

Existing Zoning By-law 2010-050 Provisions that all home occupations must follow and related provisions that may change

Building means a *structure* occupying an area greater than 10.0 square metres consisting of any combination of a wall, roof and floor, or a structural system serving the function thereof, including all associated works, fixtures and service systems appurtenant thereto.

Building, Apartment means a *building* containing two or more *dwelling units* that share a common external access to the outside through a common vestibule and a common corridor system.

Building, Main means a *building* that functions as the *building* in which the principal *use* of the *lot* is carried out.

Building, Townhouse means a *building* that is vertically divided, and is additionally horizontally divided in the case of a *Stacked Townhouse Dwelling*, into a minimum of 3 and a maximum of 8 *dwelling units*, each of which has independent entrances at grade to the front and rear of the *building*, and each of which shares a common wall.

Building Supply Centre means *premises* in which *building* or construction materials and home improvement materials are offered for retail sale.

Business Office means *premises* used for conducting the affairs of businesses, professions, services, industries, governments, non-profit organizations or like activities, are conducted, in which the chief product of labour is the processing and storage of information rather than the production and distribution of goods.

Campground means a property occupied by at least five camping sites for the overnight and/or temporary camping or parking of travel *trailers*, truck campers, or tents for recreational or vacation *use* and designed for seasonal occupancy only.

Carport means an *accessory building* either attached or detached from the *main building* and has at least 40% of the perimeter open and unobstructed by any wall, door, post or pier and which is used for the parking of vehicles.

Catering Business means a *premises* used for the purpose of preparing and providing food and beverages to be consumed at a wedding, reception or similar function that is occurring at a different *premises*.

Cellar means that portion of a *building* below the *first storey* that is partly or wholly underground and which has more than half its *height* from finished floor to finished ceiling below the average *finished grade* level adjacent to the exterior walls of the *building*.

Cemetery means land set aside to be used for the interment of human remains and includes a mausoleum, columbarium or other *structure* intended for the interment of human remains.

Fitness Centre means a *premises* in which facilities are provided for recreational or athletic activities such as body-building, gymnastics, martial arts and exercise classes and may include associated facilities such as a sauna, a swimming pool, a solarium, a cafeteria and *accessory retail store*.

Floor Area means the total area of all floors in a *building*, measured between the exterior faces of the exterior walls of the *building* at each floor level or, when referring to a *premises*, or, to the centre line of a party wall between two *premises* in the same *building*.

Floor Area, Gross means the aggregate of the areas of each floor of a *building* or *structure* above or below *finished grade*, measured between the exterior faces of the exterior walls of the *building* or *structure* or, when referring to a *premises*, or, to the centre line of a party wall between two *premises* in the same *building*, excluding the sum of the areas of each floor used, or designed or intended for *use* for the parking of *motor vehicles*, unless the parking of *motor vehicles* is the principal *use* of the *building* or *structure*.

Floor Area, Ground means the area of a *lot* occupied by a *building* or *structure* measured to the interior face of the exterior walls, excluding in the case of a dwelling any *private garage*, breezeway, *porch* or verandah.

Floor Area, Net means the aggregate of the *floor areas* of a *building* above or below *finished grade*, but excluding car *parking areas* within the *building*, stairways, elevator shafts, service or mechanical rooms and penthouses, washrooms, garbage or recycling rooms, staff locker and lunch rooms, loading areas, mezzanines, any space with a floor to ceiling *height* of less than 1.8 metres and any part of a *basement* that is unfinished, is used solely for storage purposes and is not accessible to the public.

Fuel Storage Facility means *premises* for the bulk storage of petroleum, petroleum products, chemicals, gases or similar substances.

Funeral Home means a *premises* used for providing funeral supplies and services to the public and includes facilities intended for the preparation of the human body for interment, but shall not include a *crematorium*.

Garage, Private means a fully enclosed *building*, designed and used for the storage of one or more *motor vehicles*.

Garage Door means the width of the *garage door opening(s)*, which is used for vehicular access. Where there is more than one *opening*, the *garage door* width shall be the distance between the two outer extremities of the *garage door opening(s)*, including any intervening columns, doors, windows or wall sections which might separate two or more *garage door opening(s)*.

- b) *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; and,
- c) *Persons* who have been charged under The Youth Criminal Justice Act.

Guest Room means a room used for guest accommodation and which does not contain a kitchen.

Habitable Living Area means a room designed for living, sleeping, eating or food preparation, including a bedroom, den, living room, recreation room, kitchen, or enclosed sunroom.

Heat Pump means equipment designed to heat or cool the interior of *buildings* or *structures* and which are normally located outside and/or on a roof or such *buildings* or *structures*.

Height means with reference to a *building* or *structure*, the vertical distance measured from the *finished grade* of such *building* or *structure* to:

- a) The highest point of the roof surface or the parapet, whichever is the greater, of a flat roof;
- b) The decline of a mansard roof;
- c) The mean level between eaves and ridge of a gabled, hip or gambrel roof or other type of pitched roof;
- d) In case of a *structure* with no roof, the highest point of the said *structure*.

Home Industry means a small-scale *industrial use* providing a service or product to the agricultural community on a farm that is clearly *accessory* to the principal *agricultural use* on the *lot*.

Home Occupation means the *use* of part of a *dwelling unit* for the conduct of a profession, trade or occupation that results in a product or service and which is clearly *accessory* to the principal residential *use* of the *dwelling unit*.

Hospital means any institution, *building* or other *premises* established for the treatment of *persons* afflicted with or suffering from sickness, disease or injury.

Hotel means a *premises* that contains rooms with or without private cooking facilities that are rented on a temporary basis to the public, but shall not include boarding, lodging rooming houses or apartment dwellings.

Industrial Use means *premises* used primarily for the purpose of manufacturing, processing, fabrication, assembly, treatment, packaging, and incidental storage of goods and materials and may include *accessory* sales and distribution of such products.

Lot Line, Front means the line that divides the *lot* from the *public street*, but, in the case of:

- a) A corner *lot*, the shortest of the *lot lines* that divides the *lot* from the *public street* shall be deemed to be the *front lot line*;
- b) A *corner lot* where such *lot lines* are of equal length and where one *lot line* abuts a County road or Provincial highway, the *front lot line* shall be deemed to be that line which does not abut the County road or Provincial highway;
- c) A *corner lot* where such *lot lines* are of equal length and where both *lot lines* abut *public streets* under the same jurisdiction, the *Corporation* may designate either *street line* as the *front lot line*;
- d) A *lot* that does not abut a *public street* but which is separated from a *public street* by a public *park* and which is accessed by a *lane*, the shortest *lot line* that abuts the public *park* shall be deemed to be the *front lot line*; and,
- e) A *through lot*, the longest of the *lot lines* abutting the *street lines*, which divides the *lot* from the *public streets*, shall be deemed to be the *front lot line*. If both such *lot lines* are of equal length, the *Corporation* may designate either *street line* as the *front lot line*.

Lot Line, Rear means the *lot line* opposite to, and most distant from, the *front lot line*. In the case of a *lot* with no *rear lot line*, the point where two side *lot lines* intersect shall be the *rear lot line*.

Lot Line, Interior Side means a *lot line*, other than a *rear lot line* that does not abut a *public street*.

Lot, Through means a *lot* bounded on opposite sides by a *public street*. If the *lot* qualifies as being both a *corner lot* and a *through lot*, such *lot* is deemed to be a *corner lot* for the purposes of this By-law.

Main Building Façade means the exterior wall of the *building* on the *first storey* that contains the front door to the *building*.

Medical Office means a *premises* used by a health professional for the treatment of human beings including clinics operated by a number or variety of health professionals, but does not include a public or private *hospital* or office located in the medical professional's residence.

Meteorological Tower means a tower erected for the purposes of collecting climate- and weather-related data for scientific and informational needs, and may include *accessory structure* housing data collection equipment at the base of the tower.

Mineral Aggregate Resource Operation means

- a) Lands under license or permit, other than for a *wayside pit or quarry*, issued in accordance with the Aggregate Resources Act, R.S.O. 1990, c.A.8, as amended, or successors thereto; and

Private Club means a *premises* used as a meeting place by members and guests of members of non-profit and non-commercial organizations for community, social or cultural purposes. This definition does not include uses that are normally carried out as a commercial enterprise.

Private Home Daycare means the temporary care for reward or compensation of five children or less where such care is provided in a private residence other than the home of a parent or guardian of any such child for a continuous period not exceeding 24 hours.

Public Authority means the Government of Canada, Province of Ontario, Hydro One Incorporated, Lake Simcoe Region Conservation Authority, Nottawasaga Valley Conservation Authority, *County* of Simcoe or *Town* of Bradford West Gwillimbury, and any agency, board or commission thereof. A *public authority* shall include public or private utilities which produce or maintain infrastructure for the conveyance of electricity, communications or natural resources to the public.

Public Use means any *use* of land, *buildings* or *structures* by or on behalf of a *public authority*.

Public Works Yard means a facility where salt and/or sand is stored in addition to *motor vehicles* and equipment owned and operated by a *public authority*.

Queuing Lane means an area of land that is used exclusively for *motor vehicles* whose occupants are waiting to be provided with goods, materials or services.

Recreational Trailer, Vehicle or Boat means any vehicle that is suitable for being attached to a *motor vehicle* for the purpose of being drawn or is self-propelled, and may be capable of being used on a short term recreational basis for living, sleeping or eating accommodation of human beings and includes a travel *trailer*, pick-up camper, motorized camper or tent *trailer*.

Recycling Facility means a *premises* in which used materials are separated and/or processed and shipped to other users that will then use those materials to manufacture new or recycled products.

Residential Treatment Centre means a *Group home type 1* or *Group home type 2* which is occupied by 11 or more *persons*, exclusive of staff.

Restaurant means a *premises* in which the principal business is the preparation and serving of food and refreshments to the public for consumption at tables within or outside the *building* and which may include the preparation of food in a ready-to-consume state for consumption off the *premises*.

Restaurant, Take-Out means a *premises* where prepared food is primarily consumed outside of the *premises* and where no more than six seats for customers are provided.

Retail Store means a *premises* in which goods, wares, merchandise, substances, articles or things are displayed, rented or sold directly to the public but does not include an *adult novelty store*, an *adult video store*, a *building supply centre*, a *commercial greenhouse*, a *motor vehicle gas bar*, a *motor vehicle sales, leasing and/or rental establishment*, a *printing and publishing establishment*, a *supermarket*, a *specialty food store* or an automotive commercial use.

Retirement Home means *premises* that provides accommodation primarily to retired *persons* or couples where each private bedroom or living unit has a separate private bathroom and may have cooking facilities and which has a separate entrance from a common hall and where common facilities for the preparation and consumption of food are provided, and where common lounges, recreation rooms and medical care facilities may also be provided.

Salvage Yard means an area outside of an enclosed *building* where scrap metal, appliances and *motor vehicles* are disassembled and dismantled, or where *motor vehicles* in an inoperable condition or used *motor vehicle* parts are stored or re-sold.

School, Commercial means a *premises* used as a school conducted for gain, including a *studio* of a dancing teacher or a music teacher, an art school, a golf school, school of martial arts, school of gymnastics, school of fitness, business or trade school and any other such specialized school.

School Portable means a temporary *building* or *structure* designed to serve as a classroom on a *lot* that is also the site of a *public school*.

School, Private means a *premises* used as an academic school which secures the major part of its funding from sources other than government agencies.

School, Public means a *premises* used as an academic school under the jurisdiction of a Provincially approved educational institution or parochial school operated on a non-profit basis.

Second Level Lodging Home means a Boarding, Lodging or Rooming House in which lodging is provided for 8 or more *persons*.

Self-Storage Facility means a *premises* used for the temporary storage of household items; seasonal, recreational or commercial vehicles, boats and *trailers*; and secured storage areas or lockers which are generally accessible by means of individual loading doors for each storage unit or locker.

Service Shop means a service commercial *use* in which the repair of household articles is primarily carried out but shall not include shops for the repair of internal combustion engines, *motor vehicles* or other similar *uses*.

**PART 4
GENERAL PROVISIONS**

The provisions of this Part of the By-law shall apply to all lands within the *Town*, unless otherwise specified.

4.1 ACCESSORY BUILDINGS, STRUCTURES AND USES

4.1.1 Permitted Uses

- a) *Buildings and structures and uses* that are subordinate and incidental to the principal *use* of the *lot* are permitted in all *zones*. Where this By-law provides that a *lot* may be used or a *building* or *structure* may be erected or used for a purpose, that purpose shall include any *accessory building* or *structure* or *accessory use*, provided the *main building, structure* or *use* is already in existence on the *lot*, but shall not include the following:
 - i) An automotive *use*;
 - ii) A *building* or part thereof used for human habitation except where a dwelling is a permitted *accessory use*;
 - iii) A guest room, except where expressly permitted elsewhere in this By-law;
 - iv) A *retail store*, except where expressly permitted elsewhere in this By-law; or,
 - v) Any *use* prohibited under Section 2.9 of this By-law.
- b) Legal *non-conforming uses* shall be permitted to have *accessory uses, buildings and structures* in accordance with the provisions in this section of the By-law and the provisions of the applicable *zone*.
- c) For the purposes of this By-law, *buildings* covered with cloth, plastic or similar flexible materials shall be required to meet the same requirements as permanent *buildings and structures*.
- d) No *accessory building* or *structure* shall be used for human habitation or an occupation for gain or profit, except if specifically permitted by this By-law.

- vii) The *use* shall be clearly subordinate and *accessory* to the main *use* on the same *lot*;
- viii) Only the sale of goods that are primarily manufactured, processed, fabricated or produced on the *premises* is permitted;
- ix) Outdoor storage of goods or materials related to a *home industry* is permitted in the *rear yard* and *interior side yards* only, provided that the area occupied by such outdoor storage of goods or materials does not exceed 50 percent of the *gross floor area* of the *home industry*;
- x) Only currently licensed *motor vehicles*, associated with the *home industry*, are parked or stored on the *lot* and within an interior side or *rear yard*;
- xi) Any outdoor storage associated with the *home industry* shall be located within a fenced compound and screened from view in accordance with the requirements of Section 4.25 of this by-law;
- xii) There is no external advertising other than a sign erected in accordance with the *Town's Sign By-law*;
- xiii) The following shall not be permitted as a *home industry*:
 - i) *Catering business*;
 - ii) *Contractor's yards*; and,
 - iii) Any *use* involving the storage, repair, maintenance and/or towing of *mobile homes*, *motor vehicles* or recreational vehicles; and,
- xiv) *Home industry uses* shall not include the generation of or storage of *hazardous waste*, *liquid industrial waste*, or any severely toxic contaminant listed in Schedule 3 contaminants of Ontario Regulation 347 of the Environmental Protection Act, R.S.O. 1990, c.E.19, as amended and shall not generate *sewage* effluent in excess of 4,500 litres per day.

4.12

HOME OCCUPATIONS AND CUSTOM WORKSHOPS

Where a *home occupation* or *custom workshop* is a permitted *use*, it shall be permitted subject to the following provisions:

- a) A *home occupation* shall be conducted as an indoor *accessory use* within a permitted *dwelling unit* without changing the primary residential character thereof;
- b) Not more than one non-resident employee, in addition to the residents of the *dwelling unit*, is permitted to be engaged in the *home occupation* and *custom workshop* business and working in the *dwelling unit*;

- c) Any *dwelling unit* containing a *home occupation* or *custom workshop* shall be occupied as a residence by the operator of the business;
- d) The *use* is entirely restricted to the *dwelling unit* and is not conducted in whole or in part in any *accessory building, yard* or *private garage*;
- e) No more than one *home occupation* or *custom workshop* shall be permitted in any *dwelling* and in no case shall there be both a *custom workshop* and a *home occupation* in the same *dwelling*;
- f) The maximum *gross floor area* dedicated to the *home occupation* or a *custom workshop* shall be in accordance with the maximum *gross floor areas* identified in Table 4.3, below:

TABLE 4.3: MAXIMUM FLOOR AREA FOR A HOME OCCUPATION OR CUSTOM WORKSHOP

ZONES	MAXIMUM GROSS FLOOR AREA
• All Residential <i>Zones</i>	25% or 50.0 sq.m, whichever is the lesser
• All other <i>Zones</i> , where permitted	25% up to a maximum of 100.0 sq.m

Note: *Floor area* in *basement* or *cellar* not to be included within calculation

- g) There are no goods, wares or merchandise offered or exposed for sale, or sold or kept for sale on the *premises* other than those produced on the *premises*;
- h) There is no outside storage of materials, goods or vehicles in conjunction with the *home occupation use*;
- i) There is no external advertising other than a *sign* erected in accordance with the *Town Sign* By-law;
- j) A *home occupation* or *custom workshop* shall not create noise, vibration, fumes, odour, dust, glare or radiation that is detectable outside the *dwelling unit*; and,
- k) The following shall not be permitted as a *home occupation* or *custom workshop*:
 - i) *Adult entertainment use*;
 - ii) *Catering business*;
 - iii) *Dating/escort services*;
 - iv) *Paint shop*;

- v) Tattoo parlour;
- vi) *Taxi service depot/dispatch establishments;*
- vii) *Animal clinic - Large Animal and Animal clinic - small animal;*
- ix) Any *use* involving the storage, repair, maintenance and/or towing of *mobile homes, motor vehicles* or recreational vehicles;
- x) *Pet salon;* and,
- xi) *Fitness centre.*

4.13 LANDSCAPED OPEN SPACE REQUIREMENTS

4.13.1 General Requirements

- a) Where this By-law specifically requires a minimum area of *landscaped open space* on a *lot*, no part of any *driveway, parking area, loading space, stoop, balcony* or rooftop terrace, other than an open landscaped area located directly above an underground *parking area* shall be deemed part of any such required *landscaped open space*.

4.13.2 Planting Strips - Location

A *planting strip* or buffer screen referred to in this Section may form a part of any *landscaped open space* required by this By-law and may form part of a required *yard*.

- a) A 3.0 metre-wide *planting strip* abutting the full length of the applicable *lot line(s)* shall be required:
 - i) Where a *lot* in an Institutional [excluding those *uses* subject to Section 4.25 of this By-law], Commercial [excluding the Core Commercial (C1) *Zone*], Employment or Open Space Recreational (OSR) *Zone* abuts an *interior side* or *rear lot line* of a *lot* in any Residential *Zone*;
 - ii) Where a *lot* zoned Residential Three (R3) abuts a *lot* in a Residential One (R1), Residential Two (R2) or Rural Settlement Area Residential (R4) *Zone*;
 - iii) Along a *street line* where *parking areas* are located adjacent to a *street*; and,
 - iv) Abutting all *public streets* having a width of 10.0 metres or greater in all *zones*, except in the Core Commercial One (C1), Residential One (R1), Residential Two (R2) or Rural Settlement Area Residential (R4) *Zone*;

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RESIDENTIAL PARKING REQUIREMENTS

The number of *parking spaces* required for residential *uses* shall be calculated in accordance with the standards set out in Table 5.3, below:

TABLE 5.3: RESIDENTIAL PARKING REQUIREMENTS

USE	MINIMUM PARKING SPACE REQUIREMENT
<i>Bed and Breakfast establishment</i>	1/guest room in addition to the required parking for the <i>dwelling unit</i>
<i>Boarding or Rooming House</i> <i>Second Level Lodging House</i>	2 spaces, plus 0.5 space/room for every separate room designed as accommodation
<i>Crisis Care Facility</i> <i>Group Home Type 1</i> <i>Group Home Type 2</i> <i>Residential Treatment Centre</i>	6 spaces or 1/4 beds, whichever is greater
<i>Custom Workshop</i> <i>Home Industry</i> <i>Home Occupation</i>	1 space, but only if the <i>use</i> occupies a <i>gross floor area</i> of 25.0 sq.m or greater in addition to the required parking for the <i>dwelling unit</i>
<i>Dwelling, Accessory</i>	1/unit, in addition to the required parking for the <i>dwelling unit</i>
<i>Dwelling, Apartment</i>	1.5/unit, plus 0.25/unit dedicated for visitor parking
<i>Dwelling, Duplex</i> <i>Dwelling, Linked</i> <i>Dwelling, Semi-Detached</i> <i>Dwelling, Detached</i> <i>Dwelling, Townhouse (Street)</i>	2/unit; may be provided as <i>tandem parking spaces</i>
<i>Dwelling, Multiple Unit</i>	1.5/unit, plus 0.25 /unit in a <i>building</i> containing 3 or more <i>dwelling units</i>
<i>Dwelling, Townhouse (Block)</i> <i>Dwelling, Townhouse (Stacked)</i>	2 /unit, plus 0.5/unit in a <i>building</i> containing 8 or more <i>dwelling units</i>
<i>Garden Suite</i> <i>Mobile Home</i>	1/unit
<i>Long Term Care Facility</i> <i>Nursing Home</i>	0.5/bed
<i>Retirement Home</i>	4 spaces, plus 0.5 <i>parking spaces</i> for each of the first 30 guest rooms, plus 0.25 <i>parking spaces</i> for each additional guest room

PART 6
RESIDENTIAL ZONES

6.1 LIST OF APPLICABLE ZONES

Residential One	R1-1, R1-2, R1-3, R1-4
Residential Two	R2-1, R2-2, R2-3
Residential Three	R3
Rural Settlement Residential	R4
Estate Residential	ER

6.2 GENERAL PROHIBITION

No *person* shall, within any Residential *Zone*, use or permit the *use* of any land, or *erect, alter, enlarge, use or maintain any building or structure* for any *use* other than as permitted in Table 6.1 and in accordance with the standards contained in Tables 6.2, 6.3, 6.4, 6.5, 6.6, 6.7 and 6.8, the General Provisions contained in Part 4 and the Parking and Loading provisions contained in Part 5 of this By-law.

6.3 PERMITTED USES

Uses permitted in the Residential *Zones* are denoted by the symbol 'X' in the column applicable to that *Zone* and corresponding with the row for a specific permitted *use* in Table 6.1, below. Any number(s) following the symbol 'X', *zone* heading, or identified permitted *use*, indicates that one or more conditions apply to the *use* noted or, in some cases, to the entire *Zone*. Conditions are listed below the Permitted *Use* Table 6.1.

TABLE 6.1: PERMITTED USES

USE	R1-1 R1-2	R1-3	R1-4	R2-1	R2-2	R2-3	R3	R4	ER
<i>Bed and Breakfast</i>	X	X		X				X	
<i>Boarding or Rooming House</i>				X				X	
<i>Crisis Care Facility</i>				X				X	
<i>Custom Workshop (1)</i>	X	X	X	X				X	X
<i>Day Nursery (2)</i>	X	X	X	X	X	X	X	X	
<i>Dwelling, Accessory (3)</i>	X	X	X	X				X	X
<i>Dwelling, Apartment</i>						X	X		
<i>Dwelling, Detached</i>	X	X		X				X	X
<i>Dwelling, Duplex</i>				X					
<i>Dwelling, Linked</i>									
<i>Dwelling, Multiple Unit</i>				X	X	X			
<i>Dwelling, Semi-detached</i>			X	X					

USE	R1-1 R1-2	R1-3	R1-4	R2-1	R2-2	R2-3	R3	R4	ER
Dwelling, Townhouse (Block)					X				
Dwelling, Townhouse (Stacked)					X				
Dwelling, Townhouse (Street)				X	X				
Group Home Type 1	X			X				X	
Home Occupation (1)	X	X	X	X				X	X
Mobile Home									
Mobile Home Park									
Nursing Home				X	X	X	X		
Parking Garage, Accessory						X	X		
Private Home Daycare	X	X	X	X	X	X	X	X	X

Special Provisions for Table 6.1

1. Permitted only within a *detached dwelling, linked dwelling, and semi-detached dwelling*. Subject to Section 4.12 of this By-law.
2. Subject to Section 4.6 of this By-law.
3. Subject to Section 4.3 of this By-law.

6.4 ZONE STANDARDS

No *person* shall within any Residential *Zone* use or permit the *use* of any *lot* or *erect, alter* or use any *building* or *structure* except in accordance with the *zone* standards in Tables 6.2, 6.3, 6.4, 6.5, 6.6, 6.7 and 6.8, below. Any number(s) following the *zone* standard, *zone* heading or description of the standard indicates an additional *Zone* requirement. These additional standards are listed at the end of each of Tables 6.2, 6.3, 6.4, 6.5, 6.6 and 6.7.

TABLE 6.2: STANDARDS FOR THE RESIDENTIAL ONE (R1) ZONE

ZONE	MINIMUM LOT AREA	MINIMUM LOT FRONTAGE	MINIMUM REQUIRED FRONT YARD	MINIMUM REQUIRED REAR YARD	MINIMUM REQUIRED INTERIOR SIDE YARD	MINIMUM REQUIRED EXTERIOR SIDE YARD	MAXIMUM HEIGHT
R1-1	510.0 sq.m	12.0 m	3.0 m (4)	7.5 m	1.2 m (1)	3.5 m	11.0 m
R1-2	340.0 sq.m.	11.6 m	3.0 m (4)	7.5 m	1.2 m (2) (3)	3.5 m	11.0 m
R1-3	270.0 sq.m	8.2 m	3.0 m (4)	7.5 m	1.2 m (2)	3.5 m	11.0 m
R1-4 (6)	200.0 sq.m per dwelling unit	6.8 m per dwelling unit	3.0 m (4)	7.5 m	1.2 m/0.00 m	3.5 m (5)	11.0 m

Special Provisions for Table 6.2

1. Minimum required *interior side yard* where there is no *private garage* attached to the *dwelling unit* - 2.4 metres on one side, 1.2 metres on the other side.
2. Reduced to 0.6 metres on one side only.

3. Minimum required *interior side yard* if a *private garage* is located in the *rear yard* - 3.5 metres on one side and 0.6 metres on the other side.
4. Minimum required *front yard* is 6.0 metres for the front face of the *private garage*, 3.0 metres for all other portions of the *dwelling*.
5. Minimum required exterior side *yard* if the attached garage faces the *rear lot line* - 3.0 metres.
6. Notwithstanding Section 4.30.1, the minimum *sight triangle* for a local *street* to a collector *street* shall be 5.0 metres.

TABLE 6.3: STANDARDS FOR THE RESIDENTIAL TWO (R2-1) ZONE

DWELLING TYPE	MINIMUM LOT AREA	MINIMUM LOT FRONTAGE	MINIMUM REQUIRED FRONT YARD	MINIMUM REQUIRED REAR YARD	MINIMUM REQUIRED INTERIOR SIDE YARD	MINIMUM REQUIRED EXTERIOR SIDE YARD	MAXIMUM HEIGHT
<i>Dwelling, Detached</i>	465.0 sq.m	15.0 m	6.0 m	7.5 m	1.2 m (1)	5.0 m	11.0 m
<i>Dwelling, Duplex</i>	285.0 sq.m per <i>dwelling unit</i>	8.5 m per <i>dwelling unit</i>	6.0 m	7.5 m	3.0 m	5.0 m	11.0 m
<i>Dwelling, Linked</i>	305.0 sq.m per <i>dwelling unit</i>	9.0 m per <i>dwelling unit</i>	6.0 m	7.5 m	1.2 m (1)	5.0 m	11.0 m
<i>Dwelling, Semi-detached</i>	230.0 sq.m per <i>dwelling unit</i>	7.0 m per <i>dwelling unit</i>	6.0 m	7.5 m	1.2 m (1)(2)	5.0 m	11.0 m
<i>Dwelling, Multiple Unit</i>	190.0 sq.m per <i>dwelling unit</i>	5.7 m per <i>dwelling unit</i>	6.0 m	7.5 m	3.0 m	5.0 m	11.0 m
<i>Nursing Home</i>	n/a	15.0 m	6.0 m	7.5 m	3.0 m	5.0 m	11.0 m
<i>Dwelling, Townhouse (Street)</i>	170.0 sq.m per <i>dwelling unit</i>	6.0 m per <i>dwelling unit</i>	3.0 m	6.0 m	1.2 m (3)	3.5 m	11.0 m
<i>Crisis Care Facility Group Home Type 1</i>	Shall be the standard applicable to the type of <i>building</i> the <i>use</i> is proposed to occupy.						

Special Provisions for Table 6.3

1. Minimum required *interior side yard* where there is no *private garage* attached to the *dwelling unit* - 2.4 metres on one side, 1.2 metres on the other side.
2. Required on one side only.
3. Required for an end *dwelling unit* on one side only.

TABLE 6.4: STANDARDS FOR THE RESIDENTIAL TWO (R2-2) ZONE

<i>DWELLING TYPE</i>	<i>MINIMUM LOT AREA</i>	<i>MINIMUM LOT FRONTAGE</i>	<i>MINIMUM REQUIRED FRONT YARD</i>	<i>MINIMUM REQUIRED REAR YARD</i>	<i>MINIMUM REQUIRED INTERIOR SIDE YARD</i>	<i>MINIMUM REQUIRED EXTERIOR SIDE YARD</i>	<i>MAXIMUM HEIGHT</i>
<i>Dwelling, Multiple Unit</i>	190.0 sq.m per <i>dwelling unit</i>	5.7 m per <i>dwelling unit</i>	6.0 m	7.5 m	3.0 m	5.0 m	11.0 m
<i>Dwelling, Townhouse (Street)</i>	170.0 sq.m per <i>dwelling unit</i>	6.0 m per <i>dwelling unit</i>	3.0 m	6.0 m	1.2 m (2)	3.5 m	11.0 m
<i>Dwelling, Townhouse (Block)</i>	170.0 sq.m per <i>dwelling unit</i> (1)	6.0 m per <i>dwelling unit</i>	3.0 m	6.0 m	1.2 m (2)	3.5 m	11.0 m
<i>Dwelling, Townhouse (Stacked)</i>	170.0 sq.m per <i>dwelling unit</i> (1)	30.0 m per block	3.0 m	6.0 m	1.2 m (2)	3.5 m	11.0 m
<i>Nursing Home</i>	n/a	30.0 m	6.0 m	7.5 m	3.0 m	5.0 m	11.0 m

Special Provisions for Table 6.4

1. Minimum *lot area* where the number of *parking spaces* provided as underground *parking spaces* equals the number of *townhouse dwelling units* in a *townhouse building* - 70.0 square metres per *dwelling unit*.
2. Required for an end *dwelling unit* on one side only.

TABLE 6.5: STANDARDS FOR THE RESIDENTIAL TWO (R2-3) ZONE

<i>DWELLING TYPE</i>	<i>MINIMUM LOT AREA</i>	<i>MINIMUM LOT FRONTAGE</i>	<i>MINIMUM REQUIRED FRONT YARD</i>	<i>MINIMUM REQUIRED REAR YARD</i>	<i>MINIMUM REQUIRED INTERIOR SIDE YARD</i>	<i>MINIMUM REQUIRED EXTERIOR SIDE YARD</i>	<i>MAXIMUM HEIGHT</i>
<i>Dwelling, Multiple Unit</i>	190.0 sq.m per <i>dwelling unit</i>	5.7 m per <i>dwelling unit</i>	6.0 m	7.5 m	3.0 m	5.0 m	11.0 m
<i>Dwelling, Apartment</i>	185.0 sq.m per <i>dwelling unit</i> (1)	30.0 m	6.0 m	7.5 m	3.0 m	5.0 m	11.5 m
<i>Nursing Home</i>	n/a	30.0 m	6.0 m	7.5 m	3.0 m	5.0 m	11.5 m

Special Provisions for Table 6.5

1. Minimum *lot area* where the number of *parking spaces* provided as underground *parking spaces* equals the number of units in an *apartment building* - 70.0 square metres per *dwelling unit*.

TABLE 6.6: STANDARDS FOR THE RESIDENTIAL THREE (R3) ZONE

DWELLING TYPE	MINIMUM LOT AREA	MINIMUM LOT FRONTAGE	MINIMUM REQUIRED FRONT YARD	MINIMUM REQUIRED REAR YARD	MINIMUM REQUIRED INTERIOR SIDE YARD	MINIMUM REQUIRED EXTERIOR SIDE YARD	MAXIMUM HEIGHT
<i>Dwelling, Apartment</i>	140.0 sq.m per <i>dwelling unit</i> (1)	30.0 m	6.0 m	7.5 m	3.0 m	5.0 m	23.0 m
<i>Nursing Home</i>	n/a	30.0 m	6.0 m	7.5 m	3.0 m	5.0 m	23.0 m

Special Provisions for Table 6.6

1. Minimum *lot area* where the number of *parking spaces* provided as underground parking equals the number of *apartment dwelling units* in an *apartment building* - 70.0 square metres per *dwelling unit*.

TABLE 6.7: STANDARDS FOR THE RURAL SETTLEMENT RESIDENTIAL (R4) ZONE

ZONE	MINIMUM LOT AREA	MINIMUM LOT FRONTAGE	MINIMUM REQUIRED FRONT YARD	MINIMUM REQUIRED REAR YARD	MINIMUM REQUIRED INTERIOR SIDE YARD	MINIMUM REQUIRED EXTERIOR SIDE YARD	MAXIMUM LOT COVERAGE	MAXIMUM HEIGHT
R4	929.0 sq.m	23.0 m	7.0 m	7.5 m	1.8 m	5.5 m	30%	11.0 m

TABLE 6.8: STANDARDS FOR THE ESTATE RESIDENTIAL (ER) ZONE

ZONE	MINIMUM LOT AREA	MINIMUM LOT FRONTAGE	MINIMUM REQUIRED FRONT YARD	MINIMUM REQUIRED REAR YARD	MINIMUM REQUIRED INTERIOR SIDE YARD	MINIMUM REQUIRED EXTERIOR SIDE YARD	MAXIMUM LOT COVERAGE	MAXIMUM HEIGHT
ER	4000.0 sq.m	30.0 m	15.0 m	15.0 m	5.0 m	15.0 m	20%	11.0 m