

Section 5

Traditional Residential Zones

No person shall, within any Residential Private Services (RPS), Residential Village (RV), Residential One (R1), Residential Two (R2), Residential Three (R3), Residential Four (R4), Residential Multiple One (RM1), or Residential Multiple Two (RM2) Zone, use any land, or erect, alter or use any building or structure, except in accordance with the following:

5.1 Permitted Uses, Buildings and Structures

Uses, Buildings and Structures	RPS	RV	R1	R2	R3	R4	RM1	RM2
Single Detached Dwelling	✓	✓	✓	✓	✓	✓		
Semi-Detached Dwelling					✓	✓		
Duplex Dwelling					✓	✓		
Street Townhouse Dwelling						✓	✓	
Townhouse Dwelling						✓	✓	
Stacked Townhouse Dwelling								✓
Apartment Building							✓	✓
Long Term Care Facility							✓	✓
Senior Citizens' Home							✓	✓
Accessory Uses, Buildings and Structures	✓	✓	✓	✓	✓	✓	✓	✓
Bed and Breakfast Establishment	✓(2)	✓(2)	✓(2)	✓(2)	✓(2)	✓(2)		
Group Home	✓(1)	✓(1)	✓(1)	✓(1)	✓(1)	✓(1)		
Home Occupation	✓(3)	✓(3)	✓(3)	✓(3)	✓(3)	✓(3)		
Private Home Daycare	✓	✓	✓	✓	✓	✓		
Park	✓	✓	✓	✓	✓	✓	✓	✓

(2011-115-ZO) (2013-112-ZO)

5.1.1 Qualifying Notes to Permitted Uses

- (1) No group home shall be located within 800 m of another group home.
- (2)
 - i) Bed and breakfast establishments are permitted only in single detached dwellings
 - ii) The owner of a bed and breakfast establishment must establish to the satisfaction of the Town the adequacy of water and wastewater services
 - iii) Every bed and breakfast establishment must provide a minimum of 37 m² of outdoor amenity space, which may consist of landscaped area, patio, verandah, porch, pool, or any combination thereof
- (3) Home occupations are subject to the regulations in Section 3.27.
(2011-115-ZO)

5.2 Regulations

Zone	Minimum Lot Area	Minimum Lot Frontage	Minimum Front Yard	Minimum Exterior Side Yard	Minimum Interior Side Yard	Minimum Yard Between Buildings	Minimum Rear Yard	Maximum Lot Coverage	Maximum Building Height	Minimum Outdoor Amenity Area
RPS	0.8 ha	45 m	12 m	12 m	6 m		12 m	15%	11 m	
RV (3)(4)	0.5 ha	35 m	10 m	4.5 m	3.5 m		12 m	15%	11 m	
R1 (3)(4)	555 m ²	18 m	Max - 9.5 m Min - 7.5 m	4 m (to front of garage 6 m)	1.5 m		7.5 m	up to 5 m in height 42%; over 5 m in height 35%	10 m	
R2 (3)(4)	370 m ²	12 m	Max - 9.5 m Min - 7.5 m	4 m (to front of garage 6 m)	1.5 m		7.5 m	up to 5 m in height 42%; over 5 m in height 35%	10 m	
R3 (3)(4) Detached, Semi-Detached & Duplex Dwelling	370 m ²	12 m	Max - 9.5 m Min - 7.5 m	4 m (to front of garage 6 m)	1.5 m (semi-detached 0 m along common wall)		7.5 m	up to 5 m in height 42%; over 5 m in height 35%	10 m	
R4 (3)(4) Detached & Semi-Detached Dwelling	200 m ²	6 m	Max - 9.5 m Min - 7.5 m	4 m (to front of garage 6 m)	1.5 m (semi-detached 0 m along common wall)		7.5 m	up to 5 m in height 42%; over 5 m in height 35%	10 m	
R4 (3)(4) Duplex	222 m ²	6 m	Max - 9.5 m Min - 7.5 m	4 m (to front of garage 6 m)	1.5 m		7.5 m	up to 5 m in height 42%; over 5 m in height 35%	10 m	
R4 Street Townhouse Dwelling	222 m ² per dwelling unit (2)	6 m per dwelling unit	4.5 m (to front of garage 6 m)	4 m (to front of garage 6 m)	1.2 m (street townhouse 0 m along common wall)		7.5 m		10 m	
R4 Townhouse Dwellings	200 m ² per dwelling unit	6 m per dwelling unit	4.5 m (to front of garage 6 m)	4.5 m (to front of garage 6 m)	0 m	3 m	7.5 m		10 m	
RM1 Apartment Buildings	222 m ² (2)	20 m	4.5 m (to front of garage 6 m)	4.5 m (to front of garage 6 m)		6 m	6 m		12 m	10 m ² per dwelling unit
RM1 Long Term Care Facility & Senior Citizens' Home	400 m ²	20 m	6 m	6 m	6 m		6 m		12 m	
RM1 Street Townhouse Dwellings	222 m ² per dwelling unit (2)	6 m per dwelling unit	4.5 m (to front of garage 6 m)	4.5 m (to front of garage 6 m)	1.2 m (street townhouse 0 m along common wall)		6 m		10 m	
RM1 All other Permitted Uses, Buildings & Structures	222 m ² per dwelling unit (2)	6 m per dwelling unit	Max - 9 m Min - 7.5 m	4.5 m (to front of garage 6 m)	1.2 m (for townhouse 0 m along common wall)		7.5 m		12 m	
RM2 Apartment Buildings	0.3 ha	20 m	6 m	6 m	6 m		6 m	35%	20 m	(1)
RM2 Stacked Townhouse Dwelling	145 m ² per dwelling unit	6 m per dwelling unit	Max - 7.5 m Min - 3 m	Max - 7.5 m Min - 3 m	0 m	3 m	6 m		12 m	

(2011-116-ZO) (2013-112-ZO) (2016-143-ZO)

5.2.1 Qualifying Notes to Regulations

- (1) Minimum indoor amenity area for all apartment buildings in RM2 Zones with 18 dwelling units or more shall be 2 m² per dwelling unit. **(2013-112-ZO)**
- (2) Minimum density shall be 20 units per net ha.
- (3) On a lot with an interior side yard less than 3.5m, the maximum building length of any single detached dwelling, duplex dwelling, or semi-detached dwelling shall be 17 m, measured from main front wall to main rear wall.**(2016-144-ZO)**
- (4) Notwithstanding Qualifying Note (3) to Section 5.2.1, on a lot with an interior side yard less than 3.5m and a lot depth greater than 35 m, the maximum building length may exceed 17 m, to a maximum of 19 m. Additional building length between 17 m and 19 m shall be calculated on the basis of a ratio of 1 m of additional building length for each additional 5 m of lot depth. **(2016-144-ZO)**

5.3 Special Regulations

5.3.1 NOT IN USE **(2011-094-ZO)(2016-144-ZO)**

5.3.2 NOT IN USE **(2016-144-ZO)**

5.3.3 An accessory building shall not exceed 5% of the lot area except for a private detached garage. **(2011-094-ZO)**

5.4 Exceptions

5.4.1 Exceptions to the RPS Zone

5.4.1.1 RPS(1) Part Lots 21, 22 and 23, Concession 8, Ballantrae, Schedule 21
Notwithstanding any provision of this By-law, 2002-121-ZO, 2003-035-ZO, 2003-167-ZO, 2004-070-ZO, 2005-058-ZO and 2008-070-ZO shall remain applicable to the subject lands.

5.4.1.2 RPS(2) Emerald Hills, Lot 14 Concession 5, Schedule 31
Notwithstanding any provision of this By-law, 2003-073-ZO, 2005-162-ZO, 2007-176-ZO and 2007-225-ZO shall remain applicable to the subject lands.

5.4.1.3 RPS(3) 11 Union Street, Schedule 50

1. Permitted Uses

A Day Care Centre is an additional permitted use.

5.4.1.4 RPS(4)(h-26) Part of Lots 8 & 9, Concession 9, Draft Plan of Subdivision 19T-83015 and 19T-86101, Schedule 35 **(OMB PL091143) (2012-145-ZO)**

1. Regulations

i) Minimum Lot Area	0.30 ha
ii) Minimum Lot Frontage	21 m
iii) Minimum Front Yard	10 m
iv) Minimum Exterior Side Yard	4.5 m
v) Minimum Interior Side Yard	3.5 m
vi) Minimum Rear Yard	10 m
vii) Maximum Lot Coverage	15%
viii) Maximum Building Height	11 m

5.4.1.5 RPS(5) Part of Lot 11, Concession 9, Draft Plan of Subdivision 19T-86075 and 19T(W)-97004, Schedule 35 **(2014-071-ZO)(2018-017-ZO)**

1. Regulations

Minimum Lot Area	0.40 ha
Minimum Lot Frontage	35 m
Minimum Front Yard	10 m
Minimum Interior Side Yard	3.5 m
Minimum Exterior Side Yard	4.5 m
Minimum Rear Yard	10 m
Minimum Building Height	11 m
Maximum Lot Coverage	15%

2. Special Regulations

Applying to the existing dwelling on Lot 20 as shown on Draft Plan of Subdivision 19T-86075.

Minimum Rear Yard	4.8 m
-------------------	-------

5.4.1.6 RPS(6) Part of Lot 11, Concession 8, Draft Plan of Subdivision 19T(W)-14.001, Schedule 35 **(2014-113-ZO)(2016-065-ZO)**

1) Regulations

Minimum Lot Area	0.30 ha
Minimum Lot Frontage	21 m

Minimum Front Yard	10 m
Minimum Interior Side Yard	3.5 m
Minimum Exterior Side Yard	4.5 m
Minimum Rear Yard	10 m
Maximum Building Height	11 m
Maximum Lot Coverage	15 %

5.4.1.7 RPS(7) 14577 and 14597 Woodbine Ave., Schedule 24 **(2018-073-ZO)**

1. Regulations

i) Minimum Lot Area	1169m ²
ii) Minimum Lot Frontage	17.8m
iii) Minimum Interior Side Yard	1.5m/3.5m (One Side/Other Side)

5.4.2 Exceptions to the RV Zone

5.4.2.1 RV(1) Part of Lots 18 and 19, Concession 7, Draft Plan of Subdivision 19T(W)-06.002, Schedule 27 and 27a **(OMB PL061218) (2010-108-ZO)**

1. Permitted Uses

The only use permitted on the subject lands shall be Single Detached Dwellings.

2. Regulations

i) Minimum Lot Area	4,000 m ²
ii) Minimum Frontage	35 m
iii) Minimum Front Yard Setback	10 m
iv) Minimum Exterior Side Yard Setback	4.5 m
v) Minimum Interior Side Yard	3.5 m
vi) Minimum Rear Yard Setback	12 m
vii) Maximum Lot Coverage	15%
viii) Maximum Building Height (Principal Building)	11 m

3. Special Regulations

i) Minimum Lot Area (For Lot 22, Lots 28 to 40 inclusive)	3,640 m ²
ii) Minimum Interior Side Yard (for all Buildings and Structures)	5 m

- iii) Minimum Rear Yard (for Accessory Buildings and Structures) 5 m

5.4.2.2 RV(2) Part of Lot 18, Concession 7, Draft Plan of Subdivision 19T(W)-11.001, Schedule 27 and 27a **(2012-044-ZO) (2014-038-ZO)**

1. Regulations

- i) Minimum Lot Area 3,200 m²
- ii) Minimum Lot Frontage 30 m
- iii) Minimum Front Yard 10 m
- iv) Minimum Exterior Side Yard 4.5 m
- v) Minimum Interior Side Yard 3.5 m
- vi) Minimum Rear Yard 10 m
- vii) Maximum Lot Coverage 15%
- viii) Maximum Height 11 m

5.4.2.3 RV(3) Part of Lot 18, Concession 7, Draft Plan of Subdivision 19T(W)-11.001, Schedule 27 and 27a **(2012-044-ZO) (2014-038-ZO)**

1. Regulations

- i) Minimum Lot Area 2,900 m²
- ii) Minimum Lot Frontage 30 m
- iii) Minimum Front Yard 10 m
- iv) Minimum Exterior Side Yard 4.5 m
- v) Minimum Interior Side Yard 3.5 m
- vi) Minimum Rear Yard 10 m
- vii) Minimum Rear Yard for all Buildings and Structures for Lots abutting Highway 48 14 m
- viii) Maximum Lot Coverage 15%
- ix) Maximum Height 11 m

5.4.2.4 RV(4)(h) 5342, 5376 and 5410 Lakeshore Road, Schedule 28 **(2013-088-ZO)(2014-129-ZO)**

1. Regulations

- i) Minimum Lot Area 0.2 ha
- ii) Minimum Lot Frontage 16 m
- iii) Maximum Lot Coverage 20%
- iv) Minimum Interior Side Yard 2 m

5.4.2.5 RV(5) 27 Windsor Drive, Lot 19, Plan 182 & Lot 18, Plan 209, Schedule 28
(2015-146-ZO)(2017-063-ZO)

1. Special Regulations (Lot 19, Plan 182)

Minimum Lot Area	465 m ²
Minimum Lot Frontage	15.24 m
Maximum Lot Coverage	23%

2. Special Regulations (Lot 18, Plan 209)

Minimum Lot Area	423 m ²
Minimum Lot Frontage	15.24 m
Minimum Rear Yard	11.9 m

5.4.2.6 RV(6) 2 Pleasant Valley Drive, Schedule 27a **(2017-096-ZO)**

1. Regulations

i) Minimum Lot area	3000m ²
ii) Minimum Lot Frontage	29 metres

5.4.2.7 RV(6) east side of Highway No. 48, north of Aurora Road, Draft Plan of Subdivision 19T(W)-16.001, Schedule 21. **(2018-028-ZO)**

1. Permitted Uses

- i) Single detached dwellings

2. Qualifying Notes to Permitted Uses

Notwithstanding the provisions of Section 5.1.1:

1. For the purposes of this zone category, a lot shall be deemed to mean the whole of one lot comprising a single building parcel on a registered plan of subdivision fronting on a private right-of-way, as shown on a registered plan of condominium pursuant to the Condominium Act 1998.
2. In addition, for the purposes of this zone category, a public street or road shall also include a private road, lane and/or right-of-way or block intended to be used as a private road, lane and/or right-of-way as shown and/or designated on a registered plan of subdivision registered pursuant to Section 51 of the Planning Act and/or plan of condominium, registered pursuant to the Condominium Act 1998.
3. Notwithstanding any provisions to the contrary, for the purposes of this by-law where an application for a building permit has been

submitted for a single detached dwelling on one lot comprising a single building parcel on a registered plan of subdivision, such lands shall be considered to constitute a “lot” and the yard requirements and other provisions of this by-law shall be applied as if the unit was one lot.

3. Regulations

i) Minimum Lot Area	370m ²
ii) Minimum Lot Frontage	12m
iii) Front Yard	Max – 7.5m (1)(3) Min – 4.5m (1)(3)
iv) Exterior Side Yard	Max – 7.5m (1)(3) Min - 3m (1)(3)
v) Minimum Interior Side Yard	1.2m (2)(5)
vi) Maximum Building Height	11m
vii) Minimum Rear Yard	7m
viii) Maximum Lot Coverage	(6)(4)

4. Qualifying Notes to Regulations

1. The vehicular access door of any garage, attached or detached, shall have a minimum setback of 6m from the front lot line or exterior side lot line.
2. Where an attached garage abuts a side driveway on the adjacent lot that provides access to a rear garage, the side yard for the attached garage shall be a minimum of 0.6m for the garage portion. The remaining habitable portions of the dwelling shall be set back a minimum of 1.2m.
3. Notwithstanding any other provisions of this By-law, an unenclosed porch may protrude into a front or exterior side yard provided that it is located a minimum of 1.5m from the lot line. **(2011-116-ZO)**
4. All accessory buildings other than a detached private garage shall maintain a maximum lot coverage of 5% of the lot area. **(2011-152-ZO)**
5. Where the Town has entered into a subdivision agreement pursuant to the Planning Act, which provides for the location of municipal services in a manner which would permit the reduction of the minimum side yard beyond that set out in this By-law, and which also provides for the construction and maintenance of grading and drainage services to facilitate such side yard reduction, the following minimum side yards shall apply:
 - a) The minimum required side yard shall be 1.5m on one side and 0.6m on the attached garage side. **(2016-144-ZO)**

- b) The minimum required side yard of 1.5m allowed in (a) above may be reduced to 1.2m if:
 - 1. There are no doors in any wall adjacent to the side lot line; or
 - 2. Any door in any wall adjacent to the side lot line is recessed into the wall and no stairs project beyond the main wall into the minimum required side yard.

6. Maximum Lot Coverage shall not apply in this zone category.

5.4.2.8 RV(7) east side of Highway No. 48, north of Aurora Road, Draft Plan of Subdivision 19T(W)-16.001, Schedule 21. **(2018-028-ZO)**

- 1. Permitted Uses
 - i) Street Townhouse Dwellings
- 2. Qualifying Notes to Permitted Uses

Notwithstanding the provisions of Section 5.1.1:

- i) For the purposes of this zone category, a lot shall be deemed to mean the whole of one lot comprising a single building parcel on a registered plan of subdivision fronting on a private right-of-way, as shown on a registered plan of condominium pursuant to the Condominium Act 1998.
- ii) In addition, for the purposes of this zone category, a public street or road shall also include a private road, land and/or right-of-way or block intended to be used as a private road, lane and/or right-of-way as shown and/or designated on a registered plan of subdivision registered pursuant to Section 51 of the Planning Act and/or plan of condominium, registered pursuant to the Condominium Act 1998.
- iii) Notwithstanding any provisions to the contrary, for the purposes of this by-law where an application for a building permit has been submitted for street townhouse dwelling(s) on one lot comprising a single building parcel on a registered plan of subdivision, such lands shall be considered to constitute a “lot” and the yard requirements and other provisions of the by-law shall be applied as if the unit was one lot.

- 3. Regulations
 - i) Minimum Lot Area 300m²
 - ii) Minimum Lot Frontage 11m
 - iii) Minimum Front Yard
 - Max – 7.5m (1)(3)
 - Min – 3m (1)(3)
 - iv) Minimum Exterior Side Yard
 - Max – 7.5m (1)(3)
 - Min – 3m (1)(3)

- v) Minimum Interior Side Yard 1.2m (street townhouse)
0m (along common wall)
- vi) Maximum Building Height 11m
- vii) Minimum Rear Yard 6m
- viii) Maximum Lot Coverage (4)(2)
- ix) Minimum front yard setback for Block 80 shall be 5.0m
- x) Minimum exterior side yard setback for Block 79 shall be 1.5m
- xi) For the purposes of this zone, the front lot line is determined as follows:
 - a) For Blocks 77 and 78 – street ‘A’
 - b) For Blocks 79 – Landscape Buffer Block adjacent to Highway 48
 - c) For Block 80 – Lane ‘B’ opposite the Public Park
- xii) For the purposes of this zone, each dwelling unit shall have an attached garage and vehicular access to a private right-of-way adjacent to the rear lot line.

4. Qualifying Notes to the Regulations

1. The vehicular access door of any garage shall have a minimum setback of 6m from the rear lot line.
2. All accessory buildings shall maintain a maximum lot coverage of 5% of the lot area **(2011-152-ZO)**
3. Notwithstanding any other provision of this By-law, an unenclosed porch may protrude into a front or exterior side yard provided that it is located a minimum of 1.5m from the lot line. **(2011-116-ZO)**
4. Maximum lot coverage shall not apply in this zone category.

5.4.3 Exceptions to the R1 Zone

5.4.3.1 NOT IN USE **(2013-100-ZO)**

5.4.4 Exceptions to the R2 Zone

5.4.5 Exceptions to the R3 Zone

5.4.6 Exceptions to the R4 Zone

5.4.6.1 R4(1) east of Tenth Line, north of Main Street, Schedule 49

1. Permitted Uses

The following shall be the only uses permitted on the subject lands:

- i) Semi-Detached Dwelling Units
- ii) Townhouse Dwelling Units

- iii) Private Open Space
- iv) Ancillary uses which will include recreational, resource and community facilities designed to serve the residents of this seniors/adult lifestyle community

2. Regulations

- i) Minimum Yards:
For all residential and ancillary uses, 4.5 m, except for the southerly and easterly yards, which shall be 9 m.
- ii) Minimum Front Yard Setback:
 - a) No sidewalk - 6 m from the back edge of the closest curb of a private road in front of a building or the dwelling
 - b) Sidewalk - 6 m from the back edge of the sidewalk located between a private road and a building or dwelling
- iii) Minimum Separation Distance:
 - a) 3 m between buildings where there is no common wall
 - b) where there is a common wall, 0 m will be permitted
- iv) Maximum Height:
 - a) Residential uses, 7.5 m
 - b) Ancillary residential, resource and/or community facilities, 11 m
- v) Minimum Parking Requirements:
 - a) 2 parking spaces for each dwelling unit
 - b) 1 parking space for every 4 dwelling units to be used as visitor parking. These parking areas will be clustered throughout the development
 - c) Ancillary Residential, Resource and/or Community Facility Parking shall be in accordance with Section 3.24

5.4.7 Exceptions to the RM1 Zone

5.4.7.1 RM1(1) east of Ninth Line, south of Mitchell Avenue, Schedule 29 **(2013-112-ZO)**

1. Permitted Uses

A maximum of 6 apartment buildings units

2. Regulations

An apartment building unit on the ground floor shall have a GFA of between 43 m² and 98.65 m².

5.4.7.2. RM1(2) 6656 Main Street, Schedule 48 **(2019-050-ZO)**

Notwithstanding Section 3.24.4, Section 3.24.6.2, Section 3.24.6.3.2 and Section 5.2, the following shall apply:

1. Regulations

- i) Minimum lot area 1,800m²
- ii) Minimum lot frontage 20m
- iii) Maximum density 5 dwelling units
- iv) Minimum front yard 4.5m (to front of garage, 6m)
- v) Minimum interior side yard:
 - i. East lot line 4m
 - ii. West lot line 2.3m
- vi) Minimum rear yard 40m
- vii) Maximum building height 12m
- viii) Minimum outdoor amenity area 10m² per dwelling unit
- ix) Minimum width of a two-way driveway leading to any parking area shall be 3.5m
- x) There is no maximum driveway width requirement provided a minimum 35% of soft landscaped area is provided in the front yard.
- xi) A driveway accessed from the front lot line may have a 0m setback from the east property line.

5.4.8 Exceptions to the RM2 Zone

5.4.8.1 RM2(1) west side of Baker Hill Blvd, north of Main Street, Schedule 47 (2013-112-ZO)

1. Permitted Uses

The only uses permitted on the subject lands shall be:

- i) Apartments and Residential Condominium Buildings
- ii) Townhouse Dwellings
- iii) Uses accessory, incidental and subordinate to the foregoing permitted uses

2. Regulations

- i) Density min. 30 units per net ha
max. 65 units per net ha
- ii) Maximum Lot Coverage 35%
- iii) Minimum Rear Yard 10 m (measured from FH Zone)

- iv) Minimum Dwelling Unit Size
 - a) Townhouses 80 m²
 - b) Apartments/Condominium Buildings:
 - Studio 45 m²
 - Single bedroom 60 m²
 - Two bedrooms 70 m²
 - Three or more bedrooms 90 m²
- v) Maximum Height
 - a) Townhouses 11 m
 - b) Apartments/Condominium Buildings 20 m
- vi) Parking Requirements:
 - a) Minimum off-street parking 1.5 spaces per dwelling unit
 - b) Parking stalls permitted at surface level max. 50% of required parking
- vii) Minimum Indoor Amenity Area 2 m² per dwelling unit