



THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2026-XXX

Appendix B - Town-initiated Draft Zoning By-law Amendment.docx

COUNCIL ENACTS AS FOLLOWS:

1. **Part 1, Administration**, of Zoning By-law 2014-014 is amended as follows:

a) Subsection 1.8 be deleted and replaced as follows:

1.8 Transition Matters

Despite any subsequent amendments to a provision in this By-law, the provision shall be determined in accordance with the following:

a) In the case of a *building* or *structure*, or *lot* on which a *building* or *structure* is located, for which a building permit was required under subsection 8(1) of the Building Code Act, the provision in respect of the *building, structure* or *lot*, is the provision on the day a building permit was filed in accordance with the *Town's* Building By-law, as amended.

b) In all other cases, the provision in respect of a *building, structure* or *lot* is the provision on the day the lawful *use* of the *building, structure* or *lot* was established.

2. **Part 2, Establishment of Zones**, of Zoning By-law 2014-014 is amended as follows:

a) Subsection 2.1, Table 2.1.1 be deleted and replaced as follows:

Table 2.1.1 Zones in the Town of Oakville Zoning By-law 2014-014		
Column 1	Column 2	Column 3
A	Zone	Symbol
Residential Zones (Part 6)		
1	Residential Low 1	R1
2	Residential Low 2	R2
3	Residential Low 3	R3
4	Residential Low 4	R4

Table 2.1.1 Zones in the Town of Oakville Zoning By-law 2014-014		
Column 1	Column 2	Column 3
5	Residential Low 5	R5
6	Residential Low 6	R6
7	Residential Uptown Core	RUC
8	Residential Medium 1	RM1
9	Residential Medium 2	RM2
10	Residential Medium 3	RM3
11	Residential Medium 4	RM4
12	Residential High	RH
Midtown Oakville Zones (See Part 7)		
13	Midtown Transitional Commercial	MTC
14	Midtown Transitional Employment	MTE
Mixed Use Zones (See Part 8)		
15	Central Business District	CBD
16	Main Street 1	MU1
17	Main Street 2	MU2
18	Urban Centre	MU3
19	Urban Core	MU4
Commercial Zones (See Part 9)		
20	Neighbourhood Commercial	C1
21	Community Commercial	C2
22	Core Commercial	C3
23	Service Station	C4
Employment Zones (See Part 10)		
24	Office Employment	E1
25	Business Employment	E2
26	Industrial	E3
27	Business Commercial	E4
Institutional and Community Use Zones (See Part 11)		
28	Institutional	I
29	Community Use	CU
Open Space Zones (See Part 12)		
30	Park	O1
31	Private Open Space	O2
32	Cemetery	CEM
Environment Zones (See Part 13)		
33	Natural Area	N
34	Greenbelt	GB
35	Parkway Belt Public Use	PB1
36	Parkway Belt Complementary Use	PB2
Other Zones (See Part 14)		

Table 2.1.1 Zones in the Town of Oakville Zoning By-law 2014-014		
Column 1	Column 2	Column 3
37	Utility	U
38	Future Development	FD
39	<i>Stormwater Management Facility</i>	SMF

- b) Subsection 2.4.5 Suffix Zones be deleted and replaced as follows:

“2.4.5 Overlay Zones

Where a *zone* symbol is followed by a hyphen and letter or number in the same font size, the symbol refers to an Overlay Zone which applies additional regulations to the lands so zoned.”

3. **Part 3, Definitions** of Zoning By-law 2014-014 is amended as follows:

- a) Amending the definition of “**Dwelling Depth**” by deleting the current definition and replacing with the following:

“means the horizontal distance between the portion of the *dwelling* facing the *front lot line* that is nearest to the *front lot line*, to the portion of the *dwelling* facing the *rear lot line* that is nearest to the *rear lot line*, excluding any allowable projection and *accessory buildings*.”

- b) Amending the definition of “**Floor Area, Residential**” by deleting the words ‘private garage,’ as follows:

“means the aggregate area of a residential *building* containing a *dwelling* measured from the exterior of the outside walls, but shall not include a *basement*, or *attic* unless otherwise specified by this By-law.”

- c) Adding a new defined term “**Roof Area**” and definition as follows:

“shall mean the horizontal/plan area occupied by a roof, measured to the outer edge of all eaves or edge of the *building*, and shall not include any eavestroughs, gutters, or ornamental features extending outward from the edge of eaves.”

- d) Adding a new defined term “**Roof, Flat**” and definition as follows:

“means a roof where 65% or more of the roof has a roof angle of less than 20° above the horizontal, and shall not include a parapet.”

- e) Adding a new defined term “**Roof, Semi-flat**” and definition as follows:

“means a roof between 35% and 65% of the total roof area has a roof angle of less than 20° above the horizontal, and shall not include a parapet.”

- f) Adding a new defined term “**Roof, Sloped**” and definition as follows:

“means a roof with a roof angle greater than or equal to 20° above the horizontal and less than 60° above the horizontal, and includes a roof where less than 35% of the total roof has a roof angle of less than 20° above the horizontal, and shall not include a parapet.”

- g) Adding a new defined term “**Landscaping, Residential Soft**” and definition as follows:

“means that portion of the surface area of a residential *lot* consisting of organic materials and vegetative in-ground plantings such as grass, flowers, shrubs, trees and other vegetation including any accessory ground cover such as mulch or similar pervious materials located in and around plantings, and other edging materials but shall not include artificial turf and hard surfaced areas such as *driveways, aisles, parking areas, interlocking stone, or hard-surfaced walkways.*”

4. **Part 4, General Provisions** of Zoning By-law 2014-014 is amended as follows:

- a) Subsection 4.1 Additional Residential Units be amended as follows:

4.1.4 Setbacks for Detached Additional Residential Units

Notwithstanding any other provision of this By-law, a *detached additional residential unit* shall be setback a minimum of 1.2 metres from an *interior side lot line or a rear lot line.*”

- b) Subsection 4.3, Allowable Encroachments and Projections be deleted and replaced with the following:

“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 permitted encroachments in Table 4.3.1 and projections in Table 4.3.2 below.

Table 4.3.1: Allowable Building and Structure Encroachments				
1	2	3	4	5
A	Structure or Feature	Yard in which Structure is permitted	Maximum Encroachment into a Minimum Yard	Minimum Distance from Lot Line
1	Access stairs associated or not associated with a <i>porch</i> or <i>uncovered platform</i> (2016-023)	All	n/a	0.6 m (3)
2	Air conditioners, heat pumps, swimming pool pumps, filters, heaters, and generators including any appurtenances thereto (2017-025) (2023-024)	<i>Flankage, interior side, and rear</i>	n/a	0.6 m (2)(3)
3	Awnings, canopies, cornices, coves, belt courses, eaves, gutters, pilasters, sills, or weather-shielding <i>structure</i>	All	0.6 m	n/a
4a	<i>Balconies</i>	<i>Front and rear</i>	n/a	n/a (see table 4.3.2)
4b	<i>Balconies</i> in the Residential Low Overlay (-0) Zone	Not permitted above the floor level of the <i>first storey</i>		
5	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 (3)	0.6 m (3)
6	Chimneys and gas fireplace projections and chases with a maximum width of 1.8 metres	All	0.6 m (3)	0.6 m (3)
7	Window wells	All	0.6 m (3)	0.6 m (3)
8	Fire escapes	<i>Rear and interior side</i>	1.5 m	n/a

Table 4.3.1: Allowable Building and Structure Encroachments				
1	2	3	4	5
A	Structure or Feature	Yard in which Structure is permitted	Maximum Encroachment into a Minimum Yard	Minimum Distance from Lot Line
9	Industrial or mechanical equipment in the E2 and E3 Zones (2017-025) (2021-068)	Rear and interior side	Equal to the minimum yard requirements	n/a
10	Landscaping features (ornamental and garden walls, planters, etc.) (2017-025)	All	n/a	0.6 m (3)
11	Porches with or without a foundation and including access stairs in the Residential Low RL6 Zone	Front and flankage	n/a	1.5 m from front or flankage lot line
12	Porches with or without a foundation and including access stairs in the Residential Uptown Core RUC Zone	Front and flankage	2.0 m	n/a
13	<ul style="list-style-type: none"> Porches with a foundation Porches without a foundation in all other zones 	n/a	Shall be subject to the regulations of the parent zone	
14	Uncovered platform attached to a pool structure (2017-025) (2021-068)	Rear and interior side	n/a	Up to 0.91 m from the interior side, or rear lot line
15		Flankage	n/a	Up to 2.0 m from flankage lot line
16	Uncovered platforms having a floor height of less than 0.6 metres measured from grade (2016-023)	All	n/a	0.6 m (1)(3)
17	Uncovered platforms having a floor height equal to or greater	Front and Rear	1.5 m (1)	0.6 m

Table 4.3.1: Allowable Building and Structure Encroachments				
1	2	3	4	5
A	Structure or Feature	Yard in which Structure is permitted	Maximum Encroachment into a Minimum Yard	Minimum Distance from Lot Line
	than 0.6 metres measured from <i>grade</i> (2016-023)			
18	<i>Uncovered platforms</i> having a floor <i>height</i> 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)	Rear	n/a	Up to 3.0 m from the rear lot line
19	Uncovered access stairs below <i>grade</i> (2021-068)	Rear	1.5 m	0.6 m
		Flankage and interior side	0.0 m	Minimum yard for main building
20	Unenclosed barrier-free ramps (2015-018)	All	n/a	0.0 m

[A non-operative note to readers that in Table 4.3.1, “n/a” means that the identified measurement is not applicable to the structure or feature identified.]

Additional Regulations for Table 4.3.1:

1. Provided that the *uncovered platform* is set back:
 - a) A minimum of 1.2 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 the ground level, the maximum height shall be 2.0 m measured from the adjacent ground level to the top of the air conditioner, heat pump, swimming pool pump, filter, heater or generator.
3. A setback of 1.2 metres is required to be provided from the interior side lot line, except if the interior side lot line is also the location of a common wall.

Table 4.3.2: Allowable Building and Structure Projections		
1	2	3
A	Structure or Feature	Maximum Total Projection beyond the main wall
1	<i>Balconies</i>	1.5 m

- c) Subsection 4.5 *Detached Dwellings on a Lot* be deleted and replaced with the following:

“4.5 Detached Dwellings and Semi-Detached Dwellings on a Lot

Unless otherwise specified by this By-law, no more than one *detached dwelling* or one *semi-detached dwelling* is permitted on a *lot*.”
- d) Subsection 4.11.1 is amended by adding a new subsection g) as follows:
 - “g) Notwithstanding Section 4.11.1(c) of this By-law, where a strip of *residential soft landscaping* is required in accordance with Table 4.11.2 along a *lot line* in the Residential Low Zones, such requirement shall be included in the minimum requirement for *residential soft landscaping* required by the *zone* regulations in Part 6 of this By-law.”
- e) The introduction to Section 4.11.2, Required Widths of Landscaping, is deleted and replaced as follows:

“A continuous area of *landscaping* or *residential soft 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.”
- f) Section 4.11, Table 4.11.2 Required Widths of Landscaping By Zone be amended by adding a new row #1 and renumbering subsequent rows as follows:
- f) Subsection 4.27, Rooftop Terraces, be amended by deleting the reference to the words ‘Residential Low -0 Suffix Zone’ and replacing it with the words ‘Residential Low Overlay (-0)’.

Table 4.11.2: Required Widths of Landscaping by Zone			
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
Landscaping By Zone and Use			
1a	• Residential Low Zones	A strip of <i>residential soft landscaping</i> is required along any <i>lot line</i> in a Residential Low Zone	See below
1b	• Residential Low Zones	<i>Any front, rear or flankage yard</i>	1.2 m
1c	• Residential Low Zones	<i>Any interior side yard</i> on a <i>lot</i> having <i>lot frontage</i> of 15.0 m or greater	50% of the width of the <i>yard</i>
1d	• Residential Low Zones	<i>Any interior side yard</i> on a <i>lot</i> having <i>lot frontage</i> of less than 15.0 m	0.9 m

5. **Part 5, Parking, Loading and Stacking Lane Provisions** of Zoning By-law 2014-014 is amended as follows:
- a) Subsection 5.8.2 Driveway Width is amended by adding the clause ‘to the centre line of the path of vehicular travel’ after the word ‘perpendicular’ and before the word ‘from’ as follows:
 - “e) 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 to the centre line of the path of vehicular travel from one edge of the continuous hard surface area.”
 - b) Subsection 5.8.4 Driveway Setbacks is amended by adding a new subsection (g) as follows:
 - “g) Where a *driveway* is located on a *lot* zoned *Residential Low (R)*, the *driveway* shall be a minimum of 0.6 m from the *interior lot line* except for *semi-detached dwellings* in which case it may be 0.0 metres to an *interior side lot line* where it is also the location of the common wall.”

- c) Subsection 5.8.5(a) Circular Driveways is amended by adding the words ‘and all hard surface areas’ after the word ‘*driveway*’ and before the word ‘shall’ as follows:

“a) The maximum coverage of a circular *driveway* and all hard surface areas shall be 50% of the area of the *yard* in which the circular *driveway* is located.”

- d) Subsection 5.8.6 Private Garage Maximum Sizes is deleted in its entirety and replaced with the following:

“5.8.6 Private Garage Width Maximums

- a) For *detached dwellings* on *lots* having less than 12.0 metres in *lot frontage*, the maximum interior width of the *private garage* within 3.0 metres of the entrance shall be 5.0 metres.
- b) For *detached dwellings* on *lots* having greater than or equal to 12.0 metres in *lot frontage*, the maximum interior width of the *private garage* within 3.0 metres of the entrance shall be 7.0 metres.
- c) Notwithstanding subsection (b) above, for lots located within the Residential Low (R1) *Zone* the maximum interior width of the *private garage* within 3.0 metres of the entrance shall be 9.5 metres.
- d) Notwithstanding subsections (a) and (b) above, for *semi-detached dwellings*, the maximum interior width of the *private garage* within 3.0 metres of the entrance shall be 5.0 metres.
- e) The above regulations do not apply to *lots* located in the Residential Uptown Core (RUC) *Zone*.”

6. **Part 6, Residential Zones** of Zoning By-law 2014-014 is amended as follows:

- a) Subsection 6.1 List of Applicable Zones is amended by deleting the Residential Low Zones and replacing it with the following:

“Residential Low R1, R2, R3, R4, R5, R6”

- b) Subsection 6.2, Table 6.2.1 Permitted Uses in the Residential Low Zones and the Residential Uptown Core Zone (2017-025) is deleted and replaced with the following:

Table 6.2.1: Permitted Uses in the Residential Low Zones and the Residential Uptown Core Zone (2017-025)

1	2	3	4	5
A	Use	R1, R2, R3, R4	R5, R6	RUC
1	<i>Attached or detached additional residential unit (2023-024) (2024-111)</i>	√	√	√
2	<i>Bed and breakfast establishment</i> (1)	√	√	√
3	<i>Conservation use</i>	√	√	√
4	<i>Day care</i> (1)	√	√	√
5	<i>Detached dwelling</i>	√	√	√
6	<i>Emergency service facility</i>	√	√	√
7	<i>Emergency shelter</i>			
8	<i>Home occupation</i>	√	√	√
9	<i>Linked dwelling</i>			
10	<i>Lodging house</i> (1)(2)	√		√

Table 6.2.1: Permitted Uses in the Residential Low Zones and the Residential Uptown Core Zone (2017-025)

1	2	3	4	5
A	Use	R1, R2, R3, R4	R5, R6	RUC
11	<i>Park, public</i>	√	√	√
12	<i>Place of worship</i>			
13	<i>Private home day care</i>	(1) √	√	√
14	<i>Private school</i>			
15	<i>Semi-detached dwelling</i>		√	√
16	<i>Short-term accommodation (2023-024)</i>	(1) √	√	√
17	<i>Stormwater management facility</i>	√	√	√
18	<i>Townhouse dwelling</i>			√

Additional Regulations for 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.”

- c) Section 6.3, Tables 6.3.1, 6.3.2, 6.3.3, 6.3.4 6.3.5, and 6.3.6 and associated footnotes are deleted in their entirety and replaced with the following:

“Table 6.3.1: Regulations in the Residential Low (R1) Zone			
1	2	3	4
A		R1	R1-0
1	Minimum <i>lot area</i>	1,350 m ²	1,350 m ²
2	Minimum <i>lot frontage</i>	30.0 m	30.0 m
3	<i>Minimum Front Yard</i>	See Section 6.6 a)	See Section 6.6 a)
4	<i>Minimum front yard</i> for vacant <i>lot</i> on effective date of this By-law or newly created <i>lot</i>	10.5 m (1)	10.5 m (1)
5	<i>Maximum Front Yard</i>	See Section 6.6 c)	See Section 6.6 c)
6	<i>Minimum flankage yard</i>	4.2 m	4.2 m
7	<i>Minimum interior side yard</i>	4.2m	4.2m
8	<i>Minimum rear yard</i>	10.5 m	10.5 m
9	Maximum <i>height</i>	See Section 6.7	See Section 6.7
10	Maximum number of <i>storeys</i>	n/a	2 (4)
11	Maximum <i>dwelling depth</i>	20.0 m (2)	20.0 m (2)
12	Maximum <i>lot coverage</i> (3)	30%	See Section 6.4.2
13	Maximum <i>floor area ratio</i>	n/a	See Section 6.4.1
14	Minimum <i>Residential Soft Landscaping Area</i> as a Percentage of Total <i>Lot Area</i>	35%	35%
15	Minimum <i>Residential Soft Landscaping Area</i> as a Percentage of the <i>Front Yard</i> and <i>Flankage Yard</i>	45%	45%

Additional Regulations for Table 6.3.1:

1. Section 6.6 b) for reduced *minimum front yard* shall apply to dwellings erected between dwellings that legally existed on the effective date of this by-law.
2. A single *storey* extension that is less than or equal to 6.5 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.
3. One non-habitable *accessory building* or *structure* of up to a maximum of 10 square metres and up to 2.5 metres in *height* measured from *grade* may be exempt from *lot coverage* requirements.
4. *Floor area* is not permitted above the second *storey*.

Table 6.3.2: Regulations in the Residential Low (R2) Zone

1	2	3	4
A		R2	R2-0
1	Minimum <i>lot area</i>	825.0 m ² (1)	825.0 m ² (1)
2	Minimum <i>lot frontage</i>	22.0 m (1)	22.0 m (1)
3	Minimum <i>front yard</i>	See Section 6.6 a)	See Section 6.6 a)
4	Minimum <i>front yard</i> for vacant <i>lot</i> on effective date of this By-law or newly created <i>lot</i>	9.0 m (1)	9.0 m (1)
5	Maximum <i>front yard</i>	See Section 6.6 c)	See Section 6.6 c)
6	Minimum <i>flankage yard</i>	3.5 m	3.5 m
7	Minimum <i>interior side yard</i>	See Section 6.6 d)	See Section 6.6 d)
8	Minimum <i>rear yard</i>	7.5 m (2)	7.5 m (2)
9	Maximum <i>height</i>	See Section 6.7	See Section 6.7
10	Maximum number of <i>storeys</i>	n/a	2 (4)
11	Maximum <i>lot coverage</i> (3)	30%	See Section 6.4.2
12	Maximum <i>residential floor area ratio</i>	n/a	See Section 6.4.1
13	Minimum <i>Residential Soft Landscaping Area as a Percentage of Total Lot Area</i>	35%	35%
14	Minimum <i>Residential Soft Landscaping Area as a Percentage of the Front Yard and Flankage Yard</i>	45%	45%

Additional Regulations for Table 6.3.2:

1. Section 6.6 b) for reduced minimum front yard shall apply to dwellings erected between dwellings that legally existed on the effective date of this by-law.
2. 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.
3. One non-habitable *accessory building or structure* of up to a maximum of 10 square metres and up to 2.5 metres in *height* measured from *grade* may be exempt from *lot coverage* requirements.
4. *Floor area* is not permitted above the second *storey*.

Table 6.3.3: Regulations in the Residential Low (R3) Zone

1	2	3	4
A		R3	R3-0
1	Minimum <i>lot area</i>	450.0 m ²	450.0 m ²
2	Minimum <i>lot frontage</i>	15.0 m	15.0 m
3	Minimum <i>front yard</i>	See Section 6.6 a)	See Section 6.6 a)

4	Minimum front yard for vacant lot on effective date of this By-law or newly created lot	7.5m (1)	7.5m (1)
5	Maximum front yard	See Section 6.6 c)	See Section 6.6 c)
6	Minimum flankage yard	3.5 m	3.5 m
7	Minimum interior side yard	See Section 6.6 d)	See Section 6.6 d)
8	Minimum rear yard	7.5 m (2)	7.5 m (2)
9	Maximum height	See Section 6.7	See Section 6.7
10	Maximum number of storeys	n/a	2 (4)
11	Maximum lot coverage (3)	35%	See Section 6.4.2
12	Maximum residential floor area ratio	n/a	See Section 6.4.1
13	Minimum Residential Soft Landscaping Area as a Percentage of Total Lot Area	35%	35%
14	Minimum Residential Soft Landscaping Area as a Percentage of the Front Yard and Flankage Yard	45%	45%

Additional Regulations for Table 6.3.3:

1. Section 6.6 b) for reduced *minimum front yard* shall apply to *dwellings* erected between *dwellings* that legally existed on the effective date of this by-law.
2. 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.
3. One non-habitable *accessory building* or *structure* of up to a maximum of 10 square metres and up to 2.5 metres in *height* measured from *grade* may be exempt from *lot coverage* requirements.
4. *Floor area* is not permitted above the second *storey*.

Table 6.3.4: Regulations in the Residential Low (R4) Zone

1	2	3
A		R4
1	Minimum lot area	250.0 m ² (1)
2	Minimum lot frontage	11.0 m (1)
3	Minimum front yard	3.0m
4	Maximum front yard	n/a
5	Minimum flankage yard (2016-013)	3.0 m (2)
6	Minimum interior side yard	1.2m
7	Minimum rear yard	7.0 m (3)
8	Maximum number of storeys	2
9	Maximum height	See Section 6.7
10	Maximum dwelling depth	n/a

11	Maximum <i>residential floor area</i>	40 sq. m. + 75% of <i>lot area</i> (4)
12	Maximum <i>lot coverage</i>	50% (5)
13	Minimum <i>Residential Soft Landscaping Area</i> as a Percentage of Total <i>Lot Area</i>	35%
14	Minimum <i>Residential Soft Landscaping Area</i> as a Percentage of the <i>Front Yard</i> and <i>Flankage Yard</i>	35%

Additional Regulations for Table 6.3.4:

1. For a *corner lot*, the minimum *lot area* shall be 285.0 square metres and the minimum *lot frontage* shall be 12.5 metres.
2. The minimum setback from a daylight triangle shall be 0.7 metres.
3. 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.
4. The maximum residential floor area shall be the lesser of 405.0 square metres or the potential maximum residential floor area available at 75% residential floor area ratio.
5. One non-habitable *accessory building* or *structure* of up to a maximum of 10 square metres and up to 2.5 metres in *height* measured from *grade* may be exempt from *lot coverage* requirements.

Table 6.3.5: Regulations in the Residential Low (R5) Zone

1	2	3	4	5
A		Detached Dwellings	Semi-detached Dwellings	R5-0
1	Minimum <i>lot area</i>	450.0 m ²	725.0 m ²	See left
2	Minimum <i>lot frontage</i>	15.0 m	21.0 m	See left
3	<i>Minimum front yard</i>	See Section 6.6 a)	See Section 6.6 a)	See left
4	<i>Minimum front yard</i> for vacant <i>lot</i> on effective date of this By-law or newly created <i>lot</i>	7.5 m (1)	7.5 m (1)	See left
5	<i>Maximum front yard</i>	See Section 6.6 c)	See Section 6.6 c)	See left
6	<i>Minimum flankage yard</i>	3.5 m	3.5 m	See left
7	<i>Minimum interior side yard</i>	See Section 6.6 d)	3.0 m	See left
8	<i>Minimum rear yard</i>	7.5 m (3)	7.5 m	See left
9	Maximum <i>height</i>	See Section 6.7	See Section 6.7	See Section 6.7
10	Maximum number of <i>storeys</i>	n/a	n/a	2 (2)
11	Maximum <i>lot coverage</i> (4)	35%	35%	<ul style="list-style-type: none"> • Detached - See Section 6.4.2 • Semi-detached – 35%
12	Maximum <i>residential floor area ratio</i>	n/a	n/a	<ul style="list-style-type: none"> • Detached - See Section 6.4.1 • Semi-detached – N/A

Table 6.3.5: Regulations in the Residential Low (R5) Zone

1	2	3	4	5
A		Detached Dwellings	Semi-detached Dwellings	R5-0
13	Minimum <i>Residential Soft Landscaping Area</i> as a Percentage of Total <i>Lot Area</i>	35%	35%	See left
14	Minimum <i>Residential Soft Landscaping Area</i> as a Percentage of the <i>Front Yard</i> and <i>Flankage Yard</i>	40%	45%	See left

Additional Regulations for Table 6.3.5:

1. Section 6.6 b) for reduced *minimum front yard* shall apply to *dwellings* erected between *dwellings* that legally existed on the effective date of this by-law.
2. *Floor area* is not permitted above the *second storey*.
3. For *detached dwellings*, 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.
4. One non-habitable *accessory building* or *structure* of up to a maximum of 10 square metres and up to 2.5 metres in *height* measured from *grade* may be exempt from *lot coverage* requirements.

Table 6.3.6: Regulations in the Residential Low (R6) Zones

1	2	3	4	5
A		Detached Dwellings	Semi-detached Dwellings	R6-0
1	Minimum <i>lot area</i>	270 m ² (1)	450 m ² (3)	See left
2	Minimum <i>lot frontage</i>	9.0 m (2)	15.0 m (4)	See left
3	Minimum <i>front yard</i>	See Section 6.6 a)	See Section 6.6 a)	See left
4	Minimum <i>front yard</i> for vacant <i>lot</i> on effective date of this By-law or newly created <i>lot</i>	7.5 m (5)	7.5 m (5)	See left
5	Maximum <i>front yard</i>	See Section 6.6 c)	See Section 6.6 c)	See left
6	Minimum <i>flankage yard</i>	3.0 m (7)	3.0 m (7)	See left
7	Minimum <i>interior side yard</i>	See Section 6.6 d)	1.8 m	See left
8	Minimum <i>rear yard</i>	7.5 m (8)	7.5 m	See left
9	Maximum <i>height</i>	See Section 6.7	See Section 6.7	See Section 6.7
10	Maximum number of <i>storeys</i>	n/a	n/a	2 (6)
11	Maximum <i>residential floor area</i>	40 sq. m. + 65% of <i>lot area</i> (9)	30 sq. m. + 65% of <i>lot area</i> (9)	See left
12	Maximum <i>lot coverage</i> (10)	50%	50%	35%

Table 6.3.6: Regulations in the Residential Low (R6) Zones

1	2	3	4	5
A		<i>Detached Dwellings</i>	<i>Semi-detached Dwellings</i>	R6-0
13	Minimum <i>Residential Soft Landscaping Area</i> as a Percentage of Total <i>Lot Area</i>	35%	35%	See left
14	Minimum <i>Residential Soft Landscaping Area</i> as a Percentage of the <i>Front Yard</i> and <i>Flankage Yard</i>	45%	40%	See left

Additional Regulations for Table 6.3.6

1. The minimum *lot area* shall be 315.0 square metres for a *corner lot*.
 2. The minimum *lot frontage* shall be 10.5 metres for a *corner lot*.
 3. The minimum *lot area* shall be 510.0 square metres for a *corner lot*.
 4. The minimum *lot frontage* shall be 17.0 metres for a *corner lot*.
 5. Section 6.6 for reduced *minimum front yard* shall apply to *dwellings* erected between *dwellings* that legally existed on the effective date of this by-law.
 6. *Floor area* is not permitted above the *second storey*.
 7. The minimum setback from a daylight triangle shall be 0.7 metres.
 8. For *detached dwellings*, 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.
 9. Notwithstanding the above, *residential floor area* above the *second storey* is permitted provided that the *residential floor area* above the *second storey* shall not exceed 35% of the *residential floor area* of the *second storey* below.
 10. One non-habitable *accessory building* or *structure* of up to a maximum of 10 square metres and up to 2.5 metres in *height* measured from *grade* may be exempt from *lot coverage* requirements.
- d) Section 6.4, The -0 Suffix Zone, is deleted in its entirety and replaced with the following:

“6.4 Residential Low Density Overlay Zone (-0)

The Residential Low Density Overlay Zone is identified by a (-0) symbol in the same font size following the *zone* symbol. Notwithstanding any other provision of this By-law, the following regulations shall apply on lands subject to the Residential Low Overlay (-0).

6.4.1 Residential Floor Area Ratio

- 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) For areas without a floor on any *storey*, those areas without a floor shall be counted as *residential floor area*, except for the following:
 - i. The areas without a floor are located directly above stairs located on the floor level below.
 - ii. The *height* of the *building* above the area without a floor does not exceed 6.5 metres measured to the highest part of the roof directly above.
- d) The maximum *residential floor area ratio* for a *detached dwelling* shall be as shown in Table 6.4. 1, below:

Table 6.4.1: Maximum Residential Floor Area Ratio		
1	2	3
A	Lot area	Maximum Residential Floor Area Ratio
1	349.99 m ² or less	65%
2	350.00 m ² – 449.99 m ²	60%
3	450.00 m ² – 549.99 m ²	55%
4	550.00 m ² – 649.99 m ²	51%
5	650.00 m ² - 749.99 m ²	49%
6	750.00 m ² - 849.99 m ²	47%

Table 6.4.1: Maximum Residential Floor Area Ratio		
1	2	3
A	Lot area	Maximum Residential Floor Area Ratio
7	850.00 m ² - 949.99 m ²	45%
8	950.00 m ² - 1049.99 m ²	43%
9	1050.00 m ² - 1149.99 m ²	41%
10	1150.00 m ² - 1249.99 m ²	39%
11	1250.00 m ² - 1349.99 m ²	37%
12	1350.00 m ² – 1449.99 m ²	35%
13	1450.00 m ² and greater	33%

6.4.2 Maximum Lot Coverage

- a) For a lot with a *detached dwelling*, the maximum *lot coverage* for all *buildings* and *structures* on the *lot* shall be as shown in Table 6.4.2, below.

Table 6.4.2: Maximum Lot Coverage			
1	2	3	4
A	Lot Area	Where the <i>detached dwelling</i> is less than or equal to 7.0 metres in <i>height</i>	Where the <i>detached dwelling</i> is greater than or equal to 7.0 metres in <i>height</i>
1	Up to 649.99 sqm	35%	35%
2	650.00 sqm to 849.99 sqm	35%	30%
3	850.00 sqm and up	30%	25%

6.4.3 Balcony and Uncovered Platforms

Balconies and *uncovered platforms* are not permitted above the floor level of the *first storey* on any *lot* subject to the Residential Low Overlay (-0)."

- e) Section 6.5.2 subsections a) to e) is deleted and replaced with the following tables 6.5.2 and 6.5.3 :

"Table 6.5.2: Regulations for Non-habitable Accessory Building and Structures			
1	2	3	4
A	Location on the Lot	Separation Distance from the Main Building	Minimum Yard Requirement
1	<i>Front yard and interior side yard</i>	n/a	Subject to the same requirements of the main <i>building</i> .
2	<i>Rear yard and flankage yard</i>	Less than 2.0 metres	Subject to the same requirements of the main <i>building</i> .
		Minimum 2.0 metres	0.6 metres from any <i>lot line</i> .
Maximum Size			
3	Maximum <i>height</i>	4.0 metres measured from <i>grade</i> (1)	
4	Maximum <i>lot coverage</i>	Shall be the greater of 5% or 42.0 square metres (2) (3)	

Additional Regulations for Table 6.5.2

1. The maximum *height* of an *accessory building* shall be reduced to 2.5 metres measured from *grade* where the *accessory building* or *structure* is located less than 3.5 metres from the *flankage lot line*.
2. For *lots* located in a Residential Low Zone, the *lot coverage* shall be included in the maximum *lot coverage* for all *buildings* and *structures* on the *lot*, for all other zones, this *lot coverage* shall be additional to the maximum *lot coverage* for the *dwelling*.
3. Notwithstanding footnote 2 above, in the Residential Low Zones, one non-habitable *accessory building* or *structure* of up to a maximum of 10.0 square metres and up to 2.5 metres in *height* measured from *grade* may be exempt from all *lot coverage* requirements.

Table 6.5.3: Regulations for Detached Additional Residential Units			
1	2	3	4
A	Location on the Lot	Separation Distance from the Main Building	Minimum Yard Requirement
1	Front yard and interior side yard	n/a	Subject to the same requirements of the main building
2	Rear yard and flankage yard	Less than 2.0 metres	Subject to the same requirements of the main building
3	Rear yard and flankage yard	Minimum 2.0 metres	1.2 metres from the interior side and rear lot lines
			3.5 metres from the flankage lot line
Maximum Size			
4	Maximum height	4.0m measured from grade	
5	Maximum lot coverage	Shall be the greater of 5% or 42.0 square metres (1)	

Additional Regulations for Table 6.5.3

1. For lots located in a Residential Low Zone, the lot coverage shall be included in the maximum lot coverage for all buildings and structures on the lot, for all other zones, this lot coverage shall be additional to the maximum lot coverage for the dwelling.”

f) Section 6.6 is deleted and replaced as follows:

“6.6 Minimum and Maximum Yards

- a) The *minimum front yard* in any Residential Low Zone except the Residential Uptown Core (RUC) Zone shall be the lesser of:
 - i) The *yard* legally existing on February 25, 2014, less 1.0 metre; or
 - ii) For *dwellings* erected between *dwellings* that legally existed on February 25, 2014, the average of the *yards* abutting the same *road* established by the nearest *dwelling* on each side.

- b) *Minimum front yard* for vacant *lot* on effective date of this By-law or newly created *lot* for any *dwelling* erected between *dwellings* that are legally existing, 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.
- 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*.
- d) The *minimum interior side yard* for *detached dwellings* shall be as shown in Table 6.6.1, below.

Table 6.6.1: Minimum Interior Side Yard Regulations for Detached Dwellings

1	2	3	4
A	Scenario	Minimum interior side yards – attached garage	Minimum interior side yards – detached garage or no garage
1	Greater than or equal to 30.0 m in <i>lot frontage</i>	3.0 m	3.0 m
2	Equal to or greater than 25.0 m in <i>lot frontage</i> and less than 30.0 m in <i>lot frontage</i>	2.4 m	2.4 m and 3.0 m
3	Equal to or greater than 20.0 m in <i>lot frontage</i> and less than 25.0 m in <i>lot frontage</i>	2.4 m and 1.8 m	2.4 m and 3.0 m
4	Equal to or greater than 15.0 m in <i>lot frontage</i> and less than 20.0 m in <i>lot frontage</i>	1.8m	1.8 m and 3.0 m
5	Less than 15.0 m in <i>lot frontage</i>	1.2 m	1.2 m and 3.0 m

- g) The current Section 6.7, Day Cares in Residential Zones, is renumbered as Section 6.11, and a new Section 6.7 is added as follows:

“6.7 Height and Storeys

- a) The maximum *height* for *dwelling*s in a Residential Low Zone shall be as shown in Table 6.7.1, below:

1	2	3	4	5	6	7	8	9	10	11	12	13
A		R1	R1-0	R2	R2-0	R3	R3-0	R4	R5	R5-0	R6	R6-0
1	Maximum <i>height</i> for a <i>sloped roof</i>	10.5 m	10.0 m	12.0 m	10.0 m	12.0 m	10.0 m	10.5 m	12.0 m	10.0 m	10.5 m	10.0 m
2	Maximum <i>height</i> for a <i>dwelling</i> with a <i>flat roof</i>	8.0 m	8.0 m	8.0 m	8.0 m	8.0 m	8.0 m	8.0 m	8.0 m	8.0 m	8.0 m	8.0 m
3	Maximum <i>height</i> for a <i>dwelling</i> with a <i>semi-flat roof</i>	9.0 m	9.0 m	9.0 m	9.0 m	9.0 m	9.0 m	9.0 m	9.0 m	9.0 m	9.0 m	9.0 m

7. **Part 15, Special Provisions** of Zoning By-law 2014-014 is amended as follows:

- a) Section 15.1.1 is amended by deleting subsection (c).
 b) Section 15.10 is deleted and replaced as follows:

10	Former Detached Dwellings R10 Zone (Part of Lot 11, Concession 4 S.D.S. and Part of Lots 12 and 13, Concession 3 S.D.S.)	Parent Zone: R3-0
Map 19(8)		(1984-49) (1989-209) (1999-78) (2016-013) (2026-___)
15.10.1 Zone Provisions		
The following regulations apply:		
a)	Minimum <i>lot depth</i>	30.0 m

b)	Maximum <i>lot coverage</i> for all <i>buildings</i> on the <i>lot</i>	25%
c)	Maximum interior width of a <i>private garage</i>	6.0 m

c) Section 15.11 is deleted and replaced as follows:

11	Old Oakville Heritage Conservation District	Parent Zones: R3, R5	
Map 19(8)	(Part of Lots 13 and 14, Concession 4 S.D.S.)	(1983-29) (1985-244) (1989-266) (2015-018) (2016-013) (2026-___)	
15.11.1 Zone Provisions for All Lands			
The following regulations apply to all lands:			
a)	Maximum <i>height</i> for a <i>sloped roof</i>	9.0 m	
b)	The <i>minimum front yard</i> on all existing lots shall be the average of the <i>yards</i> abutting the same <i>road</i> established by the nearest <i>dwelling</i> on each side, plus 1.0m.		
c)	<i>Minimum front yard</i> for vacant <i>lot</i> on effective date of this By-law or newly created <i>lot</i> shall be the average of the <i>yards</i> abutting the same <i>road</i> established by the nearest <i>dwelling</i> on each side, plus 1.0m.		
15.11.2 Zone Provisions for Detached Dwellings			
The following regulations apply to <i>detached dwellings</i> :			
a)	Minimum <i>lot area</i>	550.0 m ²	
b)	Minimum <i>lot frontage</i>	18.0 m	
c)	Maximum <i>lot coverage</i>	25%	
d)	<i>Minimum interior side yard</i> and <i>flankage yard</i> regulations for a <i>dwelling</i> with an attached <i>private garage</i> shall be as shown below:		
	<table border="1" style="width: 100%; background-color: #e0e0e0;"> <tr> <td style="text-align: center;"> Minimum Interior Side Yard and Flankage Yard Regulations for a Dwelling with an Attached Garage </td> </tr> </table>		Minimum Interior Side Yard and Flankage Yard Regulations for a Dwelling with an Attached Garage
Minimum Interior Side Yard and Flankage Yard Regulations for a Dwelling with an Attached Garage			

1	2	3	4	5
A	Scenario	Minimum flankage yard	Minimum interior side yard	Minimum aggregate total for interior side yards of interior lots
1	Greater than or equal to 30.0 m in <i>lot frontage</i>	6.0 m	2.4 m	7.2 m
2	Equal to or greater than 25.0 m in <i>lot frontage</i> and less than 30.0 m in <i>lot frontage</i>	5.0 m	2.4 m	6.0 m
3	Equal to or greater than 20.0 m in <i>lot frontage</i> and less than 25.0 m in <i>lot frontage</i>	4.0 m	1.8 m	4.8 m
4	Equal to or greater than 15.0 m in <i>lot frontage</i> and less than 20.0 m in <i>lot frontage</i>	3.0 m	1.8 m	3.6 m
5	Equal to or less than 15.0 m in <i>lot frontage</i>	2.0 m	1.2 m	2.4 m

e) *Minimum interior side yard and flankage yard regulations for a dwelling with a detached private garage or no private garage shall be as shown below:*

Minimum Interior Side Yard and Flankage Yard Regulations for a Dwelling with a Detached Garage or no Garage				
1	2	3	4	5
A	Scenario	Minimum flankage yard	Minimum interior side yards	Minimum aggregate total for interior side yards of interior lots.
1	Greater than or equal to 30.0 m in <i>lot frontage</i>	6.0 m	2.4 m & 3.0m	7.2 m
2	Equal to or greater than 25.0 m in <i>lot frontage</i> and less than 30.0 m in <i>lot frontage</i>	5.0 m	2.4 m & 3.0m	6.0 m
3	Equal to or greater than 20.0 m in <i>lot frontage</i>	4.0 m	1.8 m & 3.0m	4.8 m

		and less than 25.0 m in <i>lot frontage</i>			
	4	Equal to or greater than 15.0 m in <i>lot frontage</i> and less than 20.0 m in <i>lot frontage</i>	3.0 m	1.8 m & 3.0m	4.8 m
	5	Equal to or less than 15.0 m in <i>lot frontage</i>	2.0 m	1.2 m & 3.0m	4.2 m

f) Maximum *residential floor area ratio* regulations shall be as shown below:

Maximum Residential Floor Area Ratio		
1	2	3
A	Lot Area	Maximum Residential Floor Area Ratio
1	349.99 m ² or less	46%
2	350.00 m ² – 449.99 m ²	44%
3	450.00 m ² – 549.99 m ²	42%
4	550.00 m ² – 649.99 m ²	40%
5	650.00 m ² - 749.99 m ²	38%
6	750.00 m ² - 849.99 m ²	37%
7	850.00 m ² - 949.99 m ²	36%
8	950.00 m ² - 1049.99 m ²	35%
9	1050.00 m ² - 1149.99 m ²	34%
10	1150.00 m ² - 1249.99 m ²	32%
11	1250.00 m ² - 1349.99 m ²	30%
12	1350.00 m ² – 1449.99 m ²	28%
13	1450.00 m ² and greater	26%

d) Section 15.12 is deleted and replaced as follows:

12	First and Second Street Heritage Conservation District (Part of Lot 12, Concession 4 S.D.S.)	Parent Zones: R3
Map 19(8)		(2014-014) (2015-112) (2026-___)
15.12.1 Zone Provisions		
The following regulations apply:		
a)	Minimum <i>lot area</i>	550.0 m ²

b)	Minimum <i>lot frontage</i>	18.0 m																																								
c)	The <i>minimum front yard</i> on all existing lots shall be the average of the <i>yards</i> abutting the same <i>road</i> established by the nearest <i>dwelling</i> on each side, plus 1.0 m.																																									
d)	<i>Minimum front yard</i> for vacant <i>lot</i> on effective date of this By-law or newly created <i>lot</i> shall be the average of the <i>yards</i> abutting the same <i>road</i> established by the nearest <i>dwelling</i> on each side, plus 1.0 m.																																									
e)	<p><i>Minimum interior side yard and flankage yard</i> regulations for a <i>dwelling</i> with an attached <i>private garage</i> shall be as shown below:</p> <table border="1" data-bbox="418 751 1295 1596"> <thead> <tr> <th colspan="5">Minimum Interior Side Yard and Flankage Yard Regulations for a Dwelling with an Attached Garage</th> </tr> <tr> <th>1</th> <th>2</th> <th>3</th> <th>4</th> <th>5</th> </tr> </thead> <tbody> <tr> <td>A Scenario</td> <td></td> <td>Minimum flankage yard</td> <td>Minimum interior side yard</td> <td>Minimum aggregate total for interior side yards of interior lots</td> </tr> <tr> <td>1</td> <td>Greater than or equal to 30.0 m in <i>lot frontage</i></td> <td>6.0 m</td> <td>2.4 m</td> <td>7.2 m</td> </tr> <tr> <td>2</td> <td>Equal to or greater than 25.0 m in <i>lot frontage</i> and less than 30.0 m in <i>lot frontage</i></td> <td>5.0 m</td> <td>2.4 m</td> <td>6.0 m</td> </tr> <tr> <td>3</td> <td>Equal to or greater than 20.0 m in <i>lot frontage</i> and less than 25.0 m in <i>lot frontage</i></td> <td>4.0 m</td> <td>1.8 m</td> <td>4.8 m</td> </tr> <tr> <td>4</td> <td>Equal to or greater than 15.0 m in <i>lot frontage</i> and less than 20.0 m in <i>lot frontage</i></td> <td>3.0 m</td> <td>1.8 m</td> <td>3.6 m</td> </tr> <tr> <td>5</td> <td>Equal to or less than 15.0 m in <i>lot frontage</i></td> <td>2.0 m</td> <td>1.2 m</td> <td>2.4 m</td> </tr> </tbody> </table>		Minimum Interior Side Yard and Flankage Yard Regulations for a Dwelling with an Attached Garage					1	2	3	4	5	A Scenario		Minimum flankage yard	Minimum interior side yard	Minimum aggregate total for interior side yards of interior lots	1	Greater than or equal to 30.0 m in <i>lot frontage</i>	6.0 m	2.4 m	7.2 m	2	Equal to or greater than 25.0 m in <i>lot frontage</i> and less than 30.0 m in <i>lot frontage</i>	5.0 m	2.4 m	6.0 m	3	Equal to or greater than 20.0 m in <i>lot frontage</i> and less than 25.0 m in <i>lot frontage</i>	4.0 m	1.8 m	4.8 m	4	Equal to or greater than 15.0 m in <i>lot frontage</i> and less than 20.0 m in <i>lot frontage</i>	3.0 m	1.8 m	3.6 m	5	Equal to or less than 15.0 m in <i>lot frontage</i>	2.0 m	1.2 m	2.4 m
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f)	<i>Minimum interior side yard and flankage yard</i> regulations for a <i>dwelling</i> with a detached <i>private garage</i> or no <i>private garage</i> shall be as shown below:																																									

Minimum Interior Side Yard and Flankage Yard Regulations for a Dwelling with a Detached Garage or no Garage																
1	2	3	4	5												
A	Scenario	Minimum flankage yard	Minimum interior side yards	Minimum aggregate total for interior side yards of interior lots												
1	Greater than or equal to 30.0 m in <i>lot frontage</i>	6.0 m	2.4 m & 3.0m	7.2 m												
2	Equal to or greater than 25.0 m in <i>lot frontage</i> and less than 30.0 m in <i>lot frontage</i>	5.0 m	2.4 m & 3.0m	6.0 m												
3	Equal to or greater than 20.0 m in <i>lot frontage</i> and less than 25.0 m in <i>lot frontage</i>	4.0 m	1.8 m & 3.0m	4.8 m												
4	Equal to or greater than 15.0 m in <i>lot frontage</i> and less than 20.0 m in <i>lot frontage</i>	3.0 m	1.8 m & 3.0m	4.8 m												
5	Equal to or less than 15.0 m in <i>lot frontage</i>	2.0 m	1.2 m & 3.0m	4.2 m												
g)	Maximum <i>height</i> for a <i>sloped roof</i>			As shown on Figure 15.12.1												
h)	Maximum <i>lot coverage</i>			As shown on Figure 15.12.2												
i)	Maximum <i>residential floor area ratio</i> regulations shall be as shown below:															
<table border="1"> <thead> <tr> <th colspan="3">Maximum Residential Floor Area Ratio</th> </tr> <tr> <th>1</th> <th>2</th> <th>3</th> </tr> <tr> <th>A</th> <th>Lot Area</th> <th>Maximum Residential Floor Area Ratio</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>349.99 m² or less</td> <td>49%</td> </tr> </tbody> </table>					Maximum Residential Floor Area Ratio			1	2	3	A	Lot Area	Maximum Residential Floor Area Ratio	1	349.99 m ² or less	49%
Maximum Residential Floor Area Ratio																
1	2	3														
A	Lot Area	Maximum Residential Floor Area Ratio														
1	349.99 m ² or less	49%														

2	350.00 m ² – 449.99 m ²	47%
3	450.00 m ² – 549.99 m ²	45%
4	550.00 m ² – 649.99 m ²	43%
5	650.00 m ² - 749.99 m ²	41%
6	750.00 m ² - 849.99 m ²	40%
7	850.00 m ² - 949.99 m ²	39%
8	950.00 m ² - 1049.99 m ²	38%
9	1050.00 m ² - 1149.99 m ²	37%
10	1150.00 m ² - 1249.99 m ²	35%
11	1250.00 m ² - 1349.99 m ²	33%
12	1350.00 m ² – 1449.99 m ²	31%
13	1450.00 m ² and greater	29%

15.12.2 Special Site Figures

The following additional provision applies to lands identified as Block 1 on Figure 15.12.1:

- a) The *front lot line* shall be the southeastern *lot line*.

15.12.3 Special Site Figures

Figure 15.12.1

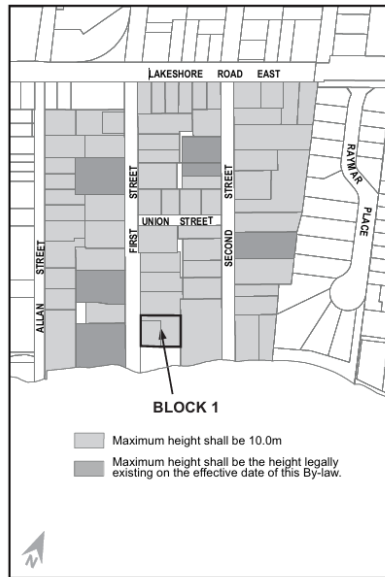
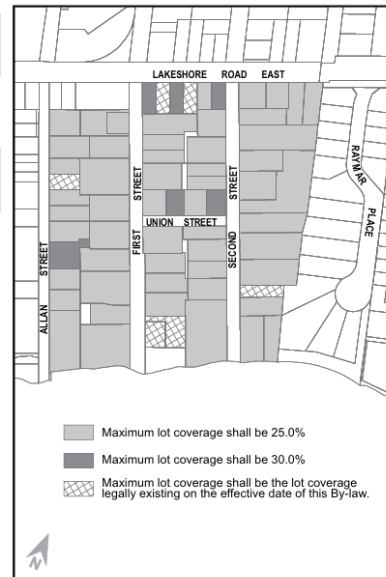


Figure 15.12.2



- e) Subsection 15.33(b) is deleted and replaced as follows:

“(b) Footnote 9 of “Table 6.3.6, relating to floor area above the second storey, shall not apply.”

- f) Subsection 15.48.1(a) is amended by replacing the words, “Section 6.7(a)” with the words, “Section 6.11(a).”
- g) Section 15.78 is deleted and replaced with a new Special Provision as follows:

78	2418 Hixon Street	Parent Zone: R3
Map 19(2)	(Part of Lot 28, Concession 4 S.D.S.)	(2026-___)
15.78.1 Other Provisions		
The following additional provision applies:		
a)	All lands identified as subject to this Special Provision shall be considered as one <i>lot</i> for the purposes of this By-law.	

- h) Subsection 15.95.2(i) is amended by replacing the words, “setback” with the words, “separation distance”.
- i) Subsection 15.97.1(b) is amended by replacing the words, “setback” with the words, “separation distance”.
- j) Section 15.103 is deleted and replaced as follows:

103 (Old 237)	Chalmers Street between Lakeshore Road West and Rebecca Street	Parent Zone: R3
Map 19(1)	(Part of Lot 32, Concession 4 S.D.S.)	(1977-95) (1977-129) (1989-266) (2026-___)
15.103.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard on a lot having lot frontage on a 20.0 metre-wide road allowance</i>	6.0 m

b)	<i>Minimum front yard on a lot having lot frontage on a 17.0 metre-wide road allowance</i>	3.0 m
c)	<i>Minimum interior side yard</i>	1.2 m
d)	<i>Minimum flankage yard</i>	2.4 m
e)	<i>Minimum rear yard for lots having a lot depth 27.5m or less</i>	6.0 m
f)	<i>Minimum rear yard for lots having a rear lot line abutting Lakeshore Rd W</i>	15.0 m
e)	Maximum number of <i>storeys</i>	2
f)	Maximum <i>height</i> for a <i>sloped roof</i>	10.5 m

k) Section 15.104 is deleted and replaced as follows:

104 (Old 240)	3009-3068 Silverthorne Drive, 199-210 Sheraton Court, and 184-196 Summerfield Drive	Parent Zone: R3
Map 19(1)	(Part of Lot 31, Concession 4 S.D.S.)	(1978-18) (1989-266) (2026-___)
15.104.1 Zone Provisions for All Lands		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Maximum number of <i>storeys</i>	2
b)	Maximum <i>height</i> for a <i>sloped roof</i>	10.5 m
15.104.3 Zone Provisions for Block 1 Lands		
The following regulation applies to lands identified as Block 1 on Figure 15.104.1:		
a)	<i>Minimum rear yard</i>	7.0 m
15.104.4 Zone Provisions for Block 2 Lands		

The following regulation applies to lands identified as Block 2 on Figure 15.104.1:

a) <i>Minimum rear yard</i>	4.5 m
-----------------------------	-------

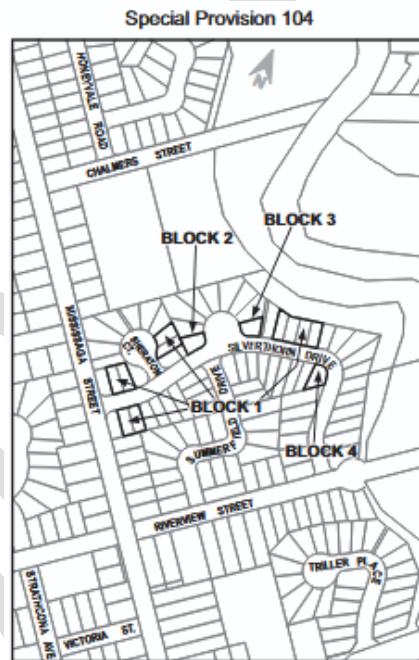
15.104.5 Zone Provisions for Block 3 Lands

The following regulation applies to lands identified as Block 3 on Figure 15.104.1:

a) <i>Minimum rear yard</i>	5.0 m
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15.104.6 Special Site Figures

Figure 15.104.1



l) Section 15.109 is deleted and replaced as follows:

109 (Old 261)	193-213 Riverview Street and Somerville Place (Part of Lot 32, Concession 4 S.D.S.)	Parent Zone: R3
Map 19(1)		(1979-083) (2026-___)
15.109.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum interior side yard</i>	1.2 m
b)	<i>Minimum flankage yard</i>	2.4 m
c)	Maximum number of storeys	2
d)	Maximum <i>height</i> for a <i>sloped roof</i>	10.5 m

m) Subsection 15.111 be deleted and replaced as follows:

111 (Old 271)	3272-3319 Victoria Street (Part of Lot 33, Concession 4 S.D.S.)	Parent Zone: R3
Map 19(1)		(1980-006) (1989-266) (2026-___)
15.111.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum interior side yard</i>	1.2 m
b)	<i>Minimum flankage yard</i>	2.4 m
c)	Maximum number of storeys	2
d)	Maximum <i>height</i> for a <i>sloped roof</i>	10.5 m

n) Subsection 15.115.3(b) is deleted and replaced as follows:

- “(b) Maximum Residential Floor Area Ratio: i. Lot 1 – 40%
 ii. Lot 2 – 33%
 iii. Lot 3 – 35%”

o) Sections 15.116 and 15.117 are deleted in their entirety

p) Section 15.123 is deleted and replaced with a new Special Provision as follows:

123 (Old 328)	Riverview Street, Speyside Drive, Ward Court, Victoria Street (Previously Zoned RL8)	Parent Zone: R3
Map 19(1)		(1980-006) (1989-266) (2026-___)
15.123.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum flankage yard</i>	3.0 m
b)	Maximum number of <i>storeys</i>	2
c)	Maximum <i>height</i> for a <i>sloped roof</i>	10.5 m

q) Section 15.129 is deleted and replaced as follows:

129 (Old 348)	Area bounded by Bond Street, Wilson Street, Forsythe Street, and Rebecca Street (Part of Lot 16, Concession 3 S.D.S.)	Parent Zone: R6
Map 19(8)		(1983-117) (2026-___)
15.129.1 Prohibited Uses		
The following use is prohibited:		
a)	<i>Semi-detached dwelling</i>	
15.129.2 Zone Provisions		

The following regulations apply:		
a)	<i>Minimum front yard</i> for dwellings legally existing on July 5, 1983	As legally existed on July 5, 1983
b)	Maximum <i>height</i> for a <i>sloped roof</i>	10.0 m
c)	Maximum <i>residential floor area</i> for lots with a <i>lot frontage</i> less than 12.0m	220.0 sq.m
d)	Maximum <i>residential floor area</i> for lots with a <i>lot frontage</i> greater than or equal to 12.0m	240.0 sq.m
e)	Maximum <i>lot coverage</i> for <i>accessory buildings</i>	8%

- r) Subsection 15.134.1(e) is deleted in its entirety.
- s) Subsection 15.147 is deleted and replaced as follows:

147 (Old 471)	2020-2044 Merchants Gate (Part of Lot 27, Concession 2 S.D.S.)	Parent Zone: R6
Map 19(12)		(1987-180) (1989-266)
15.147.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum rear yard</i> for <i>detached dwelling</i>	13.5 m
b)	<i>Minimum rear yard</i> for a <i>private garage</i>	6.0 m
c)	Minimum <i>separation distance</i> between a <i>detached private garage</i> and <i>detached dwelling</i>	7.5 m
d)	Maximum interior width of a <i>private garage</i>	7.0 m
15.147.2 Special Site Provisions		

The following additional provisions apply:	
a)	All <i>detached dwellings</i> shall have vehicular access to detached garages only from a common <i>driveway</i> having access from Merchants Gate.
b)	The <i>detached dwellings</i> are deemed to have frontage on Merchants Gate.

- t) Subsection 15.157.1(b) is deleted in its entirety.
- u) Section 15.158 is deleted in its entirety.
- v) Subsection 15.159.1(e) is amended by replacing the words, “building length” with the words, “dwelling depth”.
- w) Section 15.160 is amended by deleting subsections 15.160.1(b), 15.160.2(d) and 15.160.3(c) and relettering the remaining subsections accordingly.
- x) Section 15.164 is amended by deleting subsection 15.164.1(a) and relettering the remaining subsections accordingly.
- y) Subsection 15.166.4(c) is deleted in its entirety.
- z) Section 15.167 is deleted and replaced as follows:

167 (Old 531)	River Oaks Development Inc. (Part of Lots 16, 17, and 18, Concession 1 S.D.S.)	Parent Zone: R6
Map 19(21)		(1991-062) (1996-095) (2008-051) (2026-___)
15.167.1 Zone Provisions		
The following <i>use</i> is prohibited:		
a)	<i>Detached dwellings</i>	
15.167.2 Zone Provisions		
The following regulations apply:		

a)	Maximum residential floor area per dwelling unit	155.0 sq.m
b)	Minimum front yard for a private garage	7.5 m
c)	Minimum interior side yard	2.4 m
d)	Minimum interior side yard with an attached private garage	1.2 m
e)	Maximum lot coverage for an accessory structure	10%

aa) Subsection 15.171.1(a) is amended by deleting “ratio” after residential floor area and by deleting the standard, “40%” and replacing it with “60 sq.m + 40% of the lot area”.

bb) Section 15.173 is amended by adding a new subsection 15.173.1(c) as follows, and relettering remaining subsections and cross-references accordingly:

“(c) Minimum interior side yard: 0.6 m”

cc) Section 15.174 is amended as follows:

- i. By deleting Section 15.174.1 in its entirety and renumbering remaining subsections accordingly.
- ii. By replacing the standard, “630 sq.m” in the new subsection 15.174.1(d) with the standard, “690.0 sq.m”.
- iii. By replacing the standard, “695 sq.m” in the new subsection 15.174.2(d) with the standard, “755.0 sq.m”.

dd) Section 15.187 is amended as follows:

- i. By replacing the standard, “180.0 sq.m” in subsection 15.187.1(b) with the standard, “220.0 sq.m”.
- ii. By replacing the standard, “205.0 sq.m” in subsection 15.187.1(c) with the standard, “245.0 sq.m”.
- iii. By deleting subsections 15.187.1(d) and (e) and relettering remaining subsections accordingly.

ee) Section 15.193 is amended by deleting subsections 15.193.1(a) through (d) and subsection 15.193.1(f) and relettering remaining subsections accordingly.

ff) Subsection 15.200(b) is deleted in its entirety.

gg) Section 15.205 is deleted and replaced as follows:

205 (Old 645)	West side of Neyagawa Boulevard, south of Dundas Street West (Part of Lots 21 and 22, Concession 1 S.D.S.)	Parent Zone: R3, R6
Map 19(20)		(1997-138) (2000-053) (2006-002) (2007-096) (2026-___)
15.205.1 Zone Provisions for all lands		
The following regulation applies to lands identified as subject to this special provision:		
a)	Maximum allowable projections for a <i>porch</i> with or without a foundation into <i>front yard</i>	Up to 3.0 m from the <i>front lot line</i>
b)	<i>Minimum front yard</i> for lands zoned Residential Low 3 (R3)	6.0 m

hh) Subsection 15.209.1(b) is amended by deleting the standard, “245.0 sq.m” and replacing it with, “295.0 sq.m”.

ii) Subsections 15.222.1(j) through (o) are deleted and replaced as follows:

- “j) Maximum residential floor area for lot 1: 438.0 sq.m
- k) Maximum residential floor area for lots 2-6: 399.0 sq.m
- l) Maximum residential floor area for lot 7: 598.0 sq.m
- m) Maximum residential floor area for lot 8: 542.0 sq.m
- n) Maximum residential floor area for lots 9 and 10: 355.0 sq.m
- o) Maximum residential floor area for lot 11: 379.0 sq.m”

jj) Subsection 15.239.1(b) is deleted in its entirety.

kk) Subsection 15.268.1(f) is deleted and replaced as follows:

- “f) Maximum interior width of a private garage: 7.0 m”

ll) Section 15.271 is amended as follows:

- i. By replacing the standard, “350.0 sq.m” in subsection 15.271.1(f) with the standard, “400.0 sq.m”.
- ii. By replacing the standard, “395.0 sq.m” in subsection 15.271.2(b) with the standard, “445.0 sq.m”.

- mm) Subsection 15.293.2(a) is amended by deleting “ratio” after residential floor area and by deleting the standard, “65%” and replacing it with “50 sq.m + 65% of the lot area”.
- nn) Subsection 15.294.1(a) is amended by deleting the words, “Maximum allowable projection for an uncovered platform into a minimum rear yard” and replacing those with the words, “Maximum encroachment into the minimum rear yard for an uncovered platform”.
- oo) Subsection 15.297.1(c) is deleted and replaced as follows:
- “c) Maximum interior width of a private garage for lots with less than 12.0 metres of frontage: 6.0 m”.
- pp) Section 15.302 is amended as follows:
- i. By replacing the standard, “50% of the lot area” in subsection 15.302.2(c) with the standard, “50 sq.m + 50% of the lot area”.
 - ii. By replacing the standard, “41% of the lot area” in subsection 15.302.3(a) with the standard, “50 sq.m + 41% of the lot area”.
 - iii. By replacing the standard, “45% of the lot area” in subsection 15.302.4(a) with the standard, “50 sq.m + 45% of the lot area”.
- qq) Subsection 15.313.1(a) is deleted and remaining subsections and cross-references are relettered accordingly.
- rr) Section 15.317 is amended as follows:
- i. By replacing the standard, “387.0 sq.m” in subsection 15.317.1(e) with the standard, “437.0 sq.m”.
 - ii. By replacing the standard, “80%” in subsection 15.317.3(a) with the standard, “90%”.
 - iii. By replacing the standard, “440.0 sq.m” in subsection 15.317.6(a) with the standard, “490.0 sq.m”.
- ss) Section 15.318 is amended as follows:
- i. By deleting “ratio” after residential floor area and by replacing the standard, “66%” in subsection 15.318.1(b) with the standard, “50.0 sq.m + 66% of the lot area”.
 - ii. By deleting subsection 15.318.3(e) in its entirety.

- iii. By deleting subsection 15.318.4(e) in its entirety, and relettering subsection (f) to become subsection (e).
 - iv. By deleting “ratio” after residential floor area and by replacing the standard, “76%” in the first subsection 15.318.6(d) with the standard, “50 sq.m + 76% of the lot area”.
 - v. By deleting subsection 15.318.6(k) in its entirety.
 - vi. By relettering the second subsection (d) in Section 15.318.6 to become subsection (e) and relettering all remaining subsections accordingly.
- tt) Subsection 15.357.1(h) is amended by deleting the standard, “330.0 sq.m” and replacing it with the standard, “380.0 sq.m”.
- uu) Section 15.376 is amended as follows:
- i. By deleting the zone category, “RL6” and replacing those with the zone category, “R4” throughout sections 15.376.1, 15.176.2 and 15.376.3..
 - ii. By deleting the words, “Private Garage Maximum Sizes” and replacing those with the words, “Maximum interior width of a Private Garage” in subsection 15.376.3(e).
- vv) Subsection 15.382.1(f) is deleted and replaced as follows:
- “f) Maximum interior width of a private garage: 6.0 m”.
- ww) Subsection 15.383.1(f) is deleted and replaced as follows:
- “f) Maximum interior width of a private garage: 6.0 m”.
- xx) Section 15.388 is amended as follows:
- i. By deleting “ratio” after residential floor area and by replacing the standard, “70%” in subsection 15.388.3(e) with the standard, “50 m² + 70% of the lot area”.
 - ii. By deleting “ratio” after residential floor area and by replacing the standard, “70%, and shall not exceed 440 m² for lots having a lot area greater than 600 m²” in the first subsection 15.388.4(e) with the standard, “50 m² + 70% of the lot area, and shall not exceed 450 m² for lots having a lot area greater than 600 m²”.
 - iii. By deleting “ratio” after residential floor area and by replacing the standard, “65%, and shall not exceed 440 m² for lots having a lot area greater than 600 m²” in the first subsection 15.388.5(e) with

the standard, “50 m² + 65% of the lot area, and shall not exceed 450 m² for lots having a lot area greater than 600 m²”.

yy) Section 15.423 is deleted and replaced as follows:

- i. By deleting the words “on Map 19(1)” and by replacing the standard, “260.0 m²” in subsection 15.423.1(d) with the standard, “300.0 sq.m”.
- ii. By deleting subsection 15.423.1(f) in its entirety and replacing it with the following: “Maximum interior width of private garage: 6.0 m”.
- iii. By deleting the words “on Map 19(1)” and by replacing the standard, “250.0 m²” in subsection 15.423.2(c) with the standard, “290.0 sq.m”.
- iv. By deleting subsection 15.423.2(e) in its entirety and replacing it with the following: “Maximum interior width of private garage: 6.0 m”.

zz) New Sections 15.429.1(m) through (q) are added as follows:

- “m) Minimum Residential Soft Landscaping Area as a Percentage of Total Lot Area: Shall not apply
- n) Minimum Residential Soft Landscaping Area as a Percentage of the Front Yard and Flankage Yard: Shall not apply
- o) Maximum lot coverage: Shall not apply
- p) Minimum interior side yards: 0.6 m and 1.2 m”

aaa) New Sections 15.437.1(i) through (k) are added as follows:

- “i) Maximum lot coverage for the dwelling where the detached dwelling is greater than 7.0 metres in height: 35%
- j) Minimum Residential Soft Landscaping Area as a Percentage of Total Lot Area: Shall not apply
- k) Minimum Residential Soft Landscaping Area as a Percentage of the Front Yard and Flankage Yard: Shall not apply”

bbb) New Sections 15.444.1(j) through (n) are added as follows:

- “j) Minimum Residential Soft Landscaping Area as a Percentage of Total Lot Area: Shall not apply
- k) Minimum Residential Soft Landscaping Area as a Percentage of the Front Yard and Flankage Yard: Shall not apply
- l) Maximum lot coverage: Shall not apply

m) Minimum interior side yards: 0.6 m and 1.2 m”

ccc) New Sections 15.448, 15.449 and 15.450 are added as follows:

448 (Old RL11)	Linked Dwellings	Parent Zone: R6
Various Maps		(2026-___)
15.448.1 Additional Permitted Uses		
a)	<i>Dwelling, Linked</i>	
15.448.2 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum lot area</i>	650.0 m ²
b)	<i>Minimum lot frontage</i>	18.0 m
c)	<i>Minimum front yard</i>	6.0 m
d)	<i>Minimum flankage yard</i>	3.5 m, which shall be reduced to 3.0 m on a corner lot where an <i>interior side yard</i> of 3.0 m or greater is provided
e)	<i>Maximum lot coverage</i>	35%
f)	The <i>minimum interior side yard</i> shall not apply for that portion of the <i>dwelling</i> sharing a wall below <i>grade</i> .	

449	2252-2256 Munn’s Avenue	Parent Zone: R5
Map 19(21)		(2026-___)

15.449.1 Additional Uses Permitted	
The following additional <i>use</i> is permitted:	
a)	<i>Townhouse dwellings</i> , which shall be subject to the standards of the Residential Medium 2 (RM2) <i>Zone</i>

450	Trafalgar Road Heritage Conservation District (By-law 1994-134)	Parent Zone: R3															
Map 19(8)		(2026-___)															
15.450.1 Zone Provisions for All Lands																	
The following regulations apply to all lands:																	
a)	Minimum <i>lot area</i>	500.0m ²															
b)	Minimum <i>lot frontage</i>	16.5m															
c)	Maximum <i>height</i> for a <i>sloped roof</i>	9.0m															
d)	The <i>minimum front yard</i> on all existing lots shall be the average of the <i>yards</i> abutting the same <i>road</i> established by the nearest <i>dwelling</i> on each side, plus 1.0m.																
e)	<i>Minimum front yard</i> for vacant <i>lot</i> on effective date of this By-law or newly created <i>lot</i> shall be the average of the <i>yards</i> abutting the same <i>road</i> established by the nearest <i>dwelling</i> on each side, plus 1.0m.																
f)	<i>Minimum interior side yard</i> and <i>flankage yard</i> regulations for a <i>dwelling</i> with an attached <i>private garage</i> shall be as shown below:																
<table border="1"> <tr> <th colspan="5">Minimum Interior Side Yard and Flankage Yard Regulations for a Dwelling with an Attached Garage</th> </tr> <tr> <th>1</th> <th>2</th> <th>3</th> <th>4</th> <th>5</th> </tr> <tr> <td>A</td> <td>Scenario</td> <td><i>Minimum flankage yard</i></td> <td><i>Minimum interior side yard</i></td> <td>Minimum aggregate total for</td> </tr> </table>			Minimum Interior Side Yard and Flankage Yard Regulations for a Dwelling with an Attached Garage					1	2	3	4	5	A	Scenario	<i>Minimum flankage yard</i>	<i>Minimum interior side yard</i>	Minimum aggregate total for
Minimum Interior Side Yard and Flankage Yard Regulations for a Dwelling with an Attached Garage																	
1	2	3	4	5													
A	Scenario	<i>Minimum flankage yard</i>	<i>Minimum interior side yard</i>	Minimum aggregate total for													

				<i>interior side yards of interior lots</i>
1	Greater than or equal to 30.0 m in <i>lot frontage</i>	6.0 m	2.4 m	7.2 m
2	Equal to or greater than 25.0 m in <i>lot frontage</i> and less than 30.0 m in <i>lot frontage</i>	5.0 m	2.4 m	6.0 m
3	Equal to or greater than 20.0 m in <i>lot frontage</i> and less than 25.0 m in <i>lot frontage</i>	4.0 m	1.8 m	4.8 m
4	Equal to or greater than 15.0 m in <i>lot frontage</i> and less than 20.0 m in <i>lot frontage</i>	3.0 m	1.8 m	3.6 m
5	Equal to or less than 15.0 m in <i>lot frontage</i>	2.0 m	1.2 m	2.4 m

g) *Minimum interior side yard and flankage yard regulations for a dwelling with a detached private garage or no private garage shall be as shown below:*

Minimum Interior Side Yard and Flankage Yard Regulations for a Dwelling with a Detached Garage or no Garage				
1	2	3	4	5
A	Scenario	<i>Minimum flankage yard</i>	<i>Minimum interior side yards</i>	<i>Minimum aggregate total for interior side yards of interior lots</i>
1	Greater than or equal to 30.0 m in <i>lot frontage</i>	6.0 m	2.4 m & 3.0m	7.2 m
2	Equal to or greater than 25.0 m in <i>lot frontage</i> and less than 30.0 m in <i>lot frontage</i>	5.0 m	2.4 m & 3.0m	6.0 m
3	Equal to or greater than 20.0 m in <i>lot frontage</i> and less than 25.0 m in <i>lot frontage</i>	4.0 m	1.8 m & 3.0m	4.8 m
4	Equal to or greater than 15.0 m in <i>lot frontage</i>	3.0 m	1.8 m & 3.0m	4.8 m

	and less than 20.0 m in <i>lot frontage</i>			
5	Equal to or less than 15.0 m in <i>lot frontage</i>	2.0 m	1.2 m & 3.0m	4.2 m

h) The maximum *residential floor area ratio* shall be as shown below:

Maximum Residential Floor Area Ratio		
1	2	3
A	Lot Area	Maximum Residential Floor Area Ratio
1	349.99 m ² or less	49%
2	350.00 m ² – 449.99 m ²	47%
3	450.00 m ² – 549.99 m ²	45%
4	550.00 m ² – 649.99 m ²	43%
5	650.00 m ² - 749.99 m ²	41%
6	750.00 m ² - 849.99 m ²	40%
7	850.00 m ² - 949.99 m ²	39%
8	950.00 m ² - 1049.99 m ²	38%
9	1050.00 m ² - 1149.99 m ²	37%
10	1150.00 m ² - 1249.99 m ²	35%
11	1250.00 m ² - 1349.99 m ²	33%
12	1350.00 m ² – 1449.99 m ²	31%
13	1450.00 m ² and greater	29%

8. **Part 19, Maps** of Zoning By-law 2014-014 is amended by rezoning the lands as depicted on Schedule 'A' to this By-law.

PASSED this <Insert day > day of <June>, 2026

Rob Burton
Mayor

William Short
Town Clerk

**SCHEDULE "A"
To By-law 2026-XXX**



AMENDMENT TO BY-LAW 2014-014

- Rezoned from RL2-0 to R2-0;
 RL3 and RL5 to R3;
 RL6 to R4;
 RL5 sp:233 to R3 sp:233;
 RL5 sp:380 to R3 sp:380; and
 RL6 sp:296 to R4 sp:296

EXCERPT FROM MAP
19(1)





SCALE: 1:9,000


**SCHEDULE "A"
To By-law 2026-XXX**



AMENDMENT TO BY-LAW 2014-014

 Rezoned from RL3-0 and RL5-0 to R3-0;
RL6 to R4; and
RL8 sp:423 to R6 sp:423

 Rezoned from RL8 sp:103 to R3 sp:103;
RL8 sp:109 to R3 sp:109; and
RL8 sp:111 to R3 sp:111

 Rezoned from RL8 and RL8 sp:123 to R3 sp:123

 Rezoned from RL3-0 to R3 sp:123

EXCERPT FROM MAP
19(1)



SCALE: 1:7,000

SCHEDULE "A" To By-law 2026-XXX



AMENDMENT TO BY-LAW 2014-014

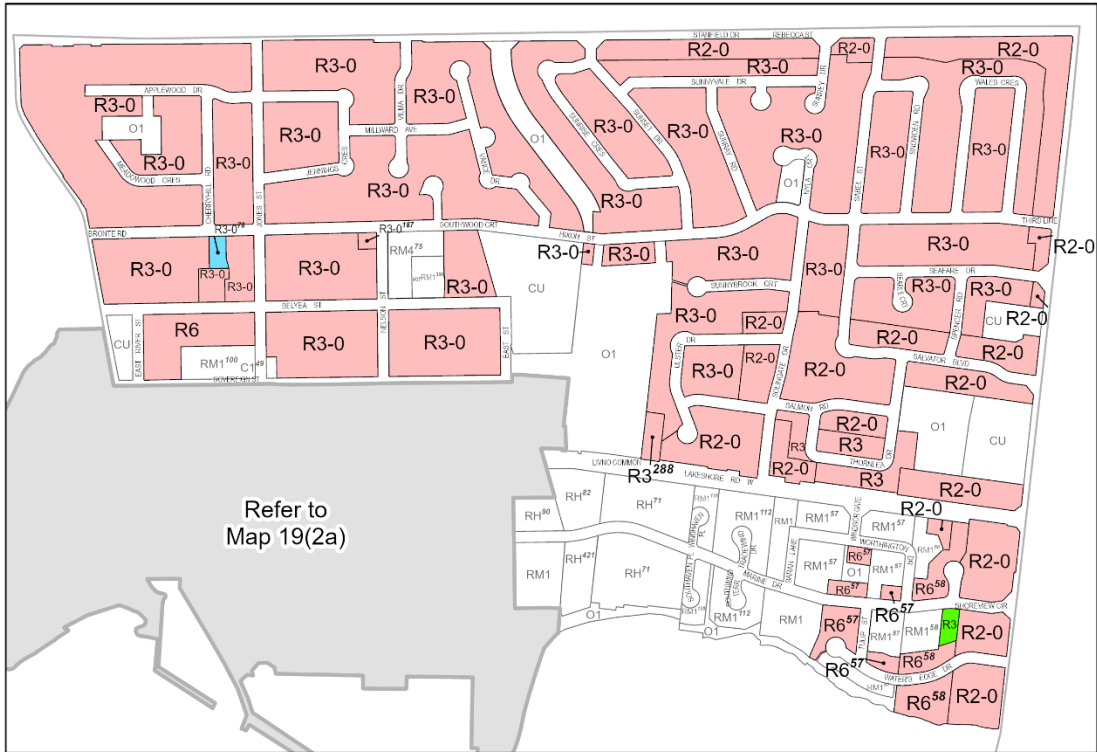
- Rezoned from RL2-0 to R2-0;
 - RL3 to R3;
 - RL3-0, RL4-0, and RL5-0 to R3-0;
 - RL8 to R6;
 - RL2 sp:132 to R2 sp:132;
 - RL2-0 sp:94 to R2-0 sp:94;
 - RL3 sp:104 to R3 sp:104;
 - RL3-0 sp:93 to R3-0 sp:93;
 - RL5-0 sp:357 to R3-0 sp:357;
 - RL6 sp:297 to R4 sp:297;
 - RL7 sp:95 to R5 sp:95; and
 - RL8 sp:209 to R6 sp:209
- Rezoned from RL8-0 to R3-0

EXCERPT FROM MAP
19(1)



SCALE: 1:9,000

**SCHEDULE "A"
To By-law 2026-XXX**



AMENDMENT TO BY-LAW 2014-014

- Rezoned from RL2-0 to R2-0;
RL3 to R3;
RL3-0 and RL5-0 to R3-0;
RL8 to R6;
RL3 sp:288 to R3 sp:288;
RL5-0 sp:187 to R3-0 sp:187;
RL9 sp:57 to R6 sp:57; and
RL9 sp:58 to R6 sp:58
- Rezoned from RL3-0 to R3-0 sp:78
- Rezoned from RL10 to R3

EXCERPT FROM MAP
19(2)



SCALE: 1:10,000

**SCHEDULE "A"
To By-law 2026-XXX**



AMENDMENT TO BY-LAW 2014-014

- Rezoned from RL2-0 to R2-0;
 RL3 to R3;
 RL3-0 to R3-0;
 RL8-0 to R6-0;
 RL5 sp:152 to R3 sp:152; and
 RL9 sp:113 to R6 sp:113

EXCERPT FROM MAP
19(2a)



SCALE: 1:3,000

**SCHEDULE "A"
To By-law 2026-XXX**



AMENDMENT TO BY-LAW 2014-014

Rezoned from RL1-0 to R1-0;
 RL2-0 to R2-0;
 RL2 sp:419 to R2 sp:419;
 RL2-0 sp:294 to R2-0 sp:294;
 RL5-0 sp:293 to R3-0 sp:293; and
 RL7 sp:420 to R5 sp:420

Rezoned from RL5-0 sp:164 to R5-0 sp:164

EXCERPT FROM MAP
19(3)




SCALE: 1:7,000

SCHEDULE "A"
To By-law 2026-XXX



AMENDMENT TO BY-LAW 2014-014

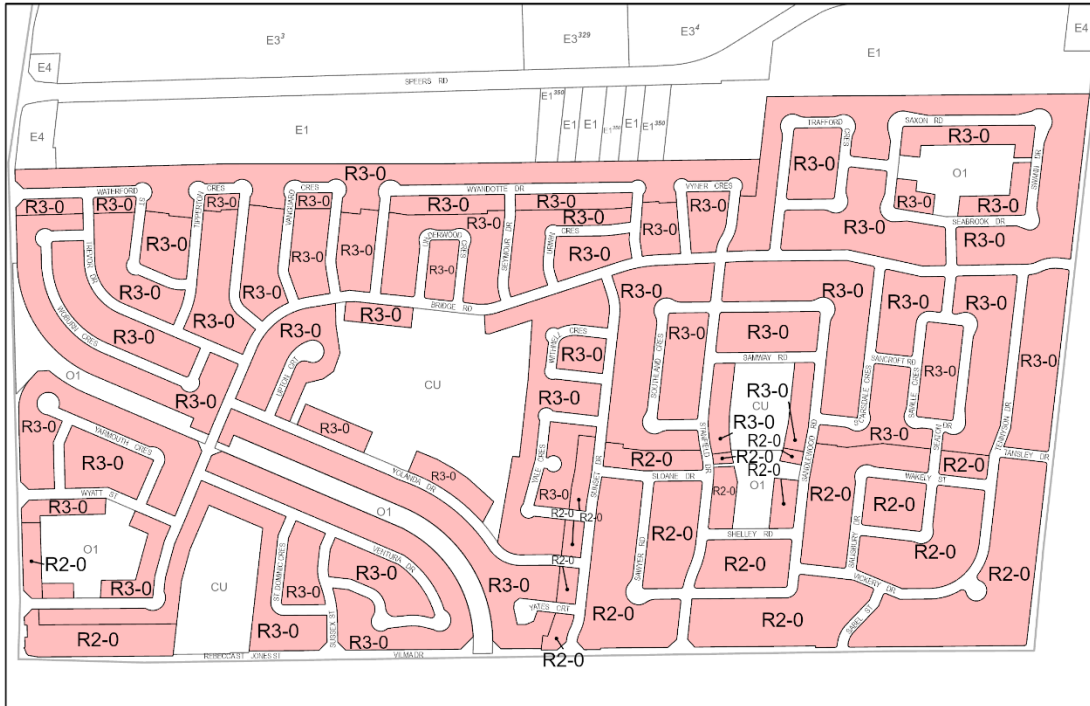
 Rezoned from RL2-0 to R2-0;
RL3-0 and RL5-0 to R3-0; and
RL5 to R3

EXCERPT FROM MAP
19(4)




SCALE: 1:5,000

SCHEDULE "A" To By-law 2026-XXX



AMENDMENT TO BY-LAW 2014-014

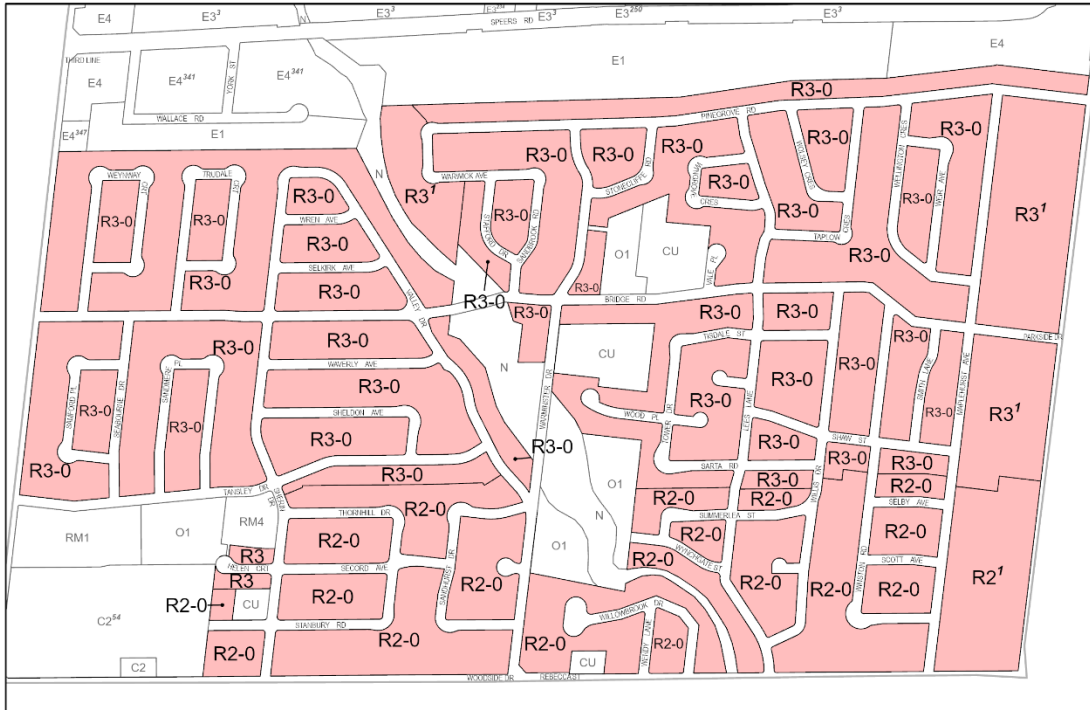
 Rezoned from RL2-0 to R2-0; and
RL3-0 and RL5-0 to R3-0

EXCERPT FROM MAP
19(5)



SCALE: 1:10,500

**SCHEDULE "A"
To By-law 2026-XXX**



AMENDMENT TO BY-LAW 2014-014

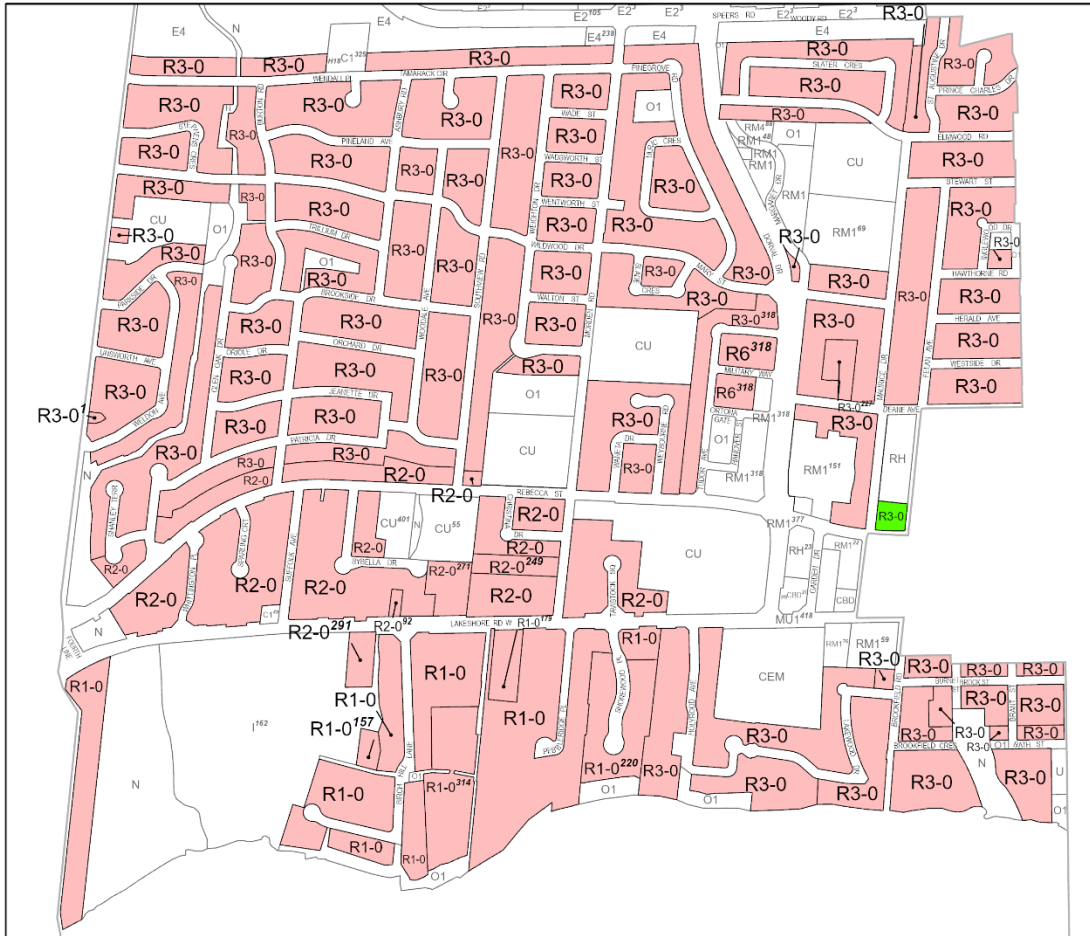
- Rezoned from RL2-0 to R2-0;
- RL3 to R3;
- RL3-0 to R3-0;
- RL2 sp:1 to R2 sp:1; and
- RL3 sp:1 to R3 sp:1

EXCERPT FROM MAP
19(6)



SCALE: 1:11,000

**SCHEDULE "A"
To By-law 2026-XXX**



AMENDMENT TO BY-LAW 2014-014

- Rezoned from RL 1-0 to R1-0;
- RL2-0 to R2-0;
- RL3-0, RL4-0 and RL5-0 to R3-0;
- RL1-0 sp:157 to R1-0 sp:157;
- RL1-0 sp:179 to R1-0 sp:179;
- RL1-0 sp:220 to R1-0 sp:220;
- RL1-0 sp:314 to R1-0 sp:314;
- RL2-0 sp:249 to R2-0 sp:249;
- RL2-0 sp:271 to R2-0 sp:271;
- RL2-0 sp:291 to R2-0 sp:291;
- RL2-0 sp:92 to R2-0 sp:92;
- RL3-0 sp:1 to R3-0 sp:1;
- RL3-0 sp:227 to R3-0 sp:227;
- RL3-0 sp:318 to R3-0 sp:318; and
- RL8 sp:318 to R6 sp:318

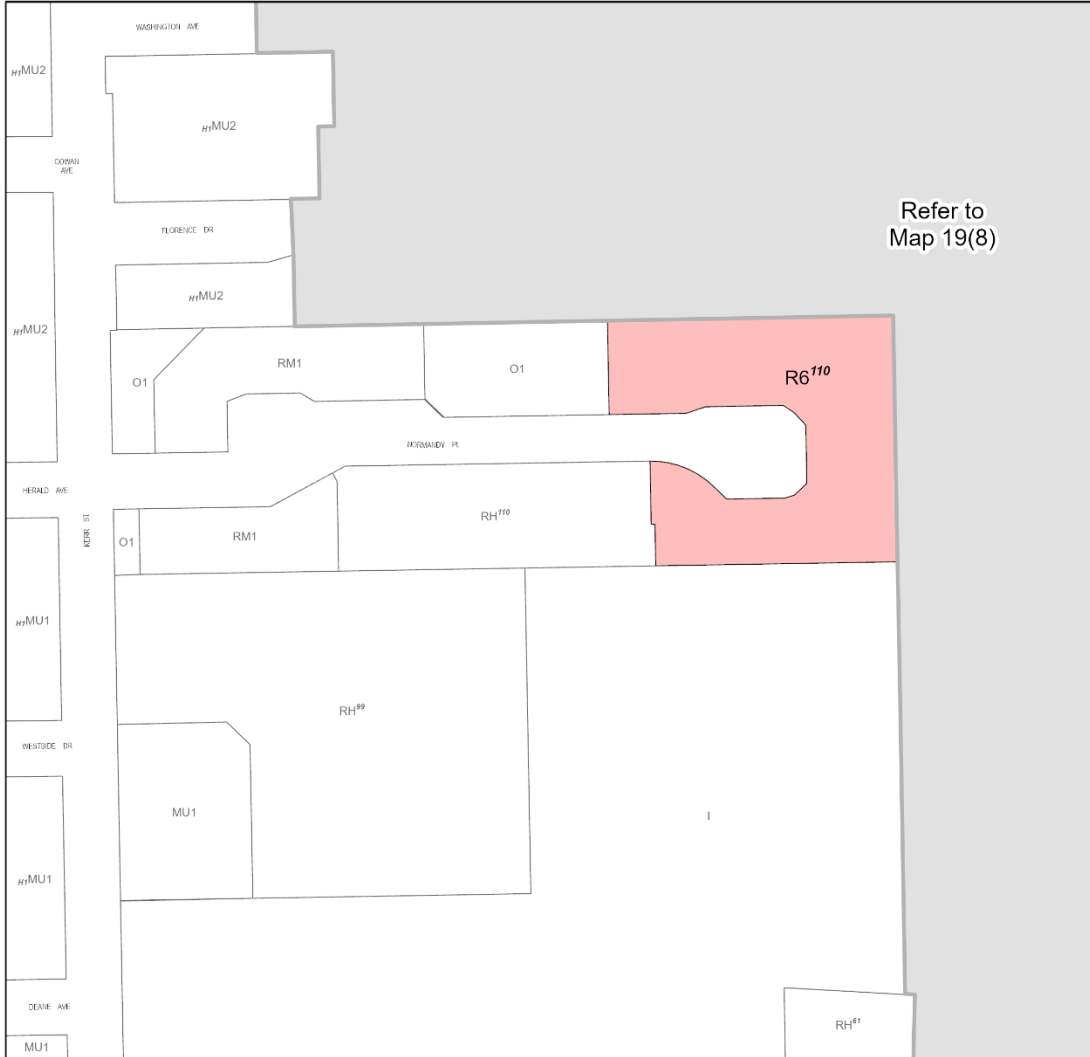
- Rezoned from RL10-0 to R3-0

EXCERPT FROM MAP
19(7)



SCALE: 1:11,500

SCHEDULE "A"
To By-law 2026-XXX



AMENDMENT TO BY-LAW 2014-014

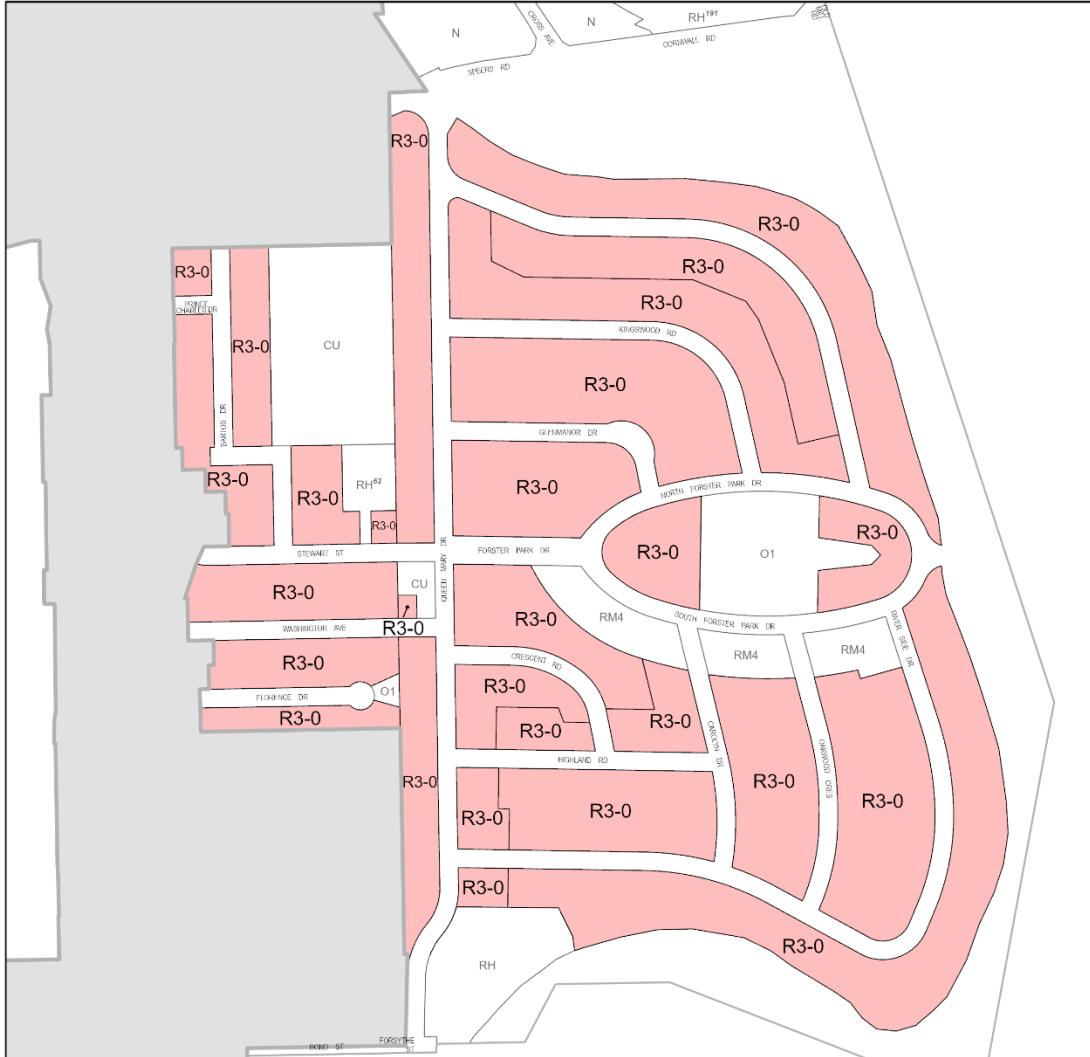
 Rezoned from RL9 sp:110 to R6 sp:110

EXCERPT FROM MAP
19(7a)




SCALE: 1:2,000

**SCHEDULE "A"
To By-law 2026-XXX**



AMENDMENT TO BY-LAW 2014-014

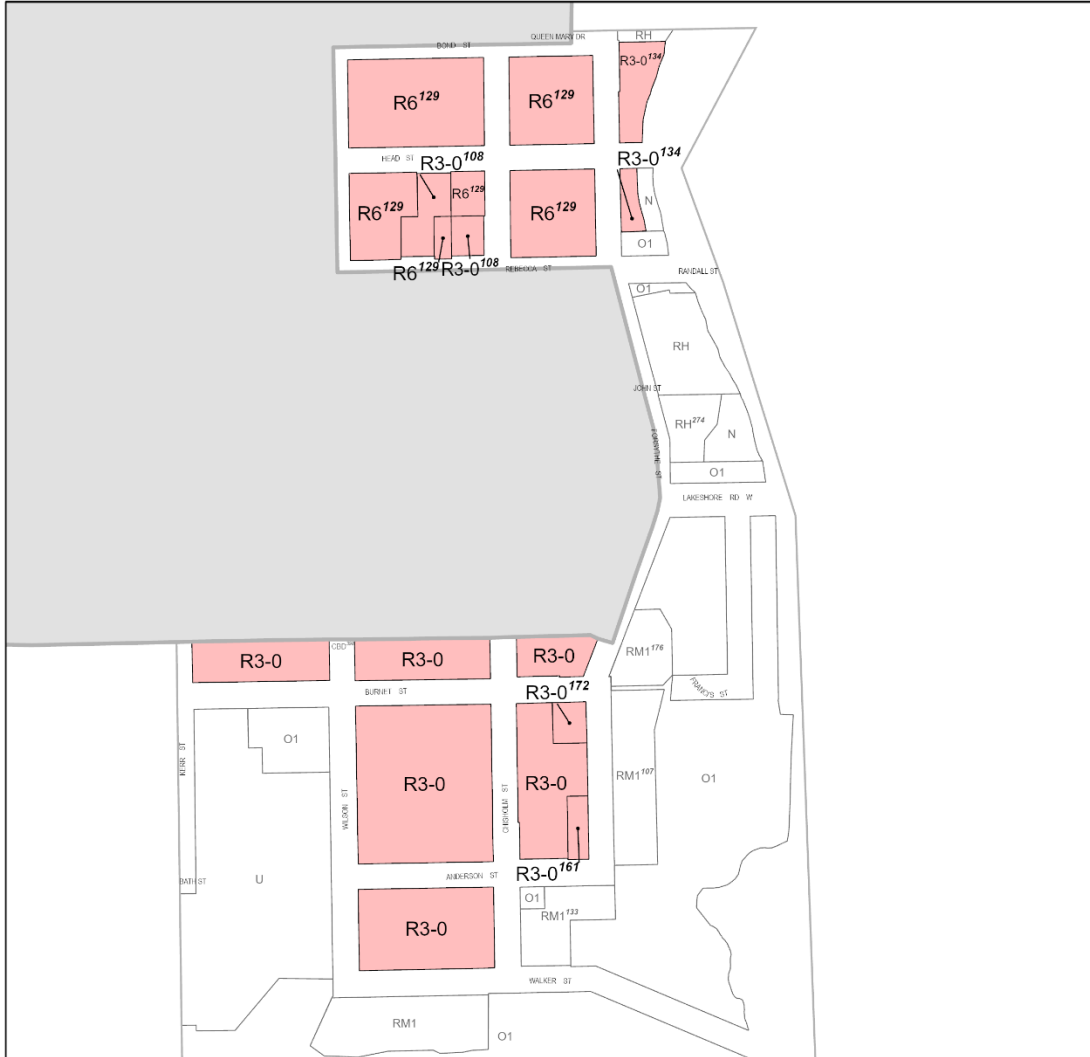
 Rezoned from RL3-0, RL4-0, and RL5-0 to R3-0;
 RL5-0 sp:134 to R3-0 sp:134;
 RL8 sp:129 to R6 sp:129; and
 RL9 sp:110 to R6 sp:110

EXCERPT FROM MAP
19(8)



SCALE: 1:6,000

**SCHEDULE "A"
To By-law 2026-XXX**



AMENDMENT TO BY-LAW 2014-014

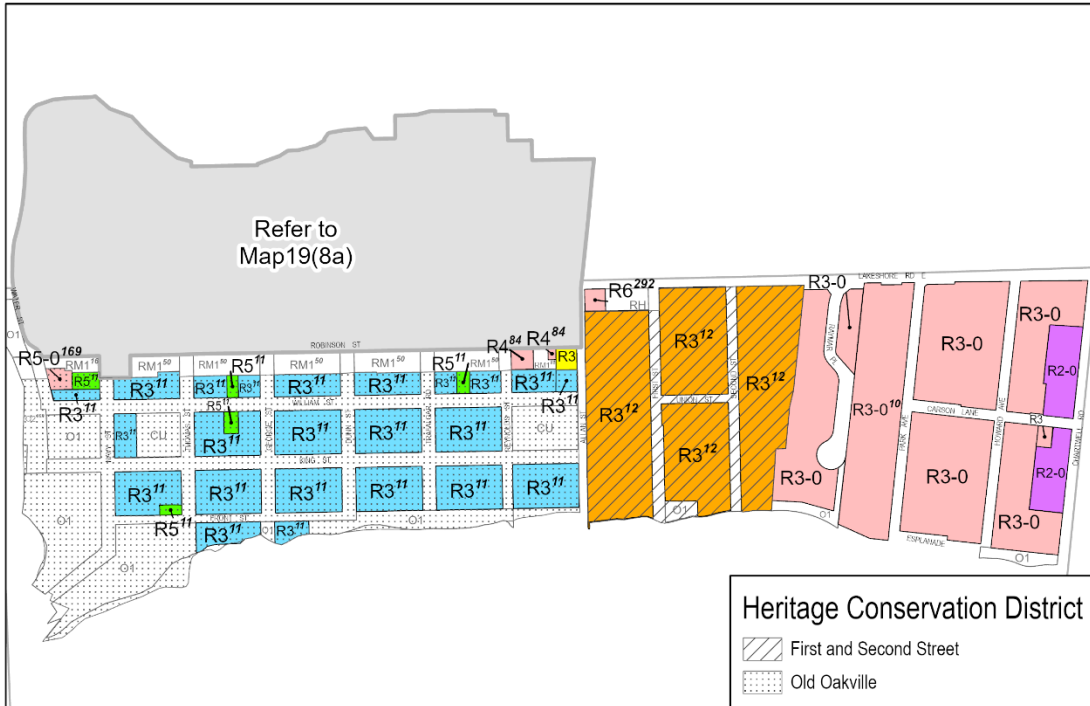
- Rezoned from RL5-0 to R3-0;
- RL5-0 sp:108 to R3-0 sp:108;
- RL5-0 sp:134 to R3-0 sp:134;
- RL5-0 sp:161 to R3-0 sp:161;
- RL5-0 sp:172 to R3-0 sp:172; and
- RL8 sp:129 to R6 sp:129

EXCERPT FROM MAP
19(8)



SCALE: 1:4,000

SCHEDULE "A" To By-law 2026-XXX



AMENDMENT TO BY-LAW 2014-014

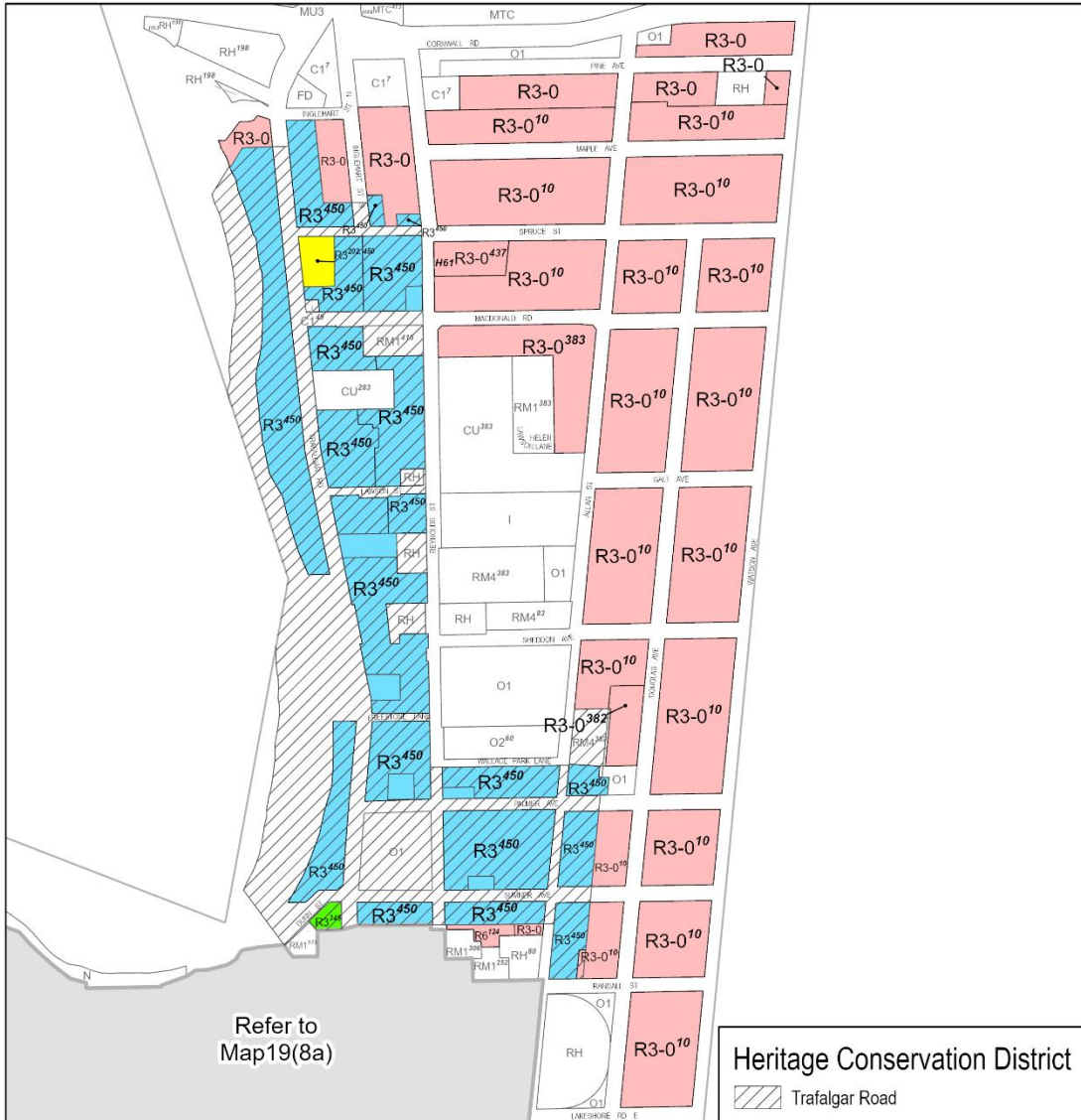
- Rezoned from RL3 to R3;
RL3-0 to R3-0;
RL3-0 sp:10 to R3-0 sp:10;
RL6 sp:84 to R4 sp:84;
RL7-0 sp:169 to R5-0 sp:169; and
RL9 sp:292 to R6 sp:292
- Rezoned RL3-0 to R2-0
- Rezoned from RL6 sp:11 to R3
- Rezoned from RL3 sp:11, RL3 sp:12, RL5 sp:11, and RL7-0 to R3 sp:11
- Rezoned from RL3 sp:12 to R3 sp:12
- Rezoned from RL3 sp:11 and RL7-0 to R5 sp:11

EXCERPT FROM MAP
19(8)




SCALE: 1:8,000

**SCHEDULE "A"
To By-law 2026-XXX**



AMENDMENT TO BY-LAW 2014-014

- | | |
|--|--|
| <ul style="list-style-type: none"> Rezoned from RL4-0 and RL5-0 to R3-0; H61-RL3-0 sp: 437 to H61-R3-0 sp:437; RL3-0 sp:10 to R3-0 sp:10; RL3-0 sp:382 to R3-0 sp:382; RL3-0 sp:383 to R3-0 sp:383; and RL8 sp:124 to R6 sp:124 Rezoned from RL4-0 sp:345 to R3 sp:345 | <ul style="list-style-type: none"> Rezoned from RL4-0 sp:202 to R3 sp:202, 450 Rezoned from RL3-0 sp:10, RL4-0, and RL5-0 to R3 sp:450 |
|--|--|
- EXCERPT FROM MAP 19(8)**



SCALE: 1:7,000

SCHEDULE "A" To By-law 2026-XXX



AMENDMENT TO BY-LAW 2014-014

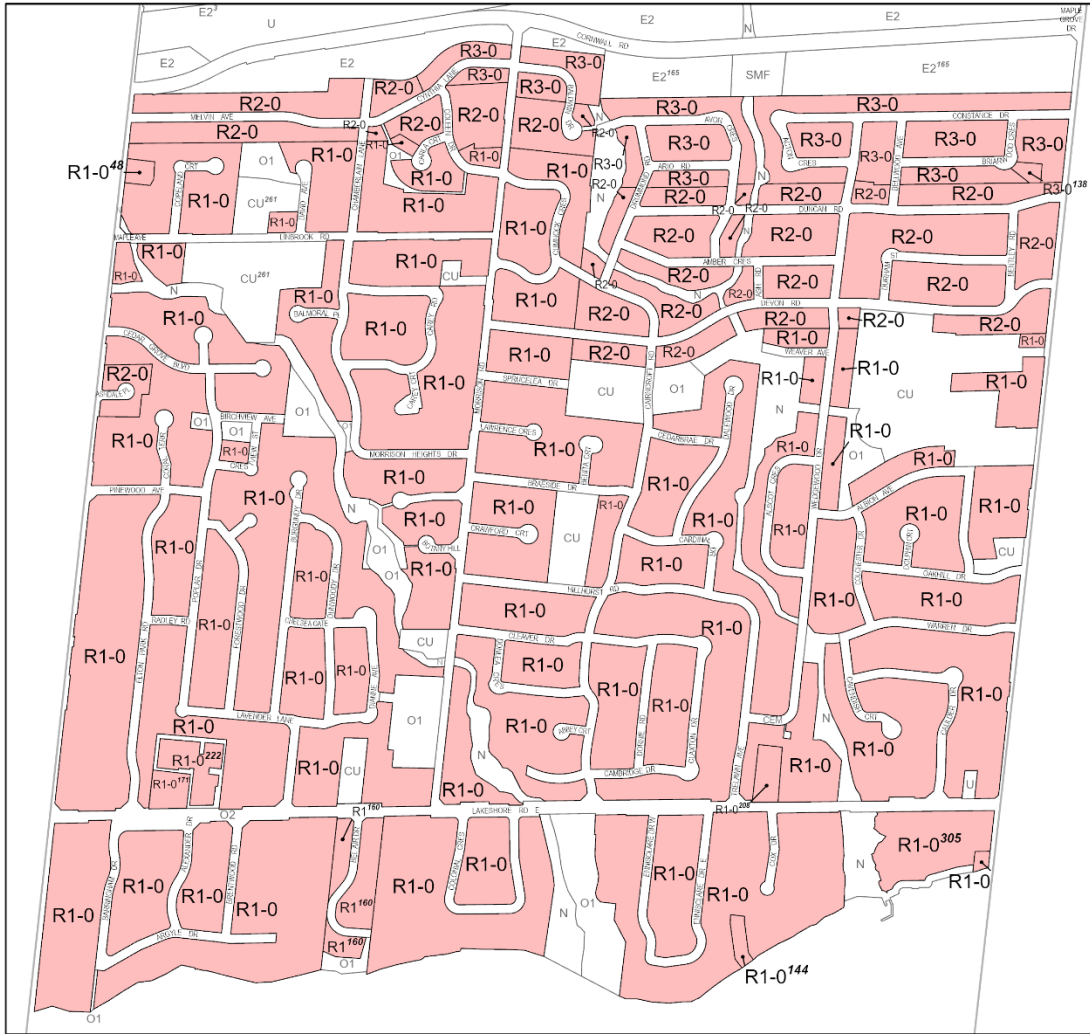
- Rezoned from RL1-0 to R1-0;
- RL2-0 to R2-0;
- RL3 and RL5 to R3;
- RL3-0 and RL5-0 to R3-0
- RL1-0 sp:102 to R1-0 sp:102;
- RL2-0 sp:302 to R2-0 sp:302; and
- RL3-0 sp:10 to R3-0 sp:10

EXCERPT FROM MAP
19(8)



SCALE: 1:8,000

**SCHEDULE "A"
To By-law 2026-XXX**



AMENDMENT TO BY-LAW 2014-014

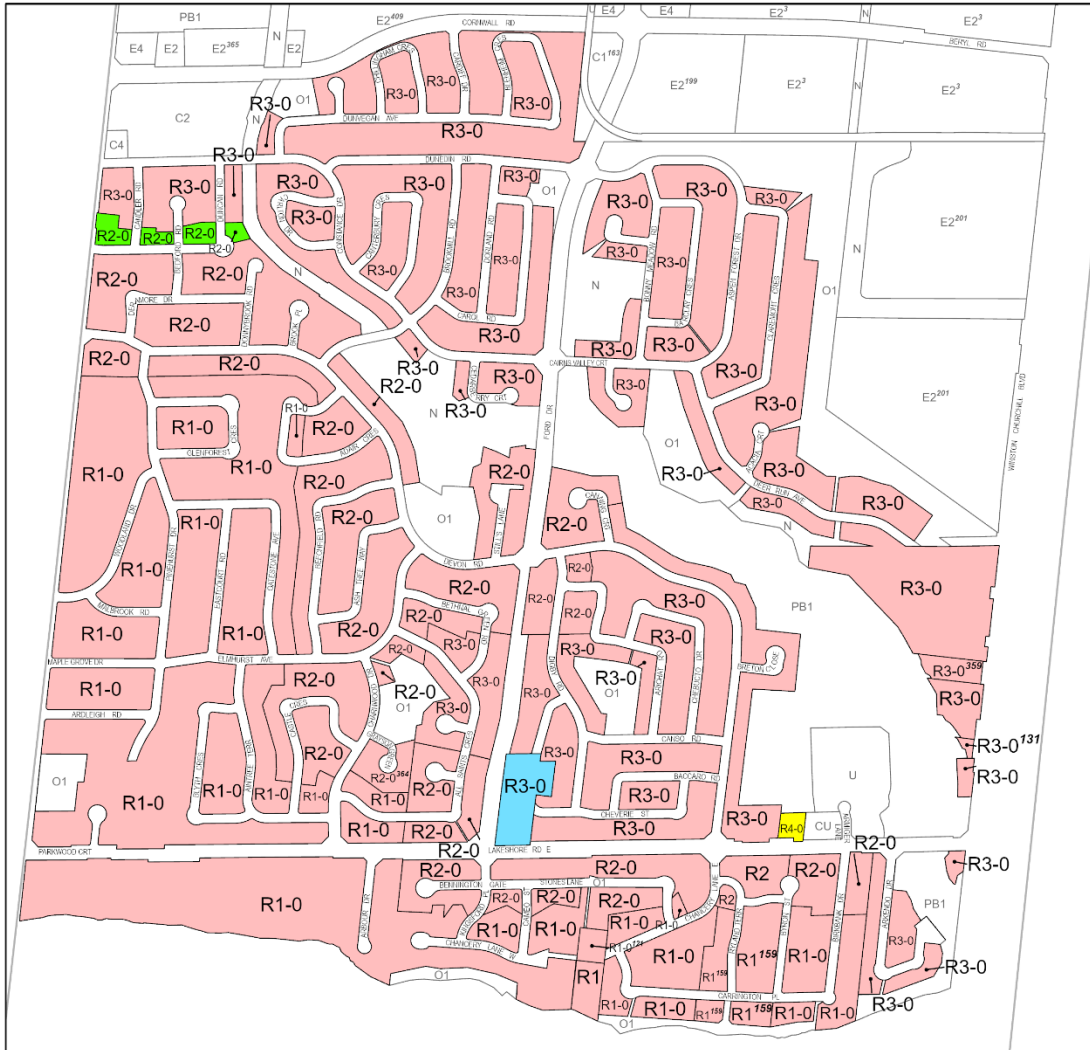
- Rezoned from RL1-0 to R1-0;
- RL2-0 to R2-0;
- RL3-0 to R3-0;
- RL1 sp:160 to R1 sp:160;
- RL1-0 sp:144 to R1-0 sp:144;
- RL1-0 sp:171 to R1-0 sp:171;
- RL1-0 sp:208 to R1-0 sp:208;
- RL1-0 sp:222 to R1-0 sp:222;
- RL1-0 sp:305 to R1-0 sp:305;
- RL1-0 sp:48 to R1-0 sp:48; and
- RL3-0 sp:138 to R3-0 sp:138

EXCERPT FROM MAP
19(9)



SCALE: 1:12,000

SCHEDULE "A"
To By-law 2026-XXX



AMENDMENT TO BY-LAW 2014-014

- Rezoned from RL1 to R1;
RL1-0 to R1-0;
RL2 to R2;
RL2-0 to R2-0;
RL3-0 and RL4-0 to R3-0;
RL1 sp:159 to R1 sp:159;
RL1-0 sp:121 to R1-0 sp:121;
RL2-0 sp:364 to R2-0 sp:364;
RL3-0 sp:131 to R3-0 sp:131; and
RL3-0 sp:359 to R3-0 sp:359

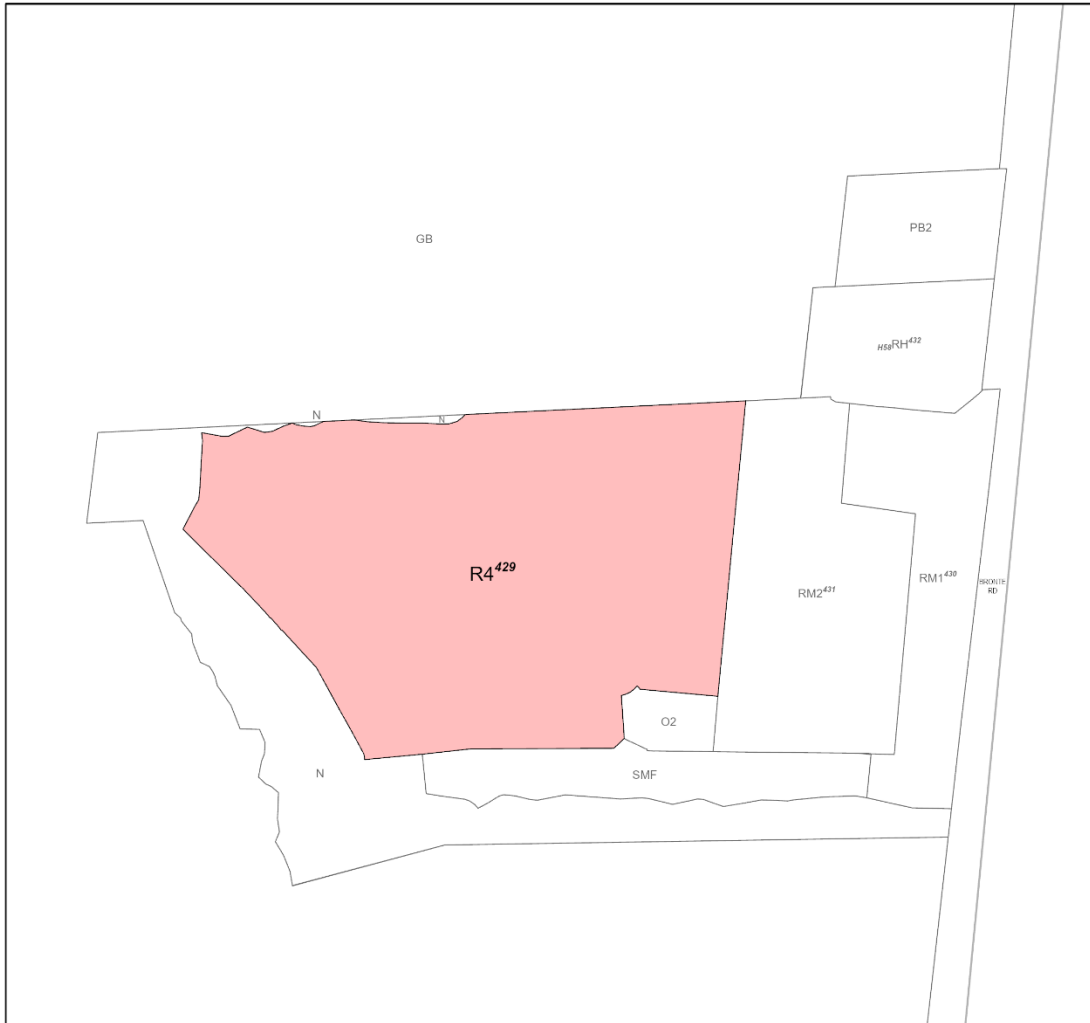
- Rezoned from RL3-0 to R2-0
- Rezoned from RL3-0 sp:158 to R3-0
- Rezoned from RL4-0 to R4-0

EXCERPT FROM MAP
19(10)



SCALE: 1:12,000

SCHEDULE "A"
To By-law 2026-XXX



AMENDMENT TO BY-LAW 2014-014

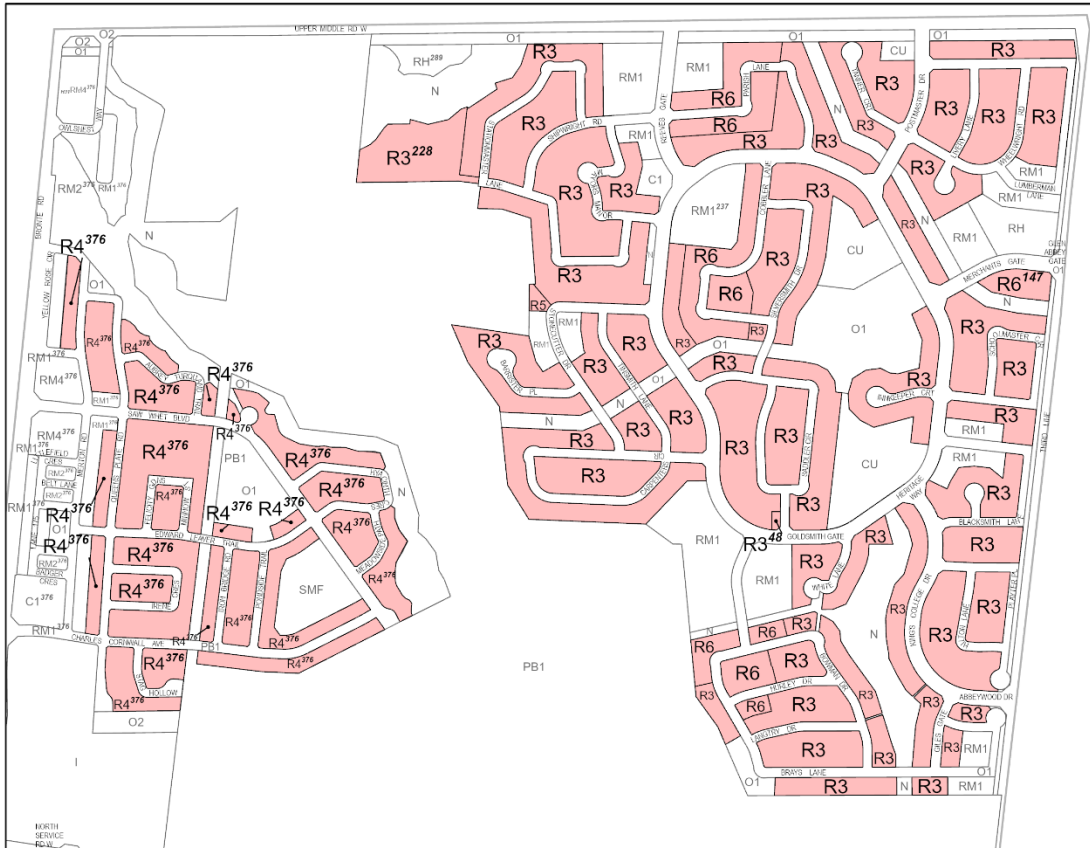
 Rezoned from RL6 sp:429 to R4 sp:429

EXCERPT FROM MAP
19(11)



SCALE: 1:2,500

**SCHEDULE "A"
To By-law 2026-XXX**



AMENDMENT TO BY-LAW 2014-014

- Reszoned from RL4 and RL5 to R3;
- RL7 to R5;
- RL8 to R6;
- RL5 sp:228 to R3 sp:228;
- RL5 sp:48 to R3 sp:48;
- RL6 sp:376 to R4 sp:376; and
- RL9 sp:147 to R6 sp:147

EXCERPT FROM MAP
19(12)



SCALE: 1:11,000

SCHEDULE "A"
To By-law 2026-XXX



AMENDMENT TO BY-LAW 2014-014

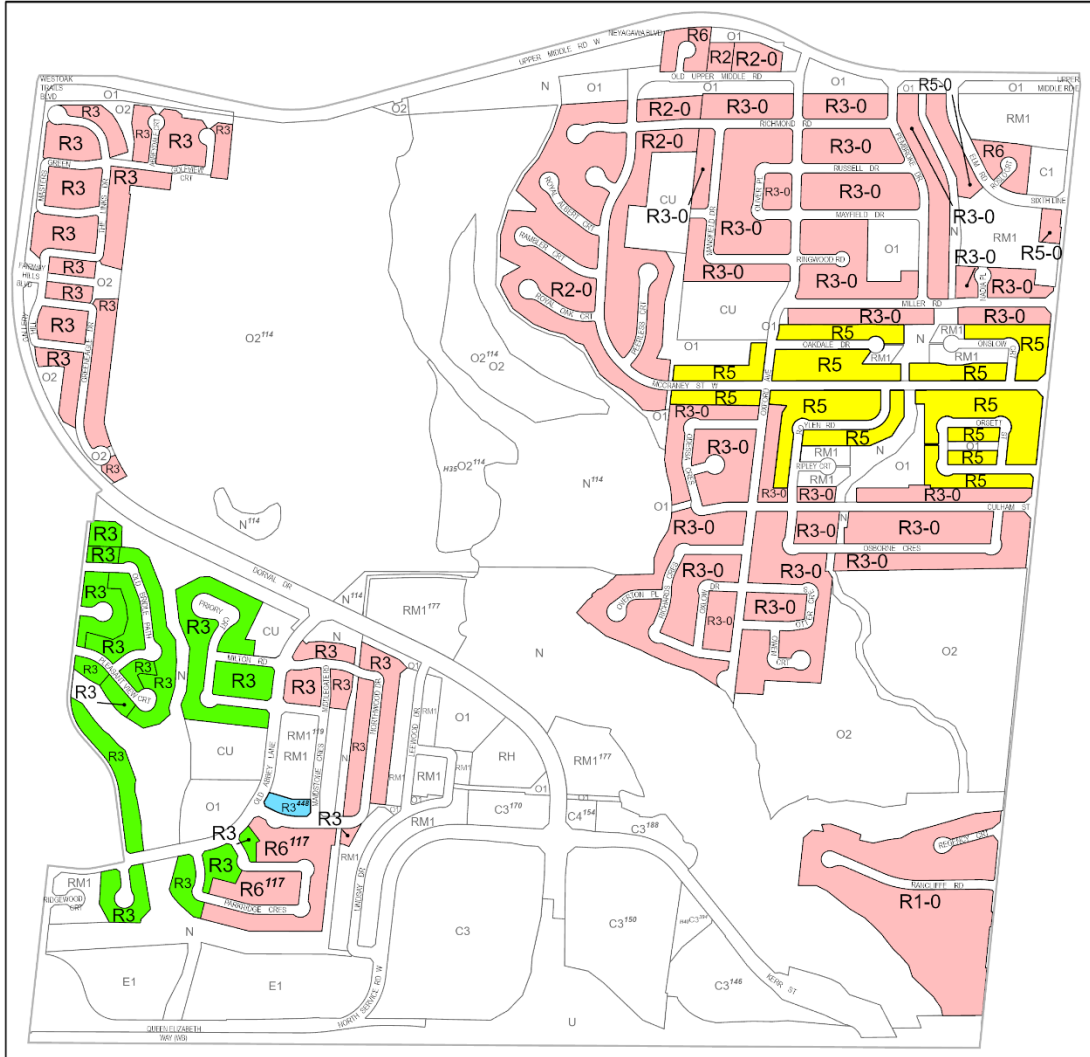
- Rezoned from RL3 and RL5 to R3; RL8 to R6; RL2 sp:1 to R2 sp:1; and RL4-0 sp:185 to R3-0 sp:185
- Rezoned from RL3 sp:116, RL4 sp:116, and RL5 sp:116 to R3
- Rezoned from RL11 to R6 sp:448

EXCERPT FROM MAP
19(13)



SCALE: 1:11,500

**SCHEDULE "A"
To By-law 2026-XXX**



AMENDMENT TO BY-LAW 2014-014

- | | |
|--|--|
| <ul style="list-style-type: none"> Rezoned from RL1-0 to R1-0;
RL2 to R2;
RL2-0 to R2-0;
RL3 and RL5 to R3;
RL3-0 and RL5-0 to R3-0;
RL7-0 to R5-0;
RL8 to R6; and
RL9 sp:117 to R6 sp:117 | <ul style="list-style-type: none"> Rezoned from RL3 sp:116, RL4 sp:116, and
RL5 sp:116 to R3 Rezoned from RL9 sp:117 to R3 sp:448 Rezoned from RL7 sp:78 to R5 |
|--|--|
- EXCERPT FROM MAP
19(14)



SCALE: 1:12,000

**SCHEDULE "A"
To By-law 2026-XXX**



AMENDMENT TO BY-LAW 2014-014

Rezoned from RL2-0 to R2-0;
 RL3 and RL5 to R3;
 RL7 to R5;
 RL7-0 to R5-0;
 RL8 to R6; and
 RL7 sp:97 to R5 sp:97

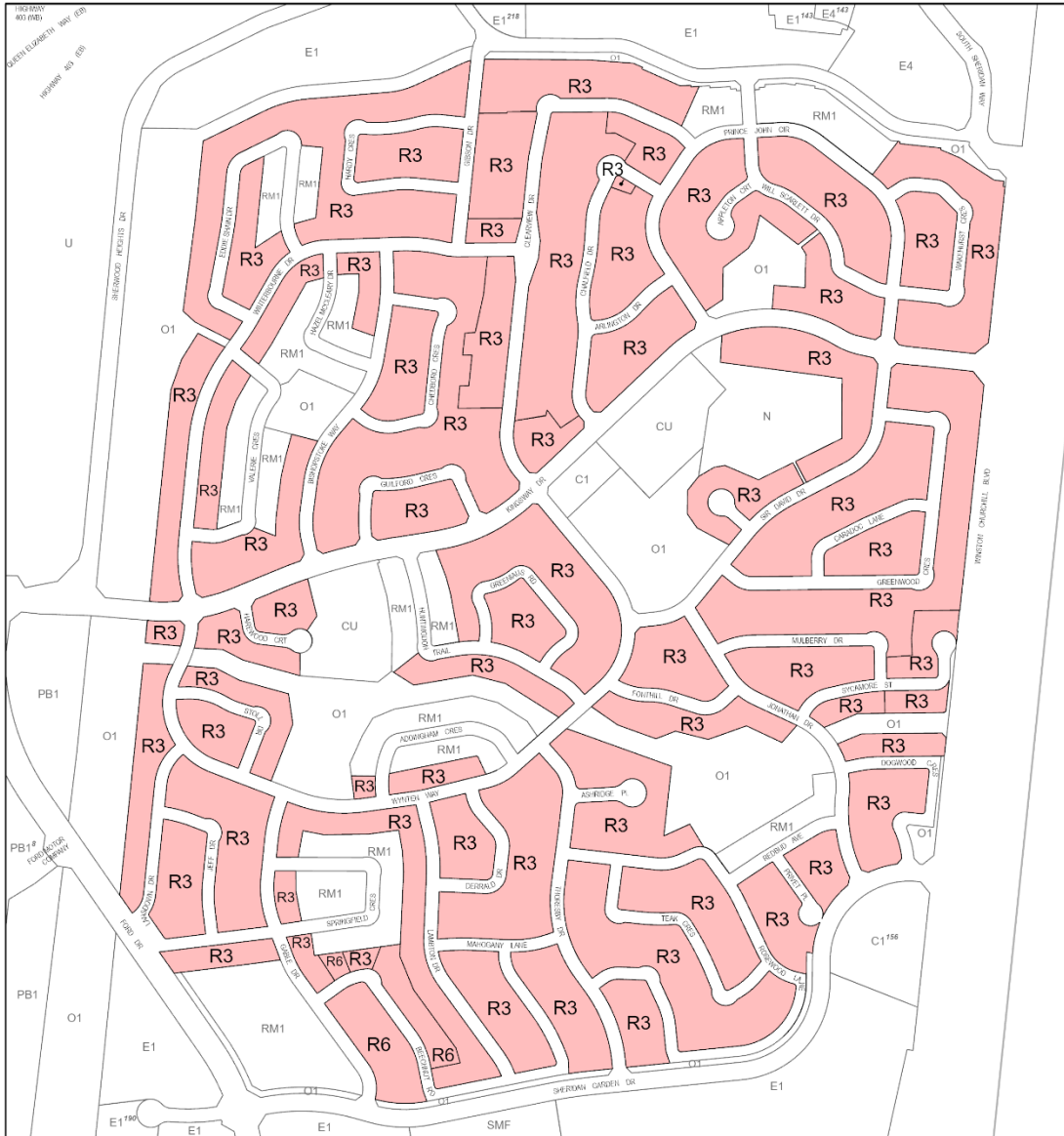
Rezoned from RL11 to R6 sp:448

EXCERPT FROM MAP
19(16)




SCALE: 1:7,000

**SCHEDULE "A"
To By-law 2026-XXX**



AMENDMENT TO BY-LAW 2014-014

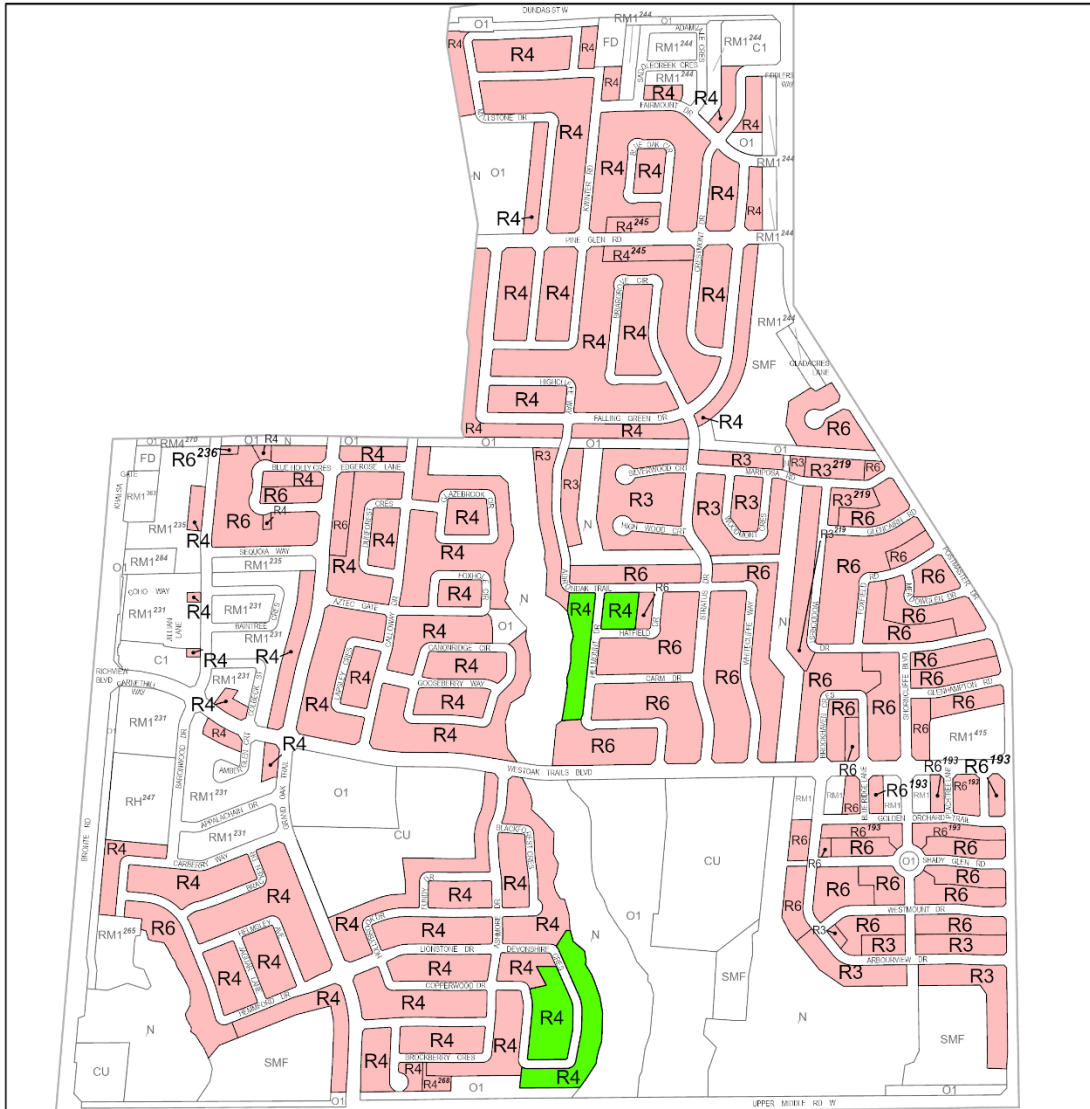
 Rezoned from RL3 and RL5 to R3; and
RL8 to R6

EXCERPT FROM MAP
19(17)



SCALE: 1:8,000

**SCHEDULE "A"
To By-law 2026-XXX**



AMENDMENT TO BY-LAW 2014-014

Rezoned from RL4 and RL5 to R3;
 RL6 to R4;
 RL8 and RL9 to R6;
 RL5 sp:219 to R3 sp:219;
 RL6 sp:245 to R4 sp:245;
 RL6 sp:268 to R4 sp:268;
 RL8 sp:236 to R6 sp:236; and
 RL9 sp:193 to R6 sp:193

Rezoned from RL8 to R4

EXCERPT FROM MAP
19(19)



SCALE: 1:10,000

**SCHEDULE "A"
To By-law 2026-XXX**



AMENDMENT TO BY-LAW 2014-014

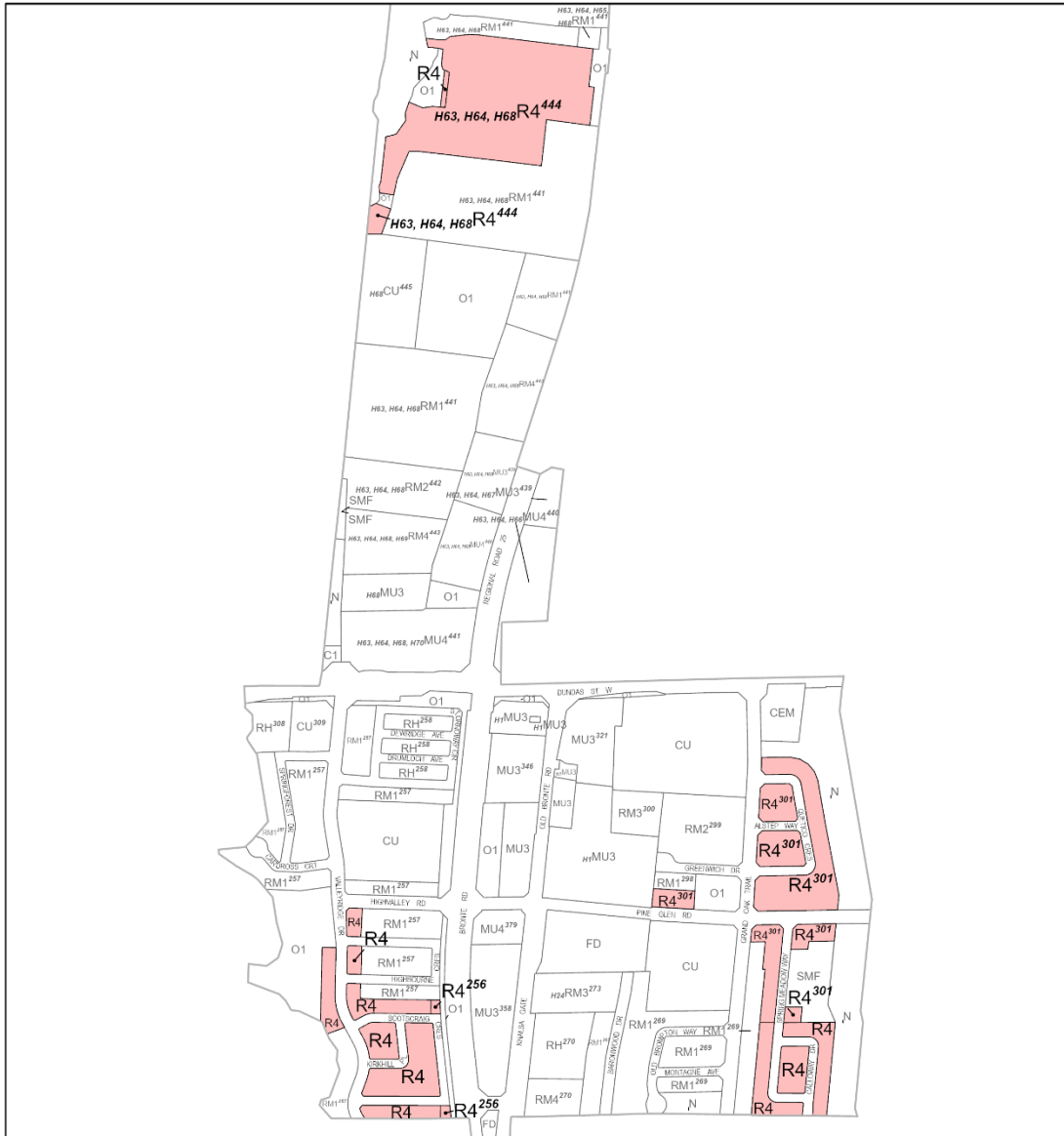
- Rezoned from RL5 to R3;
- RL6 to R4;
- RL8 and RL9 to R6;
- RL5 sp:219 to R3 sp:219;
- RL5 sp:242 to R3 sp:242; and
- RL9 sp:193 to R6 sp:193

EXCERPT FROM MAP
19(19)




SCALE: 1:9,500

**SCHEDULE "A"
To By-law 2026-XXX**



AMENDMENT TO BY-LAW 2014-014


 Rezoned from RL6 to R4;
 H63, H64, H68-RL6 sp:444 to
 H63, H64, H68-R4 sp:444;
 RL6 sp:256 to R4 sp:256; and
 RL6 sp:301 to R4 sp:301

EXCERPT FROM MAP
19(19a)



SCALE: 1:9,500

**SCHEDULE "A"
To By-law 2026-XXX**



AMENDMENT TO BY-LAW 2014-014

- Rezoned from RL3 and RL5 to R3;
 RL6 to R4;
 RL7 to R5;
 RL8 and RL9 to R6;
 H21-RL6 sp:317 to H21-R4 sp:317;
 RL3 sp:183 to R3 sp:183;
 RL3 sp:205 to R3 sp:205;
 RL5 sp:48 to R3 sp:48;
 RL6 sp:317 to R4 sp:317;
 RL9 sp:173 to R6 sp:173;
 RL9 sp:205 to R6 sp:205; and
 RL9 sp:239 to R6 sp:239

EXCERPT FROM MAP
19(20)



SCALE: 1:11,000

**SCHEDULE "A"
To By-law 2026-XXX**



AMENDMENT TO BY-LAW 2014-014

- Rezoned from RL5 to R3;
 RL8 and RL9 to R6;
 RL5 sp:45 to R3 sp:45;
 RL5 sp:46 to R3 sp:46;
 RL8 sp:189 to R6 sp:189;
 RL8 sp:46 to R6 sp:46;
 RL9 sp:210 to R6 sp:210; and
 RL9 sp:46 to R6 sp:46

EXCERPT FROM MAP
19(21)





SCALE: 1:5,000


**SCHEDULE "A"
To By-law 2026-XXX**



AMENDMENT TO BY-LAW 2014-014

 Rezoned from RL3 and RL5 to R3;
RL7 to R5;
RL8 to R6; and
RL5 sp:184 to R3 sp:184

 Rezoned from RL7 to R5 sp:449

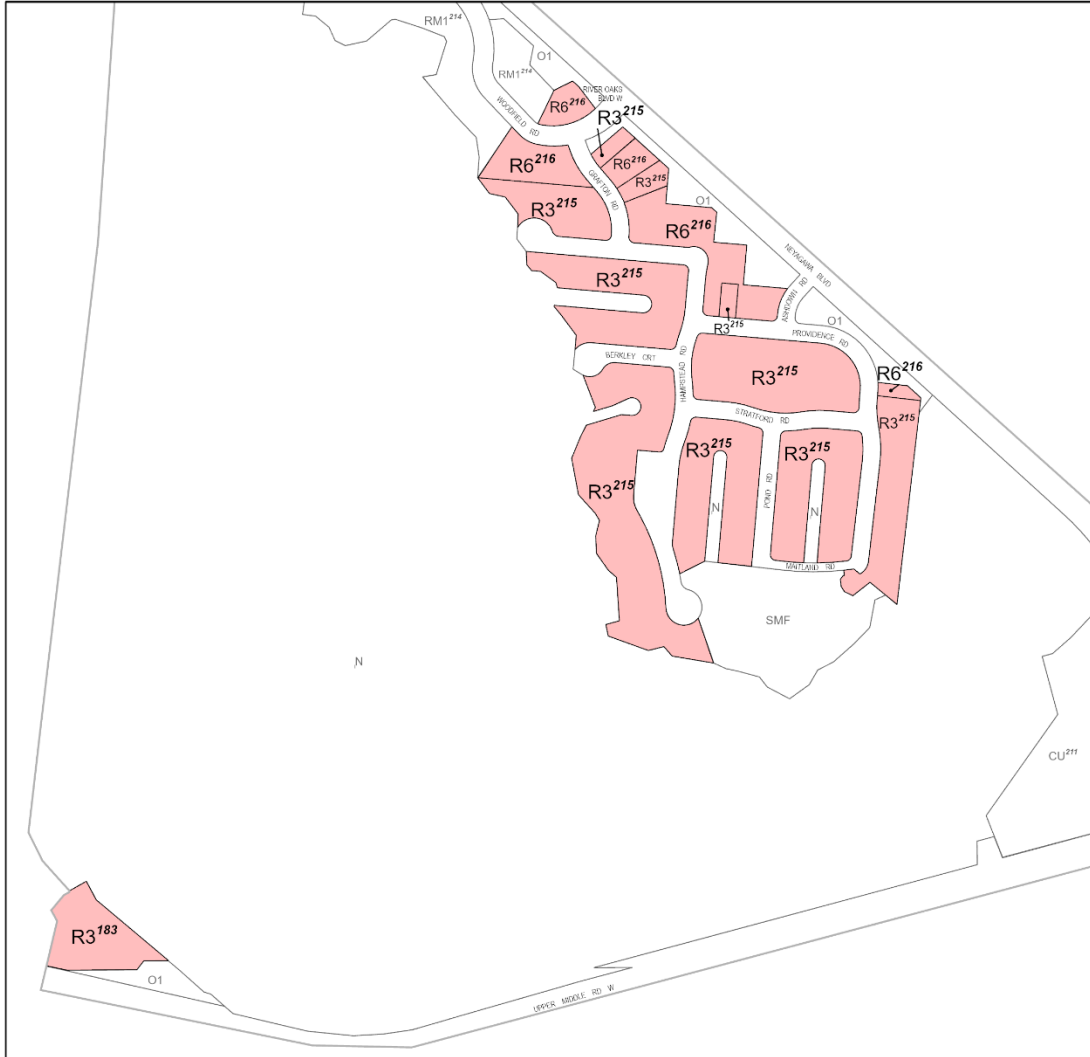
 Rezoned from RL8 to R6 sp:448

EXCERPT FROM MAP
19(21)



SCALE: 1:7,500

**SCHEDULE "A"
To By-law 2026-XXX**



AMENDMENT TO BY-LAW 2014-014

Rezoned from RL3 sp:183 to R3 sp:183;
 RL5 sp:215 to R3 sp:215; and
 RL8 sp:216 to R6 sp:216

EXCERPT FROM MAP
19(21)



SCALE: 1:5,000

SCHEDULE "A"
To By-law 2026-XXX



AMENDMENT TO BY-LAW 2014-014

- Reszoned from RL3 and RL5 to R3;
- RL6 to R4;
- RL8 to R6; RL9 to R6;
- RL5 sp:230 to R3 sp:230;
- RL5 sp:31 to R3 sp:31;
- RL5 sp:313 to R3 sp:313;
- RL5 sp:402 to R3 sp:402;
- RL5 sp:45 to R3 sp:45;
- RL8 sp:240 to R6 sp:240; and
- RL8 sp:276 to R6 sp:276

EXCERPT FROM MAP
 19(22)



SCALE: 1:11,500

