.
- c) For any portion of the building or structure between 3-storeys and 8-storeys, a minimum 1.5 m setback is required from the building face.
- d) For any portion of the building or structure 9-storeys and greater, a minimum 4.0 m setback is required from the building face.

The "Build-Within Zone" shall mean an area abutting a street line within which a portion of the building on the lot must be located. The horizontal extent to which the build-within zone is required to be occupied by a building is given as a percentage of the length of the street line of the lot on which the building is located.

MINIMUM SETBACK REQUIREMENT BETWEEN SHARED LOT LINES

Shown on Figure #1 under "Minimum Setbacks"



NOT TO SCALE

THIS IS SCHEDULE '2'
TO BY-LAW 133 - 2015
PASSED THE 25th DAY OF September, 2015

FILE: Z.13.043
RELATED FILE: 188-13010
LOCATION: Part of Lot 16, Concession 3
APPLICANT: NINE-TEN WEST LIMITED
CITY OF WAGHAN
C:\SFT\1-DE-LAW\133-13-D13010.dwg

SIGNING OFFICERS
BOARD ORDER DATED
September 4, 2015
CLERK



BOUNDARY OF VAUGHAN
METROPOLITAN CENTRE
PARKING STANDARDS

THIS IS SCHEDULE 'D'
TO BY-LAW 1-88

Not to Scale

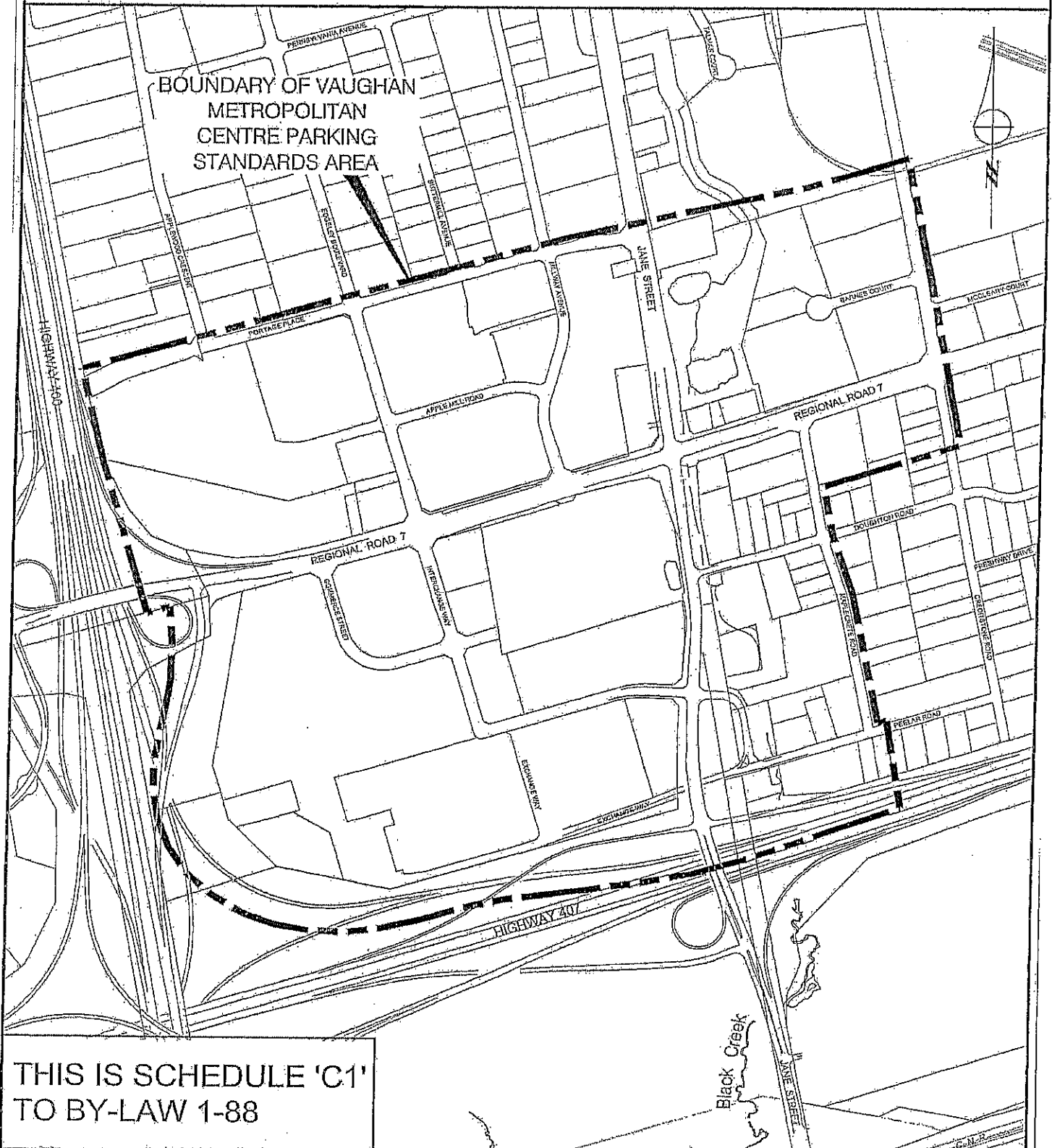
THIS IS SCHEDULE '1'
TO BY-LAW 016 - 2014
PASSED THE 28th DAY OF JAN., 2014

FILE: 15.101
LOCATION: PART LOTS 4-7, CONCESSION 5
APPLICANT: CITY OF VAUGHAN
CITY OF VAUGHAN

**BOUNDARY FOR VMC
PARKING STANDARDS**

SCHEDULE 'C1'

BOUNDARY OF VAUGHAN METROPOLITAN CENTRE PARKING STANDARDS AREA




THIS IS SCHEDULE 'C1'
TO BY-LAW 1-88

Not to Scale

THIS IS SCHEDULE '1'
TO BY-LAW 113 - 2016
PASSED THE 28th DAY OF JUNE, 2016

FILE: 15.101
LOCATION: PART LOTS 4-7, CONCESSION 5
APPLICANT: CITY OF VAUGHAN
CITY OF VAUGHAN


 BOUNDARY FOR VMC
 PARKING AREA



THIS IS SCHEDULE 'C2'
TO BY-LAW 1-88

Not to Scale

THIS IS SCHEDULE '1'
TO BY-LAW 103 - 2017
PASSED THE 26th DAY OF September, 2017

FILE: CITY-WIDE SECONDARY SUITES STUDY
LOCATION: PART LOTS 5, 8, & 10, CONCESSION 7
APPLICANT: CITY OF VAUGHAN
CITY OF VAUGHAN

N:\GIS_Archive\ByLaws\Misc\SecondarySuites\dlg


WOODBRIDGE SPECIAL
POLICY AREA

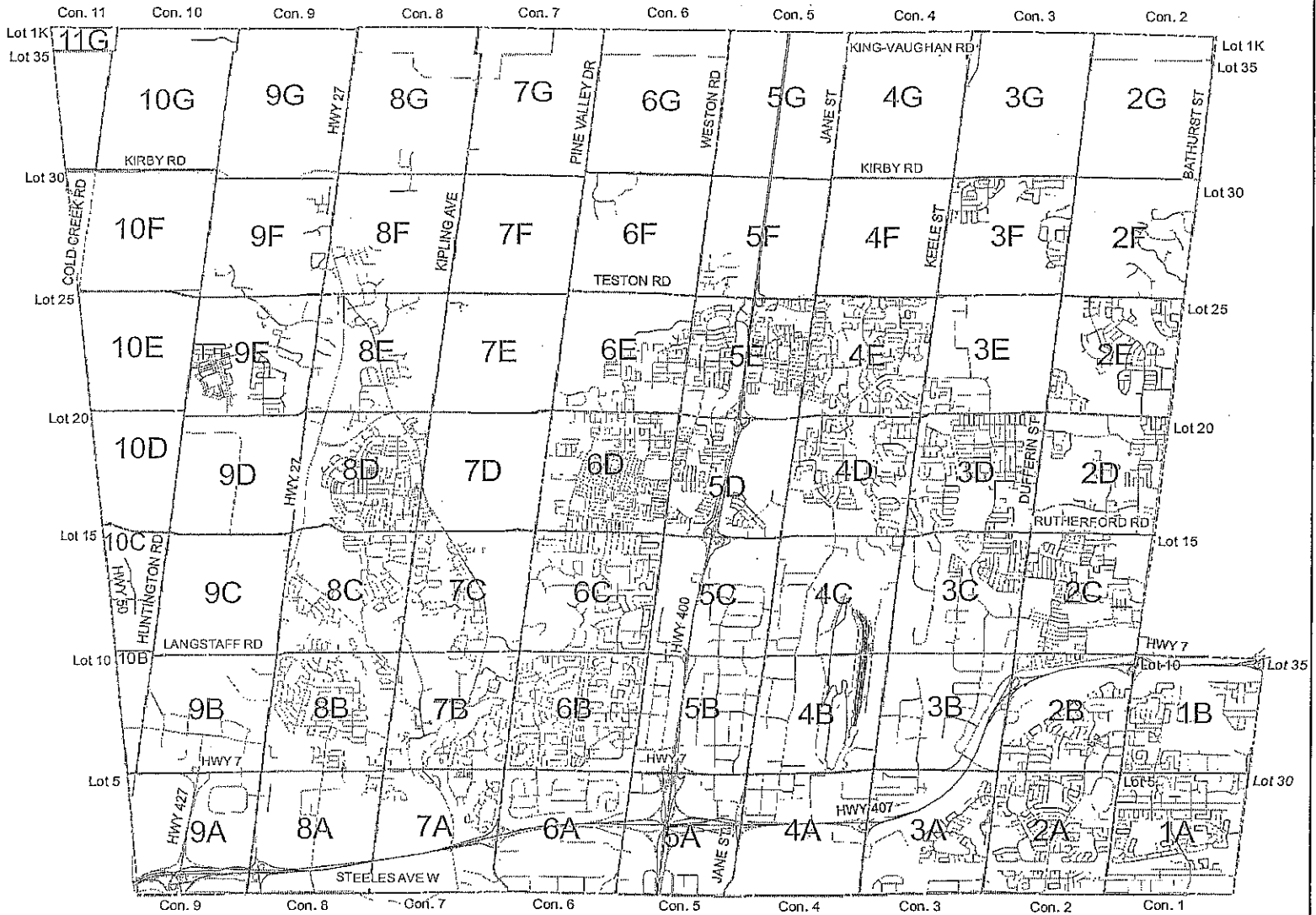
SCHEDULE "A5"

Zone	Permitted Use Category	Minimum Lot Frontage (m)	Minimum Lot Area, unless otherwise noted	Minimum Yards (m)						Maximum Lot Coverage (%)	Minimum Lot Depth (m)	Maximum Building Height (m)	Maximum Gross Floor Area of the lot ⁽¹⁾	Minimum Interior Side Yard Setback for a "R" Zone (m)
				Front (Minimum)	Front (Maximum)	Minimum Rear	Interior Side	Exterior Side						
C11	Mainstreet Commercial	16.5 ⁽²⁾	742.5m ²⁽²⁾	2	6	15	1.8	4.5	30 ⁽¹⁾	45 ⁽²⁾	9.5	0.6 times the area of the lot ⁽¹⁾	2.4	

NOTES:

- (1) Any portion of the lot zoned open space shall not be included in the lot area for the purposes of determining lot area to calculate maximum lot coverage and maximum gross floor area only.
- (2) Not applicable to legally existing lots on the day of passing of this amendment.

SCHEDULE 'B'

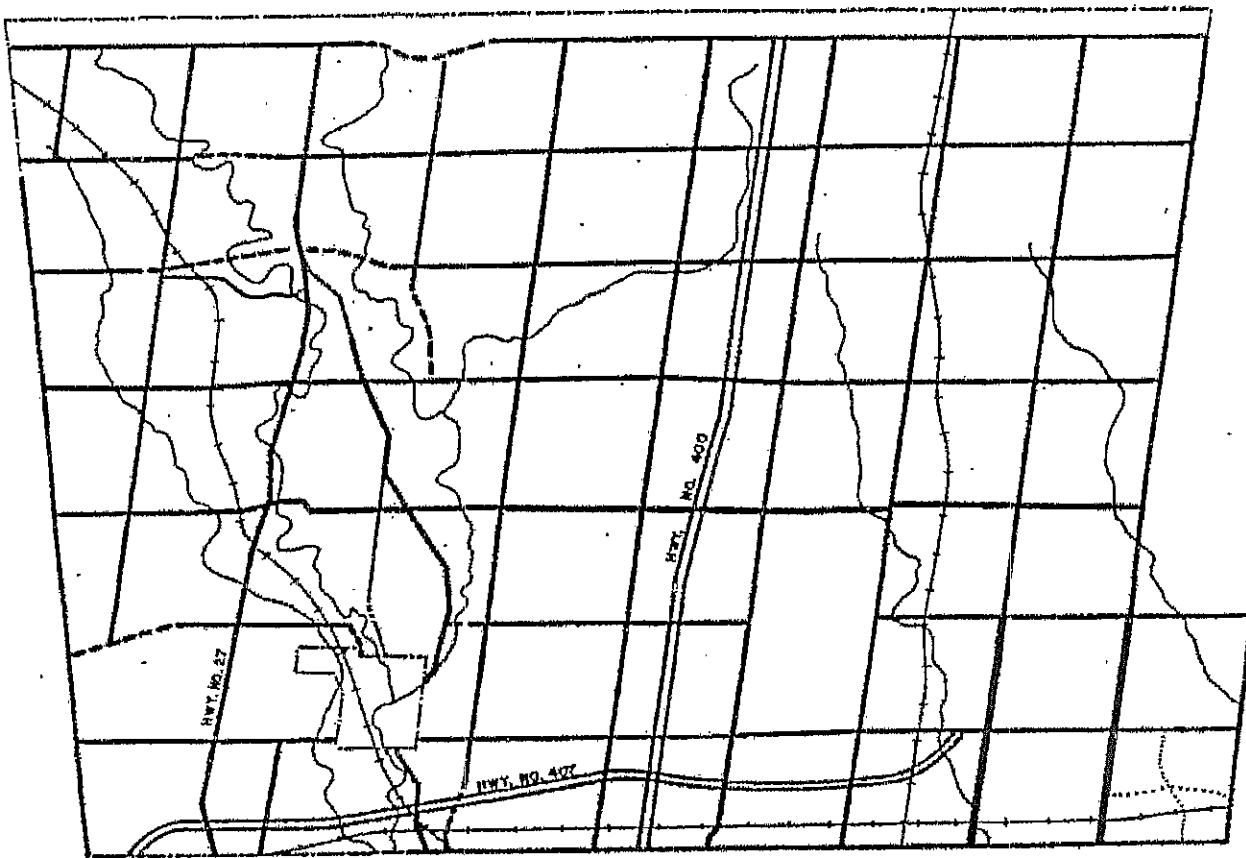


KEY MAPS

SCHEDULE "C"

PLANNED WIDTH OF ROAD ALLOWANCES

THE MINIMUM YARD AND SET BACK REQUIREMENTS OF SCHEDULE "A" SHALL BE COMPUTED FROM THE LIMIT OF THE "PLANNED WIDTH OF ROAD ALLOWANCES" SET OUT IN THIS SCHEDULE.



AS AMENDED BY BY-LAW NO. 38-79



LEGEND

SYMBOL	CLASS	MINIMUM WIDTH
====	EXPRESSWAY	200' 100m
=====	ARTERIAL	130' 40m
=====	ARTERIAL	120' 36m
=====	COLLECTOR	66' 20m

ALL ROADS OTHER THAN THE CLASSES DESIGNATED ABOVE HAVE A PLANNED WIDTH OF 66 FEET OR 20 METRES

NOTE:

BROKEN LINES INDICATE THE GENERAL LOCATION OF PROPOSED ROAD ALLOWANCES AS SHOWN ON SCHEDULE 'B' TO AMENDMENT N° 17 TO THE OFFICIAL PLAN OF THE VANSHAW PLANNING AREA. THEY DO NOT FORM PART OF THIS BY-LAW.

NOTE:

THIS SCHEDULE IS UNDER REVISION

SCHEDULE 'D'



ZONE REQUIREMENT TABLE

SCHEDULE 'A' TO BY-LAW 1-88

ZONE	PERMITTED USE CATEGORY	MINIMUM LOT FRONTAGE (m)	LOT AREA (minimums unless otherwise noted) (m ² unless otherwise noted)	MINIMUM YARD				MAXIMUM LOT COVERAGE (%)	MINIMUM LOT DEPTH (m)	MAXIMUM BUILDING HEIGHT (m)	MAXIMUM GROSS FLOOR AREA (m ²)	MINIMUM SETBACK FROM AN 'R' ZONE TO ANY BUILDING STRUCTURE OR OPEN STORAGE USE (m)
				FRONT (m)	REAR (m)	INTERIOR SIDE (m)	EXTERIOR SIDE (m)					
RR	SINGLE FAMILY DETACHED DWELLING	45	4000	15	15	4.5	9	10	—	9.5	—	—
R1V	SINGLE FAMILY DETACHED DWELLING	30	845	9.0 ^{11,6}	7.5	1.5 ^{1,6}	9 ¹	20 ¹⁶	—	9.5 ¹⁶	—	—
R1	SINGLE FAMILY DETACHED DWELLING	18	540 ¹²	7.5	7.5	1.5 ⁶	4.5 ²	35 ¹²	—	9.5	—	—
R2	SINGLE FAMILY DETACHED DWELLING	15	450	4.5 ^{2,6}	7.5	1.2 ⁶	4.5 ²	40	—	9.5	—	—
R3	SINGLE FAMILY DETACHED DWELLING	12	360	4.5 ^{2,6}	7.5	1.2 ⁶	4.5 ²	40	—	9.5	—	—
R4	SINGLE FAMILY DETACHED DWELLING SEMI DETACHED DWELLING	9/ unit	270/ unit	4.5 ^{2,6}	7.5	1.2 ^{3,4,6}	4.5 ²	45	—	9.5	—	—
R5	SINGLE FAMILY DETACHED DWELLING SEMI DETACHED DWELLING	7.5/ unit	225/ unit	4.5 ^{2,6}	7.5	1.2 ^{3,4,6}	4.5 ²	50	—	11	—	—
RM1	STREET TOWNHOUSE DWELLING	6/ unit	180/ unit	4.5 ²	7.5	1.5 ^{FOR ENCL. UNITS}	4.5 ²	50	—	11	—	—
RM2	BLOCK TOWNHOUSE DWELLING, APARTMENT DWELLING, MULTIPLE FAMILY DWELLING	30	230/ unit	4.5 ²	4.5	1.5	4.5 ²	50	—	11	—	—
RA1	APARTMENT DWELLING	30	170/ unit	4.5	7.5	4.5 ⁵	7.5	—	—	16.5	—	—
RA2	APARTMENT DWELLING	30	80/ unit	7.5	7.5	4.5 ⁵	7.5	—	—	44	—	—
RA3	APARTMENT DWELLING	30	67/ unit	7.5	7.5	4.5 ⁵	7.5	—	—	44	—	—
C1	RESTRICTED COMMERCIAL	—	—	9	15	—	9	50	60	11	—	9
C2	GENERAL COMMERCIAL	—	—	15	15	6	9	30	60	11	—	13.5 ¹⁰
C3	LOCAL COMMERCIAL	—	8100 ^{max.}	11	9	9	11	33	60	11	1860	9
C4	NEIGHBOURHOOD COMMERCIAL	—	25000 ^{max.}	11	15	11	11	33	60	11	7000	22.5
C5	COMMUNITY COMMERCIAL	—	25000 ^{max.}	11	15	11	11	33	60	11 ⁷	—	22.5
C6	HIGHWAY COMMERCIAL	60	—	15	15	10	15	30	60	11 ⁷	—	13.5 ¹⁰
C7	SERVICE COMMERCIAL	65	8000	9	22	6	9	—	—	11 ⁷	—	20
C8	OFFICE COMMERCIAL	65	8000	9	22	6	9	—	—	11 ⁷	—	20
EM1	PREST.EMPLOYMENT AREA ABUTTING MAJOR ROADS ⁸	65	8000	6 ¹⁴	12	6 ¹⁵	6 ¹⁴	60	—	15 ¹³	—	20
EM1	PREST.EMPLOYMENT AREA	36	3000	6 ¹⁴	12	6 ¹⁵	6 ¹⁴	60	—	15 ¹³	—	20
EM2	GENERAL EMPLOYMENT AREA	34	3000	6 ¹⁴	12	6 ¹⁵	6 ¹⁴	—	—	15 ¹³	—	20
EM2-A	RESTRICTED EMPLOYMENT AREA	65	8000	6 ¹⁴	12	6 ¹⁵	6 ¹⁴	—	—	15 ¹³	—	20
EM3	RETAIL WAREHOUSE EMPLOYMENT AREA	34	3000	6 ¹⁴	12	6 ¹⁵	6 ¹⁴	60	—	15 ¹³	—	20
EM4	EMPLOYMENT AREA TRANSPORTATION ZONE	—	—	15	12	9 ¹⁵	15	60	60	15	—	150
M1	RESTRICTED INDUSTRIAL	35	3000	9	15	6	9	—	—	11 ⁷	—	60
M1	RESTRICTED INDUSTRIAL ABUTTING MAJOR ROADS ⁸	65	8000	9	22	6	9	—	—	11 ⁷	—	60
M2	GENERAL INDUSTRIAL	36	3000	9	15	6	9	—	—	11 ⁷	—	60
M3	TRANSPORTATION INDUSTRIAL	—	—	15	15	9	15	60	60	11	—	150
M4	PITS & QUARRIES INDUSTRIAL	—	—	15	15	9	15	60	60	11	—	150
M5	DISPOSAL INDUSTRIAL	—	—	15	15	9	15	60	60	11	—	150
PBM1	PARKWAY BELT RESTRICTED INDUSTRIAL ABUTTING MAJOR ROADS ⁸	35 65	3000 8000	9 9	15 22	6 6	9 9	20 ⁹ 20 ⁹	— —	11 11	— —	60 60
PBM7	PARKWAY BELT INDUSTRIAL ABUTTING MAJOR ROADS ⁸	35 65	3000 8000	9 9	15 22	6 6	9 9	20 ⁹ 20 ⁹	— —	6 11	— —	60 60
ORM	OAK RIDGES MORaine USES	100	10ha	15	15	15	15	5	—	11	—	—
OS1	OPEN SPACE CONSERVATION	—	—	15	15	15	15	—	—	11	—	—
OS2	OPEN SPACE PARK	—	—	15	15	15	15	—	—	11	—	—
OS5	OPEN SPACE ENVIRONMENTAL PROTECTION USES	—	—	15	15	15	15	5	—	9.5	—	—
PB1	PARKWAY BELT OPEN SPACE	20	—	15	15	15	15	—	—	11	—	—
PB1(S)	PARKWAY BELT LINEAR FACILITIES	20	—	15	15	15	15	20	—	11	—	—
PB2	PARKWAY BELT COMPLEMENTARY USE	20	—	15	15	15	15	10	—	11	—	—
A	AGRICULTURAL — RESIDENTIAL	100	10ha	15	15	9	15	5	—	11	—	—
	— COMMERCIAL	—	—	15	15	15	15	20	—	11	—	15
	— FARMING	100	10ha	15	15	9	15	10	—	11	—	15
ALL ZONES	INSTITUTIONAL & RECREATION USES	20	—	15	15	15	15	20	—	11	—	—

SCHEDULE "A"
(Continued)

Notes

1. The sum of the side yards calculated from the main building shall not exceed 15 metres.
2. Provided that the minimum setback to a garage which faces a lot line shall be 6.4 metres.
3. No minimum yard shall be required between an attached pair of dwelling units, except where the common wall is entirely below grade.
4. The minimum side yard on one side can be reduced to 0.3 metres, where it abuts a side yard of a minimum of 1.2 metres, except where the side yard abuts a non-residential use.
5. Except for buildings in excess of 11 metres in height, the interior side yard requirement shall be a minimum of 7.5 metres or half the height, whichever is greater.
6. Except where a single family detached dwelling is erected without an attached garage or carport, the minimum side yard requirements of one interior yard be 4.5 metres, or the front yard shall be a minimum of 11 metres.
7. A building may exceed 11 metres provided the minimum interior side yard is increased by 0.3 metres for every 0.6 metres of additional building height in excess of 11 metres.
8. Abutting Provincial Highway #7, Highway #400, Jane Street, Langstaff Road and Weston Road, or a 0.3 metre reserve abutting said highways and streets.
9. Any building existing on July 19, 1978, may be enlarged to a maximum lot coverage of 25%, excluding parking areas.
10. Except that a car wash or outdoor storage use shall be set back a minimum of 60 metres from any residential zone.
11. Where the existing front yard is greater than 9 metres, such existing front yard shall be the minimum, provided that said yard may be reduced by a maximum of 10% and provided further that in no case shall the minimum front yard be less than 9 metres.
12. This provision shall only apply to lots in Plans of Subdivision created, pursuant to Section 50 of the Planning Act, 1983, after December 31, 1990. Areas zoned R1 Residential Zone prior to December 31, 1990, shall be required to provide a minimum lot area of 700 m² with a maximum coverage of 30%, unless otherwise provided.
13. A building may exceed 15 metres provided the minimum interior side yard is increased by 0.3 metres for every 0.6 metres of additional building height in excess of 15 metres.
14. Except where the minimum landscape requirement provided for in Subsection 6.1.6 b) is greater, the minimum front or exterior side yard shall be 9 metres.
15. The minimum interior side yard requirement may be reduced to 3 metres where a mutual driveway is provided.
16. The maximum lot coverage may be increased to 23% provided that the maximum building height does not exceed one storey and 7.0m.

ZONE REQUIREMENT TABLE

SCHEDULE 'A1' TO BY-LAW 1-88

ZONE	PERMITTED USE CATEGORY	MINIMUM LOT FRONTAGE (m)	LOT AREA (minimums unless otherwise noted) (m ² unless otherwise noted)	MINIMUM YARD				MINIMUM LOT DEPTH (m)	MAXIMUM BUILDING HEIGHT (m)	PARKING SPACES PER UNIT		
				FRONT (m)	REAR (m)	INTERIOR SIDE (m)	EXTERIOR SIDE (m)					
RUV1/RUV1(W) RESIDENTIAL URBAN VILLAGE ZONE ONE (Single Detached Dwelling)												
RUV1	ON A LOT NOT ACCESSED BY A LANE	18	540	3.0 ^{1,8,9}	7.5 ⁹	1.2 ¹⁵	3.0 ^{1,9,10}	30	11	3		
RUV1	ON A LOT ACCESSED BY A LANE OR A DRIVEWAY WITH A DETACHED GARAGE IN THE REAR YARD	15	450	3.0 ^{1,9}	13 ⁹	1.2 ⁵	3.0 ^{9,10}	30	11	2		
RUV1(W)	ON A WIDE AND SHALLOW LOT	18	423	3.0 ^{1,8,9}	6 ⁹	1.2 ¹⁵	2.4 ^{1,9,10}	23.5	9.5	3		
RV2/RV2(W) RESIDENTIAL URBAN VILLAGE ZONE TWO (Single Detached Dwelling)												
RV2	ON A LOT NOT ACCESSED BY A LANE	15	450	3.0 ^{1,8,9}	7.5 ⁹	1.2 ¹⁵	2.4 ^{1,9,10}	30	11	3		
RV2	ON A LOT ACCESSED BY A LANE OR A DRIVEWAY WITH A DETACHED GARAGE IN THE REAR YARD	12	360	3.0 ^{1,9}	13 ⁹	1.2 ⁵	2.4 ^{9,10}	30	9.5 ¹⁶	2		
RV2(W)	ON A WIDE AND SHALLOW LOT	15	352	3.0 ^{1,8,9}	6 ⁹	1.2 ¹⁵	2.4 ^{1,9,10}	23.5	9.5	3		
RV3/RV3(W) RESIDENTIAL URBAN VILLAGE ZONE THREE (Single Detached Dwelling)												
RV3	ON A LOT NOT ACCESSED BY A LANE	12	360	3.0 ^{1,8,9}	7.5 ⁹	1.2 ¹⁵	2.4 ^{1,9,10}	30	9.5 ¹⁶	3 ¹¹		
RV3	ON A LOT ACCESSED BY A LANE	9	270	3.0 ⁹	13 ⁹	1.2	2.4 ^{9,10}	30	9.5 ¹⁶	2		
RV3	ON A LOT ACCESSED BY A DRIVEWAY WITH A DETACHED GARAGE IN THE REAR YARD	9.75 ⁶	292	3.0 ^{1,9}	13 ⁹	1.2 ⁵	2.4 ^{9,10}	30	9.5 ¹⁶	2		
RV3(W)	ON A WIDE AND SHALLOW LOT	13.5	317	3.0 ^{1,8,9}	6 ⁹	1.2 ¹⁵	2.4 ^{1,9,10}	23.5	9.5	3 ¹¹		
RV4/RV4(W) RESIDENTIAL URBAN VILLAGE ZONE FOUR (Single and Semi-Detached Dwelling)												
				SINGLE /SEMI	SINGLE /SEMI					SINGLE /SEMI		
RV4	ON A LOT NOT ACCESSED BY A LANE			9.75/7.5 ⁴	292/225	3.0 ^{1,8,9}	7.5 ⁹	1.2 ^{2,3}	2.4 ^{1,9,10}	30	9.5 ¹⁶	2 ¹⁴ /2
RV4	ON A LOT ACCESSED BY A LANE			7.5/5.5	225/165	3.0 ⁹	13 ⁹	1.2 ^{2,3}	2.4 ^{9,10}	30	9.5 ¹⁶	2 ¹⁴
RV4	ON A LOT ACCESSED BY A DRIVEWAY WITH A DETACHED GARAGE IN THE REAR YARD			9.5/8.25	285/247	3.0 ^{1,9}	13 ⁹	1.2 ⁵	2.4 ^{9,10}	30	9.5 ¹⁶	2
RV4(W)	ON A WIDE AND SHALLOW LOT			12/8.4 ⁴	282/197	3.0 ^{1,8,9}	6 ⁹	1.2 ^{2,3}	2.4 ^{1,9,10}	23.5	9.5	3 ^{11,14} /2
RVM1/RVM1(W) RESIDENTIAL URBAN VILLAGE MULTIPLE DWELLING ZONE ONE												
RVM1(A)	Street Townhouse											
RVM1(A)	ON A LOT NOT ACCESSED BY A LANE			6/UNIT ¹²	180/UNIT	3.0 ^{1,8,9}	7.5 ⁹	1.2 ^{end unit}	2.4 ^{1,9,10}	30	11	2
RVM1(A)	ON A LOT ACCESSED BY A LANE			5.4/UNIT	162/UNIT	3.0 ^{1,9}	13 ⁹	1.2 ^{end unit}	2.4 ^{9,10}	30	11	2 ¹⁴
RVM1(A)	ON A LOT ACCESSED BY A LANE			4.5/UNIT	135/UNIT	3.0 ⁹	19 ⁹	1.2 ^{end unit}	2.4 ^{9,10}	32	11	2
RVM1(W-A)	ON A WIDE AND SHALLOW LOT			7	164	3.0 ^{1,8,9}	6 ⁹	1.2 ^{end unit}	2.4 ^{1,9,10}	23.5	9.5	2
RVM1(B)	Single Detached Dwelling			MINIMUM /MAXIMUM LOT FRONTAGE (m)	MINIMUM LOT AREA (m ²)							
RVM1(B)	ON A LOT NOT ACCESSED BY A LANE			9/9.75 ^{4,13}	270	3.0 ^{1,8,9}	7.5 ⁹	1.2 ³	2.4 ^{1,9,10}	30	9.5 ¹⁶	2 ¹⁴
RVM1(B)	ON A LOT ACCESSED BY A LANE			7.5/9.75 ³	225	3.0 ⁹	13 ⁹	1.2 ³	2.4 ^{9,10}	30	9.5 ¹⁶	2
RVM1(B)	ON A LOT ACCESSED BY A DRIVEWAY WITH A DETACHED GARAGE IN THE REAR YARD			9.5/9.75 ³	285	3.0 ^{1,8,9}	13 ⁹	1.2 ⁵	2.4 ^{1,9,10}	30	9.5 ¹⁶	2
RVM1(W-B)	ON A WIDE AND SHALLOW LOT			10.7/11 ⁴	251	3.0 ^{1,8,9}	6 ⁹	1.2 ³	2.4 ^{1,9,10}	23.5	9.5	2 ¹⁴
RVM1(B)	Semi-Detached Dwelling			MINIMUM /MAXIMUM LOT FRONTAGE (m)	MINIMUM LOT AREA (m ²)							
RVM1(B)	ON A LOT NOT ACCESSED BY A LANE			6 /9 ^{13,4}	180	3.0 ^{1,8,9}	7.5 ⁹	1.2 ²	2.4 ^{1,9,10}	30	9.5 ¹⁶	2
RVM1(B)	ON A LOT ACCESSED BY A LANE			5.5/9 ¹³	165	3.0 ⁹	13 ⁹	1.2 ²	2.4 ^{9,10}	30	9.5 ¹⁶	2 ¹⁴
RVM1(W-B)	ON A WIDE AND SHALLOW LOT			8.4/9.25 ⁴	197	3.0 ^{1,8,9}	6 ⁹	1.2 ²	2.4 ^{1,9,10}	23.5	9.5	2
RVM2 RESIDENTIAL URBAN VILLAGE MULTIPLE DWELLING ZONE TWO (Block Townhouse, Apartment, Multiple Dwelling)												
				MINIMUM LOT FRONTAGE PER BLOCK (m)								
RVM2				30	230	3.0 ^{1,8,9}	4.5 ⁹	1.2 ^{end unit}	2.4 ^{1,9,10}	-	11	2

SCHEDULE "A1"

(Continued)

Notes

1. The minimum setback to the garage which faces a lot line shall be 5.8 metres. If the driveway does not cross a sidewalk the minimum setback to the garage which faces a lot line shall be 5.0 metres.
2. No minimum yard shall be required between an attached pair of dwelling units, except where the common wall is entirely below grade.
3. Where a single detached dwelling is constructed on a lot, the minimum interior side yard on one side can be reduced to 0.6 metres, where it abuts any yard of 1.2 metres, except where it abuts a non-residential use, including a walkway.
4. Where a single detached dwelling is constructed on a lot with a frontage of less than 12.0 metres, a garage slab shall have a maximum interior width equal to 50% of the lot frontage.
5. Where a building is erected with a detached garage located in the rear yard and is accessed by a driveway which crosses the front lot line:
 - i) the minimum required interior side yard setback for the ground floor on one side shall be 2.75 metres and 0.6 metres on the other side, except:
 - on a corner lot where the minimum required exterior side yard setback shall comply with this by-law, and
 - where the lot abuts a non-residential use (including a walkway) the minimum required interior side yard setback for the ground floor on one side shall be 2.75 metres and 1.2 metres on the other side.

The minimum required interior side yard setback for the second-storey shall comply with this by-law.
 - ii) where detached garages on two adjoining lots are located in their respective rear yards and accessed by a mutual driveway crossing the front lot line, the minimum required interior side yard shall be 1.4 metres on the side where the mutual driveway is located and 0.6 metres on the other side, except:
 - on a corner lot where the minimum required exterior side yard shall comply with this by-law;
 - on a lot that abuts a non-residential use (including a walkway) the minimum required interior side yard setback for the ground floor on the side where the mutual driveway is located shall be 1.4 metres and 1.2 metres on the other side.

Notwithstanding this note, in an RUV1 or RUV1(WS) Zone the minimum required interior side yards shall be 1.4 metres on the side where the mutual driveway is located and 1.2 metres on the other side in all cases, except on a corner lot where the minimum exterior side yard shall comply with this by-law.
6. The minimum lot frontage may be reduced to 8.4 metres and the minimum lot area to 252 m² where a mutual driveway is provided.
7. The minimum lot frontage may be reduced to 10.7 metres and the minimum lot area to 252.4 m² where a single detached dwelling is constructed on a lot and provided that the maximum interior garage width is equal to or less than 50% of the lot frontage.
8. No garage shall project more than:
 - 8.1 2.5 metres beyond the most distant point of the front wall of a dwelling from the street line at the ground floor level;
 - 8.2 notwithstanding subparagraph 8.1 above, where a covered and unenclosed porch attached to the front wall or architecturally integrated into the front wall at the ground floor level or a habitable room (not including a bay or bow window or similar window projection with or without footings) at the ground floor level which projects beyond the most distant point of the front wall of the dwelling to the street line is provided:
 - a) no garage shall project more than 2.5 metres beyond the said habitable room or the closest structural element of a covered and unenclosed porch (not including stairs, eaves or gutters) to the street line at the ground floor level;
 - b) where the said habitable room or covered and unenclosed porch is provided, in no case shall a garage project more than 4.5 metres beyond the most distant point of the front wall of a dwelling to the street line, at the ground level;
 - c) Notwithstanding, subparagraph 8.2 b) above, a garage may project more than 4.5 metres beyond the front wall at the ground floor level provided:
 - i) a minimum of fifty percent (50%) of the width of the front wall, at the ground floor level, is located 4.5 metres or less from the front of the garage;
 - ii) a covered and unenclosed porch is located along the entire front wall at the ground floor level;
 - iii) a garage shall not project more than 2.5 metres beyond the closest structural element of the said covered and unenclosed porch at the ground floor level;
 - iv) the provisions of subparagraph 8.2 c) ii) and iii) shall not apply where the width of the front wall, at the ground floor level, is equal to or greater than the exterior width of the garage.

- d) no garage shall project more than 2.5 metres beyond a second-storey habitable room over the garage or a portion thereof having a minimum width equal to sixty percent (60%) of the exterior width of the garage;

8.3 in the case of a wide and shallow lot, no garage shall:

- a) project more than 2.5 metres beyond a second-storey over the garage or a portion thereof having a minimum width equal to sixty percent (60%) of the exterior width of the garage;
- b) project more than 2.5 metres beyond the closest structural element of the covered and unenclosed porch (not including stairs, eaves or gutters) attached or architecturally integrated into the front wall or a habitable room at the ground floor level;
- c) project more than 3.0 metres beyond the most distant point of the front wall of a dwelling to the street line, at the ground floor level;
- d) nothing in Note 8.3 shall prevent the construction of a one-storey dwelling or garage. Where a garage is constructed without a room above all or a portion of the garage, the front wall of the garage shall not project more than 2.5 metres beyond the front wall of the dwelling.

8.4 nothing in Note 8, or each subparagraph, shall prevent the construction of any storey above the ground floor level to the minimum front yard except as may be provided for in this by-law.

8.5 for the purposes of Note 8 and each subparagraph, front wall means any part of the dwelling, at the ground floor level, which faces the front lot line and is visible when viewed perpendicularly and from any point along the front lot line, not including:

- i) any part of the garage;
- ii) a bay window or similar window projection, with or without footings, located in the interior or exterior yard; and,
- iii) any wall located a distance equal to or greater than one half of the overall length of the dwelling from the point of the front wall of the dwelling closest to the front lot line.

- 9. The minimum setback for any building or structure to a sight triangle shall be 0.6 metres.
- 10. The minimum exterior side yard shall be 3.0 metres if the exterior side yard abuts an arterial, primary or collector road having a right-of-way width of 23 metres or greater, or any non-residential use, excluding an open space zone or walkway. The exterior side yard of a residential lot may be reduced to 1.2 metres when adjacent to a minimum 7.5 metre public lane way.
- 11. Where a dwelling unit fronts onto a single loaded road, the minimum parking requirement shall be two (2) spaces per unit. For the purposes of this note a single loaded road shall mean a public highway upon which buildings are constructed on only one side.
- 12. The minimum lot frontage may be reduced to 5.5 metres and the minimum lot area to 165 m² where a lot abuts a single loaded road.
- 13. The maximum lot frontage may be increased to 10.75 metres on a corner lot.
- 14. The minimum size of a parking space located on a driveway on a lot not accessed by a lane may be reduced to 2.5 metres by 5.8 metres. The minimum size of a parking space for a lot accessed by a lane may be reduced to 2.5 metres by 6.0 metres.
- 15. Where a garage is located on a lot and no part of the garage projects beyond the most distant point of the front wall of the dwelling to the street line, (any) one interior side yard of the said lot may be reduced to 0.6 metres with the exception of any interior side yard that abuts public lands, OS1 Open Space Conservation Zones and non-residential zones which shall be 1.2 metres. For the purposes of this Note, front wall means any part of the dwelling at the ground floor level which faces the front lot line and is visible when viewed perpendicularly and from any point along the front lot line, not including any part of the garage.
- 16. The maximum building height may be increased to 11 metres where a lot abuts an arterial, primary or collector road having a right-of-way width of 20 metres or greater, or a single loaded road abutting an arterial road or provincial highway, provided that the lot does not abut any "WS" – Wide and Shallow Zone. For the purposes of this note a single loaded road shall mean a public highway upon which buildings are constructed on only one side.

ZONE REQUIREMENT TABLE

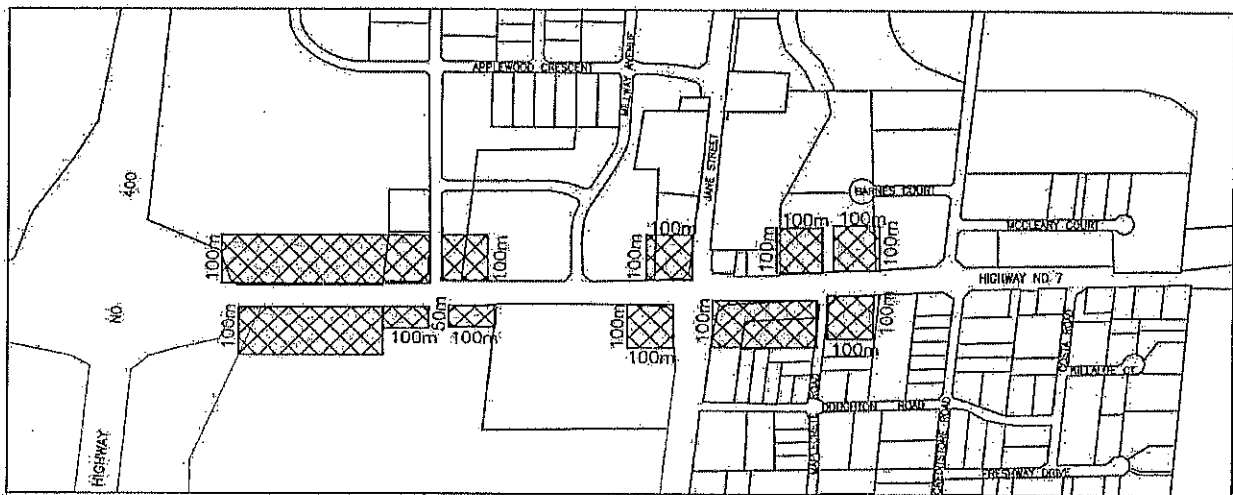
SCHEDULE 'A2' TO BY-LAW 1-88

ZONE	MINIMUM LOT FRONTAGE (m)	MINIMUM LOT AREA (m ²)	MINIMUM YARDS ⁶				MAXIMUM BUILDING HEIGHT		MINIMUM BUILDING HEIGHTS (m)	BUILD TO ZONE ^{8,9}		MAXIMUM RESIDENTIAL DENSITY (m ² /unit)
			FRONT (m)	REAR (m)	EXTERIOR SIDE (m)	INTERIOR SIDE (m)	LANDMARK ² LOCATIONS (m)	ALL OTHER LOCATIONS (m)		MAJOR ³ STREETS (m)	OTHER ⁴ STREETS (m)	
			MAXIMUM BUILDING HEIGHTS (m)		MAXIMUM FSI	BUILD TO ZONE ^{8,9} (m)						
C9 CORPORATE CENTRE (NON-RESIDENTIAL USES)	50 ⁷	5000	0	3	0	0	-	.25	10	0-3	0-3	-
C9 CORPORATE CENTRE (RESIDENTIAL USES)	50 ⁷	5000	3	6	3	0	-	.25	10	3-6	3-6	67
C10 CORPORATE DISTRICT (ALL USES)	50 ^{7,8}	5000	0	3	0	0	15	.6 ⁶	-	0-9		-

NOTES

1. Where residential and non-residential uses are developed in combination, the residential portion of the development shall adhere to the minimum yard and build to zone requirements of the Residential Use category of this table.
- 2.

LANDMARK LOCATIONS



3. Eighty (80) percent of the length of the street line abutting Regional Road No. 7; Jane Street; Edgeley Boulevard; the first east-west street parallel to Regional Road No. 7; and the north-south street providing a vista to a civic use and the transit corridor (as defined in a future site specific by-law) shall have buildings located within the build to zone.
4. Fifty (50) percent of the length of the street line shall have buildings located within the build to zone.
5. Where land is conveyed to the municipality for a public purpose, for nominal consideration, density from such land may be transferred to a development parcel within the C9 Corporate Centre Zone under the same ownership, subject to the following:
 - a) in the case of residential development, the resulting density on any receiving parcel shall not exceed 50 m²/unit on any given parcel.
 - b) the density transfer shall be identified and reflected in the implementing site plan agreements for the receiving site, identifying the source of the transfer.
6. Where land is conveyed to the municipality for a public purpose, for nominal consideration, density from such land may be transferred to a development parcel under the same ownership within the C10 Corporate District Zone, subject to the following:
 - a) the resulting density on any receiving parcel shall not exceed .75 FSI.
 - b) the density transfer shall be identified and reflected in the implementing site plan agreement for the receiving site, identifying the source of the transfer.

For the purposes of this footnote, floor space index shall mean the ratio of gross floor area to lot area (Gross Floor Area/Lot Area).

7. Notwithstanding the definition of Lot in Section 2.68, paragraph 5.1.5 and Schedule "A2" and Subsection 3.21 Frontage on Public Street, for the purposes of this footnote frontage on a public street for a lot in the C9 and C10 Zones will not be required where a site plan agreement has been executed and permanent right-of-way access to such lot to a public highway has been secured through adjacent lands.
8. The minimum setback for any building from the planned width of Regional Road Seven (formerly Highway No. 7) shall be 3 m, provided that a canopy may project up to 2.4 m into this required yard.
9. For the purposes of this Schedule "A2", "Build to Zone" means an area abutting a street line within which a portion of the building on the lot shall be located. The horizontal extent to which the build to zone is required to be occupied by a building is given as a percentage of the length of the street line of the lot (parcel) on which the building is located. Within the "build to" zone no parking spaces, parking aisles or any area designed to accommodate vehicular traffic or loading shall be permitted. This provision does not apply to driveways connecting parking areas to public highways.

SCHEDULE "A3"

Zone	Permitted Use Category	Min. Lot Frontage (metres)	Min. Lot Area (m ²)	Minimum Yards (Metres)				Min. Lot Depth (m)	Max. Bldg. Height (m)	Minimum Parking Spaces per unit
				Front	Rear	Interior	Exterior			
RD	Residential Detached Zone⁶									
RD1	Standard Lot*	18	540	4.5 ¹	7.5	1.2 ³	4.5 ^{1,5}	30	11	3
RD2	Standard Lot*	15	450	4.5 ¹	7.5	1.2 ³	4.5 ^{1,5}	30	11	3
RD3	Standard Lot*	12	324	4.5 ¹	7.5	1.2 ³	4.5 ^{1,5}	27	11	3
RD4	Standard Lot*	9	243	4.5 ¹	7.5	1.2 ^{3,4}	4.5 ^{1,5}	27	11	3**
RD5	Lot Accessed By A Lane ⁷	9	270	4.5 ¹	15	1.2 ^{3,4}	4.5 ^{1,5}	30	11	
	Standard Lot With a Driveway and a Detached Garage In Rear Yard ^{*7}	9.75	292	4.5 ¹	15	3.5 & 1.2 ³	4.5 ^{1,5}	30	11	
RS	Residential Semi-Detached Zone									
RS1	Standard Lot*	7.5 / Unit	202	4.5 ¹	7.5	1.2 ^{2,3}	4.5 ^{1,5}	27	11	2
	Lot Accessed By a Lane ⁷	7.5 / Unit	225	4.5 ¹	15	1.2 ^{2,3}	4.5 ^{1,5}	30	11	2
RT	Residential Townhouse Zone									
RT1	Standard Lot ^{*6,7}	6 / Unit	162	4.5 ¹	7.5	1.2 ³ End Unit	4.5 ^{1,5}	27	11	2
	On a Lot Accessed By a Lane ⁶	6 / Unit	180	4.5	15	1.2 ³ End Unit	4.5 ^{1,5}	30	11	2

* For the purposes of this Schedule, a "Standard Lot" means a lot not accessed by a lane.

** Except that 2 parking spaces shall be provided for the following: lots less than 11.99m frontage; a corner lot less than or equal to 14.0 metres frontage; a lot with an interior side yard which abuts a greenway less than or equal to 14.0 metres frontage.

Specific Zone Notes – The following notes shall apply to all zones referenced on Schedule "A3"

1. The minimum front or exterior side yard setback to an attached garage that faces a lot line shall be 6.0m.
2. No minimum interior side yard setback shall be required between an attached pair of dwelling units, except where the common wall is entirely below grade.
3. The minimum interior side yard shall be:
 - i) 3.5 metres on a lot abutting a non-residential use including a walkway, Greenway, buffer block or stormwater management pond;
 - ii) 2.0 metres where the detached garage is located in the rear yard accessed by a mutual driveway;
 - iii) 3.5 metres to the dwelling on the driveway side of the lot where a detached garage is located to the rear of the dwelling and accessed by a driveway crossing the front lot line.
4. For lots with a frontage equal to or less than 9.5 metres, or in the case of a corner lot where the frontage is equal to or less than 14 metres, the minimum interior side yard on one side may be reduced to 0.6m, where it abuts a yard of 1.2 metres, except where it abuts a non-residential use including a walkway, greenway, buffer block or stormwater management pond, in which case the minimum side yard shall be 3.5 metres. A permitted encroachment feature (except an air conditioner) may establish the reduced minimum interior side yard provided it abuts a minimum side yard of 1.2 metres.
5. The minimum exterior side yard: (i) shall be 3.0 metres abutting a public lane or a site triangle; (ii) shall be to 3.5m for a yard abutting a greenway or buffer block.
6. A maximum of six townhouse units shall be constructed in a row.
7. Notwithstanding Schedule "A3" and Paragraph 4.1.1, Accessory Buildings and Structures, with the exception of subparagraphs e) and g), a detached garage shall be permitted in the defined rear yard of a lot in accordance with the following:

Requirement	Detached Garage Located In the Rear Yard (m)	
	Accessed by a Lane	Accessed by a Driveway Crossing the Front or Exterior Lot Line
Minimum Rear Yard Setback	1.0	1.0
Minimum Exterior Side Yard Setback	4.5 ³	4.5
Minimum Interior Side Yard Setback	1.2 ^{1,2}	1.2 ^{1,2}
Minimum Setback to a Street from Which Access is Provided	N/A	6.0
Minimum Distance Between Garage and Nearest Wall of Dwelling	7.5	3.0

1. Where the garage is attached to another garage then the interior side yard setback shall be 0 metres.
2. The minimum interior yard abutting a non-residential use including a walkway, greenway, buffer block or storm water management pond shall be 3.5m.
3. The minimum side yard abutting a non-residential use including greenway or buffer block may be reduced to 3.5m.

8. Minimum Spacing Between Driveways at the Street Curb, in a Residential Detached Zone (RD1, RD2, RD3, RD4, and RD5 Zones)

The minimum distance between any two driveways, including at the street curb, shall be 1.0 metre as shown in Figures 1 and 2 below. The minimum distance between a driveway and a property line (and the projection of the property line to the street curb) shall be 0.5 metres, as shown in Figures 1 and 2 below. The applicant shall provide drawings illustrating all driveways to the street curb when applying for a building permit.

Figure 1 – Minimum spacing between driveways at the Street Curb – Straight Street

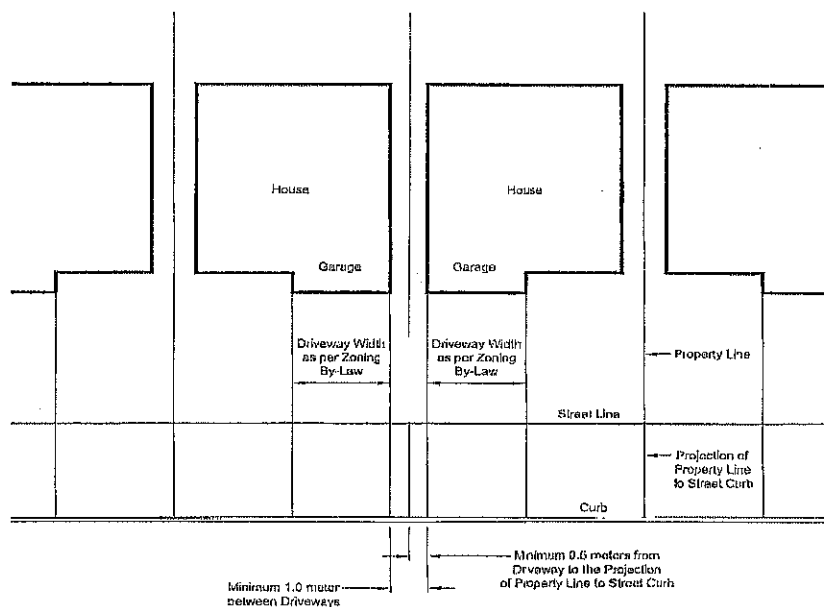
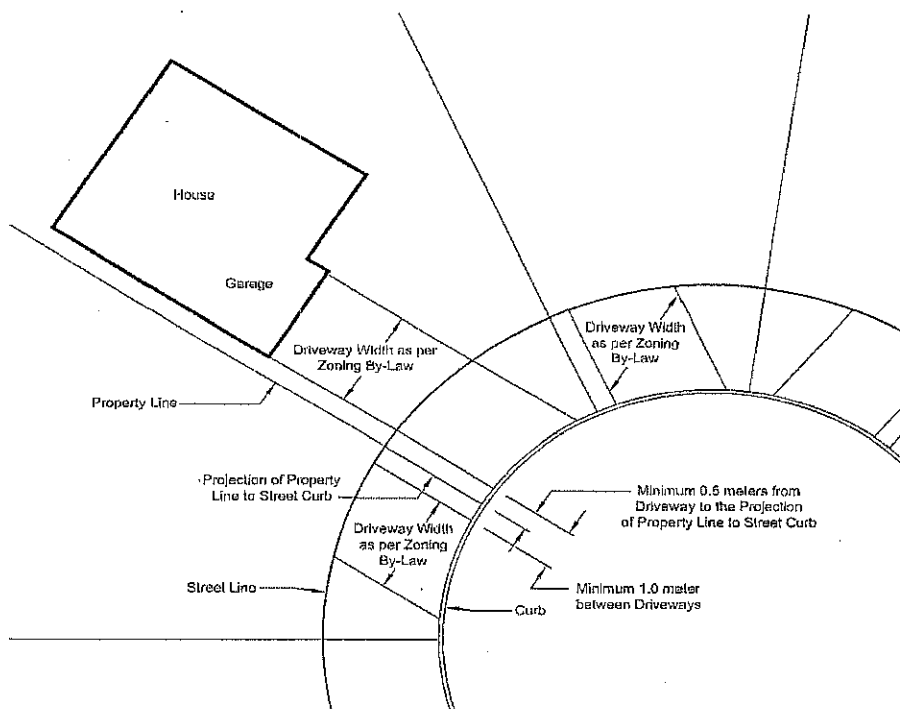


Figure 2 – Minimum spacing between driveways at the Street Curb – Curve or Angle Bend in the Street



General Notes – The following notes shall apply to all zones on Schedule "A3"

A. The interior garage dimensions for all lots on Schedule "A3" shall be:

Lot Frontage (metres)	Lot Frontage Corner Lot or a Lot Abutting a Greenway or Buffer Block	Minimum Interior Garage Dimensions (width X length) (m)	Maximum Interior Garage Width (m)	Minimum Garage Clear Height (m)
Less than 11	$\leq 4^1$	3.0 X 6.0*	3.048	2.0m overhead clearance with no permitted encroachments
11.0 – 11.49	14.01 – 14.49 ¹		4.5	
11.5 – 11.99	14.5 – 14.99 ¹		5.0	
12.0 – 17.99	15.0 – 20.99	6.096		
18 or Greater	≥ 1	5.5 X 6.0*	9.0	

*No encroachment shall be permitted into the required garage length except one step (2 risers) may encroach into the rear portion of the garage abutting the dwelling unit. No encroachment shall be permitted into the minimum garage width.

1. Notwithstanding the minimum and maximum interior garage dimensions for corner lots or lots abutting a non-residential use including greenway or buffer block with a lot frontage equal to or greater than 12.0m, either may also be constructed in accordance with the standards for an interior lot.
- B. No garage shall project into the front yard or exterior yard more than 1.0 metre beyond the most distant point of any wall of the dwelling facing the street at the ground floor level and a maximum of 2.0 metres where there is a covered and unenclosed porch.
- C. The minimum interior side yard setback to a door shall be 1.8 metres where a door providing access to the dwelling or an attached garage.
- D. Where a bay window or similar window projection (with or without footings) is provided, the minimum front yard, rear yard and exterior side yard or interior side yard abutting a greenway or buffer block to the said window may be reduced by 0.6m.

TOWN CENTRE ZONES

SCHEDULE "A4"

CMU1 – Mixed Use 1 – Town Centre

Maximum Gross Floor Area (GFA) for a Retail Building
Fronting on Main Street 2,500m²

Units within buildings fronting on Main Street shall be restricted to a maximum unit size of 350m², with the exception of two larger scale retail units, not to exceed 1,162.0m² (on the west side of Main Street, south of the east/west road shown on Schedule "E-1351" and 557.0m² (on the east side of Main Street, north of the east/west road shown on Schedule "E-1351", respectively.

Yards

For the CMU1 Zone, the Front Lot Line shall be the lot line adjacent to "Main Street".

Minimum/Maximum Front Yard	1m/3.0m ¹
Minimum Rear Yard	
Minimum/Maximum Exterior Side Yard	3.0m ¹
Minimum/Maximum Interior Side Yard	to be determined at site plan stage
Maximum Building Height	4-storeys or 14m, whichever is less ^{2,3}
Minimum Building Height	2-storeys or 9.5m, whichever is less
Maximum Residential Density	2.0 FSI

CMU2 – Mixed Use 2 – Town Centre

For the CMU2 Zone, the Front Lot Line shall be the lot line adjacent to Bathurst Street on the east side of "Main Street" and Centre Street on the west side of "Main Street".

Maximum retail/commercial ground floor area of a Building 12,635m²

Maximum ground floor area of a residential dwelling 1,500m²

Yards (Commercial or Mixed-Use Development)

Minimum/Maximum Front Yard 1.0m/3.0m¹

Minimum/Maximum Exterior Side Yard 3.0m¹

Yards (Residential Development)

Minimum/Maximum Front Yard 6.0m

Minimum/Maximum Exterior Side Yard 6.0m

Maximum Building Height (Mixed-Use or Residential) 14-storeys or 44m, whichever is less²

Maximum Residential Density 2.0 FSI

RA5 High Density Residential-Town Centre

Maximum combined GFA of all retail/commercial uses 30%

Maximum gross floor area of each retail/commercial unit 250m²

Maximum ground floor area of a residential dwelling 1,500m²

Yards

Minimum/Maximum Front Yard 6.0m

Minimum/Maximum Exterior Side Yard 6.0m

Minimum Interior Side Yard to be determined at site plan stage

Maximum Building Height 18-storeys or 56m, whichever is less²

Minimum Building Height 5-storeys or 16.0m, whichever is less

Maximum Residential Density-Apartment Building 2.7 FSI