

SECTION 8 - RESIDENTIAL ZONE ONE (R1)

No **person** shall within any R1, R2, R3, R4, R5, R6 or R7 **zone use** any **land** or **erect, alter,** or **use** any **building** or **structure** for any purpose except in accordance with the following provisions:

8.1 Permitted Uses, Buildings, and Structures

Uses permitted in a Residential Zone are denoted by the symbol '☞' in the column applicable to the Zone and corresponding with the row for a specific permitted use in Table 8A. A number(s) following the symbol '☞' or identified permitted use indicates that one or more special provisions apply, which are listed below Table 8A.

| Table 8A Residential Zones – Permitted Uses | | | | | | | |
|--|----|----|-------|-------|-------|----|----|
| Use | R1 | R2 | R3 | R4 | R5 | R6 | R7 |
| Apartment dwellings | | | | | ☞ | | |
| Bed and breakfast establishment | ☞ | ☞ | ☞ | ☞ | | | |
| One boarding or lodging house dwelling on one lot | | | | ☞ (5) | ☞ (5) | | |
| Continuum-of-care facility | | | | | | ☞ | |
| One converted dwelling on one lot | | | ☞ (2) | ☞ (3) | ☞ (4) | | |
| One duplex dwelling on one lot | | | ☞ | ☞ | | | |
| One fourplex dwelling on one lot | | | | ☞ | | | |
| Group homes | | | | | | | ☞ |
| Home for the aged dwellings | | | | | | ☞ | |
| Home occupation | ☞ | ☞ | ☞(1) | ☞(1) | | | |
| Nursing home dwellings | | | | | | ☞ | |
| Row or townhouse dwellings | | | | | ☞ | | |
| One semi-detached dwelling on one lot | | | ☞ | ☞ | | | |
| One dwelling unit of a semi-detached dwelling on one lot | | | ☞ | ☞ | | | |
| Senior citizen dwellings | | | | | | ☞ | |
| One single detached dwelling on one lot | ☞ | ☞ | ☞ | ☞ | | | |
| One triplex dwelling on one lot | | | | ☞ | | | |
| Public park | ☞ | ☞ | ☞ | ☞ | ☞ | ☞ | |
| Accessory uses, buildings and structures | ☞ | ☞ | ☞ | ☞ | ☞ | ☞ | ☞ |

Table 8A Additional Regulations:

- (1) Only permitted in a **single detached dwelling** or **semi-detached dwelling unit**
- (2) **Converted dwelling** can contain not more than two **dwelling units**
- (3) **Converted dwelling** can contain not more than four **dwelling units**
- (4) **Converted dwelling** can contain between five and seven **dwelling units**
- (5) **Boarding or lodging house dwelling** can contain accommodation for not more than four tenants

8.2 Requirements for Permitted Uses, Buildings, and Structures

A number(s) following the Zone standards, Zone heading, or the standard, indicates that one or more special provisions apply, which are listed below in Tables 8B, 8C, 8D, 8E and 8F.

| Table 8B Residential Zone Standards – R1, R2, R6 and R7 | | | | |
|--|-----------|-----------|------------------|---------------|
| Standard | R1 | R2 | R6 (5)(6) | R7 (5) |
| Lot Area, Minimum (m²) (Interior lot) | 900.0 | 666.0 | (4) | 666.0 |
| Lot Area, Minimum (m²) (Corner lot) | 1,102.5 | 795.5 | (4) | 666.0 |
| Lot Frontage, Minimum (m) (Interior lot) | 22.0 | 18.0 | 20.0 | 18.0 |
| Lot Frontage, Minimum (m) (Corner lot) | 24.5 | 21.5 | 20.0 | 18.0 |
| Lot Depth, Minimum (m) | 45.0 | 37.0 | 37.0 | 37.0 |
| Front Yard, Minimum (m) | 7.5 | 6.0 | 7.5 | 6.0 |
| Interior Side Yard, Minimum (m) | (1) | (2)(3) | 6.0 | (2) |
| Exterior Side Yard, Minimum (m) | 7.5 | 6.0 | 7.5 | 6.0 |
| Rear Yard, Minimum (m) | 7.5 | 7.0 | 10.5 | 7.5 |
| Building Height, Maximum (m) | 10.5 | 10.5 | 13.5 | 10.5 |
| Number of Storeys, Maximum | N/A | N/A | 3 | N/A |
| Lot Coverage, Maximum (%) | 40.0 | 40.0 | 35.0 | 35.0 |
| Gross Floor Area, Minimum (m²) | 125.0 | 100.0 | N/A | N/A |
| Landscaped Open Space, Minimum (%) | 25.0 | 25.0 | 30.0 | 35.0 |

Table 8B Additional Regulations:

- (1) 3.0 metres on one side and 2.4 metres on the opposite side (in the case of a **corner lot** 2.4 metres is required on the interior side)
- (2) 2.4 metres on one side and 1.2 metres on the other side for the **first storey** plus 0.6 metres for each additional or partial **storey** above the first.

Where an **attached garage** or **carport** is provided or within the **main building**, the **interior side yards** may be reduced from 2.4 metres to 1.2 metres for the **first storey** plus 0.6 metres for each additional or partial **storey** above the first.

Where the floor level of the **first storey** is 1.2 metres or more above the **finished grade level**, an additional 0.3 metres shall be required in addition to the above requirements.

- (3) Where an **attached** deck is provided to the rear of a **dwelling**, the **interior side yards** for the deck shall be reduced to 1.2 metres.
- (4) 550.0 square metres for the first **unit** plus 90.0 square metres for each additional **unit**.
- (5) A **planting strip** shall be required in accordance with the provisions of Section 5.25 where an **interior side or rear lot line** of a **lot** being developed abuts a **lot** that is:
 - a. in a Residential **Zone** or a Residential (-H) **Zone**.
 - b. **used** for residential purposes;
 - c. **used** for a non-residential purpose and on which no **planting strip** exists adjacent to the mutual **lot line**.
- (6) No ingress or egress **driveway** shall be located closer than 1.5 metres to any **side** or **rear lot line**.
- (7) Separation Distance Between **Group Homes**

No **group home** shall be located within 450 metres of any other **group home**. The 450 metre distance is to be measured from nearest **lot line** to nearest **lot line**.

Maximum Number of Residents

The maximum number of **group home** residents shall be the number of residents that were lawfully established and residing in the **group home** on the day of adoption of this By-law.

| Table 8C Residential Zone Standards – R3 | | | | |
|---|---------------------------------|--|---|--------------------------------|
| Standard | Single Detached Dwelling | Semi-Detached or Duplex Dwelling on One Lot | One Dwelling Unit of a Semi-Detached Dwelling on One Lot | Converted Dwellings (5) |
| Lot Area, Minimum (m²) (Interior lot) | 555.0 | 666.0 | 333.0 | 666.0 |
| Lot Area, Minimum (m²) (Corner lot) | 666.0 | 832.5 | 495.5 | 666.0 |
| Lot Frontage, Minimum (m) (Interior lot) | 15.0 | 18.0 | 9.0 | 18.0 |
| Lot Frontage, Minimum (m) (Corner lot) | 18.0 | 22.5 | 13.5 | 18.0 |
| Lot Depth, Minimum (m) | 37.0 | 37.0 | 37.0 | 37.0 |
| Front Yard, Minimum (m) | 6.0 | 6.0 | 6.0 | 6.0 |
| Interior Side Yard, Minimum (m) | (1) | (2) | (2) | (3) |
| Exterior Side Yard, Minimum (m) | 6.0 | 6.0 | 6.0 | 6.0 |
| Rear Yard, Minimum (m) | 6.0 | 6.0 | 6.0 | 7.5 |
| Building Height, Maximum (m) | 10.5 | 10.5 | 10.5 | 10.5 |
| Lot Coverage, Maximum (%) | 45.0 | 45.0 | 45.0 | 35.0 |
| Gross Floor Area Ratio, Maximum (%) | 70.0 | 70.0 | 70.0 | N/A |
| Gross Floor Area, Minimum (m²) | 85.0 | 85.0 | 85.0 | 55.0 (4) |
| Landscaped Open Space, Minimum (%) | 25.0 | 25.0 | 25.0 | 35.0 |

Table 8C Additional Regulations:

- (1) 2.4 metres on one side and 1.2 metres on the other side for the **first storey** plus 0.6 metres for each additional or partial **storey** above the first.

Where an **attached garage** or **carport** is provided or within the **main building**, the **interior side yards** may be reduced from 2.4 metres to 1.2 metres for the **first storey** plus 0.6 metres for each additional or partial **storey** above the first.

Where the floor level of the **first storey** is 1.2 metres or more above the **finished grade level**, an additional 0.3 metres shall be required in addition to the above requirements.

(2) **Semi-detached Dwelling**

1.2 metres plus 0.6 metres for each additional or partial **storey** above the first where an **attached garage** or **carport** is provided.

2.7 metres is required where no **attached garage** or **carport** is provided.

Where the floor level of the **first storey** is 1.2 metres or more above the **finished grade level**, an additional 0.3 metres shall be required in addition to the above requirements.

No **side yard** is required on the **attached** side of the **dwelling** (for one dwelling unit of a **semi-detached dwelling** on one lot)

Duplex Dwelling

2.4 metres on one side

1.2 metres on the other side for the **first storey** plus 0.6 metres for each additional or partial **storey** above the first.

Where an **attached garage** or **carport** is provided or within the **main building**, the **interior side yards** may be reduced from 2.4 metres to 1.2 metres for the **first storey** plus 0.6 metres for each additional or partial **storey** above the first.

Where the floor level of the **first storey** is 1.2 metres or more above the **finished grade level**, an additional 0.3 metres shall be required in addition to the above requirements.

(3) 1.2 metres plus 0.6 metres for each additional or partial **storey** above the first where an **attached garage** or **carport** is provided.

2.7 metres on one side of the **dwelling** where no **attached garage** or **carport** is provided and 1.2 metres plus 0.6 metres for each additional or partial **storey** above the first on the opposite side.

When determining which **side yard** requirement should apply, the maximum **building height** of that part of the **dwelling** nearest the **side lot line** shall prevail.

(4) Per **dwelling unit**.

(5) Additions to **existing buildings** for the purpose of accommodating the conversion of **existing dwellings** shall not be **permitted**.

Any additional external stairways beyond those that existed prior to the conversion shall be provided in the **rear yard** of the **lot** and no closer to the **rear**

lot line than minimum rear yard required for the dwelling.

| Table 8D Residential Zone Standards – R4 | | | |
|---|---------------------------------|--|---|
| Standard | Single Detached Dwelling | Semi-Detached or Duplex Dwelling on One Lot | One Dwelling Unit of a Semi-Detached Dwelling on One Lot |
| Lot Area, Minimum (m²) (Interior lot) | 360.0 | 540.0 | 270.0 |
| Lot Area, Minimum (m²) (Corner lot) | 480.0 | 675.0 | 405.0 |
| Lot Frontage, Minimum (m) (Interior lot) | 12.0 | 18.0 | 9.0 |
| Lot Frontage, Minimum (m) (Corner lot) | 16.0 | 22.5 | 13.5 |
| Lot Depth, Minimum (m) | 30.0 | 30.0 | 30.0 |
| Front Yard, Minimum (m) | 6.0 | 6.0 | 6.0 |
| Interior Side Yard, Minimum (m) | (1) | (2) | (2) |
| Exterior Side Yard, Minimum (m) | 6.0 | 6.0 | 6.0 |
| Rear Yard, Minimum (m) | 6.0 | 6.0 | 6.0 |
| Building Height, Maximum (m) | 10.5 | 10.5 | 10.5 |
| Lot Coverage, Maximum (%) | 45.0 | 45.0 | 45.0 |
| Gross Floor Area Ratio, Maximum (%) | 70.0 | 70.0 | 70.0 |
| Gross Floor Area, Minimum (m²) | 65.0 | 65.0 | 65.0 |
| Landscaped Open Space, Minimum (%) | 25.0 | 25.0 | 25.0 |

Table 8D Additional Regulations:

- (1) 2.4 metres on one side and 1.2 metres on the other side for the **first storey** plus 0.6 metres for each additional or partial **storey** above the first.

Where an **attached garage** or **carport** is provided or within the **main building**, the **interior side yards** may be reduced from 2.4 metres to 1.2 metres for the **first storey** plus 0.6 metres for each additional or partial **storey** above the first.

Where the floor level of the **first storey** is 1.2 metres or more above the **finished grade level**, an additional 0.3 metres shall be required in addition to the above requirements.

(2) **Semi-detached Dwelling**

1.2 metres plus 0.6 metres for each additional or partial **storey** above the first where an **attached garage** or **carport** is provided.

2.7 metres is required where no **attached garage** or **carport** is provided. Where the floor level of the **first storey** is 1.2 metres or more above the **finished grade level**, an additional 0.3 metres shall be required in addition to the above requirements.

No **side yard** is required on the **attached** side of the **dwelling** (for one dwelling unit of a **semi-detached dwelling** on one lot)

Duplex Dwelling

2.4 metres on one side

1.2 metres on the other side for the **first storey** plus 0.6 metres for each additional or partial **storey** above the first.

Where an **attached garage** or **carport** is provided or within the **main building**, the **interior side yards** may be reduced from 2.4 metres to 1.2 metres for the **first storey** plus 0.6 metres for each additional or partial **storey** above the first.

Where the floor level of the **first storey** is 1.2 metres or more above the **finished grade level**, an additional 0.3 metres shall be required in addition to the above requirements.

| Standard | Triplex Dwellings | Fourplex Dwellings | Converted Dwellings (6) | Boarding or Lodging Houses |
|--|--------------------------|---------------------------|--------------------------------|-----------------------------------|
| Lot Area, Minimum (m²) | 777.0 | 777.0 | (3) | 666.0 |
| Lot Frontage, Minimum (m) | 21.0 | 21.0 | (4) | 18.0 |
| Lot Depth, Minimum (m) | 37.0 | 37.0 | 37.0 | 37.0 |
| Front Yard, Minimum (m) | 6.0 | 6.0 | 6.0 | 6.0 |
| Interior Side Yard, Minimum (m) | (1) | 3.5 | (5) | (5) |
| Exterior Side Yard, Minimum (m) | 6.0 | 6.0 | 6.0 | 6.0 |
| Rear Yard, Minimum (m) | 7.5 | 7.5 | 7.5 | 7.5 |
| Building Height, Maximum (m) | 10.5 | 10.5 | 10.5 | 10.5 |
| Lot Coverage, Maximum (%) | 35.0 | 35.0 | 35.0 | 35.0 |
| Gross Floor Area, Minimum (m²) | 55.0 (2) | 55.0 (2) | 55.0 (2) | 9.0 (7) |
| Landscaped Open Space, Minimum (%) | 35.0 | 35.0 | 35.0 | 35.0 |

Table 8E Additional Regulations:

- (1) 3.5 metres except that where an **attached garage** or **carport** is provided, the **minimum interior side yard** next to the **attached garage** or **carport** shall be 2.7 metres.
- (2) Per **dwelling unit**.
- (3) **Lot area minimum** for a:

| | |
|------------------------|---------------------|
| 2-unit building | 666.0 square metres |
| 3-unit building | 740.0 square metres |
| 4-unit building | 795.5 square metres |
- (4) **Lot frontage minimum** for a:

| | |
|------------------------|-------------|
| 2-unit building | 18.0 metres |
| 3-unit building | 20.0 metres |
| 4-unit building | 21.5 metres |
- (5) 1.2 metres plus 0.6 metres for each additional or partial **storey** above the first where an **attached garage** or **carport** is provided.

2.7 metres on one side of the **dwelling** where no **attached garage** or **carport** is provided and 1.2 metres plus 0.6 metres for each additional or partial **storey** above the first on the opposite side.

When determining which **side yard** requirement should apply, the maximum **building height** of that part of the **dwelling** nearest the **side lot line** shall prevail.
- (6) Additions to **existing buildings** for the purpose of accommodating the conversion of **existing dwellings** shall not be **permitted**.

Any additional external stairways beyond those that existed prior to the conversion shall be provided in the **rear yard** of the **lot** and no closer to the **rear lot line** than **minimum rear yard** required for the **dwelling**.
- (7) Per bedroom.

| Standard | Apartment Dwellings (3)(4)(5) | Converted Dwellings (3)(4)(8) | Row or Townhouse Dwellings (3)(4)(11) | One Dwelling Unit of a Row or Townhouse Dwelling on One Lot (4) | Boarding or Lodging Houses (4) |
|--|--------------------------------------|--------------------------------------|--|--|---------------------------------------|
| Lot Area, Minimum (m²) | (1) | (6) | (9) | (12) | 666.0 |
| Lot Frontage, Minimum (m) | 25.0 | 27.5 | (10) | (13) | 18.0 |
| Number of Attached Dwelling Units, Maximum | N/A | N/A | 8 | N/A | N/A |
| Lot Depth, Minimum (m) | 37.0 | 37.0 | 37.0 | 37.0 (14) | 37.0 |
| Front Yard, Minimum (m) | 6.0 | 7.5 | 6.0 | 4.5 | 6.0 |
| Interior Side Yard, Minimum (m) | 6.0 | (7) | 4.5 | (15) | (16) |
| Exterior Side Yard, Minimum (m) | 7.5 | 6.0 | 6.0 | 6.0 | 6.0 |
| Rear Yard, Minimum (m) | 12.0 | 7.5 | 6.0 | 6.0 | 7.5 |
| Building Height, Maximum (m) | 13.5 | 13.5 | 10.5 | 10.5 | 10.5 |
| Number of Storeys, Maximum | 3 | N/A | N/A | N/A | N/A |
| Lot Coverage, Maximum (%) | 35.0 | 35.0 | 40.0 | 50.0 | 35.0 |
| Gross Floor Area per Dwelling Unit, Minimum | (2) | 55.0 | (2) | N/A | (17) |
| Gross Floor Area Ratio, Maximum (%) | N/A | N/A | N/A | N/A | N/A |
| Gross Floor Area, Minimum (m²) | N/A | N/A | N/A | 65.0 | N/A |
| Landscaped Open Space, Minimum (%) | 35.0 | 35.0 | 25.0 | 25.0 | 35.0 |

Table 8F Additional Regulations:

- (1) 900.0 square metres for the first **dwelling unit** plus 90.0 square metres for each additional **dwelling unit**.
- (2) **Dwelling Unit Gross Floor Area**, Minimum for:

| | |
|------------------------------|-------------------------------|
| Bachelor unit | 35.0 square metres |
| 1 bedroom unit | 55.0 square metres |
| 2 bedroom unit | 65.0 square metres |
| 3 bedroom unit | 75.0 square metres |
| Additional bedrooms beyond 3 | 9.0 square metres per bedroom |
- (3) A **planting strip** shall be required in accordance with the provisions of Section 5.25 where an **interior side or rear lot line** of a **lot** being developed abuts a **lot** that is:
 - (a) in a Residential **Zone** or a Residential (-H) **Zone**.
 - (b) **used** for residential purposes;
 - (c) **used** for a non-residential purpose and on which no **planting strip** exists adjacent to the mutual **lot line**.
- (4) No ingress or egress **driveway** shall be located closer than 1.5 metres to any **side** or **rear lot line**.
- (5) More than one **apartment dwelling** may be **erected** on a **lot** provided that the following provisions are met:
 - (a) The **minimum lot area** requirement shall be calculated on the basis of the provisions of Section 8.2, Table 8F above.
 - (b) The **minimum lot frontage** requirement shall be 30.5 metres.
 - (c) The **front, side, and rear yard** requirements as set out in Section 8.2, Table 8F above shall be applied.
 - (d) Notwithstanding the provisions of Clause (c) above, where internal vehicular access to a **lot** being developed or **used** for an **apartment dwelling development** is provided through an **interior side yard**, that **side yard** shall have a minimum width of 7.5 metres.
 - (e) Setbacks between **buildings** within an **apartment dwelling** project shall be as follows:
 - I. the minimum distance between two exterior walls of different **buildings** facing each other, neither of which is an end wall, where either or both of the exterior walls contain a living room window, shall be 21.0 metres.
 - II. the minimum distance between two exterior walls of different **buildings** facing each other, neither of which is an end wall, where either or both of the exterior walls contain windows to **habitable rooms** other than living room windows, shall be 15.0 metres.
 - III. the minimum distance between an exterior wall containing a living room window in one **building** and the end wall of another **building**, which end wall contains no windows to **habitable rooms**, shall be 10.5 metres.
 - IV. the minimum distance between an exterior wall containing a

window to a **habitable room**, other than a living room window, and the end wall of another **building** containing no windows to **habitable rooms** shall be 7.5 metres.

V. the minimum distance between two end walls of different **buildings**, where neither end wall contains windows to **habitable rooms**, shall be 4.5 metres.

- (6) Lot area minimum for a:
- | | |
|------------------------|-----------------------|
| 5-unit building | 1,017.5 square metres |
| 6-unit building | 1,107.5 square metres |
| 7-unit building | 1,197.5 square metres |
- (7) 3.5 metres on one side and 4.5 metres on the opposite side
- (8) Additions to **existing dwellings** for the purpose of accommodating the conversion of **existing dwellings** shall be **permitted** provided that the following provisions are met:
- (a) the addition shall have a ground floor area of not greater than 50 per cent of the ground floor area and a total floor area of not greater than 50 per cent of the total floor area of the **dwelling** prior to the conversion.
 - (b) any addition that is **erected** for the purpose of accommodating a conversion must be constructed so as to fit in with the character and design of the **existing dwelling**.

Any additional external stairways beyond those that existed prior to the conversion shall be provided in the **rear yard** of the **lot** and shall be no closer to the **rear lot line** than the **minimum rear yard** required for the **dwelling**.

- (9) 1017.5 square metres for each **Row or Townhouse dwelling**; however the gross **density** shall not exceed 50 units per hectare.
- (10) **Interior Lot:** 27.5 metres for the first three units plus 6.0 metres for each additional **dwelling unit**
- Corner Lot:** 29.0 metres for the first three units plus 6.0 metres for each additional **dwelling unit**
- (11) More than one **row or townhouse dwelling** may be **erected** on a **lot** provided that the following provisions are met:
- (a) The **minimum lot area** requirement shall be calculated on the basis of the provisions of Section 8.2, Table 8F above.
 - (b) The **minimum lot frontage** requirement shall be calculated by applying the **minimum lot frontage** provisions of Section 8.2, Table 8F above to the **row or townhouse** which faces the **front lot line** or the **townhouse** with the greatest number of **dwelling units**, whichever results in the greatest requirement but in no case shall the **minimum lot frontage** be less than 27.5 metres.
 - (c) The **front, side, and rear yard** requirements as set out in Section 8.2, Table 8F above shall apply to the **development** as a whole.
 - (d) Notwithstanding the provisions of Clause (c) above, where internal

vehicular access to a **lot** being developed or **used** for a **row or townhouse development** is provided through an **interior side yard**, that **side yard** shall have a minimum width of 7.5 metres.

- (e) Separation distances between **buildings** within a **row or townhouse** project shall be according to all applicable requirements of the Ontario Building Code, as amended.

(12) **Lot Area, Minimum**

| | |
|---------------------|----------------------|
| Interior Lot | 222 square metres |
| End Unit | 397.75 square metres |
| Corner Lot | 453.25 square metres |

(13) **Lot Frontage, Minimum**

| | |
|---------------------|--------------|
| Interior Lot | 6.0 metres |
| End Unit | 10.75 metres |
| Corner Lot | 12.25 metres |

- (14) Where an **interior lot** has a **lot frontage** of 9.0 metres or more, the minimum required **lot depth** shall be reduced to 30.0 metres.

- (15) No **side yard** is required on the **attached** side(s) of the **dwelling unit**. 4.5 metres is required on the side of the **dwelling unit** not **attached** to another **dwelling unit**.

- (16) 1.2 metres plus 0.6 metres for each additional or partial **storey** above the first where an **attached garage** or **carport** is provided.

2.7 metres on one side of the **dwelling** where no **attached garage** or **carport** is provided and 1.2 metres plus 0.6 metres for each additional or partial **storey** above the first on the opposite side.

When determining which **side yard** requirement should apply, the maximum **building height** of that part of the **dwelling** nearest the **side lot line** shall prevail.

- (17) **Gross Floor Area** per Bedroom, Minimum: 9.0 square metres

8.3 Requirements for a Bed and Breakfast Establishment

In accordance with the provisions of Section 5.3.

8.4 Requirements for a Home Occupation

In accordance with the provisions of Section 5.11.

8.5 Requirements for Accessory Uses, Buildings, and Structures

In accordance with the provisions of Section 5.1

8.6 Requirements for a Public Park

In accordance with the provisions of Section 15.

8.7 Special Provisions

8.7.1 Residential Zone One Special Provisions

Amended by By-law No. Z60-2006

8.7.1.1 R1-1

- (a) Location: Part of Lot 16, Concession Thames (Key Map 1)
- (b) Notwithstanding the provisions of Section 8.2 of this By-law to the contrary, the **minimum front yard** requirement for a **single-detached dwelling** located within the “R1-1” **zone** as shown on Key Map 1 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z60-2006) shall be 12.0 metres.
- (c) Notwithstanding the provisions of Section 8.2 of this By-law to the contrary, a **single-detached dwelling** shall be located no further than 54.4 metres from the Emily Street **front lot line** on the land within the “R1-1” **zone** as shown on Key Map 1 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z60-2006).
- (d) All other provisions of this By-law, as amended, shall apply.

Amended by By-law No. Z60-2006

8.7.1.2 R1-2

- (a) Location: Part of Lot 16, Concession Thames (Key Map 1)
- (b) Notwithstanding the provisions of Section 8.2 of this By-law to the contrary, the **minimum front yard** requirement for a **single-detached dwelling** located within the “R1-2” **zone** as shown on Key Map 1 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z60-2006) shall be 12.0 metres.
- (c) Notwithstanding the provisions of Section 8.2 of this By-law to the contrary, a **single-detached dwelling** shall be located no further than 44.4 metres from the Emily Street **front lot line** on the land within the “R1-2” **zone** as shown on Key Map 1 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z60-2006).
- (d) All other provisions of this By-law, as amended, shall apply.

Amended by By-law No. Z60-2006

8.7.1.3 R1-3

- (a) Location: Part of Lot 16, Concession Thames (Key Map 1)
- (b) Notwithstanding the provisions of Section 8.2 of this By-law to the contrary, the **minimum front yard** requirement for a **single-detached dwelling** located within the “R1-3” **zone** as shown on Key Map 1 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z60-2006) shall be 12.0 metres.
- (c) Notwithstanding the provisions of Section 8.2 of this By-law to the contrary, a **single-detached dwelling** shall be located no further than 38.5 metres from the Emily Street **front lot line** on the land within the “R1-3” **zone** as shown on Key Map 1 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z60-2006).
- (d) All other provisions of this By-law, as amended, shall apply.

Amended by By-law No. Z107-2014

8.7.1.4 R1-4

- (a) Location: Part of Lot 16 and Part of Lot 17, Thames Concession (Key Map 1)
- (b) Notwithstanding the provisions of Section 8.2 of this By-law to the contrary, the minimum front Yard for a permitted use on a lot located within the "R1-4" zone as shown on Key Map 1 of Schedule "A" to this By-law shall be 12.0 metres.
- (c) All other provisions of this By-law, as amended, shall apply.

8.7.2 Residential Zone Two Special Provisions

8.7.2.1 R2-1

- (a) Location: All lands within the "R2-1" zone as shown on Schedule "A" to this By-law.
- (b) Notwithstanding the provisions of Section 8.1 of this By-law to the contrary, an additional **permitted uses** described as one **converted dwelling** on one **lot**, containing not more than two **dwelling units**, shall be **permitted** within the "R2-1" zone as shown on Schedule "A" to this By-law.

Amended by By-law No. Z17-2000 and Z31-2001

- (c) Notwithstanding Section 8.7.2.1 (b) above, a **converted dwelling** containing not more than two **dwelling units**, shall not be **permitted** on:
 - (i) any **lot** that is not service with both a municipal water supply and municipal sanitary sewers;
 - (ii) any **lot** located east of the CNR tracks and north of Trout Creek until a secondary means of access to these lands is available;
 - (iii) any **lot** if the **dwelling** has been constructed for less than five years.
- (d) All other provisions of this By-law shall apply.

8.7.2.2 R2-2

- (a) Location: Lots 34 to 42, inclusive, n/w side of Thomas St. and Lots 34 to 37, inclusive, s/e side of Ontario St. and Block H and pt. of Block J Registered Plan No. 235; part of Lot 23, Thames Concession.
- (b) Notwithstanding the provisions of Section 8.1, only the following **uses** shall be **permitted** within the "R2-2" zone as shown on Schedule "A" to this By-law.
 - (i) a **hotel; a cocktail bar;**
 - (ii) four **accessory dwelling units** for the housing of staff;
 - (iii) an **eating establishment, restaurant;**
 - (iv) a **parking lot;**
 - (v) a **retail store** with a **gross floor area** of less than 95 square metres;
 - (vi) a religious shrine;
 - (vii) **accessory uses.**
- (c) For the purpose of Section 8.7.2.1(b) of this By-law, the following **zone** provisions shall apply to the lands within the "R2-2" zone as shown on Schedule "A" to this By-law.

Amended by By-law No. Z12-1999

- (i) **Lot Area**, Minimum 6.1 hectares
- (ii) **Lot Frontage**, Minimum 15.0 metres
- (d) All other provisions of this By-law shall apply.

Amended by By-law No. Z107-2014

8.7.2.3 R2-3

- (a) Location: Part of Lot 36, Registered Plan No. 371, Part of Lot 18, west side of Water Street South, Registered Plan No. 235 (Key Map 17)
- (b) Notwithstanding the provisions of Section 8.2 of this By-law to the contrary, the **minimum lot depth** for the land within the "R2-3" **zone** as shown on Schedule "A" to this By-law shall be 36.0 metres.
- (c) All other provisions of this By-law, including the provisions of Section 8.2 shall apply.

Amended by By-law No. Z38-2002

8.7.2.4 R2-4

- (a) Location: Part of Lot 15, Concession 18 (formerly in the Township of Blanshard)
- (b) Notwithstanding the provision of Section 8.2 of By-law No. Z1-1997 to the contrary, the following **zone** provisions shall apply to the land in the "R2-4" **zone** (also shown on Schedule "A" to By-law No. Z38-2002):

(i) **Lot area, Minimum**

| | | |
|--------------|-----|---------------|
| Interior Lot | 555 | square metres |
| Corner Lot | 666 | square metres |

(ii) **Lot Frontage, Minimum**

| | | |
|--------------|------|--------|
| Interior Lot | 15.0 | metres |
| Corner Lot | 18.0 | metres |

(iii) **Lot Depth, Minimum**

37.0 metres

(iv) **Front Yard, Minimum**

6.0 metres

(v) **Interior Side Yard, Minimum**

2.4 metres on one side
1.2 metres on the other side
for the **first storey** plus 0.6 metres for each additional or partial **storey** above the first.

Where an **attached garage** or **carport** is provided or within the **main building**, the **interior side yards** may be reduced from 2.4 metres to 1.2 metres for the **first storey** plus 0.6 metres for each additional or partial **storey** above the first.

Where the floor level of the **first storey** is 1.2 metres or more above the **finished grade level**, an additional 0.3 metres shall be required in addition to the above requirements.

(vi) **Exterior Side Yard, Minimum** 6.0 metres

- | | | | |
|--------|---|--|---------------|
| (vii) | Rear Yard , Minimum | 7.5 | metres |
| (viii) | Building Height , Maximum | 10.5 | metres |
| (ix) | Lot Coverage , Maximum | 35.0 | per cent |
| (x) | Gross floor area , Minimum | 85 | square metres |
| (xi) | Landscaped open space , Minimum | 30.0 | per cent |
| (xii) | Parking Requirements | In accordance with the provisions of Section 5.21. | |
- (c) All other provisions of By law No. Z1-1997, as amended, shall apply, including the provisions of Section 8.3, 8.4, 8.5, and 8.6.

Amended by By-law No. Z38-2002

8.7.2.4A Deleted by By-Law No. Z107-2014

Amended by By-law No. Z66-2006

8.7.2.5 R2-5

- (a) Location: Part of Lot 20, Concession 18 (Key Map 18)
- (b) Notwithstanding the provisions of Section 8.2 of this By-law to the contrary, the minimum **lot frontage** for a **corner lot** located within the “R2-5” **zone** as shown on Key Map 18 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z66-2006) shall be 18.0 metres.
- (c) All other provisions of this By-law, as amended, shall apply.

Amended by By-law No. Z86-2009

8.7.2.6 R2-6

- (a) Location: Part of Lot 17, Concession 15 (Key Map 4)
- (b) Notwithstanding the provisions Section 8.2 of this By-law to the contrary, the **minimum rear yard** for an **existing dwelling** and additions thereto located on the lands within the “R2-6” **zone** as shown on Schedule “A” to this By-law shall be 1.5 metres.
- (c) All other provisions of this By-law, as amended, shall apply.

Amended by By-law No. Z89-2010

8.7.2.7 R2-7

- (a) Location: Part of Lot 33, Registered Plan No. 371
- (b) Notwithstanding the provisions of Section 8.2 of this By-law to the contrary, the minimum **lot depth** for a **lot** within the “R2-7” **zone** as shown on Key Map 17 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z89-2010) shall be 25.0 metres.
- (c) Notwithstanding the provisions of Section 8.2 of this By-law to the contrary, the **minimum front yard** for an **existing dwelling (existing as of the date of adoption of By-law No. Z89-2010)** within the “R2-7” **zone** as shown on Key Map 17 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z89-2010) shall be 2.5 metres.
- (d) All other provisions of this By-law shall apply.

Amended by By-law No. Z89-2010 and Z107-2014

8.7.2.8 R2-8

- (a) Location: Part of Lot 33, Registered Plan No. 371
- (b) Notwithstanding the provisions of Section 8.2 of this By-law to the contrary, the minimum **lot area** for an **interior lot** within the "R2-8" **zone** as shown on Key Map 17 of Schedule "A" to this By-law (also shown on Schedule "A" to By-law No. Z89-2010) shall be 550 square metres.
- (c) Notwithstanding the provisions of Section 8.2 of this By-law to the contrary, the minimum **lot depth** for a **lot** within the "R2-8" **zone** as shown on Key Map 17 of Schedule "A" to this By-law (also shown on Schedule "A" to By-law No. Z89-2010) shall be 29.0 metres.
- (d) All other provisions of this By-law shall apply.

Amended by By-law No. Z107-2014

8.7.2.9 R2-9 (Former A2-1, Emily Street)

- (a) Location: Part of Lot 81 and Lot 82, Registered Plan No. 220 (Key Map 2)
- (b) Notwithstanding the provisions of Section 8.2 of this By-law to the contrary, the minimum **lot frontage** for a **lot** located within the "R2-9" **zone** as shown on Key Map 2 of Schedule "A" to this By-law shall be 15.0 metres.
- (c) All other provisions of this By-law, as amended, shall apply.

Amended by By-law No. Z103-2014

8.7.2.10 R2-10

- (a) Location: Part of Lot 3, East side of James Street, North side of Queen Street, Registered Plan No. 225
- (b) Notwithstanding the provisions of Section 8.2 of this By-law to the contrary, the minimum **lot depth** for a **lot** within the "R2-10" **zone** as shown on Key Map 3 of Schedule "A" to this By-law (also shown on Schedule "A" to By-law No. Z103-2013) shall be 34.0 metres.
- (c) All other provisions of this By-law shall apply.

8.7.3 Residential Zone Three Special Provisions

8.7.3.1 R3-1

- (a) Location: Lot 71, Registered Plan No. 235.
- (b) Notwithstanding the provisions of Section 8.2 of this By-law to the contrary, the minimum easterly **side yard** for any **building** or **structure** in the "R3-1" shall be 1.95 metres to maintain a spatial separation.
- (c) All other provisions of this By-law shall apply.

Amended By By-law No. Z17-2000

8.7.3.2 R3-2

- (a) Location: Lots 26 and 27, e/s of Salina St.,
Lots 26 and 27, w/s of Ontario St., Registered Plan No. 235
- (b) Notwithstanding the provisions of Section 8.1 of this By-law to the contrary, one **converted dwelling**, containing not more than four **dwelling units**, shall be **permitted** within the land zoned "R3-2" on Schedule "A" to this By-law.
- (c) All other provisions of this By-law shall apply.

Amended By By-law No. Z14-2000

8.7.3.3 R3-3

- (a) Location: Part of Lot 15, Concession 18 (formerly in the Township of Blanshard)
- (b) Notwithstanding the provisions of Section 8.2, Table 8C of this By-law to the contrary, the minimum **lot depth** for the land within the “R3-3” **zone** as shown on Key Map 3 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z14-2000) shall be 35.0 metres.
- (c) All other provisions of By-law No. Z1-1997, as amended, shall apply.

Amended By By-law No. Z14-2000 and Z31-2001

8.7.3.4 R3-4

- (a) Location: Part of Lot 15, Concession 18 (formerly in the Township of Blanshard)
- (b) Notwithstanding any provision of this By-law to the contrary, no **building** or **structure** used for human habitation shall be **permitted** to be located on the land in the “R3-4” **zone** as shown on Key Map 3 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z14-2000) within the triangular area formed by measuring along the easterly **side lot line** back from the point of intersection of the **rear lot line** and the easterly **side lot line** a distance of 6.09 metres to a point and measuring back along the **rear lot line** from the point of intersection of the **rear lot line** and the easterly **side lot line** a distance of 6.78 metres to a point. These two points and the intersection of the easterly **side lot line** and the **rear lot line** shall form the three points of the aforementioned triangle in which no **buildings** or **structures** shall be **permitted**.
- (c) All other provisions of By-law No. Z1-1997, as amended, shall apply.

Amended By By-law No. Z14-2000 and Z31-2001

8.7.3.5 R3-5

- (a) Location: Part of Lot 15, Concession 18 (formerly in the Township of Blanshard)
- (b) Notwithstanding any provision of this By-law to the contrary, the **minimum rear yard** for any **permitted building** and/or **structure** used for human habitation on the land in the “R3-5” **zone** as shown on Key Map 3 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z14-2000) shall be the distance from the **rear lot line** to a line joining two points along the **side lot lines**. The points along the **side lot lines** shall be determined by measuring back from the point of intersection of the rear and the southerly **side lot line** a distance of 6.09 metres to a point and measuring back from the point of intersection of the **rear lot line** and the northerly **side lot line** a distance of 13.48 metres to a point. The line formed by joining the two aforementioned points along the **side lot lines** shall be the **minimum rear yard** setback and the area between this line and the **rear lot line** shall be the required **rear yard** in which no **buildings** or **structures** shall be **permitted**.
- (c) All other provisions of By-law No. Z1-1997, as amended, shall apply.

Amended By By-law No. Z14-2000 and Z31-2001

8.7.3.6 R3-6

- (a) Location: Part of Lot 15, Concession 18 (formerly in the Township of Blanshard)
- (b) Notwithstanding any provision of this By-law to the contrary, no **building** or **structure** used for human habitation shall be **permitted** to be located on the land in the “R3-6” **zone** as shown on Key Map 3 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z14-2000) within the triangular area formed by measuring along the southerly **lot line** back from the point of intersection of the **rear lot line** and the southerly **side lot line** a distance of 13.48 metres to a point and measuring back along the **rear lot line** from the point of intersection of the **rear lot line** and the southerly **side lot line** a distance of 22.83 metres to a point. These two points and the intersection of the southerly **side lot line** and the **rear lot line** shall form the three points of the aforementioned triangle in which no **buildings** or **structures** shall be **permitted**.
- (c) All other provisions of By-law No. Z1-1997, as amended, shall apply.

Amended By By-law No. Z53-2005

8.7.3.7 R3-7

- (a) Location: Part of Lots 1, 2, and 3, Block “A”, Registered Plan No. 216 (Key Map 6)
- (b) Notwithstanding the provisions of Section 8.1 of By-law No. Z1-1997 to the contrary, the only **permitted** uses, **buildings** and **structures** located on the land in the “R3-7” **zone** as shown on Key Map 6 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z53-2005) shall be as follows:
 - (i) a **bed and breakfast establishment**;
 - (ii) a **home occupation**;
 - (iii) a **public park**;
 - (iv) one **single-detached dwelling** on one **lot**; and
 - (v) **accessory uses, buildings, and structures**.
- (c) Notwithstanding the provisions of Section 8.2, Table 8C of By-law No. Z1-1997 to the contrary, the following **zone** provisions shall apply to the land in the “R3-7” **zone** as shown on Key Map 2 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z53-2005):
 - (i) **Lot Area**, Minimum 540 square metres;
 - (ii) **Lot Frontage**, Minimum 14.8 metres;
 - (iii) **Lot Depth**, Minimum 36.5 metres.
- (d) All other provisions of By-law No. Z1-1997, as amended, shall apply.

Amended By By-law No. Z53-2005

8.7.3.8 R3-8

- (a) Location: Part of Lots 1, 2, and 3, Block “A”, Registered Plan No. 216 (Key Map 6)
- (b) Notwithstanding the provisions of Section 8.2, Table 8C of By-law No. Z1-1997 to the contrary, the following **zone** provisions shall apply to the land in the “R3-8” **zone** as shown on Key Map 6 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z53-2005):
 - (i) **Lot Area (Corner Lot)**, Minimum 570 square metres;
 - (ii) **Lot Frontage (Corner Lot)**, Minimum 15.8 metres; and

- (iii). **Lot Depth**, Minimum 36.5 metres.
- (c) All other provisions of By-law No. Z1-1997, as amended, shall apply.

Amended By By-law No. Z66-2006

8.7.3.9 R3-9

- (a) Location: Part of Lot 20, Concession 18 (Key Map 18)
- (b) Notwithstanding the provisions of Section 8.2 of this By-law to the contrary, the minimum **lot depth** for lots located within the “R3-9” **zone** as shown on Key Map 18 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z66-2006) shall be 32.5 metres.
- (c) All other provisions of this By-law, as amended, shall apply.

Amended By By-law No. Z82-2009

8.7.3.10 R3-10

- (a) Location: Part of Block N east side of St. George Street, Registered Plan No. 225.
- (b) Notwithstanding the provisions of Section 8.2, Table 8C of this By-law to the contrary, the minimum **lot frontage** for any uses, **buildings** and **structures permitted** by Section 8.1 of this By-law on the land within the “R3-10” **zone** as shown on Key Map 8 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z82-2009) shall be 7.0 metres.
- (c) All other provisions of this By-law, as amended, shall apply.

Amended By By-law No. Z98-2012

8.7.3.11 R3-11

- (a) Location: Part of Lot 15, Thames Concession, Part of Lot 15, Concession 17, and Part of Lot 16, Concession 17.
- (b) Notwithstanding the provisions of Section 8.2 of By-law No. Z1-1997 to the contrary, the **minimum front yard** for the land within the “R3-11” **zone** as shown on Key Map 2 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z98-2012) shall be 7.5 metres.
- (c) All other provisions of this By-law, as amended, shall apply.

Amended By By-law No. Z98-2012

8.7.3.12 R3-12

- (a) Location: Part of Lot 16, Concession 17.
- (b) Notwithstanding the provisions of Section 8.2 of By-law No. Z1-1997 to the contrary, the **minimum front yard** for the land within the “R3-12” **zone** as shown on Key Map 2 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z98-2012) shall be 8.0 metres.
- (c) All other provisions of this By-law, as amended, shall apply.

Amended By By-law No. Z98-2012

8.7.3.13 R3-13

- (a) Location: Part of Lot 16, Concession 17.
- (b) Notwithstanding the provisions of Section 8.2 of By-law No. Z1-1997 to the contrary, the **minimum front yard** for the land within the “R3-13” **zone** as shown on Key Map 2 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z98-2012) shall be 10 metres.
- (c) Notwithstanding the provisions of Section 8.2 of By-law No. Z1-1997 to the

contrary, the minimum southerly **interior side yard** for the land within the “R3-13” **zone** as shown on Key Map 2 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z98-2012) shall be 2.4 metres.

- (d) All other provisions of this By-law, as amended, shall apply.

Amended by By-law No. Z107-2014

8.7.3.14 R3-14

- (a) Location: Part of Block 11, s/s Elgin w/s Huron, Registered Plan No. 225 (Key Map 7)
- (b) Notwithstanding the provisions of Section 5.1.3 of this By-law to the contrary, the **minimum side yard** for a deck located within the “R3-14” **zone** as shown on Key Map 14 of Schedule “A” to this By-law shall be 2.2 metres.
- (c) All other provisions of this By-law, as amended, shall apply.

8.7.3.15 R3-15

Exception No. Not used

Amended by By-law No. Z112-2014

8.7.3.16 R3-16

- (a) Location: Part of Lot 23, Thames Concession and Part of Salina Street (closed), Registered Plan No. 235 (Key Map 6)
- (b) Notwithstanding the provisions of Section 8.1 of this By-law to the contrary, only the following **uses, buildings and structures** shall be **permitted** within the “R3-16” **zone** as shown on Key Map 6 of Schedule “A” to this By-Law (also shown on Schedule “A” to By-law No. Z112-2014):
- (i) a **bed and breakfast establishment**;
 - (ii) a **home occupation**;
 - (iii) a **public park**;
 - (iv) one **single-detached dwelling** on one lot;
 - (v) **accessory uses, buildings, and structures**.
- (c) Notwithstanding the provisions of Section 8.2 of this By-law to the contrary, the **minimum lot area** for an **interior lot** within the “R3-16” **zone** as shown on Key Map 6 of Schedule “A” to this By-Law (also shown on Schedule “A” to By-law No. Z112-2014) shall be 491 square metres.
- (d) Notwithstanding the provisions of Section 8.2 of this By-law to the contrary, the **minimum lot frontage** for an **interior lot** within the “R3-16” **zone** as shown on Key Map 6 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z112-2014) shall be 14.7 metres.
- (e) Notwithstanding the provisions of Section 8.2 of this By-law to the contrary, the **minimum lot depth** for a **lot** within the “R3-16” **zone** as shown on Key Map 6 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z112-2014) shall be 33 metres.
- (f) All other provisions of this By-law shall apply.

Amended by By-law No. Z128-2018

8.7.3.17 R3-17

- (a) Location: Part of Lots 21 and 22, Concession 18, Key Map 18
- (b) Notwithstanding the provisions of Section 8.2, Table 8C, the minimum **lot depth** shall be 35.0 metres on those lands zoned “R3-17”.
- (c) All other provisions of this By-law, as amended, shall apply.

Amended By By-law No. Z134-2019

8.7.3.18 R3-18

- (a) Location: Part of Lots 15 and 16, Concession 17, Key Map 2
- (b) Notwithstanding the provisions of Section 8.1, permitted uses are limited to one **single-detached dwelling** on one lot, a **home occupation**, and **accessory uses, buildings and structures** on those lands zoned "R3-18".
- (c) Notwithstanding the provisions of Section 8.2, Table 8C, the following provisions shall apply to those lands zoned "R3-18":
 - (i) **Lot Area** Minimum
 - Interior Lots** 315 square metres
 - Corner Lots** 450 square metres
 - (ii) **Lot Frontage** Minimum
 - Interior Lots** 10.5 metres
 - Corner Lots** 15.0 metres
 - (iii) **Lot Depth** Minimum 30.0 metres
 - (iv) **Front Yard** Minimum 6.0 metres to garage and 4.5 metres to dwelling or front porch
 - (v) **Interior Side Yard** Minimum 1.2 metres on both sides
 - (vi) **Exterior Side Yard** Minimum 4.5 metres
 - (vii) **Rear Yard** Minimum 6.0 metres
 - (viii) **Lot Coverage** Maximum 45 percent
 - (ix) **Gross Floor Area Ratio** Maximum 80 percent
 - (x) **Landscaped Open Space** Minimum 25 percent
- (d) All other provisions of this By-law, as amended, shall apply.

Amended By By-law No. Z134-2019

8.7.3.19 R3-19

- (a) Location: Part of Lots 15 and 16, Concession 17, Key Map 2
- (b) Notwithstanding the provisions of Section 8.1, permitted uses are limited to one **single-detached dwelling** on one lot, a **home occupation**, and **accessory uses, buildings and structures** on those lands zoned "R3-18".
- (c) Notwithstanding the provisions of Section 8.2, Table 8C, the following provisions shall apply to those lands zoned "R3-18":
 - (i) **Lot Depth** Minimum 29.5 metres
 - (ii) **Front Yard** Minimum 4.5 metres to dwelling or front porch
 - (iii) **Interior Side Yard** Minimum 1.2 metres for one storey and 1.8 metres for two storeys
 - (iv) **Exterior Side Yard** Minimum 4.5 metres
 - (v) **Rear Yard** Minimum 6.0 metres for lots with depths less than 35 metres
 - (vi) **Lot Coverage** Maximum 45 percent
- (d) All other provisions of this By-law, as amended, shall apply.

8.7.4 Residential Zone Four Special Provisions

8.7.4.1 R4-C-1

- (a) Location: Part of Lot 20, Thames Concession and Part of Lot 27, Registered Plan No. 210
- (b) Notwithstanding the provisions of Section 8 of this By-law to the contrary, the following **zone** provisions shall apply to the lands in the "R4-C-1" **zone** as shown on Schedule "A" to this By-law:
- | | | | |
|--------|---|------|-----------------------------------|
| (i) | Minimum Lot Area | 4.8 | hectares; |
| (ii) | Minimum Lot Frontage | 18 | metres; |
| (iii) | Minimum Lot Depth | 100 | metres; |
| (iv) | Minimum Front Yard | 7.5 | metres; |
| (v) | Minimum Side Yard | 7.5 | metres; |
| (vi) | Minimum Rear Yard | 7.5 | metres; |
| (vii) | Maximum Lot Coverage | 35 | per cent; |
| (viii) | Gross Floor Area per Dwelling Unit , Minimum | 78.0 | square metres; |
| (ix) | Minimum Landscaped Open Space | 30 | per cent; |
| (x) | Maximum Building Height | 10.5 | metres; |
| (xi) | Parking Requirements, Minimum | 1.25 | spaces per dwelling unit . |
- (c) For the purpose of Section 8.7.4.1 of this By-law:

Cluster Housing shall mean a group or groups of detached modular home **dwelling units** which may be in various forms, and so located on a **lot** that each **dwelling unit** will not have legal frontage on a **public street or road** and more than one **dwelling unit** exists on one **lot**.

Recreational facility shall mean a **building** designed and equipped for the conduct of sports, leisure time activities and other customary and usual recreational activities which has no legal frontage on a **public street or road**.

Notwithstanding the provisions of Section 8.1 of this By-law to the contrary, the following **uses** are **permitted** on the land in the "R4-C-1" **zone** as shown on Schedule "A" to this By-law:

- (i) Cluster Housing consisting of not more than 76 detached modular home **dwelling units**;
- (ii) one recreational facility;
- (iii) **accessory uses**.
- (d) For the purpose of Section 8.7.4.1 of this By-law, a site shall mean a parcel of land identified in a development agreement pursuant to Section 41 of the Planning Act, R.S.O. 1990 on which one detached modular home **dwelling unit** may be placed and each site shall have a minimum area of 400 square metres.
- (e) For the purpose of Section 8.7.4.1 of this By-law, a front site line shall mean the boundary line between a site and a private **driveway** which is **used** to gain access to individual sites; a rear site line shall mean the boundary of a site

opposite to the front site line; a side site line shall mean the boundary of a site which is not a front site line or a rear site line.

In the case of a site bounded by a private **driveway** on two sides, the shorter boundary shall be the front site line and the longer boundary shall be the exterior side site line.

- (f) For the purpose of Section 8.7.33 of this By-law, the following site provisions shall apply to each site in the "R4-C-1" **zone** as shown on Schedule "A" to this By-law:
- (i) No detached modular home **dwelling unit** shall be located within:
 - (A) 6.0 metres of a front site line;
 - (B) 1.2 metres of a side site line on one side and 3.0 metres on the other side except that where an **attached garage** or **carport** is provided to or is within the **main building** or the site is a corner site, the minimum interior side site **yard** shall be 1.2 metres;
 - (C) 6.0 metres of an exterior side site line;
 - (D) 7.5 metres of a rear site line.
 - (ii) Provisions for **buildings** and **structures accessory** to a modular home **dwelling unit**.
No **accessory building** shall be located within:
 - (A) 6.0 metres of a front or exterior site line;
 - (B) 1.2 metres of a side or rear site line.
 - (iii) **Permitted** Encroachment into required **yards**.
Notwithstanding any **zone** provision of this By-law to the contrary, only the following projections shall be **permitted** into the required **yards**:
Amended by By-law No. Z17-2000
 - (A) a roof projection, not exceeding 0.5 metres shall be **permitted** to project into any required site **yard**;
 - (B) a bow or bay window which is not more than 3.0 metres wide along the face of the **building** shall be **permitted** to project into the required front and/or exterior side site line by not more than 0.5 metres;
 - (C) a deck with a width of not more than 5.0 metres shall be **permitted** to encroach into the required rear site **yard** by not more than 2.5 metres.

8.7.4.1.1 R4-C-1-H-H₂ Section Repealed by By-Law No. Z29-2001

Amended by By-law No. Z43-2003
Amended by By-law No. Z58-2005
Amended by By-law No. Z86-2009

8.7.4.2 R4-2

- (a) Location: Part of Lot 17, Concession 15
- (b) Notwithstanding the provisions of Section 5.13, Section 5.26(ix), and Section 8.1 of By-law No. Z1-1997 to the contrary, the following **uses** are also **permitted** on the land in the "R4-2" **zone** as shown on Schedule "A" to this By-law (also shown on Schedule "A" to By-law No. Z86-2009):

- (i) a **mobile home park**;
- (ii) one recreational facility with a maximum size of 150 square metres;
- (iii) **accessory uses, buildings, and structures.**

For the purpose of this Section of the By-law a recreational facility shall mean:

a **building** designed and equipped for the conduct of sports, leisure time activities and other customary and usual recreational activities which has no legal frontage on a **public street or road**.

- (c) Notwithstanding the provisions of Section 8 of this By-law to the contrary, the following **zone** provisions shall apply to a **mobile home park development** on the lands in the "R4-2" **zone** as shown on Schedule "A" to this By-law:
 - (i) Minimum **Lot Area** 2.5 hectares;
 - (ii) Minimum **Lot Frontage** 18 metres;
 - (iii) Minimum **Lot Depth** 100 metres;
 - (iv) **Minimum Front yard** 7.5 metres;
 - (v) **Minimum Side Yard** 7.5 metres;
 - (vi) **Minimum Rear Yard** 7.5 metres;
 - (vii) Maximum **Lot Coverage** 35 per cent;
 - (viii) Maximum number of mobile home **dwelling units** 41;
 - (ix) **Gross floor area per Dwelling Unit**, Minimum 55.0 square metres;
 - (x) Minimum Landscaped Open Space 30 per cent;
 - (xi) Maximum **Building Height** 10.5 metres;
 - (xii) Parking Requirements, Minimum 1.25 spaces per **dwelling unit**.
- (d) Notwithstanding the provisions of Section 5.21 of By-law No. Z1-1997 to the contrary, an internal **driveway** may be located within 1.0 metres of the northerly **lot line** between Site No. 25 and Site No. 46 on the land within the "R4-2" **zone** as shown on Key Map 14 of Schedule "A" to this By-law (also shown on Schedule "A" to By-law No. Z43-2003).
- (e) For the purpose of Section 8.7.4.2 of this By-law, a site shall mean a parcel of land identified in a development agreement pursuant to Section 41 of the Planning Act, R.S.O. 1990 on which one detached **mobile home dwelling unit** may be placed and each site shall have a minimum area of 400 square metres and a minimum frontage of 12 metres.
- (f) For the purpose of Section 8.7.4.2 of this By-law, a front site line shall mean the boundary line between a site and a private **driveway** which is used to gain access to individual sites; a rear site line shall mean the boundary of a site opposite to the front site line; a side site line shall mean the boundary of a site which is not a front site line or a rear site line.
In the case of a site bounded by a private **driveway** on two sides, the shorter boundary shall be the front site line and the longer boundary shall be the exterior side site line.
In the case of a **through lot**, the shorter **lot line** abutting a private **driveway** shall be deemed to be the front line while the longer of the **lot lines** abutting a **street** shall be deemed to be the **rear lot line**.

- (g) For the purpose of Section 8.7.4.2 of this By-law, the following site provisions shall apply to the placement of a **mobile home dwelling unit** on each new site (established after the date of adoption of By-law No. Z43-2003) in the "R4-2" **zone** as shown on Schedule "A" to By-law No. Z43-2003:
- (i) No **mobile home dwelling unit** shall be located within:
 - (A) 6.0 metres of a front site line;
 - (B) 1.2 metres of a side site line on one side and 3.0 metres on the other side except that where a **carport** is provided to or is within the **main building** or the site is a corner site, the minimum interior side site **yard** shall be 1.2 metres;
 - (C) 6.0 metres of an exterior side site line;
 - (D) 7.5 metres of a rear site line.
 - (ii) No **accessory building** and **structures** accessory to a **mobile home dwelling unit** shall be located within:
 - (A) 6.0 metres of a front or exterior site line;
 - (B) 1.2 metres of a side or rear site line.
 - (iii) Permitted Encroachment into required yards.
Notwithstanding any **zone** provision of this By-law to the contrary, only the following projections shall be **permitted** into the required yards:
 - (A) a roof projection, not exceeding 0.5 metres shall be **permitted** to project into any required site yard;
 - (B) a bow or bay window which is not more than 3.0 metres wide along the face of the **building** shall be **permitted** to project into the required front and/or exterior side site line by not more than 0.5 metres;
 - (C) a deck with a width of not more than 7.5 metres shall be **permitted** to encroach into the required rear site **yard** by not more than 2.5 metres;
 - (D) stairs, decks, ramps, and landings which are located immediately adjacent to a **mobile home** and not more than 1.80 metres wide and not higher than 1.20 metres above **finished grade level** shall be **permitted** to encroach into one of the required interior side site yards provided that such stairs, decks, ramps, and landings are no closer than 1.00 metres from the interior side site line. The provisions of this Section shall not permit stairs, decks, ramps, and landings which are located immediately adjacent to a deck or **porch** to encroach into a required interior side site yard;
 - (E) stairs, decks, ramps, and landings as **permitted** in clause 8.7.4.2 (g)(iii)(D) above shall remain unenclosed and unroofed save for that portion of the stairs, decks, ramps, or landings located immediately adjacent to the entrance of the **mobile home** in which case a roof, not exceeding 1.80 metres in width (including eaves and gutters) and not exceeding 5.0 metres in length and not projecting above the **mobile home** shall be **permitted** to cover the stairs, decks, ramps, and landings.
- (h) For the purpose of Section 8.7.4.2 of this By-law, every **existing** site (**existing** before the date of adoption of By-law No. Z58-2005) shall be deemed to conform with the "R2-4" **zone** provisions notwithstanding that they may not have the minimum site area and site frontage described in Section 8.7.4.2(d).

The position of each **existing mobile home dwelling unit** (existing before the date of adoption of By-law No. Z58-2005) and the location of any stairs, landings, decks or **porches** shall also be deemed to conform with the “R2-4” **zone** provisions notwithstanding that they may not meet some or all of the provisions of Section 8.7.34 (c)(ix) or 8.7.34 (g) as set out herein. Any additions or **alternations** to an **existing mobile home dwelling unit** (existing before the date of adoption of By-law No. Z58-2005) shall conform with the provisions of the “R2-4” **zone** and all other applicable provisions of By-law No. Z1-1997.

- (i) Notwithstanding any **zone** provision of this By-law to the contrary, the word “site” and “**lot**” shall be considered synonyms for the purpose of the general provisions of By-law No. Z1-1997.
- (j) All other provisions of By-law No. Z1-1997, as amended, shall apply.

Amended by By-law No. Z15-2000

8.7.4.3 R4-3

- (a) Location: Lot 6, Registered Plan No. 235
- (b) Notwithstanding the provisions of Section 8.2 of By-law No. Z1-1997 to the contrary, the minimum **lot depth** for a **converted dwelling** containing 4 **dwelling units** in the “R4-3” **zone** as shown on Key Map 17 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z15-2000) shall be 30.1 metres.
- (c) Notwithstanding the provisions of Section 8.2 of By-law No. Z1-1997 to the contrary, the **minimum front yard** (along Victoria Street) for an **existing building** converted to contain a maximum of 4 **dwelling units** in the “R4-3” **zone** as shown on Key Map 17 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z15-2000) shall be 0.0 metres.
- (d) Notwithstanding the provisions of Section 8.2 of By-law No. Z1-1997 to the contrary, the minimum **exterior side yard** (along Water Street) for an **existing building** converted to contain a maximum of 4 **dwelling units** in the “R4-3” **zone** as shown on Key Map 17 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z15-2000) shall be 0.3 metres.
- (e) Notwithstanding the provisions of Section 8.2 of By-law No. Z1-1997 to the contrary, structural changes to the **existing** roof line of the **existing building** for the purposes of accommodating the conversion of the **existing building** into a 4 **dwelling unit building** in the “R4-3” **zone** as shown on Key Map 17 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z15-2000) shall be **permitted** provided; however, that no increase in the ground floor area or the **lot coverage** shall be **permitted**.
- (f) Notwithstanding the provisions of Section 5.6 of By-law No. Z1-1997 to the contrary, no **daylight or sight triangle** shall be required at the south-east corner of the intersection of Water Street and Victoria Street for an **existing building** converted to contain a maximum of 4 **dwelling units** in the “R4-3” **zone** as shown on Key Map 17 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z15-2000).
- (g) All other provisions of By-law No. Z1-1997, as amended, shall apply.

Amended by By-law No. Z61-2006

8.7.4.4 R4-4

- (a) Location: Lot 6, Block “8”, Registered Plan No. 250 (Key Map 14)
- (b) Notwithstanding the provisions of Section 8.2 of By-law No. Z1-1997 to the contrary, the minimum **lot frontage** for a **semi-detached dwelling** on an **interior lot** located on the land in the “R4-4” **zone** as shown on Key Map 14 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z61-2006) shall be 15.0 metres.
- (c) Notwithstanding the provisions of Section 8.2 of By-law No. Z1-1997 to the contrary, the minimum **lot frontage** for one **dwelling unit** of a **semi-detached dwelling** on an **interior lot** located on the land in the “R4-4” **zone** as shown on Key Map 14 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z61-2006) shall be 7.5 metres.
- (d) Notwithstanding the provisions of Sections 8.2 of By-law No. Z1-1997 to the contrary, a single set of stairs may project into the required **interior side yard** a distance of not more than 0.6 metres.
- (e) All other provisions of By-law No. Z1-1997, as amended, shall apply.

Amended by By-law Nos. Z81-2008 and Z85-2009

8.7.4.5 R4-C-5

- (a) Location: Part of Lot 23, Thames Concession and Part of Salina Street (closed), Registered Plan No. 235 (Key Map 6)
- (b) Notwithstanding the provisions Section 8 of this By-law to the contrary, the following **zone** provisions shall apply to the lands in the “R4-C-5” **zone** as shown on Schedule “A” to this By-law:
 - (i) **Minimum Lot Area** 4.0 hectares;
 - (ii) **Minimum Lot Frontage** 200 metres;
 - (iii) **Minimum Lot Depth** 100 metres;
 - (iv) **Minimum Front Yard** 7.5 metres;
 - (v) **Minimum Side Yard** 8.0 metres, except that a minimum side yard of 3.0 metres shall be **permitted** for those **side lot lines** associated with the **lot** described as Part of Lot 23, Thames Concession and containing the dwelling with the municipal address of 186 Ardmore Avenue.
 - (v) **Minimum Side Yard** 8.0 metres;
 - (vi) **Minimum Rear Yard** 8.0 metres;
 - (vii) **Maximum Building Height** 10.5 metres;
 - (viii) **Maximum Lot Coverage** 35 per cent;
 - (ix) **Gross floor area per Dwelling Unit, Minimum** 78.0 square metres;
 - (x) **Minimum Landscaped Open Space** 30 per cent;
 - (xi) **Parking Requirements, Minimum** 2.0 spaces per dwelling unit.

- (c) For the purpose of Section 8.7.4.5 of this By-law:

Cluster Housing shall mean a group or groups of **dwelling units** which may be in various forms, including **single-detached dwellings** and **rowhouse dwellings**, so located on a **lot** that each **dwelling unit** will not have legal frontage on a **public street** or **road** and more than one dwelling unit exists on one **lot**.

Recreational Facility shall mean a **building** designed and equipped for the conduct of sports, leisure time activities and other customary and usual recreational activities which has no legal frontage on a **public street** or **road**.

- (d) Notwithstanding the provisions of Section 8.1 of this By-law to the contrary, the following **uses** are **permitted** on the land in the "R4-C-5" **zone** as shown on Schedule "A" to this By-law:

- (i) Cluster Housing consisting of not more than 71 one **storey dwelling units**;
- (ii) one Recreational Facility with a maximum size of 150 square metres;
- (iii) **accessory uses, buildings, and structures**.

- (e) For the purpose of Section 8.2 of this By-law, the following provisions shall apply to each **single-detached dwelling** in the "R4-C-5" **zone** as shown on Schedule "A" to this By-law:

- (i) **Single-detached dwelling units** shall be located:
 - (A) No closer than 6.0 metres to any **private street**;
 - (B) The front of any **single-detached dwelling** shall abut a private **driveway** and shall be no closer than 19.0 metres from the front of any other **single-detached dwelling**;
 - (C) With an **attached garage**, the side of any **single-detached dwelling** shall be no closer than 2.4 metres from the side of any other **single-detached dwelling**. If an **attached garage** is not provided, the side of any **single-detached dwelling** shall be no closer than 3.0 metres from the side of any other **single-detached dwelling**. No **single-detached dwelling** shall be closer than 6.0 metres from any **private street**;
 - (D) The rear of any **single-detached dwelling** shall be located not closer than 15.0 metres from any other **single-detached dwelling** and no closer than 7.5 metres from a **private street**.
- (ii) **Rowhouse dwelling** units shall be located:
 - (A) No closer than 6.0 metres to any **private street**;
 - (B) The front of any **rowhouse dwelling** shall abut a private **driveway** and shall be no closer than 19.0 metres from the front of any other **rowhouse dwelling**.
 - (C) The unattached side of any **rowhouse dwelling** shall be no closer than 3.0 metres from the side of any other **dwelling** and shall be no closer than 6.0 metres from any **private street**.
 - (D) The rear of any **rowhouse dwelling** shall be located not closer than 15.0 metres from any other **dwelling** and no closer than 7.5 metres from a **private street**.
- (iii) Provisions for **buildings and structures** accessory to a **dwelling unit**.

The location of any **accessory building** or **structure** shall be as shown on the **Site plan** governing this development.

- (f) All other provisions of this By-law, as amended, shall apply.

Amended by By-law No. Z94-2011

8.7.4.6 R4-6

- (a) Location: Part of Lot 15, Concession 18.
- (b) Notwithstanding the provisions of Section 5.21.2 of By-law No. Z1-1997 to the contrary, each **driveway** servicing a **dwelling unit** within the “R4-6” **zone** as shown on Key Map 3 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z94-2011) shall have a minimum width of 4.0 metres.
- (c) Notwithstanding any provision of By-law No. Z1-1997 to the contrary, each **driveway** servicing a **dwelling unit** within the “R4-6” **zone** as shown on Key Map 3 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z94-2011) shall be located a minimum of 1.0 metres from a side or **rear lot line**. Where the garages servicing each unit of the **semi-detached dwelling** is located along the common **lot line** of the **semi-detached dwelling**, no **side yard** is required for the **driveway**.
- (d) Notwithstanding the provisions of Section 8.2 of By-law No. Z1-1997 to the contrary, each **attached garage** or **carport** servicing a **semi-detached dwelling** or one unit of a **semi-detached dwelling** within the “R4-6” **zone** as shown on Key Map 3 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z94-2011) shall have a **minimum front yard** of 7.5 metres.
- (e) All other provisions of this By-law, as amended, shall apply.

Amended by By-law No. Z94-2011

8.7.4.7 R4-7

- (a) Location: Part of Lot 15, Concession 18.
- (b) Notwithstanding the provisions of Section 5.24.2 of By-law No. Z1-1997 to the contrary, steps and unenclosed decks not greater than 1.2 metres above the **finished grade level** adjacent to such **structure** located within the “R4-7” **zone** as shown on Key Map 3 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z94-2011) may project into any required **rear yard** a distance of not more than 2.8 metres.
- (c) All other provisions of this By-law, as amended, shall apply.

Amended by By-law No. Z99-2013

8.7.4.8 R4-8

- (a) Location: Part of Lots 35, 36, and 46, and Part of Tracy Street (Closed), Registered Plan No. 371.
- (b) Notwithstanding any provision of Section 8 of this By-law to the contrary, where a **lot** located within the “R4-8” **zone** as shown on Key Map 6 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z99-2013) abuts a railway, the minimum **rear yard** for a **dwelling** on such **lot** shall be 30.0 metres.
- (c) All other provisions of By-law No. Z1-1997, as amended, shall apply.

Amended by By-law No. Z105-2014

8.7.4.9 R4-9

- (a) Location: Lot 1 and Lot 2, Registered Plan No. 210.
- (b) Notwithstanding the provisions of Section 8.2 of By-law No. Z1-1997 to the contrary, the minimum **lot area** for a 3-unit **dwelling** within the “R4-8” **zone** as shown on Key Map 5 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z105-2014) shall be 650 square metres.
- (c) Notwithstanding the provisions of Section 8.2 of By-law No. Z1-1997 to the contrary, the minimum **lot frontage** for a 3-unit **dwelling** within the “R4-8” **zone** as shown on Key Map 5 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z105-2014) shall be 20.0 metres.
- (d) Notwithstanding the provisions of Section 8.2 of By-law No. Z1-1997 to the contrary, the minimum **lot depth** for a 3-unit **dwelling** within the “R4-8” **zone** as shown on Key Map 5 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z105-2014) shall be 32.0 metres.
- (e) All other provisions of this By-law, as amended, shall apply.

Amended by By-law No. Z114-2015

8.7.4.10 R4-10

- (a) Location: Part of Lot 15, Concession 18.
- (b) Notwithstanding the provisions of Section 8.2 of this By-law to the contrary, the minimum **lot depth** for the land within the “R4-10” **zone** as shown on Key Map 3 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z114-2015) shall be 27.5 metres.
- (c) Notwithstanding the provisions of Section 5.24.2 of By-law No. Z1-1997 to the contrary, steps and unenclosed decks not greater than 1.2 metres above the **finished grade level** adjacent to such **structure** located within the “R4-10” zone as shown on Key Map 3 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z114-2015) may project into any required **rear yard** a distance of not more than 2.8 metres.
- (d) All other provisions of this By-law, as amended, shall apply.

Amended by By-law No. Z134-2019

8.7.4.11 R4-11

- (a) Location: Part of Lots 15 and 16, Concession 17, Key Map 2
- (b) Notwithstanding the provisions of Section 8.1, permitted uses are limited to one **single-detached dwelling** on one lot, a **home occupation**, and **accessory uses, buildings and structures** on those lands zoned “R4-11”.
- (c) Notwithstanding the provisions of Section 8.2, the following provisions shall apply to those lands zoned “R4-11”:
 - (i) **Lot Frontage** Minimum
 - Corner Lots** 13.0 metres
 - (ii) **Interior Side Yard** Minimum 1.2 metres on both sides
 - (iii) **Exterior Side Yard** Minimum 4.5 metres
 - (iv) **Rear Yard** Minimum 6.0 metres for lots with depths less than 35 metres
 - (v) **Lot Coverage** Maximum 45 percent
- (d) All other provisions of this By-law, as amended, shall apply.

Amended by By-law No. Z141-2020

8.7.4.12 R4-12 *(applies to Blks 6 & 744M-86 – attached duplexes)*

- (a) Location: Part of Lot 16, Concession 17, Key Map 7
- (b) Notwithstanding the provisions of Section 8.1, **permitted** uses are limited to two **dwelling units** of one **attached duplex** on one lot, a **home occupation**, and **accessory uses, buildings** and **structures**.
- (c) An “attached duplex” shall mean a duplex dwelling, as defined, attached to another duplex dwelling, thereby accommodating four dwelling units in total in one building, but has been divided vertically.
- (d) Notwithstanding the provisions of Section 8, the following provisions shall apply to those lands zoned “R4-12”:
 - (i) **Lot Area**, Minimum 400 m²
 - (ii) **Lot Frontage**, Minimum 11.0 metres
 - (iii) **Lot Depth**, Minimum 35 metres
 - (iv) **Front Yard**, Minimum 6.0 metres
 - (v) **Interior Side Yard** Minimum 1.8 metres on both sides
 - (vi) **Rear Yard** Minimum 7.5 metres
 - (vii) **Building Height**, Maximum 10.5 metres
 - (viii) **Lot Coverage** Maximum 40 percent
 - (ix) **Landscaped Open Space**, Minimum 30 percent
 - (x) **Required Parking (attached duplex)** 2 per dwelling unit
- (e) Notwithstanding the provisions of Section 5.21.5, the minimum width of internal **driveways** shall be 3.0 metres.
- (f) All other provisions of this By-law, as amended, shall apply.

Amended by By-law No. Z141-2020

8.7.4.13 R4-13 *(applies to Blks 2 through 5 44M86 – semi-detached)*

- (a) Location: Part of Lot 16, Concession 17, Key Map 7
- (b) Notwithstanding the provisions of Section 8.1, **permitted** uses are limited to one **semi-detached dwelling unit** on one lot, a **home occupation**, and **accessory uses, buildings** and **structures**.
- (c) The provisions of Section 8.2 (**gross floor area** ratio, maximum), shall not apply to those lands zoned “R4-13”.
- (d) All other provisions of this By-law, as amended, shall apply.

Amended by By-law No. Z145-2021

8.7.4.14 R4-14

- (a) Location: 615 Queen Street East, Key Map 10
- (b) Notwithstanding the provisions of Sections 8.1 and 8.2, **permitted** uses are limited to a **converted dwelling** with a maximum of three **dwelling units**, and **accessory uses, buildings** and **structures** on those lands zoned “R4-14”.
- (c) Notwithstanding Sections 8.2 and 8.7.4.14(b) the **gross floor area** of a **permitted converted dwelling** may be increased to a maximum of 15% of the original **gross floor area** at the time of the passing of the by-law.
- (d) Notwithstanding the provisions of Sections 5 and 8, the following provisions shall apply to those lands zoned “R4-14”:
 - (i) **Minimum Front Yard** 4 metres;
 - (ii) **Minimum Side Yard (West)** 2 metres;
 - (iii) **Maximum Driveway Width** Existing on the date of the

- | | | |
|------|------------------------------------|---|
| (iv) | Minimum Driveway Separation | passing of the by-law Existing on the date of the passing of the by-law |
| (v) | Minimum Driveway Width | 4 metres; |
| (vi) | Minimum Gross Floor Area | 45 square metres per Dwelling Unit |

Amended by By-Law No. Z152-2022

8.7.4.15 R4-15

- (a) Location: 178 Queen Street West, Key Map 12
- (b) Notwithstanding the provisions of Sections 8.1 and 8.2, permitted uses are limited to a **converted dwelling** with a maximum of three **dwelling units**, and **accessory uses, buildings and structures** on those lands zoned “R4-15”.
- (c) Notwithstanding the provisions of Sections 5 and 8, the following provisions shall apply to those lands zoned “R4-15”:
 - (i) Minimum **Lot Area** 650 square metres
 - (ii) Minimum **Lot Depth:** 29 metres
 - (iii) Minimum **Front Yard:** 5.3 metres (Ontario Street)
 - (iv) Minimum Interior **Side Yard** 1.1 metres (South)
 - (v) Minimum **Exterior Side Yard:** 1.0 metres
 - (vi) Minimum **Off-Street Parking:** 1.25 per converted dwelling unit
 - (vii) Maximum **Driveway Width:** Existing on the date of the passing of the by-law
 - (viii) **Parking Space Access:** Accessed directly from a public road
 - (ix) **Parking Space Size:** A maximum of one (1) parking space shall be a minimum of 5.4 metres in length by 2.7 metres in width
 - (x) **Tandem Parking:** Permitted for one (1) dwelling unit
 - (xi) **Daylight Triangle:** Existing on the date of the passing of the by-law

8.7.5 Residential Zone Five Special Provisions

8.7.5.1 R5-1

- (a) Location: Part of Lot 23, Thames Concession
- (b) Notwithstanding the provisions of Section 8.1 of By-law No. Z1-1997 to the contrary, only **apartment dwelling uses** and **accessory uses, buildings and structures, shall be permitted** on the lands located within the “R5-1” zone as shown on Key Map 12 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z19-2000).

For the purpose of this Section, **accessory uses, buildings, and structures** shall include, but are not necessarily limited to, an on-site **community centre** with recreational area, exercise room, billiard room, lounge, computer room, indoor **swimming pool**, meeting rooms, and verandahs, including an **accessory residential use** located in the **existing** homestead.
- (c) Notwithstanding the provisions of Section 8.2 of By-law No. Z1-1997 to the

contrary, the following **zone** provisions shall apply to the lands located within the “R5-1” **zone** as shown on Key Map 12 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z19-2000):

| | | |
|---|------------|---|
| Lot Area , Minimum | 4.0 | hectares; |
| Lot Frontage , Minimum | 25.0 | metres; |
| Lot Depth , Minimum | 37.0 | metres; |
| Front Yard , Minimum | 7.5 | metres; |
| Interior Side Yard (Northerly), Minimum | 12.0 | metres; |
| Interior Side Yard (Westerly), Minimum | 12.0 | metres; |
| Exterior Side Yard , Minimum | 7.5 | metres; |
| Rear Yard , Minimum | 12.0 | metres; |
| Building Height , Maximum | 13.5 | metres; |
| Number of Stories, Maximum | 3; | |
| Maximum Number of Apartment Dwellings | 9; | |
| Maximum Number of Dwelling Units | 102 plus 1 | accessory dwelling unit; |
| Lot Coverage , Maximum | 20.0 | per cent; |
| Landscaped open space , Minimum | 60.0 | per cent; |
| Dwelling Unit Gross floor area , Minimum | | |
| (i) 1 bedroom unit | 88.0 | square metres; |
| (ii) 2 bedroom unit | 105.0 | square metres; |
| Planting strip Requirement | | in accordance with the provisions of Section 8.2; |
| Parking Requirements | | 1.25 parking spaces per dwelling unit; |
| Driveway Requirements | | in accordance with the provisions of Section 8.2; |
| Setbacks between Apartment Dwellings | | in accordance with the provisions of Section 8.2. |

(d) All other provisions of By-law No. Z1-1997, as amended, shall apply.

Amended by-By-law No. Z38-2002

Amended by By-law No. Z39-2002

8.7.5.2 R5-2

- (a) Location: Block 34, Registered Plan No. 44M-7
Block 35, Registered Plan No. 44M-7
- (b) Notwithstanding the provisions of Section 8.7.49 of this By-law to the contrary, the following additional **uses** shall be **permitted** on one **lot** within the “R5-2” **zone** as shown on Key Map 3 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z38-2002 and Z39-2002): one semi-detached dwelling, one **dwelling unit** of a **semi-detached dwelling**, one **duplex dwelling**, one **triplex dwelling**, one **fourplex dwelling**, and cluster home **dwelling units**.
- (c) Notwithstanding any provision of Section 8 of this By-law to the contrary, the following **zone** requirements shall apply to those additional **uses permitted** in the “R5-2” **zone** by Clause (b) above:

- (i) The **zone** provisions of Section 8.2 shall apply to one **semi-detached dwelling** on one **lot**;
 - (ii) The **zone** provisions of Section 8.2 shall to one dwelling unit of a **semi-detached dwelling** on one **lot**;
 - (iii) The **zone** provisions of Section 8.2 shall apply to one **duplex dwelling** on one **lot**;
 - (iv) The **zone** provisions of Section 8,2 shall apply to one **triplex dwelling** on one **lot**;
 - (v) The **zone** provisions of Section 8.2 shall apply to one **fourplex dwelling** on one **lot**;

 - (vi) The following **zone** provisions shall apply to cluster home **dwelling units**:
 - (A) For the purposes of the “Residential Zone Five (R5-2)” Zone, cluster home **dwelling units** means a group or groups of **dwelling units** which may be in the form of a **single detached dwelling, a semi-detached dwelling, a duplex dwelling a triplex dwelling, a fourplex dwelling, or a townhouse dwelling** so located on a **lot** that each **dwelling unit** may not have legal frontage on a **public street or road** and more than one **dwelling unit** may exist on a **lot**.
 - (B) **Minimum Lot Area** 2000 square metres for the first dwelling unit plus 100 square metres for each additional dwelling unit
 - (C) **Minimum Lot Depth** 30.0 metres
 - (D) **Minimum Lot Frontage** 30.0 metres
 - (E) **Minimum Front Yard** 6.0 metres
 - (F) **Minimum Side Yard,**
(Interior or Exterior) 6.0 metres
 - (G) **Minimum Rear Yard** 7.5 metres
 - (H) **Building Height, Maximum** 10.5 metres
 - (I) **Lot Coverage, Maximum** 35 per cent
 - (J) **Landscaped Open,**
Space, Minimum 35 per cent.
 - (K) **Planting strip**
Requirements A **planting strip** shall be required in accordance with Section 5.25 where a **townhouse dwelling** abuts an interior side or **rear lot line** and abuts a **lot** in a Residential Zone or in a Residential Holding (-H) Zone or is used for a residential purpose
 - (L) **Parking Requirements** In accordance with Section 5.21
 - (M) **Separation Between**
Dwelling Units In accordance with all applicable requirements of the Ontario Building Code, as amended.
- (d) All other provisions of By-law No. Z1-1997, as amended, shall apply.

Amended By-By-law No. Z38-2002

8.7.5.2.1 R5-2-H₂

- (a) Location: Block 34, Registered Plan 44M-7
Block 35, Registered Plan 44M-7
- (b) Notwithstanding any provision of this By-law to the contrary, the only **permitted uses buildings** and **structures** on the land in the “R5-2-H₂” **zone** as shown on Key Map 3 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z38-2002 and Z39-2002) are those uses, **building** and **structures existing** on the day of adoption of By-law No. Z38-2002 and Z39-2002.
- (c) Prior to the removal of the Holding “H₂” provisions as established by this By-law, the owner of the land within the “R5-2-H₂” **zone** must enter into a subdivision or development agreement pursuant to Section 51 of the Planning Act R.S.O. 1990. Such agreements shall contain provisions which stipulate that a minimum of 14 dwelling units shall be provided on the lands in the “R5-2-H₂” **zone** as shown on Key Map 3 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z38-2002 and Z39-2002) and described and Blocks 34 and 35, Registered Plan 44M-7.
- (d) The **zone** provisions of the “Residential Zone Five (R5-2)” **zone** and the provisions Section 8.7.5.2 shall apply if the Holding “H₂” provisions are removed by **Council**.
- (e) All other provisions of By-law No. Z1-1997, as amended, shall apply.

Amended By-By-law No. Z94-2011 and Z115-2015

8.7.5.3 R5-3

- (a) Location: Part of Lot 15, Concession 18.
- (b) Notwithstanding the provisions of Section 8.2 of By-law No. Z1-1997 to the contrary, the minimum **lot frontage** for the land within the “R5-3” **zone** as shown on Key Map 3 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z94-2011) shall be 10.0 metres.
- (c) All other provisions of this By-law, as amended, shall apply.

Amended By-By-law No. Z96-2012

8.7.5.4 R5-4

- (a) Location: Part of Lot 2, east side of Church Street and Lot A, west side of Peel Street, Registered Plan No. 235.
- (b) Notwithstanding the provisions of Section 5.21.2 of By-law No. Z1-1997 to the contrary, the number of **driveways** serving the land within the “R5-4” **zone** as shown on Key Map 13 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z96-2012) shall be 3.
- (c) Notwithstanding any provision Section 8 of By-law No. Z1-1997 to the contrary, one **apartment dwelling**, containing no more than 20 **dwelling units** shall be **permitted** on the land within the “R5-4” **zone** as shown on Key Map 13 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z96-2012).
- (d) Notwithstanding the provision Section 8.2 of By-law No. Z1-1997 to the contrary, the minimum **interior side yard** for an **existing building** on land within the “R5-4” **zone** as shown on Key Map 13 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z96-2012) shall be 3.5 metres.
- (e) Notwithstanding the provision Section 8.2 of By-law No. Z1-1997 to the contrary,

the **rear yard** (along Church Street) for an **existing building** on land within the "R5-4" **zone** as shown on Key Map 13 of Schedule "A" to this By-law (also shown on Schedule "A" to By-law No. Z96-2012) shall be 3.0 metres.

- (f) All other provisions of this By-law, as amended, shall apply.

Amended By-By-law No. Z99-2013

8.7.5.5 R5-5

- (a) Location: Part of Lots 35 and 36, and Part of Tracy Street (Closed), Registered Plan No. 371.
- (b) Notwithstanding any provision of Section 8 of this By-law to the contrary, where a **lot** located within the "R5-5" **zone** as shown on Key Map 6 of Schedule "A" to this By-law (also shown on Schedule "A" to By-law No. Z99-2013) abuts a railway, the minimum **rear yard** for a **dwelling** located on such **lot** shall be 30.0 metres.
- (c) All other provisions of By-law No. Z1-1997, as amended, shall apply.

Amended By-By-law No. Z117-2016

8.7.5.6 R5-6

- (a) Location: Part of Block 13, Registered Plan No. 250, Key Map 14
- (b) Notwithstanding the provisions of Section 8.1 of this By-law to the contrary, one **fourplex dwelling**; one six-plex dwelling (6 units); and **accessory uses, buildings, and structures** shall be permitted on the land within the "R5-6" **zone** as shown on Key Map 14 of Schedule "A" to this By-law (also shown on Schedule "A" to By-law Z117-2016).
- (c) Notwithstanding any provision of Section 8.2 of By-law No. Z1-1997 to the contrary, the following regulations shall apply for the permitted **uses** on the land within the "R5-6" **zone** as shown on Key Map 14 of Schedule "A" to this By-law (also shown on Schedule "A" to By-law No. Z117-2016) shall be:
- | | | |
|-------|--|--|
| (i) | Lot Area , Minimum | 2,000 square metres; |
| (ii) | Lot Frontage , Minimum | 21.0 metres; |
| (iii) | Lot Depth , Minimum | 37.0 metres; |
| (iv) | Lot Coverage , Maximum | 35 per cent; |
| (v) | Landscaped Open Space , Minimum | 35 per cent; |
| (vi) | Parking Requirements | In accordance with the provisions of Section 5.21. |
- (d) Notwithstanding any provision of Section 8.2 of By-law No. Z1-1997 to the contrary, the site regulation for a **fourplex dwelling** as permitted by clause (b) on the land within the "R5-6" **zone** as shown on Key Map 14 of Schedule "A" to this By-law (also shown on Schedule "A" to By-law No. Z117-2016) shall be:
- | | | |
|-------|---|-------------------|
| (i) | Front Yard , Minimum | 6.0 metres; |
| (ii) | Interior Side Yard , Minimum | 3.5 metres; |
| (iii) | Rear Yard , Minimum | 7.5 metres; |
| (iv) | Building Height , Maximum | 10.5 metres; |
| (v) | Gross Floor Area per Dwelling Unit , Minimum | 55 square metres; |
- (e) Notwithstanding any provision of Section 8.2 of By-law No. Z1-1997 to the contrary, the site regulation for a six-plex dwelling (6 units) as permitted by clause (b) on the land within the "R5-6" **zone** as shown on Key Map 14 of Schedule "A" to this By-law (also shown on Schedule "A" to By-law No. Z117-2016) shall be:

- (i) **Front Yard**, Minimum 38.0 metres;
 - (ii) **Interior Side Yard**, (westerly) Minimum 3.5 metres;
 - (iii) **Interior Side Yard**, (northerly) Minimum 7.0 metres;
 - (iv) **Rear Yard**, Minimum 7.5 metres;
 - (v) **Building Height**, Maximum 10.5 metres;
 - (vi) **Number of Stories**, Maximum 2
- (f) All other provisions of By-law No. Z1-1997, as amended, shall apply.

Amended by By-law No. Z128-2018

8.7.5.7 R5-7

- (a) Location: Part of Lots 21 and 22, Concession 18, Key Map 18
- (b) Notwithstanding the provisions of Section 8.2, the minimum **interior side yard** shall be 3.0 metres on those lands zoned "R5-7".
- (c) Notwithstanding the provisions of Section 8.2, the maximum lot coverage for row or townhouse dwellings shall be 40 percent on those lands zoned "R5-7".
- (d) Notwithstanding the provisions of Section 8.2, the following provisions shall apply to those lands zoned "R5-7":
 - (i) **Front Yard**, Minimum 6.0 metres
 - (ii) **Side Yard**, Minimum No **side yard** is required on the attached side(s) of the **dwelling unit**. 3.0 metres is required on the side of the **dwelling unit** not attached to another **dwelling unit**.
 - (iii) Notwithstanding the provisions of Section 8.2, Table 8F, the maximum lot coverage for one dwelling unit of a row or townhouse dwelling on one lot shall be 50 percent on those lands zoned "R5-7".
- (e) All other provisions of this By-law, as amended, shall apply.

Amended by By-law No. Z128-2018

8.7.5.8 R5-8

- (a) Location: Part of Lots 21 and 22, Concession 18, Key Map 18
- (b) Notwithstanding the provisions of Sections 8.2, the following provisions shall apply to those lands zoned "R5-8":
 - (i) **Lot Depth**, Minimum 34.0 metres
 - (ii) **Interior Side Yard**, Minimum 3.0 metres
 - (iii) Lot coverage maximum for row or townhouse dwellings - 40 percent
- (c) Notwithstanding the provisions of Section 8.2, Table 8F, the following provisions shall apply to those lands zoned "R5-8":
 - (i) **Lot Depth**, Minimum 34.0 metres
 - (ii) **Front Yard**, Minimum 6.0 metres
 - (iii) **Side Yard**, Minimum No **side yard** is required on the attached side(s) of the **dwelling unit**. 3.0 metres is required on the side of the **dwelling unit** not attached to another **dwelling unit**.
 - (iv) Lot coverage maximum for one dwelling unit of a row or townhouse dwelling on one lot - 50 percent
- (d) All other provisions of this By-law, as amended, shall apply.

Amended by By-law No. Z128-2018

8.7.5.9 R5-9

- (a) Location: Part of Lot 21, Concession 18, Key Map 18
- (b) Notwithstanding the provisions of Section 8.2, the following provisions shall apply to those lands zoned "R5-9":
 - (i) **Lot Frontage**, Minimum 19.0 metres (as measured along the east streetline)
 - (ii) Minimum setback from a **street line** 6.0 metres
 - (iii) **Interior Side Yard**, Minimum 7.5 metres
 - (iv) Lot coverage maximum for row or townhouse dwellings - 40 percent
- (c) Notwithstanding the provisions of Section 8.2, the following provisions shall apply to those lands zoned "R5-9":
 - (i) **Lot Depth**, Minimum 20.0 metres
 - (ii) Minimum setback from a **street line** 6.0 metres
 - (iii) **Front Yard**, Minimum 6.0 metres
 - (iv) **Side Yard**, Minimum No **side yard** is required on the attached side(s) of the **dwelling unit**. 3.0 metres is required on the side of the **dwelling unit** not attached to another **dwelling unit**.
 - (v) Lot coverage maximum for one dwelling unit of a row or townhouse dwelling on one lot - 50 percent
- (d) All other provisions of this By-law, as amended, shall apply.

Amended by By-law No. Z128-2018

8.7.5.10 R5-10

- (a) Location: Part of Lots 21 and 22, Concession 18, Key Map 18
- (b) Notwithstanding the provisions of Section 8.2, the minimum **lot frontage** shall be 21.0 metres on those lands zoned "R5-10".
- (c) Notwithstanding the provisions of Section 8.2, the minimum **interior side yard** shall be 7.5 metres on those lands zoned "R5-10".
- (d) Notwithstanding the provisions of Section 8.2, the maximum lot coverage for row or townhouse dwellings shall be 40 percent on those lands zoned "R5-10".
- (e) Notwithstanding the provisions of Section 8.2, the following provisions shall apply to those lands zoned "R5-10":
 - (i) **Front Yard**, Minimum 6.0 metres
 - (ii) **Side Yard**, Minimum No **side yard** is required on the attached side(s) of the **dwelling unit**. 3.0 metres is required on the side of the **dwelling unit** not attached to another **dwelling unit**.
 - (iii) Lot coverage maximum for one dwelling unit of a row or townhouse dwelling on one lot - 50 percent.
- (f) All other provisions of this By-law, as amended, shall apply.

Amended By-By-law No. Z125-2018

8.7.5.11 R5-11

- (a) Location: Lots 14-20, west side of Thomas Street, Lots 16-20, east side of Ontario Street, Registered Plan 235 (Key Map 12 of Schedule "A")
- (b) Notwithstanding the provisions of Section 3 of this By-law to the contrary and only for the purpose of the land within the "R5-11" **zone**, an **apartment dwelling** shall mean a **dwelling** containing 5 or more **dwelling units** each of which has an independent entrance either directly or from a common corridor within the **building**.
- (c) Notwithstanding the provisions of Section 3 of this By-law to the contrary and only for the purpose of the land within the "R5-11" **zone**, the Ontario Street frontage shall be deemed to be the **front lot line**, the Thomas Street frontage shall be deemed to be the **rear lot line**, and the Park Lane frontage shall be deemed to be the **exterior side lot line**.
- (d) Notwithstanding the provisions of Section 8.1 of this By-law to the contrary, permitted **uses, buildings and structures** shall be limited to **apartment dwellings** on the land within the "R5-11" **zone**, with a maximum of 23 **apartment units** permitted on the property.
- (e) Notwithstanding the provisions of Section 8.2 of this By-law to the contrary, the following provisions shall apply to the land within the "R5-11" **zone**:
 - (i) **Rear Yard**, Minimum 9.0 metres
 - (ii) Section 8.2, Table 8F shall not apply
- (f) All other provisions of By-law No. Z1-1997, as amended, shall apply.
- (g) Notwithstanding any provision of Section 8.2 of By-law No. Z1-1997 to the contrary, the site regulation for a six-plex dwelling (6 units) as permitted by clause (b) on the land within the "R5-6" zone as shown on Key Map 14 of Schedule "A" to this By-law (also shown on Schedule "A" to By-law No. Z117-2016) shall be:
 - (i) Front Yard, Minimum 38.0 metres;
 - (ii) Interior Side Yard, (westerly) Minimum 7.5 metres;
 - (iii) Interior Side Yard, (northerly) Minimum 7.0 metres;
 - (iv) Rear Yard, Minimum 7.5 metres;
 - (v) Building Height, Maximum 10.5 metres;
 - (vi) Number of Stories, Maximum 2.
- (h) All other provisions of this By-law, as amended, shall apply.

Amended By-By-law No. Z134-2019

8.7.5.11.A R5-11A

- (a) Location: Part of Lots 15 and 16, Concession 17, Key Map 2
- (b) Notwithstanding the provisions of Section 8.1, permitted uses are limited to **row or townhouse dwellings**, and **accessory uses, buildings and structures** on those lands zoned "R5-11".
- (c) Notwithstanding the provisions of Section 8.2 the following provisions shall apply to those lands zoned "R4-11":
 - (i) **Lot Depth** Minimum 29.3 metres
 - (ii) **Front Yard** Minimum 6.0 metres to garage and 4.5 metres to dwelling
 - (iii) **Interior Side Yard** Minimum 2.5 metres

- (iv) **Exterior Side Yard** Minimum 3.5 metres
- (v) **Rear Yard** Minimum 6.0 metres
- (vi) **Building Height** Maximum 12.0 metres
- (vii) **Lot Coverage** Maximum 50 percent
- (d) Notwithstanding the provisions of Section 8.2 the following provisions shall apply to those lands zoned "R4-11":
 - (i) **Lot Area** Minimum
 - Interior Lots** 180 square metres
 - End Units** 255 square metres
 - Corner Lots** 285 square metres
 - (ii) **Lot Frontage** Minimum
 - End Units** 8.5 metres
 - Corner Lots** 9.5 metres
 - (iii) **Lot Depth** Minimum 30.0 metres
 - (iv) **Interior Side Yard** Minimum 2.5 metres
 - (v) **Exterior Side Yard** Minimum 3.5 metres
 - (vi) **Rear Yard** Minimum 6.0 metres
 - (vii) **Building Height** Maximum 12.0 metres
 - (viii) **Lot Coverage** Maximum N/A
- (e) All other provisions of this By-law, as amended, shall apply.

Amended By-By-Law No. Z131-2019

8.7.60 R5-12

- (a) Location: Block D and Lot 20, Key Map 18
- (b) Notwithstanding the provisions of Section 8.2, the following provisions shall apply to those lands zoned "R5-12":
 - (i) Lot Area, Minimum 120.5 square metres (per unit measured from edge of condominium road/driveway to 1 metre off of rear wall of the dwelling).
 - (ii) Lot Frontage, Minimum 13.7 metres (the Maxwell Street frontage is deemed to be the frontage of the lot)
 - (iii) Lot Depth, Minimum 25.0 metres per unit (measured from edge of condominium road/driveway to property line behind unit)
 - (iv) Exterior Side Yard, Minimum 6.5 metres to James Street (measured from limit of required 5.0 metre wide road widening)
 - (v) Rear Yard, Minimum 3.0 metres (setback from north property line of the lot)
 - (vi) Maximum number of townhouse dwellings 24
- (c) All other provisions of this By-law, as amended, shall apply.

8.7.5.12 Exception number not used.

Amended By-By-law No. Z140-2020

8.7.5.13 R5-13

- (a) Location: 323 Queen Street West, Lots 5 and 6, and Part Lot 4, Plan 210, Key Map 5
- (b) The requirements for row and townhouse dwellings in By-law No. Z1-1997 shall also apply to stacked townhouse dwellings.
- (c) Notwithstanding the provisions of Sections 8.1 and 8.2, the following provisions shall apply to those lands zoned “R5-13”:
 - (i) Stacked townhouse dwellings shall be an additional permitted use.
 - (ii) Dwelling, Stacked Townhouse means a separate building that has been divided vertically and horizontally into three (3) or more dwelling units each of which has a separate and independent entrance and which are separated from the adjoining unit or units by a common unpierced wall with no interior access between the units.
 - (iii) **Lot Area**, Minimum 2,000 square metres and a maximum gross density of 50 units per hectare
 - (iv) **Lot Frontage**, Minimum (Corner Lot) 45.0 metres
 - (v) **Front Yard**, Minimum 4.5 metres
 - (vi) **Interior Side Yard**, Minimum 1.5 metres
 - (vii) **Exterior Side Yard**, Minimum 4.5 metres
 - (viii) **Rear Yard**, Minimum 1.5 metres
 - (ix) **Lot Coverage**, Maximum 40 percent
 - (x) Planting Strip Requirement 2.0 metre high fence
 - (xi) Minimum Number of Required Parking Spaces 2 per dwelling unit, and a cumulative total of 22 for those lands zoned R5-13
- (d) Section 5.18.3 shall also apply to dwellings with direct access to an internal private driveway connecting to a public street.
- (e) All other provisions of this By-law, as amended, shall apply.

Amended By-By-law No. Z141-2020

8.7.4.14 R5-14a, R5-14b, and R5-14c (*applies to Blks 1, 8 and 9, 44M-86 – towns*)

- (a) Location: Part of Lot 16, Concession 17, Key Map 7
- (b) Notwithstanding the provisions of Section 8.1, permitted uses are limited to **row or townhouse dwellings**, and **accessory uses, buildings and structures** on those lands zoned “R5-14a”, “R5-14b” and “R5-14c”.
- (c) Notwithstanding the provisions of Section 8.2, the following provisions shall apply to those lands zoned “R5-14a”: (*Blk 1*)
 - (i) **Lot Area**, Minimum 985 m²
- (d) Notwithstanding the provisions of Section 8.2, the following provisions shall apply to those lands zoned “R5-14a”, “R5-14b” and “R5-14c”: (*Blks 1, 8 and 9*)
 - (i) **Lot Coverage** Maximum 50 percent
- (e) Notwithstanding the provisions of Section 8.2, the following provisions shall apply to those lands zoned “R5-14a”, “R5-14b” and “R5-14c”: (*Blks 1, 8 and 9*)
 - (i) **Lot Area**, Minimum (corner lot) 430 m²

- (f) Notwithstanding the provisions of Section 8.2, the following provisions shall apply to those lands zoned "R5-14a": (*Blk 1*)
 - (i) **Lot Area**, Minimum (interior lot) 295 m²
 - (ii) **Side Yard**, Minimum (interior lot) 1.8 metres
- (g) Notwithstanding the provisions of Sections 3 and 8.2, the following provisions shall apply to those lands zoned "R5-14c": (*Blk 9*)
 - (i) The Egan Avenue frontage is deemed to be the **lot frontage** of the **lot**.
 - (ii) **Side Yard**, Minimum 7.0 metres
 - (iii) **Lot Frontage**, Minimum 38 metres

Amended By-By-law No. Z143-2021

8.7.5.15 R5-15

- (a) Location: 347 James Street South, Key Map 18
- (b) Notwithstanding the provisions of Section 8.1, permitted uses are limited to **row or townhouse dwellings**, and **accessory uses, buildings and structures** on those lands zoned "R5-15".
- (c) Notwithstanding the provisions of Sections 3, 5.21.1.1B, 5.21.2, 5.21.3(a), 5.25.3 and 8.2, the following provisions shall apply to those lands zoned "R5-15":
 - (i) **Side Yard**, Minimum (interior lot) 1.6 metres
 - (ii) **Building Height**, Maximum 6.8 metres (to highest point)
 - (iii) **Lot Coverage**, Maximum 40 percent
 - (iv) A minimum of two **parking spaces** per **dwelling unit** shall be provided and can be provided in tandem;
 - (v) A maximum of three **driveways** shall be permitted serving one **lot** with three **row or townhouse dwellings**;
 - (vi) The minimum distance between **driveway** ramps where access to a **lot** is by means of more than one **driveway** shall be 2.4 metres;
 - (vii) A required **planting strip** along the **side lot lines** may consist of a combination of solid wood fencing and landscaping, with a solid wood fence with a minimum height of 1.5 metres along the north property line;
 - (viii) A maximum of three **dwelling units** shall be permitted on one **lot**; and,
 - (ix) All regulations in Section 8.2 shall be based on the size and dimensions of the lot at the timing of enactment of this By-law.

Amended By-By-law No. Z147-2021

8.7.5.16 R5-16

- (a) Location: 17 Peel Street South, Key Map 13
- (b) Notwithstanding the provisions of Sections 5.6, 5.21, 5.24, 5.25 and 8 to the contrary:
 - (i) Permitted uses are limited to **dwelling units, wholesale establishment (commercial), institutional use, and business or professional office** including a registered massage therapist in **buildings existing** on the date of passage of this By-law on those lands zoned "R5-16".
 - (ii) The **existing lot area, lot frontage, yard setbacks, lot coverage, daylight triangle or sight triangle** and **building height** shall be deemed to comply with the Zoning By-law.
 - (iii) A **wholesale establishment (commercial)** shall have a maximum **gross floor area** of 30 square metres.

- (iv) An **institutional use** shall have a maximum **gross floor area** of 400 square metres.
- (v) A **business or professional office** shall have a maximum **gross floor area** of 30 square metres and shall include the office of a registered massage therapist.
- (vi) An off-street parking rate of 1.25 spaces per **dwelling unit** shall be required.
- (vii) To permit a **planting strip** to include either a minimum 1.5 metres of opaque visual barrier or a solid wood **fence** with a height 1.8 metres.
- (viii) **Amenity space** shall be provided at a rate of 5 square metres per **dwelling unit**.

Amended by By-Law No. Z138-2020

8.7.5.17 R5-17

- (a) Location: 665 James Street North, Part of Lot 15, Concession 18 Blanshard, Key Map 3
- (b) Notwithstanding the provisions of Section 8.2, the following provisions shall apply to those lands zoned “R5-12”:
 - (i) Lot Area, Minimum 3,650 square metres
 - (ii) Front Yard, Minimum 5.75 metres
 - (iii) Exterior Side Yard, Minimum 2.4 metres
 - (iv) Rear Yard, Minimum 7.0 metres
 - (v) Building Height, Maximum (to highest point) 15.93 metres
 - (vi) Number of Storeys, Maximum 4
 - (vii) Landscaped Open Space, Minimum 28.0 percent
 - (viii) A balcony shall be permitted to encroach into the required exterior side yard a distance of not more than 0.9 metres
- (c) All other provisions of this By-law, as amended, shall apply.

8.7.6 Residential Zone Six Special Provisions

Amended by By-law No. Z8-1999

8.7.6.1 R6-1

- (a) Location: Lots 25, 26, 27, and 28 south side of Queen Street, Registered Plan No. 225;
Lot 1 and part of Lot 2 west side of St. John Street Registered Plan No. 225;
Lot 1 and part of Lot 2 east side of St. George Street Registered Plan No. 225 and part of St. George Street (Closed, as described by Reference Plan No. 44R1275, Parts 1 and 2), Registered Plan No. 225.
- (b) Notwithstanding any provisions of By-law No. Z1-1997 to the contrary, the following description of **lot lines** shall apply to the land in the “R6-1” **zone** as shown on Key May 14 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z8-1999).
 - (i) The northerly streetline abutting Queen Street shall be deemed to be the **front lot line**;
 - (ii) The southerly streetline abutting St. George Street shall be deemed to be the **rear lot line**;

(iii) The easterly streetline abutting St. John Street shall be deemed to be an exterior **side lot line**;

(iv) All other **lot lines** shall be deemed to be interior **side lot lines**.

Notwithstanding the provisions of Section 8.1 of By-law No. Z1-1997 to the contrary, an **existing single-detached dwelling** and **uses** accessory thereto shall be **permitted** within the "R6-1" **zone** as shown on Key Map 14 of Schedule "A" to this By-law (also shown on Schedule "A" to By-law No. Z8-1999)

Notwithstanding the provisions of Section 8.2, and of By-law No. Z1-1997 to the contrary, the following **zone** provisions shall apply in the "R6-1" **zone** as shown on Key Map 14 of Schedule "A" to this By-law (also shown on Schedule "A" to By-law No. Z8-1999):

(i) **Lot Area**, Minimum 6,300 square metres;

(ii) **Interior Side Yard** (Southerly),
Minimum 8.4 metres for the **existing nursing home dwelling**;
6.5 metres for an **existing dwelling** and **uses** and /or **buildings** accessory thereto;

(iii) **Interior Side Yard** (Northerly),
Minimum 3.2 metres for the **existing dwelling** and **uses** and/or **buildings** accessory thereto;

(iv) **Exterior Side Yard**, Minimum 7.5 metres for the **existing dwelling**;

(c) Notwithstanding the provisions of Section 5.24 of By-law No. Z1-1997 to the contrary, balconies, whether they be covered or uncovered, may project 1.0 metres into any required **yard** in the "R6-1" **zone** as shown on Key Map 7 of Schedule "A" to this By-law (also shown on Schedule "A" to By-law No. Z8-1999).

(d) All other provisions of By-law No. Z1-1997, as amended, shall apply.

Amended by By-law No. Z122-2016

8.7.6.2 R6-2

(a) Location: Lots 1-12, and part of Ann Street (closed), Registered Plan No. 505, Key Map 18

(b) Notwithstanding the provisions of Section 8.2 of this By-law to the contrary, the minimum **front yard** from Ann Street for a **home for the aged** as permitted on the land within the "R6-2" **zone** as shown on Key Map 5 of Schedule "A" to this By-law (also shown on Schedule "A" to By-law Z122-2016) shall be 3.0 metres.

- (c) Notwithstanding the provisions of Section 8.2 of this By-law to the contrary, the minimum **interior yard** along the southerly **side yard**, west of Ann Street, for a **home for the aged** as permitted on the land within the "R6-2" **zone** as shown on Key Map 5 of Schedule "A" to this By-law (also shown on Schedule "A" to By-law Z122-2016) shall be 2.0 metres.
- (d) Notwithstanding the provisions of Section 8.2 of this By-law to the contrary, the minimum **interior yard** along the westerly **side yard** for a **home for the aged** as permitted on the land within the "R6-2" **zone** as shown on Key Map 5 of Schedule "A" to this By-law (also shown on Schedule "A" to By-law Z122-2016) shall be 3.0 metres.
- (e) Notwithstanding any provision of this By-law to the contrary, a wooden board-on-board **fence** with a minimum height of 1.8 metres above average finished grade shall be erected along the interior southerly **side yard**, west of Ann Street, on the land within the "R6-2" **zone** as shown on Key Map 5 of Schedule "A" to this By-law (also shown on Schedule "A" to By-law Z122-2016).
- (f) All other provisions of this By-law, as amended, shall apply.

Amended by By-Law No. Z146-20218.7.68 R6-3

- (a) Location: 151 Water Street North, Lots 14-17, inclusive W/S Wellington Street and Lots 13-17, inclusive E/S Water Street, Registered Plan No. 225 Part of Lot 16, Concession 17, Key Map 7
- (b) Notwithstanding the provisions of Sections 3, 5.21.1.1, 8.1 and 8.2, the following provisions shall apply to those lands zoned "R6-3":
 - (i) Permitted uses, buildings and structures are limited to a **retirement home and accessory uses, buildings and structures**.
 - (ii) **Lot Area, Minimum**

| | |
|--|---|
| | 550 square metres for the first dwelling unit or assisted living unit plus 89 square metres for each additional dwelling unit or assisted living unit |
|--|---|
 - (iii) **Front Yard, Minimum** 4.5 metres
 - (iv) **Rear Yard, Minimum** 8.6 metres
 - (v) **Building Height, Maximum** (for R6-3 Zone and R6-3a, R6-3b and R6-3c Overlays on Schedule "A")

| | |
|-------|-------------|
| R6-3 | 14.5 metres |
| R6-3a | 11.5 metres |
| R6-3b | 8.5 metres |
| R6-3c | 5.5 metres |
 - (vi) **Number of Storeys, Maximum** (for R6-3 Zone and R6-3a, R6-3b and R6-3c Overlays on Schedule "A")

| | |
|-------|---|
| R6-3 | 4 |
| R6-3a | 3 |
| R6-3b | 2 |
| R6-3c | 1 |
 - (vii) The **lot line** fronting onto Wellington Street North shall be deemed to be the **front lot line** and the **lot line** fronting onto Water Street North shall be deemed to be the **rear lot line**.
 - (viii) **Gross Floor Area, Maximum** 17,000 square metres

- (ix) A private road or **driveway** access shall not be permitted from Water Street North.
- (x) The minimum setback from a surface **parking space** to Wellington Street North or Water Street North shall be 30 metres.
- (xi) The entrance to the property will be via an access located at and aligned with the three-way intersection at Wellington Street North and Egan Avenue, to the satisfaction of the Town. The separation between **buildings** to accommodate access to the site shall be a minimum of 12 metres.
- (xii) Building facades greater than 50 metres in length should be articulated through design measures such as recesses, courtyards, step-backs and/or replacing one building with multiple **buildings**.
- (xiii) A minimum of 25 percent of the surface area of each wall facing and located within 30 metres of the **front lot line** or **rear lot line** shall be comprised of **openings**.
- (xiv) Rooftop mechanical equipment, including any appurtenances thereto, shall be fully enclosed within a **mechanical penthouse** or screened by an architectural feature, and shall not exceed 3.0 metres in height,
- (xv) A balcony shall be permitted to encroach into the required **front or rear yard** a distance of not more than 1.5 metres.
- (xvi) **Retirement home** means a **building** or part thereof designed exclusively to accommodate seniors or other special needs users with central kitchen and dining facilities, common indoor and outdoor amenity areas, consisting of either **dwelling units** or **assisted living units** or both.
- (xvii) **Assisted living unit** means a place of residence with one or more habitable rooms containing separate bathroom facilities for private *use* as a single housekeeping unit and where personal support services may be provided.
- (xviii) **Openings** means any window on a building façade which provides clear, unobstructed visibility to goods, exhibits, or the interior spaces of a **building** through the use of transparent glazing; or any public entrance on a **building** façade which provides clear access from the outside to the interior spaces of a **building**, but does not include entrances to any stairwell, boiler room, maintenance room, mechanical or electrical or utility room.
- (xix) **Mechanical penthouse** means a room or enclosure on the roof of a **building** exclusively used for mechanical equipment, a stair or elevator tower, elevator equipment, or any combination thereof.

(xx) Minimum Number of Required Parking Spaces

| Type of Use | Number of Spaces |
|---|---|
| Retirement Home – Dwelling Unit | 0.5 per dwelling unit (for residents) plus 0.2 per dwelling unit (for visitors and employees) |
| Retirement Home – Assisted Living Unit | 0.3 per assisted living unit (for residents) plus 0.2 per assisted living unit (for visitors and employees) |

- (c) Section 4.4 shall not apply.
- (d) All other provisions of this By-law, as amended, shall apply.