





SITE STATISTICS	PERMITTED	PROPOSED
LOT AREA:	6498.03 FT <sup>2</sup> [603.69 MP]	UNCHANGED
LOT COVERAGE: (ROOFED STRUCTURES)	MAX. 35 % 35 % x 6498.03 FT <sup>2</sup> = 2274.3 FT <sup>2</sup> [211.3 MP]	2036.6 / 6498 = 31.34 % 2036.6 FT <sup>2</sup> [189.209MP]
RESIDENTIAL FLOOR AREA RATIO (GFA / LOT AREA)	MAX. 42 % 42 % x 6498.03 FT <sup>2</sup> = 2729.2 FT <sup>2</sup> [603.69 MP]	3025.51 / 6498.03 FT <sup>2</sup> = 46.56 %
FRONT YARD SETBACK	MIN. 1 M LESS EXISTING BUILDING : 6.1M	6.1 M
REAR YARD SETBACK	MIN. 7.5 M	14.44 M
SIDE SETBACK (WEST)	1.2 M (WITH ATTACHED GARAGE)	2.227 M
SIDE SETBACK (EAST)	1.2 M (WITH ATTACHED GARAGE)	1.2 M
HEIGHT	MAX. 9.0 M ; 2 STOREYS	8.92 M ; 2 STOREYS
LOT FRONTAGE	MIN. 15.0 M	UNCHANGED ; 16.1 M
DRIVEWAY WIDTH	MIN. 3.0 M, MAX. 50% OF LOT FRONTAGE	4.9 M

**RESIDENTIAL FLOOR AREAS:**  
TOTAL: 281.078MP (3025.509 FT<sup>2</sup>)  
GROUND FLOOR: 139.109MP (1497.357 FT<sup>2</sup>)  
SECOND FLOOR: 149.606MP (1610.346 FT<sup>2</sup>)  
STAIRS: 7.638MP (82.193 FT<sup>2</sup>)

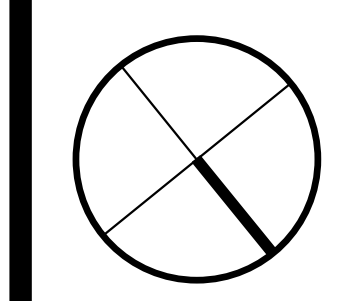
**EXCLUDED AREAS:**  
GARAGE: 40.008MP (430.843 FT<sup>2</sup>)  
PORCH: 9.949MP (105.981 FT<sup>2</sup>)  
REAR DECK: 15.608MP (168 FT<sup>2</sup>)  
BASEMENT: 138.729MP (1493.267 FT<sup>2</sup>)

- NOTES:**
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  - DO NOT SCALE DRAWINGS.

REVISION RECORD		
No.	Description	Date
1		2024-02-12

**ISSUE RECORD**

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1100 Gordon Baker Road,  
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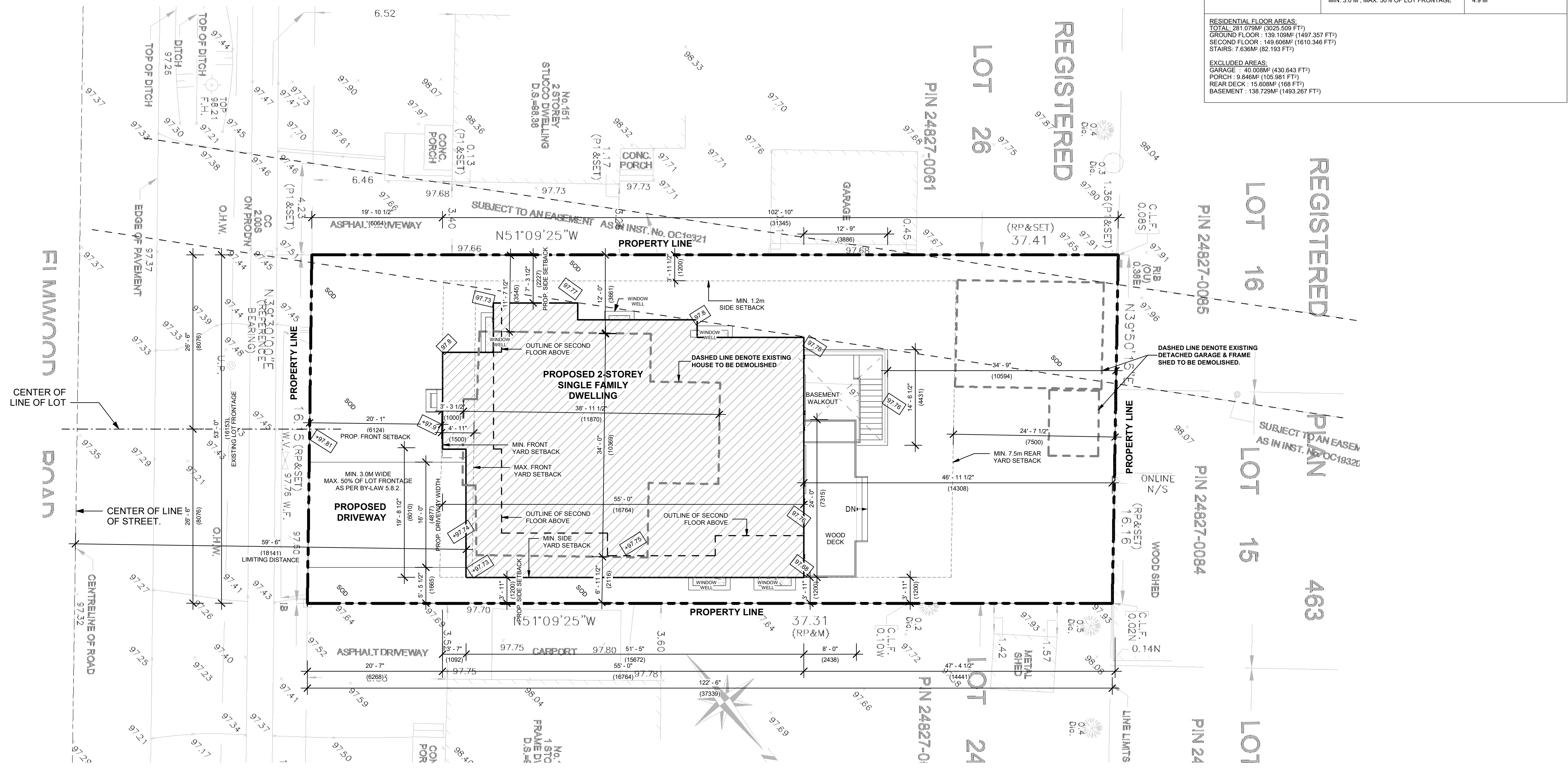


**NEW 2-STOREY DETACHED SINGLE FAMILY DWELLING 147 ELMWOOD ROAD, OAKVILLE L6K 2A6 for**

24003 As indicated.MS ZMD  
PROJECT SCALE DRAWN REVIEWED

**SITE PLAN**  
**A1.1**

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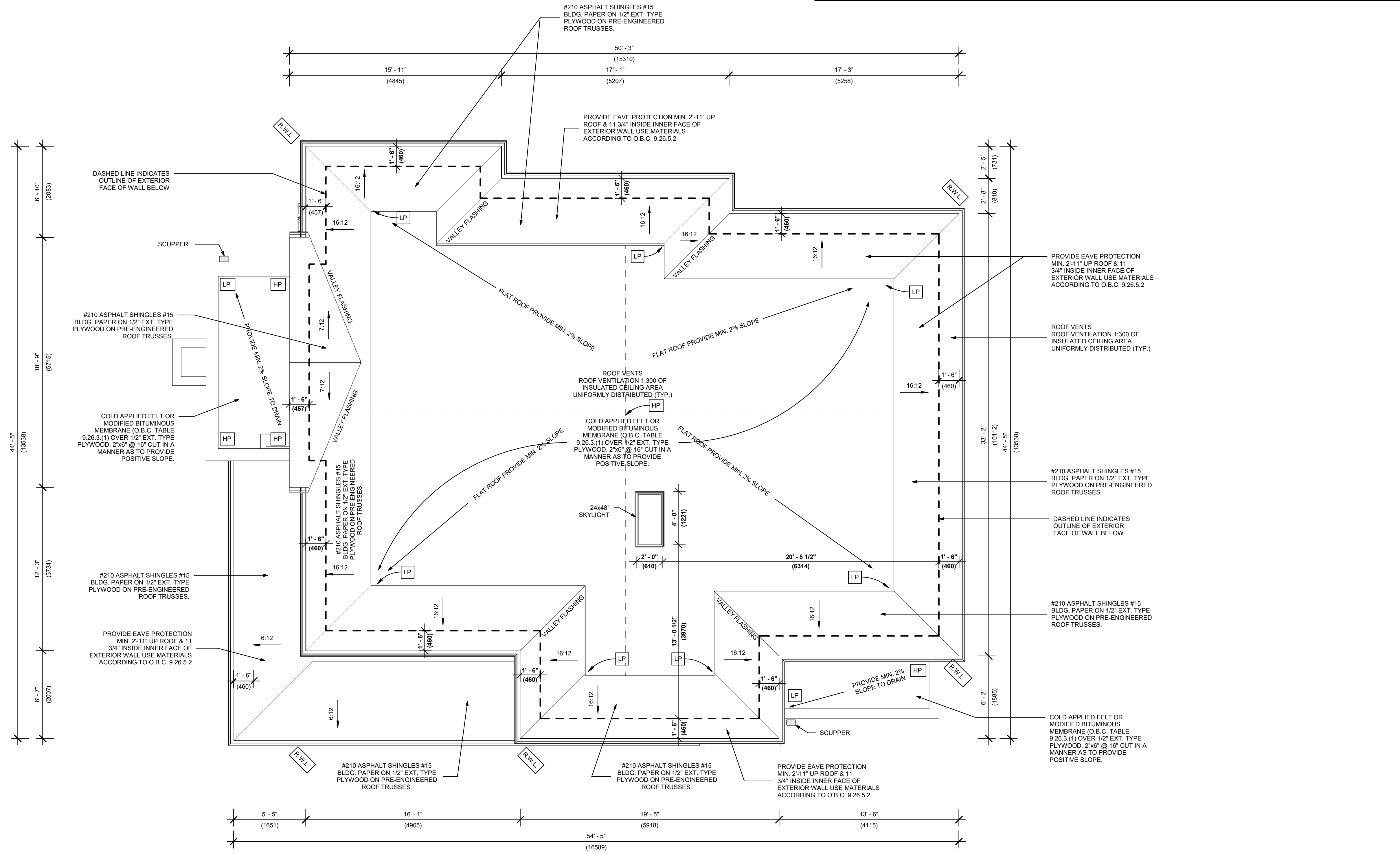
① A00 SITE PLAN  
1:100

**NOTE :**

1. UNLESS NOTED OTHERWISE, ALL INTERIOR NON-LOAD BEARING WALLS ARE 2x4 WOOD STUD WITH GYPSUM BOARD ON BOTH SIDES.
2. LOAD BEARING WALLS ARE 2x6 WOOD STUD WITH GYPSUM BOARD ON BOTH SIDES.
3. UNLESS NOTED OTHERWISE, ALL DOORS FROM DOOR HINGE TO WALL ARE OFFSET TO 75mm (3"). ALL SLIDING DOORS OF THE CLOSET ARE CENTERED AT BOTH WALL FACES.

**LEGEND**

[EV]	EXHAUST VENT		ELEVATION HEIGHT	[HB]	HOSE BIB
[EF]	EXHAUST FAN		EXISTING WALLS/ ELEMENTS	[FD]	FLOOR DRAIN
[RV]	ROOF VENT		WALLS/ ELEMENTS TO BE REMOVED	[AD]	AREA DRAIN
[SA]	SMOKE ALARM		NEW/ PROPOSED WALLS/ ELEMENTS		STRUCTURAL COLUMN
[CM]	CARBON MONOXIDE DETECTOR		STRUCTURAL BEAM		
[MO]	MASONRY OPENING				
[RO]	ROUGH OPENING				



**1 ROOF PLAN**  
1 : 50

**NOTES:**

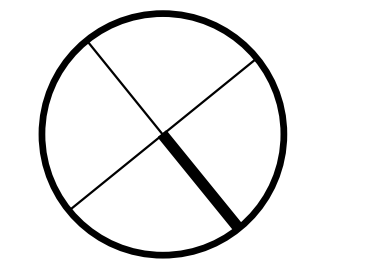
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**NEW 2-STOREY DETACHED SINGLE FAMILY DWELLING 147 ELMWOOD ROAD, OAKVILLE L6K 2A6**  
for

**24003 1 : 50** LMS ZMD  
PROJECT SCALE DRAWN REVIEWED

**ROOF PLAN**  
**A2.4**

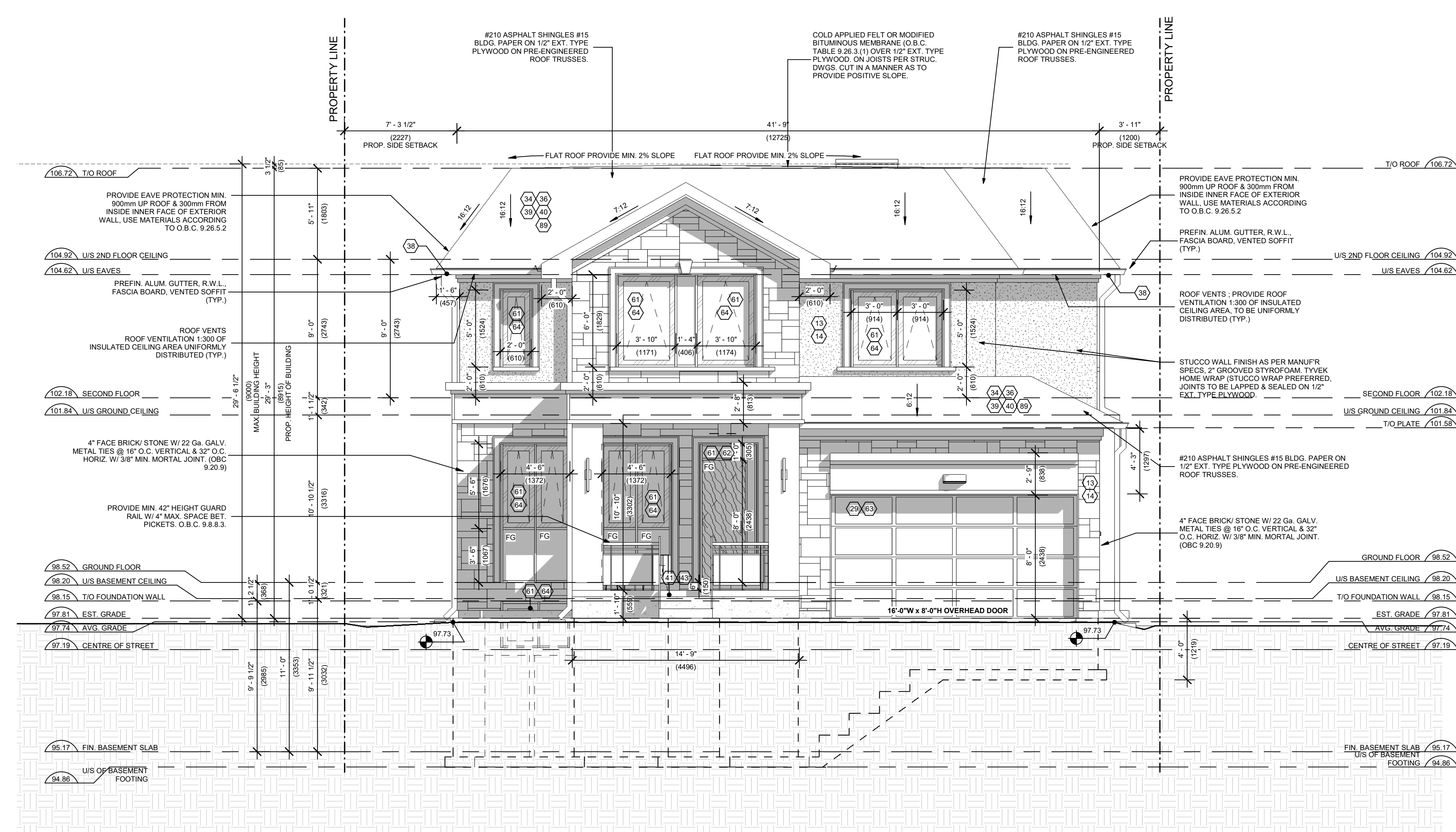
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11/26/2024 2:45:20 PM

ELEVATION OPENING RATIO CHART				
[OBC. 9.10.15.5] CONSTRUCTION OF E.B.F. OF HOUSES				
(a) L.D. $\geq$ 1.2m, CONSTRUCTION OF E.B.F. NO REQUIRED.				
(b) 1.2m > L.D. $\geq$ 0.6m, E.B.F. F.R.R. $\geq$ 45 MIN.				
(c) L.D. < 0.6m, E.B.F. F.R.R. $\geq$ 45 MIN, AND CLAD WITH NONCOMBUSTIBLE MATERIAL.				
[OBC. 9.10.15.4.] MAXIMUM AREA OF GLAZED OPENINGS IN EXTERIOR WALLS OF HOUSE				
WALL	AREA OF E.B.F. (m <sup>2</sup> )	L.D. (m)	MAX. OPENINGS PERMITTED	PROPOSED OPENING AREA
EAST (FRONT)	91.65	18.14*	100%	16.30% (14.94m <sup>2</sup> )
NORTH (SIDE)	107.2	1.2	7%	4% (4.3m <sup>2</sup> )
WEST (REAR)	90.2	14.8	100%	31.6% (28.5m <sup>2</sup> )
SOUTH (SIDE)	108	2.2	8%	3.1% (3.3m <sup>2</sup> )
SKYLIGHT				0.85 m <sup>2</sup>

E.B.F.: EXPOSING BUILDING FACE  
L.D.: LIMITING DISTANCE  
F.R.R.: FIRE-RESISTANCE RATING

\*LIMITING DISTANCE IS MEASURED TO CENTRELINE OF STREET.



1 EAST (FRONT) ELEVATION  
1 : 50

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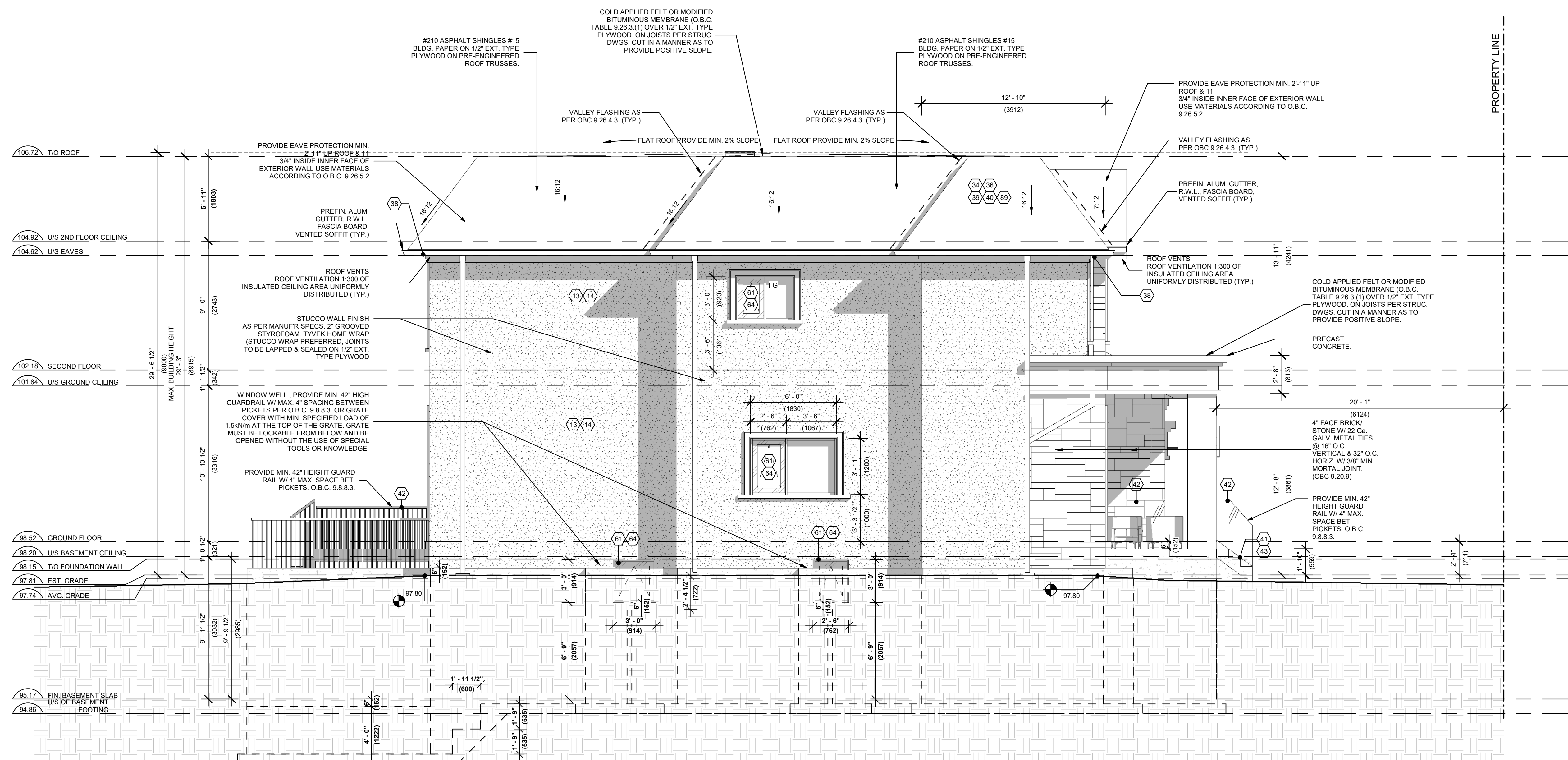
NEW 2-STOREY DETACHED  
SINGLE FAMILY DWELLING 147  
ELMWOOD ROAD, OAKVILLE  
L6K 2A6  
for

24003 1 : 50 PROJECT SCALE  
LMS ZMD DRAWN REVIEWED

EAST (FRONT) ELEVATION  
**A3.1**

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11/26/2024 3:42:38 PM



1 NORTH (SIDE) ELEVATION  
1:50

ELEVATION OPENING RATIO CHART				
[O.B.C. 9.10.15.5] CONSTRUCTION OF E.B.F. OF HOUSES				
(a) L.D. ≤ 1.2m, CONSTRUCTION OF E.B.F. NO REQUIRED.				
(b) 1.2m > L.D. ≥ 0.6m, E.B.F. F.R.R. ≥ 45 MIN.				
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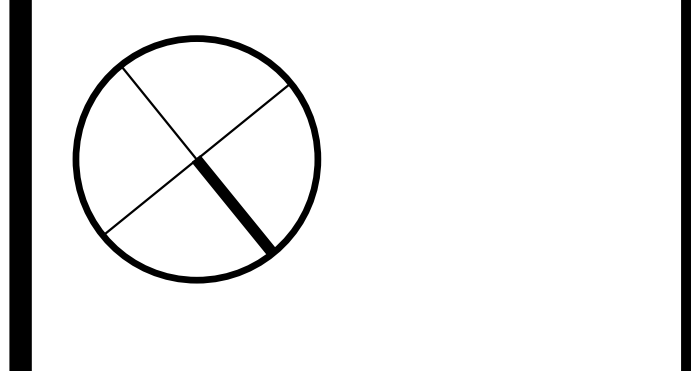
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NEW 2-STOREY DETACHED  
SINGLE FAMILY DWELLING 147  
ELMWOOD ROAD, OAKVILLE  
L6K 2A6  
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24003 1:50 PROJECT SCALE  
LMS ZMD  
DRAWN REVIEWED

SOUTH (SIDE) ELEVATION  
**A3.2**

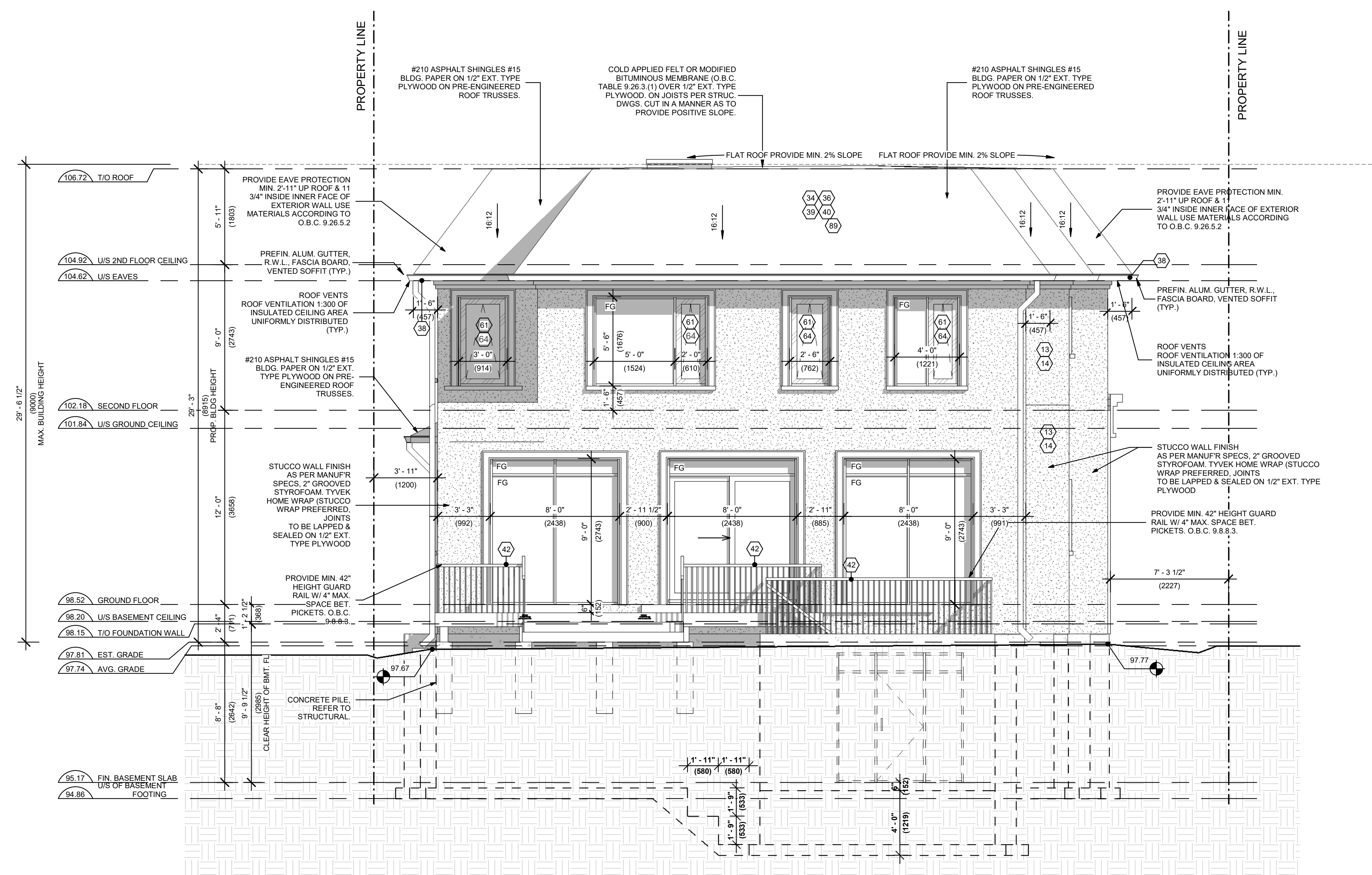
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1 WEST (REAR) ELEVATION  
1 : 50

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**NEW 2-STOREY DETACHED SINGLE FAMILY DWELLING 147 ELMWOOD ROAD, OAKVILLE L6K 2A6**  
for

24003 1 : 50 PROJECT SCALE LMS ZMD DRAWN REVIEWED

WEST (REAR) ELEVATION  
**A3.3**

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**ELEVATION OPENING RATIO CHART**

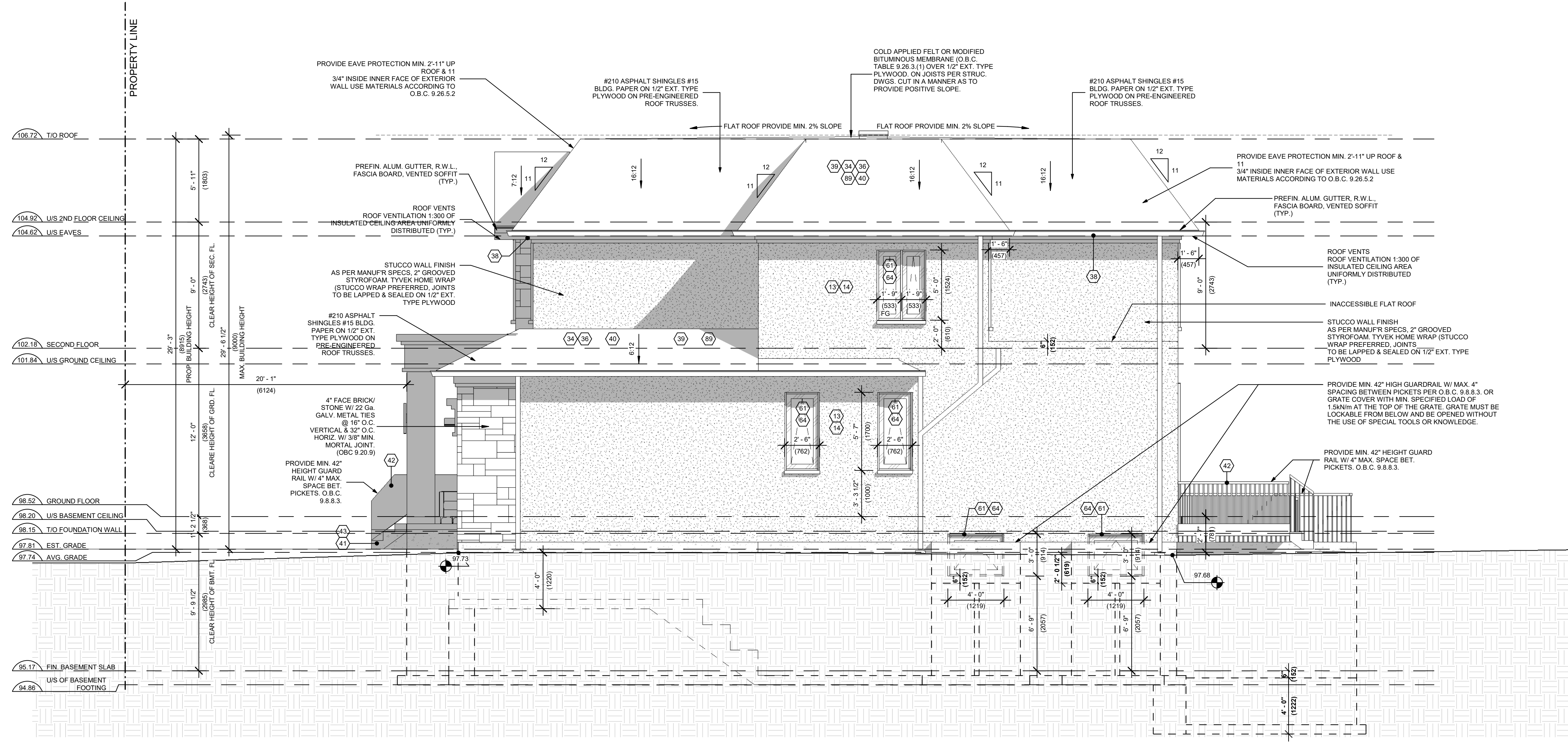
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1 SOUTH (SIDE) ELEVATION  
1 : 50

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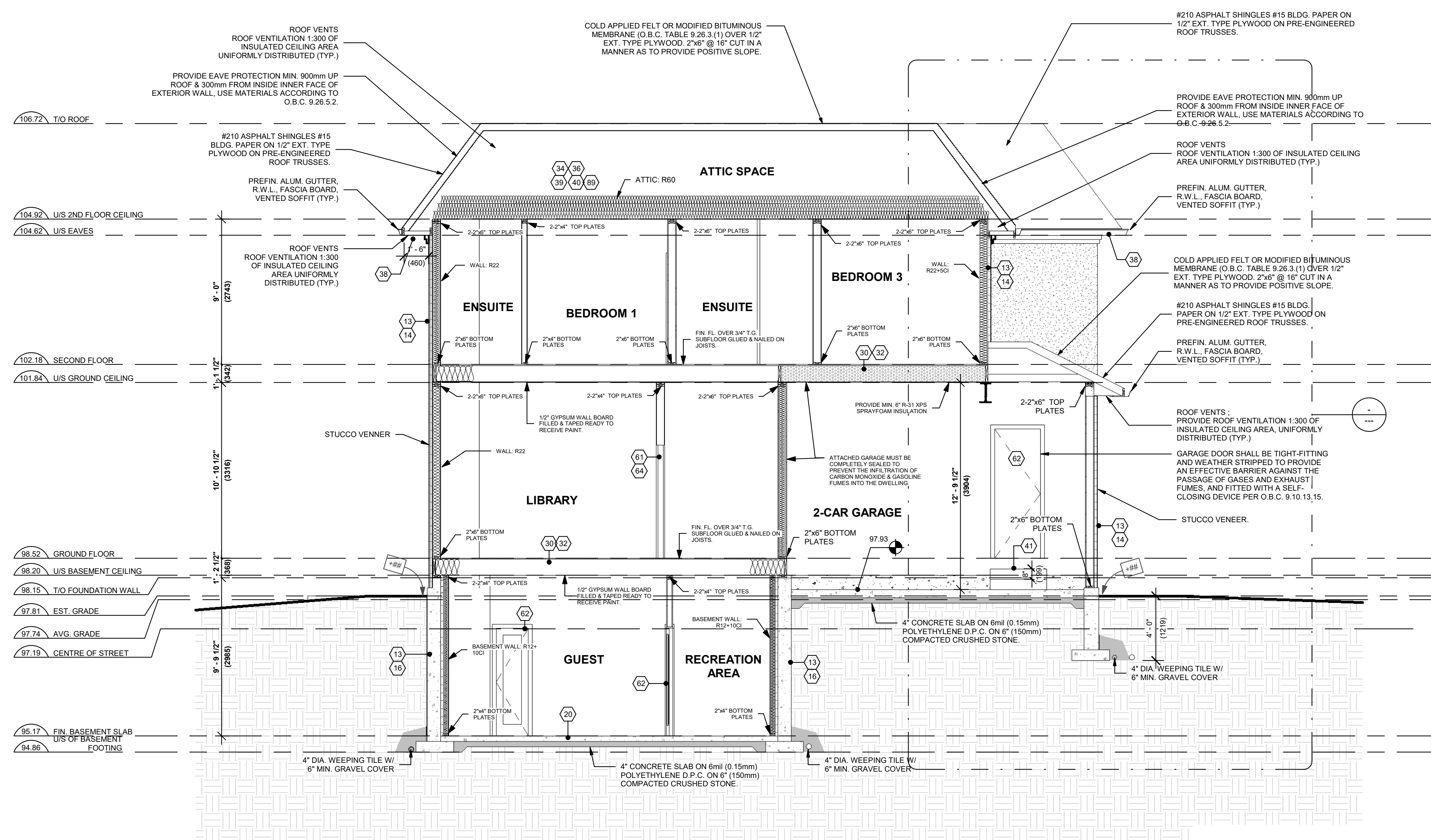
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NEW 2-STOREY DETACHED  
SINGLE FAMILY DWELLING 147  
ELMWOOD ROAD, OAKVILLE  
L6K 2A6  
for

24003 1 : 50 PROJECT SCALE  
LMS ZMD DRAWN REVIEWED

NORTH (SIDE) ELEVATION  
**A3.4**

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1 CROSS SECTION A  
1 : 50

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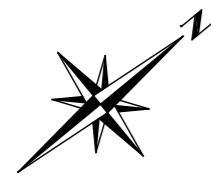
**NEW 2-STOREY DETACHED  
SINGLE FAMILY DWELLING 147  
ELMWOOD ROAD, OAKVILLE  
L6K 2A6  
for**

24003 1 : 50 PROJECT SCALE  
LMS ZMD DRAWN REVIEWED

BUILDING SECTION 1  
**A4.1**

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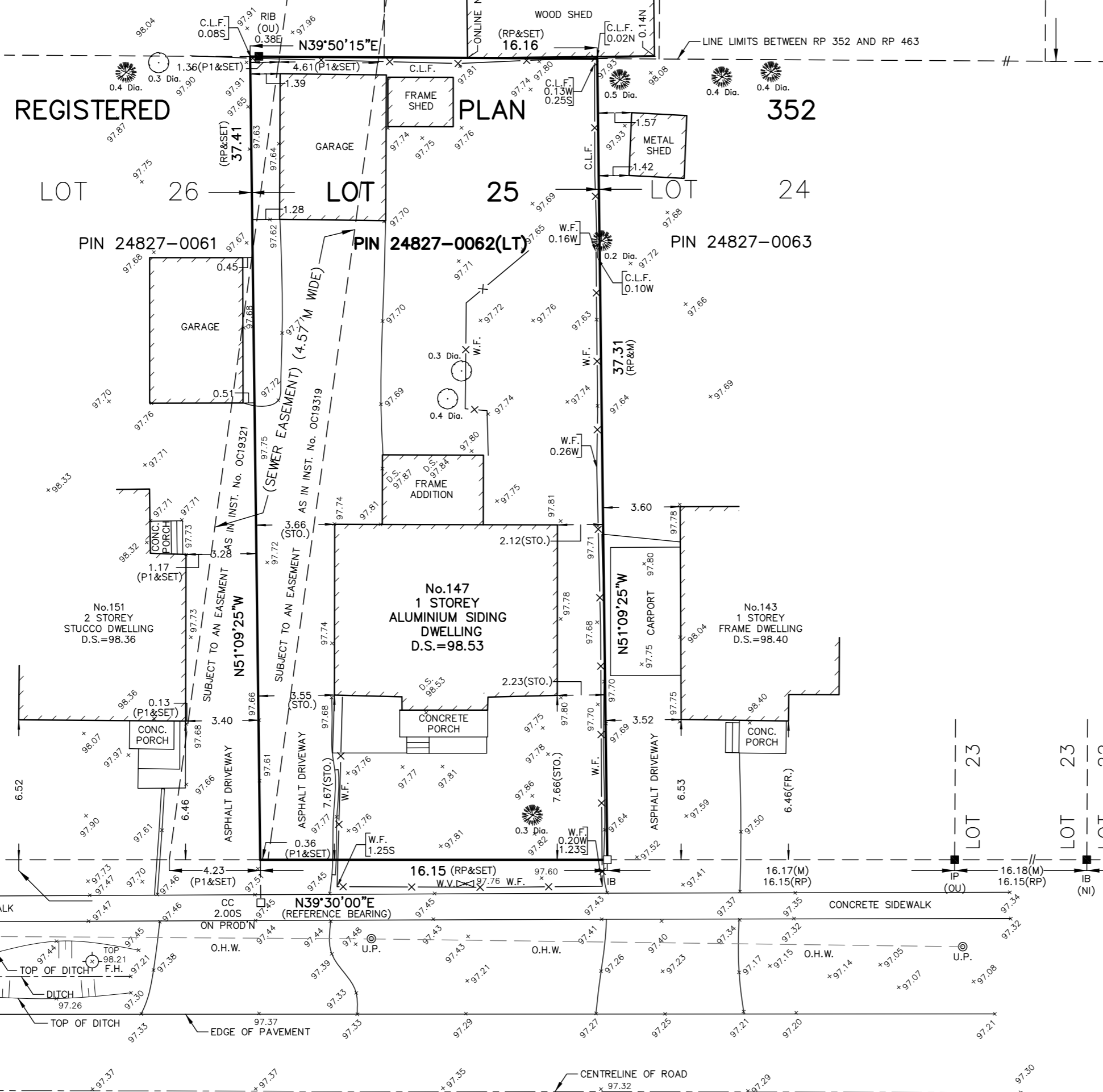


PRINCE CHARLES DRIVE

REGISTERED PLAN 463

LOT 16 LOT 15 LOT 14

PIN 24827-0085 PIN 24827-0084 PIN 24827-0083



ELMWOOD ROAD  
(BY REGISTERED PLAN 352)  
PIN 24827-0060

**SURVEYOR'S REAL PROPERTY REPORT**  
PART 1 - PLAN OF SURVEY OF  
**LOT 25**  
**REGISTERED PLAN 352**  
**TOWN OF OAKVILLE**  
**COUNTY OF HALTON**

SCALE 1:200  
10m 5 0 10 METRES

MANDARIN SURVEYORS LIMITED, O.L.S. ©

**METRIC**

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

**LEGEND**

- DENOTES MONUMENT SET
- DENOTES MONUMENT FOUND
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- P1 DENOTES PLAN OF SURVEY BY H. C. SEWELL, O.L.S. DATE AUGUST 29, 1952
- RP DENOTES REGISTERED PLAN 352
- RP2 DENOTES REGISTERED PLAN 463
- PIN DENOTES PROPERTY IDENTIFIER NUMBER
- M DENOTES MEASURED
- N,S,E,W DENOTES NORTH, SOUTH, EAST, WEST
- W.F. DENOTES WIRE FENCE
- C.L.F. DENOTES CHAIN LINK FENCE
- NI DENOTES NOT IDENTIFIABLE
- OU DENOTES ORIGINAL UNKNOWN
- D.S. DENOTES DOOR SILL ELEVATION AT ENTRY
- O.H.W. DENOTES OVERHEAD WIRE
- STO. DENOTES TIE TAKEN FROM STONE
- FR. DENOTES TIE TAKEN FROM FRAME
- ⊕ F.H. DENOTES FIRE HYDRANT
- ⊙ M.H. DENOTES MANHOLE
- ⊙ U.P. DENOTES UTILITY POLE
- ⊕ W.V. DENOTES WATER VALVE
- C.B. DENOTES CATCH BASIN
- 🌲 DENOTES CONIFEROUS TREE
- 🌳 DENOTES DECIDUOUS TREE

ALL TIES TO CONCRETE FOUNDATION, UNLESS NOTED OTHERWISE.  
BEARINGS SHOWN HEREON ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERLY OF ELMWOOD ROAD AS SHOWN ON REGISTERED PLAN 352 HAVING A BEARING OF N39° 30' 00"E.

**BENCHMARK NOTE**

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO THE TOWN OF OAKVILLE BENCHMARK No.97 HAVING AN ELEVATION OF 95.019 M. LOCATED AT NE COR OF DOOR SILL AT No. 357 KERR STREET.

THIS REPORT WAS PREPARED FOR GE JIN AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR ITS USE BY OTHER PARTIES.

**PART 2 (SURVEY REPORT)**

1. REGISTERED EASEMENTS AND/OR RIGHT OF WAYS: SUBJECT TO AN EASEMENT AS IN INST. No. OC19319.
2. ADDITIONAL COMMENTS: NOTE THE LOCATION OF THE FENCES AROUND THE NORTHERLY AND EASTERLY LIMITS OF THE SUBJECT PROPERTY. NOTE THE LOCATION OF THE OVERHEAD WIRE.
3. THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS.

**SURVEYOR'S CERTIFICATE**

- I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
  2. THE SURVEY WAS COMPLETED ON THE 1st DAY OF FEBRUARY, 2024

FEBRUARY 10, 2024  
DATE

*Z. Zeng*  
Z. ZENG  
ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM  
2213064



THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR. In accordance with Regulation 1026, Section 29(3).

**MANDARIN SURVEYORS LIMITED**  
ONTARIO LAND SURVEYOR CANADA LANDS SURVEYOR  
WWW.MANDARINSURVEYORS.COM  
2400 MIDLAND AVE., #121 PHONE: (647)430-1366  
SCARBOROUGH, ONTARIO, M1S 5C1 E-MAIL: MANDARINSURVEYOR@GMAIL.COM

SURVEY BY: J.G. DRAWN BY: E.N. CAD No: 24-018RPPR JOB No: 2024-018

# General Provisions

None Proposed

## 4.1 Accessory Dwelling Units (2023-024)

4.1.1 *Accessory dwelling units* are permitted in the following *buildings*:

- a) *Detached dwelling*;
- b) *Semi-detached dwelling*;
- c) *Linked dwelling*;
- d) *Townhouse dwelling*;
- e) *Accessory building* associated to a *detached dwelling, semi-detached dwelling, linked dwelling, or townhouse dwelling*.

4.1.2 The following regulations apply to *accessory dwelling units*:

- a) A maximum of two *accessory dwelling units* in the main *building*; or,
- b) A maximum of one *accessory dwelling unit* in the main *building* and one *accessory dwelling unit* in an *accessory building*.

## 4.2 Accessory Uses

Where this By-law provides that land may be *used* or a *building* or *structure* may be erected and *used* for a permitted *use*, that *use* shall include any *accessory use* as long as the *accessory use* is located within the same *premises*.



# General Provisions

## 4.3 Allowable Encroachments and Projections *(2016-023)*

*(2017-025) (2021-068)*

Unless otherwise permitted by this By-law, all *minimum yards* shall be unobstructed except for the allowable encroachments and projections in Table 4.3, below:

<b>Table 4.3: Allowable Building and Structure Encroachments and Projections</b>			
<b>Structure or Feature</b>	<b>Applicable Yards</b>	<b>Maximum Encroachment into a Minimum Yard</b>	<b>Maximum Total Projection beyond the main wall</b>
Access stairs associated or not associated with a <i>porch</i> or <i>uncovered platform</i> <i>(2016-023)</i>	All	Up to 0.6 m from the applicable <i>lot line</i>	n/a
Air conditioners, heat pumps, swimming pool pumps, filters, heaters, and generators including any appurtenances thereto <i>(2017-025) (2023-024)</i>	<i>Flankage, interior side, and rear</i>	Up to 0.6 m from the applicable <i>lot line</i> (2)	n/a
Awnings, canopies, cornices, coves, belt courses, eaves, gutters, pilasters, sills, or weather-shielding <i>structure</i>	All	0.6 m	n/a
<i>Balconies</i>	<i>Front and rear (-0)</i>	n/a	1.5 m
Non-walk in bay, box out and bow windows, without foundations, with a maximum width of 3.0 metres and a maximum <i>height</i> of one <i>storey</i>	All	0.6 m	n/a
Chimneys and gas fireplace projections and chases with a maximum width of 1.8 metres	All	0.6 m	n/a
Window wells with a maximum width of 1.8 metres <i>(2021-068)</i>	All	0.6 m	n/a
Fire escapes	<i>Rear and interior side</i>	1.5 m	n/a
Industrial or mechanical equipment in the E2 and E3 <i>Zones</i> <i>(2017-025) (2021-068)</i>	<i>Rear and interior side</i>	Equal to the minimum <i>yard</i> requirements	n/a
Landscaping features (i.e., ornamental and garden walls, planters, etc.) <i>(2017-025)</i>	<i>All</i>	Up to 0.6 m from the applicable <i>lot line</i>	n/a
<i>Porches</i> with or without a foundation and including access stairs in the Residential Low RL6 <i>Zone</i>	<i>Front and flankage</i>	Up to 1.5 m from the <i>front</i> or <i>flankage lot line</i>	n/a
<i>Porches</i> with or without a foundation and including access stairs in the Residential Uptown Core RUC <i>Zone</i>	<i>Front and flankage</i>	2.0 m	n/a
<ul style="list-style-type: none"> <li>• <i>Porches</i> with a foundation</li> <li>• <i>Porches</i> without a foundation in all other <i>zones</i></li> </ul>	n/a	Shall be subject to the regulations of the parent <i>zone</i>	

*In Table 4.3, “n/a” means that the identified measurement is not applicable to the structure or feature identified.*

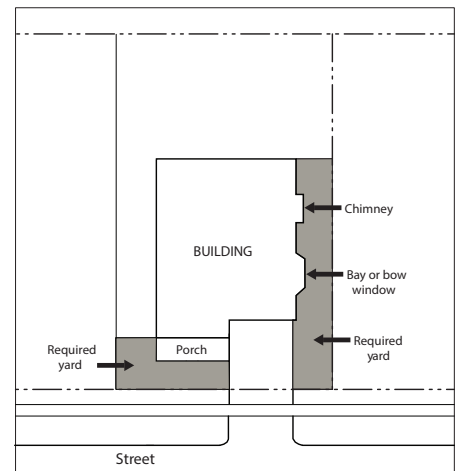
# General Provisions

<b>Table 4.3: Allowable Building and Structure Encroachments and Projections</b>			
<b>Structure or Feature</b>	<b>Applicable Yards</b>	<b>Maximum Encroachment into a Minimum Yard</b>	<b>Maximum Total Projection beyond the main wall</b>
<i>Uncovered platform</i> attached to a pool structure (2017-025) (2021-068)	<i>Rear and interior side</i>	Up to 0.91 m from the <i>interior side</i> , or <i>rear lot line</i>	n/a
	<i>Flankage</i>	Up to 2.0 m from <i>flankage lot line</i>	n/a
<i>Uncovered platforms</i> having a floor height of less than 0.6 metres measured from <i>grade</i> (2016-023)	All	Up to 0.6 m from any <i>lot line</i> (1)	n/a
<i>Uncovered platforms</i> having a floor height equal to or greater than 0.6 metres measured from <i>grade</i> (2016-023)	<i>Front and Rear</i>	1.5 m (1)	n/a
<i>Uncovered platforms</i> having a floor height less than or equal to 3.0 metres measured from <i>grade</i> , with or without a foundation, and including access stairs in the Residential Low RL6 Zone (2015-018) (2021-068) (2023-024)	<i>Rear</i>	Up to 3.0 m from the <i>rear lot line</i>	n/a
Uncovered access stairs below grade (2021-068)	<i>Rear</i>	1.5 m	n/a
	<i>Flankage and interior side</i>	0.0 m	1.5 m
Unenclosed barrier-free ramps (2015-018)	All	Up to 0.0 m from the <i>lot line</i>	n/a

In Table 4.3, “n/a” means that the identified measurement is not applicable to the structure or feature identified.

### Additional Regulations to Allowable Projections Table 4.3

- 0. Where lands are shown on the Zoning Maps of this By-law to be in the -0 Suffix Zone, the additional regulations of Section 6.4 shall apply to the applicable allowable projections.
- 1. Provided that the *uncovered platform* is set back:
  - a) A minimum of 0.6 metres from the *interior side lot line*, except for *semi-detached, back-to-back townhouse, and townhouse dwellings* in which case it may be 0.0 metres from an *interior side lot line* that is also the location of the common wall; and,
  - b) A minimum of 2.0 metres from the *front and flankage lot lines*.
- 2. Where such equipment is installed at or above *grade*, the maximum height shall be 2.0 m measured from *grade* to the top of the air conditioner, heat pump, swimming pool pump, filter or heater. (2017-025)



Some architectural and building design features are permitted to project into minimum yards



## General Provisions

### 4.4 Bed and Breakfast Establishment

Where a *bed and breakfast establishment* is permitted, the following regulations apply:

- a) A *bed and breakfast establishment* is only permitted within a *detached dwelling*.
- b) A *bed and breakfast establishment* shall have a maximum of three *lodging units* which shall in total not exceed a maximum of 30% of the *residential floor area* of the *detached dwelling*. For the purposes of this subsection, *residential floor area* shall include all area within a *basement*.
- c) A *bed and breakfast* shall be operated by the person or persons whose principal residence is the *detached dwelling* in which the *bed and breakfast establishment* is located.

*Bed and breakfast establishments require a Town of Oakville Business Licence. Contact the Clerks Department for more information.*

### 4.5 Detached Dwellings on a Lot

Unless otherwise specified by this By-law, no more than one *detached dwelling* is permitted on a *lot*.

### 4.6 Exceptions to Height Provisions

Unless otherwise required by this By-law, the following exceptions to the *height* and *storey* provisions of this By-law apply.

#### 4.6.1 Measurement of Height

- a) The applicable *buildings, structures*, and features regulated by Section 4.6 of the By-law shall be measured from the top of the roof on which the applicable feature is directly situated. (2015-079)
- b) The applicable *buildings, structures*, and features regulated by Section 4.6 of the By-law shall not be subject to the minimum and maximum *height* and minimum and maximum number of *storeys* requirements of the applicable *zone*. (2015-079)

# General Provisions

## 4.6.2 Buildings and Structures

The *height* provisions of this By-law shall not apply to:  
(2021-068)

- a) Ornamental architectural features such as, but not limited to, finials, and weather vanes; (2023-024)
- b) *Buildings* primarily used for garbage containment;
- c) *Buildings and structures* used for agriculture;
- d) *Buildings and structures* associated with an *emergency services facility*;
- e) *Buildings and structures* associated with a *public works yard*;
- f) Chimneys;
- g) Flag poles;
- h) Light standards;
- i) Lightning rods;
- j) Monuments;
- k) Towers occupiable for access only in all *zones* except any Residential Zone such as clock towers and steeples; and, (2016-013)
- l) Water towers or tanks.

*The features provided in subsections 4.6.2 to 4.6.5 are not subject to maximum height standards provided the feature complies with the regulations provided. Contact staff in the zoning section of the Building Services department for more information.*

## 4.6.3 Parapets (PL140317) (2021-068)

The *height* provisions of this By-law shall not apply to a *parapet* provided that the *parapet* does not project:

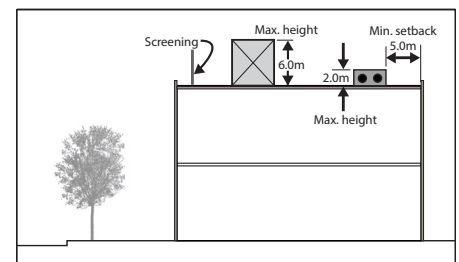
- a) 0.3 metres above the maximum *height* for any RL, RM1, RM2 or RM3 *zone*; or
- b) 2.0 metres above the maximum *height* for all other *zones*.

## 4.6.4 Rooftop Mechanical Equipment, Mechanical Penthouse and Solar Panels

(2017-025) (2021-068) (2023-024)

The *height* and *storey* provisions of this By-law shall not apply to rooftop mechanical equipment, *mechanical penthouse* and solar panels provided that (2023-024)

- a) A *mechanical penthouse*, including any appurtenances thereto, not exceed 6.0 metres above the maximum *height*.
- b) Rooftop mechanical equipment, including any appurtenances thereto, not exceed 2.0 metres above the maximum *height*.
- c) Rooftop solar panels, including any appurtenances thereto, not exceed 2.0 metres above the maximum *height*. (2023-024)



*The size, location, and design of rooftop mechanical equipment is one of several issues that shall be reviewed at the Site Plan Approval stage.*

## 4.6.5 Skylights and Cupolas (2017-025) (2021-068)

The *height* provisions of this By-law shall not apply to skylights and cupolas provided that:

- a) A skylight shall not exceed 0.6 metres above the maximum *height*;
- b) The maximum dimensions of the roof opening for the skylight shall be 2.4 metres in length and 2.4 metres in width;
- c) The maximum surface area of the roof permitted to be occupied by skylights is 5%; and,



## General Provisions

- d) The maximum dimensions of a cupola shall be 1.5 m in length, 1.5 m in width, and 1.5 m in height measured from the ridge of the roof where it is affixed. (2017-025)

### 4.7 Garbage Containers

- a) Garbage containment shall be located within a *building* or fully enclosed *structure* in the following *zones* or where the following *uses* are being undertaken:
- i) Any Mixed Use *Zone*;
  - ii) Office Employment (E1) *Zone*;
  - iii) *Apartment dwellings*;
  - iv) *Back-to-back townhouse dwellings* in a Plan of *Condominium* only; and,
  - v) *Stacked townhouse dwellings*.
- b) Garbage containment shall be located within a *building*, fully enclosed *structure*, or *garbage enclosure* in the following *zones* or where the following *uses* are being undertaken:
- i) Any Commercial *Zone*;
  - ii) Any Employment *Zone* not listed in subsection (a) above;
  - iii) Any Institutional (I) and Community Use (CU) *Zone*;
  - iv) Any Private Open Space (O2) *Zone*; and,
  - v) Where garbage containment is associated with any other *dwelling* not listed in subsection (a) above located in a Plan of *Condominium*.
- c) A fully enclosed *structure* primarily *used* for garbage containment or a *garbage enclosure* shall not be located: (2023-024)
- i) In a *front yard*;
  - ii) Between the *main wall* closest to the *flankage lot line* and the *flankage lot line* in a *flankage yard*;
  - iii) In any *minimum yard* abutting a Residential *Zone*; and,
  - iv) Within any *landscaping coverage* or width of *landscaping* required by this By-law.
- d) Notwithstanding subsections (a), (b), and (c) above, a garbage container temporarily provided for any construction, demolition, or site alteration works is permitted anywhere on a *lot*. (2015-018)
- e) Requirements for garbage containment within a *building* shall not apply to prevent temporary storage for the purposes of scheduled pickup and removal. (2015-079)

*A “building” can be the main building or an accessory building. A fully enclosed structure requires complete sides and a cap to meet the requirements of this By-law. The only openings should be lids or flaps allowing garbage to pass through.*

# General Provisions

## 4.8 Highway Corridor Setback

Notwithstanding any other provision of this By-law, all *buildings* and *structures* and the following features shall be setback a minimum of 14.0 metres from the *lot line* abutting the boundary of the *highway corridor*:

- a) Any minimum *parking space*, including a *barrier-free parking space*, *bicycle parking space*, or *stacking space*;
- b) Any *loading space*;
- c) Any *aisle* leading to any of the features listed in subsections (a) and (b) above; and,
- d) *Stormwater management facility*.

*A map showing the approximate limits of the highway corridor is attached as Appendix B to this By-law. Contact Building Services or the Corridor Management Section of Ontario's Ministry of Transportation to confirm if your property is adjacent to the highway corridor.*

# General Provisions

## 4.9 Home Occupations

Where a *home occupation* is permitted, the following regulations apply:

- a) A *home occupation* shall be conducted entirely within the *dwelling*.
- b) A *home occupation* shall be operated by the person or persons whose principal residence is the *dwelling* in which the *home occupation* is located.
- c) A *home occupation* shall have no one other than a resident of the *dwelling* engaged in the *home occupation*.
- d) A *home occupation* shall occupy a maximum of 25% of the *residential floor area* of the *dwelling*, up to a maximum of 50.0 square metres. For the purposes of this subsection, *residential floor area* shall include all area within a *basement*.
- e) *Outside storage* and *outside display and sales areas* are not permitted.
- f) Advertising or signs are not permitted to be displayed on the *lot*.
- g) Only the following *uses* are permitted to be undertaken:
  - i) *Art gallery*;
  - ii) *Business office*;
  - iii) *Commercial school*, however music instruction shall only be permitted in a detached dwelling;
  - iv) *Medical office*; and,
  - v) *Service commercial establishment*.

*Some uses permitted as a home occupation may require a Town of Oakville Business Licence, or a safety inspection by Halton Region. Contact Municipal Enforcement Services for more information.*

## 4.10 Infrastructure

- a) *Infrastructure* shall be permitted in all *zones*, except for the Natural Area N, Greenbelt GB, and Parkway Belt Public Use PB1 *Zones* where *infrastructure* is permitted only if it is a lateral connection providing service to a *lot* or if it is located within one of:
  - i) An existing corridor containing *infrastructure*;
  - ii) A *public road*; or,
  - iii) A future *public road* or corridor for which an Environmental Assessment has been completed or a Planning Act approval has been received.
- b) Any *building* or *structure* used for the purpose of providing or sheltering *infrastructure* shall be exempt from the regulations of the *zone* within which it is located, except for the provisions of Section 8.4 of this By-law.



# General Provisions

## 4.11 Landscaping

### 4.11.1 General Landscaping Provisions (2021-068)

- a) To qualify for any minimum *landscaping coverage* or minimum width of *landscaping* requirement of this By-law, an individual area of *landscaping* provided on a *lot* shall contain an area with minimum dimensions of 3.0 metres by 3.0 metres and may include additional area of lesser dimensions provided the additional area is contiguous to the 3.0 metres by 3.0 metres area. (PL140317)
- b) Notwithstanding subsection (a) above, where two widths of *landscaping* are required abutting each other, the minimum width of *landscaping* required may be reduced by up to 1.0 metre.
- c) *Landscaping* required by Section 4.11.2 of this By-law shall count toward any minimum *landscaping coverage* requirement of this By-law.
- d) A *driveway*, *aisle*, or walkway may cross required *landscaping*, but the area that is crossed by the *driveway*, *aisle*, or walkway shall not count towards the calculation of required *landscaping coverage*.
- e) *Landscaping* provided on the roof of a *building* shall be included in the calculation of required *landscaping coverage* on the *lot*, provided it meets the requirements of subsection (a) above.
- f) Where a conflict exists between two different *landscaping* requirements in this By-law (except for any requirement specified in Part 15 of this By-law), the provision requiring the greater amount of *landscaping* shall apply.

*Subsection (d) provides some flexibility to permit walkways within a width of landscaping. Orientation, layout, and width shall be reviewed at the Site Plan Approval stage.*

# General Provisions

## 4.11.2 Required Widths of Landscaping (PL140317)

A continuous area of *landscaping* parallel to and following the entire specified *lot line* or the edge of the identified feature shall be required as provided in Table 4.11.2, below:

<b>Table 4.11.2: Required Widths of Landscaping by Zone (PL140317)</b>			
<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>A</b>	<b>Zone, Use, Lot or Feature</b>	<b>Along any Lot Line Abutting or Along the Edge of the Feature Abutting</b>	<b>Minimum Width</b>
<b>Landscaping by Zone and Use</b>			
1	<ul style="list-style-type: none"> <li>Residential Medium (RM4) Zone</li> <li>Residential High (RH) Zone</li> </ul>	<ul style="list-style-type: none"> <li>Any Residential Low Zone</li> <li>Residential Medium (RM1), (RM2), and (RM3) Zones</li> </ul>	3.0 m
2	<ul style="list-style-type: none"> <li>Central Business District CBD Zone</li> <li>Main Street 1 (MU1) Zone</li> <li>Main Street 2 (MU2) Zone</li> </ul>	<ul style="list-style-type: none"> <li>Any Residential Zone</li> <li>Institutional (I) Zone</li> <li>Community Use (CU) Zone</li> </ul>	3.0 m
3	<ul style="list-style-type: none"> <li>Urban Centre (MU3) Zone</li> <li>Urban Core (MU4) Zone</li> </ul>	<ul style="list-style-type: none"> <li>Any Residential Zone</li> <li>Institutional (I) Zone</li> <li>Community Use (CU) Zone</li> </ul>	7.5 m
4	<ul style="list-style-type: none"> <li>Any Commercial Zone</li> <li>Any Employment Zone</li> </ul>	Any road	3.0 m (1)
5	<ul style="list-style-type: none"> <li>Any Commercial Zone</li> <li>Any Employment Zone</li> </ul>	<ul style="list-style-type: none"> <li>Any Residential Zone</li> <li>Community Use (CU) Zone</li> <li>Any residential use in an Institutional (I) Zone</li> <li>Any residential use in any Mixed Use (MU) Zone</li> </ul>	7.5 m
6	<ul style="list-style-type: none"> <li>Any Commercial Zone</li> <li>Any Employment Zone</li> </ul>	Institutional (I) Zone, excluding any residential use	3.0 m
7	<p>Notwithstanding rows 5 and 6 of Table 4.11.2, any Employment Zone with the following use(s): (2021-068)</p> <ul style="list-style-type: none"> <li>Bulk storage facility</li> <li>Outside Processing</li> <li>Outside Storage</li> <li>Waste processing station</li> <li>Waste transfer station</li> <li>Motor vehicle storage compound</li> <li>Heavy vehicle parking area</li> <li>Transportation terminal</li> </ul>	Any interior side lot line and rear lot line of any use in any Zone, with the exception of those Employment Zone uses listed in column 2 of row 7 and railway corridors	7.5 m
8	<ul style="list-style-type: none"> <li>Institutional (I) Zone</li> <li>Community Use (CU) Zone</li> </ul>	Any lot line	3.0 m

# General Provisions

1	2	3	4
A	Zone, Use, Lot or Feature	Along any Lot Line Abutting or Along the Edge of the Feature Abutting	Minimum Width
<b>Surface Parking Areas</b>			
9	Any <i>surface parking area</i>	Any <i>road</i>	3.0 m
10	Any <i>surface parking area</i> , except within an <i>Employment Zone</i>	Any <i>interior side lot line</i> or <i>rear lot line</i>	3.0 m
11	Any <i>surface parking area</i> within an <i>Employment Zone</i>	Any <i>interior side lot line</i>	3.0 m
12	Any <i>surface parking area</i>	Any <i>lot</i> with a residential use	4.5 m
<b>Yards Abutting Identified Corridors</b>			
13	Any <i>yard</i> on a <i>lot</i>	Any <i>railway corridor</i> , excluding railway spur lines	4.5 m

## Additional Regulations for Required Widths of Landscaping

### Table 4.11.2

- In the Neighbourhood Commercial (C1) *Zone*, the width of *landscaping* shall only be required where the *building* is set back a minimum of 3.0 metres from the street.

### 4.11.3 Motor Vehicle Dealership Displays

(PL140317)

Notwithstanding Table 4.11.2, on a lot used as a motor vehicle dealership or motor vehicle rental facility, a maximum of two hardscaped surfaces are permitted in place of a required width of landscaping, provided that:

- The maximum area of an individual hardscaped display surface shall be 21.0 square metres;
- The maximum height of an individual hardscaped surface and all inventory located on the hardscaped surface shall be 6.75 metres, measured from grade; and,
- The maximum height of an individual hardscaped surface and all inventory located on the hardscaped surface where the hardscaped display surface is located within 2.0 metres of a driveway shall be 1.0 metre, measured from grade.

## 4.12 Legal Non-Conformity

### 4.12.1 Legal Existing Buildings and Structures

(deleted by OMB, PL140317)

### 4.12.2 Legal Existing Lots

A *lot* in existence prior to the effective date of this By-law that does not meet the minimum *lot area* or *lot frontage* requirements of the applicable *zone* is permitted to be *used* and *buildings* and *structures* thereon be erected, enlarged, repaired, or renovated provided the *use* conforms with the By-law and the *buildings* and *structures* comply with all other provisions of the By-law.

*If a lot or feature is undersized, a landowner can bring a lot closer to compliance (i.e. add more land to the lot, add more parking spaces) and still take advantage of these non-conformity clauses. Contact a zoning officer in Building Services for more information.*



# General Provisions

## 4.12.3 Legal Existing Uses

Nothing in this By-law applies to prevent the *use* of any land, *building*, or *structure* for any purpose prohibited by this By-law if such land, *building*, or *structure* was lawfully *used* for such purpose on the day of the passing of the By-law, provided it continues to be *used* for that purpose.

## 4.12.4 Acquisition by a Public Authority

- a) No existing *lot*, *building* or *structure* shall be deemed to have come into contravention with any regulations or provisions of this By-law by reason that any part or parts of the *lot* has or have been conveyed to or acquired by any *public authority*.

This provision shall not apply where the conveyance of any part or parts of the *lot* to any *public authority* is required as a condition of an approval required for the creation of a *lot*, or where the construction of a new *building* or *structure* or addition to a *building* would further increase the extent or degree of non-conformity.

- b) Where subsection (a) above applies and a new *building* or *structure* is proposed:
- i) *Lot area*, *lot depth*, *lot frontage*, and *lot coverage* shall be calculated using the original lands conveyed to or acquired by the *public authority*; and,
  - ii) All other regulations shall be calculated using the remaining lands not conveyed to or acquired by the *public authority*.

## 4.13 Lot Frontage Requirements

No person shall erect any *building* or *structure* or *use* any *building*, *structure*, or *lot* unless the *lot* meets one or more of the following requirements:

- a) The *lot* has *frontage* on a *public road* which is assumed by By-law by a *public authority*;
- b) The *lot* will have *frontage* on a future *public road* that is currently being constructed pursuant to a Subdivision Agreement or other Development Agreement with a *public authority*;
- c) The *lot* is legally tied to a *common element condominium* having *frontage* on a *condominium common element roadway* which provides direct access to a *public road* or which connects with another *condominium common element roadway* having access a *public road*;
- d) The *lot* will be legally tied to a *common element condominium* having *frontage* on a future *condominium common element roadway* that is currently being constructed pursuant to a *Condominium Agreement* or other Development Agreement with a *public authority* which provides direct access to a *public road* or which connects with another *condominium common element roadway* having access a *public road*; or,
- e) For a *lot* that legally existed on the effective date of this By-law, the *lot* has access to a *private road* that legally existed on the effective date of this By-law.
- f) Notwithstanding subsection (a) above, a *lot* used for a *stormwater management facility* or *major transit station* is not required to have *frontage* on a *public road*. (2017-025)

*Should the Town, Region, or Province require land as part of a road widening or approval, this clause would be relied upon to ensure the affected lot remains compliant with the Zoning By-law. All regulations of this By-law are covered by this Section including yards, parking, and landscaping.*

*Staff would review planning applications to ensure known future land acquisitions are accounted for in the review stage. Contact a planner in the Planning Services department for more information.*

# General Provisions

## 4.14 Municipal Services Required

- a) On lands subject to this By-law south of Dundas Street, no *building* may be erected or enlarged unless the land is serviced by municipal water and sewage systems.
- b) On lands subject to this By-law north of Highway 407, no *building* may be erected or enlarged unless the requirements for service connections defined by the Ontario *Building Code* have been granted.

## 4.15 0.3 m Reserves

- a) For the purposes of this By-law, a 0.3 m reserve shall be considered to be part of the abutting *road*.
- b) Notwithstanding subsection (a) above, a 0.3 m reserve shall be considered to be part of the *lot* for all lands on Map 19(22a).

## 4.16 Outdoor Swimming Pools and Hot Tubs

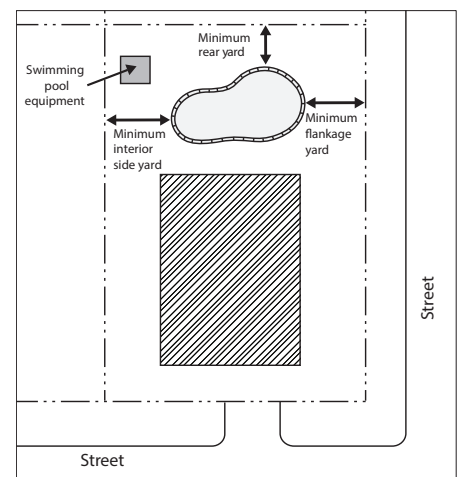
### 4.16.1 Residential Uses

Where an outdoor swimming pool or hot tub is provided *accessory* to a residential *use*, the following regulations apply:

- a) If located in the *rear yard* or *interior side yard*, the swimming pool or hot tub shall be set back 1.5 metres from the applicable *lot line*.
- b) In the case of a *corner lot*, the swimming pool or hot tub shall be set back 3.5 metres from the *flankage lot line*.
- c) The swimming pool or hot tub shall not be located in a *front yard*.
- d) The maximum *height* of a swimming pool or hot tub shall be 1.5 metres above *grade*.
- e) Notwithstanding subsection d) above, the maximum *height* shall not apply to a swimming pool or hot tub that is located on a *rooftop terrace* of an *apartment dwelling*. (2021-068)
- f) All setbacks shall be measured to the water's edge.

### 4.16.2 All Other Uses

Where an outdoor swimming pool or hot tub is provided *accessory* to any other *use*, the minimum *yards* for the applicable *zone* shall apply and shall be measured to the water's edge.



*Setbacks for pools and hot tubs are equal those of the parent zone and are measured to the water's edge.*

*See Table 4.3 for allowable projections for swimming pool pumps, filters, heaters and appurtenances to those.*

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# General Provisions

## 4.17 Outside Display and Sales Areas

### 4.17.1 Permanent Display and Sales Areas (2016-023)

Where an *outside display and sales area* is permitted, the following regulations apply:

- a) An *outside display and sales area* shall be accessory to another permitted *use*.
- b) The maximum *height* of any merchandise display in an outside display and sales area not located within a *building* or *structure* is 3.0 metres. (2015-018)
- c) An *outside display and sales area* shall not be located within any *minimum yard*, *minimum parking space*, *loading space*, *required landscaping*, and *sight triangle*.
- d) An *outside display and sales area* shall be located with its longest dimension abutting the *main wall* of its associated *building*. This subsection shall not apply for *motor vehicle dealerships* or the accessory sale of *motor vehicles*.

### 4.17.2 Seasonal Garden Centres (2016-023)

The following provisions apply to *seasonal garden centres*:

- a) A *seasonal garden centre* is only permitted *accessory* to a *retail store* on the same *lot*;
- b) A *seasonal garden centre* shall only be permitted within a *parking area* and cannot occupy more than 10% of the total number of *parking spaces* in the applicable *parking area* for a maximum of 17 weeks in any calendar year;
- c) A *seasonal garden centre* can occupy any *aisle* shared by two rows of *parking spaces* otherwise occupied by the *seasonal garden centre*;
- d) Section 5.1.2 of this By-law shall not apply to prohibit the occupation of *parking spaces* or *aisles* by a *seasonal garden centre* established in compliance with Section 4.17.2 of this By-law;
- e) No *parking spaces* shall be required for a *seasonal garden centre*; and,
- f) The maximum *height* of any merchandise display or fixture not located in a *building* or *structure* in a *seasonal garden centre* located within a *parking area* is 2.4 metres.

## 4.18 Patios

### 4.18.1 Patios Accessory to Public Halls or Restaurants (2020-039)

The following regulations apply to a *patio* accessory to a *public hall* or *restaurant*:

- a) A *patio* is not permitted in:
  - i) Any *yard* abutting a *Residential Zone*;
  - ii) On a *balcony* or *rooftop terrace* on a *lot* abutting a *Residential Zone*; or
  - iii) A *lot* in an *Employment Zone* abutting a *Residential Zone*.

# General Provisions

- b) The area designated for a *patio* shall be:
  - i) Subject to the *minimum yards* for the *zone* in which it is located; and
  - ii) Considered as *floor area* and *net floor area* when calculating parking requirements in accordance with Section 5.1.1 (b) of this By-law.

## 4.18.2 Patios on Town Owned Land (2020-039)

Notwithstanding any other provision of this By-law, a *patio* is permitted on any land owned by the *Town* provided that the *patio* is operated by the *Town* or authorized through an agreement with the *Town*.

## 4.19 Pipeline Setbacks

### 4.19.1 Enbridge Pipelines

- a) Notwithstanding any other provision of this By-law, no *building* or *structure* associated with a *dwelling* shall be located any closer than 3.0 metres from the limit of the Enbridge Pipeline right-of-way.
- b) Section 4.19.1(a) shall only apply where the right-of-way is located outside of an electricity transmission corridor.

*A map showing the approximate limits of the pipeline corridors is attached as Appendix C to this By-law. Contact Building Services to confirm if your property is adjacent to the railway corridor.*

*No additional setback is required from the Trans-Northern Pipeline right-of-way.*

### 4.19.2 Sarnia Products/Imperial Oil Pipelines

Notwithstanding any other provision of this By-law, no *building* or *structure* with *dwellings* intended for human occupancy shall be located any closer than 20.0 metres from the centerline of the Sarnia Products/Imperial Oil Pipeline. (2017-025)

*Contact the applicable pipeline owner before digging for information about construction or applicable permitting requirements.*

### 4.19.3 TransCanada Pipelines

- a) Notwithstanding any other provision of this By-law, no *building* shall be located any closer than 7.0 metres from the limit of the TransCanada Pipeline right-of-way.
- b) Notwithstanding any other provision of this By-law, no *accessory structure*, outdoor swimming pool, or hot tub shall be located any closer than 3.0 metres from the limit of the TransCanada Pipeline right-of-way.

### 4.19.4 Trans-Northern Pipelines

No additional setback is required from the Trans-Northern Pipeline right-of-way.

### 4.19.5 Union Gas Pipelines

Notwithstanding any other provision of this By-law, no *building* or *structure* shall be located within any Union Gas Pipeline easement.



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## General Provisions

### 4.20 Prohibited Uses

For clarity, the following *uses* are not considered to be part of any *use* permitted by this By-law:

- a) The refining, storage or *use* in manufacturing of coal oil, rock oil, water oil, naphtha, benzene, dynamite, dualine, nitroglycerin, or gunpowder, except where specifically permitted for commercial purposes. This provision shall not apply to prevent the above ground storage of such substances by a farmer, where such storage is incidental and accessory to *agriculture*, or the *use* of natural gas, propane or fuel oil for purposes such as heating and cooking, in conjunction with any *use*;
- b) The tanning or storage of uncured hides or skins;
- c) The boiling of blood, tripe, or bones for commercial purposes;
- d) The manufacturing of glue or fertilizers from dead animals or from human or animal *waste*;
- e) A livestock yard, livestock exchange, or dead stock *yard*;
- f) The extracting of oil from fish;
- g) A track for the driving, racing or testing of any motorized vehicle;
- h) A disposal site for solid *waste*;
- i) *Mobile homes, motor vehicles, or recreational vehicles and trailers* occupied as a permanent residence; and,
- j) Large scale *outside storage* of road salt, road sand or other de-icing materials.

### 4.21 Railway Setbacks for Sensitive Land Uses

Notwithstanding any other provisions in this By-law, all *buildings* and *structures* containing a *dwelling, place of worship, day care, private school, or public school* shall be located no closer than 30.0 metres from any *railway corridor*.

*A map showing the approximate limits of the railway corridor is attached as Appendix B to this By-law. Contact Building Services to confirm if your property is adjacent to the railway corridor.*

### 4.22 Shipping Containers

- a) *Shipping containers* shall only be permitted on a *lot* where *outside storage* is a permitted *use*.
- b) A *shipping container* shall only be *used* as a *building* in conjunction with the following *uses*:
  - i) *Manufacturing*;
  - ii) *Transportation terminal*; or (2021-068)
  - iii) *Warehousing*.

# General Provisions

## 4.23 Short-Term Accommodation

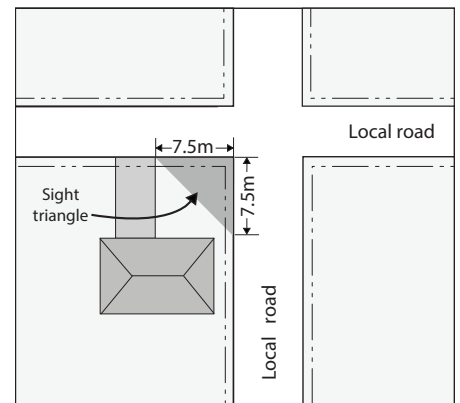
Where a *short-term accommodation* is permitted, the following regulations apply:

- a) A *short-term accommodation* is permitted in *dwelling*s permitted by the applicable zone, including an *accessory dwelling unit*. (2023-024)
- b) A *short-term accommodation* shall be operated by the person or persons whose principal residence is the *dwelling* in which the *short-term accommodation* is located. For the purpose of this provision, the principal residence of an *accessory dwelling unit* shall be deemed to be the principal residence of the main *dwelling unit* on the lot. (2023-024)

## 4.24 Sight Triangles

### 4.24.1 Applicability

- a) A *sight triangle* shall be required only where no triangular or curved area of land abutting a *corner lot* has been incorporated into the right-of way of a *public road*, and only in the following *zones* or combination of *zones*:
  - i) Any Residential Zone
  - ii) Any Commercial Zone;
  - iii) Any Employment Zone;
  - iv) Any Institutional (I) and Community Use (CU) Zone;
  - v) Any Open Space Zone; and,
  - vi) Only at the intersection of any two *Arterial Roads* in any Mixed Use Zone.
- b) Notwithstanding subsection (a) above, no *sight triangle* shall be required on a *lot* occupied by a *townhouse dwelling* or *back-to-back townhouse dwelling*.



No buildings or structures are permitted in a sight triangle.

### 4.24.2 Size

Notwithstanding any other provision of this By-law, no *building* or *structure*, fence, wall, *driveway*, vegetative planting or *landscaping* that has a *height* of greater than 1.0 metre shall be permitted in a *sight triangle* according to the provisions of Table 4.24, below:

<b>Intersection of:</b>	<i>Local Road</i>	<i>Collector Road</i>	<i>Arterial Road</i>
<i>Local Road</i>	7.5 m	7.5 m	15.0 m
<i>Collector Road</i>		15.0 m	15.0 m
<i>Arterial Road</i>			15.0 m

# General Provisions

## 4.25 Temporary Uses

The following temporary *uses* are permitted in all *zones*:

### 4.25.1 Construction Uses (2021-068)

Notwithstanding any other provision of this By-law, *uses* incidental to construction within the *lot* such as a construction camp or other such temporary work camp, a tool shed, a scaffold or other *building* or *structure* incidental to the construction, and the parking or storage of any construction equipment or construction vehicle are permitted, subject to the following provisions:

- a) Such *uses* shall be permitted only for so long as the same are necessary for work in progress that has neither been finished nor discontinued for a period of 60 days;
- b) A valid *building* permit or site alteration permit for the construction remains in place, if such a permit was required; and,
- c) *Uses* incidental to construction may be undertaken on the *lot* prior to the erection of the main *building*, provided it is used for no purpose other than storage.

*A temporary building occupied by any use permitted by this By-law while a permanent or main building is undergoing renovation is not subject to this general provision. All other requirements of this By-law, including zone standards and parking requirements, would continue to apply.*

### 4.25.2 Model Homes (2021-068)

Notwithstanding Section 4.14, *model homes* are permitted on lands that have received draft plan of subdivision or *condominium* approval for residential purposes provided that:

- a) The number of *model homes* does not exceed 20 units or 10% of the *dwelling units* draft approved in the plan of subdivision or *condominium* whichever is the lesser;
- b) The *model home* is built within a *lot* defined by the draft approved plan of subdivision or *condominium*;
- c) The *model home* complies with all other requirements of this By-law for the applicable type of *dwelling unit* with the exception of the parking requirements; and,
- d) The *buildings* are used for the purpose of *model homes* only and shall not be occupied prior to the date of registration of the subdivision, *condominium*, or similar development agreement.

### 4.25.3 Temporary Sales Offices

(2017-025) (2021-068)

Notwithstanding Section 4.14, temporary sales offices for the sale of residential, employment or commercial *lots* or units or rental thereof in a plan of subdivision or *condominium* are permitted, subject to the following provisions:

- a) The temporary sales office shall not be permitted until an applicable plan of subdivision or *condominium* has received draft plan approval or the property is in a *zone* that permits the proposed development.
- b) The temporary sales office shall only be permitted for such period that work within a relevant plan of subdivision or *condominium* remains in progress, having not been finished or discontinued for 60 days.
- c) The temporary sales office shall comply with the minimum *yards* for the applicable *zone*.
- d) If *parking spaces* are provided, the temporary sales office shall comply with the parking provisions of this By-law.

*Depending on the concept, a sales office could be permitted as a business office in various zones. Contact Planning Services for more information.*

## General Provisions

- e) The temporary sales office is located in the plan of subdivision or *condominium* where the *lots* or units are being sold.

### 4.26 Emergency Shelters

(PL140317)

Where an *emergency shelter* is permitted, the following regulations apply:

- a) *Emergency shelters* are prohibited on a *local road* unless it is *accessory* to a *place of worship*;
- b) *Emergency shelters* are prohibited within 120.0 metres of an Industrial (E3) *Zone*; and,
- c) The maximum number of beds permitted in an *emergency shelter* is 20.

### 4.27 Rooftop Terraces (PL140317) (2021-068)

The following provisions shall apply to rooftop terraces:

- a) A *rooftop terrace* is permitted on a lot in any *Zone*, except for Residential Low -0 Suffix *Zones*; (2018-017)
- b) A *rooftop terrace* is not permitted on the roof of a one *storey building* in any Residential Low and Residential Medium *Zones*; (2018-017)
- c) A *rooftop terrace* that is located on the roof of the top *storey* of a *building* shall be setback a minimum of 2.0 metres from the edge of the roof of that part of the *building* that faces the *interior side* and/or *rear lot lines* abutting any Residential Low *Zone*; (2018-017)
- d) No structures, excluding a *mechanical penthouse*, associated with a *rooftop terrace* are permitted on a lot in a RM1, RM2 or RM3 *Zone*;
- e) No structure on a *rooftop terrace* shall have walls;
- f) No structures on a *rooftop terrace* shall exceed 20% of the total area of the *rooftop terrace* and such structures shall not be deemed a *storey*;
- g) No access from grade shall be permitted to a *rooftop terrace*; and
- h) The outer boundary of a *rooftop terrace* shall be defined using a barrier. (2021-068)
- i) In Residential Low *Zones* a *rooftop terrace* is only permitted on the roof of the *first storey* of the *dwelling* having two or more *storeys*, subject to a maximum 1.5 m depth, measured from the *main wall*. (2018-017)

### 4.28 Rooftop Mechanical Equipment and Rooftop Solar Panels (2021-068) (2023-024)

The following provisions shall apply where rooftop mechanical equipment and rooftop solar panels is provided on any *lot* not located in any Residential Low (RL) *Zone*, Residential Uptown Core (RUC) and the Residential Medium (RM1), (RM2) and (RM3) *Zones* (2023-024)

- a) Rooftop mechanical equipment shall be set back a minimum of 5.0 metres from all edges of a roof if it is not fully enclosed within a *mechanical penthouse*.
- b) Rooftop solar panels shall be set back a minimum of 5.0 metres from all edges of a roof. (2023-024)



## General Provisions

- c) Notwithstanding subsection b) above, rooftop solar panels that do not exceed a height of 0.9 metres above the roof upon which it is located may have a minimum setback of 0.0 metres from all edges of a roof. (2023-024)
- d) Rooftop solar panels shall not exceed a height of 2.0 metres above the roof upon which it is located. (2023-024)

### **4.29 Restoration or Repair of Unsafe Buildings** (2023-065)

Nothing in this By-law shall prevent the restoration or repair to a safe condition of any *building* or *structure* or part of any *building* or *structure* that has been deemed to be unsafe by the *Town's* Chief Building Official, provided the reconstruction will not increase in *height*, size or volume, or change the *use* of the *building* or *structure* and provided that the *use* has not been abandoned.

### **4.30 Reconstruction of an Existing Building or Structure** (2023-065)

Nothing in this By-law shall prevent the reconstruction of a *building* or *structure* severely damaged or destroyed by natural causes or by fire, provided the reconstruction will not increase in *height*, size or volume, or change the *use* of the *building* or *structure* and provided that the *use* has not been abandoned.

# Parking, Loading, & Stacking Lane Provisions

Portions of this by-law not yet in effect are covered with a blue tone. This version consolidates all amendments and orders of the OMB up to the consolidation date shown below. Contact the Building Services or Planning Services departments for more information.

## 5.1 General Provisions

### 5.1.1 Applicability

- a) The *parking space*, *barrier-free parking space*, *bicycle parking space*, and *stacking space* requirements of this By-law shall not apply to any legal or legal non-conforming *use* existing on the effective date of this By-law.
- b) Additional *parking spaces*, *barrier-free parking spaces*, *bicycle parking spaces*, or *stacking spaces* shall be provided in accordance with the provisions of this By-law for all *uses* and all additional *net floor area* on a *lot* in the following circumstances: (PL140317)
  - i) Where a new *building* is erected or additional *net floor area* is added to a legal or legal non-conforming *building* existing on the effective date of this By-law.
  - ii) Where a change in *use* occurs that has the effect of requiring the additional spaces identified in subsection (b) above.

*For an addition to an existing building, a cumulative minimum number of parking spaces is calculated for the additional floor area only. Contact a zoning officer in the Building Services department for more information.*

### 5.1.2 Exclusive Use

Any minimum *parking space*, *barrier-free parking space*, *bicycle parking space*, *stacking space*, and *loading space* required by this By-law and any *driveway* or *aisle* leading to those spaces shall be unobstructed, available, and exclusively *used* for that purpose at all times, unless otherwise specified by this By-law.

### 5.1.3 More than One Use on a Lot

The *parking space*, *barrier-free parking space*, *bicycle parking space*, and *stacking space* requirements for more than one *use* on a single *lot* or for a *building* containing more than one *use* shall be the sum total of the requirements for each of the component *uses* or *buildings*, unless otherwise permitted by this By-law.

*Examples of where a sum total of individual uses would not be calculated is where a “blended rate” is provided in Section 5.2: namely, on lots with multiple premises meeting specified locational or size criteria. Contact a zoning officer in the Building Services department for more information.*

### 5.1.4 Location of Required Parking

- a) Any *parking space*, *barrier-free parking space*, *bicycle parking space*, and *loading space* required by this By-law shall be located on the same *lot* on which the *use* is located.
- b) Notwithstanding subsection (a) above, on a *lot* in a Mixed Use Zone on Maps 19(19a) and 19(22a), any *parking space* or *barrier-free parking space* required by this By-law can be provided on another *lot* within 300.0 metres if both *lots* are in a Mixed Use Zone.

### 5.1.5 Rounding Provision

- a) Where the application of any ratio in this Part of the By-law results in a fraction of a *parking space* or *bicycle parking space* being required, the minimum number of spaces required shall be increased to the next highest whole number if the fraction is greater than 0.25.
- b) Where the application of any ratio in this Part of the By-law results in a fraction of a *barrier-free parking space* being required, the minimum number of *barrier-free parking spaces* required shall be increased to the next highest whole number.

## Parking, Loading, & Stacking Lane Provisions

### 5.1.6 Cash-in-Lieu of Parking

*Parking spaces and bicycle parking spaces* required by this By-law for non-residential *uses* shall not be required for a *lot* in any Mixed Use Zone on Maps 19(2a) and 19(7a) if the *Town* enters into an agreement with the land-owner respecting the payment of cash-in-lieu for some or all of the *parking spaces, bicycle parking spaces, aisles, or driveways* required, in accordance with Section 40 of the Planning Act.

*The Town currently only entertains cash-in-lieu of parking requests in Kerr Village and Bronte Village. Contact Planning Services or Legal Services for more information.*

### 5.1.7 Shared Driveways and Access Lanes Recognition

- a) Notwithstanding any other provision of this By-law, a *driveway* or *aisle* shared across two *lots* in a Residential Medium (RM) Zone, Residential High (RH) Zone, Commercial Zone, Mixed Use Zone, Employment Zone, Institutional (I) Zone, and Community Use (CU) Zone shall be permitted.
- b) Compliance with any regulations of this By-law for a *driveway* or *aisle* permitted by subsection (a) above shall be based upon the entire width of the applicable *driveway* or *aisle*. (2016-013)

### 5.1.8 Hardscape Surface Treatment

All *parking areas, loading spaces, and stacking spaces* in any Zone other than an Environmental Zone or Other Zone shall be surface treated with asphalt, concrete, interlocking brick, similar hardscaped surface, or other material sufficient to provide stability, prevent erosion, be usable in all seasons, and allow infiltration of surface water.

*Gravel is not a permitted surface treatment for driveways outside of the Environmental or Other Zones.*

### 5.1.9 Approved Locations for Visitors Parking (2016-013)

Visitors *parking spaces* may be provided in any combination of an above or below *grade parking structure* or *surface parking area*.

### 5.1.10 Tandem and Stacked Parking Spaces (2017-025)

*Tandem and stacked parking spaces* are permitted for any *dwelling*.

## 5.2 Motor Vehicle Parking Spaces

### 5.2.1 Minimum Number of Parking Spaces

The minimum number of *parking spaces* required for *uses* permitted by this By-law are established and calculated in accordance with the ratios set out in Table 5.2.1, below.

Table 5.2.1: Ratios of Minimum Number of Parking Spaces	
Use	Minimum Number of Parking Spaces
Blended Rates for Lots with Multiple Premises	
Where multiple <i>premises</i> are located on a <i>lot</i> in the Neighbourhood Commercial (C1) Zone	1.0 per 22.0 m <sup>2</sup> <i>net floor area</i>

## Parking, Loading, & Stacking Lane Provisions

<b>Table 5.2.1: Ratios of Minimum Number of Parking Spaces</b>	
<b>Use</b>	<b>Minimum Number of Parking Spaces</b>
Where multiple <i>premises</i> are located on a <i>lot</i> in all other Commercial <i>Zones</i>	a) 1.0 per 18.0 m <sup>2</sup> <i>net floor area</i> for the first 2,500.0 m <sup>2</sup> <i>net floor area</i> ; plus, b) 1.0 per 22.0 m <sup>2</sup> <i>net floor area</i> for any additional <i>net floor area</i>
On a <i>lot</i> in the Office Employment (E1), Business Employment (E2), and Industrial (E3) <i>Zones</i> where: a) The <i>lot</i> has a minimum of five <i>premises</i> ; b) The <i>lot</i> has a minimum of 5,000.0 m <sup>2</sup> total <i>floor area</i> ; c) No <i>use</i> cumulatively occupies more than 50% of the <i>net floor area</i> on the <i>lot</i> ; d) None of the following <i>uses</i> , where permitted, together cumulatively occupy no more than 20% of the <i>net floor area</i> on the <i>lot</i> : <ul style="list-style-type: none"> <li>• <i>Financial institutions</i>;</li> <li>• <i>Restaurants</i>; and,</li> <li>• <i>Service commercial establishments</i>;</li> </ul> e) A <i>hotel</i> is not located on the <i>lot</i> ; and, f) The maximum number of <i>storeys</i> is two.	The lesser of the sum total of the requirements for each of the component uses or 1.0 per 50.0 m <sup>2</sup> <i>net floor area</i>
On a <i>lot</i> in the Business Commercial (E4) <i>Zone</i> where: a) The <i>lot</i> has a minimum of three <i>premises</i> ; b) A minimum of two <i>uses</i> occur on the <i>lot</i> ; c) A <i>hotel</i> is not located on the <i>lot</i> ; and, d) The maximum number of <i>storeys</i> is two.	The lesser of the sum total of the requirements for each of the component uses or 1.0 per 40.0 m <sup>2</sup> <i>net floor area</i>
<b>Residential Uses</b>	
<i>Apartment dwelling</i> (2021-068)	a) 1.0 per <i>dwelling</i> where the unit has less than 75.0 square metres <i>net floor area</i> ; b) 1.5 per <i>dwelling</i> for all other units (1)(2a)(3)
<i>Back-to-back townhouse dwelling</i>	2.0 per <i>dwelling</i>
<i>Detached dwelling</i>	2.0 per <i>dwelling</i>
<i>Dormitory</i>	0.2 per bed (1)
<i>Duplex dwelling</i>	2.0 per <i>dwelling</i>
<i>Long term care facility</i>	0.25 per bed
<i>Multiple dwelling</i>	1.5 per <i>dwelling</i> (1)(2)
<i>Retirement home</i>	0.33 per <i>assisted living unit</i> and <i>dwelling unit</i>
<i>Semi-detached dwelling</i>	2.0 per <i>dwelling</i>
<i>Stacked townhouse dwelling</i>	1.5 per <i>dwelling</i> (1)(3)
<i>Townhouse dwelling</i>	2.0 per <i>dwelling</i> (1)(2)



## Parking, Loading, & Stacking Lane Provisions

<b>Table 5.2.1: Ratios of Minimum Number of Parking Spaces</b>	
<b>Use</b>	<b>Minimum Number of Parking Spaces</b>
<b>Accessory Residential Uses</b>	
<i>Accessory dwelling unit (2023-024)</i>	1.0 additional <i>parking space</i>
<i>Bed and breakfast establishment</i>	1.0 additional <i>parking space</i> per <i>lodging unit</i>
<i>Day care</i>	<See “Institutional and Community Uses” row>
<i>Home occupation</i>	No minimum requirement
<i>Lodging house</i>	1.0 additional <i>parking space</i> per <i>lodging unit</i>
<i>Private home day care</i>	No minimum requirement
<i>Short-term accommodation</i>	1.0 additional <i>parking space</i> (5)
<b>Retail Uses</b>	
<i>Retail propane transfer facility</i>	1.0 per 40.0 m <sup>2</sup> <i>net floor area</i>
<i>Retail store</i> or any other “store” permitted by this By-law	1.0 per 18.0 m <sup>2</sup> <i>net floor area</i>
<b>Service Commercial Uses</b>	
<i>Adult entertainment establishment</i>	1.0 per 18.0 m <sup>2</sup> <i>net floor area</i>
<i>Commercial school</i>	1.0 per 22.0 m <sup>2</sup> <i>net floor area</i>
<i>Dry cleaning/laundry</i>	1.0 per 22.0 m <sup>2</sup> <i>net floor area</i>
<i>Financial institution</i>	1.0 per 22.0 m <sup>2</sup> <i>net floor area</i>
<i>Food production</i>	1.0 per 40.0 m <sup>2</sup> <i>net floor area</i>
<i>Funeral home</i>	1.0 per 14.0 m <sup>2</sup> <i>net floor area</i>
<i>Pet care establishment</i>	1.0 per 22.0 m <sup>2</sup> <i>net floor area</i>
<i>Place of entertainment</i>	1.0 per 22.0 m <sup>2</sup> <i>net floor area</i>
<i>Rental establishment</i>	1.0 per 18.0 m <sup>2</sup> <i>net floor area</i>
<i>Restaurant</i>	1.0 per 10.0 m <sup>2</sup> <i>net floor area</i>
<i>Service commercial establishment</i>	1.0 per 22.0 m <sup>2</sup> <i>net floor area</i>
<i>Sports facility</i>	a) 1.0 per 18.0 m <sup>2</sup> <i>net floor area</i> ; plus, b) 4 <i>parking spaces</i> per outdoor playing court; plus, c) 12 <i>parking spaces</i> per outdoor playing field
<i>Taxi dispatch</i>	1.0 per 22.0 m <sup>2</sup> <i>net floor area</i>
<i>Veterinary clinic</i>	1.0 per 22.0 m <sup>2</sup> <i>net floor area</i>
<b>Office Uses</b>	
<i>Business office</i>	1.0 per 35.0 m <sup>2</sup> <i>net floor area</i> (4)
<i>Medical office</i>	a) For the first 60% of the <i>net floor area</i> on the <i>lot</i> occupied by <i>medical offices</i> , 1.0 per 35.0 m <sup>2</sup> <i>net floor area</i> b) Where <i>medical offices</i> occupy greater than 60% of the <i>net floor area</i> of the <i>building</i> , 1.0 per 18.0 m <sup>2</sup> <i>net floor area</i> for the entire <i>building</i>

## Parking, Loading, & Stacking Lane Provisions

<b>Table 5.2.1: Ratios of Minimum Number of Parking Spaces</b>	
<b>Use</b>	<b>Minimum Number of Parking Spaces</b>
<b>Employment Uses</b>	
<i>Bulk storage facility</i>	1.0 per 100.0 m <sup>2</sup> <i>net floor area</i>
<i>Commercial self-storage</i>	1.0 per 100.0 m <sup>2</sup> <i>net floor area</i> , to a maximum minimum requirement of 8 <i>parking spaces</i>
<i>Contractors establishment</i>	1.0 per 100.0 m <sup>2</sup> <i>net floor area</i>
<i>Manufacturing</i>	a) 1.0 per 100.0 m <sup>2</sup> <i>net floor area</i> for the first 7,500.0 m <sup>2</sup> <i>net floor area</i> ; plus, b) 1.0 per 200.0 m <sup>2</sup> <i>net floor area</i> for any additional <i>net floor area</i>
<i>Public works yard</i>	No minimum requirement
<i>Repair shop</i>	a) 1.0 per 100.0 m <sup>2</sup> <i>net floor area</i> for the first 7,500.0 m <sup>2</sup> <i>net floor area</i> ; plus, b) 1.0 per 200.0 m <sup>2</sup> <i>net floor area</i> for any additional <i>net floor area</i>
<i>Transportation terminal</i>	1.0 per 100.0 m <sup>2</sup> <i>net floor area</i>
<i>Training facility</i>	1.0 per 22.0 m <sup>2</sup> <i>net floor area</i>
<i>Warehousing</i>	a) 1.0 per 100.0 m <sup>2</sup> <i>net floor area</i> for the first 7,500.0 m <sup>2</sup> <i>net floor area</i> ; plus, b) 1.0 per 200.0 m <sup>2</sup> <i>net floor area</i> for any additional <i>net floor area</i>
<i>Waste processing station</i>	1.0 per 100.0 m <sup>2</sup> <i>net floor area</i>
<i>Waste transfer station</i>	1.0 per 100.0 m <sup>2</sup> <i>net floor area</i>
<i>Wholesaling</i>	1.0 per 100.0 m <sup>2</sup> <i>net floor area</i>
<b>Institutional and Community Uses</b>	
<i>Art gallery</i>	1.0 per 28.0 m <sup>2</sup> <i>net floor area</i>
<i>Community centre</i>	1.0 per 22.0 m <sup>2</sup> <i>net floor area</i>
<i>Day care</i>	1.0 per 40.0 m <sup>2</sup> <i>net floor area</i>
<i>Emergency service facility</i>	No minimum requirement
<i>Emergency shelter (PL140317)</i>	1.0 per 4.0 <i>beds</i>
<i>Food bank</i>	1.0 per 40.0 m <sup>2</sup> <i>net floor area</i>
<i>Hospital</i>	1.0 per 50.0 m <sup>2</sup> <i>net floor area</i>
<i>Library</i>	1.0 per 28.0 m <sup>2</sup> <i>net floor area</i>
<i>Marina</i>	0.6 spaces per berth
<i>Museum</i>	1.0 per 28.0 m <sup>2</sup> <i>net floor area</i>
<i>Place of worship</i>	a) 1.0 per 5 persons capacity for the <i>place of worship area of worship</i> ; plus, b) 1.0 per 22.0 m <sup>2</sup> <i>net floor area</i> for any additional <i>accessory assembly area</i>
<i>School, post-secondary</i>	No minimum requirement

## Parking, Loading, & Stacking Lane Provisions

Table 5.2.1: Ratios of Minimum Number of Parking Spaces	
Use	Minimum Number of Parking Spaces
<ul style="list-style-type: none"> <li>School, private</li> <li>School, public</li> </ul>	a) For elementary schools, 1.5 per classroom, not including any portables b) For secondary schools, 4.0 per classroom, not including any portables
<b>Open Space Uses</b>	
<i>Agriculture</i>	No minimum requirement
<i>Boarding kennel</i>	1.0 per 35.0 m <sup>2</sup> net floor area, to a maximum minimum requirement of 6 parking spaces
<i>Cemetery</i>	No minimum requirement
<i>Conservation use</i>	No minimum requirement
<i>Golf course</i>	a) 6.0 per hole; plus, b) 1.0 per 22.0 m <sup>2</sup> net floor area for any accessory uses
<i>Outdoor miniature golf course</i>	1.0 per hole
<ul style="list-style-type: none"> <li>Park, private</li> <li>Park, public</li> </ul>	No minimum requirement
<b>Hospitality Uses</b>	
<i>Hotel</i>	a) 1.0 per lodging unit; plus, b) 1.0 per 30.0 m <sup>2</sup> net floor area outside of a lodging unit
<i>Public hall</i>	1.0 per 18.0 m <sup>2</sup> net floor area
<b>Motor Vehicle Uses</b>	
<i>Motor vehicle body shop</i>	1.0 per 100.0 m <sup>2</sup> net floor area
<i>Motor vehicle dealership</i>	1.0 per 100.0 m <sup>2</sup> net floor area
<i>Motor vehicle rental facility</i>	1.0 per 100.0 m <sup>2</sup> net floor area
<i>Motor vehicle repair facility</i>	1.0 per 100.0 m <sup>2</sup> net floor area
<i>Motor vehicle service station</i>	1.0 per 100.0 m <sup>2</sup> net floor area
<i>Motor vehicle storage compound</i>	1.0 per 100.0 m <sup>2</sup> net floor area
<i>Motor vehicle washing facility</i>	1.0 per 100.0 m <sup>2</sup> net floor area

A “classroom” includes teaching rooms such as a library or gymnasium.

### Additional Regulations for Minimum Parking Ratios Table 5.2.1

(2017-025)

- Of the total number of parking spaces required, 0.25 of the parking spaces required per dwelling shall be designated as visitors parking spaces.
- The location of visitors parking spaces shall be in accordance with Section 5.1.9. (2017-025)
  - The visitors parking spaces for a multiple or townhouse dwelling shall only be required in a condominium and shall be located on a parcel of land tied to a common element condominium. (2017-025)

Inventory motor vehicles are not to be parked in required parking spaces, per Section 5.1.2 of this By-law.

## Parking, Loading, & Stacking Lane Provisions

3. A minimum of 50% of the minimum *parking spaces* shall be provided within a *private garage*, carport, or *parking structure*.
4.
  - a) Where a *business office* is provided *accessory* to a different main permitted *use* in the Office Employment (E1), Business Employment (E2), and Industrial (E3) *Zones*, the parking rate for the main permitted *use* shall apply to any *floor area* occupied by a *business office* provided the *business office* occupies an area equal to or less than 25% of the total *net floor area* on the *lot*.
  - b) The *business office* ratio shall apply for all *net floor area* occupied by a *business office* where the *business office* occupies greater than 25% of the total *net floor area* on the *lot*.
5. An additional *parking space* is not required when the additional parking can be accommodated in an existing visitor *parking space*.

### 5.2.2 Minimum Number of Parking Spaces in Mixed Use Zones

The minimum number of *parking spaces* required for *uses* permitted by this By-law in any Mixed Use *Zone* are established and calculated in accordance with the ratios set out in Table 5.2.2, below:

*In the Growth Areas, the minimum number of parking spaces required are reduced to support the Town's strategic and policy objectives related to transit, growth management, and design.*

Table 5.2.2: Ratios of Minimum Number of Parking Spaces for Mixed Use Zones	
Use	Minimum Number of Parking Spaces
<b>Residential Uses</b>	
<i>Apartment dwelling (2021-068)</i>	a) 1.0 per <i>dwelling</i> where the unit has less than 75.0 square metres <i>net floor area</i> ; b) 1.25 per <i>dwelling</i> for all other units (1)(2a)(3)
<i>Back-to-back townhouse dwelling</i>	1.5 per <i>dwelling</i>
<i>Detached dwelling</i>	2.0 per <i>dwelling</i>
<i>Dormitory</i>	No minimum requirement
<i>Live-work dwelling</i>	a) 2.0 for the residential component; plus, b) 1.0 per 40.0 m <sup>2</sup> <i>net floor area</i> for the commercial component (4)
<i>Long term care facility</i>	0.25 per bed
<i>Multiple dwelling</i>	1.25 per <i>dwelling</i> (1)(2)
<i>Retirement home</i>	0.33 per <i>assisted living unit</i> and <i>dwelling unit</i>
<i>Semi-detached dwelling</i>	2.0 per <i>dwelling</i>
<i>Stacked townhouse dwelling</i>	1.25 per <i>dwelling</i> (1)(3)
<i>Townhouse dwelling</i>	1.5 per <i>dwelling</i> (1)(2)
<b>Accessory Residential Uses</b>	
<i>Accessory dwelling unit (2023-024)</i>	1.0 additional <i>parking space</i>
<i>Bed and breakfast establishment</i>	1.0 additional <i>parking space</i> per <i>lodging unit</i>
<i>Home occupation</i>	No minimum requirement
<i>Private home day care</i>	No minimum requirement
<i>Short-term accommodation</i>	1.0 additional <i>parking space</i> (5)

## Parking, Loading, & Stacking Lane Provisions

<b>Table 5.2.2: Ratios of Minimum Number of Parking Spaces for Mixed Use Zones</b>	
<b>Use</b>	<b>Minimum Number of Parking Spaces</b>
<b>Hospitality Uses</b>	
<i>Hotel</i>	a) 1.0 per <i>lodging unit</i> ; plus, b) 1.0 per 40.0 m <sup>2</sup> <i>net floor area</i> outside of a <i>lodging unit</i>
<i>Public hall</i>	1.0 per 20.0 m <sup>2</sup> <i>net floor area</i>
<b>All Non-Residential Uses</b>	
<ul style="list-style-type: none"> <li>• All other permitted non-residential <i>uses</i> in a Mixed Use Zone on Map 19(2a) [Bronte Village]</li> <li>• All other permitted non-residential <i>uses</i> in a Mixed Use Zone on Map 19(7a) [Kerr Village]</li> </ul>	1.0 per 40.0 m <sup>2</sup> <i>net floor area</i>
All other permitted non-residential <i>uses</i> in a Mixed Use Zone on Map 19(8a) [Downtown Oakville]	No minimum requirement
<ul style="list-style-type: none"> <li>• All other permitted non-residential <i>uses</i> in a Mixed Use Zone on Map 19(19a) [Palermo Village]</li> <li>• All other permitted non-residential <i>uses</i> in a Mixed Use Zone on Map 19(22a) [Uptown Core]</li> </ul>	a) 1.0 per 24.0 m <sup>2</sup> <i>net floor area</i> on the <i>first storey</i> ; plus, b) 1.0 per 40.0 m <sup>2</sup> <i>net floor area</i> above the <i>first storey</i> occupied by non-residential <i>uses</i> c) Notwithstanding this, where <i>medical offices</i> cumulatively occupy any <i>net floor area</i> on the <i>first storey</i> or greater than 60% of the <i>net floor area</i> of the <i>building</i> , the minimum number of parking spaces shall be 1.0 per 18.0 m <sup>2</sup> <i>net floor area</i> occupied by <i>medical offices</i>
<b>All Other Uses</b>	
Any other <i>use</i> not otherwise accommodated by Table 5.2.2	Shall be the ratio provided in Table 5.2.1

### Additional Regulations for Growth Area Parking Spaces Table

#### 5.2.2 (2017-025)

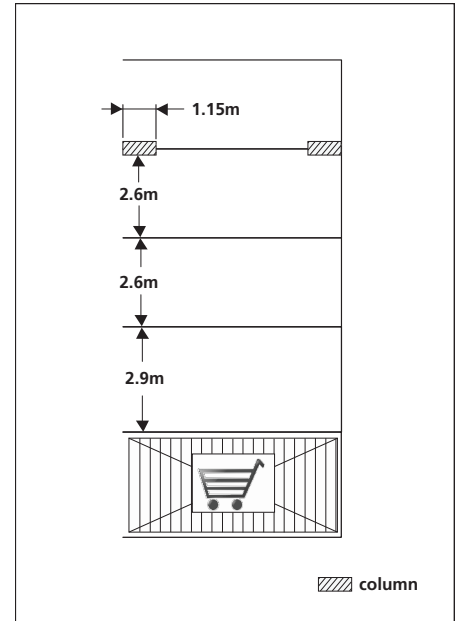
1. Where a minimum of 5 *parking spaces* are required on a lot of the total number of *parking spaces* required, 0.2 of the *parking spaces* required per *dwelling* shall be designated as visitors *parking spaces*. (2015-018)
2.
  - a) The location of visitors *parking spaces* shall be in accordance with Section 5.1.9 (2017-025)
  - b) The visitors *parking spaces* for a *multiple* or *townhouse dwelling* shall only be required in a *condominium* and shall be located on a parcel of land tied to a *common element condominium*.
3. A minimum of 50% of the minimum *parking spaces* shall be provided within a *private garage*, *carport*, or *parking structure*.
4. A *parking space* is not permitted in a *front* or *side yard*.
5. An additional *parking space* is not required when the additional parking can be accommodated in an existing visitor *parking space*.



# Parking, Loading, & Stacking Lane Provisions

## 5.2.3 Motor Vehicle Parking Space Dimensions (2017-025)

- a) The minimum dimensions of a *parking space* not located in a *private garage* shall be 2.7 metres in width and 5.7 metres in length.
- b) The minimum dimensions of a *parking space* located in a *private garage* shall be 5.7 metres in length and:
  - i) Where one *parking space* is provided, 3.0 m in width;
  - ii) Where two *parking spaces* are provided side-by-side, 2.8 m in width per *parking space*, or 5.6 m in total combined width;
  - iii) Where *tandem parking spaces* are provided, 3.0 m in width per *parking space*; and,
  - iv) Where *stacked parking spaces* are provided, 3.0 m in width for either the *parking space* on or below the vehicle elevating device
- c) The minimum dimensions of a *parking space* provided with the length parallel to the *aisle* or *driveway* shall be 2.7 metres in width and 7.0 metres in length.
- d) Where a wall, column, or other obstruction is located abutting or within any *parking space*, the minimum width of the *parking space* shall be increased by 0.3 metres for each side that is obstructed. Obstructions within 1.15 metres of either stall end do not require an increase in *parking space* width, provided the obstruction projects no more than 0.15 metres into the *parking space*. (2015-018)
- e) Where two *parking spaces* are provided in tandem, the minimum cumulative dimensions of the *parking spaces* shall be 2.7 metres in width and 11.7 metres in length.



Where a wall, column, or other obstruction is next to a parking space, this By-law may require the parking space to be wider.

## 5.3 Barrier-free Parking Spaces

### 5.3.1 Ratios for Minimum Number of Spaces

- a) *Barrier-free parking spaces* shall be required for all non-residential uses.
- b) *Barrier-free parking spaces* shall additionally be required for visitor *parking spaces* for the following residential uses. The total number of *parking spaces* in the left column of Table 5.3.1 shall be calculated using only the total number of visitor *parking spaces* on the lot: (2015-018)
  - i) *Apartment dwelling*;
  - ii) *Dormitory*; and,
  - iii) *Stacked townhouse dwelling*.
- c) The minimum number of *barrier-free parking spaces* required shall be calculated in accordance with the ratios set out in Table 5.3.1, below.

Total Number of Parking Spaces in all Parking Areas on the Lot	Minimum Number of Barrier-free Parking Spaces
3 to 25 (2015-018)	1
26 to 100 (2015-018)	4% of the total number of <i>parking spaces</i> in the <i>parking area</i>

# Parking, Loading, & Stacking Lane Provisions

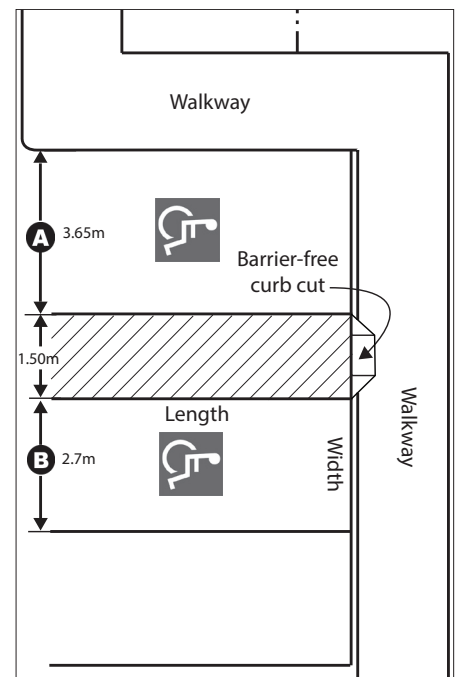
Total Number of Parking Spaces in all Parking Areas on the Lot	Minimum Number of Barrier-free Parking Spaces
101 to 200	1, plus 3% of the total number of <i>parking spaces</i> in the <i>parking area</i>
201 to 1000	2, plus 2% of the total number of <i>parking spaces</i> in the <i>parking area</i>
1,001 or greater	11, plus 1% of the total number of <i>parking spaces</i> in the <i>parking area</i>

### 5.3.2 Dimensions and Paths of Travel

- a) The minimum dimensions for a *barrier-free parking space* shall be in accordance with the dimensions of Table 5.3.2, below.

Type	Width	Length
Type A	3.65 m	5.7 m
Type B	2.7 m	5.7 m

- b) Where the minimum number of *barrier-free parking spaces* required is even, an equal number of Type A and Type B *barrier-free parking spaces* shall be required.
- c) Where the minimum number of *barrier-free parking spaces* required is odd, the additional *barrier-free parking space* remaining shall be a Type B *barrier-free parking space*. Where the minimum number of *barrier-free parking spaces* is one, the *barrier-free parking space* shall be a Type A *barrier-free parking space*. (2023-024)
- d) A *barrier-free path of travel* 1.5 metres in width is required abutting the entire length of the longest side of a *barrier-free parking space*. A path of travel can be shared by two *barrier-free parking spaces*. (2015-018)



Two barrier-free parking spaces, regardless of width, can share a barrier-free path of travel.

## 5.4 Bicycle Parking Spaces

### 5.4.1 Minimum Number of Bicycle Parking Spaces

- a) The minimum number of *bicycle parking spaces* required for uses permitted by this By-law are established and calculated in accordance with the ratios set out in Table 5.4.1, below.
- b) In no circumstance shall the number of minimum *bicycle parking spaces* required on a *lot* be greater than 30.

Use	Minimum Number of Bicycle Parking Spaces
<b>Blended Rates for Lots with Multiple Premises</b>	
Where multiple <i>premises</i> are located on a <i>lot</i> in any non-residential zone	The greater of 2 or 1.0 per 1,000.0 m <sup>2</sup> <i>net floor area</i> , plus the minimum number of <i>bicycle parking spaces</i> for the <i>dwellings</i>
<b>Residential Uses</b>	
<i>Apartment dwelling</i>	1.0 per <i>dwelling</i> (1)(2)

## Parking, Loading, & Stacking Lane Provisions

<b>Table 5.4.1: Ratios of Minimum Number Bicycle Parking Spaces</b>	
<b>Use</b>	<b>Minimum Number of Bicycle Parking Spaces</b>
<i>Dormitory</i>	1.0 per <i>lodging unit</i> (1)(2)
<i>Long term care facility</i>	The lesser of 5 or 0.25 per <i>assisted living unit</i> or <i>dwelling unit</i> (1)
<i>Stacked townhouse dwelling</i>	1.0 per <i>dwelling</i> (1)(2)
<b>Retail Uses</b>	
<i>Retail store</i>	The greater of 2 or 1.0 per 1,000.0 m <sup>2</sup> <i>net floor area</i>
<b>Service Commercial Uses</b>	
<i>Adult entertainment establishment</i>	No minimum requirement
<i>Commercial self-storage</i>	No minimum requirement
<i>Funeral home</i>	No minimum requirement
All other <i>uses</i> permitted in a <i>zone</i> under the heading <i>Service Commercial Uses</i>	The greater of 2 or 1.0 per 1,000.0 m <sup>2</sup> <i>net floor area</i>
<b>Office Uses</b>	
<i>Business office</i>	The greater of 2 or 1.0 per 1,000.0 m <sup>2</sup> <i>net floor area</i> (3)
<i>Medical office</i>	The greater of 2 or 1.0 per 1,000.0 m <sup>2</sup> <i>net floor area</i>
<b>Employment Uses</b>	
All <i>uses</i> permitted in a <i>zone</i> under the heading <i>Employment Uses</i>	2, plus 0.25 per 1,000.0 square metres of <i>net floor area</i>
<b>Institutional and Community Uses</b>	
<i>Art gallery</i>	The greater of 2 or 1.0 per 1,000.0 m <sup>2</sup> <i>net floor area</i>
<i>Marina</i>	No minimum requirement
<i>School, post-secondary</i>	The greater of 3 or 2.0 per 100.0 m <sup>2</sup> of <i>net floor area</i>
<i>School, private</i> and <i>school, public</i>	a) For elementary schools, 0.25 per classroom, not including any portables. b) For secondary schools, 0.5 per classroom, not including any portables.
All other <i>uses</i> permitted in a <i>zone</i> under the heading <i>Institutional and Community Uses</i>	The greater of 2 or 1.0 per 500.0 m <sup>2</sup> of <i>net floor area</i>

### Additional Regulations for Minimum Bicycle Parking Ratios

**Table 5.4.1**

1. In a *building* having fewer than 20 *assisted living units* or *dwelling units*, the minimum number of *bicycle parking spaces* required shall be zero.
2. Of the total number of *bicycle parking spaces* required, 0.25 of the *bicycle parking spaces* required per *dwelling* shall be designated as *visitors bicycle parking spaces*
3. In the *Industrial E3 Zone*, the parking rate for the main permitted *use* shall apply to any *floor area* occupied by a *business office* provided the *business office* occupies an area equal to or less than 25% of the total *net floor area* on the *lot*. The *business office* ratio shall apply for all *net floor area* used for a *business office* where the *business office* occupies greater than 25% of the total *net floor area* on the *lot*.

# Parking, Loading, & Stacking Lane Provisions

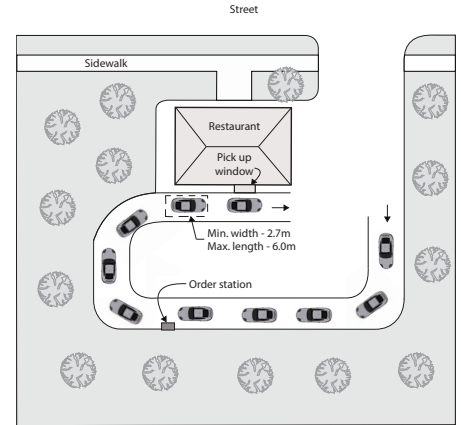
## 5.5 Drive-through Facilities and Stacking Lanes

### 5.5.1 Locations

- a) The minimum setback for all points of a *drive-through facility* from any *lot line* abutting any Residential Zone shall be 15.0 metres.
- b) A *stacking lane* shall be separate from an *aisle* or *driveway*.

### 5.5.2 Minimum Number of Stacking Spaces

- a) Each *stacking space* in a *stacking lane* shall have a minimum width of 2.7 metres and a minimum length of 6.0 metres.
- b) The minimum number of *stacking spaces* required in a *stacking lane* shall be calculated in accordance with the standards set out in Table 5.5, below.



Conceptual layout for a restaurant stacking lane.

Table 5.5: Stacking Space Requirements	
Use	Minimum Number of Stacking Spaces
Financial institution	4
Motor vehicle washing facility	8 (1)
Restaurant	10 (2)
Retail store	4
School, private	10 (3)
School, public	10 (3)
Service commercial establishment	4

### Additional Regulations for Stacking Spaces Table 5.5

1. An additional two *stacking spaces* are required at the exit of the *motor vehicle washing facility*.
2. Of these, seven *stacking spaces* shall be provided at or before the order station where an order station is provided.
3. Section 5.5.1 shall not apply.

## 5.6 Loading Spaces

Where a *loading space* is provided, the following regulations apply:

- a) The minimum dimensions of a *loading space* are 3.5 metres in width and 12.0 metres in length, with a minimum vertical clearance of 4.2 metres.
- b) A *loading space* shall abut the *building* for which the *loading space* is provided.
- c) A *loading space* shall be set back 7.5 metres from any Residential Zone, except if it is located entirely within a *structure*. This subsection does not apply to a *loading space* located in a Residential Zone.

*There is no minimum number of loading spaces required by Zoning By-law 2014-014. Should loading spaces be provided, the following regulations apply to set appropriate dimensions and locations.*

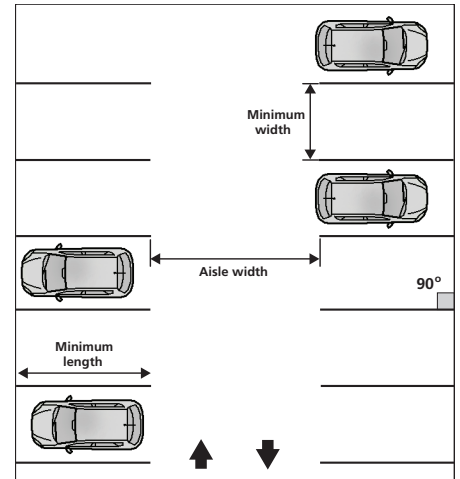
*A minimum requirement does apply in North Oakville.*

# Parking, Loading, & Stacking Lane Provisions

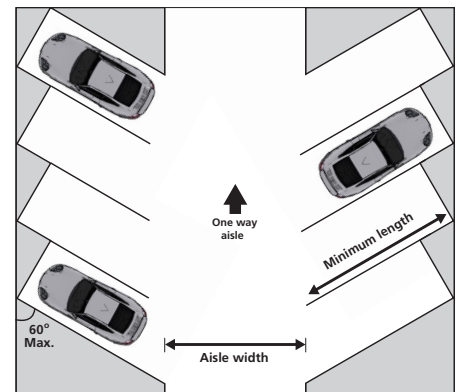
- d) A loading space is not permitted:
  - i) In any *minimum yard*;
  - ii) Between the *main wall* closest to the *flankage lot line* and the *flankage lot line* in a *flankage yard*; and,
  - iii) In any *front yard*.

## 5.7 Aisle Widths and Access Driveways

- a) The minimum width of an *aisle* providing access to a *parking space* within a *parking area* is 6.0 metres.
- b) Notwithstanding Subsection (a) above, the minimum width of an *aisle* providing one way travel access to a *parking space* within a *parking area* is 5.5 metres where the angle of access to the *parking space* is greater than or equal to 60 degrees.
- c) Notwithstanding Subsection (a) above, the minimum width of an *aisle* providing one way travel access to a *parking space* within a *parking area* is 4.0 metres where the angle of access to the *parking space* is less than 60 degrees.
- d) *Parking area* access shall be provided by at least one entrance *driveway* and one exit *driveway*. If separate, each *driveway* providing access to the *parking area* shall have a minimum width of 3.0 metres. If combined, the cumulative width of the *driveway* providing access to the *parking area* shall be a minimum of 5.5 metres.



The aisle width required where parking spaces are perpendicular to the drive aisle is 6.0 metres.



Aisle widths can be reduced where parking is provided at a 60 degree angle to the drive aisle.



# Parking, Loading, & Stacking Lane Provisions

## 5.8 Driveways and Private Garages Associated with Residential Uses

This Section applies to *driveways* and *private garages* associated with any *detached dwelling*, *semi-detached dwelling*, *duplex dwelling*, *linked dwelling*, *townhouse dwelling*, and *back-to-back townhouse dwelling* in any Residential or Mixed Use Zone.

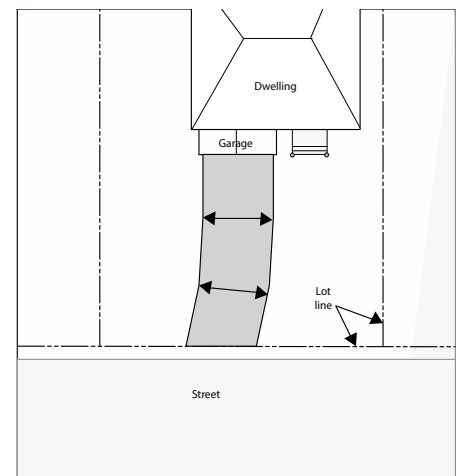
*A parked motor vehicle cannot encroach into any municipal right-of-way, including parallel parking at the bottom end of the driveway. This rule is enforced under the Town's Traffic By-law 1984-1, as amended.*

### 5.8.1 General Provisions (2017-025)

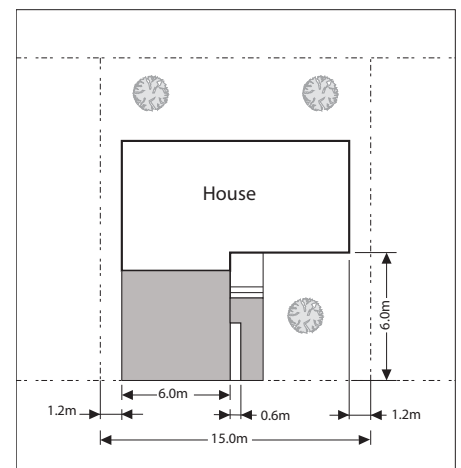
- A motor vehicle shall only be parked outdoors if it is entirely located on a *driveway*, *surface parking area*, or the roof of a *parking structure*.
- Required *parking spaces*, other than *stacked parking spaces* and *tandem parking spaces*, shall have direct and unobstructed access from a *driveway*, *aisle* or *lane*.
- The maximum setback from the *rear lot line* for a *parking space* accessed by a *rear lane* shall be 6.5 m.
- A maximum of one attached *private garage* per *dwelling* shall be permitted.

### 5.8.2 Driveway Width

- Notwithstanding any other provision of this By-law, the minimum width of a *driveway* shall be 3.0 metres.
- Notwithstanding subsection (a) above, the minimum width of a *driveway* shall be 2.4 metres in a *front* and *interior side yard* where a detached *private garage* is provided in a *rear yard*.
- The maximum width for a single *driveway* and the combined maximum width where more than one *driveway* is permitted shall be: (2021-068)
  - 6.0 metres for a *lot* having a *lot frontage* of 12.0 metres or less;
  - Equal to 50% of the *lot frontage* on a *lot* having greater than 12.0 metres and less than 18.0 metres of *lot frontage*; or,
  - 9.0 metres for a *lot* having a *lot frontage* equal to or greater than 18.0 metres.
- Notwithstanding subsection (c) above, the maximum width of a *driveway* crossing a *flankage lot line* in a *rear yard* or *flankage yard* shall be 9.0 metres. (2015-079)
- Notwithstanding subsections (c) and (d) above, a *hammerhead* legally existing on the effective date of this By-law shall be permitted to a maximum area and width of that which legally existed on the effective date of this By-law.
- The calculation of *driveway* width shall apply along the entire length of the *driveway*. The measurement shall be calculated including any continuous hard surface area or discontinuous hard surface area within 0.6 metres of the widest part of continuous hard surface area on the same *lot*, measured along the entire length of the *driveway* perpendicular from one edge of the continuous hard surface area.
- Notwithstanding subsection (f) above, one walkway access may be connected to each side of a *driveway*. The maximum width of the walkway access at the point of attachment shall be 1.8 metres.



*The maximum width of a driveway is measured along its entire length.*



*Hard surfaces (except for a maximum 1.8 metre-wide walkway attachment) shall be set back 0.6 metres from the edge of a driveway. Otherwise, the walkway is included as driveway surface.*

# Parking, Loading, & Stacking Lane Provisions

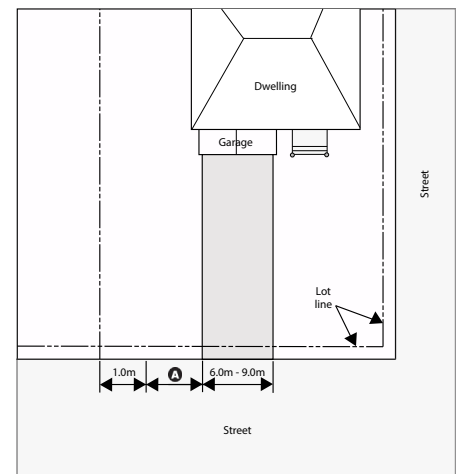
## 5.8.3 Maximum Number of Driveways

- a) A maximum of one *driveway* access is permitted to cross a *front lot line* or *flankage lot line* if the applicable *lot line* is less than 18.0 metres in width.
- b) Notwithstanding subsection (a) above and Section 6.10(a) of this By-law, one *driveway* per *dwelling* is permitted on a block designated for *semi-detached, townhouse, and back-to-back townhouse dwellings* provided the *driveway* meets all provisions of this By-law as they would apply to the future *lot*.
- c) Notwithstanding subsection (a) above, two *driveways* are permitted on a *lot* with a *duplex dwelling*.

## 5.8.4 Driveway Setbacks

- a) A *driveway* crossing a *front lot line* on a *corner lot* or *through corner lot* shall be located no further from the *interior side lot line* than a distance equal to the *minimum interior side yard* required for the *dwelling*, plus the maximum width of the *driveway* permitted on the lot, plus 1.0 metre, measured at the point of where the *driveway* crosses the *front lot line*. (2021-068)
- b) Subsection (a) above shall not apply where a *driveway* is located a minimum of 15.0 metres from the point of intersection of the *front* and *flankage lot lines* or where the *lot lines* do not intersect the point of intersection of the projection of the *front* and *flankage lot lines*, measured at the point of where the *driveway* crosses the *front* or *flankage lot line*. (2021-068)
- c) A *driveway* crossing a *flankage lot line* on a *corner lot* or *through corner lot* shall be located a minimum of 15.0 metres from the point of intersection of the *front* and *flankage lot lines* or where the *lot lines* do not intersect the point of intersection of the projection of the *front* and *flankage lot lines*, measured at the point of where the *driveway* crosses the *flankage lot line*. (2015-079) (2021-068)
- d) Notwithstanding subsection (a) above, a *driveway* crossing a *front lot line* on a lot with a *semi-detached, back-to-back townhouse, or townhouse dwelling* may be located on the same *interior side lot line* having the common wall shared between the two *dwellings*. (2015-018)
- e) Where a *private garage* is detached from the main *building* and is accessed by a *driveway* crossing the *flankage lot line*, the *driveway* shall be located no closer to the *rear lot line* than the applicable minimum setback required for the *private garage*, measured at the point where the *driveway* crosses the *flankage lot line*.
- f) Where a *private garage* is detached from the main *building* and is accessed by a *driveway* crossing the *front lot line*, the *driveway* shall be located no closer to the *side lot line* than the *minimum interior side yard* required for the *private garage*, measured at the point where the *driveway* crosses the *front lot line*.

Off the lot and on the Town or Regional road allowance, driveway aprons cannot cross the projection of the side lot line where it intersects the surfaced edge of the road. Contact the Engineering and Construction department for more information.



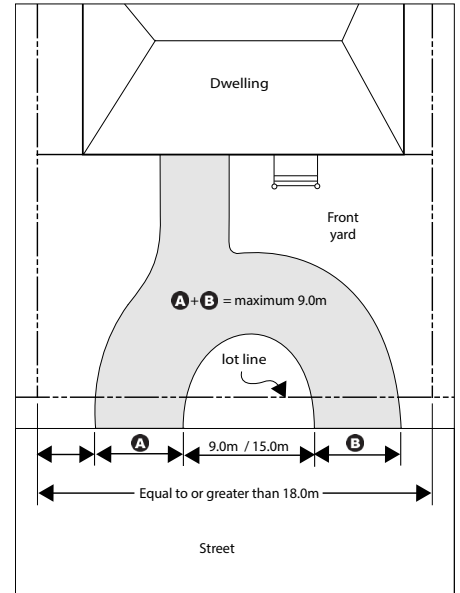
The maximum distance regulations for driveways on corner lots pull the driveway as far back from the intersection as possible.

These distances equal the maximum width of the driveway permitted on the applicable lots – 9.0 metres in the RL1 and RL2 Zones, with a sliding scale down to 6.0 metres in the other zones – plus the minimum interior side yard in the applicable zone (A), plus 1.0 metre.

# Parking, Loading, & Stacking Lane Provisions

## 5.8.5 Circular Driveways

- a) The maximum coverage of a circular *driveway* shall be 50% of the area of the *yard* in which the circular *driveway* is located.
- b) The maximum cumulative width of the *driveway* entrances, measured at the point of crossing the *front lot line* and *flankage lot line*, shall be 9.0 metres.
- c) The *separation distance* between two *driveway* entrances on the same *lot* that cross the same *lot line*, measured at the point of crossing the applicable *lot line*, shall be a minimum of:
  - i) 9.0 metres if the *driveway* has access to an *arterial road* or to a *collector road* that is within 75.0 metres of an *arterial road*; or,
  - ii) 15.0 metres if the *driveway* has access to a *local road* or a *collector road* that is greater than 75.0 metres from an *arterial road*.



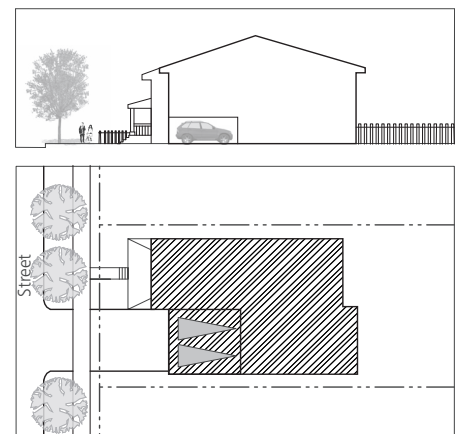
On larger lots, two driveway entrances are permitted in order to accommodate circular driveways.

## 5.8.6 Private Garage Maximum Sizes

- a) For *detached dwellings* on *lots* having less than 12.0 metres in *lot frontage*, the maximum total *floor area* for a *private garage* shall be 28.0 square metres.
- b) For *detached dwellings* on *lots* having greater than or equal to 12.0 metres in *lot frontage*, the maximum total *floor area* for a *private garage* shall be 45.0 square metres.
- c) Notwithstanding subsection (b) above, for *lots* located within the Residential Low (RL1) *Zone* the maximum total *floor area* for a *private garage* shall be 56.0 square metres and the maximum width of the entrance to the *private garage* shall be 9.0 metres.
- d) For *semi-detached dwellings*, the maximum total *floor area* for a *private garage* shall be 28.0 square metres.

## 5.8.7 Private Garage Setbacks and Projections

- a) Where a *private garage* has a vehicle entrance facing the *flankage lot line* or *front lot line* and the applicable *minimum yard* is less than 5.7 metres, the *private garage* shall be set back a minimum of 5.7 metres from the applicable *lot line*. (2017-025)
- b) Notwithstanding any other provision of this By-law, where a *private garage* is accessed by a *driveway* crossing a *rear lot line* from a *lane*, the *private garage* shall be permitted to be located a minimum of 0.75 metres from the *rear lot line*.
- c) Attached or detached *private garages* shall not project more than 1.5 metres from the face of the longest portion of the *main wall* containing *residential floor area* that is on the *first storey* of the *dwelling* oriented toward the *front lot line* or *flankage lot line*. (2016-013)
- d) Where the opening providing access for a *motor vehicle* of a *private garage* is oriented toward an *interior side lot line*, the *private garage* shall be set back 7.0 metres from the *interior side lot line*.



Where the minimum front or flankage yard required on a lot is less than 5.5 metres, the private garage must still be set back 5.7 metres from the applicable lot line.

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## Parking, Loading, & Stacking Lane Provisions

### 5.9 Parking Provisions for Other Vehicles Associated with Residential Uses

This Section applies to the parking of the applicable vehicles on any lands used for a *detached dwelling, semi-detached dwelling, duplex dwelling, linked dwelling, live-work dwelling, townhouse dwelling, back-to-back townhouse dwelling* in any Residential, Mixed Use or Environmental Zone.

#### 5.9.1 Commercial Vehicles

Parking in a *driveway* of one *commercial vehicle* is permitted provided the *commercial vehicle*:

- a) Does not exceed a gross weight of 4,500.0 kilograms registered with the Province; (2015-018)
- b) Does not exceed a maximum vehicle length of 6.0 metres; and,
- c) Does not exceed a maximum vehicle height of 2.3 metres.

#### 5.9.2 Trailers and Recreational Vehicles

The following regulations shall apply to parking of personal *trailers* and *recreational vehicles*:

- a) Any *trailer* or *recreational vehicle* that does not exceed a *height* of 2.3 metres and a maximum length of 7.0 metres exclusive of hitch or tongue may be parked in any *flankage yard, interior side yard* or *rear yard* year-round.
- b) Any *trailer* or *recreational vehicle* that does not exceed a *height* of 2.3 metres and a maximum length of 7.0 metres exclusive of hitch or tongue may be parked on a *driveway* only between May 1<sup>st</sup> and October 31<sup>st</sup>.
- c) Any *trailer* or *recreational vehicle* that exceeds a *height* of 2.3 metres and a maximum length of 7.0 metres exclusive of hitch or tongue may be parked on a *lot* only between May 1<sup>st</sup> and October 31<sup>st</sup> and only in any *flankage yard, interior side yard, or rear yard*. The *trailer* or *recreational vehicle* shall be set back 10.5 metres from the *flankage lot line*.
- d) The maximum total number of *trailers* and *recreational vehicles* permitted on a *lot* is 2.

*Any trailer or recreational vehicle may be parked in a private garage or accessory building year-round.*

*A parked trailer or recreational vehicle cannot encroach into any municipal right-of-way, including parallel parking at the bottom end of the driveway. This rule is enforced under the Town's Traffic By-law 1984-1, as amended.*

## Parking, Loading, & Stacking Lane Provisions

### 5.10 Surface Parking Area Setbacks

Notwithstanding any other provision of this By-law, a *surface parking area* excluding a *driveway* in the following *Zones* shall be set back a minimum of 1.8 metres from any *building* or *structure*:

- a) Any Residential Medium RM *Zone*;
- b) Residential High RH *Zone*;
- c) Any Mixed Use *Zone*;
- d) Any Commercial *Zone*;
- e) Any Employment *Zone*;
- f) Institutional I *Zone*;
- g) Community Use CU *Zone*; and,
- h) Any Open Space *Zone*.

### 5.11 Vehicles Prohibited in Residential and Mixed Use Zones

The parking and storage of the following vehicles are prohibited outside of a *building* on all *lots* in a Residential and Mixed Use *Zone*:

- a) Unlicensed *motor vehicles*;
- b) *Motor vehicles* equipped with more than three axles, excluding space wheels designed to support the vehicle when parked or stored;
- c) Buses;
- d) Vehicles designed to run only on rails;
- e) Farm tractors;
- f) Construction vehicles, except for those needed for construction uses permitted under Section 4.25.1 of this By-law;
- g) Tracked vehicles, except for snowmobiles; and,
- h) Vehicles in a wrecked, dismantled, or inoperative condition.



Portions of this by-law not yet in effect are covered with a blue tone. This version consolidates all amendments and orders of the OMB up to the consolidation date shown below. Contact the Building Services or Planning Services departments for more information.

# Residential Zones

## 6.1 List of Applicable Zones

Residential Low	RL1, RL2, RL3, RL4, RL5, RL6 RL7, RL8, RL9, RL10, RL11
Residential Uptown Core	RUC
Residential Medium	RM1, RM2, RM3, RM4
Residential High	RH

## 6.2 Permitted Uses

Uses permitted in the Residential Zones are denoted by the symbol “✓” in the column applicable to that Zone and corresponding with the row for a specific permitted use in Tables 6.2.1 and 6.2.2, below.

Table 6.2.1: Permitted Uses in the Residential Low Zones and the Residential Uptown Core Zone (2017-025)						
		RL1, RL2, RL3, RL4, RL5, RL6	RL7, RL8, RL9	RL10	RL11	RUC
<i>Accessory dwelling unit (2023-024)</i>		✓	✓	✓	✓	✓
<i>Bed and breakfast establishment</i>	(1)	✓	✓	✓	✓	✓
<i>Conservation use</i>		✓	✓	✓	✓	✓
<i>Day care</i>	(1)	✓	✓	✓	✓	✓
<i>Detached dwelling</i>		✓	✓	✓		✓
<i>Duplex dwelling</i>				✓		
<i>Emergency service facility</i>		✓	✓	✓	✓	✓
<i>Emergency shelter</i>						
<i>Home occupation</i>		✓	✓	✓	✓	✓
<i>Linked dwelling</i>					✓	
<i>Lodging house</i>	(1)(2)	✓			✓	✓
<i>Park, public</i>		✓	✓	✓	✓	✓
<i>Place of worship</i>						
<i>Private home day care</i>	(1)	✓	✓	✓	✓	✓
<i>Private school</i>						
<i>Semi-detached dwelling</i>			✓			✓
<i>Short-term accommodation (2023-024)</i>	(1)	✓	✓	✓	✓	✓
<i>Stormwater management facility</i>		✓	✓	✓	✓	✓
<i>Townhouse dwelling</i>						✓

### Additional Regulations for Permitted Uses Table 6.2.1

1. A maximum of one of the uses subject to this footnote shall be permitted on a lot. (2023-024)
2. The maximum number of lodging units shall be 3.
3. Permitted only on a corner lot.

# Residential Zones

<b>Table 6.2.2: Permitted Uses in the Residential Medium and Residential High Zones (2017-025)</b>					
	<b>RM1</b>	<b>RM2</b>	<b>RM3</b>	<b>RM4</b>	<b>RH</b>
<i>Accessory Dwelling Unit (2023-024)</i>	✓				
<i>Apartment dwelling</i>				✓	✓
<i>Back-to-back townhouse dwelling</i>		✓			
<i>Conservation use</i>	✓	✓	✓	✓	✓
<i>Day care (1)</i>	✓	✓	✓	✓	✓
<i>Emergency service facility</i>	✓	✓	✓	✓	✓
<i>Home occupation</i>	✓	✓	✓	✓	✓
<i>Long term care facility</i>			✓	✓	✓
<i>Park, public</i>	✓	✓	✓	✓	✓
<i>Private home daycare (1)</i>	✓	✓	✓	✓	✓
<i>Retail store, accessory</i>					✓
<i>Retirement home</i>			✓	✓	✓
<i>Short-term accommodation (1)</i>	✓	✓	✓	✓	✓
<i>Stacked townhouse dwelling</i>			✓		
<i>Stormwater management facility</i>	✓	✓	✓	✓	✓
<i>Townhouse dwelling</i>	✓				

### Additional Regulations for Permitted Uses Table 6.2.2

1. A maximum of one of the *accessory uses* subject to this footnote shall be permitted in a *dwelling* or an *accessory dwelling unit* associated with the main *dwelling*. (2023-024)

# Residential Zones

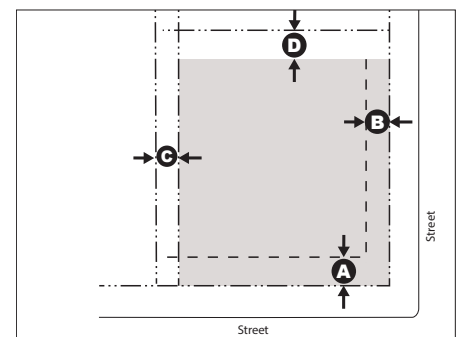
## 6.3 Regulations

The regulations for *lots* in a Residential *Zone* are set out in Tables 6.3.1, 6.3.2, 6.3.3, 6.3.4, 6.3.5, 6.3.6, 6.3.7, 6.3.8, and 6.3.9, below.

	RL1	RL2	RL3	RL4	RL5	RL6
Minimum <i>lot area</i>	1,393.5 m <sup>2</sup> (2)	836.0 m <sup>2</sup> (2)	557.5 m <sup>2</sup> (2)	511.0 m <sup>2</sup> (2)	464.5 m <sup>2</sup> (2)	250.0 m <sup>2</sup> (3)
Minimum <i>lot frontage</i>	30.5 m (2)	22.5 m (2)	18.0 m (2)	16.5 m (2)	15.0 m (2)	11.0 m (3)
Minimum <i>front yard</i> <b>A</b>	10.5 m (-0)	9.0 m (-0)	7.5 m (-0)	7.5 m (-0)	7.5 m (-0)	3.0 m
Minimum <i>flankage yard</i> <b>B</b> (2016-013)	4.2 m	3.5 m	3.5 m	3.5 m	3.5 m	3.0 m (8)
Minimum <i>interior side yard</i> <b>C</b>	4.2 m	2.4 m (4)	2.4 m and 1.2 m (5)	2.4 m and 1.2 m (5)	2.4 m and 1.2 m (5)	1.2 m and 0.6 m
Minimum <i>rear yard</i> <b>D</b>	10.5 m	7.5 m (6)	7.5 m (6)	7.5 m (6)	7.5 m (6)	7.0 m (6)
Maximum number of <i>storeys</i>	n/a (-0)	n/a (-0)	n/a (-0)	n/a (-0)	n/a (-0)	2
Maximum <i>height</i>	10.5 m (-0)	12.0 m (-0)	12.0 m (-0)	12.0 m (-0)	12.0 m (-0)	10.5 m
Maximum <i>dwelling depth</i>	20.0 m (1)	n/a	n/a	n/a	n/a	n/a
Maximum <i>residential floor area ratio</i> (2017-025)	n/a (-0)	n/a (-0)	n/a (-0)	n/a (-0)	n/a (-0)	75% (7)
Maximum <i>lot coverage for the dwelling</i> (2017-025)	30% (-0)	30% (-0)	35% (-0)	35% (-0)	35% (-0)	n/a

### Additional Regulations for Zone Regulations Table 6.3.1

- 0. Where lands are shown on the Part 19 Maps of this By-law to be in the -0 Suffix *Zone*, the regulations of Section 6.4 shall apply.
1. A single *storey* extension that is less than or equal to 7.5 metres in *height* is permitted to extend an additional 3.0 metres into a *rear yard* provided that *minimum interior side yards* and *minimum flankage yards* of 9.0 metres are established on both sides of the single *storey* extension.
2. Within Plans of Subdivision registered after November 1, 1965, the minimum *lot frontage* may be reduced by 4.5 metres and minimum *lot area* proportionately reduced on a *lot* provided the average *lot frontage* and *lot area* throughout the entire Plan of Subdivision are not less than the minimum shown in the regulations tables for these *zones*.
3. For a *corner lot*, the minimum *lot area* shall be 285.0 square metres and the minimum *lot frontage* shall be 12.5 metres.
4. The *minimum interior side yard* shall be reduced to 1.2 metres on one side only where an attached *private garage* meeting the minimum dimension requirements of Section 5.2.3(b) of this By-law is provided.
5. The *minimum interior side yard* shall be reduced to 1.2 metres on both sides where an attached *private garage* meeting the minimum dimension requirements of Section 5.2.3(b) of this By-law is provided.
6. The *minimum rear yard* shall be reduced to 3.5 metres on a *corner lot* where an *interior side yard* of 3.0 metres is provided.
7. The maximum *residential floor area* shall be the lesser of 355.0 square metres or the potential maximum *residential floor area* available at 75% *residential floor area ratio*. (2017-025)
8. The minimum setback from a daylight triangle shall be 0.7 metres. (2016-013)



The black circles are letters corresponding to the applicable yard in the regulations table. The shaded area represents the potential building envelope remaining once minimum yards are removed. This area is further reduced by maximum lot coverage and maximum floor area standards where those standards apply.

# Residential Zones

	<i>Apartment dwellings</i>
Minimum landscaping coverage	10%

The “-0” Suffix Zone replaces the R0 Zone framework from the previous 1984 Zoning By-law.

## 6.4 The -0 Suffix Zone

Notwithstanding any other provision of this By-law, the following regulations shall apply on lands subject to the -0 Suffix Zone.

### 6.4.1 Residential Floor Area Ratio (2021-068)

- a) Where residential floor area is located on the same level as an attic, residential floor area shall be calculated from the exterior face of the knee wall.
- b) Where attic space is located on the same level as a permitted storey including an attic above an attached private garage and the attic shares a common wall(s) in whole or in part with the permitted storey and exceeds a headroom clearance below the roof framing of 1.8 metres at any given point, the entire attic space shall be included in the residential floor area calculation.
- c) Where any dwelling having more than one storey has an attached private garage, the floor area of the private garage shall be included in the residential floor area calculation if:
  - i) The attached private garage has a height equal to or greater than 6.0 metres, measured from the finished floor level of the private garage to the highest point of the structure containing the private garage; and
  - ii) The residential floor area located directly above the private garage is less than 25% of the private garage floor area below.
- d) The maximum residential floor area ratio for a detached dwelling shall be as shown in Table 6.4.1, below:

Ontario Superior Court of Justice (Divisional Court) Order File #DC-16-0065-00 applies to 2108 -2134 Lakeshore Rd E and 2061 Lakeshore Rd E. Refer to court order for regulations related to height and lot coverage for the noted properties.

Lot area	Maximum Residential Floor Area Ratio
Less than 557.5 m <sup>2</sup>	43%
557.50 m <sup>2</sup> – 649.99 m <sup>2</sup>	42%
650.00 m <sup>2</sup> – 742.99 m <sup>2</sup>	41%
743.00 m <sup>2</sup> – 835.99 m <sup>2</sup>	40%
836.00 m <sup>2</sup> – 928.99 m <sup>2</sup>	39%
929.00 m <sup>2</sup> – 1,021.99 m <sup>2</sup>	38%
1,022.00 m <sup>2</sup> – 1,114.99 m <sup>2</sup>	37%
1,115.00 m <sup>2</sup> – 1,207.99 m <sup>2</sup>	35%
1,208.00 m <sup>2</sup> – 1,300.99 m <sup>2</sup>	32%
1,301.00 m <sup>2</sup> or greater	29%

REVISED AFTER APPEAL

Lot area 603.69

Their Numbers  
 Ground 139.109  
 Second 149.606-7.636(STAIRS)  
 Total 281.079 46.56%

My numbers  
 Ground 139.101  
 second 149.19  
 remove -7.67  
 Total 280.61 46.48%

# Residential Zones

## 6.4.2 Maximum Lot Coverage

- a) For a lot with a *detached dwelling*, the maximum *lot coverage* shall be as shown in Table 6.4.2, below.

Parent Zone	Where the detached dwelling is less than or equal to 7.0 metres in height	Where the detached dwelling is greater than 7.0 metres in height
RL1 and RL2 Zones	Shall be equal to the maximum <i>lot coverage</i> for the parent zone	25%
RL3, RL4, RL5, RL7, RL8, and RL10 Zones		35%

- b) Notwithstanding section 6.5.2(e) of this By-law, no additional *lot coverage* is permitted for *accessory buildings* and *structures* in a -0 Suffix Zone.

*All buildings and structures on a lot in a -0 Suffix Zone shall count toward the same lot coverage maximum.*

## 6.4.3 Minimum and Maximum Front Yard 6.98 exist measured-1= 5.98 (they took 7.1m as existing, so 7.1-1=6.1 they are proposing 6.124 OK

- a) The *minimum front yard* on all *lots* shall be the *yard* legally existing on the effective date of this By-law less 1.0 metre.
- b) Notwithstanding subsection (a) above, where a lot was vacant on the effective date of this By-law or a new lot is created after the effective date of this By-law, the *minimum front yard* shall be equal to the *minimum front yard* required for the parent zone.
- c) The *maximum front yard* for new *dwellings* on all *lots* shall be 5.5 metres greater than the *minimum front yard* for the applicable *lot*.  
(2017-025)

*An existing lot where a new dwelling or addition is proposed that would bring the dwelling closer to the street requires relief from this By-law. Contact Planning Services for more information.*

## 6.4.4 Main Wall Proportionality

The following *main wall* proportion requirements apply to new *buildings* constructed after the effective date of this By-law:

- a) A minimum of 50% of the length of all *main walls* oriented toward the *front lot line* shall be located within the area on the *lot* defined by the *minimum* and *maximum front yards*.
- b) For clarity, Section 6.4.4 does not apply to additions to *buildings* legally existing on the effective date of this By-law.

## 6.4.5 Balcony and Deck Prohibition

*Balconies* and *uncovered platforms* are prohibited above the floor level of the *first storey* on any *lot* in the -0 Suffix Zone.

## 6.4.6 Height and Storeys

- a) The maximum number of *storeys* shall be 2.
- b) *Floor area* is prohibited above the second *storey*.
- c) The maximum *height* shall be 9.0 metres.



# Residential Zones

## 6.5 Accessory Buildings and Structures

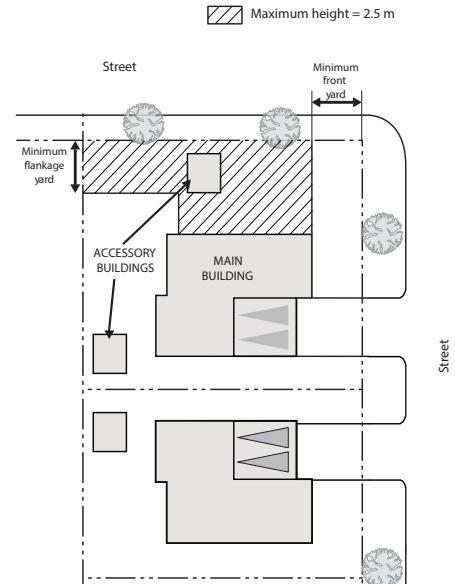
The following regulations apply to *accessory buildings and structures*:

### 6.5.1 General Provisions

- a) An *accessory building or structure* shall be located on the same *lot* as primary *use* to which it is associated.
- b) An *accessory building or structure* shall not be used for human habitation or an occupation for gain or profit, unless otherwise permitted by this By-law.

### 6.5.2 Regulations (2021-068)

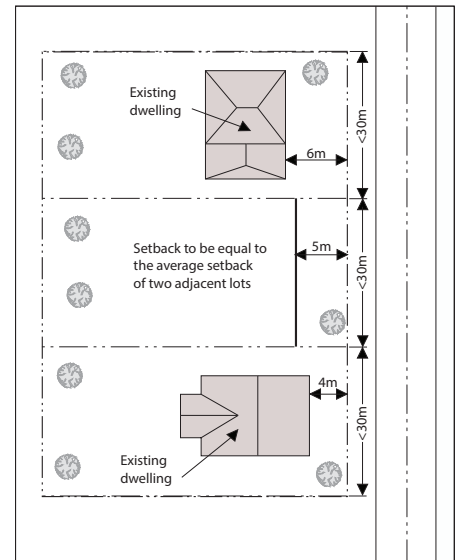
- a) Subject to subsection b) below, the *minimum yards* for an *accessory building or structure* shall be the same as for the *dwelling* on the *lot*.
- b) The *minimum yard* from any *lot line* for an *accessory building or structure* located in a *flankage* or *rear yard* shall be 0.6 metres, provided that the *accessory building or structure* has a *minimum separation distance* of 2.0 metres from the *dwelling*.
- c) Subject to subsection d) below, the *maximum height* for an *accessory building or structure* shall be 4.0 metres measured from *grade*.
- d) The *maximum height* of *accessory building or structure* shall be reduced to 2.5 metres measured from *grade* where the *accessory building or structure* is located less than 3.5 metres from a *flankage lot line*.
- e) The *maximum lot coverage* shall be the greater of 5% of the *lot area* or 42.0 square metres of *building area*, except as specified otherwise by this By-law. This *lot coverage* shall be additional to the *maximum lot coverage* for the *dwelling*.



*Property owners should check for easements on their lot prior to placing an accessory building or structure. Most easements prohibit buildings and structures. The easement holder may demand that the building or structure be moved.*

## 6.6 Reduced Minimum Front Yard in Residential Zones

The *minimum front yard* for any *dwelling* erected between *dwelling*s that legally existed on the effective date of this By-law in the same block with *yards* abutting the same *road* that, when averaged, are less than the minimum requirement of the applicable *zone* shall be the average of the *yards* abutting the same *road* established by the nearest *dwelling* on each side. (2015-079)



*In this scenario, the minimum front yard is reduced to 5.0 metres by Section 6.6.*

*In the -0 Suffix Zone, Section 6.6 can only be used where the average is less than the minimum front yard in the parent chart.*

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## Residential Zones

### 6.7 Day Cares in Residential Zones

The following additional regulations apply to a *day care*:

- a) A *day care* is permitted only on a *lot* where the *front lot line* or *flankage lot line* abuts an *arterial road* or *major collector road*. (2015-079)
- b) The *minimum interior side yard* is 4.2 metres.
- c) Notwithstanding Section 5.8.2(b) and (c) of this By-law, the maximum width of a *driveway* in a *front* or *flankage yard* shall be 6.0 metres, with an additional 5.7 metres of continuous hard surface permitted.
- d) Playground equipment equal to or greater than 1.8 metres in *height* shall be set back a minimum of 5.0 metres from all *lot lines*.
- e) Playground equipment less than 1.8 metres in *height* shall be set back a minimum of 2.0 metres from all *lot lines*.

### 6.8 Parking Regulations in the Residential Uptown Core (RUC) Zone

The following provisions apply to *parking spaces*, *driveways*, and *private garages* in the Residential Uptown Core (RUC) Zone.

- a) The minimum *separation distance* between a *dwelling unit* and a *private garage* or *parking space* on a *lot* having a *lot depth* equal to or greater than 30.0 metres shall be 6.0 metres.
- b) Subsection (a) above shall not apply to any attached *private garage* erected prior to the effective date of this By-law.
- c) A *driveway* on a *lot* containing a *detached dwelling*, *semi-detached dwelling*, or *townhouse dwelling* shall only be permitted to cross the *rear lot line*.
- d) A *private garage* and a *parking space* are only permitted in a *rear yard*.
- e) Notwithstanding subsection (d) above, an outdoor *parking space* is permitted to encroach into a *flankage yard* provided the majority of the *parking space* is located within the *rear yard*.
- f) Notwithstanding Section 5.2 of this By-law, no parking spaces shall be required for a *retail store* located on a *lot* in the Residential Uptown Core (RUC) Zone.

### 6.9 Parking Structures in Residential Zones

The following provisions apply to *parking structures*.

- a) The storage of vehicles for repair is prohibited in a *parking structure*.
- b) No setbacks or *yards* shall be required for any portion of a *parking structure* including stairways, and other similar facilities, that at no point is more than 1.37 metres in height above the elevation of the nearest point on the nearest *lot line*, except:
  - i) Where abutting any Residential Zone where the minimum setback shall be 1.0 metre; and,
  - ii) Ventilator shafts shall be set back a minimum of 3.5 metres from any *lot line*.

## Residential Zones

### 6.10 Separation of Dwelling Units *(2021-068)*

- a) The proposed *rear lot lines* within a *lot* or block designated for *back-to-back townhouse dwelling units* will be deemed to be the *rear lot lines* for zoning purposes until the *lot lines* are formally established.
- b) The entirety of the *lot* or block designated for *semi-detached, townhouse, back-to-back townhouse* and *stacked townhouse dwellings* shall be used for the purposes of determining compliance with the applicable zoning regulations.
- c) For a *common element condominium*, the applicable zoning regulations shall apply to the proposed *lots* or blocks to be parcels of tied land until the *lots* or *blocks* are formally established.