

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			✓	✓	✓	✓		
Triplex Dwelling			✓	✓	✓	✓		
Fourplex Dwelling			✓	✓	✓	✓		
Street Townhouse Dwelling			✓(5)	✓(5)	✓(5)	✓	✓	
Townhouse Dwelling						✓	✓	
Stacked Townhouse Dwelling								✓
Apartment Building							✓	✓
Long Term Care Facility							✓	✓
Senior Citizens' Home							✓	✓
Accessory Residential Unit	✓(4)	✓(4)	✓(4)	✓(4)	✓(4)	✓(4)	✓(4)	✓(4)
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)**
- (4) Additional Residential Units are subject to the regulations in Section 3.28.
- (5) Street Townhouse Dwellings are limited to a maximum of three units.

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 (6)	0.8 ha	45 m	12 m	12 m	6 m		12 m	15%	11 m	
RV (6)	0.5 ha	35 m	10 m	4.5 m	3.5 m		12 m	15%	11 m	
R1 Detached Dwelling (6)	555 m ²	18 m	Max - 9.5 m Min - 7.5 m	3 m (to front of garage 6 m)	1.2 m		7 m	up to 5 m in height 42%; over 5 m in height 35%	10 m	
R1 Semi-Detached Dwelling (6)	525 m ²	17.5 m per dwelling unit	Max - 9.5 m Min - 7.5 m	3 m (to front of garage 6 m)	1.2 m (0 m along common wall)		7 m	up to 5 m in height 42%; over 5 m in height 35%	10 m	
R1 Duplex & Triplex Dwelling	555 m ²	18 m	Max - 9.5 m Min - 7.5 m (4)	3 m (to front of garage 6 m)	1.2 m		4.5 m (5)	45%	10 m	
R1 Fourplex	600 m ²	18 m	Max - 9.5 m Min - 7.5 m (4)	3 m (to front of garage 6 m)	1.2 m		4.5 m (5)	45%	10 m	
R2 and R3 Detached Dwelling (6)	370 m ²	12 m	Max - 9.5 m Min - 7.5 m	3 m (to front of garage 6 m)	1.2 m		7 m	up to 5 m in height 42%; over 5 m in height 35%	10 m	
R2 and R3 Semi-Detached Dwelling (6)	315 m ²	10.5 m per dwelling unit	Max - 9.5 m Min - 7.5 m	3 m (to front of garage 6 m)	1.2 m (0 m along common wall)		7 m	up to 5 m in height 42%; over 5 m in height 35%	10 m	
R2 and R3 Duplex & Triplex Dwelling	370 m ²	12 m	Max - 9.5 m Min - 7.5 m (4)	3 m (to front of garage 6 m)	1.2 m		4.5 m (5)	45%	10 m	
R2 and R3 Fourplex	600 m ²	15 m	Max - 9.5 m Min - 7.5 m (4)	3 m (to front of garage 6 m)	1.2 m		4.5 m (5)	45%	10 m	
R1 – R3 Street Townhouse Dwelling (3)(6)	222 m ² per dwelling unit (2)	6 m per dwelling unit	4.5 m (to front of garage 6 m)	3 m (to front of garage 6 m)	1.2 m (0 m along common wall)		7 m		10 m	
R4 Detached & Semi-Detached Dwelling (6)	200 m ²	6 m	Max - 9.5 m Min - 7.5 m	3 m (to front of garage 6 m)	1.2 m (semi-detached) 0 m along common wall)		7 m	up to 5 m in height 42%; over 5 m in height 35%	10 m	
R4 Duplex & Triplex Dwelling	200 m ²	6 m	Max - 9.5 m Min - 7.5 m (4)	3 m (to front of garage 6 m)	1.2 m		4.5 m (5)	45%	10m	
R4 Townhouse Dwellings (6)	200 m ² per dwelling unit	6 m per dwelling unit	4.5 m (to front of garage 6 m)	3 m (to front of garage 6 m)	0m	3 m	7 m		10 m	
R4 Fourplex Dwelling	555 m ²	15 m	4.5 m	3 m	1.2 m		4.5 m (5)	45%	10m	
R4 Street Townhouse Dwelling (6)	222 m ² per dwelling unit (2)	6 m per dwelling unit	4.5 m (to front of garage 6 m)	3 m (to front of garage 6 m)	1.2 m (0 m along common wall)		7 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	

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
RM1 Street Townhouse Dwellings-(6)	150 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 (6)	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) (2026-030-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) Street Townhouse Dwellings are limited to a maximum of three units. **(2026-030-ZO)**
- (4) For a Duplex, Triplex, or Fourplex Dwelling, where the existing legally established front yard setback of a building on one or both of the existing abutting lots is lower than the minimum required front yard setback, the minimum required front yard may be reduced to **(2026-030-ZO)**:
 - i) The average of the yards abutting the same street on either side of the lot;
 - ii) Where the property only abuts one lot containing a building, the front yard may be reduced to the setback of the existing building on that abutting lot; and
 - iii) Despite clauses (4) i) and ii), the depth of the front yard must be at least 4.5 m.
- (5) Notwithstanding anything to the contrary in this By-law, no part of any building may protrude into the minimum rear yard **(2026-030-ZO)**.
- (6) See Section 3.28 for granted regulations when including Accessory Dwelling Unit **(2026-030-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; RPS(4) Part of Lot 10, Concession 9, Part 1 65R-26909, Draft Plan of Subdivision 19T-86101, Schedule 35 **(OMB PL091143) (2012-145-ZO)(2022-086-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
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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

5.4.1.8 RPS(8) 2159 Aurora Road, Schedule 23 (2022-019-ZO)**1. Regulations**

- i) Minimum Lot Area 0 hectares
- ii) Minimum Lot Frontage 0 metres

5.4.1.9 RPS(9), 14609 Woodbine Avenue – Draft Plan of Subdivision, File No. 19T(W)-20.007, Schedule 24 (2025-053-ZO)**1. Permitted Uses**

In addition to the permitted uses of the RPS Zone, the following may be additional permitted uses:

- i. Convenience Store
- ii. Day Care Centre
- iii. Dwelling Unit above a Commercial Use
- iv. Live Work Use
- v. Office
- vi. Personal Service Establishment
- vii. Restaurant
- viii. Restaurant, Take-out
- ix. Retail Store
- x. Studio
- xi. Veterinary Clinic

2. Regulations

- i. Lot Area (minimum) 1,340 square metres
- ii. Lot Frontage (minimum) 27 metres
- iii. Front Yard (minimum) 3.5 metres
- iv. Exterior Side Yard (minimum) 4 metres
- v. Interior Side Yard (minimum) 1.4 metres

vi.	Rear Yard (minimum)	13.5 metres
vii.	Lot Coverage (maximum)	40%
viii.	Parking Spaces (minimum)	1 space per unit; and tandem parking may be permitted

5.4.1.10 RPS(10), 14609 Woodbine Avenue – Draft Plan of Subdivision, File No. 19T(W)-20.007, Schedule 24 **(2025-053-ZO)**

1. Regulations

i.	Lot Area (minimum)	780 metres
ii.	Lot Frontage (minimum)	16 metres
iii.	Front Yard (minimum)	6 metres
iv.	Exterior Side Yard (minimum)	Not applicable.
v.	Interior Side Yard (minimum)	1.2 metres (1-storey building) 1.8 metres (2-storey building)
vi.	Rear Yard (minimum)	14.5 metres
vii.	Lot Coverage (maximum)	30%
viii.	Building (maximum)	11 metres (pitched roof); and 9.5 metres (to the parapet of flat roof)
ix.	Parking Spaces (minimum)	2 spaces per dwelling unit; and tandem parking may be permitted

2. Special Regulations

- i. Notwithstanding Section 3.22, a garage may not project into the front yard setback
- ii. Notwithstanding Section 3.22, the following shall apply:

	Structure	Yard in which project is permitted	Maximum Project into the Required Yard
1.	Window Bays	Front, Side(s), Rear	1 metre, to a maximum width of 4 metres
2.	Entrance stairs, landings	Front	3 metres
3.	Balconies for single detached dwellings	Front, Side(s), Rear	2 metres
4.	Porches not exceeding one storey in height	Front, Side(s), Rear	3 metres, including eaves and cornices (there may be enclosed space below this platform)
5.	Underground Structures	Front, Side(s), Rear	To the property line
6.	Notwithstanding rows 1-5 above, no above grade projection is permitted closer than 1.5 metres to the front lot line and exterior side lot line.		

5.4.1.11 RPS(11)(h-50) 13531 Ninth Line, Schedule 35 (2026-035-ZO)

1. Permitted Uses

- i. Townhouse Dwellings

2. Regulations

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|------|--|--------------------------|
| i. | Minimum Lot Area | 140 sq. m. |
| ii. | Minimum Lot Frontage | 6.0 m. per dwelling unit |
| iii. | Minimum Front Yard – Through lot Townhouse Dwellings | 3.0 m |
| iv. | Minimum Front Yard – Townhouse Dwellings | 3.0 m (1) |

v.	Minimum Rear Yard – Through Lot Townhouse Dwellings	3.0 m
vi.	Minimum Rear Yard – Townhouse Dwellings	6.0 m
vii.	Minimum Interior Side Yard between Townhouse Blocks	1.5 m (each unit for a total of 3.0 m between two blocks)
viii.	Minimum Interior Side Yard – Common Wall	0 m
ix.	Maximum Lot Coverage	N/A
x.	Minimum Exterior Side Yard	3.0 m
xi.	For Through Lot Townhouse Dwellings, Minimum distance for front wall to front wall where no public or private road separates the Townhouse Blocks as shown on Figure 1 of this By-law	12.5 m
xii.	Maximum Building Height	12.0 m
xiii.	Minimum Width of a Private Street	6.5 m
xiv.	Permitted encroachment of stairs, balconies and porches into the minimum front yard	1.5 m from property line
xv.	Permitted encroachment of stairs, balconies and porches into the minimum rear yard for Through Lot Townhouse Dwellings.	1.5 m from rear property line
xvi.	Permitted encroachment of an elevated open deck into the required rear yard for Through Lot Townhouse Dwellings	Min 1.0 m from property line

3. Qualifying Notes to Permitted Uses:

- (1) The vehicular access door of any garage, attached or detached, shall have a minimum setback of 6 metres from the front lot line or exterior side lot line.

4. Special Regulations

- i. For the purposes of the RPS(11) zone, a Through Lot Townhouse Dwellings means a “Townhouse dwelling having a rear lot line abutting a street that provides vehicular access and a front lot line where principal pedestrian access is provided from a street or common element walkway. The yard abutting the street providing vehicular access shall be deemed a rear yard”.
- ii. For all other townhouse dwellings in the RPS(11) zone, the front lot line shall be the lot line which provides the principal means of vehicular access.
- iii. Notwithstanding any other provision of this By-law, for the purposes of the RPS(11) zone, in the case of a Corner Lot with corner rounding:
 - (a) The minimum front, rear, or exterior side yard (as the case may be) may be reduced to a minimum of 0.6 metres where it abuts a rounded corner lot line as shown on **Figure 2** of this By-law. For greater certainty, the main building, stairs, balconies, decks and porches may be located a minimum of 0.6 metres from a lot line with corner rounding.

Figure 1

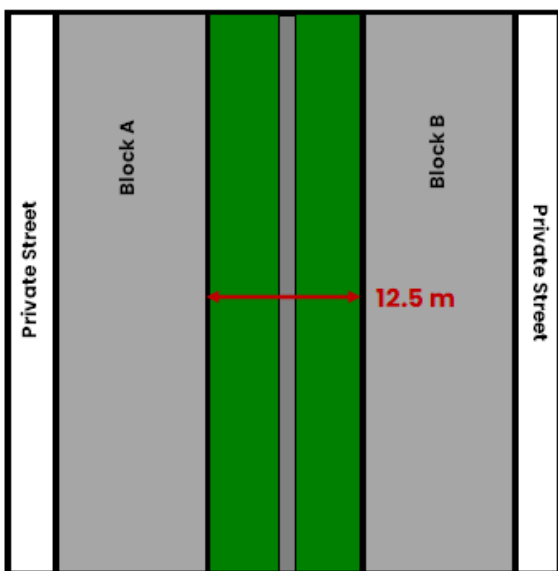
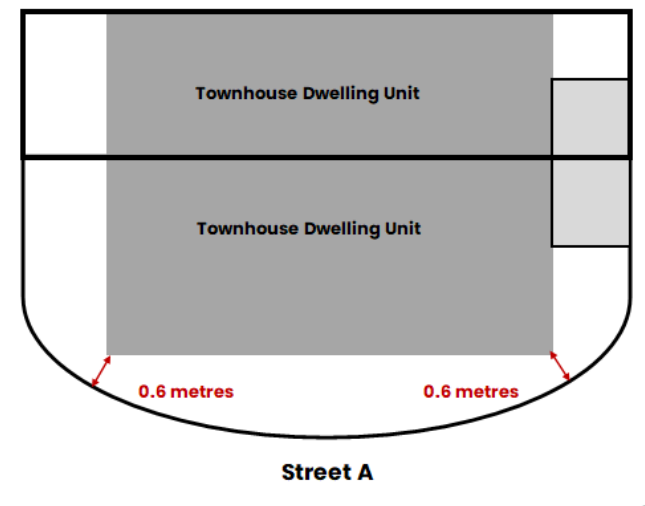


Figure 2



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 m ²
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 m ²
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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(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) 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(8) 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.

5.4.2.9 RV (9) west side of Ninth Line, north of Windsor Drive,
14622 Ninth Line, Schedule 28 (2023-09-ZO)

1. Permitted Uses

All uses permitted in the RV zone

2. Regulations

- | | |
|--|---------------|
| i) Minimum Lot Area | 500 sq.m. |
| ii) Minimum Lot Frontage | 10.0 m |
| iii) Minimum Exterior Side Yard | 3.2 m |
| iv) Minimum Interior Side Yard | 1.8 m / 3.2 m |
| v) Maximum Lot Coverage | 20% |
| vi) Minimum front yard to detached garage where the front lot line abuts a turning circle | 1.8 m |
| vii) A detached garage may be located closer to the street than the main dwelling on the lot | |

5.4.2.10 RV(10)(h-47), 4597 Aurora Road – Draft Plan of Subdivision, File No. 19T(W)-22.005, Schedule 27 **(2025-035-ZO)**

1. Permitted Uses

- a) The only permitted use on the subject lands shall be Single Detached Dwellings by a 14-lot residential plan of subdivision

2. Regulations

- | | |
|---------------------|---------------|
| a) Minimum Lot Area | 0.20 hectares |
|---------------------|---------------|

b)	Minimum Lot Frontage	17.5 metres
c)	Minimum Front Yard Setback	6 metres
d)	Minimum Exterior Side Yard Setback	5 metres
e)	Minimum Interior Side Yard Setback	2 metres
f)	Maximum Rear Yard Setback	6 metres
g)	Maximum Lot Coverage	30%
h)	Maximum Building Height (principal building)	12 metres

3. For the purposes of Lots 1 to 13, the required lot frontage shall be along the proposed Street 'A'.
4. For the purposes of Lot 14:
 - a. The required lot frontage shall be along Sandy Lane; and
 - b. Section 3.24.8 of this By-law shall not be applicable.

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

5.4.6.2 R4(2) 6052 Main Street, Schedule 48 (PL210023)

1) Permitted Uses

- i) Street Townhouse Dwellings

2) Regulations

A) Lot 1

- i) Minimum Lot Area 287.63 sq.m
- ii) Minimum Lot Frontage 6.25m per unit
- iii) Min. Front Yard Setback 4.5 m
- iv) Min. Exterior Side Yard on Main Street 8.0 m
- v) Maximum Building Height 10 m
- vi) Minimum Rear Yard 4.25 m

vii)	Max. encroachment of 2 nd floor balconies in the required rear yard	1.7 m
ix)	Maximum Driveway Width	3.35 m
x)	Minimum width and length of garage	3.38 m width x 5.89 m length
B)	Lots 2,3,4,5,6,7	
i)	Minimum Lot Area	124.17 sq. m
ii)	Minimum Lot Frontage	6.25 m per unit
iii)	Min. Front Yard Setback	4.5 m
iv)	Maximum Building Height	10 m
v)	Minimum Rear Yard	4.25 m
vi)	Maximum Lot Coverage	58.6%
vii)	Max. encroachment of 2 nd floor balconies in the required rear yard	1.7 m for lots 2,3,4 &5 1.5 m for lots 6 & 7
ix)	Minimum width and length of garage	3.38 width x 5.89 m length
C)	Lot 8	
i)	Minimum Lot Area	183.98 sq. m
ii)	Minimum Lot Frontage	6.25 per unit
iii)	Min. Front Yard Setback	4.5 m
iv)	Min. Exterior Side Yard on Second Street	3.0 m
v)	Maximum Building Height	10 m
vi)	Minimum Rear Yard	4.25 m
vii)	Maximum Lot Coverage	38.8%
viii)	Max. encroachment of 2 nd floor balconies in the required rear yard	1.7 m
ix)	Maximum driveway width	3.35 m
x)	Minimum width and length of garage	3.38 m x 5.89 m length

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 m ² |
| | b) Apartments/Condominium Buildings: | |
| | Studio | 45 m ² |
| | Single bedroom | 60 m ² |
| | Two bedrooms | 70 m ² |
| | Three or more bedrooms | 90 m ² |
| 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 m ² per dwelling
Unit |

5.4.8.2 RM2(2) 6031 and 6037 Main Street, Schedule 56 **(2025-026-ZO)**

1. Regulations

- | | | |
|----|--|---------------|
| a) | Minimum Lot Area | 0.26 hectares |
| b) | Minimum Front Yard Setback | 4.5 metres |
| c) | Minimum Interior Side Yard Setback (east) for
Main Building | 5.7 metres |
| d) | Minimum Lot Coverage | 45% |
| e) | Maximum Building Height | 21.0 metres |

f)	Maximum Storeys	7 storeys including mechanical penthouse
g)	Minimum Interior Side Yard Setback for Utilities	1.0 metre