

SECTION 15.0

ZONE EXCEPTIONS

SECTION 15 ZONE EXCEPTIONS

15.1 Residential First Density (R1) Zone

15.1.1

- a) Defined area (portion of Douglas Street, Franklin Street and Buckingham Street)
R1(5)-1 as shown on Schedule "A", Map 1
- b) Minimum aggregate side yard width: 2.0m
- c) Minimum front yard depth: 6.0m
- d) Minimum exterior side yard width: 6.0m
Lot 24 and Lot 33, Plan 44M-5

15.1.2

- a) Defined area (300 William Street Unit 1)
R1(2)-2 as shown on Schedule "A", Map 3
- b) Permitted use
 - Bed and breakfast establishment in an existing single detached dwelling
 - Single detached dwelling
 - All other uses permitted in the R1 zone
- c) Minimum lot area: 4590m²
- d) Maximum lot coverage: 10%
- e) Minimum landscaped open space: 75.5%
- f) Maximum number of guest rooms: 6

15.1.3

- a) Defined area (386 Cambria Street)
R1(3)-3 as shown on Schedule "A", Map 4
- b) Permitted use
 - Clinic

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- Professional office
- All other uses permitted in the R1 zone

15.1.4

a) Defined area (101 Kelly's Lane and 99 Kelly's Lane – By-law 113-2004)
R1(2)-4 as shown on Schedule "A", Map 3

b) Private lane

- for the purposes of the defined area, Section 4.2 (Access Required to a Street) shall not apply

15.1.5

a) Defined area (210 Water Street)
R1(3)-5 as shown on Schedule "A", Map 5

b) Permitted use

- Business office
- Clinic
- Data centre
- Newspaper publishing establishment
- Professional office
- Radio/television broadcasting establishment
- All other uses permitted in the R1 zone

15.1.6

a) Defined area (339 Romeo Street North – By-law 19-2010)
R1(5)-6 as shown on Schedule "A", Map 3

b) Minimum rear yard depth: 2.0m

c) Minimum lot depth: 20.0m

15.1.7

a) Defined area (north of Perth Line 36, west side of Mornington Street)
R1(2)-7 as shown on Schedule "A", Map 2

b) Permitted use

- Notwithstanding any provision of this By-law to the contrary, permitted uses shall be limited to one single-detached dwelling, a

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home occupation, a bed and breakfast establishment and accessory buildings and structures

- c) Minimum lot area: 2250m²
- d) Maximum lot frontage: 27.5m (Interior Lot); 30m (Corner Lot)
- e) Minimum front yard: 7.5m
- f) Minimum interior side yard: 3.0m on one side and 1.2m on the other side
- g) Minimum exterior side yard: 7.5m
- h) Minimum rear yard: 7.5m
- i) Maximum lot coverage: 30%
- j) Maximum building height: 10m
- k) Minimum landscaped open space: 30%

15.1.8

- a) Defined area (properties in the vicinity of Orr Street and Culliton Street – By-law 64-2015)
R1(5)-8 as shown on Schedule “A”, Map 2
- b) Maximum garage width of the elevation facing the front lot line: 70%
- c) Maximum driveway width of the lot: 65%

15.1.9

- a) Defined area (52 Front St.)
R1(4) – 9 as shown on Schedule “A”, Map 5
- b) Permitted use
 - Bed and breakfast establishment
 - Single detached dwelling
 - All other uses permitted in the R1 zone
- c) Maximum number of guest rooms: 3

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15.1.10

- a) Defined area (300 William Street Units 2-7)
R1(2)-10 as shown on Schedule "A", Map 3
- b) Permitted use
 - Single detached dwelling in accordance with the Plan of Condominium
- c) Maximum number of dwellings: 6
- d) Minimum lot frontage
 - i) Lot 4: 20m
- e) Number of accessory guest rooms: 0

15.1.11

- a) Defined area (127 O'Loane Avenue – By-law 116-2009)
R1(3)-11 as shown on Schedule "A", Map 4
- b) Minimum interior lot frontage: 9.1m

15.1.12

- a) Defined area (62 John Street North)
R1(2)-12 as shown on Schedule "A", Map 1
- b) Permitted use
 - Bed and breakfast establishment
 - All other uses permitted in the R1 zone
- c) Maximum number of guest rooms: 5
- d) Minimum lot area for Bed and Breakfast Establishment (By-law 48-2004):
 - All of Lots 6, 15 and 16 in Registered Plan of Subdivision No. 45 in the City of Stratford, County of Perth

15.1.13

- a) Defined area (325 St. David Street)
R1(3)-13 as shown on Schedule "A", Map 4

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b) Permitted use

- Bed and breakfast establishment
- All other uses permitted in the R1 zone

c) Maximum number of guest rooms: 4

d) Accessory buildings or structures

- Notwithstanding the provisions of Section 4.1.2 (Accessory Buildings and Structures and Uses), no accessory buildings or structures shall be permitted to be located within 6.0m of any side or rear lot line

15.1.14

a) Defined area (66 Queen Street)
R1(3)-14 as shown on Schedule "A", Map 5

b) Permitted use

- Bed and breakfast establishment
- Single detached dwelling
- All other uses permitted in the R1 zone

c) Maximum number of guest rooms: 4

d) Planting strip

- A perennial garden shall be planted and maintained such that within 1.0m of the edge of the driveway, perennial species shall reach a minimum height of 1.5m and achieve a density at maturity sufficient to adequately filter the view of motor vehicles parked within the driveway from Ballantyne Avenue

e) Parking in exterior yard

- A maximum of two parking spaces shall be permitted to encroach 2.5m into the exterior side yard other than in a driveway

15.1.15

a) Defined area (portion of Franklin Drive)
R1(5)-15 as shown on Schedule "A", Map 1

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b) Setback

- Franklin Drive: 6m

c) Minimum lot area

- Lot 60, Plan 44M-5: 295m²
- Lot 63, Plan 44M-5: 285m²
- Lot 64, Plan 44M-5: 280m²
- Lot 65, Plan 44M-5: 270m²

d) Minimum lot depth

- Lot 66, Plan 44M-5: 16.5m

15.1.16

a) Defined area (35 McManus Road)

R1(2)-16 as shown on Schedule "A", Map 3

b) Permitted use

- Respite home
- All other uses permitted in the R1 zone

c) Definition

- For the purposes of the defined area, the following shall apply:
 - i. Respite home: means a dwelling operated by a not-for profit, charitable organization where medically fragile individuals requiring constant care shall be cared for by qualified personnel to provide respite to caregivers and/or family members

d) Maximum number of medically fragile individuals permitted to stay at the respite home at any one time: 5

15.1.17

a) Defined area (76 Queen Street)

R1(3)-17 as shown on Schedule "A", Map 5

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b) Permitted use

- Bed and breakfast establishment
- All other uses permitted in the R1 zone

c) Maximum number of guest rooms: 3

d) Required planting strips in accordance with Section 4.21 (Planting Strips)

- Along driveway and parking area on south side of property
- Along north property line between rear wall of dwelling and the front wall of the garage of 70 Queen Street

15.1.18

a) Defined area (78 John Street North)
R1(2)-18 as shown on Schedule "A", Map 1

b) Permitted use

- Supply of short term rental accommodation to the public for a fee in the existing building subject to:
 - i) Maximum number of dwelling units used to supply short term rental accommodation: 4
 - ii) Number of dwelling units that must be owner occupied: 1
- All other uses permitted in the R1 zone

15.1.19

a) Defined area (108 Ballantyne Avenue)
R1(3)-19 as shown on Schedule "A", Map 5

b) Permitted use

- Duplex dwelling
- All other uses permitted in the R1 zone

15.1.20

a) Defined area (170 Hibernia Street)
R1(3)-20 as shown on Schedule "A", Map 1

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b) Permitted use

- Bed and breakfast establishment
- All other uses permitted in the R1 zone

c) Maximum number of guest rooms: 4

15.1.21

a) Defined area (162 Ballantyne Avenue)
R1(3)-21 as shown on Schedule "A", Map 5

b) Permitted use

- Bed and breakfast establishment
- All other uses permitted in the R1 zone

c) Maximum number of guest rooms: 3

d) Minimum interior side yard separation distance: 0.9m

15.1.22

a) Defined area (344 William Street – By-law 14-2004)
R1(2)-22 as shown on Schedule "A", Map 3

b) Permitted use

- Bed and breakfast establishment
- All other uses permitted in the R1 zone

c) Maximum number of guest rooms: 4

d) Required planting strips in accordance with Section 4.21 (Planting Strips):

- Shall not be required along north side of parking area

e) Required one meter separation distance in accordance with Section 4.3.2
d)

- Shall not be required along north side of parking area

f) Required parking spaces

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- One parking space in the garage shall be available at all times for the parking of vehicles

15.1.23

- a) Defined area (west side of John Street North, south of Avon Street – By-law 48-2004)

R1(2)-23 as shown on Schedule “A”, Map 1

- b) Front yard depth

- All buildings: 18.5m

15.1.24

- a) Defined area (North Pointe Drive)

R1(4)-24 as shown on Schedule “A”, Map 3

- b) Permitted use

- Single detached dwelling in accordance with the Plan of Condominium
- All other uses permitted in the R1 zone

- c) Maximum number of dwellings: 40

- d) Minimum front yard depth/exterior side yard width: 6m

- Provided that no part of any attached or detached garage shall be erected less than 7.5m to the front lot line or an exterior side lot line

- e) Aggregate side yard width: 2m

- f) Maximum lot coverage: 45%

15.1.25

- a) Defined area (312 Cobourg Street)

R1(3)-25 as shown on Schedule “A”, Map 5

- b) Permitted use

- i) Bed and breakfast establishment
- ii) All other uses permitted in the R1 zone

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- c) Maximum number of guest rooms: 2
- d) Planting strip
 - i) Notwithstanding Section 4.21 (Planting Strips), the minimum width of a required planting strip shall be 1m
 - ii) Notwithstanding Section 4.3.2 (c), no planting strip shall be required between the front of the house at 308 Cobourg Street and the existing garage at 312 Cobourg Street

15.1.26

- a) Defined area (190 Queensland Road – By-law 115-2006)
R1(3)-26 as shown on Schedule “A”, Map 4
- b) Permitted use
 - Private school
 - Day care centre
 - All other uses permitted in the R1 zone
- c) Minimum setback: in accordance with the R1(3) regulations.
- d) Minimum side yard width
 - 4.5m or one-half the height of the building, whichever is greater
- e) Minimum rear yard depth: 7.5m
- f) Maximum lot coverage: 30%
- g) Minimum landscaped open space: 35%
- h) Maximum building height: 10m

15.1.27

- a) Not defined

15.1.28

- a) Defined area (properties on Greenberg Place, Rutherford Drive and Fairfield Drive – By-law 103-2007)
R1(5)-28 as shown on Schedule “A”, Map 3

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b) Garage width

- Notwithstanding Table 6.4.1, Note (2), for the purposes of the defined area, attached garages shall not exceed seventy (70) percent of the width of the elevation facing the front line of a single detached dwelling erected on the lot

15.1.29

a) Not defined

15.1.30

a) Defined area (west side of O'Loane Avenue, south of the railway tracks – By-law 161-2008)

R1(5)-30 as shown on Schedule "A", Map 4

b) Minimum setback from O'Loane Avenue: 10.5m

15.1.31

a) Defined area (576 O'Loane Avenue)

R1(5)-31 as shown on Schedule "A", Map 1

b) Minimum setback from O'Loane Avenue: 10.5m

c) Maximum building height: 11.5m

15.1.32

a) Defined area (Northwest Stratford, north and south side of McCarthy Road West)

R1(5)-32 as shown on Schedule "A", Map 2

b) Exterior side yard width

- Where a corner lot is sited so that its rear lot line abuts an adjacent interior side yard, the exterior side yard width shall be 4.5m, when a corner lot is sited so that its rear lot line abuts an adjacent rear lot line the exterior side yard width shall be 3m. In all cases any part of any attached or detached garage shall provide a parking space between the garage door and the road allowance.

c) General use regulations

- i) Any attached or detached garage shall not exceed sixty (60) per cent of the width of the front building elevation of a dwelling erected on

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the lot (measured from inside face of outside wall to inside face of outside wall) and the front yard depth or exterior side yard width for a dwelling shall not exceed 6.0m

- ii) At the intersection of two local roads, a minimum sight triangle of 3m by 3m shall apply

15.1.33

- a) Defined area (95 Kelly's Lane – By-law 29-2019)
R1(2)-33 as shown on Schedule "A", Map 3
- b) Private lane
 - For the purposes of the defined area, Section 4.2 hereof shall not apply
- c) Front lot line
 - The portion of the lot that abuts the private right-of-way (Kelly's Lane) is deemed to be the front lot line
 - Minimum front yard setback: 30m

15.1.34

- a) Defined area (95 Kelly's Lane – By-law 29-2019)
R1(2)-34 as shown on Schedule "A", Map 3
- b) Private lane
 - For the purposes of the defined area, Section 4.2 hereof shall not apply
- c) Front lot line
 - The portion of the lot that abuts the private right-of-way (Kelly's Lane) is deemed to be the front lot line

15.1.35

- a) Not defined

15.1.36

- a) Defined area (northwest corner of Mornington Street and Perth Line 36)
R1(4)-36 as shown on Schedule "A", Map 2

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- b) Minimum rear yard depth: 6.0m
- c) Minimum exterior side yard width: where a corner lot is situated so that its rear lot line abuts an adjacent rear lot line the exterior side yard width shall be 1.2m. In all other cases it shall be a minimum of 4.5m.
- d) Minimum lot frontage (corner lot): 12.6m
- e) Minimum lot area (corner lot): 415m²
- f) Minimum interior side yard: 1.2m
- g) Minimum landscaped open space: 35%
- h) Maximum lot coverage: 45%
- i) General use regulations:
 - i) A minimum sight triangle of 3m by 3m shall apply
 - ii) A garage shall not project more than 1.0m beyond the building elevation facing the front lot line or the exterior lot line
 - iii) In all cases any part of an attached or detached garage shall provide a parking space between the garage door and the road allowance
 - iv) If the exterior side yard setback is less than 4.5m, no driveway shall be permitted along the exterior lot line or off of the exterior lot line

15.1.37

- a) Defined area (north of Britannia Street east of Briarhill Drive – Draft Approved Plan of Subdivision 31T19-001 – By-law 33-2021) R1(5)-37 as shown on Schedule “A”, Map 1
- b) Minimum front yard depth: 3m
- c) Minimum exterior side yard width: 3m
- d) Minimum interior side yard width: 1.5m
- e) Maximum height: 11.5m
- f) General use regulations:

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- i) A garage shall not project more than 1.0m beyond the building elevation facing the front lot line or the exterior lot line
- ii) In all cases any part of an attached or detached garage shall provide a parking space between the garage door and the road allowance

15.1.38

- a) Defined area (north of Britannia Street east of Briarhill Drive – Draft Approved Plan of Subdivision 31T19-001 – By-law 33-2021) R1(5)-38 as shown on Schedule “A”, Map 1
- b) Minimum front yard depth: 3m
- c) Minimum exterior side yard width: 3m
- d) Minimum interior side yard width: 1.5m
- e) Maximum height: 11m
- f) General use regulations:
 - i) A garage shall not project more than 1.0m beyond the building elevation facing the front lot line or the exterior lot line
 - ii) In all cases any part of an attached or detached garage shall provide a parking space between the garage door and the road allowance

15.1.39

- a) Not defined

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15.2 Residential Second Density (R2) Zone

15.2.1

- a) Defined area (semi-detached dwellings only)
 - R2(1)-1 as shown on Schedule "A", Map 1 (Bell Court, Hibernia Street, Galt Road)
 - R2(1)-1 as shown on Schedule "A", Map 2 (Campbell Court)
 - R2(1)-1 as shown on Schedule "A", Map 3 (McCarthy Road)
 - R2(1)-1 as shown on Schedule "A", Map 4 (Burnham Crescent)
 - R2(1)-1 as shown on Schedule "A", Map 5 (Falstaff Street, King Street)
 - R2(1)-1 as shown on Schedule "A", Map 6 (Babb Crescent, Walsh Crescent, Wooton Court)
- b) Permitted use
 - Semi-detached dwelling
 - Group home

15.2.2

- a) Defined area (312 Huron Street – By-law 48-2014)
 - R2(1)-2 as shown on Schedule "A", Map 1
- b) Permitted use
 - Triplex dwelling in accordance with the duplex regulations of the R2(1) zone
 - All other uses permitted in the R2 zone

15.2.3

- a) Defined area (436-450 Douglas Street)
 - R2(1)-3 as shown on Schedule "A", Map 1
- b) Minimum lot frontage
 - Semi-detached dwelling: 8.8m

15.2.4

- a) Defined area (25 William Street)
 - R2(1)-4 as shown on Schedule "A", Map 1
- b) Permitted use

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ZONE EXCEPTIONS

- Professional office
- Clinic
- All other uses permitted in the R2 zone

15.2.5

- a) Defined area (198 Mornington Street) (Amended by OMB Decision By-law 84-2011)
R2(2)-5 as shown on Schedule "A", Map 1
- b) Permitted use
 - Nursing home
 - All uses permitted in the R2 zone
- c) General use regulations – nursing home
 - In accordance with R5(3) of Table 6.4.5
- d) Parking regulation
 - Minimum parking space standard: nursing home 1 parking space for every 2.6 beds
 - All other parking regulations in accordance with Section 5.0 (Parking and Loading Requirements)

15.2.6

- a) Defined area (447 Brunswick Street)
R2(2)-6 as shown on Schedule "A", Map 5
- b) Permitted use
 - Service trade
 - All uses permitted in the R2 zone

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ZONE EXCEPTIONS

15.2.7

- a) Defined area (215 Douro Street – By-law 154-2021)
R2(1)-7 as shown on Schedule “A”, Map 5
- b) Converted dwelling
 - Maximum number of dwelling units: 3
- c) Permitted use
 - Take-out restaurant
 - All other uses permitted in the R2 zone
- d) Take-out restaurant
 - Maximum net floor area: 74m²
 - No drive-through is permitted
- e) Parking
 - 1 parking space per 37m² of net floor area for the take-out restaurant
 - 1 parking space associated with the take-out restaurant shall be a minimum of 3.4m wide
 - 2 parking spaces are permitted to be a minimum of 2.4m wide
 - No accessible parking spaces shall be required for the take-out restaurant
- f) Minimum lot area: 480m²
- g) Minimum lot frontage: 19.71m
- h) Minimum lot depth: 24.38m
- i) Minimum front yard depth for the existing building: 0m
- j) Minimum exterior side yard width for the existing building: 0m
- k) Minimum interior side yard setback for the existing building: 2.8m

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- l) Minimum front yard and exterior side yard setback for the existing architectural adornments: 0m
- m) Planting strip: the existing planting strips along the property and on adjacent lands are deemed to satisfy Section 4.21. Should these existing planting strips be removed new planting strips will be required and shall comply with Section 4.21.

15.2.8

- a) Defined area (90 Gordon Street)
R2(1)-8 as shown on Schedule "A", Map 6
- b) Permitted use
 - Business office
 - Clinic
 - Professional office
 - All uses permitted in the R2 zone

15.2.9

- a) Defined area (north side of Wingfield Avenue)
R2(1)-9 as shown on Schedule "A", Map 8
- b) Permitted use
 - Duplex dwelling
 - Group home
 - Semi-detached dwelling
- c) Minimum front yard depth and exterior side yard width: 6.0m

15.2.10

- a) Defined area (south side of Wingfield Avenue)
R2(1)-10 as shown on Schedule "A", Map 8
- b) Permitted use
 - Duplex dwelling

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- Group home
 - Quadruplex dwelling
 - Semi-detached dwelling
- c) Minimum front yard depth and exterior side yard width: 6.0m
- d) Minimum rear yard depth
- Lot 19 to 22, Plan 44M-2: 14m in the case of a two-storey dwelling
- e) Zone standards for quadruplex dwellings
- f) Minimum lot area: 300m²
- g) Minimum lot frontage: 9.6m on an interior lot
- h) All other standards: in accordance with Section 6.4.3

15.2.11

- a) Defined area (28 Waterloo Street North)
R2(1)-11 as shown on Schedule "A", Map 1
- b) Permitted use
- Supply of short-term rental accommodation to the public for a fee in the existing building subject to c)
- c) Maximum number of dwelling units used to supply short term rental accommodation: 3

15.2.12

- a) Defined area (141 West Gore – By-law 93-2015)
R2(1)-12 as shown on Schedule "A", Map 8
- b) Permitted use
- Triplex dwellings
 - All uses permitted in the R2 zone
- c) Zone standards for a triplex dwelling within an existing building
- i) Minimum exterior side yard for a garage or a parking space: 5.3m

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ii) All other standards in accordance with R2(1) duplex regulations in Table 6.4.2

d) Zone standards for uses permitted in by the R2 zone:

i) R2(1) regulations in Table 6.4.2.

15.2.13

a) Defined area (Gregory Crescent – By-law 146-2001)
R2(2)-13 as shown on Schedule “A”, Map 3

b) Minimum side yard width

- Semi-detached dwelling: 1.0m

c) Aggregate side yard width

- Semi-detached dwelling: 2.0m

15.2.14

a) Defined area (157 Church Street)
R2(1)-14 as shown on Schedule “A”, Map 4

b) Permitted use

- Bed and breakfast establishment
- Single detached dwelling
- All other uses permitted in the R1 zone

c) Maximum number of guest rooms: 5

15.2.15

a) Defined area (35 Waterloo Street North – By-law 208-2001)
R2(1)-15 as shown on Schedule “A”, Map 1

b) Permitted use

- A community facility in the existing building
- All other uses permitted in the R2 zone

c) Definition

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- For the purpose of the defined area, the following shall apply:
 - i. Community facility means a building provided by the Corporation or by any other group or organization without profit or gain for such purposes as a community centre, meeting rooms, a gymnasium, space for arts, culture, social, educational, training and recreation programs and activities, and may include office space associated with the provision of these services, and the control of which is vested in the Corporation or a non-profit organization

15.2.16

- a) Defined area (east side of Abraham Drive)
R2(2)-16 as shown on Schedule "A", Map 3
- b) Minimum side yard width
 - Semi detached dwelling: 1.0m
- c) Aggregate side yard width
 - Semi detached dwelling: 2.0m
- d) Minimum lot area, lots 1 and 15
 - Semi detached dwelling: 725m²
- e) Minimum front yard depth/exterior side yard width for an attached or detached garage: 6.0m

15.2.17

- a) Defined area (29 Dufferin Street)
R2(1)-17 as shown on Schedule "A", Map 8
- b) Permitted use
 - 5 unit converted dwelling
 - All other uses permitted in the R2 zone

15.2.18

- a) Defined area (12-16 Elizabeth Street)
R2(1)-18 as shown on Schedule "A", Map 1

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b) Permitted use

- Supply of short term rental accommodation to the public for a fee in the existing building subject to:
 - i. Maximum number of dwelling units used to supply short term rental accommodation: 3
 - ii. Number of dwelling units that must be owner occupied: 1
- All other uses permitted in the R2 zone

15.2.19

a) Defined area (57 Cambria Street – By-law 201-2003) R2(1)-19 as shown on Schedule “A”, Map 8

b) Permitted use

- Quadruplex dwelling
- All other uses permitted in the R2 zone

c) Location of required parking

- All required parking is to be located in the rear yard

d) Required planting strips

- Along the east property line between 53 and 57 Cambria Street
- Along the south and west sides of the rear yard parking area

e) Front yard landscaped open space

- Landscaped open space shall extend across the full depth of the front yard from the west property line to 9m east of the west property line

15.2.20

a) Defined area (100-176 Brown Street – OMB Decision – By-law 15-2015) R2(2)-20 as shown on Schedule “A”, Map 4

b) Minimum corner lot area

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- Semi-detached dwelling: 405m²
- c) Minimum exterior side yard width
 - Semi-detached dwelling: 3.8m
- d) Minimum corner lot frontage
 - Semi-detached dwelling: 11.6m

15.2.21

- a) Defined area (153 West Gore Street)
R2(1)-21 as shown on Schedule "A", Map 8
- b) Permitted use
 - Triplex
 - All other uses permitted in the R2 zone
- c) Required planting strips
 - Along the south and west sides of the parking lot

15.2.22

- a) Defined area (501 Albert Street)
R2(2)-22 as shown on Schedule "A", Map 6
- b) Permitted use
 - Apartment building
 - All other uses permitted in the R2 zone
- c) Maximum number of dwelling units
 - Apartment building: 5
- d) Maximum height
 - Apartment building: 2 storeys
- e) Planting strip for apartment building:
 - Notwithstanding Section 4.21 (Planting Strips), an opaque fence

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with a minimum height of 1.5m shall be required along the east, south and west property lines

15.2.23

- a) Defined area (166 Elgin Crescent – By-law 128-2012)
R2(1)-23 as shown on Schedule “A”, Map 9
- b) Permitted use
 - Triplex dwelling
 - All other uses permitted in the R2 zone
- c) Minimum lot area
 - Triplex dwelling: 450m²
- d) Lot frontage interior lot
 - Triplex dwelling: 15m
- e) Minimum side yard width
 - Triplex dwelling: 1.0m plus an additional 0.5m for each storey of a dwelling in excess of one-storey to a maximum of 2.0m
- f) Aggregate side yard width
 - Triplex dwelling: 3.0m

15.2.24

- a) Defined area (246 Railway Avenue – By-law 75-2005)
R2(1)-24 as shown on Schedule “A”, Map 8
- b) Permitted use
 - Storage by the Corporation of the City of Stratford in the existing building
 - All other uses permitted in the R2 zone

15.2.25

- a) Defined area (589 Mornington Street – By-law 136-2005)
R2(1)-25 as shown on Schedule “A”, Map 3

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- b) Maximum number of semi detached dwelling units: 12

15.2.26

- a) Defined area (60 Simcoe Street – By-law 230-2005)
R2(2)-26 as shown on Schedule “A”, Map 9
- b) Minimum lot frontage for duplex dwelling: 13m
- c) Location of driveway for duplex or converted dwelling
 - The driveway for a duplex or converted dwelling shall abut the west property line
- d) Maximum driveway width for duplex or converted dwelling: 3m
- e) Location of landscaped open space for duplex or converted dwelling
 - The east side yard for a duplex or converted dwelling shall be maintained as landscaped open space

15.2.27

- a) Defined area (50 Simcoe Street – By-law 230-2005)
R2(2)-27 as shown on Schedule “A”, Map 9
- b) Permitted use
 - Quadruplex dwelling
 - Triplex dwelling
 - All other permitted uses in the R2 zone
- c) Location of driveway
 - The driveway for any dwelling shall abut the east property line
- d) Maximum driveway width: 3.0m
- e) Minimum side yard width, west side: 3.0m
- f) Location of landscaped open space
 - The west side yard shall be maintained as landscaped open space

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15.2.28

- a) Defined area (260 Monteith Avenue – By-law 22-2006)
R2(1)-28 as shown on Schedule “A”, Map 4
- b) Permitted use
 - Pet grooming establishment
 - All other permitted uses in the R2 zone
- c) Location
 - For the purpose of the defined area, the pet grooming establishment shall be restricted to the existing detached accessory building on the property, and the outside housing or keeping of pets is prohibited

15.2.29

- a) Defined area (515 Brunswick Street – By-law 54-2006)
R2(2)-29 as shown on Schedule “A”, Map 6
- b) Permitted use
 - Quadruplex dwelling
 - All other permitted uses in the R2 zone
- c) Location of required parking
 - All required parking is to be located in the rear yard
- d) Required planting strips
 - Notwithstanding Section 4.21 (Planting Strips), a planting strip shall be required along the east, south and west sides of the rear yard with a minimum height of 1.5m
- e) Building height
 - Maximum height of 2 storeys

15.2.30

- a) Defined area (west of O’Loane Avenue, north of tracks)
R2(2)-30 as shown on Schedule “A”, Map 1

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b) Minimum setback

- O’Loane Avenue: 10.5m

c) Maximum building height: 11.5m

15.2.31

a) Defined area (210 Norfolk Street – By-law 150-2007)
R2(1)-31 as shown on Schedule “A”, Map 9

b) Permitted use

- Group home
- Temporary living accommodation for persons with disabilities
- All other uses permitted in the I2 zone, in accordance with the I2 regulations

c) Group home

- For the purposes of the defined area, a group home shall be permitted in a dwelling other than a single detached dwelling and shall permit the accommodation of a minimum of three (3) individuals

d) Temporary living accommodation for persons with developmental disabilities

- For the purposes of the defined area, temporary living accommodation shall be provided for persons with developmental disabilities who are experiencing difficulties at home. During their stay, these persons shall be supervised by qualified personnel 24 hours a day. The maximum number of persons with developmental disabilities being provided with temporary living accommodation shall be limited to three (3) at any one time.

15.2.32

a) Defined area (163 Brunswick Street – By-law 53-2008)
R2(2)-32 as shown on Schedule “A”, Map 5

b) Permitted use

- Aesthetics service as a home occupation in a semi-detached

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dwelling

- All other uses permitted in the R2 zone

c) Home occupation

- For the purposes of the defined area, an aesthetics service as a home occupation shall be permitted in a semi-detached dwelling

15.2.33

a) Defined area (453-455 Brunswick Street – By-law 92-2008)
R2(2)-33 as shown on Schedule “A”, Map 5

b) Permitted use

- Triplex dwelling
- All other uses permitted in the R2 zone

c) Parking in an exterior side yard in accordance with 3.13.3

- One parking space shall be allowed in the exterior side yard

15.2.34

a) Defined area (west side of O’Loane Avenue, south of the railway tracks –
By-law 161-2008)
R2(2)-34 as shown on Schedule “A”, Map 4

b) Setback from O’Loane Avenue: 10.5m

15.2.35

a) Defined area (300-316 Dufferin Street – By-law 36-2009)
R2(2)-35 as shown on Schedule “A”, Map 8

b) Minimum corner lot area: 518 m²

c) Minimum corner lot frontage: 17.26m

15.2.36

a) Defined area (211 Railway Avenue – By-law 94-2009)
R2(1)-36 as shown on Schedule “A”, Map 8

b) Permitted use

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- Quadruplex dwelling
- All uses permitted in the R2(1) zone

c) Regulations

- Maximum permitted driveway width of 3m
- Driveway is restricted to the north half of the property
- Minimum side yard setback for the south property line of 2.5m
- Parking restricted to the rear yard
- Planting strip required along the south and front property lines in accordance with an approved landscape plan

15.2.37

- a) Defined area (126 Water Street – By-law 76-2010)
R2(1)-37 as shown on Schedule “A”, Map 5
- b) Minimum front yard setback on Water Street: 4.5m
- c) Minimum exterior side yard setback for a garage on North Street: 2.5m

15.2.38

- a) Defined area (Part Lot 29 and 30, Block D, Part Lane Registered Plan 102 – 25 Duke Street, OMB Decision – By-law 84-2011)
R2(2)-38 as shown on Schedule “A,” Map 1
- b) Permitted use
 - Shall only be a maximum of 10 motor vehicle parking spaces as accessory to the nursing home on lands zoned R2(2)-5 and municipally identified as 198 Mornington Street
- c) General Use Regulations
 - Front yard depth of lands zoned R2(2)-38: 1m minimum
 - All other general use regulations in accordance with R5(3) of Table 6.4.5

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15.2.39

- a) Defined area (4 McFarlane Street - By-law 76-2011)
R2(1)-39 as shown on Schedule "A", Map 4
- b) Permitted use
 - Commercial school and up to one residential dwelling unit within the existing building
 - All other uses permitted in the R2 zone

15.2.40

- a) Defined area (Northwest Stratford, south side of McCarthy Road West)
R2(2)-40 as shown on Schedule "A", Map 2
- b) Permitted use
 - Boarding house
 - Converted dwelling
 - Day care centre
 - Duplex dwelling
 - Group home
 - Home occupation
 - Single detached dwelling
- c) Minimum lot frontage
 - Duplex: 16.0m
- d) Exterior side yard width: 7.5m
- e) General use regulations
 - Any attached or detached garage shall not exceed sixty (60) per cent of the width of the front building elevation of a dwelling erected on the lot (measured from inside face of outside wall to inside face of outside wall)

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- At the intersection of a local road and an arterial road, a minimum sight triangle of 10m by 10m shall apply

15.2.41

- a) Defined area (40, 48, 50, 60, 66 and 72 Daly Avenue – By-law 145-2018) R2(1)-41 as shown on Schedule “A”, Map 1
- b) Minimum setback, Worsley Street: 5.0m
- c) Minimum lot depth: 25.0m
- d) Minimum deck encroachment into rear yard: 3.5m
- e) Maximum building height for lots that front onto Daly Avenue
 - To be measured from the average grade at the front yard setback
- f) Schedule “B” – Notwithstanding the provisions of Schedule “B”, the design width of Worsley Street abutting these lands shall be 12.0m

15.2.42

- a) Defined area (northwest corner of West Gore and Dufferin Street (Pt Lot 30 C Plan 93 – By-law 74-2019)) R2(2)-42 as shown on Schedule “A”, Map 8
- b) Permitted use
 - Parking area for lands known municipally as 45 Cambria Street
- c) Minimum setback to a parking area or parking aisle
 - West Gore Street: 2.7m

15.2.43

- a) Defined area (north of Britannia Street east of Briarhill Drive – Draft Approved Plan of Subdivision 31T19-001 – By-law 33-2021) R2(2)-43 as shown on Schedule “A”, Map 1
- b) Minimum front yard depth: 3.0m
- c) Minimum exterior side yard width: 3.0m
- d) Minimum interior side yard width: 1.5m except no side yard width shall be required along the side lot line where the individual dwelling units of a

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semi-detached dwelling are attached together by a common wall provided that any wall which does not constitute part of such common wall or a direct extension thereof shall be setback not less than 1.5m from the side lot line separating such lots

- e) Maximum height: 11.5m
- f) General use regulations:
 - A garage shall not project more than 1.0m beyond the building elevation facing the front lot line or the exterior lot line
 - In all cases any part of any attached or detached garage shall provide a parking space between the garage door and the road allowance

15.2.44

- a) Defined area (north of Britannia Street east of Briarhill Drive – Draft Approved Plan of Subdivision 31T19-001 – By-law 33-2021) R2(2)-44 as shown on Schedule “A”, Map 1
- b) Minimum front yard depth: 3.0m
- c) Minimum exterior side yard width: 3.0m
- d) Minimum interior side yard width: 1.5m except no side yard width shall be required along the side lot line where the individual dwelling units of a semi-detached dwelling are attached together by a common wall provided that any wall which does not constitute part of such common wall or a direct extension thereof shall be setback not less than 1.5m from the side lot line separating such lots
- e) Maximum height: 11.0m
- f) General use regulations:
 - A garage shall not project more than 1.0m beyond the building elevation facing the front lot line or the exterior lot line
 - In all cases any part of any attached or detached garage shall provide a parking space between the garage door and the road allowance

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15.2.45

- a) Defined area (458 Brunswick Street – By-law 159-2006)
R2(2)-45 as shown on Schedule “A”, Map 5
- b) Permitted use
 - Triplex dwelling
 - All other uses permitted in the R2 zone

15.3 Residential Third Density (R3) Zone

15.3.1

- a) Defined area (44 Frederick Street – By-law 131-2001)
R3-1 as shown on Schedule “A”, Map 5
- b) Minimum side yard width: 0m
 - Where two pairs of quadraplex dwelling units on abutting lots are attached together by a common wall extending along the side lot line separating such lots, except in the case of a wall which does not constitute part of such common wall or a direct extension thereof in which case the minimum side yard width shall be 1.5m

15.3.2

- a) Defined area (19 Grange Street)
R3-2 as shown on Schedule “A”, Map 5
- b) Permitted use
 - Professional office on the ground floor
 - Clinic on the ground floor
 - All uses permitted in the R3 zone

15.3.3

- a) Defined area (403, 409, 413 St. Vincent St South – By-law 120-2006)
R3-3 as shown on Schedule “A”, Map 4
- b) Permitted use
 - Quadraplex dwelling
 - All other uses permitted in the R3 zone
- c) Zone standards
 - Lot frontage: 17.5m minimum
- d) Required planting strips
 - Notwithstanding Section 4.21 (Planting Strips), a planting strip shall

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be required along the south side of the property with a minimum height of 1.5m

e) Building height

- Maximum height of 2 storeys

15.3.4

a) Defined area (173 King Street – By-law 109-2001)
R3-4 as shown on Schedule “A”, Map 5

b) Definition

- For the purposes of the defined area, the following shall apply:
 - i. Part 3 and Part 4, Reference Plan 44R-3788 shall constitute one lot

15.3.5

a) Defined area (102-104 Church Street)
R3-5 as shown on Schedule “A”, Map 5

b) Permitted use

- Supply of short term rental accommodation to the public for a fee in the existing quadruplex subject to:
 - i. Maximum number of dwelling units used to supply short term rental accommodation: 3
 - ii. Number of dwelling units that must be owner occupied: 1
- All other uses permitted in the R3 zone

15.3.6

a) Defined area (100, 104, 110 Brunswick Street)
R3-6 as shown on Schedule “A”, Map 5

b) Permitted use

- Inn
- All other uses permitted in the R3 zone

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c) Special use regulations

- Each of the entire buildings at 100 and 110 Brunswick Street shall only be rented as one dwelling unit

15.3.7

a) Defined area (629 Ontario Street – By-law 130-2006)
R3-7 as shown on Schedule “A”, Map 6

b) Permitted use

- Professional office
- Clinic
- Business office
- All other uses permitted in the R3 zone

15.3.8

a) Defined area (81 Falstaff Street – By-law 58-2010)
R3-8 as shown on Schedule “A”, Map 5

b) Permitted use

- Boarding house dwelling
- Converted dwelling
- Day care centre
- Elementary school
- Group home
- Home occupation
- Place of worship
- Single detached dwelling, existing
- Triplex dwelling

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15.3.9

- a) Defined area (98 Shakespeare Street – By-law 144-2015)
R3-9 as shown on Schedule “A”, Map 5
- b) Minimum setback
 - Average of the established building line setback on the two lots next to 98 Shakespeare Street
- c) Maximum setback: 5.8m

15.3.10

- a) Defined area (north portion of 71 Cobourg Street – By-law 93-2008)
R3-10 as shown on Schedule “A”, Map 5
- b) Converted dwelling maximum number of dwelling units: 2
- c) Lot depth (converted dwelling): 20.24m
- d) Rear yard depth (converted dwelling): 1.32m
- e) Easterly side yard (converted dwelling): 0.33m
- f) Lot area (converted dwelling): 289.49m²

15.3.11

- a) Defined area (14 Milton Street – By-law 78-2021)
R3-11 as shown on Schedule “A”, Map 5
- b) Permitted use
 - Inn
 - All uses permitted in the R3 zone
- c) Minimum setback from Milton Street: 6.1m
- d) Minimum eastern side yard setback: 4.2m
- e) Minimum setback for a parking area and driveway along the western lot line without a planting strip: 0.5m
- f) Minimum driveway width for two-way traffic: 5.0m

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- g) Minimum setback for a patio from the eastern lot line with a planting strip from the rear lot line to the front of the existing dwelling: 1.0m

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15.4 Residential Fourth Density (R4) Zone

15.4.1

- a) Defined area (west side of Franklin Drive between 151-183)
R4(1)-1 as shown on Schedule "A", Map 1
- b) Minimum interior side yard width: 2.25m
- c) Minimum rear yard depth
 - Lot 58 to Lot 66, inclusive, 44M-5: 6.0m
- d) Maximum lot coverage: 55%
- e) Maximum height: 6.0m
- f) Maximum number of storeys: 1

15.4.2

- a) Defined area (59 Eagle Drive)
R4(2)-2 as shown on Schedule "A", Map 3
- b) Permitted use
 - Private club
 - Cluster single detached dwelling
 - Street townhouse dwelling
 - Cluster townhouse dwelling
- c) General use regulations
 - In accordance with Table 15.4.2:

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**Table 15.4.2 Residential Fourth Density R4(2)-2, 59 Eagle Drive,
Meadowridge Retirement Village**

Zone Variation Standard (1)	Cluster Single Detached Dwelling	Street Townhouse Dwelling	Cluster Townhouse Dwelling	Private Club
Lot Area	360m ²	180m ²	1000m ²	150m ²
Lot Frontage: interior lot	12m	6m	30m	6m
Lot Frontage: corner lot	15m	10.5m	35m	10.5m
Lot Depth	24m	24m	24m	24m
Front Yard Depth/Exterior Side Yard Width	4.5m (2)	4.5m (2)	4.5m (2)	4.5m (2)
Side Yard Width	1.2m	1.2m (3)	1.2m (3)	1.2m
Aggregate Side Yard Width	2.4m	2.4m	2.4m	2.4m
Rear Yard Depth	4.5m	4.5m	4.5m	4.5m
Maximum Lot Coverage	50%	50%	50%	75%
Maximum Height	8.5m	8.5m	8.5m	8.5m
Maximum Number of Dwelling(s) per Lot	1	1	-	-
Maximum Lot Density	-	-	50 upnh (4)	-
Landscaped Open Space	30%	30%	30%	25%

Notes:

- 1) Unless specified otherwise, regulations expressed herein are minimums and for the purposes of establishing compliance with any standard of Table 15.4.2, a private street shall be deemed to be a street or an improved street and Section 4.2 (Access Required to a Street) shall not apply.
- 2) Provided that no part of any attached or detached garage shall be erected less than 6.0 m to a front lot line or an exterior side lot line.
- 3) Except that no side yard width shall be required on the side where individual street townhouse dwelling units or townhouse dwelling units on abutting lots are attached together by a common wall extending along the side lot line separating such lots, provided that any wall which does not constitute part of such common

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wall or a direct extension thereof shall be set back not less than 1.0m from the side lot line separating such lots.

4) upnh means units per net hectare.

15.4.3

a) Defined area (32, 34, 36, 38 Frederick Street)
R4(1)-3 as shown on Schedule "A", Map 5

b) Permitted use

- Quadruplex dwelling
- Street townhouse dwelling
- Cluster townhouse dwelling

c) Regulations

- Minimum exterior side yard width for a townhouse dwelling: 1.8m
- Minimum interior side yard width for a townhouse dwelling: 0.6m, except that no side yard width shall be required on the side where individual street townhouse units are attached together by a common wall extending along the side lot line separating such lots.

15.4.4

a) Defined area (portions of Long Drive)
R4(1)-4 as shown on Schedule "A", Map 3

b) Minimum lot area

- Street townhouse dwelling (per unit): 350m² on a corner lot and 180m² on an interior lot

c) Front yard depth/exterior side yard width

- 4.5m provided that no part of any attached or detached garage shall be erected less than 6.0m to a front lot line or an exterior side lot line

d) Minimum setback

- In accordance with the R4(1) regulations

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15.4.5

- a) Defined area (west side of Railway Avenue, north of Pine Street – By-law 177-2007)
R4(1)-5 as shown on Schedule “A”, Map 8
- b) Permitted use
 - Street townhouse dwelling
- c) More than one zone
 - For the purposes of the defined area, Section 2.3.2 shall not apply

15.4.6

- a) Defined area (50 Galt Road – By-law 100-2008)
R4(2)-6 as shown on Schedule “A”, Map 1
- b) Permitted use
 - Cluster townhouse dwelling
- c) Maximum number of townhouse dwellings: 80
- d) General use regulations
 - Access shall be provided by a private street
 - Tandem parking accessory to a townhouse dwelling shall be permitted

15.4.7

- a) Defined area (350 O’Loane Avenue – By-law 161-2008)
R4(2)-7 as shown on Schedule “A”, Map 4
- b) Minimum density: 23 uph
- c) Setback from O’Loane Avenue: 10.5m

15.4.8

- a) Defined area (55 Harrison Street – By-law 19-2010)
R4(2)-8 as shown on Schedule “A”, Map 3
- b) Minimum exterior side yard depth: 2.5m

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15.4.9

- a) Defined area (101 Brunswick Street – By-law 105-2011)
R4(2)-9 as shown on Schedule “A”, Map 5
- b) Minimum lot area – apartment building: 875.5m²
- c) Minimum parking aisle width: 1.8m
- d) Minimum lot width: 29m
- e) Minimum east side yard width: 4.6m

15.4.10

- a) Defined area (27-39 Butler Cove Road – By-law 91-2014)
R4(1)-10 as shown on Schedule “A”, Map 2
- b) Minimum interior side yard width: 0.45m
- c) Maximum lot coverage: 43%

15.4.11

- a) Defined area (589 West Gore – By-law 53-2015)
R4(2)-11 as shown on Schedule “A”, Map 4
- b) Permitted use
 - Cluster townhouse dwelling
- c) Maximum density calculated on entire property: 35uph
- d) Lot that has access to a private street is considered to be a lot for the purposes of zoning
- e) Minimum landscape open space calculated on entire property: 25%
- f) Required parking spaces to be allowed in tandem and count toward the minimum required parking for each individual townhouse dwelling
- g) Parking aisles and visitor parking allowed within the common element condominium driveway
- h) Rear yard setback: 6.5m or 4m from any required easement
- i) Rear yard setback to a second storey: 7.5m

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j) Lot frontage for any parcel of tied lands: 6m

k) Lot coverage: 65%

15.4.12

a) Defined area (Blocks 108 & 109 – 576 O’Loane Avenue)
R4(2)-12 as shown on Schedule “A”, Map 1

b) Permitted use

- Apartment dwelling
- Back-to-back townhouse dwelling
- Nursing home
- Quadruplex dwelling
- Stacked townhouse dwelling
- Street townhouse dwelling
- Townhouse dwelling

c) For the purposes of the defined area, minimum lot area, lot frontage, lot depth and setbacks are deemed to be to the exterior boundary of the block

d) Minimum setback

- O’Loane Avenue: 10.5m

e) Minimum density: 25uph

f) Maximum density: 65uph

g) Minimum lot area

- Interior lot, apartment dwelling, back-to-back or stacked townhouse dwelling: 605m²

h) Minimum lot area

- Corner lot, apartment dwelling, back-to-back or stacked townhouse

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dwelling: 680m²

i) Minimum lot frontage

- Interior lot, apartment dwelling, back-to-back or stacked townhouse dwelling: 18m

j) Minimum lot frontage

- Corner lot, apartment dwelling, back-to-back or stacked townhouse dwelling: 21m

k) Minimum lot depth: 36m

l) Minimum front yard depth/exterior side yard width: 4.5m

m) Minimum front yard depth/exterior side yard width to a garage: 6.0m

n) Minimum side yard width: 1.5m

o) Minimum rear yard depth: 6.0m

p) Maximum building height: 13.5m

q) Maximum lot coverage: 40%

15.4.13

a) Defined area (Block 109 – 576 O'Loane Avenue)
R4(2)-13 as shown on Schedule "A", Map 1

b) Permitted use

- Apartment dwelling
- Back-to-back townhouse dwelling
- Nursing home
- Quadruplex dwelling
- Stacked townhouse dwelling
- Street townhouse dwelling
- Townhouse dwelling

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- c) For the purposes of the defined area, minimum lot area, lot frontage, lot depth and setbacks are deemed to be to the exterior boundary of the block
- d) Minimum lot area
 - Interior lot, apartment dwelling, back-to-back or stacked townhouse dwelling: 605m²
- e) Minimum lot area
 - Corner lot, apartment dwelling, back-to-back or stacked townhouse dwelling: 680m²
- f) Minimum lot frontage
 - Interior lot, apartment dwelling, back-to-back or stacked townhouse dwelling: 18m
- g) Minimum lot frontage
 - Corner lot, apartment dwelling, back-to-back or stacked townhouse dwelling: 21m
- h) Minimum lot depth: 36m
- i) Minimum front yard depth/exterior side yard width: 4.5m
- j) Minimum front yard depth/exterior side yard width to a garage: 6.0m
- k) Minimum side yard width: 1.5m
- l) Minimum rear yard depth: 6.0m
- m) Maximum building height: 13.5m
- n) Maximum lot coverage: 40%
- o) Maximum number of storeys: 2.5

15.4.14

- a) Defined area (576 O'Loane Avenue)
R4(2)-14 as shown on Schedule "A", Map 1

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b) Permitted use

- Quadruplex dwelling
- Street townhouse dwelling
- Townhouse dwelling

c) Minimum setback

- O'Loane Avenue: 10.5m

d) Minimum rear yard depth: 9.0m

e) Maximum building height: 13.5m

15.4.15

a) Defined area (576 O'Loane Avenue)
R4(2)-15 as shown on Schedule "A", Map 1

b) Permitted use

- Quadruplex dwelling
- Street townhouse dwelling
- Townhouse dwelling

c) Maximum building height: 13.5m

15.4.16

a) Defined area (Northwest Stratford, north side of McCarthy Road West)
R4(2)-16 as shown on Schedule "A", Map 2

b) Permitted use

- Cluster housing: single detached, semi-detached, townhouse dwellings, back-to-back townhouse dwellings, stacked townhouse dwellings, and apartment dwellings

c) General use regulations in accordance with Table 15.4.16:

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**Table 15.4.16 Northwest Stratford Development,
north side of McCarthy Road West**

Zone Variation Standard	Cluster Single Detached, Semi-Detached, Townhouse Dwellings, Back-to-Back Townhouse Dwellings and Stacked Townhouse Dwellings	Cluster Apartment Dwellings
Block Area	800m ²	1000m ²
Block Frontage	22.0m per block	25.0m per block
Setback from Arterial Road	7.5m (7)	7.5m
Setback from Local Road	6.0m	6.0m (1)
Side Yard Width	1.5m (2)(7)	5.0m (1)
Rear Yard Depth	6.0m (3)	6.0m
Maximum Lot Coverage	35%	30%
Maximum Height	12.0m (4)	22m (8)
Minimum Density	16uph	16uph
Maximum Density	65uph	100uph
Minimum Landscaped Open Space	30%	30%
Parking	1.5 spaces per unit (5)(6)	1.5 spaces per unit (5)

Notes:

- 1) Or half the height of the building whichever is the greater.
- 2) Except that no side yard width shall be required on the side where individual townhouse dwelling units or individual dwelling units of a semi-detached dwelling are attached together by a common wall extending along the side lot line separating such lots, provided that any wall which does not constitute part of such common wall or a direct extension thereof shall be setback not less than 1.5m from the side lot line separating such lots.
- 3) Except that no rear yard depth shall be required along the rear where individual back-to-back townhouse dwelling units are attached together by a common wall extending along the rear lot line separating such lots, provided that any wall which does not constitute part of such common wall or a direct extension thereof shall be setback not less than 6m from the rear lot line separating such lots.

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- 4) Back-to-back townhouses and stacked townhouses are permitted to have a maximum height of 13.5m.
- 5) 0.25 of the required spaces per dwelling unit shall be designated visitor parking.
- 6) Tandem parking (up to a maximum of 2 vehicles) in a driveway accessory to a cluster dwelling unit shall be permitted.
- 7) Any attached or detached garage shall not exceed sixty (60) per cent of the width of the front building elevation of a dwelling unit (measured from inside face of outside wall or common wall to inside face of outside wall or common wall).
- 8) Or 6 storeys whichever is the lesser.

15.4.17

- a) Defined area (Northwest Stratford, south side of McCarthy Rd. West)
R4(2)-17 as shown on Schedule "A", Map 2
- b) Permitted use
 - Street townhouse dwellings
- c) General use regulations in accordance with Table 15.4.17:

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**Table 15.4.17 Northwest Stratford Development,
south side of McCarthy Road West**

Zone Variation Standard	Street Townhouse (per unit)
Lot Area – Internal Lot	180m ²
Lot Area – Corner Lot	420m ²
Lot Frontage – Interior Lot	6.0m
Lot Frontage – Corner Lot	11.0m
Lot Depth	30.0m
Front Yard Depth	6.0m
Exterior Side Yard Width (Abutting a Local Road)	4.5m (1)
Exterior Side Yard Width (Abutting an Arterial Road)	7.5m
Side Yard Width	2.5m (2)
Rear Yard Depth	7.5m
Maximum Lot Coverage	40%
Maximum Height	12.0m
Landscaped Open Space	30%
Maximum Garage Width	60% of the front elevation of a dwelling erected on a lot (measured from the inside face of outside wall or common wall to inside face of outside wall or common wall)
Minimum Sight Triangle	3m x 3m at intersection of local roads 10m x 10m at intersection of local and arterial roads

Notes:

- 1) Any part of any attached or detached garage shall provide a parking space between the garage door and the road allowance.
- 2) Except that no side yard width shall be required on the side where individual street townhouse dwelling units are attached together by a common wall extending along the side lot line separating such lots, provided that any wall which does not constitute part of such common wall or a direct extension thereof shall be setback not less than 2.5m from the side lot line separating such lots.

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ZONE EXCEPTIONS

15.4.18

- a) Defined area (355 Douro Street (south side of Douro Street, between High Street and Romeo Street South))
R4(2)-18 as shown on Schedule "A", Map 5
- b) Permitted use
 - Back-to-back townhouse dwellings
 - Townhouse dwellings
- c) Front lot line: Douro Street
- d) Required parking spaces to be allowed in tandem and count toward the minimum required parking for each individual townhouse dwelling
- e) Maximum density: 40uph
- f) Minimum common element landscaped open space: 1225m²
- g) Minimum setback, Douro Street: 6.0m
- h) Minimum interior side yard width: 6.0m
- i) Minimum rear yard depth: 7.5m
- j) Minimum setback from a patio door to a patio door: 12.0m
- k) Minimum setback from a patio door to a side wall: 6.0m
- l) Minimum setback from an end unit wall to end unit wall: 2.5m
- m) Maximum building height: 10.5m
- n) Minimum front yard depth: 4.5m
- o) General use regulation
 - Any attached or detached garage shall not exceed sixty (60) percent the width of the elevation facing the front lot line or an exterior side lot line, where the garage is oriented to said lot line of a dwelling erected on the lot (measured from inside face of outside wall to inside face of outside wall)

SECTION 15.0

ZONE EXCEPTIONS

15.4.19

- a) Defined area (355 Douro Street (south side of Douro Street, between High Street and Romeo Street South))
R4(2)-19 as shown on Schedule "A", Map 5
- b) Permitted use and regulations
 - All uses and regulations as described in the R4(2)-18 zone
- c) Maximum building height: 13m

15.4.20

- a) Defined area (355 Douro Street (south side of Douro Street, between High Street and Romeo Street South))
R4(2)-20 as shown on Schedule "A", Map 5
- b) Permitted use and regulations
 - All uses and regulations as described in the R4(2)-18 zone
- c) Minimum setback
 - High Street: 6.0m
 - King Street: 6.0m
- d) Minimum interior side yard width: 2.3m

15.4.21

- a) Defined area (355 Douro Street (south side of Douro Street, between High Street and Romeo Street South))
R4(2)-21 as shown on Schedule "A", Map 5
- b) Permitted use and regulations
 - All uses and regulations as described in the R4(2)-18 zone
- c) Minimum setback
 - High Street: 4.5m

15.4.22

- a) Not defined

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ZONE EXCEPTIONS

15.4.23

- a) Defined area (southwest corner of Vivian Line 36 and Street "B" in draft approved plan 31T18-003)
R4(1)-23 as shown on Schedule "A", Map 2
- b) Permitted use
 - Street townhouse dwelling
- c) Lot area, interior (minimum): 150m²
- d) Lot area, end (minimum): 160m²
- e) Lot area, corner (minimum): 300m²
- f) Lot frontage corner (minimum): 10m
- g) Lot depth (minimum): 25m
- h) Exterior side yard width (minimum): 5m
- i) Rear yard depth (minimum): 5m
- j) Lot coverage (maximum): 55%
- k) Landscaped open space (minimum): 20%
- l) Parking (minimum): 1.5 spaces per dwelling unit. Tandem parking (up to a maximum of 2 vehicles) in a driveway accessory to a townhouse dwelling unit shall be permitted and shall be counted towards meeting the required parking.
- m) Density (minimum): 30uph

15.4.24

- a) Defined area (southwest corner of Vivian Line 36 and Street "B" in draft approved plan 31T18-003)
R4(2)-24 as shown on Schedule "A", Map 2
- b) Permitted use
 - Cluster townhouse dwelling
- c) Lot area, interior (minimum): 160m²

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ZONE EXCEPTIONS

- d) Lot frontage corner (minimum): 20m
- e) Lot depth (minimum): 20m
- f) Exterior side yard width (minimum): 1.5m
- g) Side yard width (minimum): 2m, except that no side yard width shall be required on the side where individual townhouse dwelling units are attached together by a common wall extending along the side lot line separating such lots, provided that any wall which does not constitute part of such common wall or a direct extension thereof shall be set back not less than 1.5m from the side lot line separating such lots.
- h) Rear yard depth (minimum): 3m
- i) Lot coverage (maximum): 55%
- j) Landscaped open space (minimum): 20%
- k) Parking (minimum): 1.5 spaces per dwelling unit. Tandem parking (up to a maximum of 2 vehicles) in a driveway accessory to a townhouse dwelling unit shall be permitted and shall be counted towards meeting the required parking.
- l) Density (minimum): 30uph

15.4.25

- a) Defined area (northwest corner of Mornington Street and Perth Line 36) R4(2)-25 as shown on Schedule "A", Map 2
- b) Permitted use
 - street townhouse dwellings
- c) Minimum front yard depth: 4.5m
- d) Minimum rear yard depth: 6.0m
- e) General use regulations
 - Any attached or detached garage shall not exceed sixty (60) per cent of the width of the elevation facing the front lot line or an exterior side lot line, where the garage is oriented to said lot line of a dwelling erected on the lot (measured from inside wall of outside

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ZONE EXCEPTIONS

wall to inside face of outside wall)

- A minimum sight triangle of 3m by 3m shall apply
- A garage shall not project more than 1.0m beyond the building elevation facing the front lot line or the exterior lot line
- In all cases any part of an attached or detached garage shall provide a parking space between the garage door and the road allowance

15.4.26

- a) Defined area (north of Britannia Street east of Briarhill Drive – Draft Approved Plan of Subdivision 31T19-001 – By-law 33-2021) R4(1)-26 as shown on Schedule “A”, Map 1
- b) Maximum height: 11m
- c) Minimum front yard depth: 3m
- d) Minimum interior side yard depth: 1.5m except that no side yard width shall be required on the side where individual street townhouse dwelling units are attached together by a common wall extending along the side lot line separating such lots, provided that any wall which does not constitute part of such common wall or direct extension thereof shall be setback not less than 1.5m from the side lot line separating such lots.
- e) General use regulations
 - In all cases any part of an attached or detached garage shall provide a parking space between the garage door and the road allowance
 - Where a lot or block in the Residential Fourth Density (R4) zone abuts or block in another residential zone, then that part of the said lot abutting such residential lot shall be used for no other purpose than providing a planting strip in accordance with the provisions in Section 4.21

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ZONE EXCEPTIONS

15.4.27

- a) Defined area (north of Britannia Street east of Briarhill Drive – Draft Approved Plan of Subdivision 31T19-001 – By-law 33-2021) R4(2)-27 as shown on Schedule “A”, Map 1
- b) Permitted use
 - Cluster townhouse dwelling
 - Cluster back-to-back townhouse dwelling
 - Cluster stacked townhouse dwelling
 - Cluster apartment dwelling
- c) General use regulations
 - In accordance with Table 15.4.27
 - Where a lot or block in the Residential Fourth Density (R4) zone abuts a lot or block in another residential zone, then that part of the said lot abutting such residential lot shall be used for no other purpose than providing a planting strip in accordance with the provisions in Section 4.21

Table 15.4.27 Residential Fourth Density R4(2)-27

Block Regulations	Townhouse Dwelling	Back-to-Back Townhouse Dwelling	Stacked Townhouse Dwelling	Apartment Dwelling
Minimum Block Area	800m ²	800m ²	1000m ²	1000m ²
Minimum Block Frontage	12.2m	12.2m	12.2m	12.2m
Minimum Setback from a Local Road	6.0m	6.0m	6.0m	6.0m
Minimum Lot Depth	30.0m	30.0m	30.0m	30.0m
Minimum Side Yard Width	2.5m (2)	2.5m (2)	2.5m plus 1.5m for every storey above the second storey (2)	6.0m
Minimum Rear Yard	7.5m	7.5m	7.5m	7.5m

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ZONE EXCEPTIONS

Setback				
Maximum Lot Coverage	35%	35%	30%	30%
Maximum Height	11.0m	11.0m	15.0m	15.0m
Maximum Density	36 units per hectare	50 units per hectare	50 units per hectare	65 units per hectare
Minimum Landscaped Open Space	30%	30%	35%	35%
Parking	1.5 parking spaces per dwelling unit (1)	1.5 parking spaces per dwelling unit (1)	1.5 parking spaces per dwelling unit (1)	1.5 parking spaces per dwelling unit (1)
Bicycle Parking	0.25 bicycle parking spaces per dwelling unit	0.25 bicycle parking spaces per dwelling unit	0.25 bicycle parking spaces per dwelling unit	0.25 bicycle parking spaces per dwelling unit

Notes:

- 1) 0.25 of the required spaces per dwelling unit shall be designated visitor parking.
- 2) Where the wall contains windows or doors to habitable rooms the minimum interior side yard setback shall be 6.0m.

15.4.28

- a) Not defined

15.4.29

- a) Not defined

15.5 Residential Fifth Density (R5) Zone

15.5.1

- a) Defined area (90 Greenwood Drive)
R5(2)-1 as shown on Schedule "A", Map 2
- b) Maximum Density: 50uph
- c) Maximum building height: 5 storeys or 15m, whichever is the lesser

15.5.2

- a) Defined area (40 Long Drive)
R5(1)-2 as shown on Schedule "A", Map 3
- b) Permitted use
 - Auditorium for adults only in an apartment building
 - Offices for nursing services in an apartment building
 - All uses permitted in the R5 zone
- c) Maximum floor area
 - Offices for nursing services: 135m²

15.5.3

- a) Defined area (689 West Gore Street)
R5(2)-3 as shown on Schedule "A", Map 4
- b) Permitted use
 - Quadruplex dwelling
 - Townhouse dwelling
 - All uses permitted in the R5 zone
- c) General use regulations
 - Quadruplex dwelling in accordance with Table 6.4.3
 - Townhouse dwelling in accordance with Table 6.4.3

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ZONE EXCEPTIONS

15.5.4

- a) Defined area (57 - 59 - 61 Church Street)
R5(1)-4 as shown on Schedule "A", Map 5
- b) Definition
 - For the purpose of the defined area, the following shall apply:
 - i. Apartment building means a building, containing five (5) or more dwelling units, each unit of which is independently accessible from a corridor system connecting with a common entrance from outside the dwelling or from an independent entrance from outside the dwelling, and where the occupants of such units have the common right to use halls, stairs, elevators and yards

15.5.5

- a) Defined area (190 Athlone Crescent and 270 Freeland Drive)
R5(1)-5 as shown on Schedule "A", Map 4
- b) Permitted use
 - Place of worship
 - All uses permitted in the R5 zone

15.5.6

- a) Defined area (160 Romeo Street South – By-law 234-2001)
R5(1)-6 as shown on Schedule "A", Map 5
- b) Minimum lot frontage: 7.0m

15.5.7

- a) Defined area (292 Dufferin Street – By-law 31-2013)
R5(1)-7 as shown on Schedule "A", Map 8
- b) Permitted use
 - 6-unit apartment building
 - All uses permitted in the R4 zone
- c) Maximum units per hectare: 56

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ZONE EXCEPTIONS

- d) Lot frontage interior lot: 26.7m
- e) Minimum side yard width
 - 6-unit apartment dwelling: 3m or one half of the height of the building whichever is greater

15.5.8

- a) Defined area (1 Forman Avenue – By-law 203-2007)
R5(1)-8 as shown on Schedule “A”, Map 1
- b) Permitted use
 - Apartment building
- c) Side yard width, interior: 1.93m (minimum)
- d) Parking requirements: 1 space per apartment dwelling (minimum)
- e) Parking setback from street line: 5.69m (minimum)

15.5.9

- a) Defined area (200 McCarthy Road West – By-law 13-2008)
R5(1)-9 as shown on Schedule “A”, Map 2
- b) Permitted use
 - Townhouse dwelling
 - i. Maximum number of townhouse dwelling units: 10
 - All uses permitted in the R5 zone

15.5.10

- a) Defined area (235 John Street North and 255 John Street North – By-law 160-2019)
R5(1)-10 as shown on Schedule “A”, Map 1
- b) Maximum lot coverage: 40%
- c) Maximum density: 138 uph

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ZONE EXCEPTIONS

15.5.11

- a) Defined area (10 Romeo Street North – By-law 146-2010)
R5(1)-11 as shown on Schedule “A”, Map 3
- b) Permitted use
 - Clinic to a maximum of 200m² of gross floor area
 - Office to a maximum of 380m²
 - Uses accessory to a retirement home
 - All uses permitted in the R5 zone
- c) Notwithstanding Section 12.2 hereof to the contrary, the lands zone UR-1 (354 Delamere Avenue and 106 Romeo Street North) shall be used for no purposes other than a parking area for 10 Romeo Street North

15.5.12

- a) Defined area (431 St. Vincent Street South and 437 St. Vincent Street South) (OMB Decision)
R5(1)-12 as shown on Schedule “A”, Map 4
- b) Permitted use
 - One apartment building with a maximum of sixteen (16) units, and
 - One apartment building with a maximum of eight (8) units
- c) Regulations
 - Maximum building height: 9m
 - Maximum number of storeys: 2
 - Minimum rear yard depth: 14.65m
 - Maximum density: 65uph
 - Other regulations
 - i. A minimum 2.4m board on board solid wood fence shall be required on any lot line that is adjacent to a non-residential zone

SECTION 15.0

ZONE EXCEPTIONS

15.5.13

- a) Defined area (25, 45, 65, 85 and 105 Oxford Street – By-law 71-2014)
R5(1)-13 as shown on Schedule “A”, Map 6
- b) Setbacks
 - The minimum setback to Romeo Street South shall be 3.0m
 - The minimum setback to Oxford Street shall be 3.5m
 - The minimum setback to Burritt Street shall be 3.0m
 - The minimum setback where a yard abuts any industrial zone shall be 10.0m
- c) Minimum landscaped open space: 24%

15.5.14

- a) Defined area (148 & 150 Borden Street – By-law 139-2014)
R5(1)-14 as shown on Schedule “A”, Map 9
- b) Maximum building height: 10m
- c) Maximum density: 65uph

15.5.15

- a) Defined area (125 Orr Street)
R5(1)-15 as shown on Schedule “A”, Map 2
- b) Minimum density: 41.3uph
- c) Maximum height: 15m

15.5.16

- a) Defined area (rear portion of 2 Churchill Circle – By-law 132-2016)
R5(1)-16 as shown on Schedule “A”, Map 1
- b) Regulations:
 - Maximum height of 15m or 4 storeys, whichever is the lesser

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ZONE EXCEPTIONS

15.5.17

- a) Defined area (200 and 230 Britannia Street – By-law 18-2018)
R5(1)-17 as shown on Schedule “A”, Map 1
- b) Minimum side yard width (west lot line): 3m
- c) Minimum side yard width (east lot line): 4.5m
- d) Minimum visibility triangle: 9m x 9m
- e) Maximum density: 65uph
- f) The front lot line shall be the south lot line along Britannia Street
- g) Parking regulations for an apartment dwelling
 - 1 parking space per dwelling unit
 - 0.25 visitor parking spaces per dwelling unit
- h) Bicycle parking regulations for an apartment dwelling
 - 0.25 bicycle parking spaces per dwelling unit

15.5.18

- a) Defined area (456 Lorne Avenue West – By-law 126-2018)
R5(1)-18 as shown on Schedule “A”, Map 4
- b) Exterior side yard width (minimum): 6.0m
- c) Side yard width (minimum): 30m
- d) Rear yard depth (minimum): 15m
- e) Planting strip (minimum): 7.5m
- f) Parking space width at the end of a parking aisle (minimum): 2.8m

15.5.19

- a) Defined area (379 Romeo Street North)
R5(1)-19 as shown on Schedule “A”, Map 3
- b) Permitted use
 - Shared living residence

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ZONE EXCEPTIONS

- Townhouse dwelling
- All uses permitted in the R5 zone

c) Definition

- Shared living residence means a building containing dwelling units or rooms used for the accommodation for people as their residence, and includes the living accommodations of the operator of the establishment and which contains a common dining area for the residents thereof, and may contain a common lounge, recreation room and other amenities

d) Minimum rear yard setback: 7.5m

e) Minimum density: 30uph

f) Maximum density

- Townhouse dwellings: 40uph
- All other permitted uses: 60uph

g) Density equivalence

- Shared living residence: where dwelling units are not proposed, 2 beds shall equal 1 dwelling unit
- Retirement home/lodge and nursing home: 3 beds shall equal 1 dwelling unit

h) Parking

- Shared living residence: 1 parking space per dwelling unit or 1 parking space per 2 beds

i) General use regulations

- With the exception of the provisions contained in 15.5.19 d), e) and f), townhouse dwellings shall be developed in accordance with the Residential Fourth Density R4(2) zoning provisions in Table 6.4.4 Mixed Use Residential (MUR) zone.

SECTION 15.0

ZONE EXCEPTIONS

15.5.20

- a) Defined area (203, 211, 233 Britannia, 2 Churchill Circle, and 37 Dickins Place)
R5(1)-20 as shown on Schedule "A", Map 1 & Map 2
- b) Maximum density: 100uph
- c) Maximum height: 15m

15.5.21

- a) Defined area (3192 and 3194 Vivian Line 37)
R5(1)-21 as shown on Schedule "A", Map 3
- b) Maximum density: 65uph

15.5.22

- a) Not defined

15.5.23

- a) Defined area (southwest corner of Church Street and St. Patrick Street (74 Church Street and 84 Church Street))
R5(1)-23 as shown on Schedule "A", Map 5
- b) Maximum density: 30uph

15.5.24

- a) Defined area (southwest corner of St. David Street and Birmingham Street (265 St. David Street))
R5(1)-24 as shown on Schedule "A", Map 4
- b) Permitted use
 - All uses in the R5 zone are restricted to the existing building
- c) Minimum exterior side yard setback to a parking space: 2.7m
- d) Minimum rear yard setback to a parking space: 1.5m
- e) Maximum density: 32uph
- f) Maximum size of all expansions to the existing building: 10%

SECTION 15.0

ZONE EXCEPTIONS

15.5.25

- a) Defined area (100 Gordon Street – By-law 150-2021)
R5(1)-25 as shown on Schedule “A”, Map 6
- b) Minimum rear yard depth: 5.2m
- c) Minimum northern side yard width: 2.6m
- d) Minimum depth for a parking space: 5.6m
- e) Minimum driveway width: 9.1m

SECTION 15.0

ZONE EXCEPTIONS

15.6 Mixed Use Residential (MUR) Zone

15.6.1

- a) Defined area (279/281 Ontario Street)
R3/MUR-1 as shown on Schedule "A", Map 5
- b) Permitted use
 - Music shop
 - All other uses permitted in the MUR zone
- c) Definition
 - For the purposes of the defined area, the following shall apply:
 - i. Music shop means a retail store selling recorded music only, including CDs, tapes, records and relating items, but does not include the sale of musical instruments or sheet music
- d) Maximum floor area permitted for music shop use: 100m²
- e) Special use regulations
 - For the purposes of the defined area, Section 2.5 shall apply

15.6.2

- a) Defined area (559, 565 & 571 Ontario Street, 470, 474 and 478 Albert Street and 246 Romeo Street South)
R3/MUR-2 as shown on Schedule "A", Map 5
- b) Special use regulations
 - Notwithstanding Section 6.3.6, a clinic is not limited to an existing building and is not required to be within a building containing a dwelling unit

15.6.3

- a) Defined area (173 Huron Street)
MUR-3 as shown on Schedule "A", Map 1
- b) Permitted use
 - Triplex dwelling

SECTION 15.0

ZONE EXCEPTIONS

- All uses permitted in the MUR zone
- c) Minimum lot area: 500m²
- d) Minimum lot frontage
 - Interior lot: 15m
 - Corner lot: 18m
- e) Minimum lot depth: 30m
- f) Minimum setback: 7.5m
- g) Minimum side yard width: 1.5m
- h) Minimum rear yard depth: 6.0m
- i) Maximum lot coverage: 40%
- j) Maximum building height: 10m
- k) Minimum landscaped open space: 30%
- l) Accessory buildings and structures
 - Maximum lot coverage: 10%
 - Maximum floor area: 100m²
 - Maximum height: one (1) storey or 5.0m, whichever is lesser
 - Maximum height of an exterior wall: 3.0m
- m) Special use regulations
 - A business office, commercial school, personal care establishment, private school, professional office, studio shall be restricted to an existing dwelling which shall contain at least one (1) dwelling unit, not change the external character of the dwelling as a residence, shall not use the front yard or exterior side yard for parking, other than a driveway and shall be restricted to the ground floor only
- n) Inn

SECTION 15.0

ZONE EXCEPTIONS

- Permitted buildings: existing
- o) Existing single detached dwellings
 - The erection of single detached dwellings and the alteration of existing single detached dwellings and the erection or alteration of buildings accessory thereto shall be permitted in accordance with the regulations of Residential First Density R1(3) Zone

15.6.4

- a) Defined area (379 Ontario Street – By-law 136-2021)
MUR-4 as shown on Schedule “A”, Map 5
- b) Permitted use
 - Hobby shop
 - All other uses permitted in the MUR zone
- c) Definition:
 - For the purposes of the defined area, the following shall apply:
 - i. Hobby shop means an area of a building in which video games, card games, board games, or similar products are offered for sale
- d) Maximum floor area permitted for a hobby shop: 61m²
- e) Minimum lot area: 500m²
- f) Minimum lot frontage
 - Interior lot: 15m
 - Corner lot: 18m
- g) Minimum lot depth: 30m
- h) Minimum setback: 7.5m
- i) Minimum side yard width: 1.5m
- j) Minimum rear yard depth: 6.0m

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ZONE EXCEPTIONS

- k) Maximum lot coverage: 40%
- l) Maximum building height: 10m
- m) Minimum landscaped open space: 30%
- n) Accessory buildings and structures
 - Maximum lot coverage: 10%
 - Maximum floor area: 100m²
 - Maximum height: one (1) storey or 5.0m, whichever is lesser
 - Maximum height of an exterior wall: 3.0m
- o) Special use regulations
 - A hobby shop is restricted to the ground floor only
 - A business office, commercial school, personal care establishment, private school, professional office, studio shall be restricted to an existing dwelling which shall contain at least one (1) dwelling unit, not change the external character of the dwelling as a residence, shall not use the front yard or exterior side yard for parking, other than a driveway and shall be restricted to the ground floor only
- p) Inn
 - Permitted buildings: existing
- q) Existing single detached dwellings
 - The erection of single detached dwellings and the alteration of existing single detached dwellings and the erection or alteration of buildings accessory thereto shall be permitted in accordance with the regulations of Residential First Density R1(3) Zone

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ZONE EXCEPTIONS

15.7 Neighbourhood Commercial (C1) Zone

15.7.1

a) Defined area (250 Graff Avenue – By-law 108-2006)
C1-1 as shown on Schedule “A”, Map 3

b) Permitted use

- Business office
- Clinic
- Fitness club
- Merchandise rental establishment
- Professional office
- Retail store
- Veterinarian clinic
- All uses permitted in the C1 zone

c) Maximum gross floor area: 1300m²

d) Maximum unit size: 330m²

15.7.2

a) Defined area (30 Queensland Road)
C1-2 as shown on Schedule “A”, Map 4

b) Permitted use

- Supermarket
- Business office
- Butcher shop
- Car wash
- Clinic

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ZONE EXCEPTIONS

- Day care centre
 - Financial institution
 - Fitness club
 - Merchandise rental store
 - Merchandise service shop
 - Professional office
 - Public use
 - Retail store
 - Veterinarian clinic
 - All uses permitted in the C1 zone
- c) Maximum gross floor area of any use
- Supermarket: 4530m²
 - Other uses: 300m²
- d) Maximum gross floor area: 5500m²
- e) Minimum landscaped open space: 17%
- f) Setback from Queensland Road for parking: 7.5m

15.7.3

- a) Defined area (581 Downie Street)
C1-3 as shown on Schedule "A", Map 9
- b) Permitted use
- Supermarket
 - All uses permitted in the C1 zone
- c) Maximum gross floor area of any one (1) use
- Supermarket: 1520m²

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ZONE EXCEPTIONS

- All other uses: 300m²

d) Maximum gross floor area: 1520m²

15.8 Highway Commercial (C2) Zone

15.8.1

a) Defined area (472 Erie Street – By-law 32-2014)
C2-1 as shown on Schedule “A”, Map 4

b) Permitted use

- Bed and breakfast
- Boarding house dwelling
- Clinic
- Commercial school
- Convenience store
- Converted dwelling
- Day care centre
- Dwelling unit
- Funeral home
- Group home
- Home occupation
- Laundromat
- Motor vehicle sales or rental establishment
- Motor vehicle repair shop
- Nursing home
- Personal care establishment
- Personal service establishment
- Place of worship

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ZONE EXCEPTIONS

- Professional office
 - Retirement home
 - Service trade
 - Studio
- c) Minimum side yard width: 2.5m or one-half the height of the building, whichever is greater
- d) Minimum rear yard depth: 6.0m
- e) Dwelling units
- Dwelling units shall be located in a building containing a permitted non-residential use other than an automotive use

15.8.2

- a) Defined area (925 Mornington Street)
C2-2 as shown on Schedule "A", Map 3
- b) Permitted use
- Merchandise rental shop
 - Merchandise service shop
 - Motor vehicle repair
 - Motor vehicle service station
 - Recreational vehicle sales or rental establishment
 - Service trade

15.8.3

- a) Defined area (700 O'Loane Avenue)
C2-3 as shown on Schedule "A", Map 1
- b) Permitted use
- Business office
 - Clinic

SECTION 15.0

ZONE EXCEPTIONS

- Professional office

15.8.4

a) Defined area (342 Erie Street & 311 Church Street)
C2-4 as shown on Schedule "A", Map 4

b) Permitted use

- Auditorium
- Business office
- Clinic
- Commercial School
- Hotel
- Laboratory
- Library
- Personal care establishment
- Personal service establishment
- Pharmacy
- Place of worship
- Private club
- Professional office
- Eat-in restaurant
- Service trade
- School
- Tavern

15.8.5

a) Defined area (Whyte Avenue and both sides of Erie Street between West

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ZONE EXCEPTIONS

Gore Street and Corcoran Street)
C2-5 as shown on Schedule "A", Map 4
C2-5 as shown on Schedule "A", Map 8

b) Permitted use

- Bed and breakfast
- Boarding house dwelling
- Clinic
- Commercial school
- Convenience store
- Converted dwelling
- Day care centre
- Dwelling unit
- Funeral home
- Group home
- Home occupation
- Laundromat
- Nursing home
- Personal care establishment
- Personal service establishment
- Professional office
- Place of worship
- Retirement home
- Service trade
- Studio

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ZONE EXCEPTIONS

c) Minimum side yard width

- Converted dwelling: 2.5m or one-half the height of the building, whichever is the greater

d) Minimum rear yard depth: 6.0m

e) Dwelling units

- Dwelling units shall be located in a building containing a permitted non-residential use other than an automotive use

15.8.6

a) Defined area (northwest corner of Mornington Street and Perth Line 36)
C2-6 as shown on Schedule "A", Map 2

b) Permitted use

- Motor vehicle sales or rental establishment
- Carpentry shop/woodworking business
- Accessory uses, excluding any accessory residential use

c) Maximum gross floor area: 200m² (carpentry shop/woodworking business)

d) Outdoor storage: outdoor storage of materials or goods shall not be permitted

15.8.7

a) Defined area (45 & 89 Parkview Drive)
C2-7 as shown on Schedule "A", Map 5

b) Permitted use

- Auditorium
- Eat-in restaurant
- Professional office
- Apartment building

SECTION 15.0

ZONE EXCEPTIONS

- Hotel
- Theatre
- Business office
- Private club
- Spa
- Fitness club
- Retail store
- Personal care establishment
- Personal service establishment
- Clinic
- Tavern

c) Maximum gross floor area: 1000m² (all retail stores combined)

d) Special use regulations

- For the purposes of the defined area, a spa, fitness club, retail store (maximum gross floor area all retail stores combined 1000m²), personal care establishment, personal service establishment or clinic shall:
 - i. Be restricted to a building(s) that also contains accommodation facilities and/or apartments

e) Minimum front yard depth: 7.5m

f) Minimum side yard width

- West side: 10m
- East side: 5m

g) Minimum rear yard depth: 7.5m

h) Aggregate side yard width: 15m

SECTION 15.0

ZONE EXCEPTIONS

- i) Maximum lot coverage: 55%
- j) Maximum building height
 - Set back 36m from any property line: 20m
 - At theatre fly tower set back 25m, from property line: 20m
 - All other locations: 16m
- k) Maximum density: 100uph

15.8.8

- a) Defined area (550 Ontario Street)
C2-8 as shown on Schedule "A", Map 5
- b) Permitted use
 - Hotel
- c) Maximum building height: 15m
- d) Planting strip
 - Notwithstanding Section 4.21 (Planting Strip), no planting strip shall be required along the common lot line shared with 170 Romeo Street South (Concession 1, Part Lot 46, Registered Plan 44R-2018)

15.8.9

- a) Not defined

15.8.10

- a) Defined area (670 Ontario Street – By-law 115-2010)
C2-10 as shown on Schedule "A", Map 6
- b) Permitted use
 - Business office
 - Clinic
 - Convenience store (excluding the retailing of food products)

SECTION 15.0

ZONE EXCEPTIONS

- Dry cleaning establishment
- Eat-in or take-out restaurant
- Fitness club
- Hotel
- Large merchandise outlet
- Laundromat
- Merchandise rental store
- Personal care establishment
- Personal service establishment
- Private club
- Professional office

15.8.11

a) Defined area (684 Ontario Street – By-law 62-2007)
C2-11 as shown on Schedule “A”, Map 6

b) Permitted use

- All uses permitted in the C2 zone

c) Maximum building height: one storey or 10.0m, whichever is the lesser

d) Minimum rear yard depth: 12m

15.8.12

a) Defined area (west side of Mornington Street, north of Perth Line 36)
C2-12 as shown on Schedule “A”, Map 2

b) Permitted use

- Business office
- Clinic
- Financial Institution

SECTION 15.0

ZONE EXCEPTIONS

- Funeral home
- Hotel
- Motor vehicle repair shop
- Motor vehicle sales or rental establishment
- Motor vehicle service station
- Personal service establishment
- Professional office
- Restaurant
- Retail Store

15.8.13

a) Defined area (714 Ontario Street)
C2-13 as shown on Schedule "A", Map 6

b) Permitted use

- Business office
- Clinic
- Convenience store
- Dry cleaning establishment
- Eat-in or take-out restaurant
- Gas bar
- Laundromat
- Merchandise rental store
- Personal care establishment
- Personal service establishment
- Professional office

SECTION 15.0

ZONE EXCEPTIONS

- Service trade

15.8.14

- a) Defined area (770 Downie Street)
C2-14 as shown on Schedule "A", Map 8

b) Permitted use

- One dwelling unit in a building containing a permitted use, provided such unit is occupied by the owner or an employee of the permitted use
- All uses permitted in the C2 zone with the exception of a gas bar and a motor vehicle service station

15.8.15

- a) Defined area (650, 660 and 680 Huron Street)
C2-15 as shown on Schedule "A", Map 1

b) Permitted use

- Garden centre
- Nursery establishment
- Commercial greenhouses
- Retail store
- One single-detached dwelling

15.8.16

- a) Defined area (20 Monteith Avenue)
C2-16 as shown on Schedule "A", Map 4

b) Permitted use

- Boarding house dwelling
- Business office
- Clinic
- Commercial school

SECTION 15.0

ZONE EXCEPTIONS

- Contractor's yard or shop
- Day care centre
- Dry cleaning establishment
- Equipment service establishment
- Factory store
- Financial institution
- Fitness club
- Food processing establishment
- Garden centre
- Industrial use
- Laundromat
- Merchandise service shop
- Personal care establishment
- Private club
- Professional office
- Public use
- Recreational vehicle sales or rental establishment
- Retail store
- Service trade
- Veterinarian clinic
- Warehouse

c) Open storage

- Open storage shall be permitted for dry cleaning establishment,

SECTION 15.0

ZONE EXCEPTIONS

veterinarian clinic, contractors' yard or shop, equipment service establishment, food processing establishment, industrial use and warehouse provided it is accessory to a main use and is screened from any street or abutting lot by a solid fence

d) Minimum solid fence setback from Church Street: 1.8m

e) Minimum solid fence setback from Monteith Avenue: 1.6m

15.8.17

a) Defined area (618, 630, 640 Huron Street and 685 O'Loane Avenue – By-law 26-2012, OMB Decision)
C2-17 as shown on Schedule "A", Map 1

b) Permitted use

- All uses permitted in the C2 zone

c) Minimum front yard setback: 3.0m

d) Minimum exterior side yard setback to a supermarket: 23.7m

e) Minimum rear yard setback: 2.5m

f) Minimum front and exterior side yard setback for parking aisles and parking area: 3.0m

g) Maximum ground floor area of supermarket: 2694m²

h) Maximum floor area of supermarket mezzanine: 186m²

i) Maximum gross floor area of retail building: 465m²

15.8.18

a) Defined area (388 Downie Street and 11 Kent Lane – By-law 123-2015)
C2-18 as shown on Schedule "A", Map 8

b) Minimum setback, Downie Street: 0m

c) Minimum setback, Kent Lane: 0.5m

d) Minimum landscaped open space: 10%

e) Maximum building height: 16m

SECTION 15.0

ZONE EXCEPTIONS

- f) Minimum off-street loading spaces: 0
- g) Minimum parking space length: 5.5m
- h) Minimum parking spaces
 - Per dwelling unit: 1
 - Net commercial floor area: 40m²
- i) Minimum setback to a parking area or parking aisle
 - Kent lane: 2.0m
- j) Maximum lot coverage: 40%

15.8.19

- a) Defined area (217-219 Erie Street – By-law 141-2012)
C2-19 as shown on Schedule “A”, Map 51
- b) Permitted use
 - One residential unit located in a building containing a motor vehicle repair shop
 - All other uses permitted in the C2 zone

SECTION 15.0

ZONE EXCEPTIONS

15.9 Central Commercial (C3) Zone

15.9.1

- a) Defined area (11 Cobourg Street)
C3-1 as shown on Schedule "A", Map 5
- b) Permitted use
 - Two (2) dwelling units on the ground floor of a building, which ground floor also contains a permitted non-residence
 - All uses permitted in the C3 zone
- c) Minimum setback
 - In accordance with the C3 regulations, except for uncovered ramp and landings providing access between finished grade and the commercial main floor level which may be erected within the required setback
- d) Maximum building height: 25m
- e) Minimum number of parking spaces: 28

15.9.2

- a) Defined area (116 Downie Street – By-law 22-2016)
C3-2 as shown on Schedule "A", Map 5
- b) Permitted use
 - One dwelling unit on the ground floor at the rear of the existing building
 - All other uses permitted in the C3 zone

15.9.3

- a) Defined area (180 Erie Street)
C3-3 as shown on Schedule "A", Map 5
- b) Permitted use
 - Car wash
 - Gas bar

SECTION 15.0

ZONE EXCEPTIONS

- All uses permitted in the C3 zone

c) Gas bar

- A pump island, kiosk, and/or canopy accessory to a gas bar shall be permitted in any part of a required front yard or side yard provided:
 - i. The minimum distance between any portion of a gasoline pump island or any kiosk and a lot line or widened street line shall be 5.0m;
 - ii. The minimum distance between any column supporting a canopy and a lot line or widened street line shall be 3.0m;
 - iii. In the case of a corner lot, no portion of any gasoline pump island or kiosk shall be located closer than 3.0m to a visibility triangle; and
 - iv. No part of any canopy shall be located in a required visibility triangle.

15.9.4

- a) Defined area (144 Downie Street – By-law 49-2014)
C3-4 as shown on Schedule “A”, Map 5
- b) Permitted use
 - Brewery
 - All other uses permitted in the C3 zone

15.9.5

- a) Defined area (30 Rebecca Street)
C3-5 as shown on Schedule “A”, Map 5
- b) Maximum gross floor area: 360m²
- c) Minimum number of required parking spaces: 7

15.9.6

- a) Defined area (114 Erie Street – By-law 92-2011)
C3-6 as shown on Schedule “A”, Map 5

SECTION 15.0

ZONE EXCEPTIONS

b) Permitted use

- Brewery
- All other uses permitted in the C3 zone

15.9.7

a) Defined area (203 and 209 Waterloo Street South – By-law 99-2013)
C3-7 as shown on Schedule “A”, Map 5

b) Permitted use

- Dwelling units on the ground floor without a commercial use
 - All uses permitted in the C3 zone
- c) Notwithstanding Section 4.26 (Setbacks), the road allowance width for Waterloo Street South is 11.5m from centreline of the arterial road
- d) Minimum parking spaces per dwelling unit: 0.55
- e) On-site parking, off-site parking in a Site Plan Agreement and cash in lieu of parking to be provided to an amount equal to 1 space per dwelling unit

15.9.8

a) Defined area (19-21 Market Place)
C3-8 as shown on Schedule “A”, Map 5

b) Permitted use

- Brewery
 - All uses permitted in the C3 zone
- c) Maximum floor area, brewery: 180m²

15.9.9

a) Defined area (245 Downie Street – By-law 57-2018)
C3-9 as shown on Schedule “A”, Map 5

b) Permitted use

- Residential dwelling units within the basement and main floor

SECTION 15.0

ZONE EXCEPTIONS

- All other uses permitted in the C3 zone
- c) Minimum front yard setback for a stoop, porch and stairs: 0m

15.9.10

- a) Defined area (34 Brunswick Street – By-law 79-2021)
C3-10 as shown on Schedule “A”, Map 5
- b) Permitted use
 - Brew pub
 - All other uses permitted in the C3 zone
- c) The floor area devoted to the production of beer is not to exceed 35% of the total floor area of the brew pub

SECTION 15.0

ZONE EXCEPTIONS

15.10 Shopping Centre Commercial (C4) Zone

15.10.1

- a) Defined area (865 Ontario Street)
C4-1 as shown on Schedule "A", Map 6
- b) Permitted use
 - Business office
 - Clinic
 - Financial institution
 - Gas bar
 - Garden centre
 - Liquor licensed establishment
 - Professional office
 - Recreational entertainment establishment
 - Restaurant
 - Retail store
 - Supermarket
 - Veterinarian clinic
- c) Maximum floor area
 - Gas bar kiosk: 31m²
 - The combined floor area for a business office, clinic, financial institution, liquor licensed establishment, professional office, recreational entertainment establishment, restaurant, retail store, and veterinarian clinic shall not exceed 1000m²
- d) Special use regulations
 - A garden centre shall be permitted provided it is ancillary to a main

SECTION 15.0

ZONE EXCEPTIONS

permitted use

15.10.2

- a) Defined area (5.43 hectares of 581 Huron Street lands – By-law 136-2012, OMB Decision)
C4-2 as shown on Schedule “A”, Map 1
- b) Setbacks
 - The minimum setback to Huron Street shall be 2.0m
 - The minimum setback to O’Loane Avenue shall be 2.0m
- c) The following use and floor space restrictions apply
 - The overall gross floor area of the development in the C4-2 zone shall not exceed 13,000 m² (140,000 square feet) which includes one supermarket store that occupies a maximum gross floor area of 4,630 m² (49,850 square feet) and other retail and service uses permitted by the zoning by-law, as well as office uses
- d) Despite any existing or future severance, partition, or division of the lot, the provisions of this By-law shall apply to the whole of the lot as if no severance, partition or division occurred

15.10.3

- a) Defined area (1067 Ontario Street)
C4-3 as shown on Schedule “A”, Map 6
- b) Permitted use
 - Auction sales establishment
 - Auditorium
 - Brewery
 - Brew pub
 - Clinic
 - Commercial school
 - Dwelling units above the ground level (located in a building

SECTION 15.0

ZONE EXCEPTIONS

containing a permitted non-residential use other than an automotive use)

- Laundromat
- Private school
- Place of worship
- Retirement home (located in a building containing a permitted non-residential use other than an automotive use)
- Scientific or medical laboratory
- Self-storage establishment
- Warehouse
- All other uses permitted in the C4 zone

c) Parking regulations

- Self-storage establishment: 1 per 150m² of net floor area
- Brew pub: 1 per 4 persons seating capacity

d) Special use regulations

- The maximum floor area of manufacturing associated with a scientific or medical laboratory is 500m²
- The warehouse and self-storage establishment shall have a maximum combined floor area of 7500m²
- No storage of any hazardous, toxic or contaminated materials is permitted
- No outdoor storage of goods, materials or equipment is permitted. This shall not prevent the display of goods or materials for retail purposes
- Notwithstanding Section 2.3 the lands zoned C4-3 and C4-4 shall be considered one lot
- The brewery is permitted to have a maximum floor area of 929m²

SECTION 15.0

ZONE EXCEPTIONS

- The retirement home and dwelling units shall have a maximum density of 65 units per net hectare
- Within a brew pub, the floor area devoted to the production of beer is not to exceed 35% or 185m² (whichever is the lesser) of the total floor area of the brew pub

e) Minimum separation distances

- A brewery (with a maximum floor area of 465 m²), self-storage establishment, scientific or medical laboratory and warehouse is to have a minimum separation distance of 20m between a dwelling unit, retirement home, place of worship, day care centre or private school (measured in a straight line from the nearest part of the building or structure containing the uses) on any lands zoned C4-3 or C4-4

15.10.4

a) Defined area (1067 Ontario Street)
C4-4 as shown on Schedule "A", Map 6

b) Permitted use

- Auction sales establishment
- Auditorium
- Brew pub
- Clinic
- Commercial school
- Dwelling units above the ground level (located in a building containing a permitted non-residential use other than an automotive use)
- Laundromat
- Private school
- Place of worship
- Retirement home (located in a building containing a permitted non-

SECTION 15.0

ZONE EXCEPTIONS

residential use other than an automotive use)

- All other uses permitted in the C4 zone

c) Parking regulations

- Brew pub: 1 per 4 persons seating capacity

d) Special use regulations

- Notwithstanding Section 2.3 the lands zoned C4-3 and C4-4 shall be considered one lot
- The retirement home and dwelling units shall have a maximum density of 65 units per net hectare
- Within a brew pub, the floor area devoted to the production of beer is not to exceed 35% or 185m² (whichever is the lesser) of the total floor area of the brew pub

e) Minimum separation distances

- A brewery (with a maximum floor area of 465 m²), self-storage establishment, scientific or medical laboratory and warehouse is to have a minimum separation distance of 20m between a dwelling unit, retirement home, place of worship, day care centre or private school (measured in a straight line from the nearest part of the building or structure containing the uses) on any lands zoned C4-3 or C4-4

SECTION 15.0

ZONE EXCEPTIONS

15.11 Corridor Commercial (C5) Zone

None

SECTION 15.0

ZONE EXCEPTIONS

15.12 Grand Trunk Anchor District (AD) Zone

None

15.13 Prime Industrial (I1) Zone

15.13.1

- a) Defined area (1041 Erie Street)
I1-1 as shown on Schedule "A", Map 7
- b) Permitted use
 - Car wash
 - Gas bar
 - Motor vehicle body shop
 - Motor vehicle repair shop
 - Service trade
 - Restaurant with a drive thru
- c) Minimum setback from Erie Street
 - Main building: 13.8m
 - Canopy: 2.3m
- d) Minimum gross floor area
 - Main building: 385m²

15.13.2

- a) Defined area (945 Erie Street, 863 Erie Street – Amended by By-law 110-2006)
I1-2 as shown on Schedule "A", Map 7
- b) Permitted use
 - Motor vehicle sales or rental establishment
 - All other uses permitted in the I1 zone

15.13.3

- a) Defined area (1030 Erie Street – By-law 98-2015)
I1-3 as shown on Schedule "A", Map 7

SECTION 15.0

ZONE EXCEPTIONS

b) Permitted use

- Professional office within the existing building
- Clinic within the existing building
- All other uses in the I1 zone

c) Maximum gross floor area

- Professional office or clinic: 1208m²

15.13.4

- a) Defined area (south side of Lorne Avenue, east of Freeland Drive – By-law 197-2007)
I1-4 as shown on Schedule “A”, Map 7

b) Permitted use

- Business office
- Clinic
- Commercial school
- Day care centre located within an industrial building
- Dry cleaning establishment
- Fitness club located within an industrial building
- Food processing establishment save and except for slaughtering operation
- Garden centre
- Professional office
- Private club
- Restaurant located within an industrial building
- Service trade
- All other uses permitted in the I1 zone

SECTION 15.0

ZONE EXCEPTIONS

15.13.5

- a) Defined area (south side of Lorne Avenue, west of Freeland Drive)
I1-5 as shown on Schedule "A", Map 7
- b) Permitted use
 - Day care centre located within an industrial building
 - Clinic
 - Fitness club located within an industrial building
 - Food processing establishment save and except for slaughtering operation
 - Motor vehicle service station
 - Private club
 - Professional office
 - All other uses permitted in the I1 zone

SECTION 15.0

ZONE EXCEPTIONS

15.14 General Industrial (I2) Zone

15.14.1

- a) Defined area (36 Jarvis Street)
I2-1 as shown on Schedule "A", Map 4
- b) Permitted use
 - Open storage as a main permitted use
 - All other uses permitted in the I2 zone

15.14.2

- a) Defined area (706 Lorne Avenue East)
I2-2 as shown on Schedule "A", Map 9
- b) Permitted use
 - Salvage yard
 - All other uses permitted in the I2 zone

15.14.3

- a) Defined area (320 Home Street)
I2-3 as shown on Schedule "A", Map 8
- b) Permitted use
 - One dwelling unit in a building containing a permitted use, provided such unit is occupied by the owner or an employee of the permitted use
 - All uses permitted in the I2 zone

15.14.4

- a) Defined area (20 Park Street)
I2-4 as shown on Schedule "A", Map 9
- b) Permitted use
 - Sanitary landfill site

SECTION 15.0

ZONE EXCEPTIONS

15.14.5

a) Defined area (603 Romeo Street – By-law 64-2012)
I2-5 as shown on Schedule “A”, Map 9

b) Permitted use

- Business office
- Clinic
- Fitness club
- Professional office
- All uses permitted in the I2 zone

15.14.6

a) Defined area (285-291 Lorne Avenue and 18 Griffith Road – By-law 28-2007)
I2-6 as shown on Schedule “A”, Map 8

b) Permitted use

- Business office
- Clinic
- Professional office
- All uses permitted in the I2 zone

15.14.7

a) Defined area (east side of Erie Street between Lorne Avenue and Crane Avenue – By-law 155-2012)
I2-7 as shown on Schedule “A”, Map 7

b) Permitted use

- Financial institution
- Motor vehicle repair shop
- Restaurant

SECTION 15.0

ZONE EXCEPTIONS

- All other uses in the I2 zone
- c) Minimum lot area: 2000m²
- d) Minimum lot frontage: 30.0m
- e) Minimum rear yard: 7.5m
- f) Maximum building height: 8.0m
- g) Maximum lot coverage: 35%
- h) Minimum landscaped open space: 20%

15.14.8

- a) Defined area (65 Lorne Avenue and part of Phase 1 of the Erie Industrial Park – Amended by By-law 129-2006)
I2-8 as shown on Schedule “A”, Map 7
- b) Permitted use
 - Business office
 - All uses permitted in the I2 zone

15.14.9

- a) Defined area (east side of Erie Street, south of Lorne Avenue)
I2-9 as shown on Schedule “A”, Map 7
- b) Permitted use
 - Business office of a consulting engineer or surveyor
 - Car wash
 - Commercial school
 - Data centre
 - Dry cleaning establishment
 - Equipment service establishment
 - Factory store

SECTION 15.0

ZONE EXCEPTIONS

- Food processing establishment
- Industrial use
- Motor vehicle repair shop
- Motor vehicle sales or rental establishment
- Motor vehicle service station
- Private club
- Scientific or medical laboratory
- Recreational park
- Veterinarian clinic
- Warehouse

15.14.10

- a) Defined area (east of Downie Road 111, south of Lorne Avenue – By-law 197-2007)
I2-10 as shown on Schedule “A”, Map 9

b) Permitted use

- Single detached dwellings, existing
- All other uses permitted in the I2 zone

15.14.11

- a) Defined area (472 Lorne Avenue)
I2-11 as shown on Schedule “A”, Map 8

b) Permitted use

- Floor and window covering outlet
- All other uses permitted in the I2 zone

SECTION 15.0

ZONE EXCEPTIONS

15.14.12

a) Defined area (315 Front Street – By-law 81-2009)
I2-12 as shown on Schedule “A”, Map 5

b) Permitted use

- Business office
- Clinic
- Professional office
- Studio
- Service trade
- Fitness club
- Retail store
- Personal care establishment
- Personal service establishment
- Merchandise rental store
- All other uses permitted in the I2 zone

15.14.13

a) Defined area (639 Lorne Avenue)
I2-13 as shown on Schedule “A”, Map 8

b) Permitted use

- Business office of an incorporated not for profit organization
- All other uses permitted in the I2 zone

15.14.14

a) Defined area (north side of Crane Avenue, west of Erie Street – By-law 91-2006)
I2-14 as shown on Schedule “A”, Map 7

b) Required setback from Crane Avenue: 7.5m

SECTION 15.0

ZONE EXCEPTIONS

- c) All other existing general use regulations

15.14.15

- a) Defined area (lands south of Lorne Avenue and east of Erie Street – By-laws 129-2006, 117-2009)
I2-15 as shown on Schedule “A”, Map 7

- b) Permitted use

- Professional office
- Business office
- Clinic
- All uses permitted in the I2 zone

15.14.16

- a) Defined area (324 Burritt Street – By-law 132-2007)
I2-16 as shown on Schedule “A”, Map 6

- b) Permitted use

- Business office in the existing building
- All other uses permitted in the I2 zone

- c) Maximum floor area for business office in existing building: 929m²

15.14.17

- a) Defined area (south of Griffith Road West – By-law 197-2007)
I2-17 as shown on Schedule “A”, Map 8

- b) Permitted use

- Adult entertainment establishment
- Building materials yard
- Contractor’s yard or shop
- Data centre
- Dwelling unit as an accessory use

SECTION 15.0

ZONE EXCEPTIONS

- Equipment rental establishment
- Equipment service establishment
- Factory store
- Food processing establishment
- Fuel storage depot
- Industrial use
- Motor vehicle body shop
- Motor vehicle repair shop
- Public use
- Scientific or medical laboratory
- Truck terminal
- warehouse

15.14.18

a) Defined area (309 Lorne Avenue East – By-law 91-2008)
I2-18 as shown on Schedule “A”, Map 8

b) Permitted use

- Business office
- Clinic
- Professional office
- Retail sales as an accessory use to a contractor’s yard or shop
- All other uses permitted in the I2 zone

15.14.19

a) Defined area (225 Oak Street – By-law 101-2008)
I2-19 as shown on Schedule “A”, Map 8

b) Permitted use

SECTION 15.0

ZONE EXCEPTIONS

- Clinic
- Professional office
- All other uses permitted in the I2 zone

15.14.20

- a) Defined area (south of Lorne Avenue West, west of Wright Boulevard – By-law 197-2007)
I2-20 as shown on Schedule “A”, Map 7

b) Permitted use

- Clinic
- Food processing establishment save and except for slaughtering operation
- Industrial mall
- Professional office
- Recreational park
- Restaurant located within an industrial building
- Service trade
- All other uses permitted in the I2 zone

15.14.21

- a) Defined area (863-897 Erie Street – By-law 113-2014)
I2-21 as shown on Schedule “A”, Map 7

b) Permitted use

- Amusement arcade establishment
- Animal shelter
- Auction sales establishment
- Building materials yard

SECTION 15.0

ZONE EXCEPTIONS

- Business office of a consulting engineer or surveyor
- Car wash
- Commercial school
- Contractor's yard or shop
- Data centre
- Dwelling unit as an accessory use
- Dry cleaning establishment
- Equipment rental establishment
- Factory store
- Agricultural equipment sales or rental establishment
- Food processing establishment
- Garden centre
- Industrial use
- Motor vehicle body shop
- Motor vehicle repair shop
- Motor vehicle sales or rental establishment
- Motor vehicle service station
- Private club
- Scientific or medical laboratory
- Recreational vehicle sales or rental establishment
- Truck terminal
- Veterinarian clinic
- Warehouse

SECTION 15.0

ZONE EXCEPTIONS

- c) Minimum width of planting strip along Erie Street: 5m

15.14.22

- a) Defined area (Wright Boulevard, south of Packham Avenue – By-laws 154-2009, 116-2010)
I2-22 as shown on Schedule “A”, Map 7
- b) Permitted use
- Business office
 - Clinic
 - Commercial school
 - Day care centre located within an industrial building
 - Fitness club located within an industrial building
 - Food processing establishment save and except for slaughtering operation
 - Professional office
 - Restaurant located within an industrial building
 - Service trade
 - All other uses permitted in the I2 zone

- c) Minimum front yard setback: 7.5m

15.14.23

- a) Defined area (617 Douro Street – By-law 59-2011)
I2-23 as shown on Schedule “A”, Map 6
- b) Permitted use
- Business office
 - Clinic
 - Professional office

SECTION 15.0

ZONE EXCEPTIONS

- Studio
- All other uses permitted in the I2 zone

15.14.24

a) Defined area (612 Erie Street – By-law 112-2011)
I2-24 as shown on Schedule “A”, Map 4

b) Permitted use

- Community food centre
- All other uses permitted in the I2 zone

c) Definition

- For the purposes of the defined area, the following shall apply:
 - i. Community food centre means a building used without profit or gain for such community purposes as drop in meals, food storage and distribution for local food banks, community gardens and educational programs

15.14.25

a) Defined area (678 Erie Street – By-law 100-2013)
I2-25 as shown on Schedule “A”, Map 7

b) Permitted use

- Amusement arcade establishment
- Animal shelter
- Carwash
- Commercial school
- Dry cleaning establishment
- Dwelling unit as an accessory use
- Farm equipment sales or rental establishment
- Financial institution

SECTION 15.0

ZONE EXCEPTIONS

- Garden centre
 - Motor vehicle repair shop
 - Motor vehicle sales or rental establishment
 - Motor vehicle service station
 - Private club
 - Recreational park
 - Recreational vehicle sales or rental establishment
 - Restaurant
 - All uses permitted in the I2 zone
- c) Minimum lot area: 2000m²
- d) Minimum lot frontage: 30m
- e) Minimum front yard depth: 12m
- f) Minimum rear yard: 7.5m
- g) Maximum building height: 8m
- h) Maximum lot coverage: 35%
- i) Minimum landscaped open space: 20%
- j) Maximum floor area of individual restaurant uses: 740m²
- k) Maximum parking between building and road allowance excluding parking behind a building: 1 row

15.14.26

- a) Defined area (northeast corner of Romeo Street South and Douro Street – By-law 71-2014)
I2-26 as shown on Schedule “A”, Map 6
- b) Permitted use
- Building office

SECTION 15.0

ZONE EXCEPTIONS

- Clinic
 - Financial Institution
 - Personal services establishment
 - Professional office
 - Restaurant
 - Retail
- c) Setbacks
- The minimum setback to Romeo Street South shall be 3.0m
- d) Maximum gross floor area of all retail uses within this zone: 929m²
- e) Maximum floor area of individual restaurant uses: 740m²
- f) Maximum floor area of office uses and clinic in I2-26 and I2-27 zone: 3500m²

15.14.27

- a) Defined area (north side of Douro Street between Romeo Street South and Burritt Street – By-law 71-2014)
I2-27 as shown on Schedule “A”, Map 6
- b) Permitted use
- Building office
 - Clinic
 - Professional office
 - All uses permitted in the I2 zone
- c) Maximum floor area of office uses and clinic in I2-26 and I2-27 zone: 3500m²

15.14.28

- a) Defined area (976 Erie Street and 70 Packham Avenue – By-law 113-2014)

SECTION 15.0

ZONE EXCEPTIONS

I2-28 as shown on Schedule "A", Map 7

b) Permitted use

- Amusement arcade establishment
- Animal kennel
- Animal shelter
- Auction sales establishment
- Building materials yard
- Business office of a consulting engineer or surveyor
- Car wash
- Commercial school
- Contractor's yard or shop
- Data centre
- Dwelling unit as an accessory use
- Dry cleaning establishment
- Equipment rental establishment
- Equipment service establishment
- Factory store
- Farm equipment sales or rental establishment
- Food processing establishment
- Garden centre
- Industrial use
- Motor vehicle body shop
- Motor vehicle repair shop

SECTION 15.0

ZONE EXCEPTIONS

- Motor vehicle sales or rental establishment
- Motor vehicle service station
- Private club
- Scientific or medical laboratory
- Recreational park
- Recreational vehicle sales or rental establishment
- Truck terminal
- Veterinarian clinic
- Warehouse

c) Minimum width of planting strip, Erie Street: 5m

d) Minimum setback, Erie Street: 14m

15.14.29

a) Defined area (485 Romeo Street North – By-law 70-2015)
I2-29 as shown on Schedule “A”, Map 9

b) Permitted use

- Clinic (maximum of 1 unit)
- Convenience store (maximum of 1 business)
- Financial institution (maximum of 1 business)
- Personal care establishment (maximum of 2 businesses)
- Personal service establishment (maximum of 2 businesses)
- Professional office (maximum of 1 unit)
- Restaurant
- All other uses in the I2 zone

c) Maximum combined gross floor area of any combination of clinic,

SECTION 15.0

ZONE EXCEPTIONS

convenience store, financial institution, personal care establishment, personal service establishment, professional office and restaurant: 575m²

d) Maximum gross floor area

- Convenience store: 185m²
- Financial institution: 300m²
- Personal care establishments: 300m²
- Personal service establishments: 300m²
- Restaurant: 300m²

e) Prohibited use

- Drive-thru restaurant
- Day care centre
- Any patio associated with a restaurant

15.14.30

a) Defined area (45 Cambria Street – By-law 74-2019)
I2-30 as shown on Schedule “A”, Map 8

b) Permitted use

- Business office
- Contractor’s yard or shop
- Dwelling unit as an accessory use
- Eat-in or take-out restaurant
- Factory store
- Food processing establishment
- Industrial use
- Personal care establishment

SECTION 15.0

ZONE EXCEPTIONS

- Personal service establishment
 - Private club, professional office
 - Veterinary clinic
 - Warehouse
- c) Maximum setback to a parking area or parking aisle, West Gore Street: 2.7m
- d) Maximum size of a restaurant at 45 Cambria Street (excluding space dedicated to permitted industrial use or a food processing establishment): 350m²
- e) Maximum size of all restaurants at 45 Cambria Street (excluding space dedicated to permitted industrial use or a food processing establishment): 500m²
- f) The required parking space for any restaurant use shall not include square footage of a dedicated permitted industrial use or a food processing establishment

15.14.31

- a) Defined area (677 Erie Street – southeast corner of Lorne Avenue and Erie Street)
I2-31 as shown on Schedule “A”, Map 7
- b) Permitted use
- Business office of a consulting engineer or surveyor
 - Car wash
 - Commercial school
 - Convenience store
 - Data centre
 - Dry cleaning establishment
 - Eat-in restaurant

SECTION 15.0

ZONE EXCEPTIONS

- Equipment service establishment
 - Factory store
 - Food processing establishment
 - Gas bar
 - Industrial use
 - Motor vehicle repair shop
 - Motor vehicle sales or rental establishment
 - Motor vehicle service station
 - Private club
 - Public use
 - Scientific or medical laboratory
 - Recreational park
 - Veterinary clinic
 - Warehouse
- c) Maximum gross floor area of an eat-in restaurant: 223m²
- d) Parking regulations
- Eat-in restaurant: 1 per 4 persons seating capacity. Where the required parking spaces are based upon the seating or other capacity of a building or structure, such capacity shall be deemed to be the same as the maximum capacity for such building or structure permitted by the Ontario Building Code, or, where applicable, the Liquor Licensing Board of Ontario, whichever capacity is the greater.
- e) Each drive through stacking lane shall be a minimum of 2.8m wide in width and 6m in length

SECTION 15.0

ZONE EXCEPTIONS

15.14.32

a) Defined area (Approximately 61m east of the intersection of Lorne Avenue East and Erie Street)

I2-32 as shown on Schedule "A", Map 7

b) Permitted use

- Business office of a consulting engineer or surveyor
- Car wash
- Commercial school
- Data centre
- Dry cleaning establishment
- Equipment service establishment
- Factory store
- Food processing establishment
- Hotel
- Industrial use
- Motor vehicle repair shop
- Motor vehicle sales or rental establishment
- Motor vehicle service station
- Private club
- Public use
- Scientific or medical laboratory
- Recreational park
- Veterinarian clinic
- Warehouse

SECTION 15.0

ZONE EXCEPTIONS

15.14.33

- a) Defined area (58 Griffith Road West)
I2-33 as shown on Schedule "A", Map 8
- b) Permitted use
 - Religious institution
 - All uses permitted in the I2 zone
- c) Minimum parking for a religious institution: 1 per 5.5 persons seating capacity

15.14.34

- a) Defined area (533 Romeo Street South)
I2-34 as shown on Schedule "A", Map 9
- b) Permitted use
 - Athletic training facility
 - All uses permitted in the I2 zone
- c) Definition
 - For the purpose of the defined area, the following shall apply:
 - i. Athletic training facility means a building of part thereof, that provides the necessary indoor facilities to accommodate athletic training and/or usage, including but not limited to hockey, soccer, baseball, martial arts, pickleball, tennis and golf
- d) Maximum gross floor area for an athletic training facility: 4080m²
- e) Parking regulations for an athletic training facility: 1 parking space per 50m² of gross floor area

15.14.35

- a) Defined area (55 to 65 Lorne Avenue East – By-law 90-2021)
I2-35 as shown on Schedule "A", Map 7
- b) Permitted use

SECTION 15.0

ZONE EXCEPTIONS

- Business office
 - Clinic
 - Day care centre
 - Fitness club
 - Personal care establishment
 - Personal service establishment
 - Professional office
 - Specialized medical office
 - All uses permitted in the I2 zone
- c) Maximum gross floor area for a specialized medical office and a clinic is 15% of the total gross floor area
- d) Minimum landscaped open space: 15%

15.14.36

- a) Not defined

15.14.37

- a) Defined area (Portion of 3797 Downie Road 112 – By-law 40-2021) I2-37 as shown on Schedule “A”, Map 9
- b) Permitted use
- Car wash
 - Gas bar
 - Neighbourhood store accessory to a gas bar
 - All uses permitted in the I2 zone
- c) Maximum gross floor area
- Neighbourhood store accessory to a gas bar: 210m²
- d) Minimum standard parking space dimension

SECTION 15.0

ZONE EXCEPTIONS

- Width: 2.8m
 - Length: 5.6m
- e) Minimum parking spaces for an automatic car wash: 1
- f) Minimum stacking spaces before an automatic car wash: 10

SECTION 15.0

ZONE EXCEPTIONS

15.15 Secondary Industrial (I3) Zone

None

15.16 Factory District (I4) Zone

15.16.1

a) Defined area (163 King Street – By-law 120-2009)
I4-1 as shown on Schedule “A”, Map 5

b) Permitted use

- Auditorium
- Business office
- Fitness club
- Hotel
- Merchandise service shop
- Professional office
- Clinic
- Post-secondary school
- Restaurant
- Retail store (for the sale of arts and crafts only)
- Studio
- Theatre
- All uses permitted in the I4 zone

c) Maximum number of guest rooms: 20

15.16.2

a) Defined area (376 Romeo Street South – By-law 28-2007)
I4-2 as shown on Schedule “A”, Map 5

b) Permitted use

- Business office

SECTION 15.0

ZONE EXCEPTIONS

- Professional office
- Clinic
- All uses permitted in the I4 zone

15.16.3

a) Defined area (345 Douro Street – By-law 138-2018)
I4-3 as shown on Schedule “A”, Map 5

b) Permitted use

- Retail store
- All uses permitted in the I4 zone

c) Setbacks

- The existing building is permitted to have a rear yard setback of 5.1m, any repairs, rebuilds or extensions are subject to Section 4.17 non-conformity with this by-law
- The existing shed is permitted to have an exterior side yard setback of 0.8m, any repairs, rebuilds or extensions are subject to Section 4.17 non-conformity with this by-law

d) Parking

- The minimum exterior side yard setback for parking is 2m

e) Special use regulations

- The retail store is limited to the sales of pet foods and pet products.
- The retail store is only permitted in association with a veterinarian clinic.
- The maximum gross floor area of the retail store is 120m²

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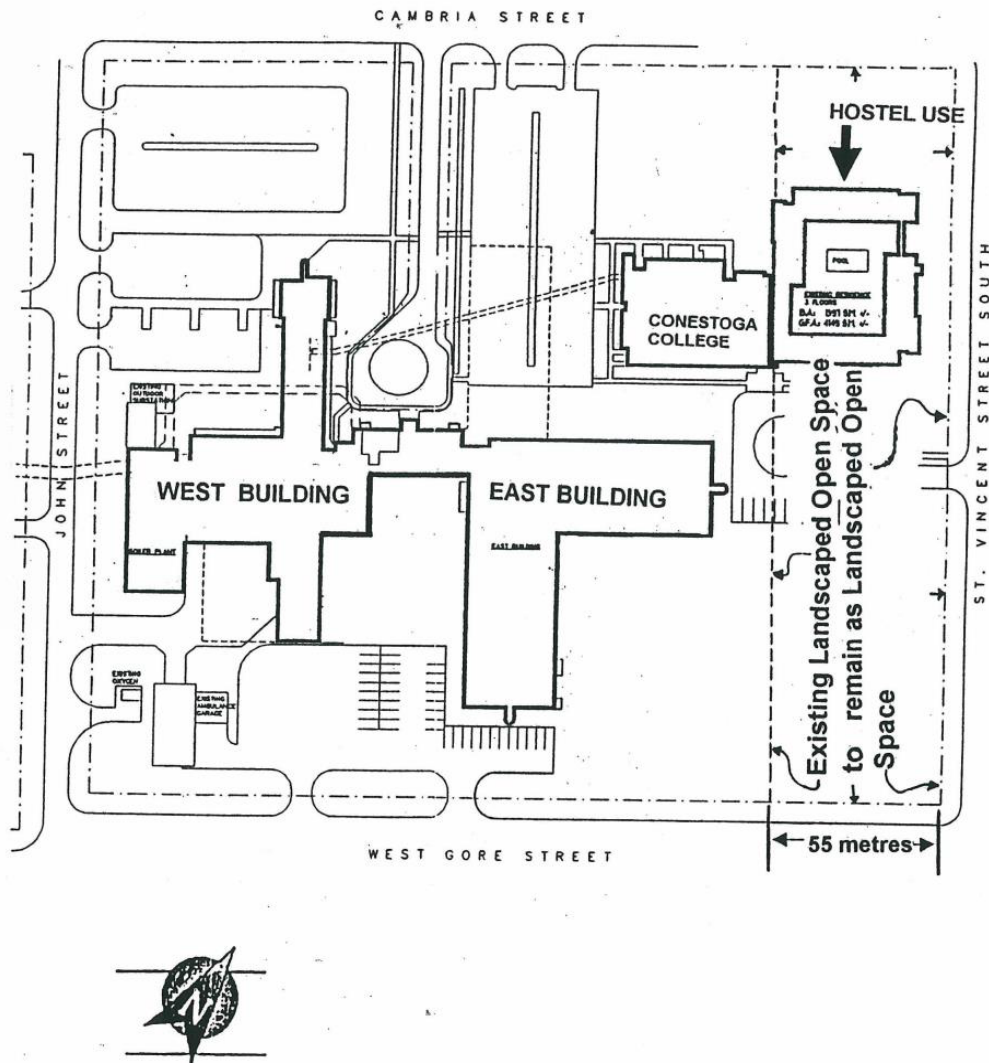
ZONE EXCEPTIONS

15.17 Institutional Community (IN1) Zone

15.17.1

- a) Defined area (46 General Hospital Drive and 130 Youngs Street)
IN1-1 as shown on Schedule "A", Map 4 and Figure 15.17.1:

Figure 15.17.1: 46 General Hospital Drive and 130 Youngs Street



- b) Permitted use

- Hostel in the existing 3,888m² former Nurses Residence building only

SECTION 15.0

ZONE EXCEPTIONS

- All other uses permitted in the IN1 zone
- c) Maximum number of guest rooms: 165
- d) Minimum number of parking spaces
 - For the purposes of the defined area, the following shall apply:
 - i. Minimum number of total required parking spaces: 370
 - ii. Minimum number of parking spaces required for a hostel: 60
- e) Landscaped open area
 - The existing landscaped area, as defined on Figure 15.17.1 shall be maintained as landscaped open space

15.18 Institutional Neighbourhood (IN2) Zone

15.18.1

- a) Defined area (380 Hibernia Street – By-law 232-2005)
IN2-1 as shown on Schedule “A”, Map 1
- b) Permitted use
 - Business office – within the existing building
 - Clinic – within the existing building
 - Professional office – within the existing building
 - All other uses permitted in the R1 zone

15.18.2

- a) Defined area (426 Britannia Street)
IN2-2 as shown on Schedule “A”, Map 1
- b) Permitted use
 - Type 1 group home
 - All uses permitted in the IN1 zone
- c) Setbacks: the minimum front yard setback for parking is 3m
- d) Parking rate
 - Notwithstanding the minimum parking standards in Section 5.1, where the subject lands contain an auditorium associated with a type 1 group home or business office of an incorporated not-for-profit organization a minimum of 25 parking spaces is required
 - A minimum of 0.25 bicycle parking spaces per each required parking space
- e) Design width of Britannia Street: notwithstanding Schedule B, the design width of the road allowance of Britannia Street along the subject lands shall be 20m

SECTION 15.0

ZONE EXCEPTIONS

15.19 Theatre District (TH) Zone

None

SECTION 15.0

ZONE EXCEPTIONS

15.20 Parks (P) Zone

15.20.1

- a) Defined area (east side of Queen Street, south of Lakeshore Drive)
P-1 as shown on Schedule "A", Map 5
- b) Side yard width: 0.9m
- c) Maximum lot coverage: 40%
- d) Minimum number of parking spaces: 43

15.20.2

- a) Defined area (west side of Queen Street, south of Lakeshore Drive)
P-2 as shown on Schedule "A", Map 5
- b) Permitted uses
 - A building for the growing of plants accessory to the use of lands zoned P-1, notwithstanding anything in this By-law to the contrary
- c) Minimum setback: 6m
- d) Minimum side yard width: 1.2m
- e) Minimum rear yard depth: 5.5m
- f) Maximum lot coverage: 25%

15.20.3

- a) Defined area (north side of William Street, east of James Street)
P-3 as shown on Schedule "A", Map 3
- b) Permitted buildings and structures: none

15.20.4

- a) Defined area (Quinlan Pumping Station – By-law 43-2018)
P-4 as shown on Schedule "A", Map 2
- b) Minimum front yard depth: 6.0m

SECTION 15.0

ZONE EXCEPTIONS

15.21 Open Space (OS) Zone

15.21.1

- a) Defined area (362 Romeo Street North)
OS-1 as shown on Schedule "A", Map 3
- b) Permitted use
 - Pumping station
 - All other uses permitted in the OS zone

15.22 Agricultural (A) Zone

15.22.1

- a) Defined area (north portion of 3202 Vivian Line 37)
A-1 as shown on Schedule "A", Map 3

b) Permitted use

- Landscaping
- Garden Centre
- Nursery uses shall also be permitted

15.22.2

- a) Defined area (750 O'Loane Avenue)
A-2 as shown on Schedule "A", Map 1

b) Permitted use

- An existing electrical contracting business on a 0.49-hectare area which is located in the south-east corner of the subject 12.0-hectare property

- c) For all buildings and accessory structures uses for the electrical contracting business:

- Minimum south side yard setback: 5m
- Maximum ground floor area: 580m²
- Outdoor storage of goods and materials associated with the electrical contracting business shall be permitted only to the south of the main building associated with the electrical contracting business and in accordance with the provisions of the related Site Plan Agreement for the electrical contracting business

15.22.3

- a) Defined area (719 Huron Street)
A-3 as shown on Schedule "A", Map 1

b) Permitted use

SECTION 15.0

ZONE EXCEPTIONS

- Farm implement and machinery sales and/or service establishment
- Farm equipment sales and/or service establishment
- Livestock auction facility
- Livestock assembly yard
- Livestock trucking depot
- Farm produce retail outlet
- Animal clinic and/or operations providing animal husbandry services
- Fuel supply depot
- Feedmill
- Grain and seed storage, drying and/or cleaning operation
- Feed and/or fertilizer blending operation
- Farm supplies outlet
- Farm related welding business
- Farm related construction and/or contracting business
- Farm related storage/warehousing business
- Business for the processing of farm products
- Commercial greenhouse operation
- Milk transport business
- Accessory uses, buildings, and structures, in accordance with this By-law, including an accessory office use and an accessory factory store, but excluding any accessory residential use
- All other uses permitted in the A zone

c) Minimum lot area: 2700m²

SECTION 15.0

ZONE EXCEPTIONS

- d) Minimum lot frontage: 45m
- e) Minimum front yard: 15m
- f) Minimum interior side yard (main buildings): 4.5m, except that 9m shall be required when the side yard abuts a residential zone or an existing residential lot
- g) Minimum interior side yard (accessory buildings and structures): 3m, except that 6m shall be required when the side yard abuts a residential zone or an existing residential lot
- h) Minimum exterior side yard: 15m
- i) Minimum rear yard: 7.5m
- j) Maximum lot coverage: 35%
- k) Maximum height (main buildings): 12m
- l) Maximum height (accessory buildings and structures): 9m
- m) Planting strip: shall be provided in accordance with the provisions of Section 4.21 of this By-law adjacent to every portion of any lot line that abuts a residential zone or urban reserve zone or an existing residential lot
- n) Servicing requirement:
 - Any agricultural commercial/industrial use shall be a “dry” use where the only waste water discharges in addition to storm drainage are from ancillary facilities/operations such as washrooms, cooling of machinery, and the pressure testing of equipment. An agricultural commercial/industrial use shall not be permitted if it produces liquid effluent or if it requires the direct consumption of water.
- o) Open storage: open storage shall be permitted in all yards other than the front yard, but in no case shall be permitted closer than 3m to a lot line. Notwithstanding the foregoing, the display of farm machinery shall be permitted in a front yard provided such display is no closer than 3m from the front lot line.
- p) Parking requirements: in accordance with Section 5.0 of this By-law

SECTION 15.0

ZONE EXCEPTIONS

15.22.4

- a) Defined area (1296 O'Loane Avenue)
A-4 as shown on Schedule "A", Map 2
- b) No buildings or structures shall be erected on lands zoned A-4

15.22.5

- a) Defined area (3010 Line 34)
A-5 as shown on Schedule "A", Map 6
- b) Permitted uses on the southerly portion of the property (defined as the area located between the northerly limit of Line 34 (Highway 7/8) road right-of-way and a point measured 158m northerly therefrom (approximately 1.66ha in size)):
 - Building centre
 - Building supply yard
 - Hardware outlet
 - Accessory uses
- c) Permitted uses on the middle portion of the property (defined as the area located north of the southerly portion of the subject property as defined in 15.22.5 b), and measured back a further distance of 72.2m northerly therefrom (approximately 0.76ha in size)):
 - Storage associated with the building centre
 - Hardware outlet
 - Building supply yard use referenced in 15.22.5 b)
- d) Permitted uses on the rear of the property (defined as the area north of the middle portion of the property as defined in 15.22.5 c)):
 - Agricultural uses excluding any buildings and structures
- e) Front yard setback (minimum): 30m
- f) Interior side yard setback (minimum): 9m, except that the minimum interior side yard setback for any building material storage structures erected on the middle portion of the subject lands (as defined in clause

SECTION 15.0

ZONE EXCEPTIONS

15.22.5 c)) shall be 6m

- g) Lot frontage (minimum): 30m
- h) Exterior side yard setback (minimum): 10m
- i) Maximum lot coverage: 40%
- j) Maximum building height: 10m
- k) Minimum landscaped open space: 20%
- l) A planting strip shall be provided adjacent to every portion of any lot line that abuts a residential zone or an existing lot with a dwelling
- m) Servicing
 - Notwithstanding Section 4.25, where municipal water and/or sewage services are not available, no highway commercial use shall be permitted which requires municipal water and/or sewage services
 - No highway commercial use shall be permitted unless all requirements of the appropriate authority for sewage disposal are complied with

15.22.6

- a) Defined area (3028 Line 34)
A-6 as shown on Schedule "A", Map 6
- b) The extension or enlargement of the existing building and structures associated with the existing use, and accessory buildings or structures are permitted within the southerly 230m
- c) Lot area minimum 1000m² except where sanitary sewers are not available, the minimum lot area shall be sufficient to accommodate a septic system approved by the appropriate authority, and such lot area shall not be less than 1850m²
- d) Minimum lot frontage: 30m
- e) Minimum front yard setback: 10m
- f) Minimum interior side yard setback: 6m

SECTION 15.0

ZONE EXCEPTIONS

- g) Maximum lot coverage: 40%
- h) Maximum building height: 10m
- i) Minimum landscaped open space: 20%
- j) A planting strip shall be provided adjacent to every portion of any lot line that abuts a residential zone or an existing residential lot with a dwelling
- k) Servicing
 - Notwithstanding Section 4.25, where municipal water and/or sewage services are not available no highway commercial use shall be permitted which requires municipal water and/or sewage services
 - No highway commercial use shall be permitted unless all requirements of the appropriate authority for sewage disposal are complied with

15.22.7

- a) Defined area (3018A and 3018B Line 34)
A-7 as shown on Schedule "A", Map 6
- b) Permitted use
 - Automobile repair shop including the repair, maintenance and storage of vehicles, products or equipment related to a permitted use but excluding a body or metal fabricating shop
 - Automobile sales establishment including small engine sales and motorized snow and water recreational vehicle sales but excluding boat sales
 - Airport transit/motor vehicle charter service licensed under a federal or provincial statute but excluding a taxi-cab business
 - Automobile service station except gasoline or oils may not be stored or kept for sale at retail
 - Retail store related solely to the automobile sales establishment
 - Personal service shop related solely to the airport transit/motor vehicle charter service

SECTION 15.0

ZONE EXCEPTIONS

- Office use
 - Single financial institution
 - Accessory uses, buildings and structures excluding any accessory residential uses
- c) Minimum lot area: 14,100m²
- d) Minimum lot frontage: 69m
- e) Minimum front yard setback: 24m
- f) Minimum side yard setback: east 3m, west 6m
- g) Minimum rear yard: 50m
- h) Maximum lot coverage: 20%
- i) Maximum gross floor area shall be 2462m² of which a maximum of 500m² of gross floor area may be devoted to all the uses permitted in 15.22.7 b) e.-h., inclusive
- j) Maximum building height: 9.2m
- k) Landscape requirements: landscaped open space shall be maintained in the areas adjacent to the front lot line, side lot lines, and rear lot line. The minimum width of the landscaped open space area adjacent to the front lot line shall be 7.5m and adjacent to the side and rear lot lines shall be 3m.
- l) Servicing requirements: unless communal services are available permitted uses shall be serviced by private on-site well and sewage treatment facilities to the extent permitted by the appropriate regulatory body
- m) Outdoor storage: all outdoor storage areas associated with a permitted use shall be located to the rear of the front yard, except that the outdoor display of vehicles associated with an automobile sales establishment shall be permitted in the front yard provided it is setback 7.5m from the front lot line
- n) Parking: parking shall be permitted in all yards provided the following setbacks are maintained:

SECTION 15.0

ZONE EXCEPTIONS

- Front yard: 7.5m
- Side yard: 3m
- Rear yard: 50m

15.22.8

- a) Defined area (north portion of 3035 Line 34)
A-8 as shown on Schedule "A", Map 6
- b) Permitted use
 - Business office
 - Professional office
 - Clinic
- c) Minimum lot area: 0.9ha
- d) Minimum lot frontage: 73m
- e) Maximum gross floor area: 929m²
- f) Minimum front yard setback: 15m
- g) Minimum side yard setback: 6m
- h) Minimum rear yard setback: 20m
- i) Maximum lot coverage: 35%
- j) Maximum building height: 10m
- k) Minimum landscaped open space: 15%
- l) Minimum parking requirement: 1 space per 20m² of gross floor area

15.22.9

- a) Defined area (4272 Line 34)
A-9 as shown on Schedule "A", Map 1
- b) Permitted use
 - Agricultural use

SECTION 15.0

ZONE EXCEPTIONS

- Conservation use
- Forestry use

c) Definition

- Agricultural use means the growing of crops such as nursery and horticultural crops; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures. No dwelling units shall be permitted.

d) Minimum lot area: 33ha

e) Minimum lot frontage: 200m

f) Minimum distance separation (MDS) formula:

- Any repairs or rebuilds to any existing buildings or structures and enlargements and new buildings or structures shall comply with MDS

g) Services

- Notwithstanding Section 4.25, on lands within the A-9 zone no building shall be erected, or enlarged unless the requirements for service connections defined by the Ontario Building Code are provided

15.22.10

a) Defined area (west side of 4272 Line 34) A-10 as shown on Schedule "A", Map 1

b) Permitted use

- Single detached dwelling
- Home occupation
- Bed and breakfast establishment

c) Bed and breakfast site specific regulations:

- Notwithstanding Section 4.3, a bed and breakfast is permitted in the A-10 zone with a maximum of four (4) accessory guest rooms.

SECTION 15.0

ZONE EXCEPTIONS

All other provisions of Section 4.3 apply.

d) Minimum setbacks (main building)

- Front yard: 15m
- Side yard: 7.5m
- Rear yard: 15m

e) Minimum lot area: 3000m²

f) Minimum lot frontage: 37m

g) Maximum lot coverage: 30%

h) Minimum landscaped open space: 30%

i) Maximum height: 12m

j) Minimum setbacks (accessory structures)

- Side yard: 3m
- Rear yard: 3m
- Shall not be located in a front yard or within a required setback

k) Maximum lot coverage (accessory structures): 5%

l) Services

- Notwithstanding Section 4.25, on lands within the A-10 zone no building shall be erected, or enlarged unless the requirements for service connections defined by the Ontario Building Code are provided

SECTION 15.0

ZONE EXCEPTIONS

15.23 Urban Reserve (UR) Zone

15.23.1

- a) Defined area (354 Delamere Avenue and 106 Romeo Street North – By-law 146-2010)
UR-1 as shown on Schedule “A”, Map 3

b) Permitted use

- Notwithstanding Section 12.2 hereof to the contrary, the lands zoned UR-1 (354 Delamere Avenue and 106 Romeo Street North) shall be used for no purposes other than a parking area for 10 Romeo Street North

15.23.2

- a) Defined area (720 Huron Street)
UR-2 as shown on Schedule “A”, Map 1

b) Permitted use

- Extraction of sand and gravel
- Contractor’s yard and shop

15.23.3

- a) Defined area (700 Huron Street)
UR-3 as shown on Schedule “A”, Map 1

b) Permitted use

- Single-detached dwelling
- Contractor’s yard and shop
- Accessory buildings and structures

- c) Maximum gross floor area: 140m² (for the contractor’s yard and shop)

15.23.4

- a) Defined area (3980 Road 111)
UR-4 as shown on Schedule “A”, Map 6

b) Permitted use

SECTION 15.0

ZONE EXCEPTIONS

- Single-detached dwelling
- Accessory buildings and structures on one lot
- c) Special regulations
 - Development for the permitted uses shall be by plan of subdivision
- d) Servicing
 - Notwithstanding Section 4.25, one single detached dwelling may be erected or enlarged as long as the requirements for service connections defined by the Ontario Building Code are provided

15.23.5

- a) Defined area (3009 Line 34)
UR-5 as shown on Schedule "A", Map 6
- b) Permitted use
 - Automobile sales and service establishment
 - Automobile repair establishment
 - Accessory uses

15.23.6

- a) Defined area (3998 and 3994 Road 111)
UR-6 as shown on Schedule "A", Map 6
- b) Permitted use
 - Business office
 - Contractor's shop
 - Personal service shop
 - Professional office
 - Repair shop
 - Single detached dwelling
 - Small engine repair

SECTION 15.0

ZONE EXCEPTIONS

- Storage
- Wholesale
- c) Special regulations
 - All non-residential uses shall be conducted within the existing 111.5m² building situated on the southerly portion of the property
- d) Servicing
 - Notwithstanding Section 4.25, no building shall be erected or enlarged unless the requirements for service connections defined by the Ontario Building Code are provided

15.23.7

- a) Defined area (3984 Road 111)
UR-7 as shown on Schedule "A", Map 6
- b) Permitted use
 - Automobile repair establishment
 - Automobile sales or service establishment
 - Paint shop business
 - Accessory uses
 - Woodworking, cabinet making business
- c) Servicing
 - Notwithstanding Section 4.25, no building shall be erected or enlarged unless the requirements for service connections defined by the Ontario Building Code are provided

15.23.8

- a) Defined area (3007 Line 34, 3992 Road 111 and 3986 Road 111)
UR-8 as shown on Schedule "A", Map 6
- b) Permitted use
 - Single detached dwelling

SECTION 15.0

ZONE EXCEPTIONS

c) Servicing

- Notwithstanding Section 4.25, no building shall be erected or enlarged unless the requirements for service connections defined by the Ontario Building Code are provided

15.23.9

a) Defined area (3992 Road 111) UR-9 as shown on Schedule "A", Map 6

b) Permitted use

- Furniture repair shop
- Upholstery business
- Accessory uses

c) Servicing

- Notwithstanding Section 4.25, no building shall be erected or enlarged unless the requirements for service connections defined by the Ontario Building Code are provided

15.23.10

a) Defined area (864 Mornington Street) UR-10 as shown on Schedule "A", Map 2

b) Permitted use

- One single detached dwelling
- Home occupation
- A bed and breakfast establishment

c) Minimum lot area: the minimum lot area shall be sufficient to accommodate a septic system approved by the appropriate authority, as well as the dwelling and accessory buildings and such lot shall not be less than 2250m²

d) Minimum lot frontage: 27.5m

e) Minimum setbacks

SECTION 15.0

ZONE EXCEPTIONS

- Front yard: 7.5m
 - Side yard: 3m
 - Rear yard: 7.5m
- f) Maximum building height: 10m
- g) Maximum lot coverage: 30%
- h) Minimum landscaped open space: 30%