



OAKVILLE

Town of Oakville Zoning By-law 2014-014

Updated Final Draft (v3.1) For Passage by Council February 14, 2014

Passed by Council on _____, 2014
O.M.B. approved on _____, 2014
Consolidation dated _____, 2014

This draft is being presented to Council for passage on February 25, 2014.

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

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A User's Guide to the Zoning By-law

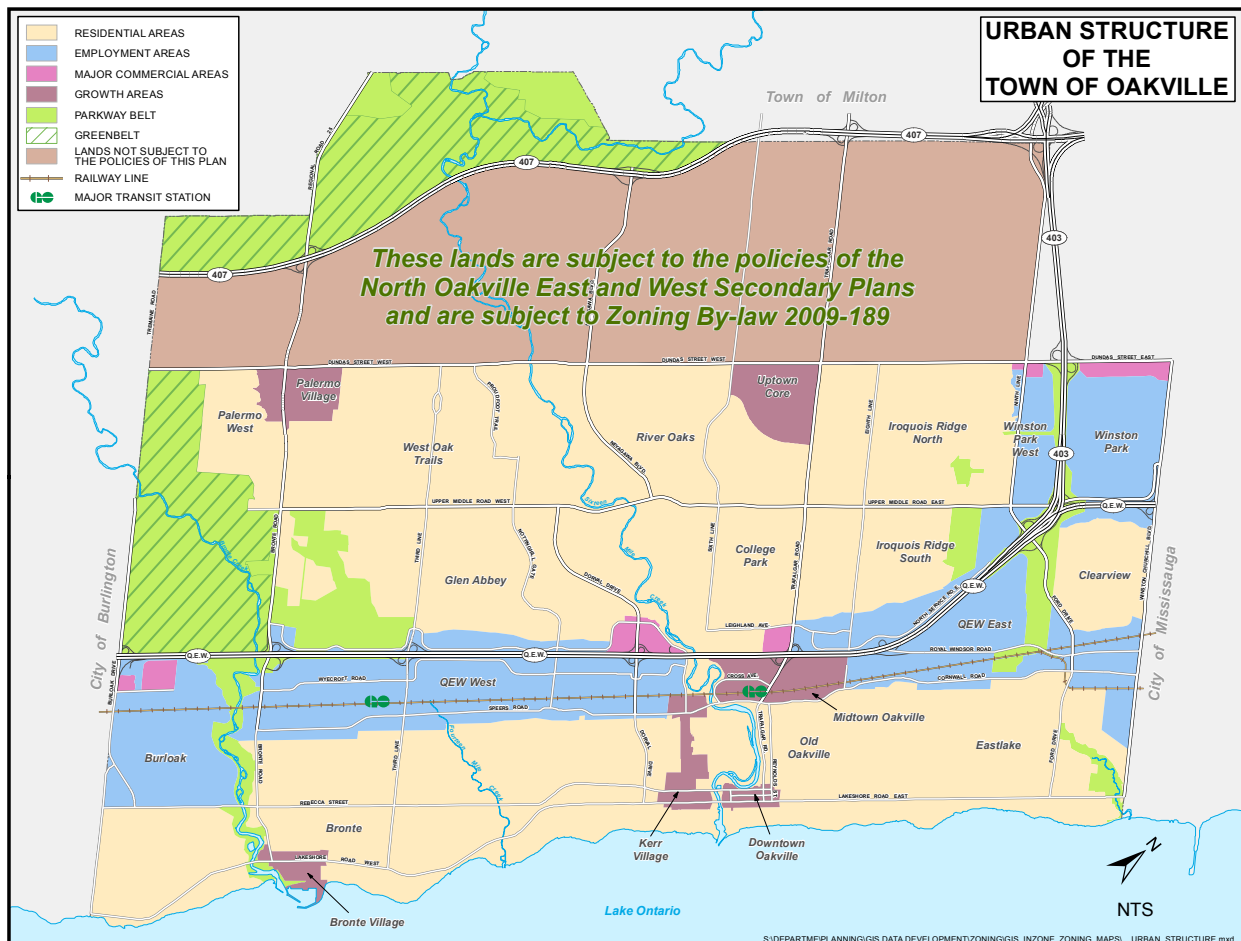
Zoning By-law 2014-014 applies to the lands south of Dundas Street and North of Highway 407. This user guide is intended only to make the By-law easier to understand and reference, and to outline how to use the By-law to find basic zoning information.

If you have any questions about the content of or how to interpret this By-law, or to obtain any content of this By-law in an alternate format, please do not hesitate to contact a member of the zoning section of Oakville's Building Services department or a planner in the Planning Services department.

Purpose of the Zoning By-law

A zoning by-law is a "rule book" that controls building and development. Zoning by-laws regulate how land and buildings are used, the location of buildings, minimum lot sizes and dimensions, building heights, and other provisions necessary to ensure proper development.

The zoning by-law implements the community vision and policies for future growth and development expressed in the Town's official plan, the Livable Oakville Plan. The zoning by-law puts the Livable Oakville Plan vision and policies into terms, permissions, and numbers that can be measured. The Livable Oakville Plan was unanimously adopted by Council on June 22, 2009, approved with modifications by Halton Region on November 30, 2009, and ultimately approved by the Ontario Municipal Board on May 10, 2011. The Livable Oakville Plan applies to all lands in the Town of Oakville south of Dundas Street and north of Highway 407, as shown on the map below.



The overall "urban structure" of Oakville. Lands north of Dundas Street and south of Highway 407 are not subject to the policies of the Livable Oakville Plan. There, the North Oakville Secondary Plans and Zoning By-law 2009-189, both as amended, apply.

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A User's Guide to the Zoning By-law

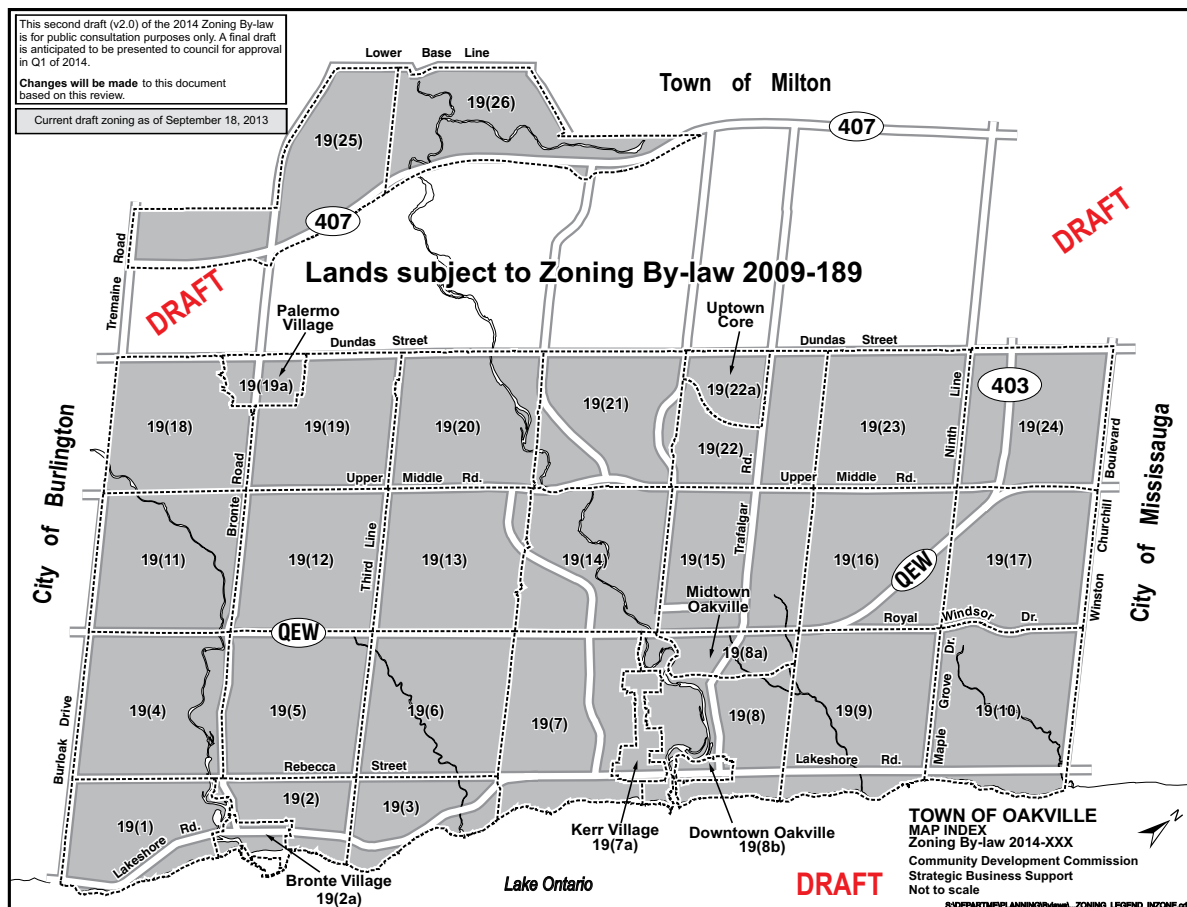
How to Use this By-law

The following six steps describe how to identify what uses can be undertaken and the size of buildings that can be erected on a specific property. Staff in the zoning section of the Building Services department and Planning Services staff are always available to answer your questions and confirm the zoning regulations and planning policies applying to your property:

1. Start with the maps in Part 20 of the By-law to determine your zone

1. Find the map in Part 20 of the Zoning By-law that shows the applicable property. The By-law is divided into 32 maps based upon the grid shown on the following page;
2. Locate the property on the map; and,
3. Determine what *Zone* the property is in.

The *Zones* are identified by a short-form symbol, a series of letters and numbers. For instance, if a property is in the "Community Commercial" *Zone* it will be identified as "C2" on the maps.



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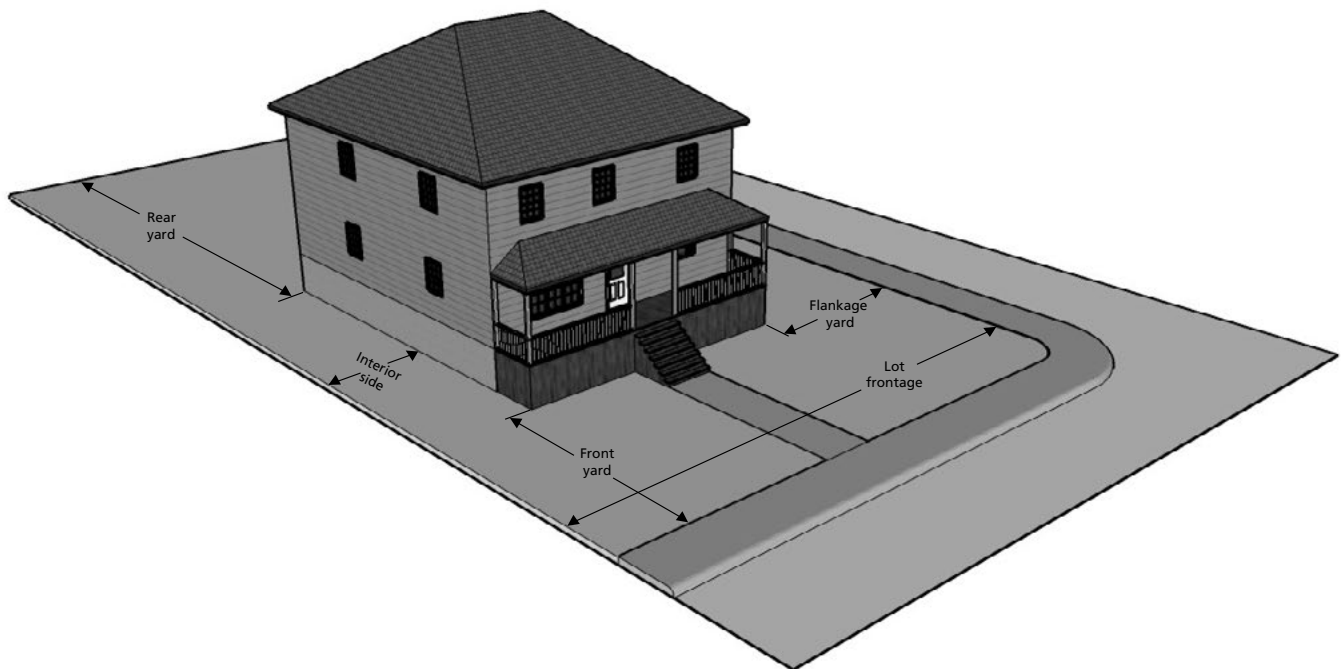
A User's Guide to the Zoning By-law

2. Turn to the appropriate Part of the By-law (Parts 6 through 14) for the use permissions and building regulations applying in your zone.

Parts 6 through 14 of this By-law contain a series of tables. The first tables contain a list of permitted *uses*. The *use* is shown in the left-hand column, and the *zones* in which each *use* is permitted are marked with a “✓” symbol in the appropriate column.

Once the permitted *uses* are known, turn to the next section of the By-law, where the *zone* regulations can be found in a separate table. There are multiple tables in the Residential *Zones* because of the wide range of housing forms and styles in Oakville. Other Parts of the By-law have fewer tables. These regulation tables state what standards apply to any *buildings* and *structures* associated with the permitted *use*. Each *zone* has its own column (in the Residential *Zones*, many *zones* have their own table). Using the Community Commercial C2 *Zone* example above, the *lot* size, *yard*, and *height* requirements are shown in the third column of Table 9.2.

These regulations establish the “*building envelope*” for development on a *lot*. The amount of developable area and the types and sizes of *buildings* allowed are further regulated by other Parts of the By-law.



Additional regulations may follow the *use* permission and *building* regulation tables and should also be reviewed to ensure your building plans comply.

3. Turn to the appropriate Part of the By-law (Parts 15 through 18) for any site- or area-specific provisions applying to your property.

Referring back to step one above, if a property has some additional site- or area-specific provisions, a number will be added to the *zone* symbol on the zoning maps contained in Part 19; for example, “C2⁵⁴”. These site- or area-specific provisions modify the regulations for lands covered by that provision. These provisions are listed in the appropriate table in Part 15 of the By-law.

A User's Guide to the Zoning By-law

If the property is subject to a Holding Provision, the symbol will be preceded by the letter “H” and a number (i.e. “H1-C2”). A Holding Provision restricts the *uses* on a property only to those permitted under the Hold (typically, only existing *uses*), until a series of conditions are cleared. These conditions, and any modified provisions that apply while the Hold is in place, are listed in Part 16 of the By-law.

If the property is subject to an Interim Control By-law, a hatched line overlay will be shown on the property along with a number and letter “i” (i.e. “3i”). These properties are subject to a temporary removal of permitted *uses* or modified *building* or *structure* regulations, pending the completion of a study and potential amendment to the Zoning By-law. These provisions are listed in Part 17 of the By-law.

If the property is subject to a Temporary *Use* By-law, the symbol will be preceded by the letter “T” and a number (i.e. “T1-E2”). The intent of a temporary *use* by-law is to allow a *use* of land temporarily until the ultimate development vision for the area can be achieved through development, or when non-permanent uses are required for a short period of time. These permissions and associated provisions are listed in Part 18 of the By-law.

4. Turn to Part 4 to identify general regulations that apply in all zones.

After determining what standards may apply to a permitted *use* on the property, refer to the General Regulations section of the By-law to determine what provisions in that section may apply to the property. A review of this list will allow identification of regulations which may be applicable and which should then be reviewed.

5. Turn to Part 5 of the By-law for the parking, loading and stacking space requirements for your use.

Part 5 of this By-law contains the requirements associated with *motor vehicle parking spaces*, *bicycle parking spaces*, *loading spaces*, and *stacking spaces* with *motor vehicle* queuing (i.e. a *drive-through facility*) or pick-up and drop-off (i.e. school lay-by). Parking and loading regulations include parking and *loading space* dimensions, minimum required and maximum permitted number of spaces, and design-oriented regulations that apply to all *uses* in all *zones*.

6. Turn to Part 3 to find definitions.

Throughout the By-law, you will find certain words are *italicized*. These are terms which have a definition in the By-law. The definitions are found in Part 3 of the By-law. Reference to the definitions section should be made to ensure a clear understanding of the implications of any italicized term used in the By-law.

Purpose of the Zoning By-law

If you have any questions about the content of or how to interpret this By-law, or to obtain any content of this By-law in an alternate format, please do not hesitate to contact the *Town* for more information. Staff in the Building Services and Planning Services departments are available Monday through Friday, 8:30 a.m. to 4:30 p.m., to assist with interpreting the *Town's* policies and regulations.

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List of Amending By-laws

This By-law was approved by Council on February 25, 2014, with implementing Ontario Municipal Board (OMB) Orders issued on ____, 2014 (File No. ____). As of the date of this consolidation, limited sections of the By-law are still subject to appeal as noted throughout the document.

This By-law has since been amended by the following zoning by-law amendments:

By-law Number	Name of Amendment	Location	Status / Effective Date / Issue Date
2014-xxx	Midtown Oakville Implementation	Midtown Oakville, Map 19(8b)	____, 2014
2014-xxx	Livable by Design Implementation	Town-wide	____, 2014
2014-xxx	inZone Housekeeping Matters	Town-wide	____, 2014
2014-xxx			Currently under appeal at the OMB

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Table of Contents

Introductory Pages

Purpose of the Zoning By-law	i
How to Use this By-law	ii
Purpose of the Zoning By-law	iv

Part 1 – Administration

1.1	Application	1
1.2	Repeal of Former By-laws	1
1.3	Administration	1
1.4	Compliance with this By-law and Certificates of Occupancy	1
1.5	Compliance with Other Legislation	1
1.6	Penalties	1
1.7	Severability	1
1.8	Transition Matters	2
1.9	Clarifications and Convenience	3

Part 2 – Establishment of Zones

2.1	Establishment of Zones	1
2.2	Location of Zones	2
2.3	Determining Zone Boundaries	2
2.4	Special Zone Symbols	3
2.5	No Representation on Land Ownership	4

Part 3 – Definitions

Part 4 – General Provisions

4.1	Accessory Dwelling Units	1
4.2	Accessory Uses	1
4.3	Allowable Projections	2
4.4	Bed and Breakfast Establishment	3
4.5	Detached Dwellings on a Lot	3
4.6	Exceptions to Height Provisions	3
4.7	Garbage Containers	5
4.8	Highway Corridor Setback	5
4.9	Home Occupations	6
4.10	Infrastructure	6
4.11	Landscaping	7
4.12	Legal Non-Conformity	9
4.13	Lot Frontage Requirements	10
4.14	Municipal Services Required	10
4.15	0.3 m Reserves	10
4.16	Outdoor Swimming Pools and Hot Tubs	11
4.17	Outside Display and Sales Area	11

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Table of Contents

4.18	Patios	11
4.19	Pipeline Setbacks	12
4.20	Prohibited Uses	13
4.21	Railway Setbacks for Sensitive Land Uses	13
4.22	Reduction of Requirements	13
4.23	Shipping Containers	13
4.24	Sight Triangles	14
4.25	Temporary Uses	14

Part 5 – Parking, Loading, and Stacking Lane Provisions

5.1	General Provisions	1
5.2	Motor Vehicle Parking Spaces	2
5.3	Bicycle Parking Spaces	9
5.4	Barrier-free Parking Spaces	11
5.5	Drive-through Facilities and Stacking Lanes	12
5.6	Loading Spaces	13
5.7	Aisle Widths and Access Driveways	13
5.8	Driveways and Private Garages Associated with Residential Uses	14
5.9	Parking Provisions for Other Vehicles in Residential Zones	17
5.10	Surface Parking Area Setbacks	18

Part 6 – Residential Zones

6.1	List of Applicable Zones	1
6.2	Permitted Uses	1
6.3	Regulations	3
6.4	The -0 Suffix Zone	10
6.5	Accessory Buildings and Structures	12
6.6	Reduced Minimum Front Yard in Residential Zones	12
6.7	Day Cares in Residential Zones	12
6.8	Parking Regulations in the Residential Uptown Core RUC Zone	13
6.9	Parking Structures in Residential Zones	13
6.10	Separation of Dwelling units	13

Part 7 – Midtown Oakville Zones

7.1	List of Applicable Zones	1
7.2	Permitted Uses	1
7.3	Regulations	3

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Table of Contents

Part 8 – Mixed Use Zones

8.1	List of Applicable Zones	1
8.2	Permitted Uses	1
8.3	Regulations	3
8.4	Functional Servicing	5
8.5	Built Heritage Resources Exception	5
8.6	Driveway and Surface Parking Area Regulations	5
8.7	First Storey Parking Structure Restrictions	5
8.8	Main Wall Proportions	6
8.9	Use of a Basement Permitted	6

Part 9 – Commercial Zones

9.1	List of Applicable Zones	1
9.2	Permitted Uses	1
9.3	Regulations	2
9.4	Main Wall Proportions	4

Part 10 – Employment Zones

10.1	List of Applicable Zones	1
10.2	Permitted Uses	1
10.3	Regulations	4
10.4	Gatehouses	5
10.5	Main Wall Proportions	5
10.6	Outside Processing and Outside Storage	5

Part 11 – Institutional and Community Use Zones

11.1	List of Applicable Zones	1
11.2	Permitted Uses	1
11.3	Regulations	3

Part 12 – Open Space Zones

12.1	List of Applicable Zones	1
12.2	Permitted Uses	1
12.3	Regulations	2

Part 13 – Environmental Zones

13.1	List of Applicable Zones	1
13.2	Permitted Uses	1
13.3	Regulations	2
13.4	Minimum Distance Separation Formulae	3

Table of Contents

Part 14 – Other Zones

14.1	List of Applicable Zones	1
14.2	Permitted Uses	1
14.3	Regulations	2

Part 15 – Special Provisions

Part 16 – Holding Provisions

16.1	General Prohibition	1
16.2	Exceptions to Prohibition	1
16.3	Holding Provisions	1

Part 17 – Interim Control By-laws

Part 18 – Temporary Use Permissions

Part 19 – Maps

Part 20 – Enactment

20.1	Effective Date	1
20.2	Readings and Signatures	1

Appendices to the By-law (Not Operative Parts of the By-law)

- Appendix A: Approximate location of the Conservation Authorities' Regulation Limit
- Appendix B: Approximate location of the highway and railway corridors
- Appendix C: Approximate location of the pipeline corridors

Town of Oakville Zoning By-law 2014-014

Passed by Council on _____, 2014
O.M.B. approved on _____, 2014

A By-law to restrict the *use* of land and the erecting, locating, or using
of *buildings* or *structures*, and to regulate the *use* of land, *buildings*,
and *structures*.

COUNCIL ENACTS AS FOLLOWS:

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Administration

1.1 Application

This By-law applies to all lands in the *Town* of Oakville as shown on the Maps in Part 19 of this By-law.

1.2 Repeal of Former By-laws

- a) The provisions of the *Town* of Oakville Zoning By-law 1984-63, and all amendments thereto, are hereby repealed insofar as they affect the lands covered by this By-law.
- b) The provisions of the Oakville Zoning By-law 1965-136, and all amendments thereto, are hereby repealed.

1.3 Administration

This By-law shall be administered by the person designated as the Zoning Administrator.

1.4 Compliance with this By-law and Certificates of Occupancy

- a) No person shall use any land or erect or use any building or structure on lands subject to this By-law except for a *use* permitted, and in accordance with the regulations provided, by this By-law for the Zone in which the *lot* is located.
- b) No person shall make any change in the *use* of land, or of any *building* or *structure*, without first obtaining a certificate of occupancy.
- c) Notwithstanding subsection (b) above, certificates of occupancy shall not be required for changes in residential *uses* other than the establishment of a *bed and breakfast establishment* or *accessory dwelling*.

1.5 Compliance with Other Legislation

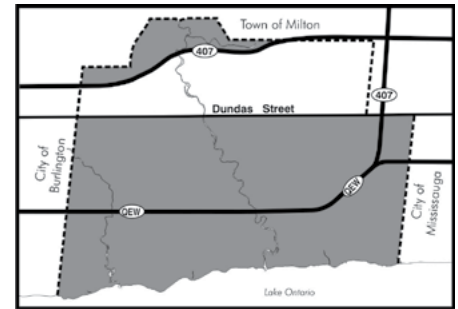
- a) Nothing in this By-law shall serve to relieve any person from any obligation to comply with the requirements of any other By-law of the *Town* of Oakville or any other regulation of the Regional Municipality of Halton, Province of Ontario, or Government of Canada that may otherwise affect the use of land, *buildings*, or *structures*.
- b) References to “the Zoning By-law” or “By-law 1984-63” in other Town By-laws or documents shall be deemed to refer to this By-law where this By-law applies.

1.6 Penalties

Every person who contravenes a provision of this By-law and, if the person is a corporation, every director or officer of the corporation who knowingly concurs in the contravention, is guilty of an offence and on conviction is liable to fines under the Planning Act.

1.7 Severability

A decision of a court of competent jurisdiction that one or more of the provisions of this By-law or any portion of the Zoning Maps to this By-law are invalid in whole or in part does not affect the validity, effectiveness, or enforceability of the other provisions or parts of the provisions of this By-law.



This By-law applies to all lands south of Dundas Street and north of Highway 407.

Properties not subject to this By-law are either omitted from or not indicated on the Maps in Part 19.

The requirements of this By-law must be met before a building permit is issued for the erection, addition to, or alteration of any building or structure.

Without limiting its generality, Section 1.5 includes the Building Code (Ontario Regulation 350/06), and the permitting procedures of Conservation Halton (Ontario Regulation 162/06) and the Credit Valley Conservation Authority (Ontario Regulation 160/06).

No changes were made in this Part between v3.0 and v3.1.

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Administration

1.8 Transition Matters

Notwithstanding Sections 1.2 and 1.4 of this By-law, a *building* permit may be issued in accordance with Section 1.8 of this By-law for the following scenarios.

For the purposes of determining zoning compliance for matters covered by Section 1.8 of this By-law, the provisions of Zoning By-law 1984-63, as amended, as it read on the effective date of this By-law shall apply.

1.8.1 Building Permit Applications

Nothing in this By-law shall prevent the erection of a *building* or *structure* for which an application for a *building* permit was filed on or prior to the effective date of this By-law provided the *building* permit application satisfies the following requirements:

- a) The *building* permit application complies with the provisions of Zoning By-law 1984-63, as amended, as it read on the effective date of this By-law.
- b) All information is provided to allow for a zoning review to be undertaken; and,
- c) All planning approvals have been obtained.

What constitutes an application is specified in the Town's Building By-law. Contact the Building Services department for more information.

1.8.2 Recently Approved Planning Applications

- a) The requirements of this By-law do not apply on a *lot* where a minor variance to Zoning By-law 1984-63, as amended, was authorized by the Committee of Adjustment of the *Town* or the Ontario Municipal Board on or after May 10, 2011 and on or before the effective date of this By-law and a *building* permit for the applicable project has not yet been issued.
- b) The requirements of this By-law do not apply to a lot where a conditional or final Site Plan Approval has been granted by the *Town* on or after May 10, 2011 and on or before the effective date of this By-law and a *building* permit for the applicable project has not yet been issued.
- c) The requirements of this By-law do not apply to a lot where a provisional consent has been given by the Committee of Adjustment of the *Town* or the Ontario Municipal Board on or after May 10, 2011 and on or before the effective date of this By-law and a *building* permit for the applicable project has not yet been issued, the lot has not yet been registered at the Land Registry Office, or the applicable easement or agreement has not yet been registered on title.
- d) For clarity, where a minor variance to Zoning By-law 1984-63, as amended, was authorized by the Committee of Adjustment of the *Town* or the Ontario Municipal Board on or after May 10, 2011 and on or before the effective date of this By-law as a requisite condition for a Site Plan Approval, Section 1.8.2(b) shall apply to give affect to the applicable Site Plan Approval.

In the scenarios described at left, the rules and regulations of Zoning By-law 1984-63 shall apply for when evaluating building permit applications. These clauses provide direction to Building Services that a building permit may be issued for an application received by the town fitting any of these scenarios.

Planning applications in process shall be reviewed under the zoning rules in force. This means for some time an application will need to conform to both Zoning By-law 1984-63, as amended, and the 2014 Zoning By-law. Applicants will need to comply with both sets of zoning regulations or seek relief or amendments to one – or possibly both – By-laws.

If you have questions about the applicability of these clauses to your development or building project, contact your file's planner in the Planning Services department.

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Administration

1.8.3 Cessation of Section 1.8 Relief

- a) The relief provided by Section 1.8 of this By-law shall not continue beyond the issuance of the permit, approval, or agreement upon which the exemption is founded, unless otherwise provided for in this By-law. Once the permit, agreement, or approval has been granted in accordance with Section 1.8, the provisions of Zoning By-law 1984-63, as amended shall cease to be in effect.
- b) Notwithstanding subsection (a) above, the relief provided by Section 1.8 of this By-law ceases to be in effect on the date of the lapsing of the applicable approval:
 - i) For a minor variance, a maximum of two years from the date of authorization;
 - ii) For a Site Plan, a maximum of two years from the date of final approval; and,
 - iii) For a provisional consent, a maximum of three years from the date of giving.

For Site Plans with a conditional approval only, the usual two years to obtain final approval will additionally apply to this deadline. If conditional approval is not obtained, the Site Plan loses status and the process must begin again and comply with the zoning rules in force.

1.9 Clarifications and Convenience

- a) Examples, margin notes, and illustrations are for the purpose of explanation, clarification, and convenience and do not form part of this By-law.
- b) Any numbers in parentheses following any item in any Table indicates that one or more additional regulations apply to the *use*, *Zone*, or standard indicated. These additional regulations are listed below the applicable Table.
- c) Any geographic, biographic, referential, or identifying information and any list of Amending By-laws contained in Parts 15, 16, 17, and 18 of this By-law is provided for the purpose of clarification and convenience and does not form part of this By-law.
- d) The following character styles are provided for the purpose of convenience. Their usage or omission shall not be considered an interpretive statement by the *Town*:
 - i) Terms that are defined in Part 3 of this By-law have been *italicized*.
 - ii) Titles of Federal or Provincial legislation have been underlined.
- e) Where a defined term listed in Part 3 of this By-law is reversed anywhere in this By-law, it is done for the ease and convenience of locating and identifying the term with other like terms. Such an inversion or lack thereof shall not be considered an interpretive statement by the Town.
- f) Any reference to legislation or regulations or sections thereof approved by another *public authority* shall include any amendments to or successions thereof.

Examples of where these are found include after a “✓” in a permitted use table, after a zone symbol in a table heading, after a use or building standard term, and after a standard itself.

As an example, “private school” and “school, private”.

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Establishment of Zones

2.1 Establishment of Zones

This By-law establishes the following *zones* and places all lands subject to this By-law in one or more of the following *zones*:

No changes were made in this Part between v3.0 and v3.1.

Table 2.1.1: Zones in the Town of Oakville Zoning By-law	
Zone	Symbol
Residential Zones (See Part 6)	
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
Midtown Oakville Zones (See Part 7)	
Midtown Transitional Commercial	MTC
Midtown Transitional Employment	MTE
Mixed Use Zones (See Part 8)	
Central Business District	CBD
Main Street 1	MU1
Main Street 2	MU2
Urban Centre	MU3
Urban Core	MU4
Commercial Zones (See Part 9)	
Neighbourhood Commercial	C1
Community Commercial	C2
Core Commercial	C3
Service Station	C4

Multiple residential zones are established to recognize the many different building characters and uses permitted in the three residential land use designations identified in the Livable Oakville Plan.

Part 7 is proposed to be deleted and replaced with a new zone framework later in 2014 as part of the Midtown Strategy OPA and ZBLA.

The zones in the Mixed Use, Commercial, and Employment categories each correspond to the designation having the same name in the Livable Oakville Plan. The Service Station C4 Zone is the lone exception, which applies to gas station sites in commercial areas.

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Establishment of Zones

Table 2.1.1: Zones in the Town of Oakville Zoning By-law

Zone	Symbol
Employment Zones (See Part 10)	
Office Employment	E1
Business Employment	E2
Industrial	E3
Business Commercial	E4
Institutional and Community Use Zones (See Part 11)	
Institutional	I
Community Use	CU
Open Space Zones (See Part 12)	
Park	O1
Private Open Space	O2
Cemetery	CEM
Environment Zones (See Part 13)	
Natural Area	N
Greenbelt	GB
Parkway Belt Public Use	PB1
Parkway Belt Complementary Use	PB2
Other Zones (See Part 14)	
Utility	U
Existing Development	ED
Stormwater Management Facility	SMF

The Institutional I Zone, Utility U Zone, Open Space Zones and Environment Zones generally correspond to a designation in the Livable Oakville Plan with the same name.

The Community Use CU Zone, Cemetery CEM Zone, Existing Development ED Zone, and Stormwater Management Facility SMF Zone apply across many land use designations and recognize specific buildings, uses, and community facilities.

2.2 Location of Zones

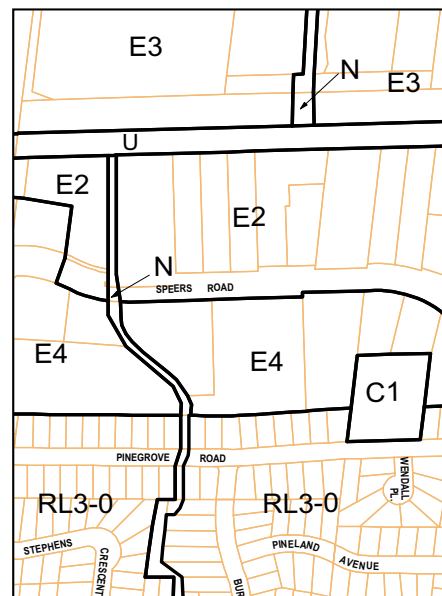
The *zones* and *zone* boundaries are shown on the Zoning Maps which are attached to and form Part 19 of this By-law. The lands identified on the Zoning Maps as being within a *zone* are subject to the provisions of this By-law applicable to that *zone* or *zones*.

2.3 Determining Zone Boundaries

2.3.1 Interpreting Boundaries

Where the boundary of any *zone* is shown on the Zoning Maps:

- As following a street, *lane*, railway, right-of-way, transmission line, or watercourse, the boundary shall be the centre-line of the applicable feature;
- As following the *lot frontage* on a future *lot* shown on a draft approved Plan of Subdivision or *Condominium*, the boundary shall be the centre-line of the future public street being constructed;
- As following any other *lot line* on an existing *lot* or a future *lot* shown on a draft approved Plan of Subdivision or *Condominium*, the boundary shall be the existing or future *lot line*;



Where the zone boundary is shown following the edge of the street, the actual zone boundary is the centre-line of the street.

Establishment of Zones

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- d) As running substantially parallel to a *lot line* abutting any street and the distance from that street is not indicated, the boundary shall be parallel to the applicable *lot line* and the distance shall be determined according to the scale shown on the Zoning Maps;
- e) As following a *lot line* abutting an unopened *road* allowance, the boundary shall be the centre-line of such *road* allowance;
- f) As following a shoreline, the boundary shall follow such shoreline and in the event of a natural change in the shoreline, the boundary shall be construed as moving with the actual shoreline;
- g) As following the limits of the *Town*, the boundary shall be the limits of the *Town*; and,
- h) Where none of the above provisions apply, the *zone* boundary shall be scaled from the Zoning Maps.

2.3.2 Split Zoning

- a) Where a *lot* falls into two or more *zones*, each portion of the *lot* shall be subject to the applicable *use* permissions and regulations for the applicable *zone* applying to that portion of the *lot*.
- b) Notwithstanding subsection (a) above, *parking spaces* and *stacking spaces* required by this By-law may be provided anywhere on a *lot* that falls into two or more *zones* except that portion of a *lot* in any Environmental *Zone*.
- c) A *zone* boundary dividing a *lot* into two or more *zones* is not a *lot line* for the purposes of this By-law.

2.4 Special Zone Symbols

Where the *zone* symbol zoning certain lands on the Zoning Maps is preceded or followed by any combination of a hyphen, number, or letter, provisions relating to one or more of the following special *zone* regulations apply to the lands so designated on the Zoning Maps. Lands so identified shall be subject to all of the provisions and restrictions of the applicable parent *zone*, except as otherwise provided by the special *zone*.

2.4.1 Special Provisions

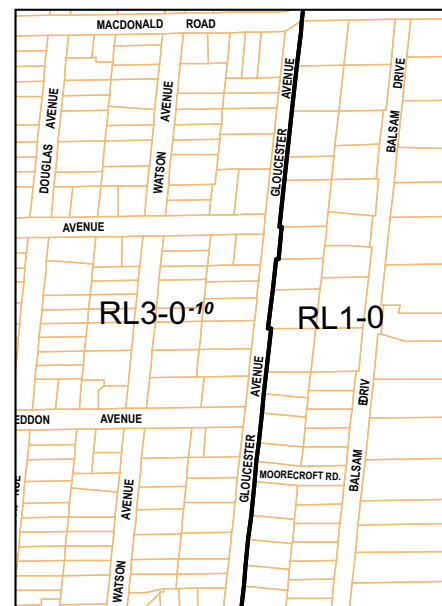
Where a *zone* symbol is followed by a hyphen and superscript number, the symbol refers to a Special Provision that applies to the lands so zoned.

2.4.2 Holding Provisions

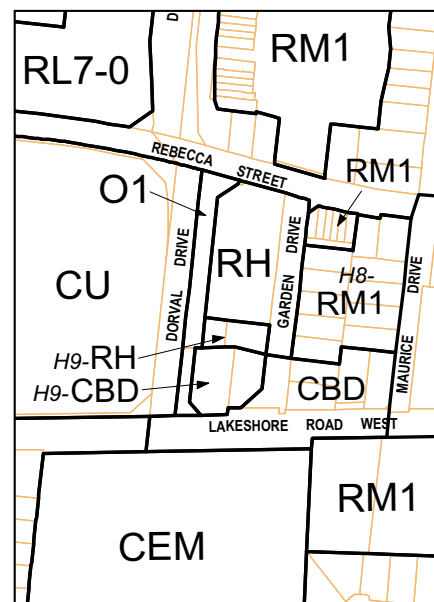
Where a *zone* symbol is preceded by an upper case letter “H”, a number, and a hyphen, the symbol refers to a Holding Provision that applies to the lands so designated.

2.4.3 Temporary Use Permissions

Where a *zone* symbol is preceded by an upper case letter “T”, a number, and a hyphen, the symbol refers to a Temporary Use Permission that applies to the lands so designated.



Lots subject to a Special Provision have a superscript number following the parent zone symbol (see Part 15). Lands subject to a Suffix Zone have a normal-sized letter or number following the parent zone symbol (see the end of the same Part of the By-law as the parent zone).



Lots subject to a Holding Provision have a letter H and number before the parent zone symbol (see Part 16).

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Establishment of Zones

2.4.4 Interim Control By-laws

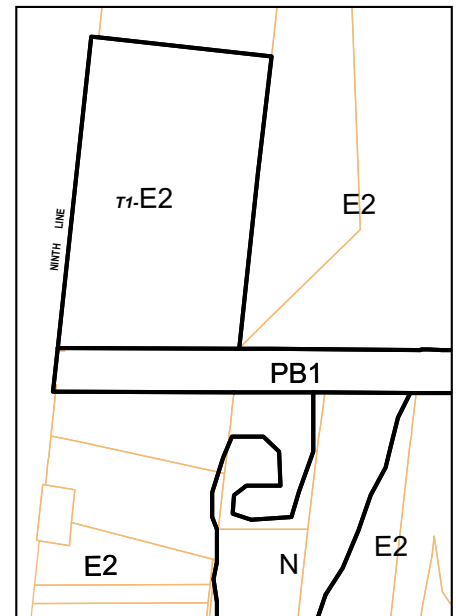
Where a hatched line overlay is shown with a number and lower case letter “i” indicating in some manner to the overlay, the overlay refers to an Interim Control By-law that applies to the lands so designated.

2.4.5 Suffix Zones

Where a *zone* symbol is followed by a hyphen and letter or number in the same font size, the symbol refers to a *Suffix Zone* that applies to the lands so zoned.

2.5 No Representation on Land Ownership

No representation or implication is made by the *Town* nor should any inference be drawn from the Maps attached to this By-law as to the ownership of any land and/or rights of access to such land.



Lots subject to a temporary use provision have a letter T and number before the parent zone symbol (see Part 18).

Definitions

(Note: this index is provided for convenience purposes and does not form part of this By-law.)

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A

Abattoir
Accessory Building or Structure
Accessory Use
Adult Entertainment Establishment
Adult Video
Agriculture
Aisle
Alternative Energy System
Ancillary Residential Use
Ancillary Services
Animal Shelter
Art Gallery
Assisted Living Unit
Attic

B

Balcony
Basement
Bed and Breakfast Establishment
Boarding Kennel
Building
Bulk Storage Facility
Business Office

C

Campground
Casino
Cemetery
Cogeneration
Cogeneration Facility
Commercial Self-storage
Commercial Vehicle
Community Centre
Condominium:
- Common Element
- Common Element Roadway
Conservation Use
Contractors Establishment
Crematorium

D

Day Care
District Energy Facility
Dormitory
Drive-through Facility
Driveway
Dry Cleaning/Laundry
Dwelling or Dwelling Unit:
- Accessory
- Apartment
- Back-to-Back Townhouse
- Detached
- Duplex
- Garden Suite
- Linked
- Multiple
- Semi-Detached
- Stacked Townhouse
- Townhouse
Dwelling Depth

No changes were made in this Part between v3.0 and v3.1.

E

Emergency Service Facility
Emergency Shelter

F

Financial Institution
Floor Area:
- Net
- Residential
Floor Space Index (FSI)
Food Bank
Food Production
Funeral Home

G

Garbage Enclosure
Gatehouse
Golf Course
Grade, Established
Grade, Surrounding

Definitions

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

H

Hammerhead
Height
Height, First Storey
Highway Corridor
Home Occupation
Hospital
Hotel

I

Infrastructure

J

K

L

Landing
Landscaping
Landscaping Coverage
Lane
Library
Loading Space
Lodging House
Lodging Unit
Long Term Care Facility
Lot:

- Corner
- Interior
- Through
- Through Corner

Lot Area
Lot Coverage
Lot Depth
Lot Frontage
Lot line:

- Flankage
- Front
- Interior Side
- Rear
- Side

M

Main Wall
Manufacturing
Marina
Mechanical Penthouse
Medical Office
Mineral Aggregate Operation
Mixed Use Building
Mobile Home
Model Home
Motor Vehicle:

- Body Shop
- Dealership
- Rental Facility
- Repair Facility
- Service Station
- Storage Compound
- Washing Facility

Museum

N

O

Outside Display and Sales Area
Outside Miniature Golf
Outside Processing
Outside Storage

P

Park, Private
Park, Public
Parking Area:

- Commercial
- Heavy Vehicles
- Surface

Parking Space:

- Barrier-free
- Bicycle
- Tandem

Parking Structure
Patio
Pet Care Establishment
Place of Entertainment
Place of Worship
Place of Worship Area of Worship
Porch
Portable Asphalt Plant
Portable Concrete Plant

Definitions

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P (continued)

Power Generation Facility
Premises
Private Garage
Private Home Day Care
Public Authority
Public Hall
Public Works Yard

Q

R

Railway Corridor
Recreational Vehicle
Renewable Energy System
Rental Establishment
Repair Shop
Residential Floor Area Ratio
Restaurant
Retail Propane and Transfer Facility
Retail Store
Retirement Home
Road:
- Arterial
- Collector
- Local
- Private
- Public
Rooftop Terrace

S

Salvage Yard
School:
- Commercial
- Post-Secondary
- Private
- Public
Separation Distance
Service Commercial Establishment
Shipping Container
Sight Triangle
Sports Facility
Stacking Lane
Stacking Space
Storey
Storey, First
Stormwater Management Facility
Structure

T

Taxi Dispatch
Temporary Tent or Stage
Town or Town of Oakville
Trailer
Training Facility
Transportation Terminal

U

Uncovered Platform
Urban Square
Use

V

Veterinary Clinic

W

Warehousing
Waste
Waste, Hazardous
Waste Processing Station
Waste Transfer Station
Wayside Pit and Quarry
Wholesaling

X

Y

Yard:
- Flankage
- Front
- Interior Side
- Maximum
- Minimum
- Rear
- Side

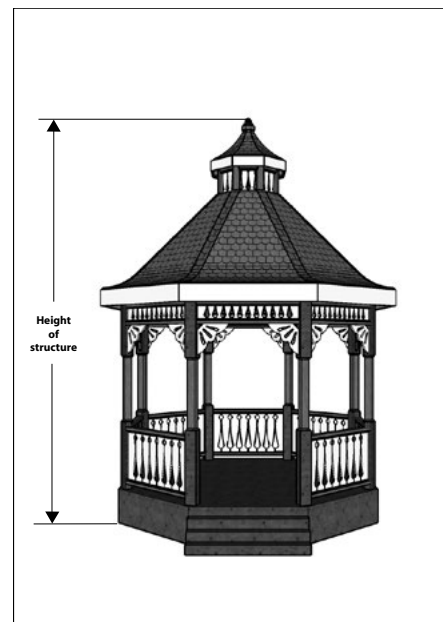
Z

Zone

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Definitions

Term	Definition
A	
Abattoir	means a <i>premises</i> used for the indoor penning and slaughtering of live animals.
Accessory Building or Structure	means a <i>building</i> or <i>structure</i> used for an accessory purpose, including a detached <i>private garage</i> , that is: <ol style="list-style-type: none"> located on the same <i>lot</i> as the primary <i>use</i>, <i>building</i>, or <i>structure</i>; and, is not used for human habitation or an occupation for gain or profit unless otherwise permitted by this By-law.
Accessory Use	means a <i>use</i> naturally or normally incidental to, subordinate to, and exclusively devoted to a principal <i>use</i> .
Adult Entertainment Establishment	means any <i>premises</i> or part thereof used in the pursuance of a business, if: <ol style="list-style-type: none"> entertainment or services that are designed to appeal to exotic or sexual appetites are offered or provided in the <i>premises</i> or part of the <i>premises</i>, and without limiting the generality of the foregoing, includes services or entertainment in which a principal feature or characteristic is nudity or partial nudity of any person; or, body rubs, including the kneading, manipulating, rubbing, massaging, touching or stimulating by any means of a person's body are performed, offered or solicited in the <i>premises</i> or part of the <i>premises</i>, but does not include <i>premises</i> or part thereof where body-rubs performed, offered or solicited are for the purpose of medical or therapeutic treatment and are performed or offered by persons otherwise duly qualified, licensed or registered to do so under the laws of the Province of Ontario; or, <i>adult videos</i> are sold, rented, or offered or displayed for sale or rental, where the proportion of <i>adult videos</i> to other videos exceeds a ratio of 1:10.
Adult Video	means any cinematographic film, videotape, video disc, or other medium designed to produce visual images that may be viewed as moving pictures, classified by the Ontario Film Review Board or any successor agency, as both "restricted" and "adult sex film", or any similar successor designation.
Agriculture	means the growing of crops such as nursery and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm <i>buildings</i> and <i>structures</i> .



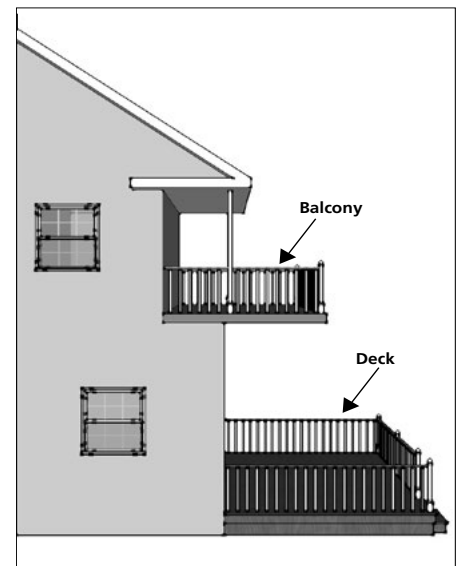
A gazebo is a type of accessory structure

Definitions

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Term	Definition
Aisle	means an internal vehicle route immediately adjacent to a parking or <i>loading space</i> which provides vehicular access to and from the parking or <i>loading space</i> , and does not include a <i>driveway</i> .
Alternative Energy System	means sources of energy or energy conversion processes that significantly reduce the amount of harmful emissions to the environment (air, earth and water) when compared to conventional energy systems.
Ancillary Residential Use	means the common indoor areas located within a <i>building</i> which are accessible, designed for, and intended primarily for access, eating, or recreational purposes for the occupants of a <i>building</i> and includes stairs, lobbies, elevators, mechanical facilities, storage, and facilities for a concierge.
Ancillary Services	means services necessary to maintain the reliability of the IESO-controlled grid, including frequency control, voltage control, reactive power and operating reserve services.
Animal Shelter	means a <i>use</i> for the care of lost, abandoned, rescued or neglected animals.
Art Gallery	means a <i>premises</i> used for any combination of the preservation, production, exhibition, or sale of sculptures, paintings, photographs, or other works of art.
Assisted Living Unit	means a place of residence with one or more habitable rooms containing separate bathroom facilities for private <i>use</i> as a single housekeeping unit and where personal support services may be provided.
Attic	means the space between the roof and the ceiling of any <i>storey</i> or between a dwarf wall and a sloping roof.
B	
Balcony	means an unenclosed or partially enclosed attached platform projecting from the face of a wall that is only directly accessible from within a <i>building</i> , surrounded by a balustrade, partial wall, or railing where required and without direct exterior access to <i>grade</i> .
Basement	means that portion of a <i>building</i> below the <i>first storey</i> .
Bed and Breakfast Establishment	means the provision of <i>lodging units</i> with or without meals for the temporary lodging of the traveling public.
Boarding Kennel	means a <i>premises</i> , including outdoor areas, used for the breeding, raising, training, sheltering or boarding on a temporary basis, for dogs, cats, or other household pets.
Building	means a <i>structure</i> consisting of any combination of walls, roofs and floors, or a structural system serving the function thereof.

This term is used in the Mixed Use Zones (Part 8) to limit the amount of the first storey floor area occupied by these non-commercial uses along certain streets.



Example of a balcony, porch, and “uncovered platform” (decks, landings).

Definitions

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Term	Definition
Bulk Storage Facility	means a <i>premises</i> for the bulk storage of petroleum, petroleum products, chemicals, gases, or similar substances and does not include retail sales on site.
Business Office	means a <i>premises</i> where the practice of a profession, the affairs of a business or enterprise, the provision of a service including its administration, research and development, or like activity is conducted.
C	
Campground	means the overnight or temporary camping or parking of <i>recreational vehicles</i> or tents for recreational or vacation use.
Casino	means a <i>premises</i> primarily engaged in gambling activities, for money or other items of value, and offering games of chance, such as card games, dice games, wagering, and game machines or devices, but does not include a <i>place of entertainment</i> .
Cemetery	means the lands used or intended to be used for the interment of human or animal remains and may include a mausoleum and columbarium.
Cogeneration	means the generation of electricity or mechanical power and thermal energy (heating or cooling) produced from one fuel source in the same facility. Also known as combined heat and power.
Cogeneration Facility	means a <i>building</i> or <i>structure</i> or parts thereof used for <i>cogeneration</i> .
Commercial Self-storage	means a <i>building</i> consisting of individual, self-contained units that are leased or owned for storage purposes, excluding <i>waste</i> .
Commercial Vehicle	means a <i>motor vehicle</i> having permanently attached thereto a truck or delivery body and includes ambulances, hearses, casket wagons, fire apparatus, tow trucks, buses and tractors used for hauling purposes on the highways.
Community Centre	means a multi-purpose facility or part of that facility owned and operated by a <i>public authority</i> that offers a variety of programs of a recreational, cultural, community service, informational, or instructional nature and, where the facility is owned and operated by the <i>Town</i> , other <i>accessory uses</i> authorized through an agreement with the <i>Town</i> .
Condominium	means a <i>building</i> or grouping of <i>buildings</i> in which units are held in private ownership and floor space, facilities and outdoor areas used in common are owned, administered and maintained by a corporation created pursuant to the provisions of the appropriate statute.

Definitions

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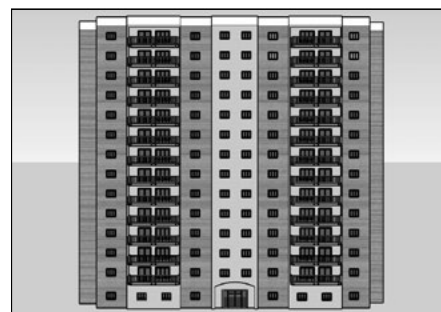
Term	Definition
Condominium, Common Element	means spaces and features owned in common by all shareholders in a <i>condominium</i> and may include <i>common element roadways</i> , walkways, sidewalks, parking and amenity areas.
Condominium, Common Element Roadway	means a right-of-way for vehicular and pedestrian access that is privately maintained by a corporation created pursuant to the provisions of the appropriate statute.
Conservation Use	means a <i>use</i> dedicated towards the preservation, protection and/or improvement of components of the natural environment through management and maintenance.
Contractors Establishment	means a <i>premises</i> where <i>motor vehicles</i> and equipment for the maintenance and operation of <i>uses</i> undertaken by a contractor are stored, and materials used for or resulting from the maintenance and operation of such <i>uses</i> are stored.
Crematorium	means a <i>premises used</i> for the cremation of human or animal remains.
D	
Day Care	means: <ol style="list-style-type: none"> indoor and outdoor <i>premises</i> where more than five children are provided with temporary care and/or guidance for a continuous period not exceeding 24 hours and are licensed in accordance with the <u>Day Nurseries Act</u>; or, indoor and outdoor <i>premises</i> in which care is offered or supplied on a regular schedule to adults for a portion of a day but does not provide overnight accommodation.
District Energy Facility	means a centrally located facility or linked facilities including pipeline distribution system for the production and distribution of thermal energy (heating or cooling) with or without <i>cogeneration</i> to users at a community scale.
Dormitory	means a <i>building</i> or part thereof used for the housing of students and staff with central kitchen and dining facilities, common indoor and outdoor amenity areas, consisting of <i>dwelling units</i> and/or <i>lodging units</i> .
Drive-through Facility	means the <i>use</i> of land, <i>buildings</i> or <i>structures</i> , including an order box with or without voice communication, or parts thereof, to provide or dispense products or services through an attendant, a window, or an automated machine to persons remaining in <i>motor vehicles</i> in a designated <i>stacking lane</i> .
Driveway	means a vehicle access provided between a <i>road</i> , <i>lane</i> or condominium road and a <i>parking space</i> , <i>aisle</i> , or loading area, or between two <i>parking areas</i> .

Looking for “deck”? For zoning purposes, decks are called “uncovered platforms.” The definition can be found on page 21 in this section, and the regulations in Section 4.3.

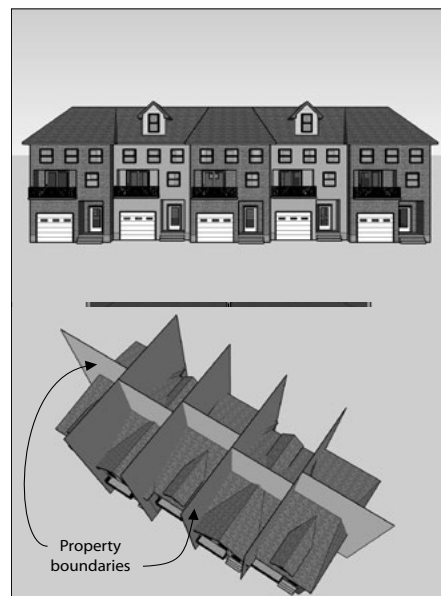
Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Definitions

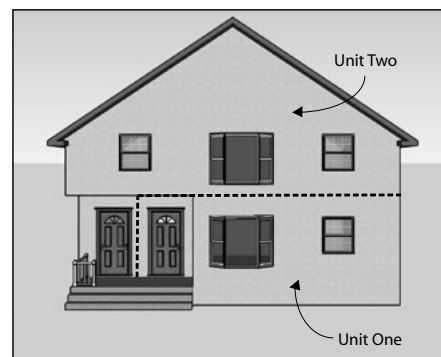
Term	Definition
Dry Cleaning/Laundry	means a <i>premises</i> where the actual process of dry cleaning or laundering of personal wardrobe articles or accessories is conducted.
Dwelling or Dwelling Unit	means a place of residence with one or more habitable rooms containing separate kitchen and bathroom facilities for private <i>use</i> as a single housekeeping unit.
Dwelling, Accessory	means a second <i>dwelling unit</i> subordinate to the main <i>dwelling unit</i> on a <i>lot</i> .
Dwelling, Apartment	means: <ul style="list-style-type: none"> i) a <i>dwelling unit</i> within a <i>building</i> containing three or more <i>dwelling units</i> where the units are connected by a common corridor or vestibule; or, ii) in a Mixed Use Zone, a <i>dwelling unit</i> within a <i>building</i> containing a non-residential <i>use</i> on the <i>first storey</i> and accessed by an entrance separate from that for the non-residential <i>use</i>.
Dwelling, Back-to-Back Townhouse	means a <i>dwelling unit</i> within a <i>building</i> containing four or more <i>dwelling units</i> divided by vertical common walls above <i>grade</i> , including a common rear wall.
Dwelling, Detached	means a separate residential <i>building</i> designed to be one <i>dwelling unit</i> .
Dwelling, Duplex	means a residential <i>building</i> divided vertically by a horizontal floor into two attached <i>dwelling units</i> , each having a separate entrance either directly or through a common vestibule.
Dwelling, Garden Suite	means a one-unit detached residential <i>structure</i> containing bathroom and kitchen facilities that is ancillary to an existing residential <i>structure</i> and that is designed to be portable.
Dwelling, Linked	means two or more residential <i>buildings</i> which consist of not more than one <i>dwelling unit</i> each, attached solely below <i>grade</i> and each having a private access.
Dwelling, Multiple	means a <i>dwelling unit</i> within a <i>building</i> containing three or more <i>dwelling units</i> , each of which has an independent entrance and does not include another <i>dwelling</i> type defined herein.
Dwelling, Semi-detached	means a residential <i>building</i> divided horizontally by a common vertical wall above <i>grade</i> of at least 3.0 metres in length and at least 2.0 metres in <i>height</i> adjoining <i>dwelling units</i> or <i>private garages</i> into two attached <i>dwelling units</i> , and each having a private access.
Dwelling, Stacked Townhouse	means a <i>dwelling unit</i> within a <i>building</i> divided into a minimum of three non-communicating <i>dwelling units</i> , each <i>dwelling unit</i> being separated from the other vertically and horizontally.



Apartment dwellings.



Back-to-back townhouse dwellings.



Duplex dwellings.

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Definitions

Term	Definition
Dwelling, Townhouse	means a <i>dwelling unit</i> within a <i>building</i> divided horizontally by a common vertical wall above <i>grade</i> of at least 3.0 metres in length and at least 2.0 metres in <i>height</i> adjoining <i>dwelling units</i> or <i>private garages</i> , into three or more <i>dwelling units</i> , each having a private access.
Dwelling Depth	means the horizontal distance between the portion of a <i>building</i> containing a <i>dwelling</i> facing the <i>front lot line</i> that is nearest to the <i>front lot line</i> , to the portion of the <i>dwelling</i> facing the <i>rear lot line</i> that is nearest to the <i>rear lot line</i> , excluding any allowable projection.
E	
Emergency Service Facility	means a <i>building</i> that houses emergency personnel, their supplies, equipment, and vehicles authorized by a <i>public authority</i> to provide emergency services within Oakville.
Emergency Shelter	means a <i>premises</i> accommodating and providing temporary lodging, board, and personal support services to homeless individuals in a 24-hour supervised setting.
F	
Financial Institution	means a <i>premises</i> where retail financial services are offered to the public.
Floor Area	means the aggregate area of a <i>building</i> contained within the exterior walls, but does not include <i>attic</i> or <i>basement</i> space unless otherwise specified by this By-law. Where <i>attic</i> space is located adjacent to <i>floor area</i> as described above and exceeds a headroom clearance of 1.8 metres at any given point, the entire <i>attic</i> space shall be included as <i>floor area</i> .
Floor Area, Net	means the total area of all floors of a <i>building</i> measured from the interior faces of the exterior walls or demising walls, but does not include the area of stair wells, elevators, escalators, ventilating shafts, <i>attics</i> , concourses, attached enclosed and covered loading docks and related enclosed corridors used for loading purposes, above and below <i>grade parking structures</i> , storage rooms, rooms for garbage containment, and mechanical rooms.



Semi-detached dwellings.



Townhouse dwellings.

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Definitions

Term	Definition
Floor Area, Residential	<p>means the aggregate area of a residential <i>building</i> containing a <i>dwelling</i> measured from the exterior of the outside walls, but shall not include a <i>private garage</i>, <i>basement</i>, or <i>attic</i> unless otherwise specified by this By-law.</p> <p>a) Where <i>attic</i> space is located on the same level as a permitted <i>storey</i> including an <i>attic</i> above an attached <i>private garage</i> and the <i>attic</i> shares a common wall(s) in whole or in part with the permitted <i>storey</i> and exceeds a headroom clearance below the roof framing of 1.8 metres at any given point, the entire <i>attic</i> space shall be included in the <i>residential floor area</i> calculation..</p> <p>b) Where any <i>dwelling</i> having more than one <i>storey</i> has an attached <i>private garage</i> with a <i>height</i> equal to or greater than 6.0 metres, measured from the finished floor level of the <i>private garage</i> to the highest point of the <i>structure</i> containing the <i>private garage</i>, an area equal to the <i>floor area</i> of the <i>private garage</i> without <i>floor area</i> above shall be <i>residential floor area</i>.</p>
Floor Space Index (FSI)	means the <i>net floor area</i> of all <i>buildings</i> on a <i>lot</i> divided by the <i>lot area</i> .
Food Bank	means a <i>premises</i> where a not-for-profit organization collects and distributes food or other goods to individuals.
Food Production	means a <i>premises</i> for the specialized production or preparation and packaging of a limited number of food and beverage products for sale to the public primarily for consumption off the <i>premises</i> such as catering establishments, make-your-own wine and beer establishments, test kitchens, bulk meal preparation, bakeries, and butchers.
Funeral Home	means a <i>building</i> , or part of a <i>building</i> , used for the purpose of furnishing funeral supplies or services to the public and includes facilities intended for the preparation of bodies for interment or cremation off site such as embalming.
G	
Garbage Enclosure	means a solid opaque wall or fence with a gate that screens garbage containment.
Gatehouse	means a <i>building</i> or <i>structure</i> for the purpose of controlling access to a <i>lot</i> .
Golf Course	means a public or private area operated for the purpose of playing golf, and includes a par 3 <i>golf course</i> , golf driving range, club house, and other <i>buildings</i> and <i>structures</i> devoted to the maintenance and operation of the <i>golf course</i> .

The new calculation of residential floor area is modelled upon the previous R01 floor area definition in Zoning By-law 1984-63, with fewer areas within the building exempted from the calculation.

Foyers and cathedral ceilings are no longer counted twice in calculating residential floor area.

Stairs, elevators, and exterior walls are counted at each floor level.

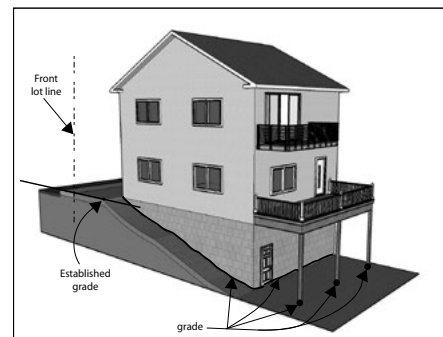
Private garages taller than 4.0 metres in height shall be counted as residential floor area and garage area. Shorter garages are not counted as residential floor area.

This definition is used in the new residential floor area ratio maximum applicable in all -0 Suffix Zones. The actual ratio uses is increased from the Zoning By-law 1984-63 figure to account for the new floor area definition.

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Definitions

Term	Definition
Grade	means the average level of proposed or finished ground adjoining a <i>building</i> or <i>structure</i> at all exterior walls.
Grade, Established	means the grade elevation measured at: <ol style="list-style-type: none"> The centre point of the <i>front lot line</i> for <i>interior lots</i>; and, The centre points of each <i>lot line</i> abutting a <i>road</i> for <i>corner lots</i>, <i>through lots</i>, and <i>through corner lots</i>, averaged across all measured points.
H	
Hammerhead	means an area attached to a <i>driveway</i> that is to be solely used for facilitating the turning of a <i>motor vehicle</i> on a <i>lot</i> .
Height	means the vertical distance between <i>established grade</i> to the highest point of a <i>structure</i> , unless otherwise specified by this By-law.
Height, First Storey	means the vertical distance between the top of the finished floor level of the <i>first storey</i> and the top of the finished floor level of the <i>storey</i> above the <i>first storey</i> .
Highway Corridor	means lands within the designated limits of an existing or future controlled-access Provincial freeway including an interchange and lands within adjacent <i>road</i> such as a <i>service road</i> , plus any <i>road</i> widening adjacent to any of the above.
Home Occupation	means the <i>accessory use</i> of a <i>dwelling</i> for an occupation or business.
Hospital	means any public or private institution under Provincial legislation established for the treatment of convalescent or chronically ill persons afflicted with sickness, disease or injury, that is approved under the applicable statute, and may include research and educational facilities.
Hotel	means a <i>building</i> containing <i>lodging units</i> for the temporary lodging of the travelling public and may include meeting facilities, recreation facilities, a <i>restaurant</i> , <i>public hall</i> , and <i>retail stores</i> which are incidental and subordinate to the primary <i>hotel</i> function and located in the same <i>building</i> .
I	



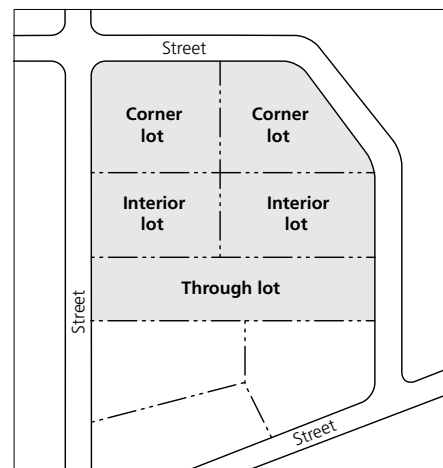
Grade and established grade. The Town's definition of "grade" is mirrored upon the definition in the Ontario Building Code.

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.

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Definitions

Term	Definition
Infrastructure	means the <i>buildings, structures</i> , and corridors forming the foundation for development including water lines, wastewater lines, oil and gas distribution mains, telecommunications lines and other cabled services, transit and transportation corridors, district energy lines without <i>cogeneration</i> , and local electrical power lines, but shall not include a <i>power generation facility</i> or <i>renewable energy system</i> .
J	
K	
L	
Landscaping	means an outdoor area on a <i>lot</i> comprised of living trees, plants, permeable surfaces, fences and walls, or any combination thereof, without access by <i>motor vehicles</i> (except emergency access by vehicles such as fire trucks or ambulances).
Landscaping Coverage	means the calculation of the total horizontal area of a <i>lot</i> covered by <i>landscaping</i> .
Lane	means a thoroughfare that provides secondary means of <i>motor vehicle</i> access to a <i>lot</i> and is not a <i>private road</i> .
Library	means a <i>premises</i> for the collection of printed, electronic, and pictorial material for public <i>use</i> for the purposes of study, reference, and recreation, and which may include meeting rooms for community <i>use</i> , activity areas, cafeteria, and space for recreational <i>uses</i> .
Loading Space	means an area directly adjacent to a <i>building</i> or unit, for the purpose of loading and unloading vehicles through a loading door in conjunction with a permitted <i>use</i> on the same <i>lot</i> .
Lodging House	means a <i>building</i> or <i>structure</i> or any portion thereof in which persons are harbored, received or lodged for rent or hire with or without meals.
Lodging Unit	means a room provided for rent or hire, which is used or designed to be used as a sleeping accommodation.
Long Term Care Facility	means a <i>premises</i> licensed pursuant to Provincial legislation consisting of <i>assisted living units</i> where a broad range of person care, support and health services are provided for the elderly, disabled or chronically ill occupants in a supervised setting, and may include one or more amenity areas such as a common dining, lounge, kitchen, and recreational area.
Lot	means one parcel of land that is registered as a legally conveyable parcel of land in the Land Registry Office.

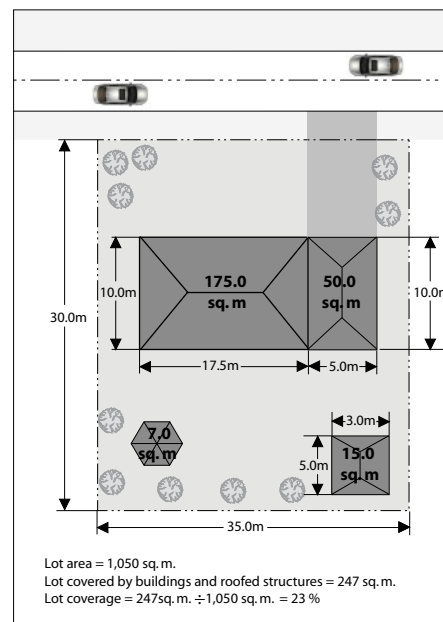


Lot types (see definitions at left).

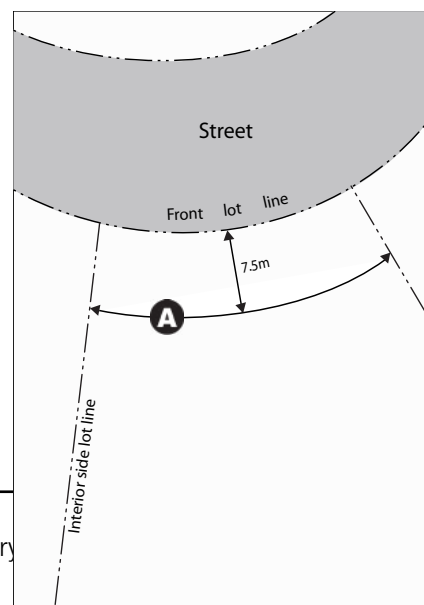
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Definitions

Term	Definition
Lot, Corner	means a <i>lot</i> situated at the intersection of two or more <i>roads</i> or upon two parts of the same <i>road</i> having an angle of intersection not exceeding 135 degrees. In the case of a curved corner, the corner of the <i>lot</i> shall be that point on the <i>flankage lot line</i> and <i>front lot line</i> nearest to the point of intersection of the continued projections of the <i>flankage lot line</i> and the <i>front lot line</i> .
Lot, Interior	means a <i>lot</i> other than a <i>corner lot</i> or <i>through lot</i> .
Lot, Through	means a <i>lot</i> other than a <i>corner lot</i> having separate limits on two separate <i>roads</i> .
Lot, Through Corner	means a <i>lot</i> having separate limits on three or more separate <i>roads</i> .
Lot Area	means the calculation of the total horizontal area of a <i>lot</i> , but does not include any portion of a <i>lot</i> that is covered by water or below the top of bank as determined by an Ontario Land Surveyor.
Lot Coverage	means the calculation of the total horizontal area of that part of the <i>lot</i> covered by all roofed <i>structures</i> and <i>buildings</i> above <i>grade</i> excluding eave projections to a maximum of 0.6 metres and <i>balconies</i> .
Lot Depth	means the horizontal distance between the <i>front lot line</i> and the <i>rear lot line</i> . <ol style="list-style-type: none"> If the front and <i>rear lot lines</i> are not parallel, <i>lot depth</i> means the measurement of a straight line joining the mid-point of the <i>front lot line</i> with the mid-point of the <i>rear lot line</i>. Where there is no <i>rear lot line</i>, <i>lot depth</i> means the measurement of a straight line joining the mid-point of the <i>front lot line</i> to the apex of the triangle formed by the intersection of the <i>side lot lines</i>.
Lot Frontage	means the horizontal distance between the <i>side lot lines</i> of a <i>lot</i> measured parallel to and 7.5 metres back from the <i>front lot line</i> , except in the case of a <i>corner lot</i> where the <i>front lot line</i> and the <i>flankage lot line</i> do not intersect at a 90 degree angle the <i>front lot line</i> and <i>flankage lot line</i> shall be deemed to extend to their hypothetical point of intersection where the horizontal distance between the <i>interior side lot line</i> and hypothetical <i>flankage lot line</i> is measured parallel to and 7.5 metres back from the <i>front lot line</i> .
Lot Line	means a line delineating any boundary of a <i>lot</i> .
Lot Line, Flankage	means the <i>side lot line</i> of a <i>corner lot</i> adjoining a <i>road</i> .



Lot coverage includes all areas covered by buildings and roofed structures on a lot. It is a two-dimensional calculation (as shown in the diagram above) independent of other volume- or area-based regulations.



Definitions

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Term	Definition
Lot Line, Front	means the <i>lot line</i> which separates a <i>lot</i> from the <i>road</i> in front of it, but in the case of: <ol style="list-style-type: none"> A <i>corner lot</i>, <i>through lot</i>, or <i>through corner lot</i>, the shortest of the <i>lot lines</i> that divide the <i>lot</i> from the <i>road</i> shall be deemed to be the <i>front lot line</i>; A <i>corner lot</i>, <i>through lot</i>, or <i>through corner lot</i> where such <i>lot lines</i> are of equal length, the <i>Town</i> may deem any of the <i>lot lines</i> that divide the <i>lot</i> from the <i>road</i> as the <i>front lot line</i>; or, A <i>lot</i> accessed by a <i>private road</i> that is not in a Registered Plan of Condominium, the <i>Town</i> may deem either of the <i>lot line</i> crossed by the <i>drive-way</i> accessing the <i>lot</i> or the shortest <i>lot line</i> to be the <i>front lot line</i>.
Lot Line, Interior Side	means the <i>lot line</i> other than the <i>front</i> , <i>rear</i> or <i>flank-age lot line</i> .
Lot Line, Rear	means the <i>lot line</i> opposite to, and most distant from, the <i>front lot line</i> , but where the <i>side lot lines</i> intersect, as in the case of a triangular <i>lot</i> , the <i>rear lot line</i> shall be represented by the apex of the triangle formed by the intersection of the <i>side lot lines</i> .
Lot Line, Side	means a <i>flankage lot line</i> and an <i>interior side lot line</i> .
M	
Main Wall	means the primary exterior front, rear or side wall of a <i>building</i> , not including permitted projections and indentations.
Manufacturing	means a <i>premises</i> for the altering, assembling, fabricating, processing, treating, or repairing goods, wares, merchandise, substances, articles or things.
Marina	means an area providing docking, mooring and launching facilities for boats and personal water craft and where boats or boat accessories may be sold, stored, serviced, repaired or constructed, and where marine fuels are sold, and if operated by the <i>Town</i> other <i>uses</i> authorized through an agreement with the <i>Town</i> .
Mechanical Penthouse	means a room or enclosure on the roof of a <i>building</i> exclusively <i>used</i> for mechanical equipment, a stair tower, elevator equipment, or any combination thereof.
Medical Office	means a <i>premises</i> designed and used for the diagnosis, examination, and treatment of human patients by a Provincially-recognized medical professional, including pharmacies and dispensaries having a maximum of 50.0 square metres in <i>net floor area</i> , waiting rooms, treatment rooms, blood testing clinics, but shall not include overnight accommodation for in-patient care.

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Definitions

Term	Definition
Mineral Aggregate Operation	means: <ol style="list-style-type: none"> Lands under license or permit, other than for wayside pits and quarries, issued in accordance with the <u>Aggregate Resources Act</u>; For lands not designated under the <u>Aggregate Resources Act</u>, established pits and quarries that are not in contravention of this By-law and including adjacent land under agreement with or owned by the operator, to permit continuation of the operation; and, Associated facilities used in extraction, transport, beneficiation, processing or recycling of mineral aggregate resources and derived products such as asphalt and concrete, or the production of secondary related products.
Mixed Use Building	means a <i>building</i> in a Mixed Use or Midtown Oakville <i>Zone</i> containing residential <i>uses</i> and at least one other non-residential <i>use</i> permitted by this By-law.
Mobile Home	means a <i>dwelling</i> designed to be mobile and constructed or manufactured to provide a permanent residence for one or more persons in accordance with the applicable Canadian Standards Association standard.
Model Home	means a <i>building</i> which is used on a temporary basis as a sales office or as an example of the type of <i>dwelling</i> that is for sale in a related development and which is not occupied or used as a residential <i>dwelling</i> .
Motor Vehicle	means an automobile, motorcycle, <i>recreational vehicle</i> , <i>trailer</i> , and any other vehicle propelled, towed or driven otherwise than by muscular power.
Motor Vehicle Body Shop	means a <i>premises</i> where painting, structural changes, or repairs are made to <i>motor vehicle</i> bodies, including exteriors and undercarriages, and includes the temporary parking of <i>motor vehicles</i> in the process of repair.
Motor Vehicle Dealership	means a <i>premises</i> used for selling or leasing of <i>motor vehicles</i> , including the <i>outside display and sales</i> of inventory <i>motor vehicles</i> on the same <i>lot</i> .
Motor Vehicle Rental Facility	means a <i>premises</i> where <i>motor vehicles</i> are kept for rent or hire.
Motor Vehicle Repair Facility	means a <i>premises</i> equipped with facilities for the service, maintenance and repair of <i>motor vehicles</i> , and includes the temporary parking of <i>motor vehicles</i> in the process of repair, but does not include a <i>motor vehicle body shop</i> .
Motor Vehicle Service Station	means a <i>premises</i> where fuel for <i>motor vehicles</i> is dispensed.

For clarity, this by-law includes recreational vehicles and trailers in the framework of “motor vehicle” terms. Dealerships and repair shops can also sell or repair – primarily or in part – boats, trailers, snowmobiles, and like vehicles.

Definitions

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Term	Definition
Motor Vehicle Storage Compound	means an area of land with or without <i>buildings</i> or <i>structures</i> used for the temporary <i>outside storage</i> of <i>motor vehicles</i> .
Motor Vehicle Washing Facility	means a <i>premises</i> for the mechanical or hand washing of <i>motor vehicles</i> .
Museum	means a <i>premises</i> for the preservation of a collection of any combination of paintings, other works of art, objects of natural history, mechanical, scientific or philosophical inventions, instruments, models, or designs.
N	
O	
Outside Display and Sales Area	means an outdoor area that may contain a <i>building</i> or <i>structure</i> used in conjunction with a permitted <i>use</i> on the same <i>lot</i> for the accessory display, rental, or sale of products or the supply of services in association with the primary <i>use</i> of the <i>lot</i> .
Outside Miniature Golf	means an outdoor facility where the game of miniature golf is played and includes <i>accessory structures</i> devoted to the maintenance, administration and operation of the facility.
Outside Processing	means the conducting of a <i>manufacturing</i> operation or <i>repair shop</i> outdoors.
Outside Storage	means the keeping of goods, inventory, materials, machinery or equipment outside including <i>shipping containers</i> .
P	
Park, Private	means an area of land not under the jurisdiction of a <i>public authority</i> that is designed or maintained for active or passive recreational purposes.
Park, Public	means an area of land under the jurisdiction of a <i>public authority</i> that is designed or maintained for active or passive recreational purposes and other <i>uses</i> authorized through an agreement with the <i>Town</i> .
Parking Area	means an area on a <i>lot</i> for the temporary parking of <i>motor vehicles</i> either in the open or in a <i>structure</i> and consists of <i>parking spaces</i> , <i>aisles</i> , and <i>driveways</i> .
Parking Area, Commercial	means a <i>parking area</i> other than a <i>road</i> or <i>driveway</i> with or without a <i>building</i> or <i>structure</i> that is available for public use on a <i>lot</i> for the parking of <i>motor vehicles</i> and either: <ol style="list-style-type: none"> is the principal <i>use</i> of the <i>lot</i>; or, where a charge is levied to occupy any <i>parking space</i>.

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Definitions

Term	Definition
Parking Area, Heavy Vehicles	means an area on a <i>lot</i> for the parking for trucks, tractors and <i>commercial vehicles</i> exceeding a gross weight of 4,500.0 kilograms as licensed by the Ministry of Transportation.
Parking Area, Surface	means an uncovered <i>parking area</i> at <i>grade</i> , and includes parking on the roof of an underground <i>parking structure</i> where the roof is at <i>grade</i> .
Parking Space	means an unobstructed rectangular space that is designed to be used for the temporary parking of a <i>motor vehicle</i> .
Parking Space, Barrier-free	means a <i>parking space</i> designated and signed for the exclusive use of <i>motor vehicles</i> on which the applicable <i>motor vehicle</i> permit is properly displayed.
Parking Space, Bicycle	means an unobstructed rectangular space that is designed to be used for the temporary parking of a bicycle.
Parking Space, Tandem	means one <i>parking space</i> located immediately behind another <i>parking space</i> , leaving one <i>parking space</i> without direct access to an <i>aisle</i> or <i>driveway</i> .
Parking Structure	means a <i>parking area</i> provided in a <i>building</i> or <i>structure</i> , but does not include a <i>private garage</i> .
Patio	means an outdoor amenity area where seating accommodation can be provided or where meals or refreshments are served to the public for consumption.
Pet Care Establishment	means a <i>premises</i> used for the grooming of domestic animals.
Place of Entertainment	means a <i>premises</i> devoted to the offering of facilities for the entertainment of the public including a cinema, live theatre, concert hall, planetarium, or other similar use, as well as facilities for the playing of games for the amusement of the public including an arcade, billiard room, bowling alley, electronic or laser game, indoor miniature <i>golf course</i> , indoor paintball facility, indoor play facility, and bingo hall.
Place of Worship	means a <i>premises</i> used for the practice of religion and faith-based spiritual purposes wherein people assemble for religious worship, faith-based teaching, fellowship and community social outreach.
Place of Worship Area of Worship	means the area(s) within a <i>place of worship</i> in which a service, ceremony or other practice is performed in which reverence is offered.
Porch	means an unenclosed, covered platform with direct access to the ground that is attached to a <i>dwelling</i> .

In other words, a “surface parking area” is a typical surface parking lot.

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Definitions

Term	Definition
Portable Asphalt Plant	means a temporary facility with equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt paving material and includes the temporary stockpiling and storage of bulk materials used in the process.
Portable Concrete Plant	means a temporary <i>building</i> or <i>structure</i> with equipment designed to mix cementing materials, aggregate, water and admixtures to produce concrete, and includes stockpiling and storage of bulk materials used in the process.
Power Generation Facility	means a facility for generating electricity and includes a <i>cogeneration facility</i> , an ancillary service to power generation, and includes any <i>structures</i> , equipment or other things used for those purposes.
Premises	means the area of a <i>building</i> occupied or <i>used</i> by an individual business.
Private Garage	means a portion of a <i>dwelling</i> or a detached <i>accessory building</i> or <i>structure</i> accessory to a <i>dwelling</i> designed or primarily used for the parking of private <i>motor vehicles</i> , <i>commercial vehicles</i> , and/or <i>recreational vehicles</i> , and includes carports and portes-cochere.
Private Home Day Care	means the temporary care for reward or compensation of five children or fewer where such care is provided in a private residence, other than the home of a parent or guardian of any such child, for a continuous period not exceeding 24 hours.
Public Authority	means the Government of Canada, Province of Ontario, Regional Municipality of Halton, <i>Town of Oakville</i> , Conservation Halton, and Credit Valley Conservation Authority.
Public Hall	means a <i>premises</i> used as a banquet hall, meeting hall, or convention centre for which banquets, weddings, receptions, auctions or other similar functions may be held for which food and beverages may be prepared and served.
Public Works Yard	means a facility where <i>motor vehicles</i> and equipment required for the maintenance and operation of <i>uses</i> undertaken by a <i>public authority</i> are stored, and materials used for or resulting from the maintenance and operation of such <i>uses</i> are stored or processed.
Q	
R	
Railway Corridor	means lands within the designated limits of a railway mainline.

In a multiple tenancy building occupied by more than one business, each business area or tenancy shall be considered a separate premises if the area is divided by walls.

A building occupied by only one business or tenant is still a "premises" in this By-law.

By "area of a building," the Town defines all premises to be indoor only. Outdoor use permissions are captured through other terms.

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.

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Definitions

Term	Definition
Recreational Vehicle	means a vehicle requiring a licence and designed to be used primarily for travel, recreation or vacationing and includes such vehicles commonly known as travel <i>trailers</i> , camper <i>trailers</i> , truck camper, motor homes, boats, snowmobiles or other similar vehicles but does not include a <i>mobile home</i> .
Renewable Energy System	means the production of electrical power from an energy source that is renewed by natural processes such as wind, water, a biomass resource or product, or solar and geothermal energy.
Rental Establishment	means a <i>premises</i> in which equipment is offered or kept for rent or hire under agreement for compensation.
Repair Shop	means a <i>premises</i> for the servicing or repair of articles, excluding any repairs or services to <i>motor vehicles</i> .
Residential Floor Area Ratio	means the ratio of <i>residential floor area</i> divided by <i>lot area</i> .
Restaurant	means a <i>premises</i> where meals or refreshments are provided to order, and may include table service on an accessory <i>patio</i> .
Retail Propane and Transfer Facility	means a <i>premises</i> and/or area of land where tanks having an aggregate propane storage capacity of less than 45,000.0 litres that is licensed under the provisions of the <u>Energy Act</u> , and from which the retail sale of propane fuel to the public is provided.
Retail Store	means a <i>premises</i> in which goods, wares, merchandise, substances, articles or things are displayed, rented, or sold directly to the public.
Retirement Home	means a <i>building</i> or part thereof designed exclusively to accommodate seniors or other special needs users with central kitchen and dining facilities, common indoor and outdoor amenity areas, consisting of either <i>dwelling units</i> or <i>assisted living units</i> or both.
Road	means a <i>public road</i> or <i>private road</i> .
Road, Arterial	means a major arterial, multi-purpose arterial, minor arterial, or industrial arterial road as determined in the Livable Oakville Plan.
Road, Collector	means a major collector or minor collector road as determined in the Livable Oakville Plan.
Road, Local	means a local road as determined in the Livable Oakville Plan.
Road, Private	means an easement, right-of-way or roadway that is used by vehicles and is maintained by a <i>condominium</i> corporation or other private owner providing access to individual freehold <i>lots</i> .

Certain methods of generating electricity such as wind turbines and solar panels are exempt from municipal zoning by-laws under Ontario's Green Energy and Green Economy Act.

In this By-law, the term "road" is used for all types and names for streets.

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Definitions

Term	Definition
Road, Public	means a right-of-way or roadway that is used by vehicles and is maintained by a <i>public authority</i> .
S	
Salvage Yard	means an open, uncovered area used for the outdoor handling or storage and accessory sale of scrap material such as <i>motor vehicles</i> , machinery, or <i>building materials</i> .
School, Commercial	means a <i>premises</i> where non-sports related specialized instruction or life skills training is provided.
School, Post-Secondary	means a public university or college of applied arts and technology, and may include a <i>dormitory, restaurant, financial institution, and service commercial establishment as accessory uses</i> .
School, Private	means a <i>building, structure</i> or part thereof where academic instruction in a full range of the subjects of the elementary or secondary school courses of study is provided.
School, Public	means a <i>building, structure</i> or part thereof, where academic instruction in a full range of the subjects of the elementary or secondary school courses of study is provided under the jurisdiction of a school board established by the Province of Ontario.
Separation Distance	means the shortest distance between <i>buildings</i> , excluding allowable projections.
Service Commercial Establishment	means a <i>premises</i> providing services related to the grooming of persons (such as a barber or salon or the maintenance, or repair of personal wardrobe articles and accessories), a <i>premises</i> providing small appliance or electronics repair services, or a <i>premises</i> providing services related to the maintenance of a residence or business (such as private mail box, photocopying, or custodial services).
Shipping Container	means an article of transportation equipment, including one that is carried on a chassis, that is strong enough to be suitable for repeated <i>use</i> and is designed to facilitate the transportation of goods by one or more means of transportation and includes intermodal containers, bodies of transport trucks, or straight truck boxes.
Sight Triangle	means a triangular area on a <i>lot</i> formed by an intersecting <i>flankage lot line</i> and <i>front lot line</i> and a line drawn from a point on one <i>lot line</i> across such <i>lot</i> to a point on the other <i>lot line</i> , each such point being the required distance from the point of intersection of the two <i>lot lines</i> .
Sports Facility	means a <i>premises</i> or outdoor area in which facilities are provided for the purpose of instruction, conduct, practice, or training for sports or physical exercise.

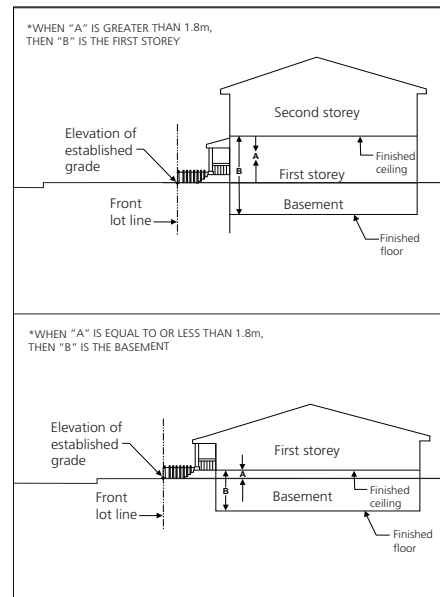
A “commercial school” includes, but is not limited to, a business school, driving school, music school, animal training, or tutoring establishment. Generally speaking, these are classroom environments.

Private athletic and recreational programs such as sports leagues, martial arts or dance schools, private arenas, outdoor sports fields, or commercial fitness centres are interpreted as “sports facilities” in this By-law.

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Definitions

Term	Definition
Stacking Lane	means a continuous on-site queuing <i>lane</i> that includes <i>stacking spaces</i> for <i>motor vehicles</i> which is separated from other vehicular traffic and pedestrian circulation by barriers, markings, or signs.
Stacking Space	means a rectangular space that may be provided in succession and is designed to be used for the temporary queuing of a <i>motor vehicle</i> in a <i>stacking lane</i> .
Storey	means the portion of a <i>building</i> that is: <ol style="list-style-type: none"> situated between the top of any floor and the top of the floor next above it; or, situated between the top of the floor and the ceiling above the floor, if there is no floor above it.
Storey, First	means the <i>storey</i> with its floor closest to <i>grade</i> and having its ceiling 1.8 metres or more above <i>grade</i> adjacent to the exterior walls of the <i>building</i> .
Stormwater Management Facility	means an end-of-pipe, managed detention or retention basin, which may include a permanent pool, designed to temporarily store and treat collected stormwater runoff and release it at a controlled rate or direct it for an intended reuse.
Structure	means anything that is erected, built, or constructed of parts joined together.
T	
Taxi Dispatch	means a <i>premises</i> where taxis or limousine taxis are dispatched from and where such vehicles may be parked or stored for short periods of time while waiting for calls.
Temporary Tent or Stage	means a tent <i>structure</i> or fixed stage placed on lands for a temporary period.
Town or Town of Oakville	means the Corporation of the Town of Oakville.
Trailer	means a vehicle designed to be towed by a <i>motor vehicle</i> for the purpose of transporting or storage of goods, materials and equipment, including boat and snowmobile <i>trailers</i> .
Training Facility	means a <i>building, structure</i> , or part thereof where instruction of a skill for a trade is provided.
Transportation Terminal	means a <i>premises</i> or area of land used for storing, parking or dispatching of buses, trucks, tractors, or <i>trailers</i> , including servicing or repair within an enclosed <i>building</i> .



The determination of what constitutes a "storey" is based upon the Ontario Building Code:

A mezzanine enclosed with walls becomes a storey if the area of the mezzanine is greater than 10% of the floor area in which it is located.

An open, unenclosed mezzanine becomes a storey if the area of the mezzanine is greater than 40% of the floor area in which it is located.

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Definitions

Term	Definition
U	
Uncovered Platform	means an attached or freestanding platform or series of platforms not covered by a roof or <i>building</i> which is located on the same level as or lower than the <i>first storey</i> of the <i>building</i> associated with the platform. <i>An uncovered platform</i> covered by a permitted <i>balcony</i> or other platform shall continue to be an <i>uncovered platform</i> for the purposes of this By-law.
Urban Square	means a publicly accessible, mainly hardscaped open space area located at <i>grade</i> .
Use	means: a) as a noun, the purpose for which land or a <i>building</i> or <i>structure</i> is arranged, designed, or intended or for which either <i>building</i> or land or <i>structure</i> is or may be occupied or maintained; or, b) as a verb, the doing or permitting of anything by the owner or occupant of any land, <i>building</i> or <i>structure</i> directly or indirectly or by or through any trustee, tenant, servant or agent acting for or with the knowledge or consent of such owner or occupant, for the purpose of making use of the land, <i>building</i> or <i>structure</i> .
V	
Veterinary Clinic	means a <i>premises</i> used by a veterinarian or group of veterinarians for the diagnosis, examination, and treatment of animals and includes the overnight care of animals supervised by a licensed veterinarian.
W	
Warehousing	means a <i>premises</i> for the indoor storage and freight distribution of goods, wares, merchandise, substances, articles or things.
Waste	means a material licensed or included within a Certificate of Approval issued by Federal, Provincial, or Regional Governments which is not hazardous and not needed by the generator of that material, that is destined for either final disposal or for reprocessing to create a usable product or material, but does not include a by-product of a manufacturing process that is used unaltered in another manufacturing process.
Waste, Hazardous	means any substance or material licensed or included within a Certificate of Approval issued by Federal, Provincial, or Regional Governments that, by reason of its toxic, caustic, corrosive or otherwise injurious properties, may be detrimental or deleterious to the health of any person handling or otherwise coming into contact with such material or substance.

“Uncovered platform” is Oakville’s catch all zoning term for decks, landings, and other similar structures without roofs.

Platforms covered by other platforms remain “uncovered platforms” when interpreting the regulations of this By-law.

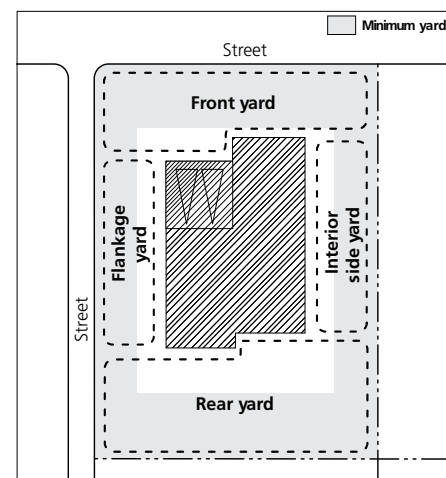
Landscaping provided in an urban square that meets the dimension requirements of this By-law can count toward landscaping width and coverage requirements.

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Definitions

Term	Definition
Waste Processing Station	means a facility within an enclosed <i>building</i> whose primary purpose is the sorting and processing of <i>waste</i> to create a new product or raw material on site.
Waste Transfer Station	means a facility within an enclosed <i>building</i> whose primary purpose is the collection and storage of <i>waste</i> or <i>hazardous waste</i> for shipment, and which may include limited sorting or preparation of that <i>waste</i> to facilitate its shipment for final disposal or to a <i>waste processing station</i> , but does not include <i>salvage yards</i> or <i>scrap metal yards</i> .
Wayside Pit and Quarry	means a temporary pit or quarry opened and used by or for a <i>public authority</i> solely for the purpose of a particular project on contract of <i>road</i> construction and not located on the <i>road</i> right-of-way.
Wholesaling and Distribution	means a <i>premises</i> or part thereof where the purpose of the business is the buying of goods for resale to other businesses including other wholesalers.
X	
Y	
Yard	means any open, uncovered, unoccupied space appurtenant to a <i>building</i> . In determining <i>yard</i> measurement the minimum horizontal measurement between the applicable <i>lot line</i> and the nearest point of the <i>building</i> above and below <i>grade</i> shall be used unless otherwise specified by this By-law.
Yard, Flankage	means a <i>side yard</i> adjoining the <i>road</i> on a <i>corner lot</i> extending from the <i>front yard</i> to the <i>rear yard</i> between the <i>flankage lot line</i> and any part of any <i>building</i> on the <i>lot</i> .
Yard, Front	means a <i>yard</i> extending across the full width of the <i>lot</i> between the <i>front lot line</i> and any part of any <i>building</i> on the <i>lot</i> .
Yard, Interior Side	means a <i>yard</i> extending from the <i>front yard</i> to the <i>rear yard</i> between the <i>interior side lot line</i> and any part of any <i>building</i> on the <i>lot</i> .
Yard, Maximum	means the maximum distance of the applicable <i>yard</i> measured horizontally from the nearest point of a <i>building</i> to the applicable <i>lot line</i> .
Yard, Minimum	means the minimum required distance of the applicable <i>yard</i> measured horizontally from the nearest point of a <i>building</i> to the applicable <i>lot line</i> .
Yard, Rear	means a <i>yard</i> extending across the full width of the <i>lot</i> between the <i>rear lot line</i> and any part of any <i>building</i> on the <i>lot</i> .
Yard, Side	means a <i>flankage yard</i> and an <i>interior side yard</i> .

Portions of buildings below grade are subject to the same yard requirements as buildings above grade, unless otherwise permitted by this By-law (i.e. parking structures in the Mixed Use Zones).



Yard types.

Definitions

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Term	Definition
Z	
Zone	means a designated area of land <i>use</i> shown on the Zoning Maps of this By-law.

General Provisions

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

4.1 Accessory Dwelling Units

4.1.1 Residential Zones

Where an *accessory dwelling* is permitted in a Residential Zone, the following regulations apply:

- A maximum of one *accessory dwelling* is permitted on a *lot*.
- An *accessory dwelling* is only permitted within a *detached dwelling* and *semi-detached dwelling*.
- Notwithstanding subsection (b) above, an *accessory dwelling* is permitted within an *accessory building* on a *corner lot* in the Residential Uptown Core RUC Zone.
- An *accessory dwelling* shall occupy a ~~maximum~~ of the lesser of 40% of the ~~residential floor area of the detached dwelling or semi-detached dwelling or 75.0 square metres~~. For the purposes of this subsection, ~~residential floor area~~ shall include all area within a *basement*.
- Any separate entrance and exit to the *accessory dwelling* shall be oriented toward the *flankage lot line*, *interior side lot line*, or *rear lot line*.

v3.1: change "net to "residential"

Subsections (b) and (d) above do not apply to an *accessory dwelling* that legally existed on or before November 16, 1995.

4.1.2 Commercial Zones

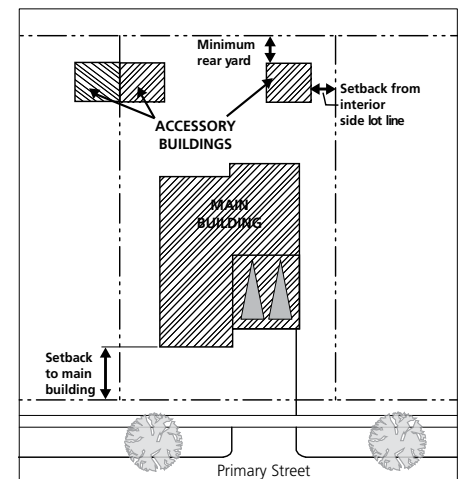
Where an *accessory dwelling* is permitted in a Commercial Zone, the following regulations apply:

- An *accessory dwelling* is only permitted within the same *building* as a permitted retail, service commercial, or office *use*.
- An *accessory dwelling* is not permitted on a *first storey* unless it legally existed on the effective date of this By-law. Notwithstanding this, *ancillary residential uses* are permitted on the *first storey*.
- An *accessory dwelling* shall be located above any other uses permitted in the applicable *zone*. This subsection shall not apply to limit *uses* above *grade* where a *basement* is used for storage associated with any *use* on the same *lot*.

Accessory dwellings established before this date are instead regulated and licenced under the Town's Accessory Apartment Registry. Contact Building Services for more information.

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*.



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General Provisions

4.3 Allowable Projections

The following projections are permitted in accordance with Table 4.3, below.

Table 4.3: Allowable Building and Structure Projections			
Structure or Feature	Applicable Yards	Maximum Projection into a Minimum Yard	Maximum Total Projection into a Yard
Air conditioners, heat pumps, swimming pool pumps, filters, and heaters, including any appurtenances thereto	<i>Flankage, interior side, and rear</i>	Up to 0.6 m from the applicable <i>lot line</i>	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
Fire escapes	<i>Rear and side</i>	1.5 m	n/a
<i>Porches</i> with or without a foundation and including access stairs in the Residential Low RL6 Zone	<i>Front and flankage</i>	Up to 1.5 m from the <i>front or flankage lot line</i>	n/a
<i>Porches</i> with or without a foundation and including access stairs and <i>uncovered platforms</i> in the Residential Low RL6 Zone	<i>Rear</i>	Up to 3.0 m from the <i>rear lot line</i>	n/a
<i>Porches</i> with or without a foundation and including access stairs in the Residential Uptown Core RUC Zone	<i>Front and flankage</i>	2.0 m	n/a
<ul style="list-style-type: none"> • <i>Porches</i> with a foundation • <i>Porches</i> without a foundation in all other zones 	n/a	Shall be subject to the regulations of the parent zone	
<i>Uncovered platforms</i> having a floor <i>height</i> of less than 0.6 metres measured from <i>grade</i>	All	Up to 0.6 m from any <i>lot line</i> (1)	
<i>Uncovered platforms</i> having a floor <i>height</i> equal to or greater than 0.6 metres measured from <i>grade</i>	<i>Rear</i>	1.5 m	n/a
<i>Uncovered platforms</i> having a floor <i>height</i> equal to or greater than 3.0 metres measured from <i>grade</i>	<i>Rear (-0)</i>	n/a	1.5 m
Uncovered access stairs below grade	<i>Rear</i>	1.5 m	n/a
	<i>Side</i>	0.0 m	1.5 m
Unenclosed barrier-free wheel chair ramps	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.

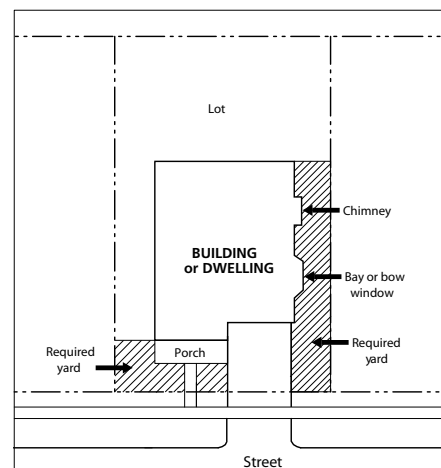
v3.1: restore "with foundation" and access stairs to RL6 (current R13); restore RUC standard (current SP 592)

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General Provisions

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*.



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

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

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 two *lodging units* which shall in total not exceed a maximum of 25% 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.

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*.

v3.1: change "net to "residential"

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) *Heights* 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.
- b) *Heights* regulated by Section 4.6 of the By-law are exclusive of the minimum and maximum *height* and minimum and maximum number of *storeys* requirements of the applicable *zone*.

General Provisions

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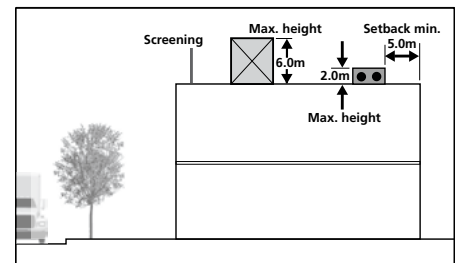
4.6.2 Buildings and Structures

The *height* provisions of this By-law shall not apply to:

- a) Ornamental architectural features such as, but not limited to, cupolas, finials, and weather vanes;
- b) *Buildings* primarily *used* for garbage containment;
- c) *Buildings* and *structures* *used* for agriculture;
- d) *Buildings* and *structures* associated with an *emergency services facility*; and,
- 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 all *zones* except any Residential *Zone* such as clock towers and steeples; and,
- l) Water towers or tanks.

4.6.3 Parapets

A parapet is permitted to project a maximum of 2.0 metres above the top of a roof in all *zones* except any Residential Low RL *Zone*, provided that in any Residential Medium RM *Zone*, any parapet greater than 0.3 metres in *height* shall be set back a minimum of the *height* of the parapet from all edges of a roof.



Setbacks for rooftop mechanical equipment.

4.6.4 Rooftop Mechanical Equipment and Mechanical Penthouses

The following provisions shall apply where rooftop mechanical equipment is provided on any *lot* not located in any Residential Low RL *Zone* and the Residential Medium RM1 and RM2 *Zones*:

- a) A *mechanical penthouse*, including any appurtenances thereto, shall not exceed 6.0 metres in *height*.
- b) Rooftop mechanical equipment, including any appurtenances thereto, that exceeds 2.0 metres in *height* shall be fully enclosed within a *mechanical penthouse*.
- c) 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* or screened by an architectural feature.

4.6.5 Skylights

The following provisions shall apply to skylights:

- a) A skylight shall not exceed 0.6 metres in *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%.

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

General Provisions

4.7 Garbage Containers

- a) Garbage containment shall be located within a *building* 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* 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 and Community Use *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 *building* primarily used for garbage containment or a *garbage enclosure* shall not be located:
 - 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, garbage container temporarily provided for any construction, demolition, or site alteration works is permitted anywhere on a *lot*.

A “*building*” can be the main building, an accessory building, or a fully enclosed deep well collection system: buildings require a roof and enclosed walls to meet the definition used in this By-law.

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 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.

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

General Provisions

4.9 Home Occupations

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

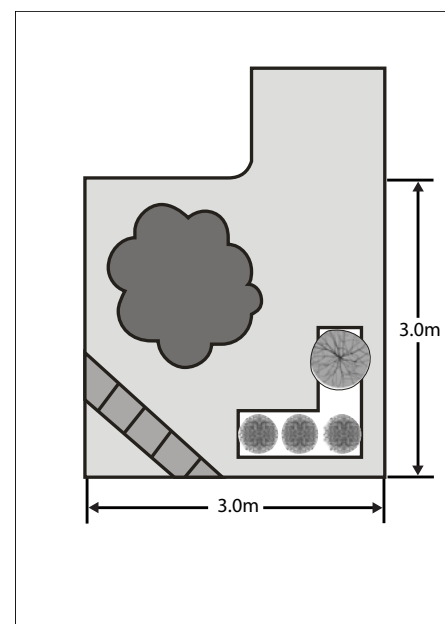
- a) A *home occupation* shall be conducted entirely within the *dwelling*.
- b) A *home occupation* shall be operated by the person or persons whose principal residence is the *dwelling* in which the *home occupation* is located.
- c) A *home occupation* shall have no one other than a resident of the *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*.

v3.1: change "net to "residential"

Some uses permitted as a home occupation may require a Town of Oakville Business Licence, or a safety inspection by Halton Region. Contact the Clerks Department 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* 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.



The minimum 3.0 metre by 3.0 metre dimension is the amount of area sufficient to support tree growth for increased canopy coverage.

General Provisions

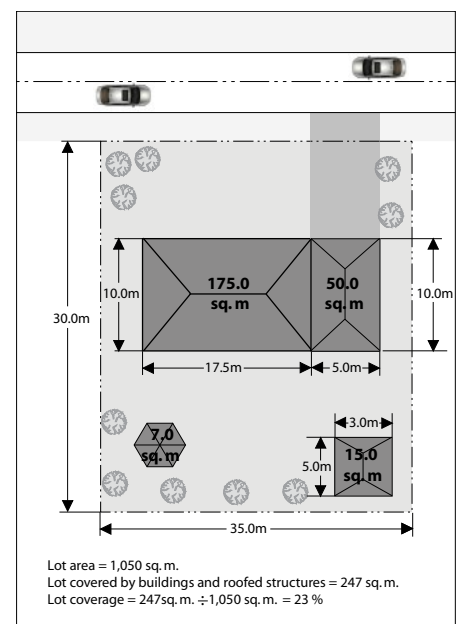
Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

4.11 Landscaping

4.11.1 Calculations for Determining Landscaping

- 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 have minimum dimensions of 3.0 metres by 3.0 metres.
- 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.
- Landscaping* required by Section 4.11.2 of this By-law shall count toward any minimum *landscaping coverage* requirement of this By-law.
- A *driveway, aisle*, or walkway may cross a required area of *landscaping*, but that area that is crossed by the *driveway, aisle*, or walkway shall not count towards the calculation of required *landscaping coverage*.
- 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.
- 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 (c) provides some flexibility to permit walkways within a width of landscaping. Orientation, layout, and with shall be reviewed at the Site Plan Approval stage.



Widths of landscaping are typically required in two locations along lot lines: abutting certain roads, on the edges of surface parking areas, and abutting certain infrastructure corridors.

General Provisions

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

4.11.2 Required Widths of Landscaping

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, on the following page:

Table 4.11.2: Required Widths of Landscaping by Zone		
Zone, Feature, or Lot	Along any Lot Line Abutting or Along the Edge of the Feature Abutting	Minimum Width
Landscaping by Zone		
<ul style="list-style-type: none"> Residential Medium RM4 Zone Residential High RH Zone 	<ul style="list-style-type: none"> Any Residential Low Zone Residential Medium RM1, RM2, and RM3 Zones 	3.0 m
<ul style="list-style-type: none"> Central Business District CBD Zone Main Street 1 MU1 Zone Main Street 2 MU2 Zone 	<ul style="list-style-type: none"> Any Residential Zone Institutional I Zone Community Use CU Zone 	3.0 m
<ul style="list-style-type: none"> Urban Centre MU3 Zone Urban Core MU4 Zone Any Commercial Zone 	<ul style="list-style-type: none"> Any Residential Zone Institutional I Zone Community Use CU Zone 	7.5 m
<ul style="list-style-type: none"> Any Commercial Zone Any Employment Zone 	Any road	3.0 m (1)
Any Commercial Zone	<ul style="list-style-type: none"> Any Residential Zone Institutional I Zone Community Use CU Zone 	7.5 m
<ul style="list-style-type: none"> Office Employment E1 Zone Business Employment E2 Zone Business Commercial E4 Zone 	<ul style="list-style-type: none"> Any Residential Zone Institutional I Zone Community Use CU Zone 	7.5 m
Industrial E3 Zone	Any zone other than an Employment Zone	7.5 m
<ul style="list-style-type: none"> Institutional I Zone Community Use CU Zone 	Any lot line	3.0 m
Surface Parking Areas		
Any surface parking area	Any road	3.0 m
Any surface parking area	Any interior side lot line or rear lot line	3.0 m
Any surface parking area	Any other parking area	3.0 m
Any surface parking area	Any lot with a residential use	4.5 m
Yards Abutting Identified Corridors		
Any yard on a lot	Any highway corridor	14.0 m
Any yard on a lot	Any railway corridor	7.5 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.

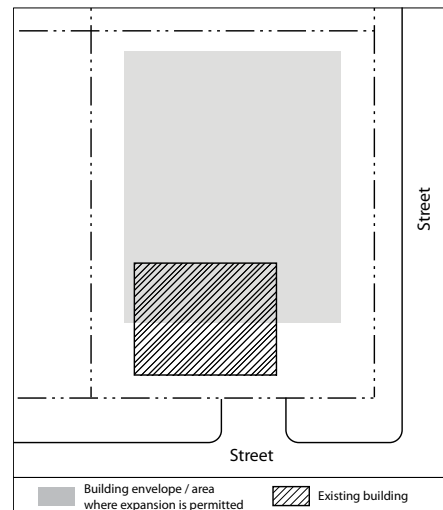
Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

General Provisions

4.12 Legal Non-Conformity

4.12.1 Legal Existing Buildings and Structures

- a) A *building* or *structure* that does not meet the standards, provisions, and regulations of this By-law, but which was legally erected or altered in accordance with the By-laws in force at the time of construction may be enlarged, repaired, or renovated provided that the enlargement, repair, or renovation:
 - i) Does not further increase the extent or degree of non-conformity; and,
 - ii) Complies with all other applicable provisions of this By-law.
- b) Subsection (a) shall additionally apply for a width of landscaping that does not meet the minimum *landscaping* requirements of Section 4.11.2 of this By-law, but only for the width of *landscaping* legally existing on the effective date of this By-law.



Potential area where a legal non-conforming building could be expanded without first requiring approval from the Committee of Adjustment.

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.

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*, the construction of a new *building* or *structure*, or addition to a *building*.

- 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*.

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

4.13 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.

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).

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

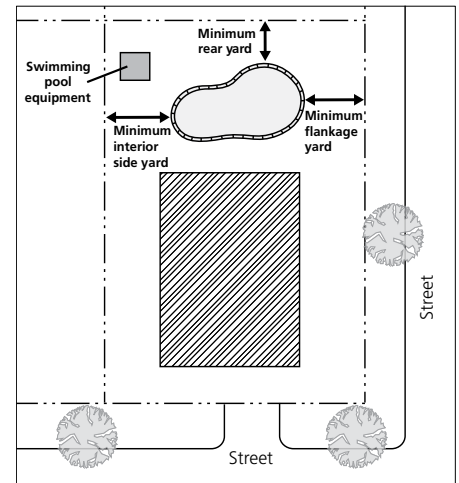
General Provisions

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:

- 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*.
- 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*.
- The swimming pool or hot tub shall not be located in a *front yard*.
- The maximum *height* of a swimming pool or hot tub shall be 1.5 metres above *grade*.
- All setbacks 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.

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.

4.17 Outside Display and Sales Areas

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

- An *outside display and sales area* shall be accessory to another permitted *use*.
- The maximum *height* of any merchandise display is 3.0 metres.
- An *outside display and sales area* shall not be located within any *minimum yard*, *minimum parking space*, *loading space*, *required landscaping*, and *sight triangle*.
- 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*.

v3.1: "Areas" was missing from heading

4.18 Patios

Patios are permitted accessory to any *public hall* or *restaurant*, subject to the *minimum yards* for the *zone* in which it is located. The following additional regulations apply:

- Patios* are not permitted in any *yard* abutting a Residential *Zone*.
- Patios* are not permitted on a *balcony* on any *lot* abutting a Residential *Zone*.
- Patios* shall be considered as *floor area* and *net floor area* when calculating *floor area* and *net floor area* for the *use* it serves.
- Patios* shall not be permitted on a *lot* in any Employment *Zone* abutting a *lot* in any Residential *Zone*.

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General Provisions

4.19 Pipeline Setbacks

4.19.1 Enbridge Pipelines

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.

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

4.19.2 Sarnia Products/Imperial Oil Pipelines

Notwithstanding any other provision of this By-law, no *building* or *structure* shall be located any closer than 20.0 metres from the limit of the Sarnia Products/Imperial Oil Pipeline right-of-way or pipeline.

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

Notwithstanding any other provision of this By-law, no *building* shall be located any closer than 10.0 metres from the limit of 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.

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 Reduction of Requirements

No person shall change the *use* of any *lot, building, or structure*, erect or enlarge any *building or structure*, or sever any lands from any existing *lot* if the effect of such action is to cause the original, remaining, or new *building, structure, or lot* to be in contravention of the By-law.

4.23 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*; and,
 - iii) *Warehousing*.

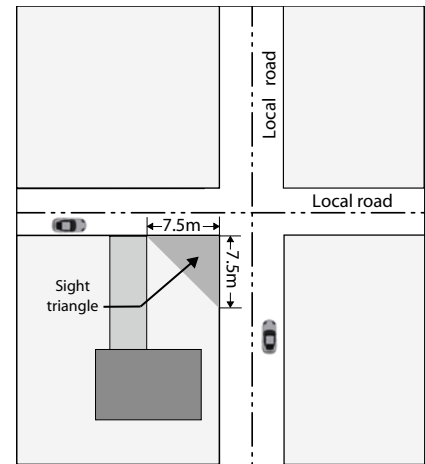
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General Provisions

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 and Community Use *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 4.23, below:

Table 4.23: Sight Triangle Dimensions			
Intersection of:	Local Road	Collector Road	Arterial Road
Local Road	7.5 m	7.5 m	15.0 m
Collector Road		15.0 m	15.0 m
Arterial Road			15.0 m

4.25 Temporary Uses

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

4.25.1 Construction Uses

Notwithstanding any other provision of this By-law, *uses* incidental to construction 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,

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.

General Provisions

- 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.

4.25.2 Model Homes

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

Temporary sales offices for the sale of residential, employment or commercial *lots* or units in a plan of subdivision or *condominium* are permitted, subject to the following provisions:

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

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

Parking, Loading, & Stacking Lane Provisions

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

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 *net floor area* on a *lot* in the following circumstances:
 - 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.

Town staff interpret the Zoning By-law such that a cumulative minimum number of parking spaces is calculated when additional floor area is added on a lot or a change in use occurs. Contact Planning Services or Building Services for more information.

v3.1: add "net"

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

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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

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.

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, or similar hardscaped surface.

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 ² <i>net floor area</i>
Where multiple <i>premises</i> are located on a <i>lot</i> in all other Commercial Zones	a) 1.0 per 18.0 m ² <i>net floor area</i> for the first 2,500.0 m ² <i>net floor area</i> ; plus,
	b) 1.0 per 22.0 m ² <i>net floor area</i> for any additional <i>net floor area</i>

Parking, Loading, & Stacking Lane Provisions

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Table 5.2.1: Ratios of Minimum Number of Parking Spaces	
Use	Minimum Number of Parking Spaces
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 ² 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> : • <i>Financial institutions</i> ; • <i>Restaurants</i> ; and, • <i>Service commercial establishments</i> ; 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 ² <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 ² <i>net floor area</i>
Residential Uses	
<i>Apartment dwelling</i>	a) 1.0 per <i>dwelling</i> where the unit has less than 75.0 square metres <i>net floor area</i> ; b) 1.5 per <i>dwelling</i> for all other units (1)(2)(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)
Accessory Residential Uses	
<i>Accessory dwelling</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

v3.1: add omitted footnote 2

Parking, Loading, & Stacking Lane Provisions

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Table 5.2.1: Ratios of Minimum Number of Parking Spaces	
Use	Minimum Number of Parking Spaces
<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
Retail Uses	
<i>Retail propane transfer facility</i>	1.0 per 40.0 m ² <i>net floor area</i>
<i>Retail store</i> or any other “store” permitted by this By-law	1.0 per 18.0 m ² <i>net floor area</i>
Service Commercial Uses	
<i>Adult entertainment establishment</i>	1.0 per 18.0 m ² <i>net floor area</i>
<i>Commercial school</i>	1.0 per 22.0 m ² <i>net floor area</i>
<i>Dry cleaning/laundry</i>	1.0 per 22.0 m ² <i>net floor area</i>
<i>Financial institution</i>	1.0 per 22.0 m ² <i>net floor area</i>
<i>Food production</i>	1.0 per 40.0 m ² <i>net floor area</i>
<i>Funeral home</i>	1.0 per 14.0 m ² <i>net floor area</i>
<i>Pet care establishment</i>	1.0 per 22.0 m ² <i>net floor area</i>
<i>Place of entertainment</i>	1.0 per 22.0 m ² <i>net floor area</i>
<i>Rental establishment</i>	1.0 per 18.0 m ² <i>net floor area</i>
<i>Restaurant</i>	1.0 per 10.0 m ² <i>net floor area</i>
<i>Service commercial establishment</i>	1.0 per 22.0 m ² <i>net floor area</i>
<i>Sports facility</i>	a) 1.0 per 18.0 m ² <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 ² <i>net floor area</i>
<i>Veterinary clinic</i>	1.0 per 22.0 m ² <i>net floor area</i>
Office Uses	
<i>Business office</i>	1.0 per 35.0 m ² <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 ² <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 ² <i>net floor area</i> for the entire <i>building</i>
Employment Uses	
<i>Bulk storage facility</i>	1.0 per 100.0 m ² <i>net floor area</i>
<i>Commercial self-storage</i>	1.0 per 100.0 m ² <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 ² <i>net floor area</i>

Parking, Loading, & Stacking Lane Provisions

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Table 5.2.1: Ratios of Minimum Number of Parking Spaces	
Use	Minimum Number of Parking Spaces
<i>Manufacturing</i>	a) 1.0 per 100.0 m ² <i>net floor area</i> for the first 7,500.0 m ² <i>net floor area</i> ; plus, b) 1.0 per 200.0 m ² <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>	1.0 per 22.0 m ² <i>net floor area</i>
<i>Transportation terminal</i>	1.0 per 100.0 m ² <i>net floor area</i>
<i>Training facility</i>	1.0 per 22.0 m ² <i>net floor area</i>
<i>Warehousing</i>	a) 1.0 per 100.0 m ² <i>net floor area</i> for the first 7,500.0 m ² <i>net floor area</i> ; plus, b) 1.0 per 200.0 m ² <i>net floor area</i> for any additional <i>net floor area</i>
<i>Waste processing station</i>	1.0 per 100.0 m ² <i>net floor area</i>
<i>Waste transfer station</i>	1.0 per 100.0 m ² <i>net floor area</i>
<i>Wholesaling</i>	1.0 per 100.0 m ² <i>net floor area</i>
Institutional and Community Uses	
<i>Art gallery</i>	1.0 per 28.0 m ² <i>net floor area</i>
<i>Community centre</i>	1.0 per 22.0 m ² <i>net floor area</i>
<i>Day care</i>	1.0 per 40.0 m ² <i>net floor area</i>
<i>Emergency service facility</i>	No minimum requirement
<i>Food bank</i>	1.0 per 40.0 m ² <i>net floor area</i>
<i>Hospital</i>	1.0 per 50.0 m ² <i>net floor area</i>
<i>Library</i>	1.0 per 28.0 m ² <i>net floor area</i>
<i>Marina</i>	0.6 spaces per berth
<i>Museum</i>	1.0 per 28.0 m ² <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 ² <i>net floor area</i> for any additional <i>accessory assembly area</i>
<i>School, post-secondary</i>	No minimum requirement
<ul style="list-style-type: none"> • <i>School, private</i> • <i>School, public</i> 	a) For elementary schools, 1.5 per classroom, not including any portables b) For secondary schools, 4.0 per classroom, not including any portables
Open Space Uses	
<i>Agriculture</i>	No minimum requirement
<i>Boarding kennel</i>	1.0 per 35.0 m ² <i>net floor area</i> , to a maximum minimum requirement of 6 <i>parking spaces</i>
<i>Cemetery</i>	No minimum requirement

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

Parking, Loading, & Stacking Lane Provisions

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Table 5.2.1: Ratios of Minimum Number of Parking Spaces	
Use	Minimum Number of Parking Spaces
<i>Conservation use</i>	No minimum requirement
<i>Golf course</i>	a) 6.0 per hole; plus, b) 1.0 per 22.0 m ² <i>net floor area</i> for any <i>accessory uses</i>
<i>Outdoor miniature golf course</i>	1.0 per hole
<ul style="list-style-type: none"> • <i>Park, private</i> • <i>Park, public</i> 	No minimum requirement
Hospitality Uses	
<i>Hotel</i>	a) 1.0 per <i>lodging unit</i> ; plus, b) 1.0 per 30.0 m ² <i>net floor area</i> outside of a <i>lodging unit</i>
<i>Public hall</i>	1.0 per 18.0 m ² <i>net floor area</i>
Motor Vehicle Uses	
<i>Motor vehicle body shop</i>	1.0 per 100.0 m ² <i>net floor area</i>
<i>Motor vehicle dealership</i>	1.0 per 100.0 m ² <i>net floor area</i>
<i>Motor vehicle rental facility</i>	1.0 per 100.0 m ² <i>net floor area</i>
<i>Motor vehicle repair facility</i>	1.0 per 100.0 m ² <i>net floor area</i>
<i>Motor vehicle service station</i>	1.0 per 100.0 m ² <i>net floor area</i>
<i>Motor vehicle storage compound</i>	1.0 per 100.0 m ² <i>net floor area</i>
<i>Motor vehicle washing facility</i>	1.0 per 100.0 m ² <i>net floor area</i>

Additional Regulations for Minimum Parking Ratios Table 5.2.1

1. Of the total number of *parking spaces* required, 0.25 of the *parking spaces* required per *dwelling* shall be designated as *visitors parking spaces*.
2. 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. 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*.

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

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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
Residential Uses	
<i>Apartment dwelling</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)(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 ² <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)
Accessory Residential Uses	
<i>Accessory dwelling</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
Hospitality Uses	
<i>Hotel</i>	a) 1.0 per <i>lodging unit</i> ; plus, b) 1.0 per 40.0 m ² <i>net floor area</i> outside of a <i>lodging unit</i>
<i>Public hall</i>	1.0 per 20.0 m ² <i>net floor area</i>
All Non-Residential Uses	
<ul style="list-style-type: none"> • All other permitted non-residential <i>uses</i> in a Mixed Use Zone on Map 19(2a) [Bronte Village] • All other permitted non-residential <i>uses</i> in a Mixed Use Zone on Map 19(7a) [Kerr Village] 	1.0 per 40.0 m ² <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

v3.1: add "live-work" parking standard to recognize omitted use permission in Part 8

Parking, Loading, & Stacking Lane Provisions

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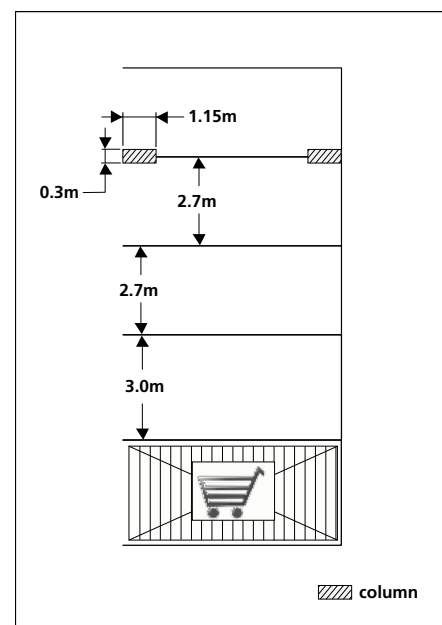
Table 5.2.2: Ratios of Minimum Number of Parking Spaces for Mixed Use Zones	
Use	Minimum Number of Parking Spaces
<ul style="list-style-type: none"> All other permitted non-residential <i>uses</i> in a Mixed Use Zone on Map 19(19a) [Palermo Village] All other permitted non-residential <i>uses</i> in a Mixed Use Zone on Map 19(22a) [Uptown Core] 	<ul style="list-style-type: none"> a) 1.0 per 24.0 m² <i>net floor area</i> on the <i>first storey</i>; plus, b) 1.0 per 40.0 m² <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>net floor area</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 m² <i>net floor area</i> occupied by <i>medical offices</i>
All Other Uses	
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

- Of the total number of *parking spaces* required, 0.2 of the *parking spaces* required per *dwelling* shall be designated as visitors *parking spaces*.
- 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*.
- A minimum of 50% of the minimum *parking spaces* shall be provided within a *private garage*, carport, or *parking structure*.
- A *parking space* is not permitted in a *front* or *side yard*.

5.2.3 Motor Vehicle Parking Space Dimensions

- 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.
- The minimum dimensions of a *parking space* located in a *private garage* shall be 5.7 metres in length and:
 - Where one *parking space* is provided, 3.0 metres in width; and,
 - Where two *parking spaces* are provided, 5.6 metres in width.
- 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.
- Where a wall, column, or other obstruction is located abutting 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*.



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

Parking, Loading, & Stacking Lane Provisions

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- 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.

5.3 Bicycle Parking Spaces

5.3.1 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 5.3.1, below.
- b) In no circumstance shall the number of minimum *bicycle parking spaces* required on a *lot* be greater than 30.

Table 5.3.1: Ratios of Minimum Number Bicycle Parking Spaces	
Use	Minimum Number of Bicycle Parking Spaces
Blended Rates for Lots with Multiple Premises	
Where multiple <i>premises</i> are located on a <i>lot</i> in any non-residential <i>zone</i>	The greater of 2 or 1.0 per 1,000.0 m ² <i>net floor area</i> , plus the minimum number of <i>bicycle parking spaces</i> for the <i>dwelling</i> s
Residential Uses	
<i>Apartment dwelling</i>	1.0 per <i>dwelling</i> (1)(2)
<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)
Retail Uses	
<i>Retail store</i>	The greater of 2 or 1.0 per 1,000.0 m ² <i>net floor area</i>
Service Commercial Uses	
<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 ² <i>net floor area</i>
Office Uses	
<i>Business office</i>	The greater of 2 or 1.0 per 1,000.0 m ² <i>net floor area</i> (3)
<i>Medical office</i>	The greater of 2 or 1.0 per 1,000.0 m ² <i>net floor area</i>
Employment Uses	
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>
Institutional and Community Uses	
<i>Art gallery</i>	The greater of 2 or 1.0 per 1,000.0 m ² <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 ² of <i>net floor area</i>

v3.1: add footnote
2 visitors
requirement;
renumber v3.0 2 to
3

Parking, Loading, & Stacking Lane Provisions

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Table 5.3.1: Ratios of Minimum Number Bicycle Parking Spaces	
Use	Minimum Number of Bicycle Parking Spaces
<i>School, private and 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 Institutional and Community <i>Uses</i>	The greater of 2 or 1.0 per 500.0 m ² of <i>net floor area</i>

Additional Regulations for Minimum Bicycle Parking Ratios

Table 5.3.1

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*.

v3.1: add visitors requirement

5.4 Barrier-free Parking Spaces

5.4.1 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 be required for visitor *parking spaces* for the following residential *uses*, and the total number of *parking spaces* in the left column of Table 5.4.1 shall be based upon the total number of visitor *parking spaces* on the *lot*:
 - i) *Apartment dwelling*;
 - ii) *Dormitory*; and,
 - iii) *Stacked townhouse dwelling*.

Parking, Loading, & Stacking Lane Provisions

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- c) The minimum number of *barrier-free parking spaces* required shall be calculated in accordance with the ratios set out in Table 5.4.1, below.

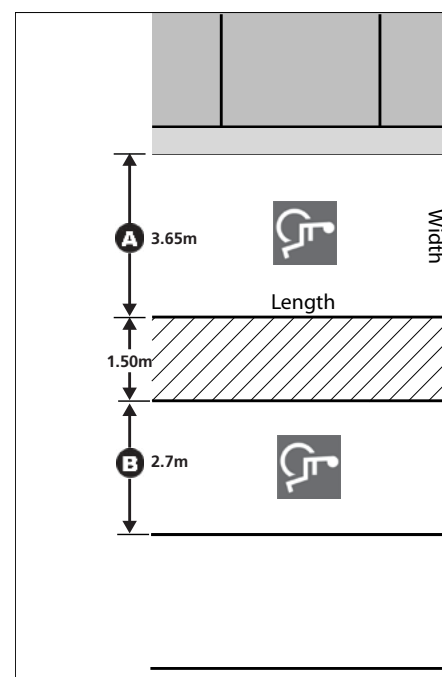
Table 5.4.1: Minimum Number of Barrier-free Parking Spaces	
Total Number of Parking Spaces in all Parking Areas on the Lot	Minimum Number of Barrier-free Parking Spaces
3 to 12	1
13 to 100	4% of the total number of <i>parking spaces</i> in the <i>parking area</i>
101 to 200	1, plus 3% of the total number 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>

5.4.2 Dimensions and Paths of Travel

- a) The minimum dimensions for a *barrier-free parking space* shall be in accordance with the dimensions of Table 5.4.2, below.

Table 5.4.2: Dimensions of Barrier-free Parking Spaces		
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*.
- d) A *barrier-free path of travel* 1.75 metres in width is required abutting the entire length of one side of a *barrier-free parking space*. A path of travel can be shared by two *barrier-free parking spaces*.



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

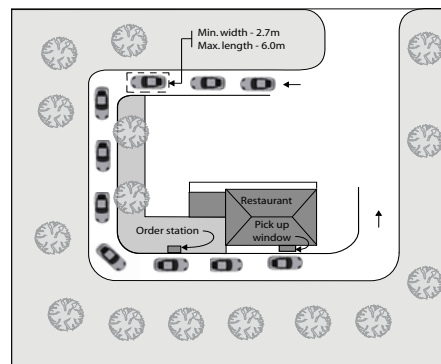
Parking, Loading, & Stacking Lane Provisions

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5.5 Drive-through Facilities and Stacking Lanes

5.5.1 Locations

- The minimum setback for all points of a *drive-through facility* from any *lot line* abutting any Residential Zone shall be 15.0 metres.
- A *stacking lane* shall be separate from an *aisle* or *driveway*.
- A *stacking lane* is not permitted between any *main wall* oriented toward the *front lot line* or *flankage lot line* on lots abutting Lakeshore Road, Kerr Street, Randall Street, and Old Bronte Road/Khalsa Gate on Maps 19(2a), 19(7a), 19(8a), and 19(19a).



Conceptual layout for a restaurant stacking lane.

5.5.2 Minimum Number of Stacking Spaces

- Each *stacking space* in a *stacking lane* shall have a minimum width of 2.7 metres and a minimum length of 6.0 metres.
- 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.

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

v3.1: limit yard prohibitions to identified Growth Area streets only

Additional Regulations for Stacking Space Requirements Table 5.5

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

Parking, Loading, & Stacking Lane Provisions

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5.6 Loading Spaces

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

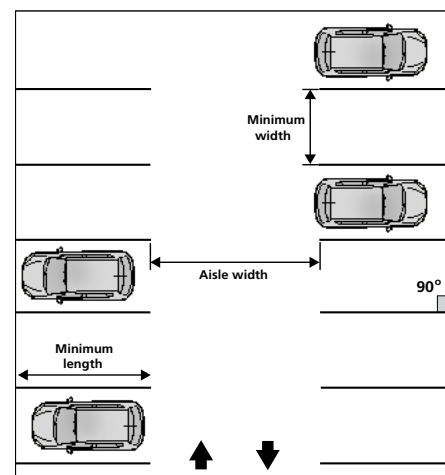
- The minimum dimensions of a *loading space* are 3.5 metres in width and 12.0 metres in length, with a minimum vertical clearance of 4.2 metres.
- A *loading space* shall abut the *building* for which the *loading space* is provided.
- A *loading space* shall be set back 7.5 metres from any Residential Zone, except if it is located entirely within a *structure*. This subsection does not apply to a *loading space* located in a Residential Zone.
- A *loading space* is not permitted:
 - In any *minimum yard*;
 - Between the *main wall* closest to the *flankage lot line* and the *flankage lot line* in a *flankage yard*; and,
 - In any *front yard*.

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.

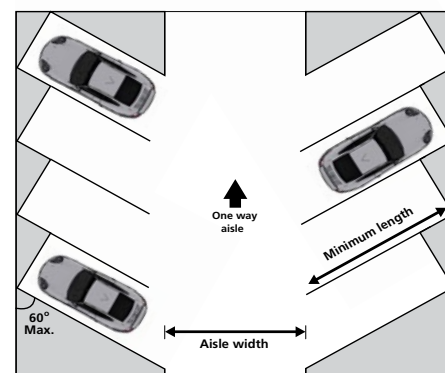
A minimum requirement does apply in North Oakville.

5.7 Aisle Widths and Access Driveways

- The minimum width of an *aisle* providing access to a *parking space* within a *parking area* is 6.0 metres.
- 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.
- 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.
- 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

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

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.

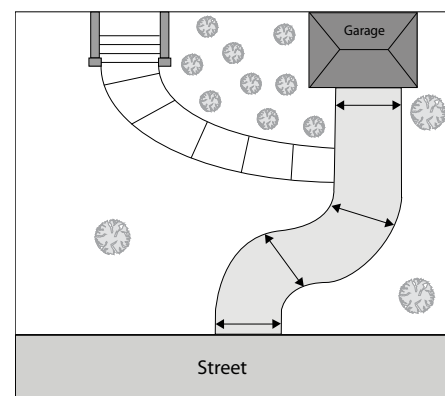
A parked motor vehicle cannot encroach into any municipal right-of-way, including parallel parking at the bottom end of the driveway. This rule is enforced under the Town's Traffic By-law 1984-1, as amended.

5.8.1 General Provisions

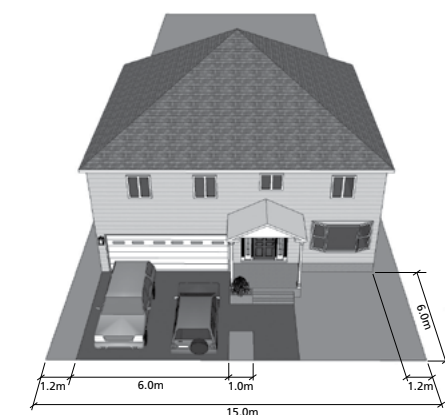
- A motor vehicle shall only be parked outdoors if it is entirely located on a *driveway*, *surface parking area*, or the roof of a *parking structure*.
- Parking spaces* shall only be accessed by a *driveway*, *aisle*, or a *lane*.
- The cumulative width of all *parking spaces* on a *lot* shall not exceed the maximum width of the *driveway*.
- Tandem parking spaces* are permitted for any *dwelling*.

5.8.2 Driveway Width

- Notwithstanding any other provision of this By-law, the minimum width of a *driveway* shall be 3.0 metres.
- The maximum width of a *driveway* shall be:
 - 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.
- The maximum width of a *driveway* crossing a *flankage lot line* in a *rear yard* or *flankage yard* shall be 9.0 metres.
- Notwithstanding subsections (b) and (c) 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 (e) 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.

5.8.3 Maximum Number of Driveways

- 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.

Parking, Loading, & Stacking Lane Provisions

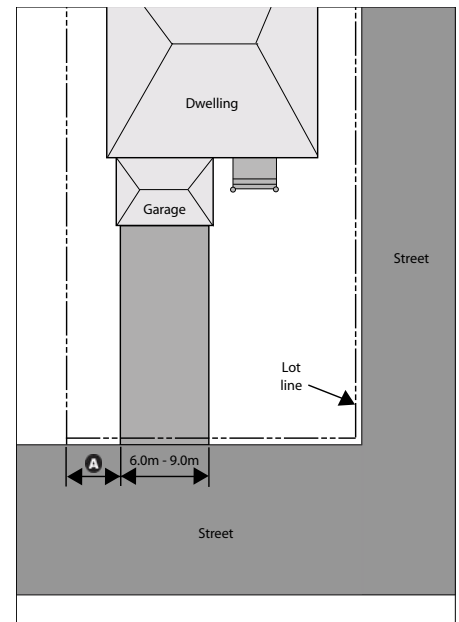
Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

- 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 an *interior lot* or *through lot* shall be located no closer to the *interior side lot line* than the lesser of 0.6 metres or the *minimum interior side yard* required for the main *building*, measured along all points of the *driveway*.
- b) 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 along all points of the *driveway*.
- c) Subsection (b) 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 along all points of the *driveway*.
- d) A *driveway* crossing a *flankage lot line* on a *corner lot* or *through corner lot* shall be located 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 along all points of the *driveway*.
- e) Notwithstanding subsection (b) 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*.
- f) 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 greater of the minimum interior side yard in the applicable zone or 1.2 metres.

Parking, Loading, & Stacking Lane Provisions

This draft is being presented to Council for passage on February 25, 2014.

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

5.8.5 Circular Driveways

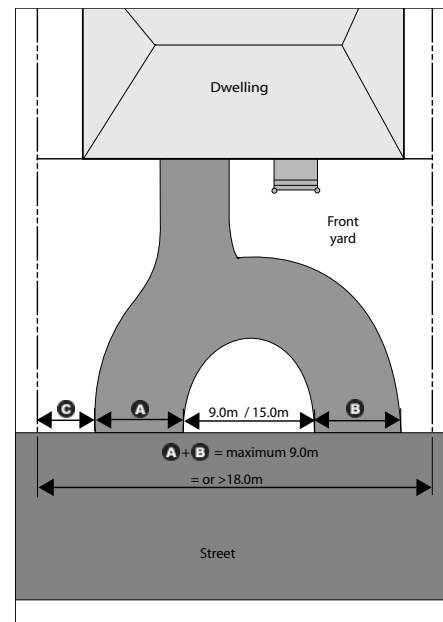
- The maximum coverage of a circular *driveway* shall be 50% of the area of the *yard* in which the circular *driveway* is located.
- The maximum cumulative width of the *driveway* entrances, measured at the point of crossing the *front lot line* and *flankage lot line*, shall be 9.0 metres.
- The *separation 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:
 - 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,
 - 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*.

5.8.6 Private Garage Maximum Sizes

- 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.
- 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.
- 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.
- For *semi-detached dwellings*, the maximum total *floor area* for a *private garage* shall be 28.0 square metres.

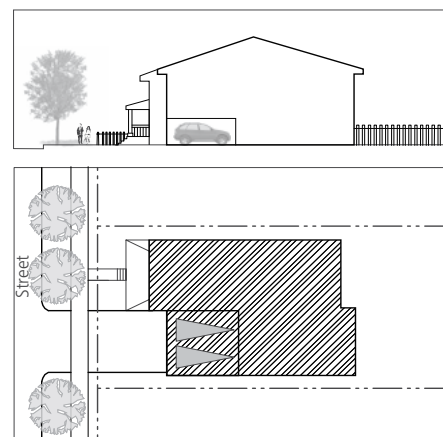
5.8.7 Private Garage Setbacks and Projections

- 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 5.5 metres, the *private garage* shall be set back a minimum of 5.5 metres from the applicable *lot line*.
- 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*.
- Attached to or detached *private garages* are permitted to project a maximum of 1.5 metres closer to the *front lot line* or *flankage lot line* than the longest *main wall* on the *first storey* of the *dwelling* that is not flush with the *main wall* containing the *private garage*.
- 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*.



There is no minimum dimension requirement for three car garages or larger. In many locations, relief from this By-law will be required to have a private garage of this size.

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



Where front yards are less than 5.5 metres, the private garage must still be set back 5.5 metres from the applicable lot line.

Parking, Loading, & Stacking Lane Provisions

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

5.9 Parking Provisions for Other Vehicles in Residential Zones

5.9.1 Commercial Vehicles

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

- a) Does not exceed a gross weight of 3,000.0 kilograms registered with the Province;
- 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* in any Residential *Zone*:

- a) Any *trailer* or *recreational vehicle* may be parked in a *private garage* or *accessory building* 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 in any *flankage yard*, *interior side yard* or *rear yard* year-round.
- c) 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 1st and October 31st.
- d) 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 1st and October 31st 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*.
- e) The maximum total number of *trailers* and *recreational vehicles* permitted on a *lot* is 2.

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.

5.9.3 Vehicles Prohibited in Residential Zones

The parking and storage of the following vehicles are prohibited outside of a *building* on all *lots* in a Residential *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.

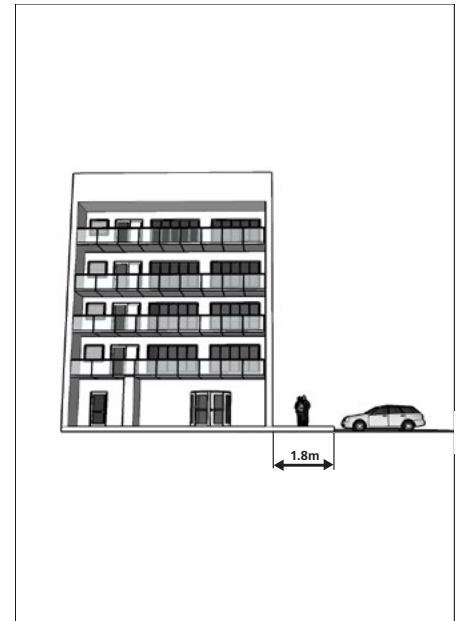
Parking, Loading, & Stacking Lane Provisions

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

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.



The intent is for this 1.8 metre setback to be utilized as a pedestrian walkway.

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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

Be sure to refer to all Parts of this By-law to ensure that you have reviewed all regulations that may apply to your lot. Contact staff in zoning section of the Building Services department to confirm the applicable zoning.

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						
		RL1, RL2, RL3, RL4, RL5, RL6	RL7, RL8, RL9	RL10	RL11	RUC
Residential Uses						
<i>Detached dwelling</i>		✓	✓	✓		✓
<i>Semi-detached dwelling</i>			✓			✓
<i>Duplex dwelling</i>				✓		
<i>Linked dwelling</i>					✓	
<i>Townhouse dwelling</i>						✓
Accessory Residential Uses						
<i>Accessory dwelling</i>	(1)	✓	✓	✓	✓	✓
<i>Bed and breakfast establishment</i>	(1)	✓	✓	✓	✓	✓
<i>Home occupation</i>		✓	✓	✓	✓	✓
<i>Lodging house</i>	(1)(2)	✓			✓	✓
<i>Private home day care</i>	(1)	✓	✓	✓	✓	✓
Community Uses						
<i>Day care</i>	(1)	✓	✓	✓	✓	✓
<i>Emergency service facility</i>		✓	✓	✓	✓	✓
Open Space Uses						
<i>Conservation use</i>		✓	✓	✓	✓	✓
<i>Park, public</i>		✓	✓	✓	✓	✓
<i>Stormwater management facility</i>		✓	✓	✓	✓	✓
Retail Uses						
<i>Retail store</i>						✓ (3)

Additional Regulations for Permitted Uses Table 6.2.1

1. A maximum of one of the *uses* subject to this footnote shall be permitted in a *dwelling*.
2. The maximum number of *lodging units* shall be 3.
3. Permitted only on a *corner lot*.

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Residential Zones

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

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Residential Zones

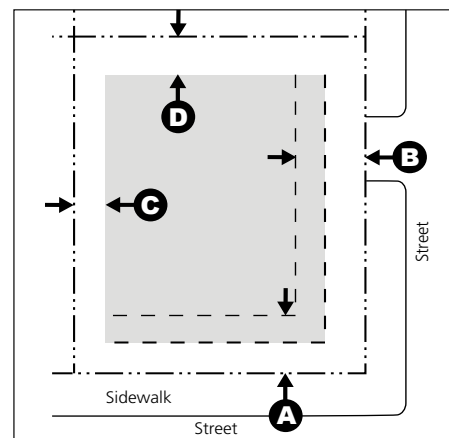
6.3 Regulations

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.

Table 6.3.1: Regulations in the Residential Low RL1, RL2, RL3, RL4, RL5, and RL6 Zones						
	RL1	RL2	RL3	RL4	RL5	RL6
Minimum <i>lot area</i>	1,393.5 m ² (2)	836.0 m ² (2)	557.5 m ² (2)	511.0 m ² (2)	464.5 m ² (2)	250.0 m ² (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> A	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	4.2 m	3.5 m	3.5 m	3.5 m	3.5 m	3.0 m
Minimum <i>interior side yard</i> C	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> D	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>lot coverage</i> for the <i>dwelling</i>	30% (-0)	30% (-0)	35% (-0)	35% (-0)	35% (-0)	(7)

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 315.0 square metres or the potential maximum *residential floor area* available at 75% *residential floor area ratio*.



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.

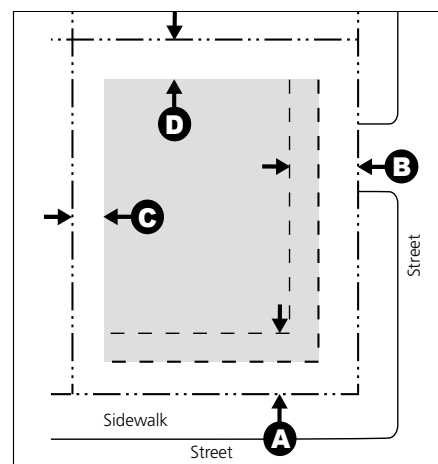
Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Residential Zones

Table 6.3.2: Regulations in the Residential Low RL7 Zone		
	<i>Detached dwellings</i>	<i>Semi-detached dwellings</i>
Minimum <i>lot area</i>	557.5 m ²	743.0 m ²
Minimum <i>lot frontage</i>	18.5 m	21.0 m
Minimum <i>front yard</i> A	7.5 m	7.5 m
Minimum <i>flankage yard</i> B	3.5 m	3.5 m
Minimum <i>interior side yard</i> C	1.8 m and 1.2 m (1)	3.0 m (2)
Minimum <i>rear yard</i> D	7.5 m (3)	7.5 m
Maximum number of <i>storeys</i> H	n/a (-0)	n/a
Maximum <i>height</i> H	12.0 m (-0)	12.0 m
Maximum <i>lot coverage for the dwelling</i>	35% (-0)	35%

Additional Regulations for Zone Regulations Table 6.3.2

- 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. 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.
- 2. The *minimum interior side yard* shall be reduced to 1.8 where an attached *private garage* meeting the minimum dimension requirements of Section 5.2.3(b) of this By-law is provided.
- 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.



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.

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Residential Zones

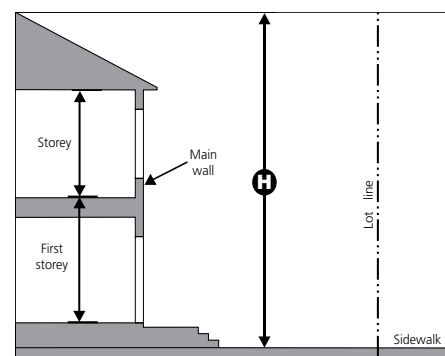
Table 6.3.3: Regulations in the Residential Low RL8 Zone		
	<i>Detached dwellings</i>	<i>Semi-detached dwellings</i>
Minimum <i>lot area</i>	360.0 m ² (1)	450.0 m ² (3)
Minimum <i>lot frontage</i>	12.0 m (2)	18.0 m (4)
Minimum <i>front yard</i> A	4.5 m	4.5 m
Minimum <i>flankage yard</i> B	3.0 m	3.0 m
Minimum <i>interior side yard</i> C	0.6 m (5)	2.0 m
Minimum <i>rear yard</i> D	7.5 m (6)	7.5 m
Maximum number of <i>storeys</i> H	2 (7)	2 (7)
Maximum <i>height</i> H	10.5 m (-0)	10.5 m
Maximum <i>residential floor area</i> for a detached dwelling on a lot greater than 408.0 m ² in lot area	200.0 m ² (-0)	n/a
Maximum <i>residential floor area</i> for a semi-detached dwelling on a lot greater than 612.0 m ² in lot area	n/a	180.0 m ²
Maximum <i>residential floor area ratio</i> for all other lots	65%	65%
Maximum <i>lot coverage</i> for the dwelling	n/a	n/a

v3.1: restore omitted dwelling size maximum

v3.1: add "n/a" column for clarity

Additional Regulations for Zone Regulations Table 6.3.3

- 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. The minimum *lot area* shall be 405.0 square metres for a *corner lot*.
- 2. The minimum *lot frontage* shall be 13.5 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 20.0 metres for a *corner lot*.
- 5. A minimum *separation distance* of 2.4 metres shall be required between detached dwellings on abutting lots in the same zone. The aggregate distance of the *interior side yards* on a lot shall equal 2.4 metres.
- 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. 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.



Height is measured to the tallest point of the building.

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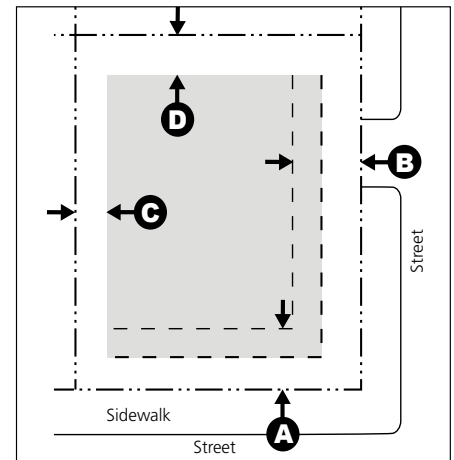
Residential Zones

Table 6.3.4: Regulations in the Residential Low RL9 Zone		
	<i>Detached dwellings</i>	<i>Semi-detached dwellings</i>
Minimum <i>lot area</i>	270.0 m ² (1)	450.0 m ² (3)
Minimum <i>lot frontage</i>	9.0 m (2)	15.0 m (4)
Minimum <i>front yard</i> A	4.5 m	4.5 m
Minimum <i>flankage yard</i> B	3.0 m	3.0 m
Minimum <i>interior side yard</i> C	0.6 m (5)	1.8 m
Minimum <i>rear yard</i> D	7.5 m (6)	7.5 m
Maximum number of <i>storeys</i> H	2 (7)	2 (7)
Maximum <i>height</i> H	10.5 m	10.5 m
Maximum <i>residential floor area ratio</i>	65%	65%
Maximum <i>lot coverage for the dwelling</i>	n/a	n/a

v3.1: add "n/a" column for clarity

Additional Regulations for Zone Regulations Table 6.3.4

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. A minimum *separation distance* of 2.4 metres shall be required between *detached dwellings* on abutting *lots* in the same *zone*. The aggregate distance of the *interior side yards* on a *lot* shall equal 2.4 metres.
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. 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.
8. Required only for a *dwelling unit* that has more than one *storey* and is greater than 7.5 metres in *height*.



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.

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Residential Zones

Table 6.3.5: Regulations in the Residential Low RL10 Zone

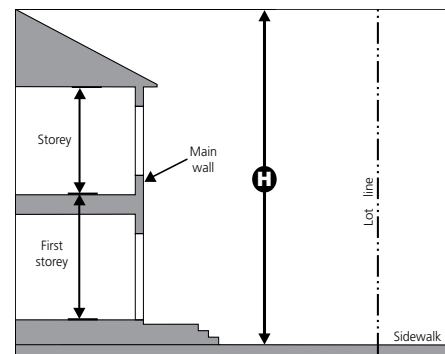
	<i>Detached dwellings</i>	<i>Duplex dwellings</i>
Minimum <i>lot area</i>	464.5 m ²	743.0 m ²
Minimum <i>lot frontage</i>	15.0 m	21.0 m
Minimum <i>front yard</i> A	7.5 m	7.5 m
Minimum <i>flankage yard</i> B	3.5 m	3.5 m
Minimum <i>interior side yard</i> C	2.4 m and 1.2 m (1)	3.5 m
Minimum <i>rear yard</i> D	7.5 m (2)	7.5 m
Maximum number of <i>storeys</i> H	n/a (-0)	n/a
Maximum <i>height</i> H	12.0 m (-0)	12.0 m
Maximum <i>lot coverage</i> for the <i>dwelling</i>	35% (-0)	25%

Additional Regulations for Zone Regulations Table 6.3.5

- 0. Where lands are shown on the Part 19 Maps of this By-law to be in the -0 Suffix Zone, the additional regulations of Section 6.4 shall apply.
- 1. The *minimum interior side yard* shall be reduced to 1.2 metres on both sides where an attached *private garage* having a minimum interior width of 3.0 metres and a minimum depth of 5.7 metres is provided.
- 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.

Table 6.3.6: Regulations in the Residential Low RL11 Zone

	<i>Linked dwellings</i>
Minimum <i>lot area</i>	650.0 m ²
Minimum <i>lot frontage</i>	18.0 m
Minimum <i>front yard</i> A	6.0 m
Minimum <i>flankage yard</i> B	3.5 m
Minimum <i>interior side yard</i> C	1.5 m and 0.6 m
Minimum <i>rear yard</i> D	7.5 m (1)
Maximum <i>height</i> H	12.0 m
Maximum <i>lot coverage</i> for the <i>dwelling</i>	35%



Height is measured to the tallest point of the building.

Additional Regulations for Zone Regulations Table 6.3.6

- 1. 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.

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Residential Zones

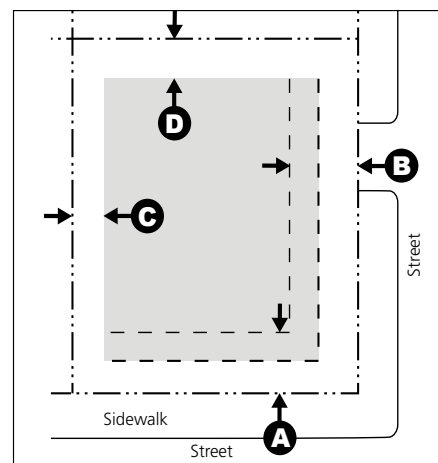
Table 6.3.7: Regulations in the Residential Uptown Core RUC Zone

	<i>Detached dwellings</i>	<i>Semi-detached dwellings</i>	<i>Townhouse dwellings</i>
Minimum <i>lot area</i>	220.0 m ²	350.0 m ²	150.0 m ² per unit
Minimum <i>lot frontage</i>	7.0 m	11.0 m	14.5 m
Minimum <i>front yard</i> A	3.0 m (1)	3.0 m (1)	3.0 m (1)
Minimum <i>flankage yard</i> B	2.0 m (2)	2.0 m (2)	2.0 m (2)
Minimum <i>interior side yard</i> C	0.6 m	0.6 m	0.6 m
Minimum <i>rear yard</i> D	3.0 m (3)	3.0 m (3)	3.0 m (3)
Maximum number of <i>storeys</i> H	3	3	3
Maximum <i>height</i> H	12.0 m	12.0 m	12.0 m
Maximum <i>lot coverage</i> for the <i>dwelling</i>	n/a	n/a	n/a
Notwithstanding Section 4.3, maximum projection into a <i>minimum side yard</i> permitted for air conditioners, heat pumps, swimming pool pumps, filters, and heaters	Permitted up to 0.0 metres from the applicable <i>lot line</i>		
Maximum depth for an <i>accessory building</i>	7.5 m, measured from the <i>rear lot line</i> (4)		
Minimum <i>interior side yard</i> for an <i>accessory building</i>	0.0 m		
Maximum <i>height</i> for an <i>accessory building</i>	5.5 m (5)		

Additional Regulations for Zone Regulations Table 6.3.7

1. Shall be 4.5 metres for *lots* adjacent to Glenashton Drive or Parkhaven Boulevard.
2. Where a *side yard* abuts a *lane*, *buildings* and *structures* shall be set back 1.0 metre from the *side lot line*.
3. Shall be 13.0 metres for *lots* having a *lot depth* equal to or greater than 30.0 metres.
4. A 1.0 metre projection for a stairway plus a covered and unenclosed walkway having a maximum width of 1.2 metres are additionally permitted in the area between the main *dwelling unit* and the *accessory building*.
5. The maximum *height* shall be reduced to 3.5 metres when the *lot depth* is less than 29.0 metres.

Additional parking regulations apply in the Residential Uptown Core RUC Zone. Refer to Section 6.8 of this By-law for these regulations.



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.

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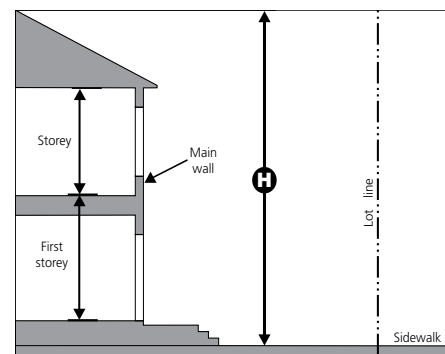
Residential Zones

Table 6.3.8: Regulations in the Residential Medium RM1, RM2, RM3, and RM4 Zones

	RM1 (Townhouse dwellings)	RM2 (Back-to-back townhouse dwellings)	RM3 (Stacked townhouse dwellings)	RM4 (Apartment dwellings)
Minimum <i>lot area</i>	135.0 m ² per unit	135.0 m ² per unit	1,486.5 m ²	1,486.5 m ²
Minimum <i>lot frontage</i>	30.5 m	30.5 m	24.0 m	24.0 m
Minimum <i>front yard</i> A	4.5 m	6.0 m	6.0 m	6.0 m
Minimum <i>flankage yard</i> B	3.0 m	3.0 m	3.0 m	3.0 m
Minimum <i>interior side yard</i> C	1.2 m	3.0 m	3.0 m	4.5 m
Minimum <i>separation distance</i> between buildings containing dwelling units	2.4 m	2.4 m	2.4 m	2.4 m
Minimum <i>rear yard</i> D	6.0 m	0.0 m	6.0 m	6.0 m
Maximum number of <i>storeys</i> H	3	3	3	4
Maximum <i>height</i> H	12.0 m	12.0 m	12.0 m	15.0 m
Maximum <i>lot coverage</i> for the dwelling	n/a	n/a	n/a	n/a
Minimum <i>landscaping coverage</i>	10%	10%	10%	10%

Table 6.3.9: Regulations in the Residential High RH Zone

	<i>Apartment dwellings</i>
Minimum <i>lot area</i>	1,858.0 m ²
Minimum <i>lot frontage</i>	24.0 m
Minimum <i>front yard</i> A	7.5 m
Minimum <i>flankage yard</i> B	3.5 m
Minimum <i>interior side yard</i> C	4.5 m
Minimum <i>rear yard</i> D	7.5 m
Maximum <i>height</i> H	Legally existing on the effective date of this By-law
Maximum <i>lot coverage</i>	35%
Minimum <i>landscaping coverage</i>	10%



Height is measured to the tallest point of the building.

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Residential Zones

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

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 in the -0 Suffix Zones	
Lot area	Maximum Residential Floor Area Ratio
Less than 557.5 m ²	43%
557.50 m ² – 649.99 m ²	42%
650.00 m ² – 742.99 m ²	41%
743.00 m ² – 835.99 m ²	40%
836.00 m ² – 928.99 m ²	39%
929.00 m ² – 1,021.99 m ²	38%
1,022.00 m ² – 1,114.99 m ²	37%
1,115.00 m ² – 1,207.99 m ²	35%
1,208.00 m ² – 1,300.99 m ²	32%
1,301.00 m ² or greater	29%

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

This framework was introduced through a series of Zoning By-law Amendments in 1989 and 1990. These amendments implemented a Council-approved Infill Housing Study.

The new calculation of residential floor area ratio is modelled upon the previous floor area/lot ratio, with few areas within the building exempted from the calculation. The ratio is increased from the Zoning By-law 1984-63 figure to account for the new calculation method.

Foyers and cathedral ceilings are no longer counted twice in calculating residential floor area.

Stairs, elevators, and exterior walls are counted at each floor level.

Private garages taller than 6.0 metres in height shall be counted as residential floor area and garage area. Shorter garages are not counted as residential floor area.

6.4.2 Maximum Lot Coverage

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

Table 6.4.2: Lot Coverage in the -0 Suffix Zones		
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(d) of this By-law, no additional *lot coverage* is permitted for *accessory buildings* and *structures* in a -0 Suffix Zone.

v3.1: this page is entirely rewritten
 - reorder 6.4.1 and 6.4.2,
 - correct porch interpretation sidenote error (see 6.5(d)),
 - restore current accessory building interpretation from ZBL 1984-63 (part of parent zone coverage) for -0 Suffix.

A porch appurtenant to a detached dwelling shall be considered part of the dwelling for the purpose of calculating lot coverage.

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

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Residential Zones

6.4.3 Minimum and Maximum Front Yard

- 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 the *dwelling* on all *lots* shall be 5.5 metres greater than the *minimum front yard* for the applicable lot.

Front yard standards in the -0 Suffix zone are adjusted so that a dwelling shall be located within a minimum and maximum range based upon the average front yards on the adjacent lots.

Section 6.6 shall apply where two dwellings on adjacent lots have reduced front yards.

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

Any other 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.

6.4.5 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, measured at all points adjacent to the *balcony* or *uncovered platform*.

6.4.6 Height

- 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.

v3.1: delete patio, add in measurement location clarification

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Residential Zones

6.5 Accessory Buildings and Structures

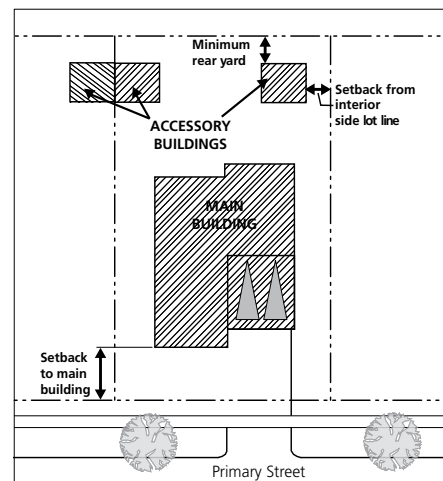
The following regulations apply to *accessory buildings and structures*:

6.5.1 General Provisions

- An *accessory building or structure* shall be located on the same *lot* as primary *use* to which it is associated.
- 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

- In a *front yard, flankage yard, or interior side yard* the *minimum yard* shall be the same as for the *dwelling* on the *lot*.
- In that portion of a *rear yard* located within the distance equal to the *minimum flankage yard* for the *dwelling* from the *flankage lot line*, the *minimum setback* from any *lot line* shall be 0.6 metres provided that the *accessory building or structure* has a *minimum separation distance* of 2.0 metres from the *dwelling* and a *maximum height* of 2.5 metres.
- In all other portions of a *rear yard*, the *minimum setback* from any *lot line* shall be 0.6 metres provided that the *accessory building or structure* has a *minimum separation distance* of 2.0 metres from the *dwelling*.
- 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*.
- The *maximum height* for an *accessory building or structure* shall be 4.0 metres, measured from *grade*.



v3.1: setbacks revised to reflect conclusion of internal review (scenario testing regs were in v3.0)
 - yard reductions in rear yard only
 - new reduction proposed for along flankage line
 - 5% coverage maintained from v2.0 to clarify porch interpretation for coverage (part of main dwelling).

ry structure for the purpose of calculating lot coverage.

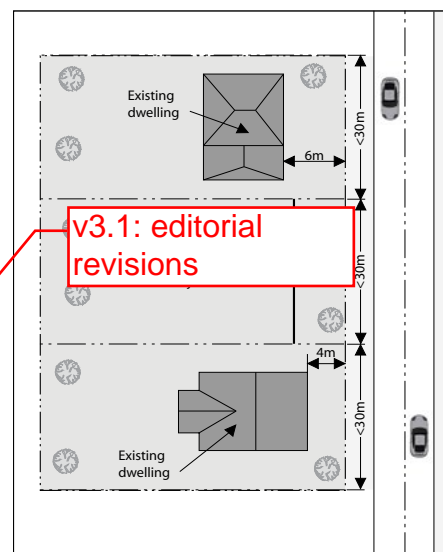
6.6 Reduced Minimum Front Yard in Residential Zones

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

6.7 Day Cares in Residential Zones

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

- A *day care* is permitted only on a *lot* abutting an *arterial road* or *major collector road*.
- The *minimum interior side yard* is 4.2 metres.
- 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.
- 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*.
- Playground equipment less than 1.8 metres in *height* shall be set back a minimum of 2.0 metres from all *lot lines*.



In this scenario, the minimum front yard is reduced to 5.0 metres by Section 6.7.

Residential Zones

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*.

6.10 Separation of Dwelling units

- a) The proposed *lot lines* within a *lot* or block designated for *semi-detached*, *townhouse*, *back-to-back townhouse*, and *stacked townhouse dwelling units* will be deemed to be the *lot lines* for zoning purposes until Part Lot Control or Consent formally establishes the *lot lines*.
- 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 minimum *lot area*, minimum *lot frontage*, minimum *yard* and maximum *lot coverage* requirements of this By-law.
- c) For *lots* tied to a *common element condominium*, the applicable zoning regulations shall apply to the freehold portions of the *lots* or blocks designated for *townhouse*, *back-to-back townhouse*, and *stacked townhouse dwelling units*.

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Midtown Oakville Zones

7.1 List of Applicable Zones

Midtown Transitional Commercial MTC
Midtown Transitional Employment MTE

No changes were made in this Part between v3.0 and v3.1.

7.2 Permitted Uses

Uses permitted in the Midtown Oakville Zones are denoted by the symbol “✓” in the column applicable to that *Zone* and corresponding with the row for a specific permitted use in Table 7.2, below.

Table 7.2: Permitted Uses in the Midtown Oakville Zones		
	MTC	MTE
Legal uses of land, buildings, and structures existing as of the effective date of this By-law	✓	✓
Retail Uses		
Outside display and sales area	✓	✓
Retail propane and transfer facility	✓ (1)(2)	
Retail store	✓	✓ (3)
Service Commercial Uses		
Adult entertainment establishment		✓
Commercial school	✓	
Dry cleaning/laundry	✓	
Financial institution	✓	✓ (3)
Food production	✓	✓ (3)
Pet care establishment	✓	
Place of entertainment	✓ (4)	
Restaurant	✓	✓ (3)
Service commercial establishment	✓	✓ (3)
Sports facility	✓	✓ (3)
Veterinary clinic	✓	
Office Uses		
Business office	✓	✓
Medical office		✓
Community Uses		
Day care	✓	✓ (3)
Emergency service facility	✓	✓
Open Space Uses		
Conservation use	✓	✓
Park, public	✓	✓
Stormwater management facility	✓	✓

Once Midtown Strategy projects are complete, staff anticipate an Official Plan Amendment will be required to update various schedules in the Livable Oakville Plan. Corresponding policy amendments may also be required to reflect changes recommended in the Parking Strategy and Mobility Hub Study work being undertaken in tandem with the Class Environmental Assessment.

In the interim, staff are recommending two transition zones – Midtown Transitional Commercial (MTC) and Midtown Transitional Employment (MTE) – apply that freeze building envelopes to those legally existing on the effective date of the 2014 Zoning By-law. New buildings and structures would require a planning application, allowing Council to review a proposal and establish conformity with the Livable Oakville Plan (in particular, the acquisition of future roads required in Midtown Oakville). A limited range of additional uses are permitted that conform to the uses permitted in the Livable Oakville Plan to allow for the continued use of existing buildings should vacancies emerge.

Staff anticipate Midtown Strategy work to be complete later in 2014. Implementing zoning for Midtown Oakville would be introduced through a separate process, including a dedicated statutory public meeting for the Official Plan and Zoning By-law Amendments.

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Midtown Oakville Zones

Table 7.2: Permitted Uses in the Midtown Oakville Zones		
	MTC	MTE
Employment Uses		
<i>Training facility</i>		✓
Hospitality Uses		
<i>Hotel</i>		✓
<i>Public hall</i>	✓ (1)	✓
Community Uses		
<i>Art gallery</i>	✓	
<i>Community centre</i>	✓	✓
<i>Day care</i>	✓	✓
<i>Emergency service facility</i>	✓	✓
<i>Library</i>	✓	
<i>School, private</i>	✓	
Community Uses		
<i>Conservation use</i>	✓	✓
<i>Park, public</i>	✓	✓
<i>Stormwater management facility</i>	✓	✓

Additional Regulations for Permitted Uses Table 7.2

1. Not permitted on a *lot* abutting a residential *zone*.
2. Only permitted for the sale of propane to the general public for automotive and recreational purposes.
3. Permitted only within the same *building* or part thereof *used* by any other *use* not subject to this footnote.
A maximum of 20% of the *net floor area* of the *building* shall be cumulatively occupied by all *uses* subject to this footnote.
4. Permitted only as an *accessory use*.

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Midtown Oakville Zones

7.3 Regulations

The regulations for the Midtown Oakville *Zones* are set out in Table 7.3, below.

Table 7.3: Regulations in the Midtown Oakville Zones		
	MTC	MTE
Minimum <i>lot frontage</i>	Shall be as legally existing as of the effective date of this By-law.	
Minimum <i>lot area</i>		
Maximum <i>lot coverage</i>		
Minimum <i>front yard</i>		
Minimum <i>flankage yard</i>		
Minimum <i>interior side yard</i>		
Minimum <i>rear yard</i>		
Maximum <i>height</i>		

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Mixed Use Zones

8.1 List of Applicable Zones

Central Business District	CBD
Main Street 1	MU1
Main Street 2	MU2
Urban Centre	MU3
Urban Core	MU4

Be sure to refer to all Parts of this By-law to ensure that you have reviewed all regulations that may apply to your lot. Contact staff in the zoning section of the Building Services department to confirm the applicable zoning.

8.2 Permitted Uses

Uses permitted in the Mixed Use Zones are denoted by the symbol “✓” in the column applicable to that Zone and corresponding with the row for a specific permitted use in Table 8.2, below.

v3.1: restore live-work term (not adequately captured under other terms), permit uses on legal existing lots only.

Table 8.2: Permitted Uses in the Mixed Use Zones						
		CBD	MU1	MU2	MU3	MU4
Residential Uses						
<i>Apartment dwelling</i>		✓ (1)	✓ (3)	✓ (3)	✓ (3)	✓ (3)
<i>Detached dwelling</i>	(2)	✓	✓	✓		
<i>Dormitory</i>	(4)	✓	✓	✓	✓	✓
<i>Live-work dwelling</i>	(2)		✓	✓		
<i>Long term care facility</i>		✓ (1)	✓ (3)	✓ (3)	✓ (3)	✓ (3)
<i>Retirement home</i>		✓ (1)	✓ (3)	✓ (3)	✓ (3)	✓ (3)
<i>Semi-detached dwelling</i>	(2)	✓	✓	✓		
<i>Townhouse dwelling</i>	(2)	✓	✓	✓		
Accessory Residential Uses						
<i>Accessory dwelling</i>	(5)	✓				
<i>Bed and breakfast establishment</i>	(5)	✓				
<i>Home occupation</i>	(5)	✓	✓	✓	✓	✓
<i>Private home day care</i>	(5)	✓	✓	✓	✓	✓
Retail Uses						
<i>Outside display and sales area</i>	(7)	✓	✓	✓	✓	✓
<i>Retail store</i>	(7)	✓	✓	✓	✓	✓
Service Commercial Uses						
<i>Commercial school</i>	(7)	✓	✓	✓	✓	✓
<i>Dry cleaning/laundry</i>	(7)	✓	✓	✓	✓	✓
<i>Financial institution</i>	(7)	✓	✓	✓	✓	✓
<i>Food production</i>	(7)	✓	✓	✓	✓	✓
<i>Funeral home</i>		✓				
<i>Pet care establishment</i>	(7)	✓	✓	✓	✓	✓
<i>Place of entertainment</i>	(7)	✓	✓	✓	✓	✓
<i>Rental establishment</i>	(7)	✓	✓	✓	✓	✓
<i>Restaurant</i>	(7)	✓	✓	✓	✓	✓
<i>Service commercial establishment</i>	(7)	✓	✓	✓	✓	✓

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Mixed Use Zones

Table 8.2: Permitted Uses in the Mixed Use Zones						
		CBD	MU1	MU2	MU3	MU4
<i>Sports facility</i>	(7)	✓	✓	✓	✓	✓
<i>Taxi dispatch</i>	(7)	✓	✓	✓	✓	✓
<i>Veterinary clinic</i>	(7)	✓	✓	✓	✓	✓
Office Uses						
<i>Business office</i>	(6)(7)	✓	✓	✓	✓	✓
<i>Medical office</i>	(6)(7)	✓	✓	✓	✓	✓
Community Uses						
<i>Art gallery</i>	(7)	✓	✓	✓	✓	✓
<i>Community centre</i>		✓	✓	✓	✓	✓
<i>Day care</i>		✓ (5)	✓	✓	✓	✓
<i>Emergency service facility</i>		✓	✓	✓	✓	✓
<i>Food bank</i>	(7)	✓	✓	✓	✓	✓
<i>Library</i>		✓	✓	✓	✓	✓
<i>Museum</i>		✓	✓	✓	✓	✓
<i>Place of worship</i>		✓	✓	✓	✓	✓
<i>Post-secondary school</i>		✓	✓	✓	✓	✓
<i>School, private</i>		✓	✓	✓	✓	✓
<i>School, public</i>		✓	✓	✓	✓	✓
Open Space Uses						
<i>Conservation use</i>		✓	✓	✓	✓	✓
<i>Park, public</i>		✓	✓	✓	✓	✓
<i>Stormwater management facility</i>		✓	✓	✓	✓	✓
Hospitality Uses						
<i>Hotel</i>	(7)	✓			✓	✓
<i>Public hall</i>	(7)	✓			✓	✓
Motor Vehicle Uses						
<i>Commercial parking area</i>		✓	✓	✓	✓	✓
<i>Motor vehicle rental facility</i>					✓	✓

Additional Regulations for Permitted Uses Table 8.2

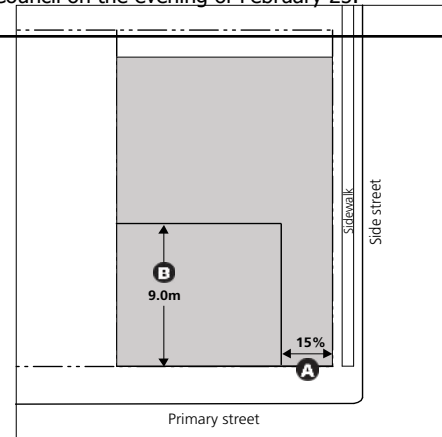
- Stand-alone residential *buildings* are not permitted on *lots* having a *front lot line* or *flankage lot line* abutting Lakeshore Road. Residential *dwelling units* located on the *first storey* shall have the *main front entrance* into each *premises* oriented towards a public street.
- Only permitted on a *lot* where the *use* legally existed on the effective date of this By-law.
 - Section 6.5 of this By-law shall apply to permit *accessory buildings* and *structures*.

Mixed Use Zones

3.
 - a) Prohibited in the first 9.0 metres of depth of the *building*, measured in from the *main wall* oriented toward the *front lot line*, on the *first storey* and entirely below the *first storey*.
 - b) Notwithstanding this, an *ancillary residential use* on the *first storey* is permitted to occupy a maximum of 15% of the length of the *main wall* oriented toward a *public road*.
4. Only permitted *accessory* to and on the same *lot* as a *post-secondary school* or *private school*.
5. A maximum of one of the *uses* subject to this footnote shall be permitted in a *dwelling*.
6. On a *lot* having *lot frontage* greater than 20.0 metres *uses* subject to this footnote are limited to a cumulative maximum width of 50% of the *building* in the first 9.0 metres of depth of the *building*, measured in from the *main wall* oriented toward the *front lot line*.
7. Shall have a maximum *floor area* of 1,400.0 square metres for the portion of the *premises* located on the *first storey*.

This draft is being presented to Council for passage on February 25, 2014.

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Footnote #3 limits “ancillary residential uses” such as stairs and lobbies to occupying only 15% of the length of the wall oriented toward the front lot line on the first storey (A). Residential uses are prohibited in the first 9.0 metres of building depth (B).

8.3 Regulations

The regulations for *lots* in a Mixed Use Zone are set out in Tables 8.3.1 and 8.3.2, below.

		CBD	MU1	MU2	MU3	MU4
Minimum front yard	A	0.0 m	0.0 m	0.0 m	0.0 m	1.0 m
Maximum front yard	A	3.0 m (1)(2)	3.0 m (1)	5.0 m (1)(3)	5.0 m (1)(3)	5.0 m (1)(3)
Minimum flankage yard	B	0.0 m	0.0 m	0.0 m	0.0 m	1.0 m
Maximum flankage yard	B	3.0 m (1)(2)	3.0 m (1)	5.0 m (1)(3)	5.0 m (1)(3)	5.0 m (1)(3)
Minimum interior side yard	C	0.0 m	0.0 m	0.0 m (4)	0.0 m	0.0 m
Minimum interior side yard abutting a lot in any Residential Zone, Institutional I Zone, or Community Use CU Zone	C	3.0 m	3.0 m	3.0 m (4)	7.5 m (5)	7.5 m (5)
Minimum rear yard	D	0.0 m (4)	0.0 m	0.0 m (4)	0.0 m (4)	0.0 m (4)
Minimum rear yard abutting a lot in any Residential Zone, Institutional I Zone, or Community Use CU Zone	D	3.0 m	3.0 m	3.0 m (4)	7.5 m (5)	7.5 m (5)
Minimum number of storeys	H	2 (7)	2 (7)	4 (7)	6 (7)	8 (7)
Maximum number of storeys	H	4 (6)	4	6	8	12
Minimum first storey height		4.5 m (7)	4.5 m (7)	4.5 m (7)	4.5 m (7)	4.5 m (7)
Minimum height	H	7.5 m (7)	7.5 m (7)	13.5 m (7)	19.5 m (7)	25.5 m (7)
Maximum height	H	15.0 m (6)	15.0 m	22.0 m	29.0 m	43.0 m

v3.1: add footnote 7 to CBD, metric height minimums

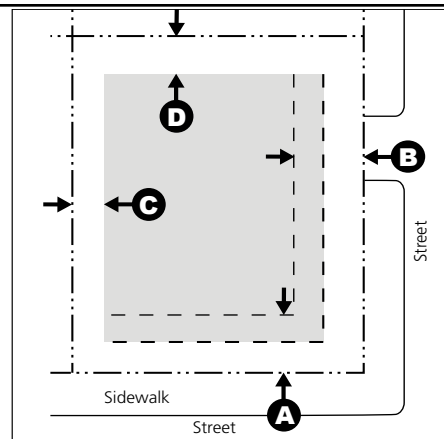
Mixed Use Zones

This draft is being presented to Council for passage on February 25, 2014.

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Additional Regulations for Zone Regulations Table 8.3.1

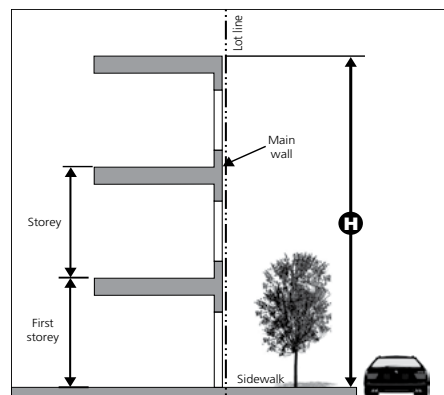
1. The *maximum front yard* and *maximum flankage yard* requirements do not apply when an *urban square* measuring no less than 300.0 square metres in area and having a minimum length of 10.0 metres is provided along the length of the *main wall* oriented toward the *front* or *flankage lot line*.
2. The *minimum* and *maximum front yard* shall be 5.0 metres where a *dwelling* occupies the entire *first storey* on a *lot* having *lot frontage* onto any public street other than Lakeshore Road West, Lakeshore Road East, Kerr Street, Oak Park Boulevard, or Old Bronte Road.
3. Shall only apply to the first 12.0 metres of *building height*, measured along the *main wall* oriented toward the *front* or *flankage lot line*.
4. The *minimum yard* shall be increased to 7.5 metres for that portion of a *building* greater than 13.5 metres in *height*.
5. The *minimum yard* shall be increased to 10.0 metres for that portion of a *building* greater than 13.5 metres in *height*.
6. The maximum number of *storeys* shall be 3 and the maximum *height* shall be 12.0 metres where the *lot* is adjacent to a *lot* in any Residential Low RL Zone.
7. Any *building* legally existing on the effective date of this By-law not complying with this provision shall be permitted.



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.

v3.1: editorial revision to clarify applicability

Table 8.3.2: Regulations for Permitted Detached, Semi-detached, and Townhouse Dwellings			
	Detached dwellings	Semi-detached dwellings	Townhouse dwellings
Minimum <i>lot area</i>	As legally existing on the effective date of this By-law		
Minimum <i>lot frontage</i>	As legally existing on the effective date of this By-law		
Minimum <i>front yard</i> A	As legally existing on the effective date of this By-law less 1.0 metre (1)		
Minimum <i>flankage yard</i> B	3.0 m	3.0 m	3.0 m
Minimum <i>interior side yard</i> C	1.2 m	1.2 m (2)	1.2 m (2)
Minimum <i>rear yard</i> D	7.5 m	7.5 m	7.5 m
Maximum number of <i>storeys</i> H	3	3	3
Maximum <i>height</i> H	12.0 m	12.0 m	12.0 m
Maximum <i>lot coverage</i> for the <i>dwelling</i>	40%	n/a	n/a



Height is measured to the tallest point of the building.

Additional Regulations for Zone Regulations Table 8.3.2

1. Notwithstanding this, Section 6.6 additionally applies.
2. Section 6.10 of this By-law shall apply for determining *yard* compliance.

Mixed Use Zones

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

8.4 Functional Servicing

- a) Notwithstanding Section 4.10(b) of this By-law, transformer and telecommunications vaults and pads shall not be located between the *main wall* closest to the *flankage lot line* and the *flankage lot line* in a *flankage yard* or between the *main wall* closest to the *front lot line* and the *front lot line* in a *front yard*.
- b) Stairs and air vents associated with a *parking structure* are not permitted in a *front yard* or *flankage yard*.

8.5 Built Heritage Resources Exception

Sections 8.3 and 8.4 and the additional regulations of Permitted Uses Table 8.2 of this By-law shall not apply to any portion of a built heritage resource either designated under the Ontario Heritage Act or listed on the *Town of Oakville* Heritage Register legally existing on the effective date of this By-law.

New buildings or additions to existing buildings on lots taking advantage of Section 8.5 would be subject to the regulations for the applicable zone.

8.6 Driveway and Surface Parking Area Regulations

- a) A *surface parking area*, not including a *driveway*, shall not be permitted in any *yard* between a *building* and Lakeshore Road East, Lakeshore Road West, Kerr Street, Randall Street, Oak Park Boulevard, Old Bronte Road, and Khalsa Gate.
- b) On a *lot* in a Mixed Use Zone on Map 19(19a), the maximum *surface parking area coverage* is 50%.
- c) Above grade *parking structures* and associated *driveways* are not permitted on a *lot* having *lot frontage* onto Lakeshore Road West, Lakeshore Road East, Kerr Street, Randall Street, Old Bronte Road, and Khalsa Gate.
- d) Notwithstanding Section 5.8.2(b) of this By-law, for a *lot* having *lot frontage* greater than or equal to 15.0 metres the maximum width of a *driveway* shall be 6.0 metres.

Subsection (b) applies only in Palermo Village and implements Section 22.4.1(b) (ii) of the Livable Oakville Plan.

8.7 First Storey Parking Structure Restrictions

- a) The parking of *motor vehicles* is prohibited in the *first storey* of an above grade *parking structure* for the first 9.0 metres of the depth of the *parking structure* measured in from the *lot line* adjacent to a *public road*, and the first 4.5 metres of *height* of the *parking structure* measured from the top of the floor of the first level to the top of the floor of the second level within that depth, on any *lot* having *lot frontage* onto Lakeshore Road West, Lakeshore Road East, Kerr Street, Oak Park Boulevard, or Old Bronte Road.
- b) Notwithstanding subsection a) above, a *driveway* providing access to the *parking structure* are permitted to cross:
 - i) Any *flankage lot line* provided the *driveway* is set back a minimum of 9.0 metres from the *main wall* of the *parking structure* oriented toward the *front lot line*; and,
 - ii) Any *front lot line* where a *driveway* is permitted by this By-law.

v3.1: change main wall to lot line to permit parking structures internal to a lot as-of-right

Mixed Use Zones

8.8 Main Wall Proportions

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

- a) A minimum of 75% 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) A minimum of 75% of the length of all *main walls* oriented toward the *flankage lot line* shall be located within the area on the *lot* defined by the *minimum* and *maximum flankage yards*.
- c) For clarity, Section 8.8 does not apply to additions to *buildings* legally existing on the effective date of this By-law.

8.9 Use of a Basement Permitted

Nothing in this Part of the By-law shall apply to limit *uses* above *grade* where a *basement* is *used* for storage associated with any *use* on the same *lot*.

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Commercial Zones

9.1 List of Applicable Zones

Neighbourhood Commercial	C1
Community Commercial	C2
Core Commercial	C3
Service Station	C4

Be sure to refer to all Parts of this By-law to ensure that you have reviewed all regulations that may apply to your lot. Contact staff in zoning section of the Building Services department to confirm the applicable zoning.

9.2 Permitted Uses

Uses permitted in the Commercial Zones are denoted by the symbol “✓” in the column applicable to that Zone and corresponding with the row for a specific permitted use in Table 9.2, below.

Table 9.2: Permitted Uses in the Commercial Zones				
	C1	C2	C3	C4
Retail Uses				
<i>Outside display and sales area</i>	✓	✓	✓	✓
<i>Retail propane and transfer facility</i>			✓ (3)	✓ (3)
<i>Retail store</i>	✓	✓	✓	✓ (5)
Service Commercial Uses				
<i>Commercial school</i>	✓	✓	✓	
<i>Drive-through facility</i>	✓ (1)	✓ (1)	✓ (1)	✓ (1)(2)
<i>Dry cleaning/laundry</i>		✓	✓	
<i>Financial institution</i>	✓	✓	✓	
<i>Food production</i>	✓	✓	✓	
<i>Funeral home</i>		✓		
<i>Outside miniature golf</i>		✓	✓	
<i>Pet care establishment</i>	✓	✓	✓	
<i>Place of entertainment</i>		✓	✓	
<i>Rental establishment</i>		✓	✓	
<i>Restaurant</i>	✓	✓	✓	✓ (5)
<i>Service commercial establishment</i>	✓	✓	✓	
<i>Sports facility</i>	✓	✓	✓	
<i>Veterinary clinic</i>	✓	✓	✓	
Office Uses				
<i>Business office</i>	✓	✓	✓	
<i>Medical office</i>	✓	✓	✓	
Community Uses				
<i>Art gallery</i>	✓	✓	✓	
<i>Community centre</i>	✓	✓	✓	
<i>Day care</i>	✓ (1)	✓	✓	
<i>Emergency service facility</i>	✓	✓	✓	
<i>Food bank</i>	✓	✓	✓	

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Commercial Zones

Table 9.2: Permitted Uses in the Commercial Zones				
	C1	C2	C3	C4
<i>Library</i>	✓	✓	✓	
<i>Museum</i>	✓	✓	✓	
<i>Place of worship</i>	✓ (4)	✓ (4)	✓ (4)	
<i>School, private</i>		✓	✓	
Open Space Uses				
<i>Conservation use</i>	✓	✓	✓	✓
<i>Park, public</i>	✓	✓	✓	✓
<i>Stormwater management facility</i>	✓	✓	✓	✓
Motor Vehicle Uses				
<i>Motor vehicle repair facility</i>			✓ (6)	
<i>Motor vehicle service station</i>				✓
<i>Motor vehicle washing facility</i>				✓ (5)

Additional Regulations for Permitted Uses Table 9.2

1. Permitted only on a *lot* abutting a major *arterial road*.
2. A maximum one *drive-through facility* shall be permitted on a *lot*.
3. Shall not be permitted on a *lot* abutting any *Residential Zone*.
4. The maximum *lot area* shall be 2.5 hectares. The maximum percentage of *net floor area* permitted to be occupied by a *place of worship* is 50% of the total *net floor area* on the *lot*.
5. Permitted only *accessory* to a *motor vehicle service station*.
6. Permitted only *accessory* to a *retail store*.

9.3 Regulations

The regulations for *lots* in a *Commercial Use Zone* are set out in Table 9.3, below.

Table 9.3: Regulations in the Commercial Zones				
	C1	C2 (1)	C3	C4
Minimum <i>lot area</i>	0.2 ha	2.0 ha	4.0 ha	n/a
Minimum <i>lot frontage</i>	30.0 m	n/a	n/a	30.0 m
Minimum <i>lot depth</i>	n/a	n/a	n/a	30.0 m
Minimum <i>front yard</i> A	0.0 m	3.0 m	3.0 m	3.0 m
Maximum <i>front yard</i> B	17.5 m	17.5 m (2)	17.5 m (2)	n/a
Minimum <i>flankage yard</i> C	0.0 m	3.0 m	3.0 m	3.0 m
Maximum <i>flankage yard</i> C	17.5 m	17.5 m (2)	17.5 m (2)	n/a

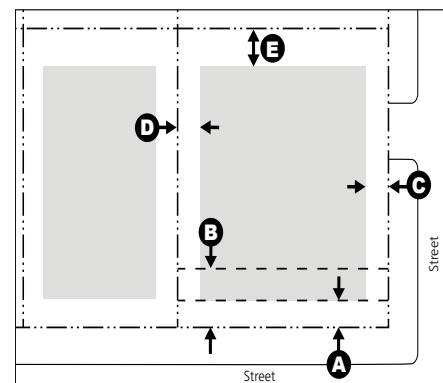
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Commercial Zones

Table 9.3: Regulations in the Commercial Zones					
		C1	C2 (1)	C3	C4
Minimum interior side yard	D	0.0 m	0.0 m	0.0 m	3.0 m
Minimum interior side yard abutting a lot in any Residential Zone, Institutional I Zone, or Community Use CU Zone, or any railway corridor	D	7.5 m	7.5 m	7.5 m	7.5 m
Minimum rear yard	E	7.5 m	0.0 m	0.0 m	7.5 m
Minimum rear yard abutting a lot in any Residential Zone, Institutional I Zone, or Community Use CU Zone, or any railway corridor	E	7.5 m	7.5 m	7.5 m	7.5 m
Maximum height		9.0 m	12.0 m	n/a	6.0 m
Maximum number of storeys		2	n/a	n/a	n/a
Maximum percentage of net floor area of the largest building on a lot permitted to be occupied by a single premises		50%	n/a	n/a	n/a
Maximum total net floor area for all uses other than retail stores on a lot		n/a	67%	67%	n/a
Maximum net floor area for all retail and service commercial uses on a lot		2,500.0 m²	n/a	n/a	n/a
Minimum landscaping coverage		10%	10%	10%	10%

Additional Standards for Zone Regulations Table 9.3

- Multiple contiguous lots located within this Zone shall be considered to be one lot for the purposes of applying the standards of this By-law.
- For a new building being constructed or the addition of floor area in a front yard or flankage yard to a building legally existing on the effective date of this By-law on a corner lot located at the intersection of any two arterial roads, collector roads, or an arterial road and a collector road, the maximum front and flankage yards shall be 10.0 metres for the first 33% of the length of the front and flankage lot lines measured from the point of intersection of the lot lines or the point of intersection of the projection of the lot lines where the two do not intersect.



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.

Commercial Zones

9.4 Main Wall Proportions

The following *main wall* proportion requirements apply to new *buildings* constructed after the effective date of this By-law in the Neighbourhood Commercial *C1*, Community Commercial C2 and Core Commercial C3 Zones:

- a) A minimum of 35% 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) A minimum of 35% of the length of all *main walls* oriented toward the *flankage lot line* shall be located within the area on the *lot* defined by the *minimum* and *maximum flankage yards*.
- c) For clarity, Section 9.4 does not apply to additions to *buildings* legally existing on the effective date of this By-law.

v3.1: add
Neighbourhood
Commercial C1 to
list

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Employment Zones

10.1 List of Applicable Zones

Office Employment	E1
Business Employment	E2
Industrial	E3
Business Commercial	E4

Be sure to refer to all Parts of this By-law to ensure that you have reviewed all regulations that may apply to your lot. Contact staff in zoning section of the Building Services department to confirm the applicable zoning.

10.2 Permitted Uses

Uses permitted in the Employment Zones are denoted by the symbol “✓” in the column applicable to that Zone and corresponding with the row for a specific permitted use in Table 10.2, below.

Table 10.2: Permitted Uses in the Employment Zones				
	E1	E2	E3	E4
Office Uses				
<i>Business office</i>	✓	✓	✓ (1)	✓
<i>Medical office</i>	✓	✓		✓
Employment Uses				
<i>Bulk storage facility</i>			✓	
<i>Commercial self-storage</i>		✓	✓	✓
<i>Contractors establishment</i>	✓	✓	✓	✓
<i>Manufacturing</i>	✓ (2)	✓	✓	
<i>Outside processing</i>			✓	
<i>Outside storage</i>		✓	✓	
<i>Repair shop</i>	✓ (2)	✓	✓	
<i>Retail store, accessory and showroom</i>	✓ (3)	✓ (3)	✓ (3)	
<i>Training facility</i>	✓	✓	✓	✓
<i>Warehousing</i>	✓ (2)	✓	✓	
<i>Waste processing station</i>			✓ (4)	
<i>Waste transfer station</i>			✓ (4)	
<i>Wholesaling</i>		✓	✓	
Retail Uses				
<i>Outside display and sales area</i>		✓		✓ (11)
<i>Retail propane and transfer facility</i>				✓
<i>Retail store</i>	✓ (5)			✓ (11)
Service Commercial Uses				
<i>Adult entertainment establishment</i>		✓ (4)(10)	✓ (4)(10)	
<i>Commercial school</i>	✓			✓
<i>Drive-through facility</i>	✓ (5)(8)	✓ (6)(7)(8)		✓ (8)
<i>Dry cleaning/laundry</i>	✓ (5)			✓
<i>Financial institution</i>	✓ (5)	✓ (6)(7)		✓
<i>Food production</i>	✓ (2)	✓		✓

v3.1: footnote edits to correct and clarify interpretations

v3.1: delete permission, use note permitted in LOP or OPA

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Employment Zones

Table 10.2: Permitted Uses in the Employment Zones				
	E1	E2	E3	E4
<i>Funeral home</i>				✓
<i>Pet care establishment</i>				✓
<i>Place of entertainment</i>				✓
<i>Rental establishment</i>		✓	✓	✓
<i>Repair shop</i>	✓	✓	✓	✓
<i>Restaurant</i>	✓ (5)	✓ (6)(7)		✓
<i>Service commercial establishment</i>	✓ (5)			✓
<i>Sports facility</i>	✓ (9)	✓ (9)	✓ (2)	✓ (9)
<i>Taxi dispatch</i>	✓	✓	✓	✓
<i>Veterinary clinic</i>				✓
Community Uses				
<i>Art gallery</i>				✓
<i>Community centre</i>				✓
<i>Day care</i>	✓ (5)			✓
<i>Emergency service facility</i>	✓	✓	✓	✓
<i>Food bank</i>	✓	✓		✓
<i>Place of worship</i>				✓ (12)
<i>Public works yard</i>		✓	✓	
<i>School, private</i>	✓	✓ (6)(7)		✓
Hospitality Uses				
<i>Hotel</i>	✓	✓		✓
<i>Public hall</i>	✓	✓		✓
Open Space Uses				
<i>Conservation use</i>	✓	✓	✓	✓
<i>Park, public</i>	✓	✓	✓	✓
<i>Stormwater management facility</i>	✓	✓	✓	✓
Motor Vehicle Uses				
<i>Motor vehicle body shop</i>				✓ (8)(14)
<i>Motor vehicle dealership</i>				✓ (8)(15)
<i>Motor vehicle rental facility</i>				✓ (14)(15)
<i>Motor vehicle repair facility</i>				✓ (14)
<i>Motor vehicle service station</i>				✓ (16)
<i>Motor vehicle storage compound</i>			✓	
<i>Motor vehicle washing facility</i>				✓ (8)(17)
<i>Parking area, heavy vehicle</i>		✓ (13)	✓ (13)	
<i>Transportation terminal</i>			✓	

v3.1: delete permission, use note permitted in LOP or OPA

v3.1: proposed to permit uses on lots where legally existing on effective date of 2014-014

Employment Zones

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Additional Regulations for Permitted Uses Table 10.2

1. Permitted only in conjunction with another permitted *use* and shall not exceed 25% of the *net floor area* on the *lot*.
2. Permitted only on a *lot* where the *use* legally existed on the effective date of this By-law.
3.
 - a) The maximum *net floor area* for an *accessory retail store* and showroom shall be the lesser of a maximum *net floor area* of 15% of the *net floor area* of the main *use* or 200.0 square metres; and,
 - b) The *accessory retail store* and showroom shall be contained within the same *premises* as the associated permitted *use*.
 - c) The area within the *building* used for the *accessory retail store* and showroom shall be separated from the remainder of the facility by a permanent, solid, floor-to-ceiling and wall-to-wall partition, including closed doors.
4. Prohibited on a *lot* within 800.0 metres of a Residential Zone When dealing with *hazardous waste*, whether the Residential Zone is in Oakville or in a neighbouring municipality.
5.
 - a) Permitted only within the same *building* or part thereof *used by* any other *use* not subject to this footnote.
 - b) A maximum of 20% of the total *net floor area* of the *building* shall be cumulatively occupied by all *uses* subject to this footnote.
6.
 - a) A maximum of 20% of the total *net floor area* on the *lot* shall be cumulatively occupied by all *uses* subject to this footnote.
 - b) No *net floor area* may be occupied by *uses* subject to this footnote without prior construction having occurred of an equal amount of *net floor area* for any other *use* permitted that is not subject to this footnote.
7.
 - a) Notwithstanding footnote 6, a stand-alone *building* that legally existed on the effective date of this By-law containing a *use* legally existing on the effective date of this By-law that is subject to this footnote shall be permitted.
 - b) There shall be no maximum *net floor area* applicable to that *building*.
8. Shall not be permitted on a *lot* abutting any Residential Zone.
9. The maximum *net floor area* on any *lot* within 100.0 metres of a Residential Zone shall be 1,000.0 square metres.
10. Shall only be located within a freestanding *building* as the exclusive *use* on the *lot*.
11. The maximum *net floor area* on a *lot* for all *uses* subject to this provision shall be 2,500.0 square metres.
12. The maximum *lot area* shall be 2.5 hectares. The maximum percentage of *net floor area* permitted to be occupied by a *place of worship* is 50% of the total *net floor area* on the *lot*.
13. Parking for heavy trucks shall not occupy more than 50% of the *lot area*.
14. If the *lot* is abutting the *highway corridor*, ~~uses~~ subject to this footnote are permitted only in conjunction with a *motor vehicle dealership*.

Proposals for a new use on a lot where the use did not exist on the effective date of this By-law will require a planning approval. Contact Planning Services for more information.

v3.1: add "net" throughout

v3.1: add "total" to clarify intent

v3.1: v3.0 footnote 9 (arterial road) deleted, remaining footnotes renumbered

Only the uses covered by Footnote 11 are limited in floor area. Any other use permitted on a lot in the Business Commercial E4 Zone is not limited in floor area – however, all other standards of the By-law must be met.

v3.1: reorder clause to clarify intent

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Employment Zones

15. Inventory in an outdoor display and sales area in any *yard* abutting the *highway corridor* is limited to cars, vans, and light trucks designed to be used for the transport of passengers only.
16. Shall comply with the Service Station C4 *Zone* regulations.
17. Shall comply with the Service Station C4 *Zone* regulations when *used* in conjunction with a *motor vehicle service station*.

10.3 Regulations

No person shall within any Employment *Zone* use or permit the use of any *lot* or erect, alter or use any *building* or *structure* except in accordance with the *zone* standards in Table 10.3 below.

Table 10.3: Regulations in the Employment Zones				
	E1	E2	E3	E4
Minimum <i>lot area</i>	0.2 ha	0.2 ha	0.2 ha	6.0 ha
Minimum <i>lot frontage</i>	30.0 m	30.0 m	30.0 m	30.0 m
Minimum <i>front yard</i>	3.0 m	3.0 m	3.0 m	3.0 m
Maximum <i>front yard</i>	17.5 m (1)	n/a	n/a	n/a
Minimum <i>flankage yard</i>	3.0 m	3.0 m	3.0 m	3.0 m
Maximum <i>flankage yard</i>	17.5 m (1)	n/a	n/a	n/a
Minimum <i>interior side yard</i>	3.0 m	3.0 m	3.0 m	3.0 m
Minimum <i>interior side yard</i> abutting a <i>lot</i> in any Residential <i>Zone</i> , Institutional I <i>Zone</i> , or Community Use CU <i>Zone</i>	15.0 m	15.0 m	15.0 m	15.0 m
Minimum <i>interior side yard</i> abutting any <i>railway corridor</i>	7.5 m	7.5 m	7.5 m	7.5 m
Minimum <i>rear yard</i>	3.0 m	3.0 m	3.0 m	3.0 m
Minimum <i>rear yard</i> abutting a <i>lot</i> in any Residential <i>Zone</i> , Institutional I <i>Zone</i> , or Community Use CU <i>Zone</i>	15.0 m	15.0 m	15.0 m	15.0 m
Minimum <i>rear yard</i> abutting any <i>railway corridor</i>	7.5 m	7.5 m	7.5 m	7.5 m
Maximum <i>height</i>	18.5 m (2)(3)	n/a (2)(3)	n/a	18.5 m (3)
Minimum <i>landscaping coverage</i>	10%	10%	10%	10%

Additional Regulations for Zone Regulations Table 10.3

1. For a new *building* being constructed or the addition of *floor area* in a *front yard* or *flankage yard* to a *building* legally existing on the effective date of this By-law on a *corner lot* located at the intersection of any two *arterial roads*, *collector roads*, or an *arterial road* and a *collector road*, the *maximum front* and *flankage yards* shall be 10.0 metres for the first 33% of the length of the *front* and *flankage lot lines* measured from the point of intersection of the *lot lines* or the point of intersection of the projection of the *lot lines* where the two do not intersect.
2. The maximum *height* for any *lot* abutting a *highway corridor* shall be 30.0 metres.

Employment Zones

3.
 - a) The maximum *height* for any portion of a *building* within 23.0 metres of a Residential Low *Zone*, Institutional I *Zone*, or Community Use CU *Zone* boundary shall be 5.0 metres.
 - b) Rooftop mechanical equipment and *mechanical penthouses* greater than 2.0 metres in height shall not be permitted within the same 23.0 metres setback.

v3.1: new clause to limit applicability of new rooftop mechanical height exception

10.4 Gatehouses

A *gatehouse* may be permitted in any required *yard* provided that it does not exceed 3.0 metres in *height* and 5.0 square metres in *floor area*.

v3.1: delete "gross"

10.5 Main Wall Proportions

The following *main wall* proportion requirements apply to new *buildings* constructed after the effective date of this By-law in the Office Employment E1 *Zone*:

- a) A minimum of 35% 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) A minimum of 35% of the length of all *main walls* oriented toward the *flankage lot line* shall be located within the area on the *lot* defined by the *minimum* and *maximum flankage yards*.
- c) For clarity, Section 10.5 does not apply to additions to *buildings* legally existing on the effective date of this By-law.

10.6 Outside Processing and Outside Storage

Where *outside processing* and *outside storage* is permitted, the following regulations apply:

Any screening or buffering requirements shall be reviewed and applied through the Site Plan Approval process. Contact Planning Services for more information.


- a) *Outside processing* and *outside storage* is permitted only in an *interior side yard* or *rear yard* and shall be set back 5.0 metres from any *lot line*.
- b) The maximum area coverage for *outside processing* and *outside storage* on a *lot* shall be:
 - i) 50% of the *lot area* in the Industrial E3 *Zone* where the *lot* is set back further than 100.0 metres from a *railway corridor*;
 - ii) No maximum in the Industrial E3 *Zone* where the *lot* is set back less than or equal to 100.0 metres from a *railway corridor*;
 - iii) 25% of the *lot area* in the Business Employment E2 *Zone*; or,
 - iv) No maximum where *accessory* to an *emergency service facility* or *public works yard*.
- c) *Outside processing* and *outside storage* is not permitted within any *yard* abutting a Residential, Institutional I, or Community Use CU *Zone* boundary.
- d) Notwithstanding subsections (a) and (b) above, *outside processing* and *outside storage* is permitted in any *yard* on a *lot* used for the manufacturing of *motor vehicles* greater than 100.0 hectares in *lot area*.

v3.1: typo

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Employment Zones

- e) Notwithstanding subsection (a), *outside storage* where the materials stored are cumulatively greater than 1.8 metres in height shall only be located in a *rear yard* or in between two *buildings* on a *lot*.
- f) Storage of damaged, impounded, or inoperable *motor vehicles* is prohibited as part of *outside storage* except in conjunction with a *motor vehicle storage compound* or *salvage yard*.



v3.1: restore proposed 4.20 prohibition in this section.

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Institutional and Community Use Zones

11.1 List of Applicable Zones

Institutional	I
Community Use	CU

11.2 Permitted Uses

Uses permitted in the Institutional and Community Use Zones are denoted by the symbol “✓” in the column applicable to that Zone and corresponding with the row for a specific permitted use in Table 11.2, below.

Be sure to refer to all Parts of this By-law to ensure that you have reviewed all regulations that may apply to your lot. Contact staff in the zoning section of the Building Services department to confirm the applicable zoning.

Table 11.2: Permitted Uses in the Institutional and Community Use Zones		
	I	CU
Community Uses		
Art gallery	✓	✓
Community centre	✓	✓
Cemetery		✓ (1)
Day care	✓	✓ (2)
Emergency service facility	✓ (3)	✓ (3)
Food bank	✓	✓
Library	✓	✓
Museum	✓	✓
Place of worship	✓ (4)	✓ (4)(5)
Public works yard	✓ (3)	
School, private	✓	✓ (2)
School, public		✓
Institutional Uses		
Hospital	✓	
School, post-secondary	✓	
Office Uses		
Business office	✓	
Medical office	✓	
Open Space Uses		
Conservation use	✓	✓
Park, private	✓	✓
Park, public	✓	✓
Stormwater management facility	✓	✓
Residential Uses		
Dormitory	✓ (6)	
Long term care facility	✓	
Retirement home	✓	

v3.1: permit office uses

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Institutional and Community Use Zones

Table 11.2: Permitted Uses in the Institutional and Community Use Zones		
	I	CU
Hospitality Uses		
<i>Public hall</i>	✓ (7)	✓ (7)
Motor Vehicle Uses		
<i>Commercial parking area</i>	✓	

Additional Regulations for Permitted Uses Table 11.2

1. Only *uses* legally existing on the effective date of this By-law are permitted.
2. Permitted only on a *lot* abutting a major *arterial road* or major *collector road*. Footnote 2 shall not apply to a *day care* or *private school* provided *accessory* to a *place of worship* or *public school*.
3. *Outside storage* is permitted *accessory* to an *emergency services facility* and a *public works yard*. Section 10.6, with the exception of Section 10.6(c), shall apply.
4. A *dwelling* for the faith group leader is additionally permitted, with a maximum of five *lodging units* permitted within the *dwelling*.
5. The maximum *lot area* shall be 2.5 hectares.
6. Permitted only *accessory* to and on the same *lot* as a *post-secondary school* and *private school*.
7. Permitted only *accessory* to a *place of worship*. The maximum persons occupancy shall be equal to the persons occupancy for the *place of worship area of worship*.

v3.1: typo

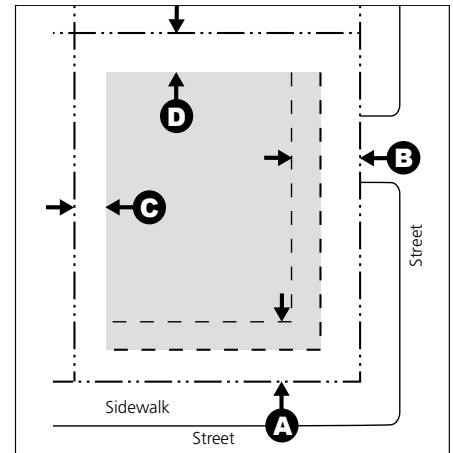
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Institutional and Community Use Zones

11.3 Regulations

The regulations for *lots* in an Institutional or Community Use *Zone* are set out in Table 11.3, below.

Table 11.3: Regulations in the Institutional and Community Use Zones		
	I	CU
Minimum <i>lot area</i>	n/a	n/a
Minimum <i>lot frontage</i>	n/a	n/a
Minimum <i>front yard</i> A	6.0 m	6.0 m
Minimum <i>flankage yard</i> B	6.0 m	6.0 m
Minimum <i>interior side yard</i> C	4.5 m	4.5 m
Minimum <i>interior side yard</i> abutting a lot in any Institutional I Zone or Community Use CU Zone C	0.0 m	0.0 m
Minimum <i>rear yard</i> D	7.5 m	7.5 m
Minimum <i>rear yard</i> abutting a lot in any Institutional I Zone or Community Use CU Zone D	0.0 m	0.0 m
Maximum <i>height</i>	As legally existing on the effective date of this By-law (1)	



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.

There is no maximum height for new buildings since there are multiple building types and forms contemplated. Any new development requires Site Plan Approval, where the appropriate height will be evaluated using the policies of the Livable Oakville Plan and the guidelines in the Urban Design Manual. Contact Planning Services for more information.

Additional Regulations for Permitted Uses Table 11.3

- For new *buildings* constructed after the effective date of this By-law, there shall be no maximum *height*.

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Open Space Zones

12.1 List of Applicable Zones

Park	O1
Private Open Space	O2
Cemetery	CEM

Be sure to refer to all Parts of this By-law to ensure that you have reviewed all regulations that may apply to your lot. Contact staff in zoning section of the Building Services department to confirm the applicable zoning.

12.2 Permitted Uses

Uses permitted in the Open Space Zones are denoted by the symbol “✓” in the column applicable to that Zone and corresponding with the row for a specific permitted use in Table 12.2, below.

Table 12.2: Permitted Uses in the Open Space Zones			
	O1	O2	CEM
Community Uses			
<i>Community centre</i>	✓	✓	
<i>Emergency service facility</i>	✓	✓	
<i>Library</i>		✓ (1)	
<i>Marina</i>	✓		
<i>Museum</i>		✓ (1)	
Open Space Uses			
<i>Cemetery</i>			✓
<i>Conservation use</i>	✓	✓	✓
<i>Golf course</i>		✓	
<i>Outside miniature golf course</i>		✓	
<i>Park, private</i>		✓	
<i>Park, public</i>	✓	✓	
<i>Stormwater management facility</i>	✓	✓	✓
Retail Uses			
<i>Retail store</i>		✓ (1)	
Service Commercial Uses			
<i>Commercial school</i>		✓ (1)	
<i>Restaurant</i>		✓ (1)	
<i>Service commercial establishment</i>		✓ (1)	
<i>Sports facility</i>		✓	
Office Uses			
<i>Business office</i>		✓ (1)	
Hospitality Uses			
<i>Public hall</i>		✓ (1)	

Additional Regulations for Permitted Uses Table 12.2

1. Permitted only *accessory* to another permitted use.

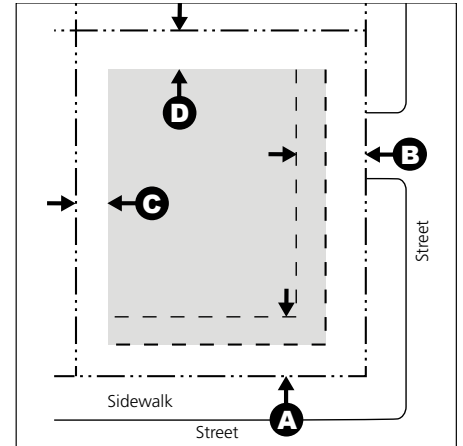
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Open Space Zones

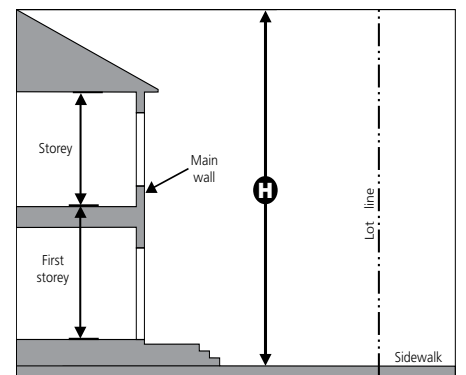
12.3 Regulations

The regulations for *lots* in an Open Space *Zone* are set out in Table 12.3, below.

Table 12.3: Regulations in the Open Space Zones			
	O1	O2	CEM
Minimum <i>lot area</i>	n/a	n/a	n/a
Minimum <i>lot frontage</i>	n/a	n/a	n/a
Minimum <i>front yard</i> A	12.0 m	12.0 m	5.0 m
Minimum <i>flankage yard</i> B	12.0 m	12.0 m	5.0 m
Minimum <i>interior side yard</i> C	12.0 m	12.0 m	5.0 m
Minimum <i>rear yard</i> D	12.0 m	12.0 m	7.5 m
Maximum <i>height</i> H	14.0 m	14.0 m	14.0 m
Maximum <i>lot coverage</i>	25%	25%	30%



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.



Height is measured to the tallest point of the building.

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Environmental Zones

13.1 List of Applicable Zones

Natural Area	N
Greenbelt	GB
Parkway Belt Public Use	PB1
Parkway Belt Complementary Use	PB2

Be sure to refer to all Parts of this By-law to ensure that you have reviewed all regulations that may apply to your lot. Contact staff in the zoning section of the Building Services department to confirm the applicable zoning.

13.2 Permitted Uses

Uses permitted in the Environmental Zones are denoted by the symbol “✓” in the column applicable to that Zone and corresponding with the row for a specific permitted use in Table 13.2, below.

Table 13.2: Permitted Uses in the Environmental Zones				
	N	GB	PB1	PB2
Residential Uses				
<i>Detached dwelling</i>		✓ (1)		✓ (2)
Accessory Residential Uses				
<i>Accessory dwelling</i>		✓ (3)		✓ (3)
<i>Bed and breakfast establishment</i>		✓ (3)		✓ (3)
<i>Home occupation</i>		✓		✓
<i>Lodging house</i>		✓ (3)		✓ (3)
<i>Private home day care</i>		✓ (3)		✓ (3)
Community Uses				
<i>Day care</i>		✓ (3)		✓ (3)
<i>Emergency service facility</i>				✓
Open Space Uses				
<i>Agriculture</i>		✓	✓	✓
<i>Boarding kennel</i>		✓		✓
<i>Conservation use</i>	✓ (5)	✓	✓	✓
<i>Golf course</i>				✓
<i>Marina</i>			✓	
<i>Outside miniature golf</i>				✓
<i>Park, private</i>	✓ (5)			✓
<i>Park, public</i>	✓ (5)	✓	✓	✓
<i>Stormwater management facility</i>	✓	✓	✓	✓
Other Uses				
<i>Legal uses of land, buildings, and structures existing as of the effective date of this By-law</i>			✓	✓
<i>Legal uses of land, buildings, and structures existing as of December 16, 2004</i>		✓		
<i>Wayside pit and quarry</i>				✓ (4)

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Environmental Zones

Additional Regulations for Permitted Uses Table 13.2

1. Legal *uses* existing on December 16, 2004 only. Notwithstanding this, a new *dwelling* and *accessory buildings* and *structures* may be erected only on a *lot* that legally existed and was vacant on December 16, 2004.
2. Legal *uses* existing on the effective date of this By-law only. Notwithstanding this, a new *dwelling* and *accessory buildings* and *structures* may be erected only on a *lot* that legally existed and was vacant on September 22, 1983.
3. A maximum of one of the *accessory uses* subject to this footnote shall be permitted in a *dwelling*.
4. Permitted only north of Highway 407.
5. No habitable *buildings* and habitable *structures* shall be permitted.

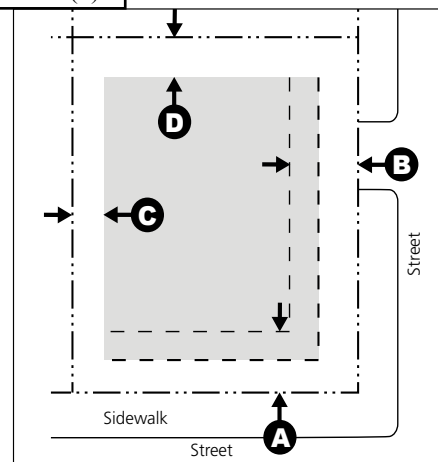
13.3 Regulations

The regulations for *lots* in an Environmental Zone are set out in Table 13.3, below.

Table 13.3: Regulations in the Environmental Zones				
	N	GB	PB1	PB2
Minimum <i>lot area</i>	n/a	0.8 ha (1)	0.8 ha	0.8 ha (1)
Maximum <i>lot coverage</i>	n/a	25%	25%	25%
Minimum <i>lot frontage</i>	n/a	45.5 m	45.5 m	45.5 m
Minimum <i>front yard</i> A	n/a	15.0 m (2)	15.0 m	15.0 m (2)
Minimum <i>flankage yard</i> B	n/a	15.0 m (2)	15.0 m	15.0 m (2)
Minimum <i>interior side yard</i> C	n/a	15.0 m (2)	15.0 m	15.0 m (2)
Minimum <i>rear yard</i> D	n/a	15.0 m (2)	15.0 m	15.0 m (2)
Maximum <i>height</i>	n/a	12.0 m (3)	12.0 m (3)	12.0 m (3)

Additional Regulations for Zone Regulations Table 13.3

1. The minimum *lot area* for a *detached dwelling* shall be 0.3 hectares.
2. The *minimum yard* for a *detached dwelling* shall be 7.5 metres.
3. Maximum *height* shall not apply to *buildings* and *structures* used for *agriculture*.



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.

Environmental Zones

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

13.4 Minimum Distance Separation Formulae

13.4.1 MDS II

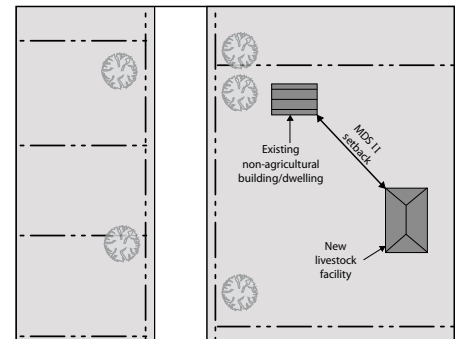
Notwithstanding any other provision of this By-law no livestock facility shall be erected or enlarged unless it is located in compliance with the Minimum Distance Separation II Formula, as set out in Section 13.4.2 of this By-law.

13.4.2 Minimum Distance Separation Formulae (2006)

The Minimum Distance Separation Formulae (Publication 707) issued by the Ministry of Agriculture, Food and Rural Affairs in 2006 shall be the formulae used for this calculation.

The Ontario Ministry of Agriculture, Food, and Rural Affairs has developed the Minimum Distance Separation (MDS) Formulae to provide direction to municipalities when reviewing Building Permit applications for dwelling units and livestock facilities in rural areas.

In Zoning By-law 2014-014, the Town applies MDS II (new livestock facilities) only, and only on lands north of Highway 407 only.



Example MDS II calculation

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Other Zones

14.1 List of Applicable Zones

Utility	U
Existing Development	ED
Stormwater Management Facility	SMF

14.2 Permitted Uses

Uses permitted in the Other Zones are denoted by the symbol “✓” in the column applicable to that Zone and corresponding with the row for a specific permitted use in Table 14.2, below.

Be sure to refer to all Parts of this By-law to ensure that you have reviewed all regulations that may apply to your lot. Contact staff in the zoning section of the Building Services department to confirm the applicable zoning.

Table 14.2: Permitted Uses in the Other Zones			
	U	ED	SMF
Legal uses of land existing as of the effective date of this By-law		✓ (1)	
Open Space Uses			
Conservation use	✓	✓	✓
Park, private			✓
Park, public		✓	✓
Stormwater management facility	✓	✓	✓
Community Uses			
Emergency service facility		✓	

Additional Regulations for Permitted Uses Table 14.2

1.
 - a) Only buildings and structures legally existing on the effective date of this By-law and one accessory building or structure constructed after the effective date of this By-law are permitted.
 - b) If the use is a dwelling, the uses listed under accessory residential uses in Table 6.2.1 of this By-law are additionally permitted, subject to the additional regulations of that Table, and Section 6.5 of this By-law shall apply to permit accessory buildings and structures.

The Utility U Zone applies to most significant infrastructure facilities in Oakville. Infrastructure is permitted broadly across Oakville in Section 4.10 of this By-law and not in the Permitted Use Tables.

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Other Zones

14.3 Regulations

The regulations for the Other *Zones* are set out in Table 14.3, below.

Table 14.3: Regulations in the Other Zones			
	U	ED	SMF
Minimum <i>lot area</i>	n/a	n/a	n/a
Minimum <i>lot frontage</i>	n/a	n/a	n/a
Minimum <i>front yard</i>	7.5 m	9.0 m	n/a
Minimum <i>flankage yard</i>	6.0 m	2.4 m	n/a
Minimum <i>interior side yard</i>	6.0 m	2.4 m	n/a
Minimum <i>rear yard</i>	7.5 m	7.5 m	n/a
Maximum <i>height</i>	n/a	10.0 m	n/a
Maximum <i>lot coverage</i>	n/a	(1)	n/a

Additional Regulations for Zone Regulations Table 14.3

1.
 - a) The maximum *lot coverage* and *floor area* shall be the *lot coverage* and *floor area* that legally existed on the effective date of this By-law, and may be increased by a maximum of 10% at the location of the *building* only.
 - b) For *accessory buildings* or *structures*, the regulations of Section 6.5 shall apply.

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Special Provisions

Where a *zone* symbol is followed by a hyphen and superscript number, the symbol refers to a Special Provision that applies to the lands so zoned. The provisions of this By-law are modified as set out in the Special Provision. All other provisions of this By-law shall continue to apply.

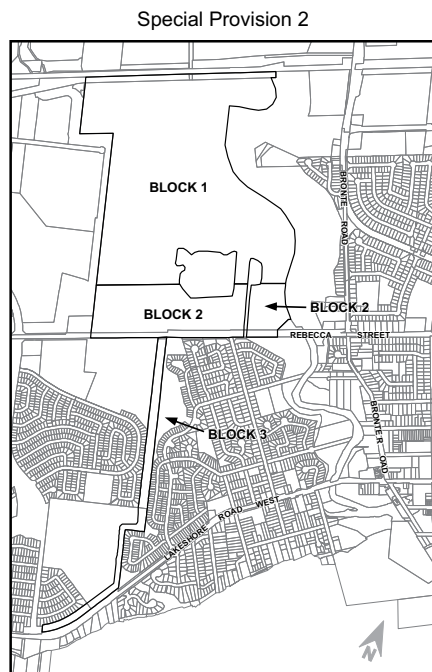
1	Various Lots Across Oakville	Parent Zones: Various
Various Maps		(1971-79) (1984-155) (1989-266) (2014-014)
15.1.1 Zone Provisions		
The following regulations apply:		
a)	Minimum <i>lot frontage</i>	As legally existing on the effective date of this By-law
b)	Minimum <i>lot area</i>	As legally existing on the effective date of this By-law

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Special Provisions

2 (Old 2) Maps 19(1) and 19(4)	Shell Park Lands (Part of Lots 31-35, Concessions 2, 3, and 4 S.D.S.)	Parent Zones: O1, O2, N, E3 (2001-033) (2007-031) (2008-074) (2010-056)
15.2.1 Additional Permitted Uses for Block 1		
The following additional <i>uses</i> are permitted on lands identified as Block 1 on Figure 15.2.1:		
a) Storing, processing, refining and blending petroleum and petroleum products.		
15.2.2 Additional Permitted Uses for Block 2		
The following additional <i>uses</i> are permitted on lands identified as Block 2 on Figure 15.2.1:		
a) Petroleum product storage tanks; and,		
b) Repair and maintenance of operational equipment.		
15.2.3 Prohibited Uses for Block 3		
The <i>uses</i> are prohibited on lands identified as Block 2 on Figure 15.2.1:		
a) Catalytic cracker units, boiler houses, incinerators, stacks, or flares;		
b) Within 45.5 metres of the centre-line of Rebecca Street, loading facilities; and,		
c) Within 45.5 metres of the centre-line of Rebecca Street, storage tanks.		
15.2.4 Additional Permitted Uses for Block 3		
The following additional <i>uses</i> are permitted on lands identified as Block 3 on Figure 15.2.1:		
a) Pier or dock.		
15.2.5 Zone Provisions for Block 3 Lands		
The following regulations apply to lands identified as Block 3 on Figure 15.2.1:		
a) Maximum <i>height</i>		6.0 m

Figure 15.2.1



Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Special Provisions

3	Additional Motor Vehicle Use Permissions	Parent Zones: E2, E3
Various		(2014-014)

The following additional uses are permitted on lands subject to Special Provision 3, as denoted by the symbol “✓” in the column applicable to the parent Zone and corresponding with the row for a specific permitted use, below.

Table 15.3: Additional Permitted Motor Vehicle Uses		
Use	E2	E3
<i>Motor vehicle body shop</i>	✓ (1)(2)	✓ (4)
<i>Motor vehicle dealership</i>	✓ (1)(3)	
<i>Motor vehicle rental facility</i>	✓ (2)(3)	
<i>Motor vehicle repair facility</i>	✓ (2)	✓ (4)
<i>Motor vehicle washing facility</i>	✓ (1)(2)	✓ (4)

Additional Regulations for Table 15.3

1. Not permitted on a *lot* abutting a Residential Zone.
2. Shall not be permitted on a *lot* abutting the *highway corridor* unless in conjunction with a *motor vehicle dealership*.
3. Inventory in an *outdoor display and sales* area in any *yard* abutting the *highway corridor* is limited to cars, vans, and light trucks designed to be used for the transport of passengers only.
4. Not permitted on a *lot* abutting the *highway corridor*.

Special Provisions

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4	Area Surrounding the Bronte GO Station (Part of Lots 25-30, Concession 3 S.D.S.)	Parent Zone: E3
Maps 19(5), (6)		(2014-014) LOP 14.1.7
15.4.1 Additional Permitted Uses		
The following additional <i>uses</i> are permitted:		
a)	<i>Business office</i> , and Footnote 1 of Table 10.2, relating to multiple <i>uses</i> on a <i>lot</i> and maximum <i>net floor area</i> , shall not apply.	
b)	The permissions and regulations of Special Provision 3 shall additionally apply.	

[Special Provision 5 is reserved.]

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Special Provisions

6	TDL Group/Wendy's Headquarters, 226, 228, and 240 Wyecroft Road and 874 Sinclair Road (Part of Lot 17, Concession 3 S.D.S.)	Parent Zone: E2 (2014-014)
Map 19(7)		

15.6.1 Zone Provisions for All Lands

The following regulations apply to all lands identified as subject to this Special Provision:

- a) *Restaurant*, and Footnote 5 of Table 10.2, relating to maximum *net floor area*, shall not apply

15.6.2 Special Parking Provisions for Block 1 Lands

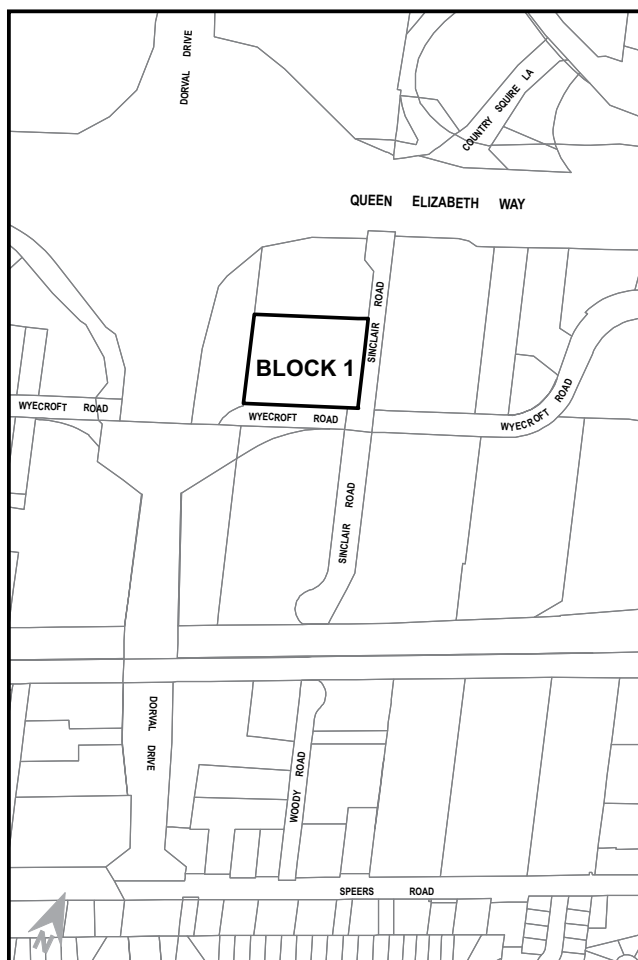
The following parking regulations apply:

- | | | |
|----|---|---|
| a) | Minimum number of <i>parking spaces</i> for all <i>uses</i> on lands identified as Block 1 on Figure 15.6.1 | 1.0 per 39.0 m ² <i>net floor area</i> |
| b) | Parking spaces required by this By-law can be provided on any lot subject to this Special Provision. | |

15.6.3 Special Site Figures

Figure 15.6.1

Special Provision 6



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Special Provisions

7 (Old 866)	Additionally Permitted Drive-through Facilities	Parent Zone: C1, CBD
Various Maps		(2012-052)
15.7.1 Additional Permitted Uses		
The following additional <i>use</i> is permitted:		
a)	<i>Drive-through facility</i>	

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Special Provisions

8	Ford Motor Company of Canada	Parent Zone: E3, PB1
Maps 19(16) and (17)	(Part of Lots 5, 6, 7, 8, and 9, Concession 2 S.D.S.)	(2014-014) LOP 27.5.4
15.8.1 Additional Permitted Uses		
The following additional <i>uses</i> are permitted:		
a)	Day care	
b)	Outside storage on lands in the Parkway Belt Public Use PB1 Zone	
15.8.2 Zone Provisions		
The following regulations apply:		
a)	Business office, and Footnote 1 of Table 10.2 (related to multiple <i>uses</i> on a <i>lot</i> and maximum <i>net floor area</i>) shall not apply.	

Special Provisions

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9	Portions of the Downtown Oakville Heritage Conservation District (Part of Lots 13 and 14, Concession 4 S.D.S.)	Parent Zone: CBD
Map 19(8a)		(2013-004) (2014-014)
15.9.1 Zone Provisions		
The following regulations apply:		
a)	Maximum <i>height</i>	13.5 m
b)	Minimum <i>height</i> of the <i>first storey</i>	Shall not apply

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Special Provisions

10	Former Detached Dwellings R10 Zone	Parent Zone: RL3
Map 19(8)	(Part of Lot 11, Concession 4 S.D.S. and Part of Lots 12 and 13, Concession 3 S.D.S.)	(1984-49) (1989-209) (1999-78)
15.10.1 Zone Provisions		
The following regulations apply:		
a)	Maximum <i>lot coverage</i> for a <i>dwelling</i> having one <i>storey</i>	25%
b)	Maximum <i>lot coverage</i> for a <i>dwelling</i> having one and one half <i>storeys</i>	22%
c)	Maximum <i>lot coverage</i> for a <i>dwelling</i> having two <i>storeys</i>	19%
d)	Minimum <i>lot depth</i>	30.0 m
e)	Maximum total <i>floor area</i> for a <i>private garage</i>	38.0 sq.m
f)	Minimum <i>interior side yard</i> for a <i>detached dwelling</i> having one and one half <i>storeys</i> and an attached <i>private garage</i>	1.5 m on both sides
e)	Minimum <i>interior side yard</i> for a <i>detached dwelling</i> having two <i>storeys</i> and an attached <i>private garage</i>	1.8 m on both sides
15.10.2 Special Site Provisions		
The following additional provision applies:		
a)	“One and one half storey” means <i>floor area</i> above the first floor and any attached <i>private garage</i> that is located partially or wholly within a sloping roof and having a <i>floor area</i> of not more than 50% of the <i>floor area</i> of the <i>first storey</i> and any attached <i>private garage</i> .	

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Special Provisions

11 (Old 327)	Old Oakville, south of Lakeshore Road (Part of Lots 13 and 14, Concession 4 S.D.S.)	Parent Zones: RL3, RL5, RL6
Map 19(8)		(1983-29) (1985-244) (1989-266)
15.11.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i>	6.0 m
b)	<i>Minimum interior side yard</i>	2.4 m
c)	Maximum <i>lot coverage</i> for all <i>buildings</i>	25%
	Maximum <i>height</i>	10.5 m, measured to the highest point of a flat roof; deck line of a mansard roof; or the mean height between the eaves and ridge of a gabled, hip, or gambrel roof
d)	Maximum <i>net floor area</i> for all <i>accessory buildings</i> including a <i>private garage</i>	8% of the <i>lot area</i>
e)	Maximum <i>net floor area</i> for a <i>dwelling</i> having one <i>storey</i>	22% of the <i>lot area</i>
f)	Maximum <i>net floor area</i> for a <i>dwelling</i> having greater than one <i>storey</i> but less than two <i>storeys</i>	26% of the <i>lot area</i>
g)	Maximum <i>net floor area</i> for a <i>dwelling</i> having two or more <i>storeys</i>	30% of the <i>lot area</i>

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Special Provisions

12	First and Second Street	Parent Zone: RL3
Map 19(8)	Heritage Conservation District (Part of Lot 12, Concession 4 S.D.S.)	(2014-014)

15.12.1 Zone Provisions

The following regulations apply:

a)	Maximum <i>height</i> for lots shown on Figure 15.12.1	As shown on Figure 15.12.1
b)	Maximum number of <i>storeys</i>	2
c)	Maximum <i>lot coverage</i> for lots shown on Figure 15.12.2	As shown on Figure 15.12.2

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

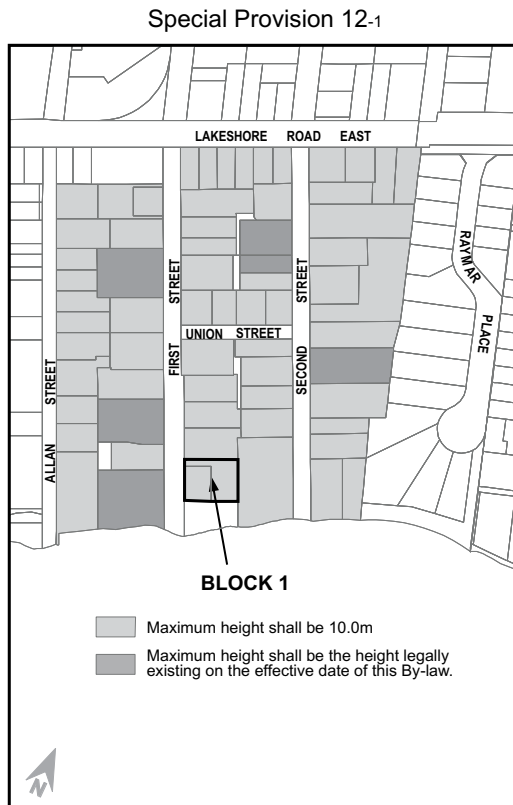


Figure 15.12.2



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Special Provisions

13 (Old 854)	278 Dundas Street East and 2466 Trafalgar Road (Part of Lot 13, Concession 1 S.D.S.)	Parent Zone: MU4
Map 19(22a)		(2011-022) LOP 21.5.5(e)
15.13.1 Additional Permitted Uses		
The following additional <i>use</i> is are permitted:		
a)	<i>Townhouse dwellings</i> , but only if sharing a common wall with an <i>apartment dwelling</i> and/or <i>mixed use building</i> and only if not oriented toward Taunton Road, Oak Walk Drive, <i>urban square</i> , or transit facility.	
15.13.2 Zone Provisions for All Lands		
The following regulations apply:		
a)	Footnote 3 of Table 9.2 shall not apply to a <i>townhouse dwelling</i>	
b)	Permitted locations for retail and service commercial <i>uses</i>	Only in combination with a residential or office <i>use</i> , and only within the first two <i>storeys</i> of a <i>building</i>
c)	Minimum <i>net floor area</i> for office <i>uses</i> within a stand-alone <i>building</i>	2,500.0 sq.m
d)	<i>Minimum yard</i> along any <i>lot line</i> abutting Taunton Road, Oak Walk Drive and the transit facility	1.0 m
e)	Maximum setback to Taunton Road, Oak Walk Drive and the transit facility	3.0 m
f)	Minimum <i>floor area</i> for office <i>uses</i>	2,640 sq.m
g)	Maximum <i>floor area</i> for a <i>retail store</i> or <i>restaurant</i>	500.0 sq.m, where the <i>premises</i> occupies one <i>storey</i> , and 1,000sq.m where the <i>premises</i> occupies two <i>storeys</i>
i)	Minimum <i>main wall</i> stepback above 31.0 metres in <i>height</i>	3.0 m
j)	Maximum allowable projection into any <i>yard</i> for <i>balconies</i> , bay windows, cornices, stairs, <i>porches</i> , and terraces	Up to 0.3 metres from a <i>lot line</i> abutting any public road
k)	Minimum <i>height</i>	23.0 m, and shall not apply to any <i>townhouse dwelling unit</i>
l)	Maximum <i>height</i>	41.0 m
m)	Maximum number of <i>storeys</i>	12
n)	Maximum <i>height</i> for a one <i>building</i> tower (upon execution of a bonusing agreement)	70.0 m
o)	Maximum <i>height</i> for all other <i>buildings</i> (upon execution of a bonusing agreement)	54.0 m
p)	Maximum number of <i>storeys</i> for a one <i>building</i> tower (upon execution of a bonusing agreement)	20
q)	Maximum number of <i>storeys</i> for all other <i>buildings</i> (upon execution of a bonusing agree-ment)	16
r)	Minimum <i>height</i> for a podium connecting <i>building</i> towers	12.0 m
s)	Maximum number of <i>storeys</i> for a podium connecting <i>building</i> towers	4
t)	Maximum number of <i>building</i> towers	4
u)	Maximum <i>height</i> of parapets	3.0 m
v)	Maximum <i>height</i> of unenclosed rooftop mechanical equipment, elevator penthouse and stair tower	6.0 m

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Special Provisions

w)	Maximum <i>height</i> of wholly enclosed rooftop mechanical equipment, elevator penthouses and stair towers	10.0 m
x)	Maximum <i>height</i> of rooftop architectural features	12.0 m
y)	Maximum number of <i>dwelling units</i>	750
15.13.3 Parking Provisions		
The following parking provisions apply:		
a)	Minimum number of <i>parking spaces</i> for <i>dwelling units</i>	1.0 per <i>dwelling</i> , inclusive of visitor parking
b)	Maximum number of <i>parking spaces</i> for <i>dwelling units</i>	1.5 per <i>dwelling</i> , inclusive of visitor parking
c)	Maximum number of <i>parking spaces</i> for non-residential <i>uses</i>	1.0 per 20.0 sq.m of <i>net floor area</i>
d)	A <i>surface parking area</i> shall not be permitted in any <i>yard</i> between a <i>building</i> and a public road and shall not occupy more than 20% of the <i>lot area</i> .	
15.13.4 Special Site Provisions		
The following additional provisions apply:		
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.	
15.13.5 Bonusing Provisions		
In order to permit the increased permissions contained in this Special Provision, zoning compliance shall be dependent upon the registration on title of an agreement or agreements pursuant to Section 37 of the <u>Planning Act</u> . The owner of the subject lands shall provide to the satisfaction of the <i>Town</i> the facilities, services, and matters in the form of one or more of the following:		
a)	Discounted units for affordable housing	
b)	Discounted space for community <i>uses</i>	
c)	Discounted space for daycare	
d)	Securities in the form and amount to the satisfaction of the <i>Town</i> . The amounts payable shall be submitted to the <i>Town</i> prior to the issuance of a <i>building</i> permit for the additional <i>height</i> .	

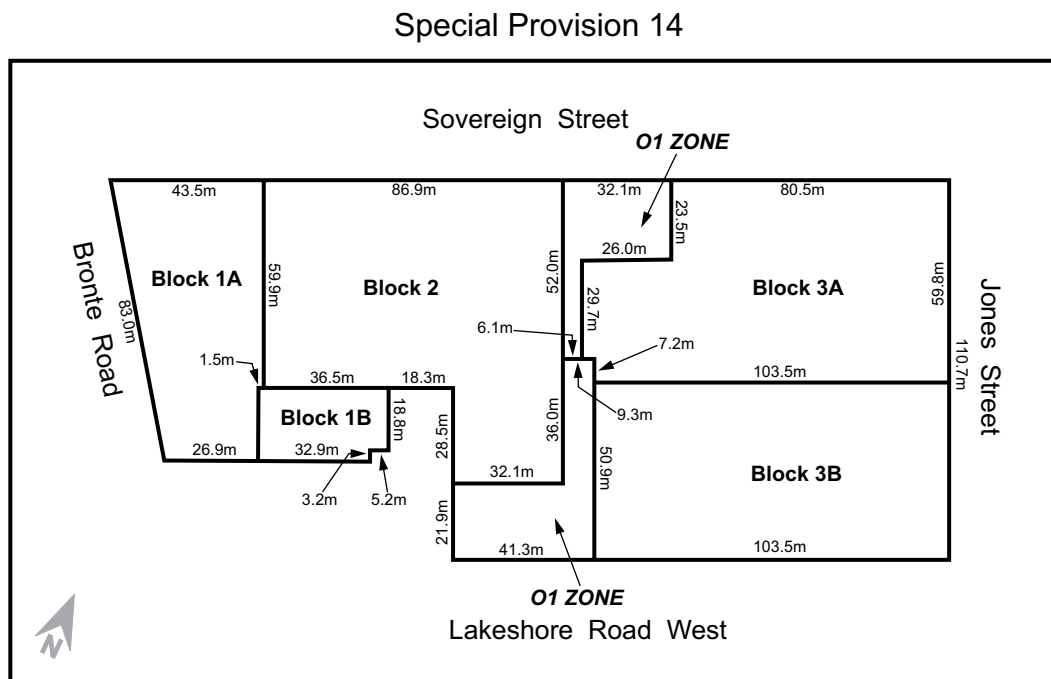
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Special Provisions

14 (Old 196)	2441 Lakeshore Road West (Bronte Village Mall Redevelopment) (Part of Lots 29 and 30, Concession 3 S.D.S.)	Parent Zone: MU4, O1
Map 19(2a)		(1979-72) (1979-87) (2006-002) (2012-009) LOP 24.5.6(e)(f)

15.14.1 Special Site Figures

Figure 15.14.1



15.14.2 Zone Provisions for the MU4 Zone

The following additional regulations apply to all lands subject to this Special Provision in the Urban Core MU4 Zone:

a)	Maximum combined number of <i>dwelling units</i> and <i>assisted living units</i>	570
b)	Maximum <i>lot coverage</i>	55%
c)	Minimum below grade setbacks	0.0 m
d)	Minimum <i>landscaping coverage</i>	15%
e)	Minimum width of private internal <i>driveways</i>	6.0 m
f)	Footnote 3 of Table 8.2, related to the prohibition of <i>first storey dwelling units</i> and limited ancillary <i>uses</i> on a <i>first storey</i> , shall not apply to any <i>premises</i> or <i>dwelling unit</i> oriented toward Sovereign Street.	
g)	<i>Motor vehicle</i> access will only be permitted from Bronte Road and Jones Street. However, one <i>driveway</i> from Lakeshore Road and Sovereign Street is permitted until such time that Blocks 3A and 3B are redeveloped.	
h)	<i>Height</i> shall be measured from the finished floor level at grade.	

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Special Provisions

i)	Maximum projection beyond the <i>main wall</i> of a <i>building</i> for stairs, <i>porches</i> , <i>balconies</i> , at-grade terraces, cornices, pilasters or bay window, with or without foundations into a front or <i>flankage yard</i>		Up to 0.5 metres from the <i>lot line</i>
j)	Any awning, canopy and/or similar weather shielding <i>structure</i> , and any <i>patio</i> may project up to the <i>lot line</i> .		
k)	Stairs and air vents associated with an underground or above ground <i>parking structure</i> are permitted in any <i>yard</i> .		
15.14.3 Parking Provisions for the MU4 Zone			
The following additional parking provisions apply to all lands subject to this Special Provision in the Urban Core MU4 Zone:			
a)	Required parking may be provided within any of the blocks subject to this subsection, and within a below grade <i>parking structure</i> on lands in the Park O1 Zone.		
b)	Minimum number of <i>parking spaces</i> for residential <i>uses</i>	1.45 per unit	
c)	Minimum number of visitor <i>parking spaces</i> for residential <i>uses</i>	0.25 per unit	
d)	Visitor parking for residential <i>uses</i> may be counted towards required parking for retail and/or office <i>uses</i> .		
e)	Visitor parking associated with a residential <i>use</i> may be provided in any combination of a <i>parking structure</i> , <i>surface parking area</i> , or adjacent to a private internal <i>driveway</i> .		
f)	Minimum number of <i>parking spaces</i> for office <i>uses</i>	1.0 per 31.0 sq.m of <i>net floor area</i>	
g)	Minimum number of <i>parking spaces</i> for commercial <i>uses</i>	1.0 per 25.0 sq.m of <i>net floor area</i>	
h)	Surface parking shall not be permitted in any <i>yard</i> between a <i>building</i> and a public road and shall have a maximum <i>surface parking area coverage</i> of 20%.		
15.14.4 Additional Permitted Uses for Block 1A and 1B			
The following additional <i>use</i> is permitted on lands identified as Blocks 1A and 1B on Figure 15.14.1:			
a)	Multiple-attached <i>dwelling units</i> and/or stacked townhouse units that share a common wall with an <i>apartment dwelling</i> , and/or <i>mixed use buildings</i> , and/or another multiple-attached <i>dwelling</i> .		
15.14.5 Zone Provisions for Block 1A and 1B Lands			
The following additional regulations apply to lands identified as Blocks 1A and 1B on Figure 15.14.1:			
a)	<i>Minimum yard</i> from Bronte Road	1.5 m	
b)	<i>Minimum yard</i> from Sovereign Street	3.5 m	
c)	<i>Minimum yard</i> along any <i>lot line</i> abutting lands in the Main Street 1 MU1 Zone	0.0 m	
d)	Maximum area per <i>premises</i> used as a <i>business office</i> or <i>medical office</i> on the <i>first storey</i>	200.0 sq.m	
e)	Maximum area per <i>premises</i> used as a <i>restaurant</i> on the <i>first storey</i>	500.0 sq.m	
f)	Maximum area per <i>premises</i> used for any other permitted <i>use</i> on the <i>first storey</i>	300.0 sq.m	
g)	Maximum <i>height</i> (Block 1A)	48.0 m	
h)	Maximum number of <i>storeys</i> (Block 1A)	14	
i)	Maximum <i>height</i> (Block 1B)	12.0 m	
j)	Maximum number of <i>storeys</i> (Block 1B)	4	
k)	Minimum <i>building</i> setbacks from Sovereign Street, fifth floor to the tenth floor	4.0 m from the <i>main wall</i> of the fourth floor	
l)	Minimum <i>building</i> setbacks from Sovereign Street, eleventh floor and above	4.0 m from the <i>main wall</i> of the tenth floor	
m)	Minimum <i>building</i> setbacks from Bronte Road, fifth floor and above	1.5 m from the <i>main wall</i> of the fourth floor	

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Special Provisions

n)	Minimum setback from all roof edges for rooftop mechanical penthouse and enclosures which exceed 2.0 metres in <i>height</i> and are not screened by an extension of a <i>building's</i> façade	6.0 m
o)	Minimum <i>separation distance</i> between <i>buildings</i> on Blocks 1A and 2	20.0 m
p)	Minimum <i>separation distance</i> between <i>buildings</i> on Blocks 1B and 2	16.0 m
15.14.6 Zone Provisions for Block 2 Lands		
The following additional regulations apply to lands identified as Block 2 on Figure 15.14.1:		
a)	<i>Minimum yard</i> abutting Sovereign Street	3.5 m
b)	<i>Minimum yard</i> from an <i>urban square</i> or along a <i>lot line</i> abutting lands in the Park O1 Zone	0.0 m
c)	Maximum area per <i>premises</i> used as a <i>business office</i> or <i>medical office</i> on the <i>first storey</i>	200.0 sq.m
d)	Maximum area per <i>premises</i> used as a <i>restaurant</i> on the <i>first storey</i>	500.0 sq.m
e)	Maximum area per <i>premises</i> used for any other permitted <i>use</i> on the <i>first storey</i>	300.0 sq.m
f)	Maximum <i>height</i>	35.0 m
g)	Maximum number of <i>storeys</i>	10
h)	Minimum <i>building</i> setbacks from Sovereign Street, third floor and fourth floor	3.0 m from the <i>main wall</i> of the second floor
i)	Minimum <i>building</i> setbacks from Sovereign Street, fifth floor to ninth floor	3.0 m from the <i>main wall</i> of the fourth floor
j)	Minimum <i>building</i> setbacks from Sovereign Street, tenth floor	3.0 m from the <i>main wall</i> of the ninth floor
k)	Minimum <i>building</i> setbacks from the south <i>main wall</i> abutting an <i>urban square</i> , third floor and fourth floor	4.0 m from the <i>main wall</i> of the second floor. Notwithstanding this, 15% of the <i>main wall</i> is not subject to this requirement
l)	Minimum <i>building</i> setbacks from the south <i>main wall</i> abutting an <i>urban square</i> , fifth floor to seventh floor	4.0 m from the <i>main wall</i> of the fourth floor
m)	Minimum <i>building</i> setbacks from the south <i>main wall</i> abutting an <i>urban square</i> , eighth floor to tenth floor	4.0 m from the <i>main wall</i> of the seventh floor
n)	Minimum setback from all roof edges for rooftop mechanical penthouse and enclosures which exceed 2.0 metres in <i>height</i> and are not screened by an extension of a <i>building's</i> façade	6.0 m
o)	Minimum <i>separation distance</i> to a <i>building</i> on Block 1A	20.0 m
p)	Minimum <i>separation distance</i> to a <i>building</i> on Block 1B	16.0 m
q)	Where commercial <i>uses</i> are located at grade, a minimum of one main <i>building</i> entrance to each unit shall be directly accessible from and orientated toward an <i>urban square</i> .	
r)	A courtyard facing Sovereign Street shall be provided and must have a minimum of 15.0 metres in length along Sovereign Street and a minimum area of 330.0 square metres.	

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Special Provisions

15.14.7 Permitted Uses for Blocks 3A and 3B

The following additional *uses* are permitted on lands identified as Blocks 3A and 3B on Figure 15.14.1:

- a) Multiple-attached *dwelling units*
- b) *Retirement home*
- c) *Stacked townhouse dwelling units*

15.14.8 Zone Provisions for Blocks 3A and 3B prior to Redevelopment

The following additional regulations apply to lands identified as Blocks 3A and 3B on Figure 15.14.1 prior to redevelopment:

- | | | |
|----|---|--------------|
| a) | Maximum <i>net floor area</i> for a food store | 3,700.0 sq.m |
| b) | Maximum <i>net floor area</i> for other commercial <i>uses</i> | 1,200.0 sq.m |
| c) | <i>Minimum yard</i> from Sovereign Street | 9.0 m |
| d) | <i>Minimum yard</i> from Sovereign Street for a wall which screens a loading area | 2.5 m |
| e) | Minimum <i>height</i> of a wall to screen a loading area | 3.0 m |
| f) | <i>Minimum yard</i> from Jones Street | 0.0 m |
| g) | <i>Minimum yard</i> from Lakeshore Road West | 35.0 m |

15.14.9 Parking Provisions for Blocks 3A and 3B prior to Redevelopment

The following parking provisions apply to lands identified as Blocks 3A and 3B on Figure 15.14.1 prior to redevelopment:

- | | | |
|----|--|---|
| a) | Minimum number of <i>parking spaces</i> | 1.0 per 25.0 sq.m <i>net floor area</i> |
| b) | Surface parking shall be permitted within any <i>yard</i> between a <i>building</i> and any public road except Sovereign Street. | |
| c) | Loading and servicing areas may be visible from Jones Street, but must be screened from public view along Sovereign Street. | |

15.14.10 Additional Zone Provisions for Block 3A as Redevelopment Occurs

The following additional regulations apply to lands identified as Block 3A on Figure 15.14.1 as redevelopment occurs:

- | | | |
|----|--|--------|
| a) | <i>Minimum yard</i> from Sovereign Street | 3.5 m |
| b) | <i>Maximum yard</i> from to Sovereign Street | 5.0 m |
| c) | <i>Minimum yard</i> along a <i>lot line</i> abutting lands in the Park O1 Zone | 0.0 m |
| d) | <i>Minimum yard</i> from Jones Street | 0.0 m |
| e) | Minimum setback of a <i>main wall</i> to Block 3B | 30.0 m |
| f) | Minimum <i>height</i> | 8.0 m |
| g) | Minimum number of <i>storeys</i> | 2 |
| h) | Maximum <i>height</i> | 15.0 m |
| i) | Maximum number of <i>storeys</i> | 4 |

15.14.11 Additional Zone Provisions for Block 3B as Redevelopment Occurs

The following additional regulations apply to lands identified as Block 3B on Figure 15.14.1 as redevelopment occurs:

- | | | |
|----|---|--------------|
| a) | <i>Minimum yard</i> from an <i>urban square</i> , from Block 3B, and along any <i>lot line</i> | 0.0 m |
| b) | <i>Minimum yard</i> from an <i>urban square</i> and along any <i>lot line</i> | 2.0 m |
| c) | Minimum <i>net floor area</i> for a food store | 1,500.0 sq.m |
| d) | Maximum <i>net floor area</i> for a food store | 4,000.0 sq.m |
| e) | Maximum <i>floor area</i> for a <i>retail store</i> or <i>restaurant</i> on the <i>first storey</i> | 500.0 sq.m |

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Special Provisions

f)	Maximum <i>floor area</i> for any other permitted <i>use</i> on the <i>first storey</i>	1,500.0 sq.m
g)	Minimum <i>building height</i> for <i>structures</i> facing Lakeshore Road West	8.0 m
h)	Minimum number of <i>storeys</i> for <i>structures</i> facing Lakeshore Road West	2
i)	Maximum <i>building height</i> for <i>structures</i> facing Lakeshore Road West	15.0 m
j)	Maximum number of <i>storeys</i> for <i>structures</i> facing Lakeshore Road West	4
k)	Minimum setback from all roof edges for rooftop mechanical penthouse and enclosures which exceed 2.0 metres in <i>height</i> and are not screened by an extension of a <i>building's</i> façade	6.0 m
15.14.12 Only Permitted Uses for Lands in the O1 Zone		
The following <i>uses</i> are the only <i>uses</i> permitted on lands in the Park O1 <i>Zone</i> :		
a)	A below-grade <i>parking structure</i> for <i>uses</i> on all lands subject to this Special Provision	
b)	A private internal <i>driveway</i>	
c)	<i>Patios</i> for <i>uses</i> on all lands subject to this Special Provision	
d)	<i>Urban square</i> fronting onto Lakeshore Road West	
15.14.13 Additional Zone Provisions for Block 4 Lands		
The following additional regulations apply to lands identified as Block 4 on Figure 15.14.1:		
a)	<i>Minimum yard</i> , all yards	0.0 m
15.14.14 Special Site Provisions		
The following additional provision applies to all lands identified as subject to this Special Provision:		
a)	Neither the severance of the land nor the registration of a <i>condominium</i> will render the land or the <i>use</i> thereof non-conforming, provided the entire site complies with the requirements of this By-law and required parking remains accessible to corresponding <i>uses</i> .	
b)	For the purposes of this Special Provision, “Redevelopment/Redeveloped” is defined to not include either an expansion or addition to an existing commercial <i>building</i> .	
c)	For the purposes of this Special Provision, the definition of “ <i>Stacked Townhouse Dwelling</i> ” shall include an end unit containing a single <i>dwelling unit</i> attached to the <i>building</i> that is divided vertically.	

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Special Provisions

<div>15 (Old 848) Map 19(4)</div>	3515-3545 Rebecca Street (Part of Lot 35, Concession 3 S.D.S.)		Parent Zone: E4
			(2011-005)
15.15.1 Additional Permitted Uses			
The following additional <i>uses</i> are permitted:			
a)	Food store		
b)	Retail store		
15.15.2 Zone Provisions			
The following regulations apply:			
a)	Maximum <i>net floor area</i> for all retail and service commercial <i>uses</i>	7,600.0 sq.m	
b)	Maximum <i>net floor area</i> for a food store	3,252.0 sq.m	
c)	Minimum <i>net floor area</i> for office <i>uses</i>	1,393.0 sq.m	
d)	Maximum <i>first storey floor area</i> for any <i>building</i> or <i>structure</i> within 80.0 metres of Rebecca Street	500.0 sq.m	
e)	<i>Minimum front yard</i> (Rebecca Street)	6.0 m	
f)	<i>Minimum flankage yard</i> (Burloak Drive)	5.0 m	
15.15.3 Parking Provisions			
The following parking provisions apply:			
a)	Minimum number of <i>parking spaces</i>	1.0 per 22.0 sq.m <i>net floor area</i> on the <i>first storey</i> and 1.0 per 28.0 sq.m of <i>net floor area</i> on the <i>second storey</i>	
15.15.4 Special Site Provisions			
The following additional provisions apply:			
a)	No more than 50% of the maximum <i>floor area</i> permitted for retail and service commercial <i>uses</i> may be constructed prior to the construction of a minimum of 929.0sq.m of <i>floor area</i> for office <i>uses</i> .		
b)	No more than 90% of the maximum <i>floor area</i> permitted for retail and service commercial <i>uses</i> may be constructed prior to the construction of a minimum of 1,393 sq.m of <i>floor area</i> for office <i>uses</i> .		
c)	No separate loading doors are permitted for <i>buildings</i> adjacent to Rebecca Street. All other loading doors shall be screened from the street by an opaque wall at least four metres in <i>height</i> .		
d)	Garbage containment shall only be permitted in a <i>building</i> occupied by retail, service commercial, or office <i>uses</i> .		

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Special Provisions

16 (Old 838) Map 19(8)	80 Navy Street and 104-144 Robinson Street (Lot A, 1 and 2, Part of Lots 3 and 4, and Block 51, Plan 1) (Parts of Lot 14, Concession 4 S.D.S.)	Parent Zone: RM4 (2010-019) PL090432 PL100204 PL100214
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15.16.1 Zone Provisions

The following regulations apply:

a)	Maximum number of <i>dwelling units</i>	13
b)	Minimum <i>lot frontage</i> (Navy Street)	23.0 m
c)	<i>Minimum flankage yard</i> (Robinson Street)	1.4 m
d)	<i>Minimum interior side yard</i> (adjacent to 70 Navy Street)	3.0 m
e)	<i>Minimum interior side yard</i> , remainder of <i>yard</i>	0.0 m
f)	Minimum setbacks for a below-grade <i>parking structure</i>	0.0 m
g)	<i>Minimum front yard and rear yard</i> (Water Street)	As shown in Figures 15.16.1 and 15.16.2
h)	Maximum <i>height</i>	As shown in Figures 15.16.1 and 15.16.2
i)	Elevator shafts and associated equipment, roof access and projections are permitted on the roof deck provided they are located a minimum of 2.0 m from any roof edge to a maximum projection of 2.0 metres.	
j)	Maximum allowable projections into any <i>yard</i> for <i>balconies</i> and handrails (<i>rear yard/</i> Water Street only), sills, belt courses, roof features, and eaves	0.9 m
k)	Maximum allowable projections for <i>uncovered platforms, porches</i> , entry features, and access stairs	Up to the <i>front and flankage lot lines</i>
l)	Maximum <i>lot coverage</i>	75%
m)	Minimum <i>landscaping coverage</i>	20%
n)	<i>Motor vehicle</i> access from Robinson Street is not permitted. A maximum of one <i>driveway</i> from Water Street is permitted.	

15.16.2 Special Site Figures

Figure 15.16.1

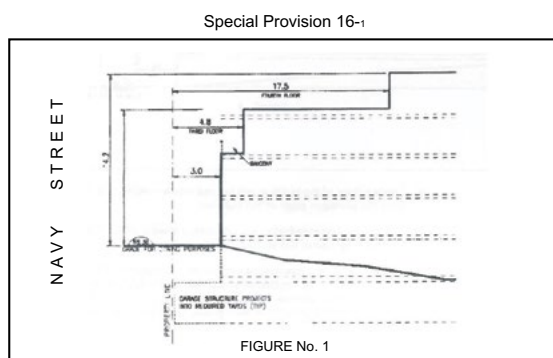
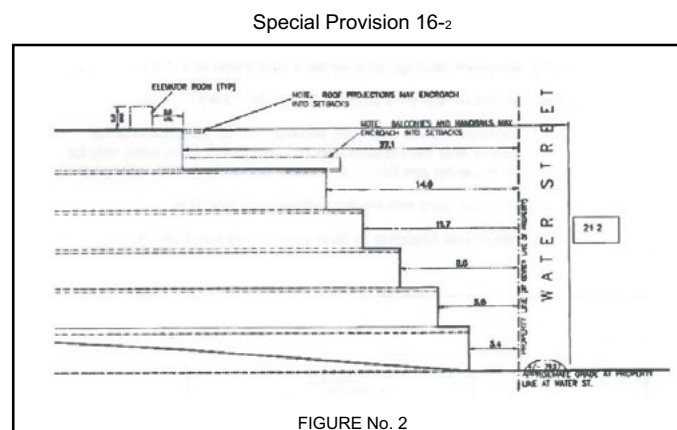


Figure 15.16.2



15.16.3 Special Site Provisions

The following additional provision applies:

a)	<i>Rear yard</i> is to be measured at the midpoint of the <i>rear lot line</i> perpendicular to the <i>building face</i> .
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Special Provisions

17 (Old 839) Map 19(7a)	28, 36 and 42 Lakeshore Road West and 88, 90 and 94 Chisholm Street (Lots 10, 11 and 13, Block 68, Plan 1) (Parts of Lot 15, Concession 4 S.D.S.)	Parent Zone: CBD (2009-144)
15.17.1 Zone Provisions		
The following regulations apply:		
a)	Maximum number of <i>apartment dwelling units</i>	23
b)	Minimum depth of the <i>building</i> , measured in from the <i>main wall</i> oriented toward a <i>road</i> , on the <i>first storey</i> and entirely below the <i>first storey</i> within which residential <i>uses</i> are prohibited	12.0 m
c)	Maximum number of <i>storeys</i> for 28, 36 and 42 Lakeshore Road West and 94 Chisholm Street	3
d)	Maximum number of <i>storeys</i> for 88, 90 and 92 Chisholm Street	4
e)	Maximum number of <i>storeys</i> (upon execution of a bonusing agreement)	5
f)	Maximum <i>height</i> (upon execution of a bonusing agreement)	18.0 m
g)	<i>Minimum rear yard</i> (south <i>lot line</i> abutting 86 Chisholm Street)	0.0 m
h)	Minimum width of <i>landscaping</i> required along any <i>lot line</i> abutting a Residential Zone	0.0 m
15.17.2 Bonusing Provisions		
In order to permit the increased permissions contained in this Special Provision, zoning compliance shall be dependent upon the registration on title of an agreement or agreements pursuant to Section 37 of the <u>Planning Act</u> . The owner of the subject lands shall provide to the satisfaction of the <i>Town</i> the facilities, services, and matters as follows:		
a)	A detailed Heritage Conservation and Restoration Plan with respect to the lands municipally known as 42 Lakeshore Road West, and subsequent restoration of the <i>structure</i> on the lands.	
b)	A detailed plan prepared by a qualified arborist for the long term preservation of the magnolia tree located on the lands municipally known as 42 Lakeshore Road West.	
c)	LEED Gold Certification.	
d)	Securities in the form and amount to the satisfaction of the <i>Town</i> . The amounts payable shall be submitted to the <i>Town</i> prior to the issuance of a <i>building</i> permit for the additional <i>height</i> .	

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Special Provisions

18 (Old 830)	599 Lyons Lane		Parent Zone: RH
Map 19(8a)	(Part of Lot 15, Concession 3 S.D.S.)		(2009-043) PL080691, PL080692
15.18.1 Zone Provisions			
The following regulations apply:			
a)	<i>Minimum front yard</i>	1.0 m	
b)	<i>Minimum side yard</i>	1.5 m	
c)	<i>Maximum side yard</i> , east side	13.0 m	
d)	Minimum below grade setback	0.0 m	
e)	<i>Minimum rear yard</i>	2.0 m	
f)	Maximum <i>height</i>	63.0 m	
g)	Maximum <i>height</i> (upon execution of a bonusing agreement)	86.0 m	
h)	Maximum number of <i>storeys</i>	20	
i)	Maximum number of <i>storeys</i> (upon execution of a bonusing agreement)	26	
j)	Maximum number of <i>dwelling units</i>	400	
k)	Maximum number of <i>dwelling units</i> (upon execution of a bonusing agreement)	480	
l)	Minimum <i>separation distance</i> between <i>buildings</i> containing <i>apartment dwellings</i> , exclusive of <i>balconies</i>	16.0 m	
m)	Maximum width in any direction at the widest point of the portion of the <i>building</i> above the fourth <i>storey</i>	40.0 m	
n)	Maximum allowable projection for a <i>balcony</i>	2.0 m	
o)	Any <i>balcony</i> or part thereof located within 17.0 metres of the eastern <i>side lot line</i> to a distance of 40.0 metres from the <i>front lot line</i> as it existed on April 8, 2009 shall be enclosed.		
15.18.2 Parking Provisions			
The following parking provisions apply:			
a)	Minimum number of <i>parking spaces</i>	1.25 per <i>dwelling</i>	
b)	Minimum number of <i>parking spaces</i> for visitors	0.25 per <i>dwelling</i>	
c)	Maximum number of above grade <i>parking spaces</i>	266, all of which shall be located in a <i>parking structure</i>	
15.18.3 Bonusing Provisions			
In order to permit the increased permissions contained in this Special Provision, zoning compliance shall be dependent upon the registration on title of an agreement or agreements pursuant to Section 37 of the <u>Planning Act</u> . The owner of the subject lands shall provide to the satisfaction of the <i>Town</i> the facilities, services, and matters as follows:			
a)	Eligible community benefits, consistent with the policies of the Livable Oakville Plan for the Midtown Oakville area that will be required to support the additional <i>height</i> and density permitted by this Special Provision.		
b)	The amounts payable pursuant to subsection (a) above shall be valued as of, and shall be paid on, the day before the issuance of the first <i>building</i> permit for a <i>dwelling unit</i> in excess of 400 units. In the case of multiple <i>building</i> permits being issued, the amounts payable will be calculated and payable for each <i>building</i> permit.		

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Special Provisions

<div>19 (Old 828)</div> <div>Map 19(22a)</div>	<div>East side of Sixth Line, north of Hays Boulevard (Part of Lot 15, Concession 1 S.D.S.)</div>	<div>Parent Zones: RM3, MU4</div> <div>(2009-027) PL080366</div>
15.19.1 Additional Permitted Uses for Block 2 Lands		
The following additional <i>use</i> is permitted on lands identified as Block 2 on Figure 15.19.1:		
a)	Stacked townhouse dwellings	
15.19.2 Zone Provisions for All Lands		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Maximum number of <i>dwelling units</i>	766
b)	<i>Minimum yard</i> adjacent to lands in the Natural Area N Zone	2.0 m
c)	Maximum number of <i>storeys</i> and maximum <i>height</i>	As shown on Figure 15.19.2
d)	Maximum <i>height</i> of all rooftop mechanical equipment, stair towers, elevator shafts and enclosures on the roof	7.5 m
e)	Maximum <i>net floor area</i>	126,315.0 sq.m, and shall not include stair wells, elevators, or <i>basements</i>
15.19.3 Zone Provisions for Block 1 Lands		
The following regulations apply to lands identified as Block 1 on Figure 15.19.1:		
a)	<i>Minimum front yard</i> (Hays Boulevard)	3.0 m
b)	<i>Minimum flankage yard</i> (Sixth Line)	3.0 m
c)	<i>Minimum rear yard</i>	5.0 m
d)	Maximum allowable projection for <i>balconies, porches</i> , and access stairs connecting the <i>porch</i> to the ground	1.7 m
e)	Maximum number of <i>storeys</i>	4
f)	Maximum <i>height</i>	13.5 m
15.19.4 Zone Provisions for Block 2 Lands		
The following regulations apply to lands identified as Block 2 on Figure 15.19.1:		
a)	Minimum <i>lot frontage</i> (Dundas Street East)	120.0 m
b)	Minimum <i>lot area</i>	3.0 ha
c)	<i>Minimum front yard</i> (Dundas Street East)	3.2 m
d)	<i>Minimum flankage yard</i> (Post Road)	4.0 m
e)	<i>Minimum flankage yard</i> (Post Road) for any <i>building</i> having 10 or more <i>storeys</i>	0.0 m
f)	<i>Minimum rear yard</i> (Hays Boulevard)	3.0 m
g)	Minimum <i>net floor area</i> for commercial <i>uses</i> on the <i>first storey</i>	1,200.0 sq.m
h)	Maximum allowable projection for a <i>balcony</i> into any <i>yard</i>	2.0 m
i)	Maximum allowable projection for a canopy into a <i>flankage yard</i>	Up to the <i>flankage lot line</i>

Special Provisions

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- j) At grade commercial *uses* shall only be provided in *buildings* fronting onto Dundas Street East, Post Road and Hays Blvd. and shall not be required until development exceeds 447 single detached equivalent units as defined by the Regional Municipality of Halton.
- k) Residential *uses* shall also be permitted on a *first storey* in *buildings* fronting onto Dundas Street East, Post Road and Hays Boulevard.

15.19.5 Parking Provisions

The following parking provisions apply:

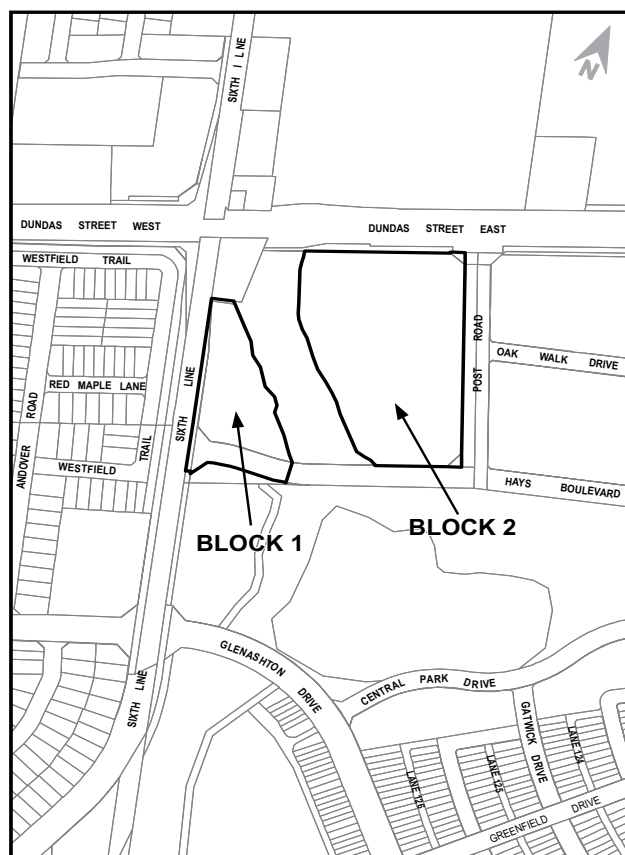
- | | | |
|----|---|-------|
| a) | Minimum number of <i>parking spaces</i> for commercial <i>uses</i> | 0 |
| b) | All minimum <i>parking spaces</i> for <i>apartment dwellings</i> shall be provided within an underground <i>parking structure</i> except on a <i>private road</i> . | |
| c) | Notwithstanding subsection (b) above, visitors parking may be provided at grade on lands identified as Block 1 on Figure 15.19.1. | |
| d) | Minimum setbacks for underground <i>parking structures</i> | 0.0 m |

15.19.6 Special Site Figures

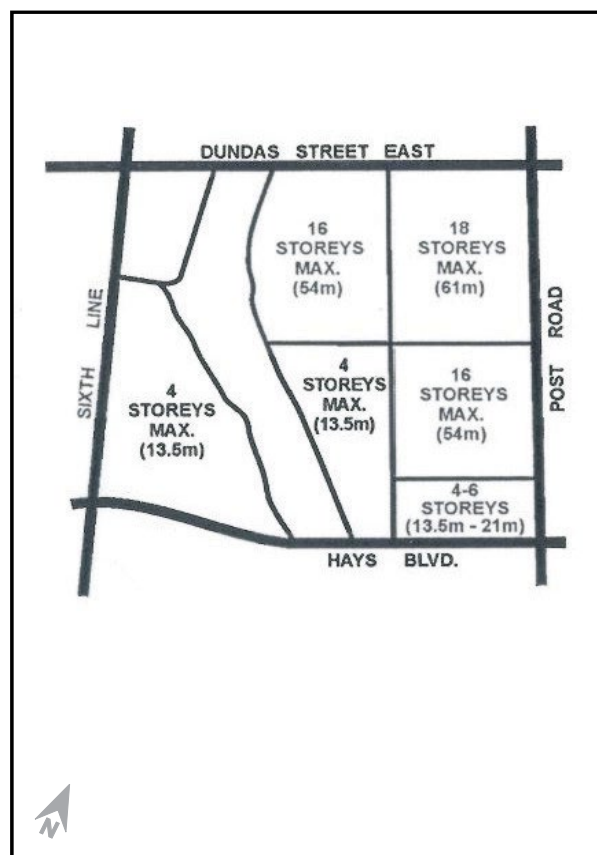
Figure 15.19.1

Figure 15.19.2

Special Provision 19-1



Special Provision 19-2



Special Provisions

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15.19.7 Special Site Provisions

The following additional provisions apply:

- | | |
|----|--|
| a) | Footnote 3 of Table 8.2 and Section 15.19.4(g), together relating to the prohibition of residential <i>uses</i> on the <i>first storey</i> , shall not apply until a total of 447 single detached equivalent <i>dwellings</i> , as defined by the Regional Municipality of Halton, have been erected on all lands identified as subject to this Special Provision. |
| b) | <i>Buildings</i> containing only commercial <i>uses</i> are prohibited on lands on lands identified as Block 2 on Figure 15.19.1. |
| c) | On lands identified as Block 1 on Figure 15.19.1, <i>height</i> shall be measured from the finished floor at grade. |
| d) | On lands identified as Block 2 on Figure 15.19.1, <i>height</i> shall be measured from the averaged <i>surrounding grade</i> across the front wall of each <i>building</i> containing <i>stacked townhouse dwellings</i> . |
| e) | Block 1 and Block 2 on Figure 15.19.1 shall each be considered to be one <i>lot</i> for the purposes of this By-law. |

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Special Provisions

20 (Old 827)	55, 65, and 71 Speers Road and 66 and 70 Shepherd Road	Parent Zone: MU4
Map 19(7a)	(Part of Lot 16, Concession 3 S.D.S.)	(2008-185) (2010-178) PL080447 (2014-014)
15.20.1 Additional Permitted Uses		
The following additional <i>uses</i> are permitted:		
a)	Two <i>detached dwellings</i> , but only in a <i>building</i> designated under the <u>Ontario Heritage Act</u>	
b)	<i>Dwelling units</i> on the <i>first storey</i> of towers containing <i>apartment dwellings</i> , subject to Section 15.20.4(a) of this By-law	
15.20.2 Zone Provisions		
The following regulations apply:		
a)	Minimum <i>lot frontage</i>	60.0 m
b)	Maximum number of <i>dwelling units</i>	214
c)	Maximum number of <i>dwelling units</i>	533
d)	Maximum number of towers containing <i>apartment dwellings</i> , whether the <i>buildings</i> are connected by a podium or are freestanding	2
e)	Maximum <i>floor area</i> excluding <i>detached dwelling units</i>	44,314.0 sq.m
f)	Minimum <i>net floor area</i> for commercial <i>uses</i> on the <i>first storey</i>	417.0 sq.m
g)	Maximum <i>height</i> for the north tower	67.0 m
h)	Maximum <i>height</i> for the south tower	61.0 m
i)	Maximum number of <i>storeys</i> for the north tower	21
j)	Maximum number of <i>storeys</i> for the south tower	19
k)	<i>Minimum front yard</i> (Speers Road) and <i>flankage yard</i> (Kerr Street)	0.0 m
l)	<i>Maximum front yard</i> (Speers Road) and <i>flankage yard</i> (Kerr Street)	4.0 m
m)	<i>Minimum interior side yard</i>	1.2 m
n)	<i>Minimum rear yard</i>	1.2 m
o)	Minimum below grade setbacks for an underground parking garage for any <i>yard</i>	0.0 m
p)	Maximum allowable projection for a <i>balcony</i> into a <i>yard</i>	2.0 m
q)	Minimum <i>landscaping coverage</i>	30%
15.20.3 Parking Provisions		
The following parking provisions apply:		
a)	Minimum number of <i>parking spaces</i>	1.25 per unit including commercial units
b)	Minimum number of <i>parking spaces</i> for visitors	0.25 per unit including commercial units
c)	Maximum number of <i>parking spaces</i> permitted outside of an underground <i>parking structure</i>	44
d)	The minimum dimensions of a <i>parking space</i> provided shall be 2.7 metres in width and 5.5 metres in length	
15.20.4 Special Site Provisions		
The following additional provisions apply:		
a)	<i>Dwelling units</i> are permitted on the <i>first storey</i> internal to the site and not oriented toward Kerr Street or Speers Road.	

Special Provisions

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b)	Notwithstanding the <i>maximum yard</i> requirements of Section 15.20.2(l) of this By-law, the <i>maximum yards</i> shall be increased to a maximum of 25.0 metres for that portion of the <i>flankage lot line</i> (Kerr Street) located within 80.0 metres of Speers Road to accommodate the placement of two <i>buildings</i> designated under Part IV of the <u>Ontario Heritage Act</u> and a park having a maximum area of 350.0 square metres.
c)	An exhaust shaft, intake shaft, and staircase for an underground <i>parking structure</i> is permitted to be located within the width of <i>landscaping</i> required along the eastern <i>lot line</i> .
d)	All lands subject to this Special Provision shall be considered to be one <i>lot</i> for the purposes of applying the standards of this By-law.

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Special Provisions

21 (Old 811) Map 19(7)	114 Garden Drive and 227-235 Lakeshore Road West (Part of Lot 17, Concession 3 S.D.S.)	Parent Zone: CBD (2007-201)
15.21.1 Zone Provisions		
The following regulations apply:		
a)	Maximum number of <i>dwelling units</i>	185 <i>dwelling units</i> per net hectare
b)	<i>Minimum yard</i> abutting Garden Drive	1.5 m
c)	Minimum <i>separation distance</i> from a <i>building</i> to a ramp accessing an underground parking garage	3.0 m
d)	Maximum number of <i>storeys</i>	4
e)	Maximum <i>height</i>	13.5 m
f)	Minimum setback for rooftop mechanical equipment and <i>rooftop terraces</i>	2.0 m
g)	Minimum required width of <i>landscaping</i> along any <i>lot line</i> abutting a Residential Zone	5.5 m

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Special Provisions

22 (Old 809)	114-136 Maurice Drive, 113-131 Garden Drive, and 210-224 Rebecca Street	Parent Zone: RM1
Map 19(7)	(Part of Lot 17, Concession 3 S.D.S.)	(2007-198)
15.22.1 Zone Provisions		
The following regulations apply:		
a)	Minimum <i>lot area</i> per unit	120.0 sq.m
b)	Minimum <i>lot frontage</i> per unit	5.0 m
c)	<i>Minimum front yard</i>	3.0 m
d)	<i>Minimum interior side yard</i>	2.0 m
e)	Minimum distance <i>separation distance</i> between the <i>townhouse dwelling</i> and a detached garage	6.0 m
f)	Maximum setback for a detached garage from a private <i>laneway</i>	6.0 m
g)	Maximum <i>height</i>	14.0 m
h)	Minimum setback from a <i>daylight triangle</i>	0.5 m
i)	Maximum projection into front or flankage <i>yards</i> for non-walk in bay, box out, and bow windows with or without foundations spanning one or two <i>storeys</i> , and <i>porches</i> open or covered by a roof located on the same level or lower as the main floor of the <i>dwelling</i>	1.0 m
j)	Maximum projection into <i>rear yard</i> for <i>uncovered platforms</i> which are attached to the rear wall of the <i>dwelling</i> located at a minimum <i>height</i> of 2.0 m above <i>surrounding grade</i> .	Permitted up to the <i>rear</i> and <i>side lot lines</i>
15.22.2 Special Site Provisions		
The following additional provisions apply:		
a)	<i>Motor vehicle</i> access to individual <i>dwelling units</i> shall only be provided via a private rear <i>lane</i> .	

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Special Provisions

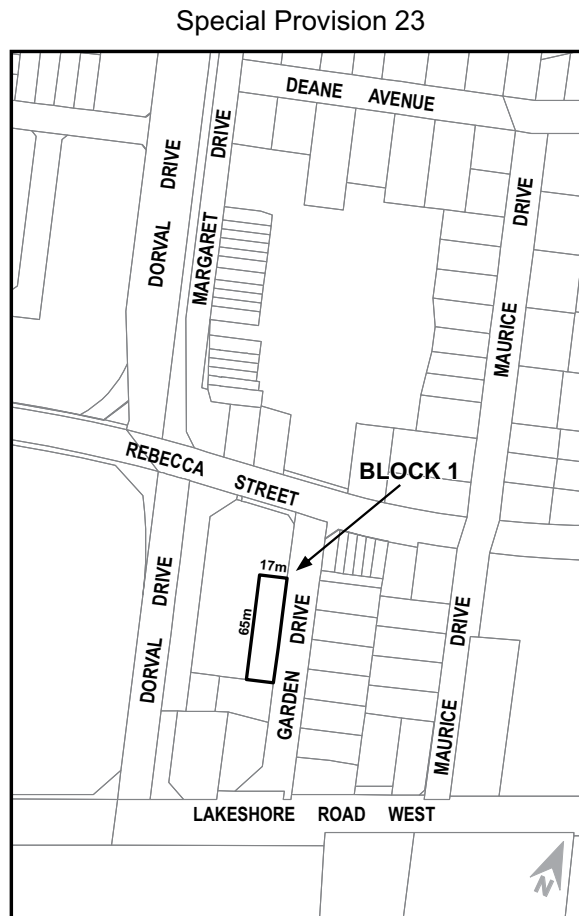
23 (Old 810) Map 19(7)	128 Garden Drive (Part of Lot 17, Concession 3 S.D.S.)	Parent Zone: RH (2007-201)
15.23.1 Additional Permitted Uses		
The following additional <i>use</i> is permitted on all lands identified as subject to this Special Provision:		
a)	<i>Townhouse dwellings</i>	
15.23.2 Prohibited Uses		
The following regulations apply on lands identified as Block 1 on Figure 15.23.1:		
a)	<i>Apartment dwellings</i>	
15.23.3 Zone Provisions for All Lands		
The following regulations apply on lands identified as subject to this Special Provision:		
a)	<i>Minimum front yard</i> (Rebecca Street)	0.0 m
b)	<i>Minimum flankage yard</i> , west side (Dorval Drive)	0.0 m
c)	<i>Minimum flankage yard</i> , east side (Garden Drive)	1.5 m
d)	<i>Minimum rear yard</i> abutting the Central Business District CBD Zone	2.3 m
e)	Maximum number of <i>storeys</i>	4
f)	Maximum <i>height</i>	15.5 m
g)	Minimum separation between an <i>apartment dwelling</i> and <i>townhouse dwelling</i>	12.0 m
15.23.4 Zone Provisions for Block 1 Lands		
The following regulations apply to lands identified as Block 1 on Figure 15.23.1:		
a)	Maximum <i>height</i> (exclusive of rooftop mechanical equipment stair tower)	12.0 m
b)	Minimum setback for rooftop mechanical equipment and stair towers from the edge of the roof	2.0 m
c)	Minimum separation between blocks of townhouses	8.0 m
d)	Maximum projection into front or flankage <i>yards</i> for non-walk in bay, box out, and bow windows with or without foundations one or two <i>storeys</i> high and <i>porches</i> open or covered by a roof located on the same level or lower as the main floor of the <i>dwelling unit</i>	1.0 m

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Special Provisions

15.23.4 Special Site Figures

Figure 15.23.1



15.23.5 Special Site Provisions

The following additional provisions apply:

- a) *Height* is to be measured from the *surrounding grade* on the *lot line* in front of the *building*.

Special Provisions

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

24	2221-2267 Lakeshore Road West and 117 East Street	Parent Zone: MU1
Map 19(2a)	(Part of Lot 28, Concession 4 S.D.S.)	(2014-014)
15.24.1 Zone Provisions		
The following regulations apply:		
a)	Maximum number of <i>storeys</i>	2
b)	Maximum <i>height</i>	8.2 m

Special Provisions

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25	500 Great Lakes Boulevard	Parent Zone: E2
Map 19(4)	(Part of Lot 35, Concession 3 S.D.S.)	(2014-014)
15.23.1 Additional Permitted Uses		
The following additional <i>use</i> is permitted:		
a)	<i>Day care</i>	
b)	<i>Place of worship</i>	
c)	<i>Private school</i>	
15.23.2 Zone Provisions for All Lands		
The following regulations apply:		
a)	<i>Minimum lot area for a place of worship</i>	Shall not apply

Special Provisions

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26 (Old 552)	7-11 and 25 Lakeshore Road West, 112-118 Forsythe Street, and 6 John Street	Parent Zone: CBD
Map 19(7a)	(Part of Lots 14 and 15, Concession 3 S.D.S.)	(1992-136) (2014-014)
15.26.1 Zone Provisions		
The following regulations apply:		
a)	Maximum number of <i>storeys</i>	As legally existing on the effective date of this By-law
b)	Maximum <i>height</i>	As legally existing on the effective date of this By-law

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Special Provisions

27	155 Navy Street	Parent Zone: CBD
Map 19(8b)	(Part of Lot 14, Concession 3 S.D.S.)	(2014-014)
15.27.1 Zone Provisions		
The following regulations apply:		
a)	Maximum number of <i>storeys</i>	As legally existing on the effective date of this By-law
b)	Maximum <i>height</i>	As legally existing on the effective date of this By-law
16.27.2 Special Site Provisions		
The following additional provision applies:		
a)	Subsection (i) of the definition of <i>apartment dwelling</i> shall apply on lands subject to this Special Provision.	

Special Provisions

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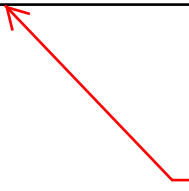
28	345-351 Lakeshore Road East and 104-108 Allan Street (Part of Lot 12, Concession 3 S.D.S.)	Parent Zone: CBD
Map 19(8a)		(2014-014)
15.28.1 Zone Provisions		
The following regulations apply:		
a)	Maximum number of <i>storeys</i>	5
b)	Maximum <i>height</i>	As legally existing on the effective date of this By-law

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Special Provisions

29	1275-1535 North Service Road West	Parent Zone: E1
Map 19(13)	(Part of Lots 23, 24, and 25, Concession 2 S.D.S.)	(2014-014)
15.29.1 Additional Permitted Uses		
The following additional <i>uses</i> are permitted:		
a)	<i>Motor vehicle dealership</i>	
b)	<i>Motor vehicle repair facility, but only in conjunction with a motor vehicle dealership</i>	

v3.1: add motor
vehicle repair



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Special Provisions

30 (Old 592)	Parkhaven Boulevard Apartments (Part of Lots 14 and 15, Concession 1 S.D.S.)	Parent Zone: RM4
Map 19(22a)		(1995-103) (1996-137) (1997-13) (1997-24) (1998-90) (1991-61) (2002-217)
15.30.1 Zone Provisions		
The following regulations apply:		
a)	Minimum <i>lot area</i>	1,000.0 sq.m
b)	<i>Minimum front yard</i>	4.5 m
c)	<i>Minimum flankage yard</i> abutting a public road	3.0 m
d)	<i>Minimum flankage yard</i> abutting a <i>lane</i>	1.0 m
e)	<i>Minimum interior side yard</i>	2.0 m
f)	<i>Minimum rear yard</i>	5.0 m

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Special Provisions

31 (Old 698, 788, 789) Map 19(23)	Detached Dwellings in Iroquois Ridge North (Part of Lots 8, 9, 10, and 11, Concession 1 S.D.S.)	Parent Zone: RL5 (2001-056) (2002-006) (2005-138) (2005-139) (2006-064) (2006-132) (2010-057)
--	---	---

15.31.1 Zone Provisions for All Lands

The following regulations apply to all lands identified as subject to this Special Provision:

a)	Minimum front yard	4.5 m
b)	Maximum lot coverage for a detached dwelling having one storey	45%
c)	Maximum lot coverage for a detached dwelling having more than one storey	40%

15.31.2 Zone Provisions for Block 1 Lands

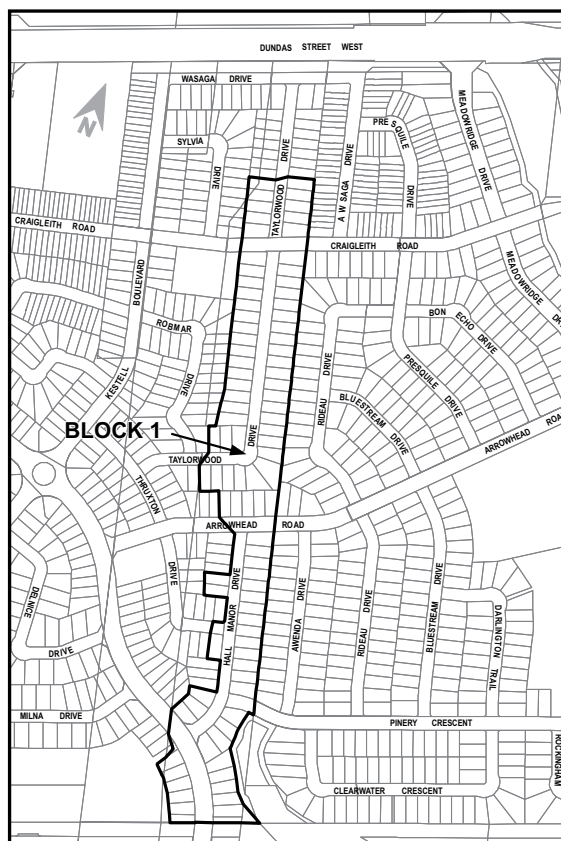
The following regulations apply to lands identified as Block 1 on Figure 15.31.1:

a)	Maximum additional lot coverage permitted on a first storey only for unenclosed porches and items in the second row of Table 4.3 projecting greater than 0.6 metres into a minimum front or side yard	5%
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15.31.3 Special Site Figures

Figure 15.31.1

Special Provision 31



Special Provisions

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

32 (Old 653, 683, 692, 723)	Detached Dwellings in Iroquois Ridge North (Part of Lots 6, 7, and 8, Concession 1 S.D.S.)	Parent Zone: RL5
Map 19(23)		(1998-6) (2000-062) (2001-189) (2002-086) (2002-203) (2002-229) (2003-031) (2003-082) (2004-002) (2005-138) (2005-139) (2006-108) (2007-096) (2007-189) (2010-057)

15.32.1 Zone Provisions for All Lands

The following regulations apply to all lands identified as subject to this Special Provision:

a) <i>Minimum front yard</i>	6.0 m
b) <i>Maximum lot coverage for a detached dwelling having one storey</i>	45%
c) <i>Maximum lot coverage for a detached dwelling having more than one storey</i>	40%

15.32.2 Zone Provisions for Block 1 Lands

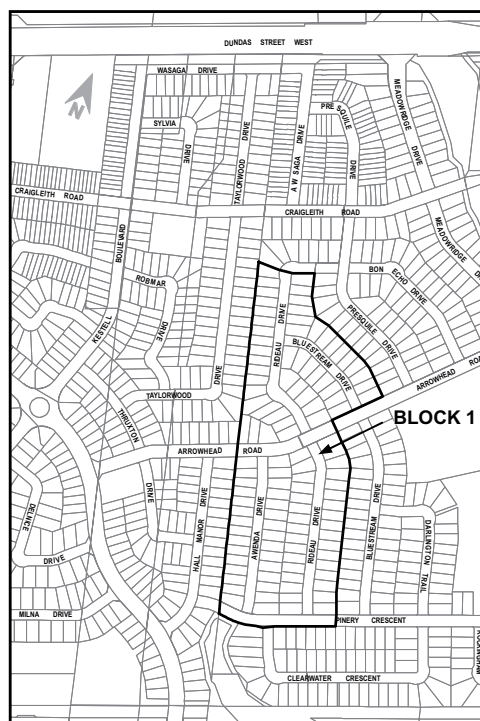
The following regulations apply to lands identified as Block 1 on Figure 15.32.1:

a) <i>Maximum additional lot coverage permitted on a first storey only for unenclosed porches and items in the second row of Table 4.3 projecting greater than 0.6 metres into a minimum front or side yard</i>	5%
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15.32.3 Special Site Figures

Figure 15.32.1

Special Provision 32



Special Provisions

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33 (Old 683, 692, 788, 789)	Detached Dwellings in Iroquois Ridge North (Part of Lots 6, 7, 8, and 9, Concession 1 S.D.S.)	Parent Zone: RL8
Map 19(23)		(1998-6) (2000-062) (2002-229) (2005-138) (2005-139) (2006-064) (2006-132) (2010-057)
15.33.1 Zone Provisions		
The following regulations apply:		
a)	Maximum <i>height</i>	12.0 m
b)	Footnote 7 of Table 6.3.3, relating to <i>floor area</i> above the second <i>storey</i> , shall not apply.	

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Special Provisions

34 (Old 592) Map 19(22a)	Georgian Drive Apartments and Townhouses (Part of Lot 14, Concession 1 S.D.S.)	Parent Zone: MU2 (1995-103) (1996-136) (1997-13) (1997-24) (1998-90) (1991-61) (2002-217) (2006-136)
15.34.1 Additional Permitted Uses		
The following additional <i>uses</i> are permitted:		
a)	<i>Townhouse dwellings</i>	
b)	Residential <i>uses</i> on the <i>first storey</i>	
15.34.2 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i> (Central Park Drive)	0.9 m
b)	<i>Minimum front yard</i> (Central Park Drive) and <i>flankage yard</i> (Georgian Drive) for decorative features	0.0 m
c)	<i>Minimum rear yard</i>	0.0 m
d)	Minimum <i>height</i> and number of <i>storeys</i> for <i>townhouse dwellings</i>	Shall not apply
e)	Maximum <i>height</i>	34.0 m
f)	Maximum <i>floor area</i> per <i>apartment dwelling</i>	140.0 sq.m

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Special Provisions

35 (Old 592)	47-53 Glenashton Drive, 2325 and 2365 Central Park Drive, 2381 and 2385 Central Park Drive, 74-80 Georgian Drive (Part of Lots 14 and 15, Concession 1 S.D.S.)	Parent Zone: RH
Map 19(22a)		(1995-103) (1996-136) (1997-13) (1997-24) (1998-90) (1991-61) (2002-217) (2004-093) (2005-017)

15.35.1 Additional Permitted Uses

The following additional *use* is are permitted:

- a) *Townhouse dwellings*

15.35.2 Zone Provisions for Townhouse Dwellings

The following regulations apply for *townhouse dwellings* on all lands subject to this Special Provision:

a)	Minimum <i>lot area</i>	105.0 sq.m per <i>dwelling</i>
b)	Minimum <i>lot frontage</i>	14.5 m
c)	Minimum <i>front yard</i>	3.0 m
d)	Minimum <i>rear yard</i>	4.0 m
e)	Maximum allowable projection into a <i>front yard</i> and <i>rear yard</i> for exterior stairs	2.4 m
f)	Maximum allowable projection into a <i>front yard</i> for a <i>porch</i> on the <i>first storey</i>	Up to 1.5 m from the <i>front lot line</i>

15.35.3 Zone Provisions for Apartment Dwellings on Block 1

The following parking regulations apply for *apartment dwellings* to lands identified as Block 1 on Figure 15.35.1:

a)	Minimum <i>flankage yard</i> (Central Park Drive)	2.5 m
b)	Minimum <i>flankage yard</i> for decorative features (Central Park Drive)	0.0 m
c)	Minimum <i>interior side yard</i> , south side	16.0 m
d)	Maximum <i>height</i>	34.0 m

15.35.4 Zone Provisions for Apartment Dwellings on Block 2

The following parking regulations apply for *apartment dwellings* to lands identified as Block 2 on Figure 15.35.1:

a)	Minimum <i>flankage yard</i> (Central Park Drive)	0.6 m
b)	Minimum <i>flankage yard</i> for decorative features (Central Park Drive)	0.0 m
c)	Minimum <i>interior side yard</i> , south side	23.0 m
d)	Maximum <i>height</i>	34.0 m

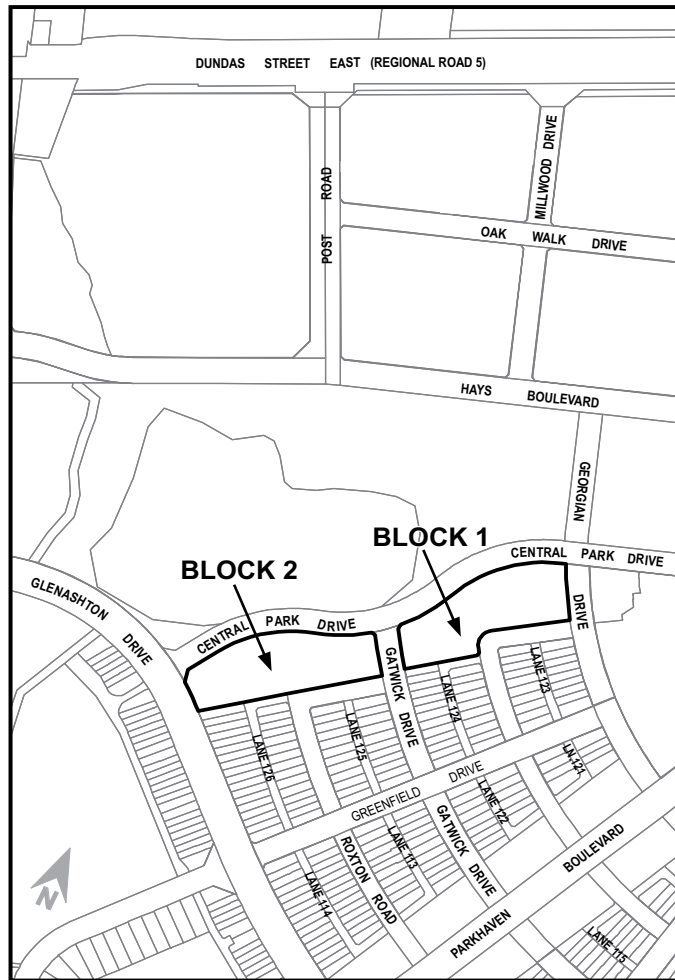
Special Provisions

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15.35.5 Special Site Figures

Figure 15.35.1

Special Provision 35



15.35.6 Special Site Provisions

The following additional provision applies:

- | | |
|----|---|
| a) | The <i>front lot line</i> for lands identified as Block 1 on Figure 15.35.1 shall be the <i>lot line</i> abutting Georgian Drive. |
| a) | The <i>front lot line</i> for lands identified as Block 2 on Figure 15.35.1 shall be the <i>lot line</i> abutting Glenashton Drive. |

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Special Provisions

36 (Old 592) Map 19(22a)	Parkhaven Boulevard Townhouses (Part of Lot 14, Concession 1 S.D.S.)	Parent Zone: RM1 (1995-103) (1996-136) (1997-13) (1997-24) (1998-90) (1991-61) (2002-217) (2004-093) (2005-017)
15.36.1 Zone Provisions		
The following regulations apply:		
a)	Minimum <i>lot area</i>	105.0 sq.m per <i>dwelling</i>
b)	Minimum <i>lot frontage</i>	14.5 m
c)	<i>Minimum front yard</i>	3.0 m
d)	<i>Minimum rear yard</i>	4.0 m
e)	Maximum allowable projection into a <i>front yard</i> and <i>rear yard</i> for exterior stairs	2.4 m
f)	Maximum allowable projection into a <i>front yard</i> for a <i>porch</i> on the <i>first storey</i>	Up to 1.5 m from the <i>front lot line</i>

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Special Provisions

37 (Old 592)	Oak Walk Drive, Oak Park Boulevard, Millwood Drive, and Dundas Street	Parent Zones: MU4
Map 19(22a)	(Part of Lots 14 and 15, Concession 1, S.D.S.)	(1995-103)(1996-137) (2010-032) (2014-014)

15.37.1 Zone Provisions

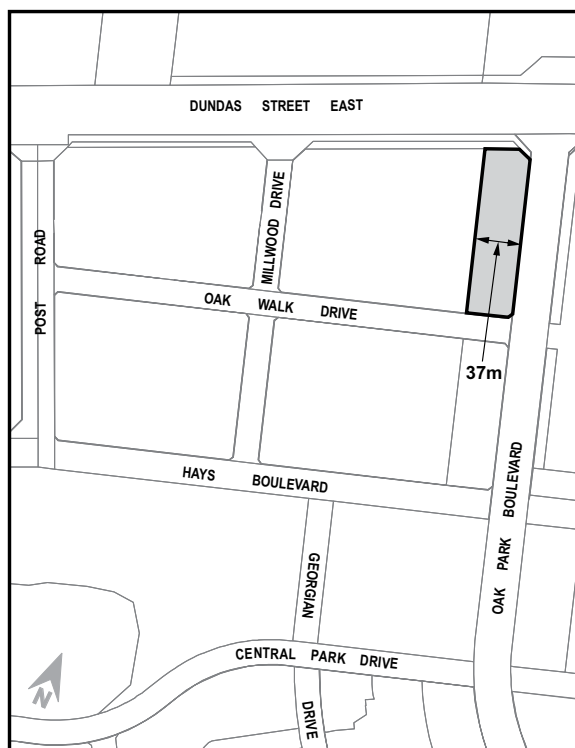
The following regulations apply:

a)	Minimum number of <i>storeys</i> for lands shown on Figure 15.37.1	6
b)	Maximum number of <i>storeys</i> for lands shown on Figure 15.37.1	8
c)	Minimum <i>height</i> for lands shown on Figure 15.37.1	19.5 m
d)	Maximum <i>height</i> for lands shown on Figure 15.37.1	29.0 m

15.37.2 Special Site Figures

Figure 15.37.1

Special Provision 37



16.37.3 Special Site Provisions

The following additional provision applies:

a)	<i>Height</i> shall be measured from the finished floor elevation of the <i>building</i> .
----	--

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Special Provisions

<div>38 (Old 592) Map 19(22a)</div>	<div>Hays Boulevard and Oak Walk Drive (Part of Lots 14 and 15, Concession 1 S.D.S.)</div>	<div>Parent Zone: MU4 (1995-103) (1996-137) (2010-032)</div>
15.38.1 Additional Permitted Uses		
The following additional <i>use</i> is are permitted:		
a)	Townhouse dwellings sharing a common wall with an apartment dwelling or mixed use building	
b)	Townhouse dwellings on lands shown on Figure 15.38.1	
15.38.2 Zone Provisions		
The following regulations apply:		
a)	Minimum yard abutting any public road	1.0 m
b)	Maximum yard abutting any public road	As shown on Figure 15.38.1
c)	Minimum setbacks below grade	0.0 m
d)	Minimum height of the first storey	4.0 m, and shall not apply to townhouse dwellings
e)	Minimum height and number of storeys for a townhouse dwelling permitted by Section 15.38.1(a) of this By-law	Shall not apply
f)	Minimum number of storeys for any part of a building containing only ancillary residential uses	2
g)	Minimum number of storeys for lands shown within the hatched grey line (within 37.0 metres of Oak Park Boulevard) on Figure 15.38.1	6
h)	Maximum number of storeys for lands shown within the hatched grey line (within 37.0 metres of Oak Park Boulevard) on Figure 15.38.1	8
i)	Minimum height for lands shown within the hatched grey line (within 37.0 metres of Oak Park Boulevard) on Figure 15.38.1	19.5 m
j)	Minimum height for lands shown within the hatched grey line (within 37.0 metres of Oak Park Boulevard) on Figure 15.38.1	29.0 m
k)	Footnote 3 of Table 8.2, relating to the prohibition of dwelling units on a first storey, shall not apply on lands where townhouse dwellings are permitted as shown on Figure 15.38.1	
l)	Maximum allowable projection for an awning, canopy, patio, or balcony	Up to the lot line
m)	Maximum net floor area for a premises occupied by a use subject to Footnote 7	500.0 sq.m
15.38.3 Parking Provisions		
The following parking regulations apply:		
a)	Minimum number of parking spaces for residential uses	1.5 per dwelling
b)	Maximum number of parking spaces for residential uses	1.75 per dwelling
c)	Minimum number of parking spaces for non-residential uses	1 per 35.0 sq.m net floor area
d)	Maximum number of parking spaces for non-residential uses	1 per 20.0 sq.m net floor area
e)	A surface parking area shall not be permitted between any building and a public road	
f)	Maximum surface parking area coverage	20%

v3.1: add reduced height minimums and maximums omitted from v3.0

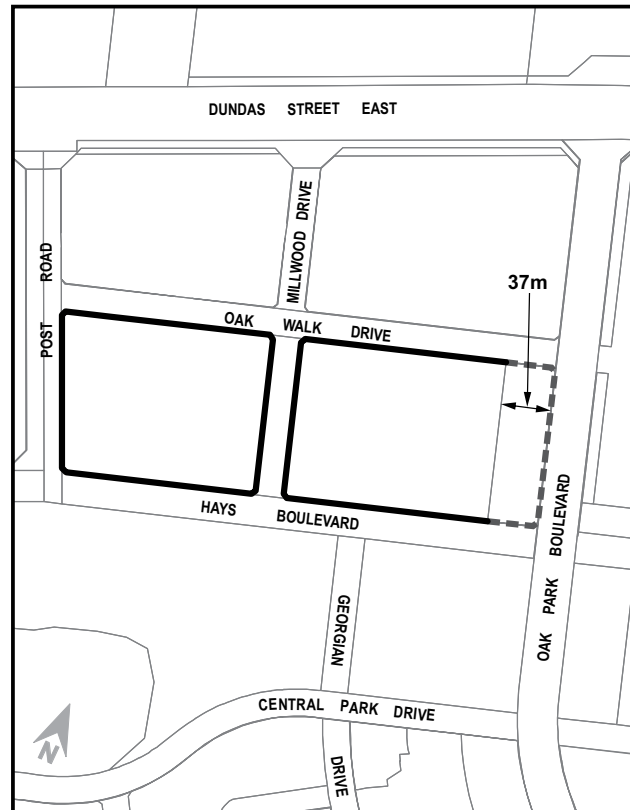
Special Provisions

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15.38.4 Special Site Figures

Figure 15.38.1

Special Provision 38



- Townhouse dwellings permitted on the first storey.
- - - - - The maximum front yard shall be 2.0 metres, and shall only apply to the first 12.0 metres of height.

15.38.5 Special Site Provisions

The following additional provision applies:

- a) *Height* shall be measured from the finished floor elevation of the *building*.

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Special Provisions

39 (Old 592)	West Side of Taunton Road (Part of Lot 13, Concession 1 S.D.S.)	Parent Zone: RH
Map 19(22a)		(1995-103) (1996-137) (2012-002)
15.39.1 Additional Permitted Uses		
The following additional <i>uses</i> are permitted:		
a)	<i>Townhouse dwelling</i>	
b)	Retail <i>uses</i> permitted in the Main Street 2 <i>Zone</i> , and only within a <i>dwelling unit</i> oriented toward Taunton Road	
c)	Service commercial <i>uses</i> in the Main Street 2 <i>Zone</i> , except a <i>taxi dispatch</i> , and only within a <i>dwelling unit</i> oriented toward Taunton Road	
d)	Office <i>uses</i> permitted in the Main Street 2 <i>Zone</i> , and only within a <i>dwelling unit</i> oriented toward Taunton Road	
e)	<i>Art gallery</i> , but only within a <i>dwelling unit</i> oriented toward Taunton Road	
f)	<i>Day care</i> , but only within a <i>dwelling unit</i> oriented toward Taunton Road	
15.39.2 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum yard</i> abutting any <i>lot</i> in a Residential Uptown Core RUC or Main Street 2 MU2 <i>Zone</i>	1.2 m
b)	<i>Minimum yard</i> , all other <i>yards</i> and below grade	0.0 m
c)	Minimum <i>height</i>	7.0 m
d)	Maximum <i>height</i>	14.0 m
e)	Minimum number of <i>storeys</i>	2
f)	Maximum number of <i>storeys</i>	4
g)	Maximum <i>net floor area</i> for a <i>premises</i> occupied by a <i>use</i> subject to Footnote 7	500.0 sq.m
15.39.3 Parking Provisions		
The following parking regulations apply:		
a)	Minimum number of <i>parking spaces</i> for residential <i>uses</i>	1.5 per <i>dwelling</i>
b)	Maximum number of <i>parking spaces</i> for residential <i>uses</i>	2 per <i>dwelling</i>
c)	Minimum number of <i>parking spaces</i> for non-residential <i>uses</i>	1 per 32.6 sq.m <i>net floor area</i>
d)	Maximum number of <i>parking spaces</i> for non-residential <i>uses</i>	1 per 28.0 sq.m <i>net floor area</i>
e)	Only permitted <i>yards</i> for surface parking	<i>Interior side yard and rear yard</i>
f)	Maximum permitted transfer of required <i>parking spaces</i> from a residential <i>use</i> to a non-residential <i>use</i>	1 per <i>dwelling</i> provided that 1 space per <i>dwelling</i> is maintained
15.39.4 Special Site Provisions		
The following additional provision applies:		
a)	<i>Height</i> shall be measured from the finished floor elevation of the <i>building</i> .	

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Special Provisions

40 (Old 592)	South of Oak Park Boulevard between Sawgrass Drive and Taunton Road	Parent Zone: MU2
Map 19(22a)	(Part of Lot 13, Concession 1 S.D.S.)	(1995-103) (1996-137) (2012-002)
15.40.1 Zone Provisions		
The following regulations apply:		
a)	<i>Maximum front yard</i>	2.5 m for a minimum of 80% of the length of the <i>main wall</i>
b)	Maximum allowable projection for stairs, <i>porches</i> , at-grade terraces beyond the <i>main wall</i> of a <i>building</i>	Up to a maximum of 0.3 metres from a <i>front lot line</i> and <i>flank-age lot line</i>
c)	Maximum allowable projection for awnings and canopies, and <i>balconies</i> above the <i>first storey</i>	Up to the <i>lot line</i>
d)	Maximum coverage of roof area for a rooftop <i>balcony</i>	50%
e)	Maximum <i>height</i> for a trellis or pergola associated with a rooftop <i>balcony</i>	3.0 m
f)	Maximum <i>net floor area</i> for a <i>premises</i> occupied by a <i>use</i> subject to Footnote 7	500.0 sq.m
15.40.2 Parking Provisions		
The following parking regulations apply:		
a)	Minimum number of <i>parking spaces</i> for residential <i>uses</i>	1.25 per <i>dwelling</i>
b)	Maximum number of <i>parking spaces</i> for residential <i>uses</i>	1.5 per <i>dwelling</i>
c)	Minimum number of <i>parking spaces</i> for non-residential <i>uses</i>	1 per 32.6 sq.m <i>net floor area</i>
d)	Maximum number of <i>parking spaces</i> for non-residential <i>uses</i>	1 per 28.0 sq.m <i>net floor area</i>
e)	Only permitted <i>yards</i> for surface parking	<i>Interior side yard</i> and <i>rear yard</i>
f)	Maximum <i>surface parking area coverage</i>	20%
15.40.4 Special Site Provisions		
The following additional provision applies:		
a)	<i>Height</i> shall be measured from the finished floor elevation of the <i>building</i> .	

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to this document based on final review.
Further additional revisions may be made by
Council on the evening of February 25.

v3.1: add that per premises footnote does not apply to clarify intent

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Further additional revisions may be made by
Council on the evening of February 25.

15.42.1 Interim Development Zone Provisions

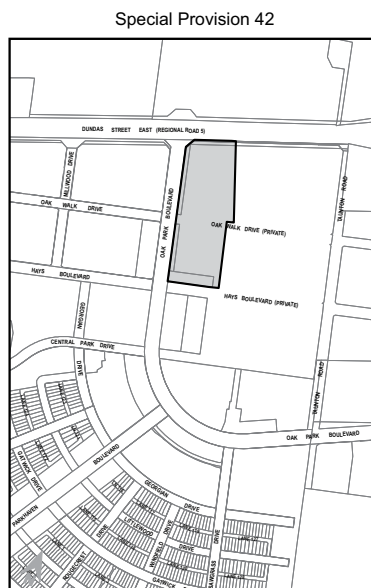
The following regulations apply for all *buildings* and *structures* on lands subject to this Special Provision where the total *net floor area* for all the *buildings* and *structures* is less than or equal to 58,000 square metres:

15.41.2 Zone Provisions

The following regulations apply to lands identified as Block 1 on Figure 15.42.1:

15.42.3 Special Site Figures

Figure 15.42.1



This draft is being presented to Council for passage on February 25, 2014.

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Special Provisions

15.42.4 Special Site Provisions	
The following additional provision applies:	
a)	Lands subject to this Special Provision where the total <i>net floor area</i> for all the <i>buildings</i> and <i>structures</i> is greater than 58,000 square metres shall comply with the standards of the Main Street 2 and Urban Core MU4 <i>Zones</i> , as applicable.

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Special Provisions

43 (Old 434) Map 19(24)	Winston Park Employment Area (Part of Lots 1, 2, 3, and 4, Concession 1 S.D.S.)	Parent Zones: E1, E2, E3, E4
		(1986-118) (2001-007) (2002-052)
15.43.1 Zone Provisions		
The following additional use is permitted on lands zoned Industrial E3:		
a)	Business office, and Footnote 1 of Table 10.2, relating to multiple uses on a lot and maximum net floor area, shall not apply.	
15.43.2 Zone Provisions		
The following regulations apply:		
a)	Minimum yard abutting Upper Middle Road East	15.0 m
b)	Minimum yard and width of landscaping required along any lot line abutting Winston Churchill Boulevard	15.0 m
d)	Minimum landscaping coverage of required front yard (including any required buffer strips)	25%
e)	Minimum landscaping coverage of required flankage yard (including any required buffer strips)	25%
15.43.3 Special Site Provisions		
The following additional provisions apply:		
a)	“Lot” means a parcel of land entirely owned by one person or one group of persons meeting the requirements of this By-law for the use to which it is put.	
b)	For any lot abutting Winston Churchill Boulevard, the rear yard shall be the yard abutting Winston Churchill Boulevard.	

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Special Provisions

44 (Old 434) Map 19(24)	Dundas Street East Commercial Area (Part of Lots 1, 2, 3, and 4, Concession 1 S.D.S.)	Parent Zone: C3
		(1986-118) (2001-007) (2002-052)
15.44.1 Zone Provisions		
The following regulations apply:		
a)	Minimum <i>lot area</i>	0.3 ha
b)	<i>Minimum front yard</i> (Bristol Circle)	7.5 m
c)	<i>Minimum flankage yard</i>	7.5 m
d)	<i>Minimum interior side yard</i>	4.5 m
e)	<i>Minimum rear yard</i> (Dundas Street East)	15.0 m
f)	Minimum width of <i>landscaping</i> within <i>front yard</i>	7.5 m
g)	Minimum <i>landscaping coverage</i> in a required <i>rear yard</i> (excluding any required buffer strip)	25%
h)	Minimum <i>landscaping coverage</i> in a required <i>flankage yard</i> (excluding any required width of <i>landscaping</i>)	25%
15.44.2 Special Parking Provisions		
The following parking provision applies:		
a)	Minimum number of parking spaces required for all uses	1.0 per 35.0 sq.m <i>floor area</i>
15.44.3 Special Site Provisions		
The following additional provision applies:		
a)	“Lot” means a parcel of land entirely owned by one person or one group of persons meeting the requirements of this By-law for the use to which it is put.	

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Special Provisions

45 (Old 529, 531, 532, 534, 539, 540) Maps 19(21), (22), (23)	Detached and Semi-detached Dwellings in River Oaks and Bayshire Woods (Part of Lots 7, 18, and 13-20, Concession 1 S.D.S.)	Parent Zones: RL5, RL7, RL8 (1991-60) (1991-62) (1991-68) (1991-139) (1991-109) (1991-120) (1996-95) (2001-086) (2002-071) (2008-51) (2010-057)
15.45.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i>	6.0 m
b)	<i>Minimum front yard for a private garage</i>	7.5 m

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Special Provisions

46 (Old 543, 623, 643) Map 19(21)	River Oaks Detached Dwellings with Rear Yard Garages (Part of Lots 16, 17, 18, 19, and 20, Concession 1 S.D.S.)	Parent Zone: RL5, RL8, RL9 (1991-64) (1996-240) (1997-19) (1998-10) (2001-086) (2010-057)
15.46.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i>	6.0 m
b)	<i>Minimum front yard where the private garage is set back a minimum of 15.0 m from the front lot line</i>	4.5 m
c)	<i>Minimum front yard for private garage</i>	7.5 m

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Special Provisions

47 (Old 583)	Additional River Oaks Reduced Front Yards (Part of Lots 16, 17, 18, 19, and 20, Concession 1 S.D.S.)	Parent Zone: RL5
Map 19(21)		(1995-15)
15.47.4 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i> for a <i>dwelling unit</i>	6.0 m
b)	<i>Minimum front yard</i> for a <i>private garage</i>	7.5 m
c)	The <i>front yard</i> may be reduced to 4.5 m for a <i>dwelling unit</i> if a garage is located a minimum of 15.0 m from the <i>front lot line</i> .	

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Special Provisions

<div>48 (Old 630, 631, 634, 635,636, 638)</div>	Day Cares on Local or Minor Collector Roads	Parent Zones: Various
Maps 19(3, 6, 7, 9, 12, 15, 20)		(1997-52, 1997-53, 1997-56, 1997-57, 1997-58, 1997-60) (2014-014)
15.48.1 Additional Permitted Uses		
The following additional <i>uses</i> are permitted:		
a)	Day care only if legally existing on the effective date of this By-law, and Section 6.7(a), relating to permitted <i>road</i> locations, shall not apply.	
15.48.2 Zone Provisions		
The following regulations apply:		
a)	Minimum <i>lot area</i>	As legally existing on the effective date of this By-law
b)	Maximum <i>residential floor area</i>	As legally existing on the effective date of this By-law

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Special Provisions

49	Accessory Dwellings in the Neighbourhood Commercial C1 Zone	Parent Zone: C1
Maps 19(7, 8, 15)		(2014-014) LOP 13.5.1
15.49.1 Additional Permitted Uses		
The following additional <i>use</i> is permitted:		
a)	<i>Apartment dwelling</i> , only in the same <i>building</i> as any retail <i>use</i> , service commercial <i>use</i> , or office <i>use</i> permitted in the Neighbourhood Commercial C1 Zone.	
b)	Section 4.1.2(b), relating to <i>first storey</i> prohibitions, shall not apply to any <i>accessory dwelling</i> legally existing on the effective date of this By-law.	

Special Provisions

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50	South Side of Robinson Street	Parent Zone: RM1
Map 19(8)	(Part of Lots 13 and 14, Concession 1, S.D.S.)	(1984-63) (2014-014)
15.50.1 Additional Permitted Uses		
The following additional uses are permitted:		
a)	<i>Detached dwelling</i> , subject to the regulations of the Residential Low RL7 Zone	
b)	<i>Semi-detached dwelling</i> , subject to the regulations of the Residential Low RL7 Zone	

Special Provisions

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<div>51 (Old 14)</div> <div>Map 19(22)</div>	<div>333 Glenashton Drive</div> <div>(Part of Lot 12, Concession 1 S.D.S.)</div>	<div>Parent Zones: C1 and 02</div> <div>(1985-170) (1994-116)</div>
15.51.1 Prohibited Uses		
The following <i>uses</i> are prohibited:		
a)	<i>Restaurants</i> ; and,	
b)	<i>Drive-through facilities</i> .	
15.51.2 Zone Provisions		
The following regulation applies:		
a)	<i>Minimum interior side yard</i>	13.3 m

Special Provisions

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52 (Old 28)	350 Iroquois Shore Road	Parent Zone: E1
Map 19(15)	(Part of Lot 12, Concession 2 S.D.S.)	(1964-113) (1974-146) (1980-024) (1984-165)
15.52.1 Additional Permitted Uses		
The following additional <i>uses</i> are permitted:		
a)	<i>Motor vehicle service station</i>	
b)	<i>Motor vehicle washing facility</i>	
c)	<i>Motor vehicle repair facility</i>	

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Special Provisions

53 (Old 28)	372-388 Iroquois Shore Road (Part of Lot 12, Concession 2 S.D.S.)	Parent Zone: E1
Map 19(15)		(1964-113) (1974-146) (1980-024) (1984-165)
15.53.1 Additional Permitted Uses		
The following additional <i>uses</i> are permitted:		
a) <i>Restaurants</i> , and Footnote 5 of Table 10.2 relating to maximum <i>net floor area</i> shall not apply.		

Special Provisions

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54 (Old 29)	Hopedale Mall, 1515 Rebecca Street (Part of Lot 25, Concession 2 S.D.S.)	Parent Zone: C2
Map 19(6)		(1976-031) (1980-077) (1987-334) (1997-025)
15.54.1 Zone Provisions for All Lands		
The following regulations apply:		
a)	<i>Minimum side yard</i> for all <i>buildings</i> from the easterly <i>lot line</i> except for legally existing <i>buildings</i> as of the date of passing of this by-law.	30.0 m
b)	<i>Maximum height</i>	3 storeys

Special Provisions

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55 (Old 30)	410 Rebecca Street	Parent Zone: CU
Map 19(7)	(Part of Lot 19, Concession 3 S.D.S.)	(1964-163) (1989-266)
15.55.1 Additional Permitted Uses		
The following additional <i>uses</i> are permitted:		
a)	Residential accommodation for caretakers and maintenance staff	

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Special Provisions

56 (Old 32)	Pacific Road between Wyecroft Road and South Service Road West (Part of Lots 29 and 30, Concession 3 S.D.S.)	Parent Zone: E2
Map 19(5)		(1965-024) (1983-031) (1984-165) (1985-228) (1987-267)
15.56.1 Additional Permitted Uses		
The following additional <i>uses</i> are permitted:		
a)	Service commercial establishment, but only within a <i>building used as a business office</i>	
b)	Restaurant, but only within a <i>building used as a business office</i> .	
c)	The permissions and regulations of Special Provision 3 shall additionally apply	
15.56.2 Special Site Provisions		
The following additional provisions apply:		
a)	Maximum total <i>net floor area</i> for <i>service commercial establishments</i> and <i>restaurants</i>	15% of the total <i>net floor area</i> of the <i>building</i>

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Special Provisions

57 (Old 35) Map 19(2)	Windsor Gate Worthington Drive, Marine Drive, Water's Edge Drive (Part of Lot 26, Concession 4 S.D.S.)	Parent Zones: RM1, RL9 (1965-085) (1965-129) (1971-172) (1978-096) (1989-266)
15.57.1 Zone Provisions for All Lands		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Minimum front yard for all other streets other than Lakeshore Road	2.4 m
b)	Minimum interior side yard for detached and semi-detached dwellings	1.8 m
c)	Minimum interior side yard for townhouse dwellings	2.4 m
d)	Minimum separation distance between detached and semi-detached dwellings	4.5 m
e)	Minimum separation distance between townhouse dwellings	6.7m
f)	Minimum rear yard for townhouse dwellings	4.5 m

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Special Provisions

58 (Old 36)	Marine Drive, Water's Edge Drive, and Shoreview Circle	Parent Zones: RM1, RL9
Map 19(2)	(Part of Lot 26, Concession 4 S.D.S.)	(1965-088) (1989-266) (1995-061)
15.58.1 Zone Provisions for All Lands		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	<i>Minimum front yard</i> from Lakeshore Road West	10.6 m
b)	<i>Minimum front yard</i> from all other streets for detached and <i>semi-detached dwellings</i>	6.0 m
c)	<i>Minimum front yard</i> from all other streets for <i>townhouse Dwellings</i>	3.0 m
d)	<i>Minimum interior side yard</i> for detached and <i>semi-detached dwellings</i>	1.8 m
e)	<i>Minimum interior side yard</i> for <i>townhouse dwellings</i>	2.4 m
f)	<i>Minimum separation distance</i> for detached and <i>semi-detached dwellings</i>	4.5 m
g)	<i>Minimum separation distance</i> for <i>townhouse dwellings</i>	6.7m
h)	<i>Minimum rear yard</i> for <i>townhouse dwellings</i>	4.5 m

Special Provisions

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59 (Old 41)	200 Lakeshore Road West	Parent Zone: RM1
Map 19(7)	(Part of Lot 16, Concession 4 S.D.S.)	(1964-82)
15.59.1 Zone Provisions for All Lands		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	<i>Minimum front yard</i>	7.9 m
b)	<i>Minimum side yard</i> (exclusive of carports)	7.9 m
c)	<i>Minimum separation distance between townhouse dwellings</i>	9.0 m
d)	<i>Maximum height</i>	10.5 m
e)	<i>Maximum lot coverage</i> (exclusive of carports)	24%

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Special Provisions

60 (Old 42)	224 Allan Street	Parent Zone: O2
Map 19(8)	(Part of Block 43, Plan 1; Part of Lot 12, Concession 3 S.D.S.)	(1964-27)
15.60.1 Zone Provisions for All Lands		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	<i>Minimum flankage yard</i> (Wallace Park Lane)	0.0 m
b)	<i>Minimum interior side yard</i>	1.5 m

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Special Provisions

61 (Old 44)	200 Queen Mary Drive	Parent Zone: RH
Map 19(8)	(Part of Lot 15, Concession 3 S.D.S.)	(1964-132) (1989-266)
15.61.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i>	12.0 m
b)	<i>Minimum flankage yard</i>	10.5 m
c)	<i>Minimum interior side yard</i>	7.5 m
d)	<i>Minimum rear yard</i>	42.5 m
e)	<i>Maximum lot coverage</i>	15%

v3.1: delete surplus text

Special Provisions

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62 (Old 45)	17 Stewart Street	Parent Zone: RH
Map 19(8)	(Part of Lot 15, Concession 3 S.D.S.)	(1965-86) (1989-266)
15.62.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i>	56.3 m
b)	<i>Minimum interior side yard</i>	12.0 m
c)	<i>Minimum rear yard</i>	9.0 m
d)	Maximum number of <i>storeys</i>	11
e)	Maximum <i>lot coverage</i>	12%

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Special Provisions

63 (Old 48)	1132-1240 McCraney Street East, 1323-1343 Montclair Drive, and Kelsey Court (Part of Lot 14, Concession 2 S.D.S.)	Parent Zone: RM1
Map 19(15)		(1965-130) (1976-193) (1978-031)

15.63.1 Zone Provisions for Block 1 Lands

The following regulations apply to lands identified as Block 1 on Figure 15.63.1:

a)	<i>Minimum front yard</i>	3.6 m
b)	<i>Minimum side yard</i>	3.0 m
c)	<i>Minimum side yard</i> for the northwesterly 35.0 metres of Block 1	1.2 m
d)	<i>Minimum rear yard</i>	3.6 m

15.63.2 Zone Provisions for Block 2 Lands

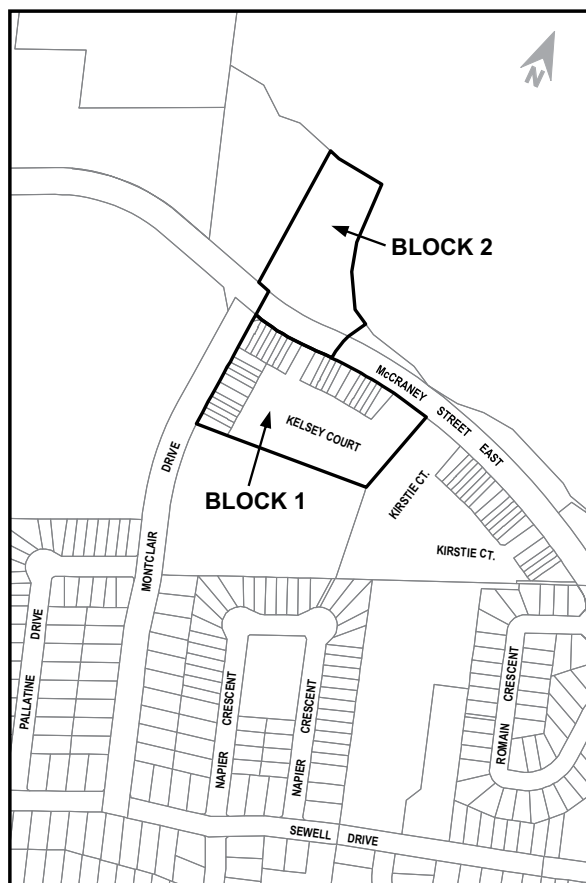
The following regulations apply to lands identified as Block 2 on Figure 15.63.1:

a)	<i>Minimum front yard</i>	3.9 m
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15.63.3 Special Site Figures

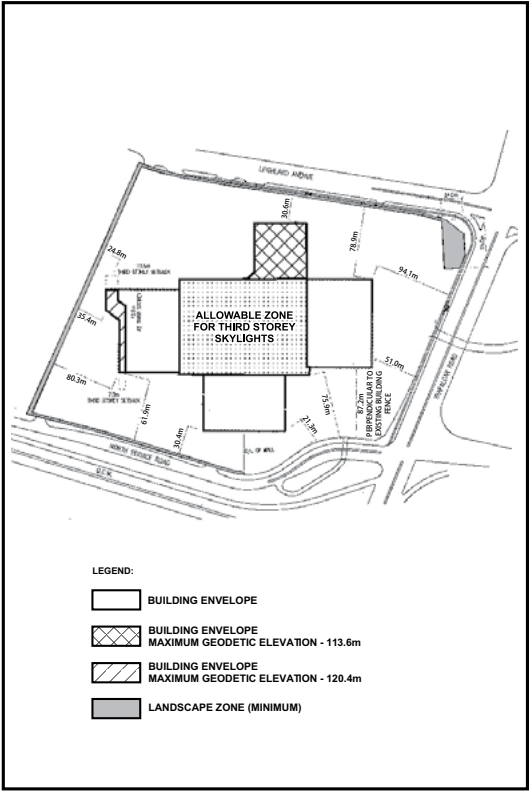
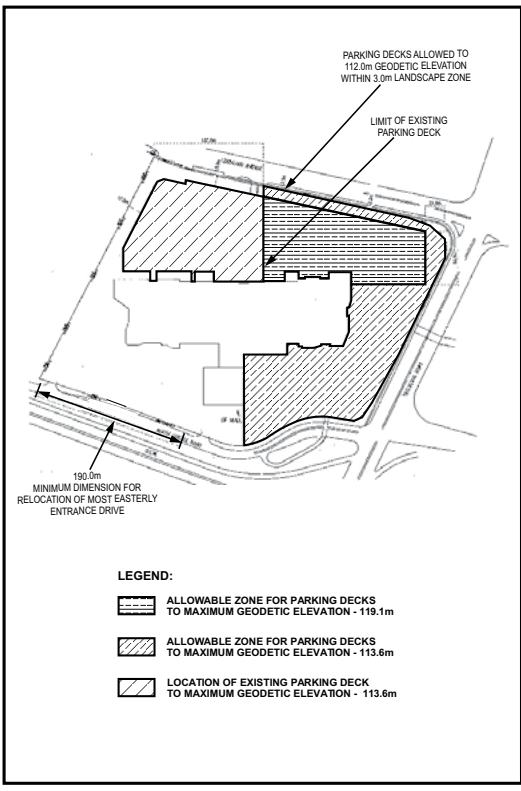
Figure 15.63.1

Special Provision 63



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Special Provisions

64 (Old 49) Map 19(15)	Oakville Place, 240 Leighland Drive (Part of Lots 12 and 13, Concession 2 S.D.S.)	Parent Zone: C3 (1979-088) (1998-103) (2006-002) (2007-096) (2008-051) (2010-057)
15.64.1 Zone Provisions		
The following regulations apply:		
a)	Minimum yards for all buildings, except for parking structures	As shown on Figure 15.64.1
b)	Minimum yards for parking structure	As shown on Figure 15.64.2
c)	Maximum height for all buildings, except for parking structures	As shown on Figure 15.64.1
d)	Maximum height for parking structures (measured to the top of the parking surface, which excludes barriers and fences which shall be permitted to project up to 3.0 metres above the parking surface)	As shown on Figure 15.64.2
e)	Maximum net floor area, except for parking structures	57,000.0 sq.m
f)	Minimum landscaping coverage to be provided on the north east corner of the property as shown on Figure 15.64.1	1,130.0 sq.m
g)	Minimum required width of landscaping along the front westerly lot line	As shown on Figure 15.64.1
h)	Minimum landscaping coverage	Shall not apply
i)	Subsection 4.17(d), relating to the location of an outdoor display and sales area, shall not apply	
15.64.2 Special Site Figures		
Figure 15.64.1		
<div style="text-align: center;">Special Provision 64-1</div>  <p>Figure 15.64.1 is a site plan for Special Provision 64-1. It shows a building footprint with various dimensions and setbacks. A specific area is designated as the 'ALLOWABLE ZONE FOR THIRD STOREY SKYLIGHTS'. The plan also indicates setbacks from 'LEIGHLAND AVENUE' and 'MURPHY DRIVE'. A legend defines the symbols used: a solid line for 'BUILDING ENVELOPE', a cross-hatched area for 'BUILDING ENVELOPE MAXIMUM GEODETIC ELEVATION - 113.6m', a diagonal hatched area for 'BUILDING ENVELOPE MAXIMUM GEODETIC ELEVATION - 120.4m', and a solid grey area for 'LANDSCAPE ZONE (MINIMUM)'.</p>		
Figure 15.64.2		
<div style="text-align: center;">Special Provision 64-2</div>  <p>Figure 15.64.2 is a site plan for Special Provision 64-2. It shows a building footprint and a parking area. A 'LIMIT OF EXISTING PARKING DECK' is indicated. A '190.0m MINIMUM DIMENSION FOR RELOCATION OF MOST EASTERLY ENTRANCE DRIVE' is shown. A legend defines the symbols: a cross-hatched area for 'ALLOWABLE ZONE FOR PARKING DECKS TO MAXIMUM GEODETIC ELEVATION - 119.1m', a diagonal hatched area for 'ALLOWABLE ZONE FOR PARKING DECKS TO MAXIMUM GEODETIC ELEVATION - 113.6m', and a solid grey area for 'LOCATION OF EXISTING PARKING DECK TO MAXIMUM GEODETIC ELEVATION - 113.6m'.</p>		

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Special Provisions

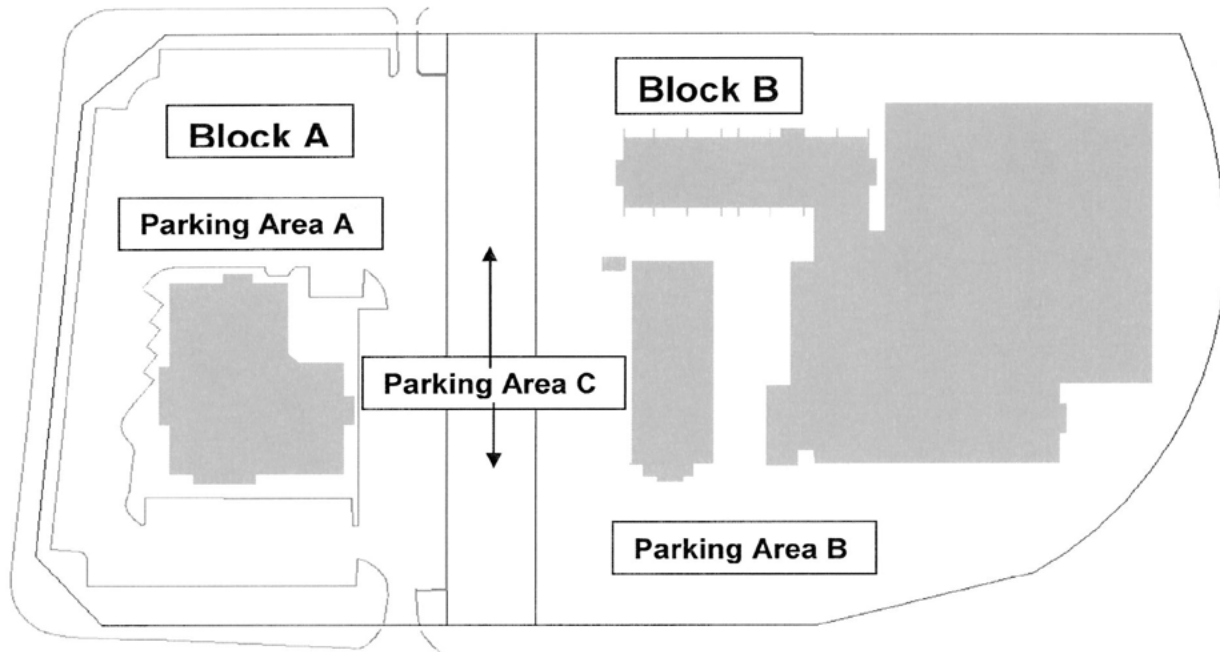
65 (Old 50)	1235 Trafalgar Road, 1226-1230 White Oaks Boulevard (Part of Lot 12, Concession 2 S.D.S.)		Parent Zones: C3, RH		
Map 19(15)			(1969-066) (1973-138) (1980-037) (2007-096) (2008-051) (2010-026)		
15.65.1 Additional Permitted Uses for Block B					
The following additional <i>uses</i> are permitted on lands identified as Block B on Figure 15.65.1:					
a)	The <i>uses</i> permitted in the Neighbourhood Commercial C1 <i>Zone</i> , but only on the <i>first storey</i> .				
b)	<i>Business office</i> , but only within the <i>storey</i> immediately above the <i>first storey</i> .				
15.65.2 Prohibited Uses for Block B					
The following <i>uses</i> are prohibited on lands identified as Block B on Figure 15.65.1:					
a)	<i>Restaurants</i> .				
15.65.3 Zone Provisions for Block A Lands					
The following regulations apply to lands identified as Block A on Figure 15.65.1:					
a)	<i>Minimum front yard</i> (White Oaks Blvd.)		26.5 m		
b)	<i>Minimum flankage yard</i> (Trafalgar Rd.)		19.5 m		
c)	<i>Minimum interior side yard</i>		0.0 m		
d)	<i>Minimum rear yard</i>		6.0 m		
e)	Maximum number of <i>storeys</i>		4		
f)	Maximum <i>net floor area</i>		6,150.0 sq.m		
g)	Maximum <i>net floor area</i> for <i>medical offices</i>		6,150.0 sq.m		
h)	Minimum width of <i>landscaping</i> abutting a Residential High RH <i>Zone</i>		Not Required		
15.65.4 Zone Provisions for Block B Lands					
The following regulations apply to lands identified as Block B on Figure 15.65.1:					
a)	<i>Minimum front yard</i>		7.5 m		
b)	<i>Minimum yard</i> , all other <i>yards</i>		15.2 m		
c)	Maximum <i>net floor area</i>		1,524.0 sq.m		
15.65.5 Parking Provisions					
The following parking provisions apply:					
a)	For the purpose of shared parking as set out below, Sections 5.1.4(a) and 5.7(d) of this By-law shall not apply.				
b)	Parking for Block 1 and Block 2 shall be shared and provided as follows:				
		7:00am to 6:00pm		All Other Times	
		Monday to Friday		(Including Statutory Holidays)	
		Block A	Block B	Block A	Block B
<i>Parking Area A</i>		221	0	157	64
<i>Parking Area B</i>		0	264	0	264
<i>Parking Area C</i>		50	29	0	79
Total		271	293	157	407

Special Provisions

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15.65.6 Special Site Figures

Figure 15.65.1



Special Provisions

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66 (Old 55)	2385 Ontario Street	Parent Zone: RH
Map 19(1)	(Part of Lot 28, Concession 4 S.D.S.)	(1965-2) (1989-266)
15.66.4 Zone Provisions		
The following regulations apply:		
a)	Maximum <i>lot coverage</i>	30%
b)	Minimum <i>rear yard</i>	22.8 m
c)	Minimum <i>landscaping coverage</i>	39%

Special Provisions

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67 (Old 68)	100 Lakeshore Road East (The Granary) (Part of Lot 14, Concession 4 S.D.S.)	Parent Zone: CBD
Map 19(8a)		(1967-111) (1983-35) (1983-85) (2007-96) (2008-051) (2010-057)
15.67.4 Zone Provisions		
The following regulations apply:		
a)	Maximum <i>height</i>	111.0 m geodetic elevation.
b)	Maximum number of <i>storeys</i>	As legally existing on the effective date of this By-law
c)	Minimum <i>landscaping coverage</i> , including asphalted areas, pool, and walkway	49.7%

Special Provisions

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68 (Old 70)	2331 Ninth Line (Part of Lot 5, Concession 3 S.D.S.)	Parent Zone: E2
Map 19(24)		(1966-126) (1971-3) (1983-176) (2009-129) (2014-014)
15.68.1 Additional Permitted Uses		
The following additional <i>uses</i> are permitted:		
a)	Drive-in theatre	
b)	Concession booths	
c)	Beach volleyball courts	
15.68.2 Zone Provisions		
The following regulations apply:		
a)	Minimum distance for any <i>buildings</i> or <i>structures</i> from all <i>lot lines</i>	15.2 m
b)	Maximum <i>building height</i> of the projection booths, including a projection booth in conjunction with a concession booth	17.0 m
c)	Maximum <i>building height</i> of the box office	11.0 m
d)	Maximum <i>height</i> of theatre screen	21.5 m
e)	Maximum <i>height</i> of all other <i>accessory buildings</i> or <i>structures</i>	4.6 m
f)	Maximum number of screens	3

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Special Provisions

<div>69 (Old 73) Map 19(7)</div>	<div>284-320 Maurice Drive (Part of Lot 17, Concession 3 S.D.S.)</div>	<div>Parent Zone: RM1 (1966-142) (1989-266)</div>
15.69.1 Additional Permitted Uses		
The following additional <i>uses</i> are permitted:		
a)	6 <i>detached dwellings</i> ; and,	
b)	8 <i>semi-detached dwellings</i> .	
15.69.2 Zone Provisions for All Lands		
The following regulations apply:		
a)	<i>Minimum yards</i> from all property lines	10.5 m
b)	<i>Maximum height</i>	2 <i>storeys</i>
c)	<i>Minimum separation distance between dwellings</i> for detached and <i>semi-detached dwellings</i>	6.0 m
15.69.3 Special Site Provisions		
The following additional provisions apply:		
a)	Only <i>detached dwellings</i> are permitted to be constructed oriented toward Maurice Drive.	

Special Provisions

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70 (Old 74)	75 Stewart Street	Parent Zone: RH
Map 19(7a)	(Lots 28, 29 and 30, Plan 200)	(1966-180) (1967-50)
	(Part of Lot 16, Concession 3 S.D.S.)	
15.70.4 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i>	42.5 m
b)	<i>Minimum side yards</i>	6.4 m
c)	<i>Minimum rear yard</i>	12.0 m
d)	<i>Minimum landscaping coverage</i>	60%

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Special Provisions

71 (Old 76) Map 19(2)	2170, 2175, 2180 & 2185 Marine Drive (Part of Lot 27, Concession 4 S.D.S.)	Parent Zone: RH (1966-173) (1974-084) (1989-266)
15.71.1 Zone Provisions		
The following regulations apply:		
a) Minimum <i>landscaping coverage</i>	65%	

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Special Provisions

72 (Old 77)	576 Bronte Road (Part of Lot 31, Concession 3 S.D.S.)	Parent Zone: E2
Map 19(4)		(1966-173) (1974-084) (1989-266)
15.72.1 Additional Permitted Uses		
The following additional <i>uses</i> are permitted:		
a)	An outdoor skid pad or asphalt base automobile track for the purpose of an advanced driver training centre, and Section 4.20(g) of this By-law shall not apply.	
b)	The permissions and regulations of Special Provision 3 shall additionally apply.	
15.72.2 Zone Provisions for All Lands		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	<i>Minimum yards</i>	15.2 m
b)	Minimum southeasterly <i>side yard</i>	61.0 m
c)	Minimum number of <i>parking spaces</i>	20
d)	Minimum setback to <i>parking areas</i> from Bronte Road	7.5 m

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Special Provisions

73 (Old 78)	212 Kerr Street (Part of Lot 16, Concession 3 S.D.S.)	Parent Zone: RH
Map 19(7)		(1967-6) (1989-266)
15.73.1 Prohibited Uses		
The following <i>uses</i> are prohibited:		
a)	<i>Dwelling units on the first storey.</i>	
15.73.2 Zone Provisions		
The following regulations apply:		
a)	Minimum <i>lot frontage</i>	18.0 m
b)	<i>Minimum front yard</i>	60.5 m
c)	<i>Minimum interior side yard</i>	10.5 m
d)	<i>Minimum rear yard</i> , including underground <i>parking structures</i>	10.5 m
e)	<i>Minimum rear yard</i> for that portion of <i>building</i> above the <i>first storey</i>	13.5 m
f)	Minimum <i>landscaping coverage</i>	75%

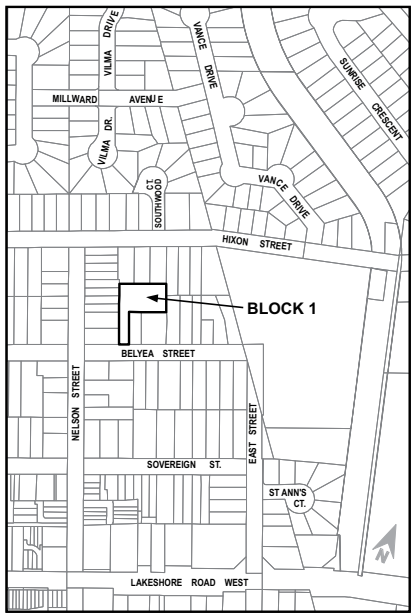
Special Provisions

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74 (Old 82)	190 Kerr Street	Parent Zone: RH
Map 19(7a)	(Part of Lot 16, Concession 3 S.D.S.)	(1967-64) (1989-266)
15.74.1 Zone Provisions		
The following regulations apply:		
a)	Minimum <i>lot area</i>	0.4 ha
b)	Minimum <i>lot frontage</i>	45.0 m
c)	Minimum <i>front yard</i>	10.0 m
d)	Minimum northerly <i>side yard</i>	9.0 m
e)	Minimum southerly <i>side yard</i>	7.5 m
f)	Minimum <i>rear yard</i>	7.5 m
g)	Minimum <i>landscaping coverage</i>	75%

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Special Provisions

<div>75 (Old 83) Map 19(2)</div>	<div>2312-2320 Hixon Street, 183-203 Nelson Street, and 2311-2329 Belyea Street (Parts of Lot 28, Concession 3 S.D.S.)</div>	<div>Parent Zone: RM4 (1967-115) (1987-272) (1989-266) (2014-014)</div>
15.75.1 Additional Permitted Uses		
The following additional <i>uses</i> are permitted:		
a)	Detached dwelling on a lot where the <i>use</i> legally existed on the effective date of this By-law	
b)	Multiple dwelling	
15.75.2 Zone Provisions for All Lands		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Maximum number of <i>dwelling units</i> per <i>building</i>	6
b)	Minimum <i>lot area</i>	858.0 sq.m
c)	Minimum <i>lot frontage</i>	20.0 m
d)	Minimum <i>side yards</i>	1.8 m and 2.4 m
e)	Maximum <i>height</i>	12.0 m
f)	Maximum <i>lot coverage</i>	35%
g)	Minimum <i>landscaping coverage</i> per <i>dwelling unit</i>	30.0 sq.m
15.75.3 Zone Provisions for Block 1 Lands		
The following regulations apply to lands identified as Block 1 on Figure 15.75.1:		
a)	Minimum <i>lot frontage</i>	12.0 m
b)	Minimum <i>side yards</i> , southwestern and northeastern sides	24.0 m
c)	Minimum <i>side yard</i> , southeastern side	2.5 m
d)	Minimum <i>rear yard</i> (northwestern side)	11.5 m
e)	Minimum <i>driveway width</i>	5.4 m
15.75.4 Special Site Figures		
Figure 15.75.1		
<div>Special Provision 75</div> 		

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Special Provisions

76 (Old 88)	206 Lakeshore Road West (Part Lot 17, Concession 4 S.D.S.)	Parent Zone: RM1
Map 19(7)		(1967-137) (1989-266)
15.76.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i>	7.5 m
b)	<i>Minimum side yard</i>	4.5 m
c)	<i>Minimum side yard, western side</i>	1.5 m
d)	<i>Minimum rear yard</i>	9.0 m
e)	<i>Minimum separation distance between buildings</i>	7.5 m

v3.1: delete surplus text

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Special Provisions

77 (Old 96)	20 and 41 Speers Road (Part of Lots 15 and 16, Concession 3 S.D.S.)	Parent Zone: RH
Map 19(7a)		(1968-21) (1975-107) (1989-266)

15.77.1 Zone Provisions for Block 1 Lands

The following regulations apply to lands identified as Block 1 on Figure 15.77.1:

a)	Minimum <i>lot area</i>	9,011.0 sq.m
b)	Minimum <i>front yard</i>	7.5 m
c)	Minimum <i>side yards</i>	18.3 m
d)	Minimum <i>rear yard</i>	33.5 m
e)	Maximum <i>lot coverage</i>	10%
f)	Minimum <i>landscaping coverage</i>	55%

15.77.2 Zone Provisions for Block 2 Lands

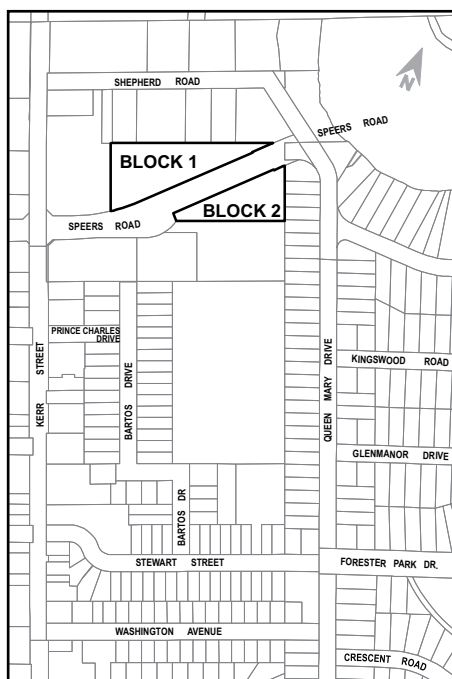
The following regulations apply to lands identified as Block 2 on Figure 15.77.2:

a)	Minimum <i>lot area</i>	5,388.0 sq.m
b)	Minimum <i>front yard</i>	7.5 m
c)	Minimum <i>side yards</i>	15.2 m
d)	Minimum <i>rear yard</i>	22.9 m
e)	Maximum <i>lot coverage</i>	15%
f)	Minimum <i>landscaping coverage</i>	40%

15.77.3 Special Site Figures

Figure 15.77.1

Special Provision 77



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Special Provisions

78 (Old 101)	West of Sixth Line, south of Miller Road (Part of Lots 16 and 17, Concession 2 S.D.S.)	Parent Zones: RL5-0 and RL7
Map 19(14)		(1968-51) (1968-104) (1972-91) (1981-162) (1989-266)
15.78.1 Zone Provisions		
The following regulations apply:		
a)	Minimum front yard	5.5 m

Special Provisions

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79 (Old 102)	2311 Ontario Street	Parent Zone: RH
Map 19(2a)	(Part of Lot 28, Concession 4 S.D.S.)	(1968-66) (1989-266)
15.79.1 Zone Provisions		
The following regulations apply:		
a)	Maximum <i>lot coverage</i>	501.7 sq.m
b)	Minimum <i>rear yard</i>	21.5 m
c)	Minimum <i>landscaping coverage</i>	1,282.0 sq.m

Special Provisions

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80 (Old 104)	150 Allan Street	Parent Zone: RH
Map 19(8)	(Block 9, Plan 34, Part of Lot 13, Concession 3 S.D.S.)	(1968-106)
15.80.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum flankage yard</i>	12.0 m
b)	<i>Minimum interior side yard</i>	7.6 m
c)	<i>Minimum landscaping coverage</i>	50%

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Special Provisions

81 (Old 107)	77 Nelson Street	Parent Zone: RM1
Map 19(2a)	(Part of Lot 28, Concession 4 S.D.S.)	(1968-114) (1989-266) (1991-2)
15.81.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i>	9.0 m
b)	<i>Minimum side yards</i>	4.5 m
c)	<i>Minimum rear yard</i>	12.0 m
d)	<i>Minimum landscaping coverage</i>	24%

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Special Provisions

82 (Old 110)	2220 Lakeshore Road West and 2220 Marine Drive (Part of Lots 27 and 28, Concession 4 S.D.S.)	Parent Zone: RH
Map 19(2)		(1968-145) (1970-156) (1989-266)

15.82.1 Zone Provisions for Block 1 Lands

The following regulations apply to lands identified as Block 1 on Figure 15.82.1:

a)	<i>Minimum yard to the lot line abutting Marine Drive</i>	7.5 m
b)	<i>Minimum yard to the lot line abutting Lakeshore Road West</i>	15.0 m
c)	<i>Minimum yard to the northeastern lot line</i>	9.0 m
d)	<i>Minimum yard to the southwest lot line</i>	7.5 m

15.82.2 Zone Provisions for Block 2 Lands

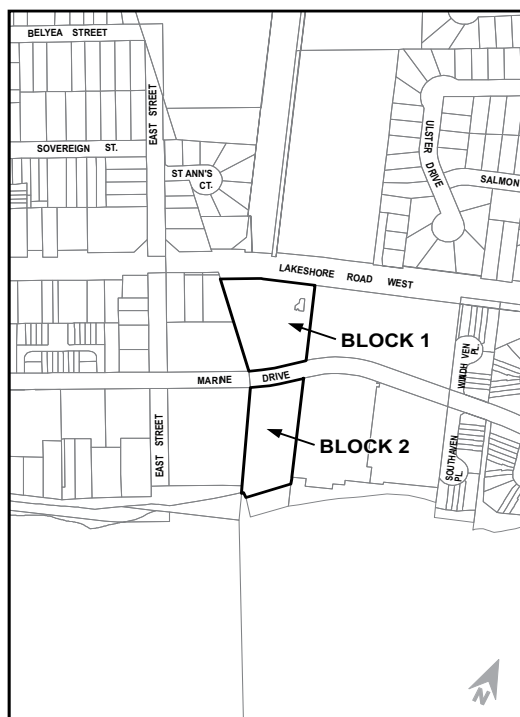
The following regulations apply to lands identified as Block 2 on Figure 15.82.1:

a)	<i>Minimum front yard</i>	51.5 m
b)	<i>Minimum interior side yard</i>	14.9 m
c)	<i>Minimum rear yard</i>	15.0 m
d)	<i>Maximum lot coverage</i>	10%

15.82.3 Special Site Figures

Figure 15.82.1

Special Provision 82



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Special Provisions

83 (Old 115) Map 19(8)	331 Sheddon Avenue (Park Lot H, Plan 1; Part of Lot 12, Concession 3 S.D.S.)	Parent Zone: RM4
		(2012-032) LOP 27.2.6
15.83.1 Zone Provisions		
The following regulations apply:		
a)	Maximum number of <i>dwelling units</i>	19
b)	Minimum <i>lot area</i>	0.037 ha
c)	Minimum <i>lot frontage</i>	106.0 m
d)	<i>Minimum front yard</i>	3.0 m
f)	<i>Minimum flankage yard</i>	5.0 m
g)	<i>Minimum interior side yard</i>	2.0 m
h)	<i>Minimum rear yard</i>	3.0 m
i)	Maximum <i>lot coverage</i>	59%
j)	Maximum <i>height</i>	13.5 m
k)	Maximum number of <i>storeys</i>	3
15.83.2 Parking Provisions		
The following parking provisions apply:		
a)	Minimum number of <i>parking spaces</i> , all of which are to be provided below grade	51
15.83.3 Special Site Provisions		
The following additional provisions apply:		
a)	The <i>lot line</i> abutting Sheddon Avenue is deemed to be the <i>front lot line</i> .	
b)	<i>Height</i> is to be measured vertically from the <i>established grade</i> on the <i>lot line</i> in front of the proposed <i>building</i> .	

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Special Provisions

84 (Old 117) Map 19(8)	75 Reynolds Street, 330 and 340 Robinson Street (Block 34, Plan 1; Part of Lot 12, Concession 4 S.D.S.)	Parent Zone: RL6 (1968-201) (1973-175) (1989-266)
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15.84.1 Zone Provisions for Block 1 Lands

The following regulations apply to lands identified as Block 1 on Figure 15.84.1:

a) <i>Minimum rear yard</i>	3.0 m
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15.84.2 Zone Provisions for Block 2 Lands

The following regulations apply to lands identified as Block 2 on Figure 15.84.1:

a) <i>Minimum interior side and rear yards</i>	0.0 m
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15.84.3 Zone Provisions for Block 3 Lands

The following regulations apply to lands identified as Block 3 on Figure 15.84.1:

a) <i>Minimum south-westerly side yard</i>	0.9 m
b) <i>Minimum rear yard</i>	3.0 m

15.84.4 Zone Provisions for Block 4 Lands

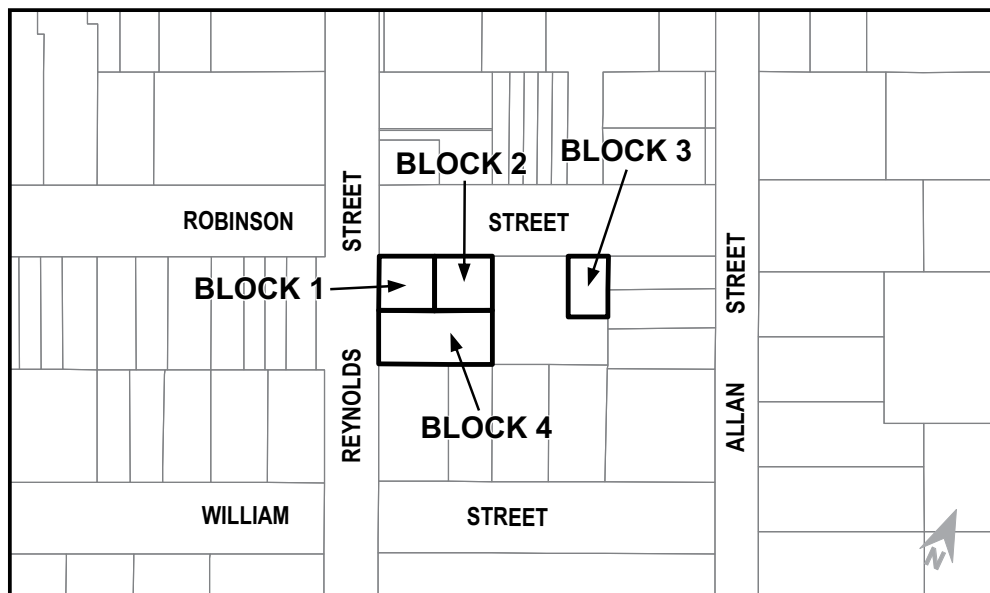
The following regulations apply to lands identified as Block 4 on Figure 15.84.1:

a) <i>Maximum lot coverage</i>	Not applicable
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15.84.5 Special Site Figures

Figure 15.84.1

Special Provision 84



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Special Provisions

<div>85 (Old 117) Map 19(8)</div>	<div>332-338 Robinson Street (Block 34, Plan 1; Part of Lot 12, Concession 4 S.D.S.)</div>	<div>Parent Zone: RM1 (1968-201) (1973-175) (1989-266)</div>
15.85.1 Additional Permitted Uses		
The following additional <i>use</i> is permitted:		
a)	Multiple dwelling	
15.85.2 Zone Provisions		
The following regulations apply:		
a)	Minimum <i>lot frontage</i>	18.0 m
b)	Minimum <i>interior side yard</i> , southwestern side	0.9 m
c)	Minimum <i>rear yard</i>	3.6 m
d)	Maximum number of <i>dwelling units</i>	4

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Special Provisions

86 (Old 119)	1879 Marlborough Court and 1360 White Oaks Boulevard	Parent Zone: RH, C1
Map 19(6)	(Parts of Lot 12, Concession 2 S.D.S.)	(1969-118) (1971-72) (1977-37) (1998-246)
15.86.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum side yard</i> , north side	31.0 m
b)	A below grade <i>parking structure</i> is permitted to occupy land in both <i>Zones</i> , and <i>parking spaces</i> for all <i>uses</i> permitted on the <i>lot</i> allowed to be located anywhere within the <i>parking structure</i> .	
c)	Notwithstanding subsection (a) above, outdoor playground equipment, outdoor recreational <i>uses</i> , and <i>accessory buildings and structures</i> are permitted in the northern <i>side yard</i>	

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Special Provisions

87 (Old 132)	128 Bronte Road	Parent Zone: RH
Map 19(2)	(Part of Lot 30, Concession 4 S.D.S.)	(1969-165) (1989-266) (2008-074)
15.87.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum side yard</i>	9.0 m
b)	<i>Minimum landscaping coverage</i>	60%

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Special Provisions

88 (Old 133)	363 Margaret Drive	Parent Zone: RM4
Map 19(7)	(Part of Lot 17, Concession 3 S.D.S.)	(1969-167)
15.88.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i>	7.5 m
b)	<i>Minimum interior side yard</i>	7.5 m
c)	<i>Minimum rear yard</i>	10.5 m
d)	Maximum number of <i>storeys</i>	2
e)	Maximum number of <i>dwellings</i>	30

Special Provisions

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89 (Old 134)	50 Nelson Street	Parent Zone: RM4
Map 19(2a)	(Part of Lot 28, Concession 4 S.D.S.)	(1969-185) (2009-266)
15.89.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i>	7.5 m
b)	<i>Minimum flankage yard</i>	6.4 m
c)	<i>Minimum interior side yard</i>	6.4 m
d)	<i>Minimum rear yard</i>	7.3 m
e)	<i>Minimum landscaping coverage</i>	34%

Special Provisions

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90 (Old 145)	2263 Marine Drive	Parent Zone: RH
Map 19(2)	(Part of Lot 28, Concession 4 S.D.S.)	(1970-118) (1980-99) (1981-19)
15.90.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i> (East Street)	15.0 m
b)	<i>Minimum flankage yard</i> (Marine Drive)	10.0 m
c)	<i>Minimum interior side yard</i> to tower	16.7 m
d)	<i>Minimum interior side yard</i> to podium	0.0 m
e)	<i>Minimum rear yard</i> to tower	39.5 m
f)	<i>Minimum rear yard</i> to podium	0.0 m
g)	<i>Minimum landscaping coverage</i>	3,200.0 sq.m

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Special Provisions

91 (Old 146)	36 East Street	Parent Zone: RH
Map 19(2a)	(Part of Lot 28, Concession 4 S.D.S.)	(1970-119)
15.91.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i> (East Street)	24.0 m
b)	<i>Minimum flankage yard</i>	7.5 m
c)	<i>Minimum interior side yard</i>	7.5 m
d)	<i>Minimum rear yard</i>	50.0 m
e)	<i>Minimum landscaping coverage</i>	72%

Special Provisions

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92 (Old 148)	441 Lakeshore Road West	Parent Zone: RL2
Map 19(7)	(Part of Lot 19, Concession 3 S.D.S.)	(1970-157) (1971-077) (2007-096) (2009-091)
15.92.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum interior side yard, east side</i>	3.2 m

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Special Provisions

93 Map 19(1)	3060 Lakeshore Road West (Part of Lot 31, Concession 4 S.D.S)		Parent Zone: RL3-0
			(1971-141)
15.93.1 Additional Permitted Uses			
The following additional <i>use</i> is permitted:			
a)	Retail store, accessory, limited to a pet shop, and one <i>dwelling unit</i> in one <i>building</i> only		
b)	Veterinary clinic and one <i>dwelling unit</i> in one <i>building</i> only		
15.93.2 Zone Provisions			
The following regulations apply:			
a)	Maximum number of <i>buildings</i>	2	
b)	Minimum front yard	3.0 m	
c)	Minimum number of <i>parking spaces</i>	6 per <i>building</i>	

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Special Provisions

94 (Old 158)	18 West Street	Parent Zone: RL2-0
Map 19(1)	(Lot 12, Plan 198; Part of Lot 31, Concession 4 S.D.S.)	(1971-117)
15.94.1 Zone Provisions		
The following regulations apply:		
a)	Minimum <i>lot frontage</i>	6.0 m
15.94.2 Special Site Provisions		
The following additional provisions apply:		
a)	The northwestern <i>lot line</i> shall be deemed to be the <i>front lot line</i> .	

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Special Provisions

95 (Old 181)	3122 Lakeshore Road West (Part of Lot 31, Concession 4 S.D.S.)	Parent Zone: RL7
Map 19(1)		(1973-173) (1974-124) (1989-266)
15.95.1 Additional Permitted Uses		
The following additional <i>use</i> is permitted:		
a)	<i>Townhouse dwellings</i>	
15.95.2 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i> (West Street)	7.5 m
b)	<i>Minimum flankage yard</i> (Lakeshore Road West)	0.0 m
c)	<i>Minimum interior side yard</i>	1.2 m
d)	<i>Minimum rear yard</i> for <i>semi-detached dwellings</i>	7.5 m
e)	<i>Minimum rear yard</i> for <i>townhouse dwellings</i>	1.5 m
f)	Minimum flankage and <i>rear yards</i> for sunken courts and stairs	3.9 m
g)	<i>Minimum rear yard</i> for a <i>private garage</i>	0.0 m
h)	<i>Minimum rear yard</i> for an <i>uncovered platform</i>	1.2 m
i)	Minimum setback between <i>buildings</i>	1.5 m
j)	Maximum <i>lot coverage</i>	34%
k)	Minimum <i>landscaping coverage</i>	43%

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Special Provisions

96 (Old 95)	257 Randall Street	Parent Zone: CBD
Map 19(8a)	(Part of Lot 2, Blcok 89, Plan 1)	(1968-12)
15.96.1 Additional Permitted Uses		
The following additional <i>use</i> is permitted:		
a)	<i>Detached dwelling</i> , and Footnote 2 of Table 8.2, relating to existing <i>uses</i> , shall not apply	

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Special Provisions

97 (Old 186)	1580-1608 Lancaster Drive, 1550 Grosvenor Street, Forestdale Court, Jamesway Boulevard, and Klarecroft Way (Part of Lot 9, Concession 1 S.D.S.)	Parent Zone: RL7
Map 19(16)		(1974-042) (1975-089) (1975-132) (1977-106) (1978-025) (1980-079) (1982-078) (1989-266) (1997-144)

15.97.1 Zone Provisions for Block 1 Lands

The following regulations apply to lands identified as Block 1 on Figure 15.97.1:

a) <i>Minimum yard, all yards</i>	7.6 m
b) <i>Minimum setback between dwellings</i>	1.2 m

15.97.2 Zone Provisions for Block 2 Lands

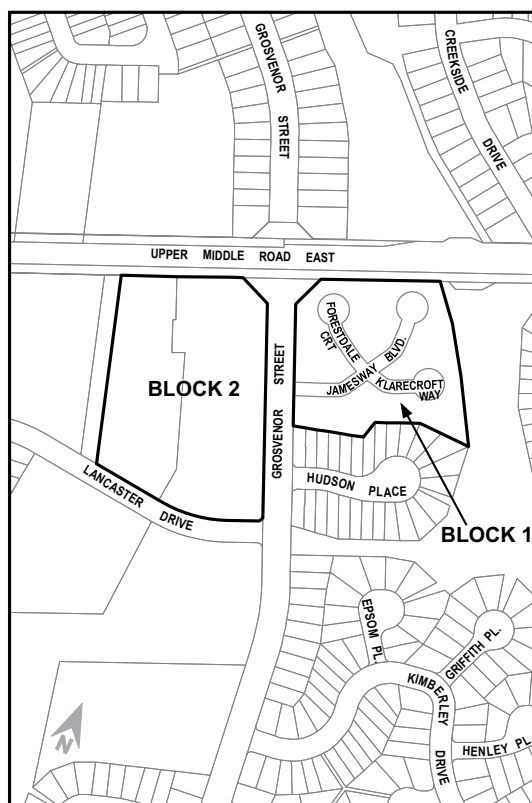
The following regulations apply to lands identified as Block 2 on Figure 15.97.1:

a) <i>Minimum front yard</i>	6.0 m
b) <i>Minimum side yard</i>	4.5 m
c) <i>Minimum rear yard</i>	7.5 m
d) <i>Minimum separation distance between dwellings</i>	1.2 m
e) Lands held under separate ownership shall be considered one <i>lot</i> for the purpose of calculating setbacks.	

15.97.3 Special Site Figures

Figure 15.97.1

Special Provision 97



Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Special Provisions

<div>98 (Old 186)</div>	<div>1514-1558 Lancaster Drive and 1300-1380 Hampton Street (Part of Lot 10, Concession 2 S.D.S.)</div>	Parent Zone: RM1
Map 19(16)		<div>(1974-042) (1975-089) (1975-132) (1977-106) (1978-025) (1980-079) (1982-078) (1989-266) (1997-144)</div>
15.98.1 Zone Provisions		
The following regulations apply:		
a)	Minimum yard, all yards	7.6 m
b)	Minimum setback between buildings	3.6 m

Special Provisions

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

99 (Old 193)	271 Kerr Street	Parent Zone: RH
Map 19(7a)	(Part of Lots 15 and 16, Concession 3 S.D.S.)	(1974-116)
15.99.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i>	17.5 m
b)	Minimum northerly <i>side yard</i>	15.0 m
c)	Minimum southerly <i>side yard</i>	17.5 m
d)	<i>Minimum rear yard</i>	7.3 m
e)	Minimum <i>landscaping coverage</i>	49%
f)	Maximum <i>lot coverage</i>	25%
g)	<i>Minimum yard, southern lot line, for a transformer and enclosing wall</i>	0.9 m

Special Provisions

v3.1: delete surplus text

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

100 (Old 195) Map 19(2)	2411 Sovereign Street (Part of Lot 29, Concession 4 S.D.S.)	Parent Zone: RM1 (1975-40)
15.100.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i> (Sovereign Street) within 19.5 metres of the <i>flankage lot line</i> and 19.5 metres from the <i>interior side lot line</i>	0.0 m
b)	<i>Minimum front yard</i> (Sovereign Street) for all other lands	38.0 m
c)	<i>Minimum flankage yard</i> (Jones Street)	7.5 m
d)	<i>Minimum interior side yard</i>	7.5 m
e)	<i>Minimum rear yard</i>	7.5 m
f)	Maximum <i>lot coverage</i>	25%
g)	Minimum <i>landscaping coverage</i>	52%
h)	<i>Minimum front yard</i> for garbage enclosures (2 in total) with a maximum area 7.5sq.m for of each enclosure.	0.6 m
i)	Maximum <i>floor area</i> for a garbage enclosure	7.5 sq.m
j)	Maximum number of garbage enclosures	2

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Special Provisions

101	125-129 Jones Street	Parent Zone: MU1
Map 19(2a)	(Lots 158 and 159, Plan M-7)	(2014-014)
15.101.1 Zone Provisions		
The following regulations apply to the <i>buildings</i> legally existing on the effective date of this by-law:		
a)	Maximum <i>front yard</i>	3.5 m
15.101.2 Parking Provisions		
The following parking provisions apply for <i>uses</i> and <i>buildings</i> legally existing on the effective date of this by-law:		
a)	Minimum number of <i>parking spaces</i>	8
b)	Minimum joint <i>driveway</i> width	As legally existing on the effective date of this by-law
c)	Minimum width of <i>landscaping</i> adjacent to <i>parking areas</i> abutting the <i>side lot line</i>	Shall not apply
15.101.3 Special Site Provisions		
The following additional provisions apply:		
a)	All lands identified as subject to this Special Provision shall be considered to be one <i>lot</i> for the purpose of this by-law	
b)	Any new <i>floor area</i> added after the effective date of this by-law shall be subject to the parent <i>zone</i> regulations.	

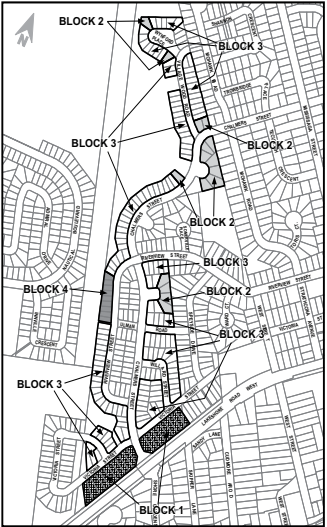
Special Provisions

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

102 (Old 228)	126 Chartwell Road	Parent Zone: RL1-0
Map 19(8)	(Plan 1009, Part of Lot 46) (Part of Lot 11, Concession 3 S.D.S.)	(1977-62)
15.102.1 Zone Provisions for All Lands		
The following regulations apply:		
a)	<i>Minimum front yard</i>	13.5 m

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Special Provisions

103 (Old 237) Map 19(1)	Chalmers Street between Lakeshore Road West and Rebecca Street (Part of Lot 32, Concession 4 S.D.S.)	Parent Zone: RL3 (1977-95) (1977-129) (1989-266)
15.103.1 Zone Provisions for All Lands		
The following regulations apply to all lands identified as subject to this Special Provision:		
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 flankage yard</i>		2.4 m
d) <i>Minimum interior side yard</i>		0.9 m
e) <i>Minimum rear yard</i>		6.0 m
15.103.2 Zone Provisions for Block 1 Lands		
The following regulations apply to lands identified as Block 1 on Figure 15.103.1:		
a) <i>Minimum rear yard</i>		15.0 m
b) <i>Maximum residential floor area</i>		140.0 sq.m
15.103.3 Zone Provisions for Block 2 Lands		
The following regulations apply to lands identified as Block 2 on Figure 15.103.1:		
a) <i>Maximum residential floor area</i>		140.0 sq.m
15.103.4 Zone Provisions for Block 3 Lands		
The following regulations apply to lands identified as Block 3 on Figure 15.103.1:		
a) <i>Maximum residential floor area</i>		126.0 sq.m
15.103.5 Zone Provisions for Block 4 Lands		
The following regulations apply to lands identified as Block 4 on Figure 15.103.1:		
a) <i>Minimum rear yard</i>		9.0 m
15.103.6 Special Site Figures		
Figure 15.103.1		
<div style="text-align: center;"> <p>Special Provision 103</p>  </div>		

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Special Provisions

<div>104 (Old 240) Map 19(1)</div>	<div>3008-3068 Silverthorne Drive, 199-210 Sheraton Court, and 184-196 Summerfield Drive (Part of Lot 31, Concession 4 S.D.S.)</div>	<div>Parent Zone: RL3 (1978-18) (1989-266)</div>
15.104.1 Zone Provisions for All Lands		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Minimum flankage yard	6.0 m
b)	Maximum lot coverage	111.5 sq.m
c)	Maximum residential floor area	178.0 sq.m
d)	Maximum private garage floor area on a lot having lot frontage less than 15.0 metres	28.0 sq.m
e)	Maximum number of storeys	2
15.104.2 Zone Provisions for Block 1 Lands		
The following regulations apply to lands identified as Block 1 on Figure 15.104.1:		
a)	Maximum lot coverage	97.5 sq.m
b)	Maximum residential floor area	150.0 sq.m
15.104.3 Zone Provisions for Block 2 Lands		
The following regulations apply to lands identified as Block 2 on Figure 15.104.1:		
a)	Minimum rear yard	7.0 m
15.104.4 Zone Provisions for Block 3 Lands		
The following regulations apply to lands identified as Block 2 on Figure 15.104.1:		
a)	Minimum rear yard	4.5 m
15.104.5 Zone Provisions for Block 4 Lands		
The following regulations apply to lands identified as Block 2 on Figure 15.104.1:		
a)	Minimum rear yard	5.0 m
15.104.6 Special Site Figures		
Figure 15.104.1		
<div>Special Provision 104</div>		

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Special Provisions

105 (Old 245)	399 Speers Road	Parent Zone: E2
Map 19(7)	(Part of Lots 18 and 19, Concession 3 S.D.S.)	(1978-51) LOP 27.1.8
15.105.1 Additional Permitted Uses		
The following additional <i>uses</i> are permitted:		
a)	<i>Outside display and sales area</i>	
b)	<i>Outside storage, but in a rear yard only</i>	
c)	<i>Retail store</i>	
d)	The permissions and regulations of Special Provision 3 shall additionally apply	
15.105.2 Zone Provisions		
The following regulations apply:		
a)	Maximum <i>net floor area</i> for a <i>retail store</i>	As legally existing on the effective date of this By-law

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Special Provisions

106 (Old 249)	2326-2330 Marine Drive (Part of Lot 28, Concession 4 S.D.S.)	Parent Zone: ED
Map 19(2a)		(1979-9)
15.106.1 Only Permitted Uses		
The following <i>uses</i> are the only <i>uses</i> permitted:		
a)	All <i>uses</i> permitted in the Residential Low RL6 <i>Zone</i>	
15.106.2 Zone Provisions		
The following regulations apply:		
a)	Minimum <i>lot area</i>	334.4 sq.m
b)	Minimum <i>lot frontage</i>	10.9 m
c)	<i>Minimum front yard</i>	5.4 m
d)	<i>Minimum interior side yards</i>	1.8 m and 1.2 m
e)	<i>Minimum rear yard</i>	11.8 m
f)	Maximum <i>lot coverage</i>	30%
g)	Maximum number of <i>storeys</i>	2

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Special Provisions

107 (Old 252, 267)	37-77 Forsythe Street (Part of Lot 15, Concession 4 S.D.S.)	Parent Zone: RM1
Map 19(8)	v3.1: add required intro text	(1979-28) (1979-118)

15.107.1 Zone Provisions for All Lands

The following regulations apply to all lands identified as subject to this Special Provision:

a)	<i>Minimum front yard</i>	0.0 m
b)	<i>Minimum interior side yard</i>	0.0 m
c)	Maximum number of <i>storeys</i>	3

15.107.2 Zone Provisions for Block 1 Lands

The following regulations apply to lands identified as Block 1 on Figure 15.107.1:

a)	<i>Minimum rear yard</i>	1.9 m
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15.107.3 Zone Provisions for Block 2 Lands

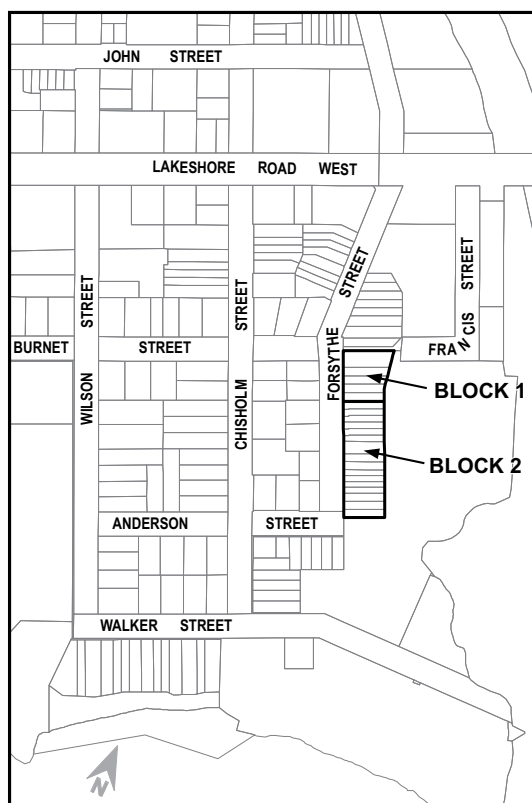
The following regulations apply to lands identified as Block 2 on Figure 15.107.1:

a)	<i>Minimum rear yard</i>	12.0 m
b)	<i>Minimum rear yard</i> for a deck support	5.3 m

15.107.4 Special Site Figures

Figure 15.107.1

Special Provision 107



Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Special Provisions

108 (Old 257)	Rebecca, Chisholm, and Head Streets	Parent Zone: RL5-0
Map 19(8)	(Lots 1 and 6, Part of Lots 2 and 3, Block 95, Plan 1) (Part of Lot 15, Concession 3 S.D.S.)	(1979-46)
15.108.1 Zone Provisions for All Lands		
The following regulations apply:		
a)	Minimum <i>lot frontage</i>	11.8 m
b)	Minimum <i>lot area</i>	334.0 sq.m
c)	Maximum <i>lot coverage</i>	25%
15.108.2 Zone Provisions for Block 1 Lands		
The following regulations apply to lands identified as Block 1 on Figure 15.108.1:		
a)	Minimum <i>front yard</i>	6.4 m
15.108.3 Zone Provisions for Block 2 Lands		
The following regulations apply to lands identified as Block 2 on Figure 15.108.1:		
a)	Minimum <i>front yard</i>	4.8 m
15.108.4 Zone Provisions for Block 3 Lands		
The following regulations apply to lands identified as Block 3 on Figure 15.108.1:		
a)	Minimum <i>front yard</i>	6.0 m
15.108.5 Zone Provisions for Block 4 Lands		
The following regulations apply to lands identified as Block 4 on Figure 15.108.1:		
a)	Minimum <i>front yard</i>	4.5 m
15.108.6 Zone Provisions for Block 5 Lands		
The following regulations apply to lands identified as Block 5 on Figure 15.108.1:		
a)	Minimum <i>front yard</i>	2.7 m
b)	Minimum <i>lot area</i>	278.0 sq.m
c)	Maximum <i>lot coverage</i>	30%

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Special Provisions

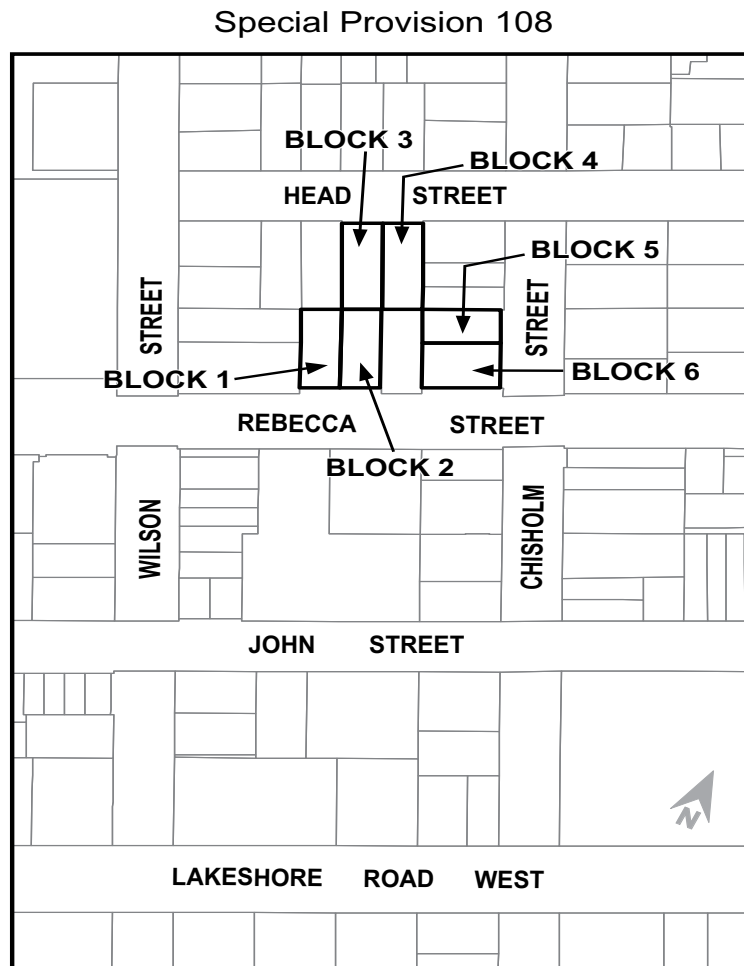
15.108.7 Zone Provisions for Block 6 Lands

The following regulations apply to lands identified as Block 6 on Figure 15.108.1:

a)	<i>Minimum front yard</i>	4.2 m
b)	<i>Minimum side yard</i>	4.8 m

15.108.8 Special Site Figures

Figure 15.108.1



Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Special Provisions

109 (Old 261)	193-213 Riverview Street and Somerville Place (Part of Lot 32, Concession 4 S.D.S.)	Parent Zone: RL3
Map 19(1)		(1979-83)
15.109.1 Zone Provisions		
The following regulations apply:		
a)	Minimum <i>lot area</i>	436.6 sq.m
b)	Average <i>lot area</i>	557.4 sq.m
c)	Minimum <i>lot frontage</i>	12.0 m
d)	Average <i>lot frontage</i>	15.2 m
e)	<i>Minimum front yard</i>	6.0 m
f)	<i>Minimum flankage yard</i>	2.4 m
g)	<i>Minimum side yard</i>	0.9 m
h)	Maximum <i>private garage floor area</i>	28.0 sq.m
15.109.2 Special Site Provisions		
The following additional provisions apply:		
a)	Maximum difference of <i>front yards</i> on abutting <i>lots</i>	1.5 m

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Special Provisions

110 (Old 270)	1-30 Normandy Place (Part of Lot 15, Concession 3 S.D.S.)	Parent Zones: RL9, RH
Map 19(7a)		(1979-174)

15.110.1 Zone Provisions for Block 1 Lands

The following regulations apply to lands identified as Block 1 on Figure 15.110.1:

a)	Minimum <i>lot area</i> for a <i>detached dwelling</i>	280.0 sq.m
b)	Minimum <i>lot area</i> for a <i>semi-detached dwelling</i>	330.0 sq.m
c)	Minimum <i>lot frontage</i> for a <i>detached dwelling</i>	7.5 m
d)	Minimum <i>lot frontage</i> for a <i>semi-detached dwelling</i>	13.2 m
e)	Minimum <i>front yard</i>	5.4 m
f)	Minimum <i>side yard</i>	1.0 m
g)	Maximum number of <i>storey</i>	3

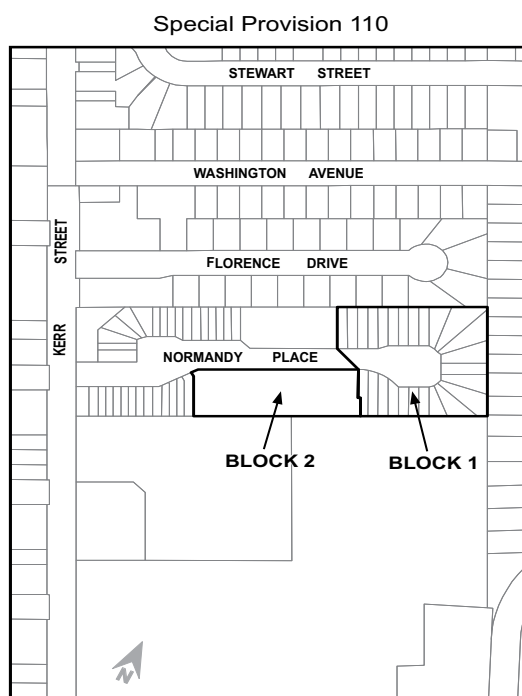
15.110.2 Zone Provisions for Block 2 Lands

The following regulations apply to lands identified as Block 2 on Figure 15.110.2:

a)	Minimum <i>lot area</i>	4,300 sq.m
b)	Minimum <i>lot frontage</i>	112.0 m
c)	Minimum <i>front yard</i>	4.0 m
d)	Minimum <i>side yard</i>	9.5 m
e)	Maximum number of <i>storeys</i>	4

15.110.3 Special Site Figures

Figure 15.110.1



Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Special Provisions

111 (Old 271)	3272-3319 Victoria Street (Part of Lot 33, Concession 4 S.D.S.)	Parent Zone: RL8
Map 19(1)		(1980-6) (1989-266)
15.111.1 Prohibited Uses		
The following <i>use</i> is prohibited:		
a)	<i>Semi-detached dwellings</i>	
15.111.2 Zone Provisions		
The following regulations apply:		
a)	Minimum <i>lot area</i>	325.0 sq.m
b)	<i>Minimum flankage yard</i>	2.4 m
c)	<i>Minimum interior side yard</i>	1.2 m
d)	Maximum <i>height</i>	12.0 m
e)	Maximum <i>residential floor area ratio</i> for a <i>dwelling</i> having one <i>storey</i>	40%
f)	Maximum <i>residential floor area ratio</i> for a <i>dwelling</i> having greater than one <i>storey</i> but less than two <i>storeys</i>	42.5%
g)	Maximum <i>residential floor area ratio</i> for a <i>dwelling</i> having two or more <i>storeys</i>	45%

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Special Provisions

<div>112 (Old 272)</div> <div>Map 19(2)</div>	<div>39-69 Tradewind Drive and 10-36 Southwind Terrace (Part of Lot 27, Concession 4 S.D.S.)</div>	Parent Zone: RM1
		(1980-21)
15.112.1 Zone Provisions		
The following regulations apply:		
a)	Minimum <i>lot area</i>	185.5 sq.m
b)	Minimum <i>lot frontage</i>	22.5 m
c)	<i>Minimum front yard</i>	5.0 m
d)	<i>Minimum side yard</i>	3.0 m
e)	<i>Minimum rear yard</i>	5.0 m

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Special Provisions

113 (Old 282, 816) Map 19(2a)	Block bounded by Nelson Street, Jones Street, Ontario Street, and Marine Drive (Part of Lot 29, Concession 4 S.D.S.)	Parent Zone: RL9 (1980-088) (1986-240) (1989-266) (2002-002) (2002-057) (2005-120)
15.113.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i>	5.5 m
b)	<i>Minimum side yard</i>	1.2 m
c)	<i>Minimum rear yard for semi-detached dwellings</i>	9.1 m
d)	<i>Maximum height</i>	12.0 m
e)	<i>Maximum lot coverage</i>	30%

Special Provisions

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

114 (Old 283)	1313 Dorval Drive (Part of Lots 18 and 19, Concession 2 S.D.S.)	Parent Zone: O2
Map 19(14)		(1980-91) (2014-014)
15.114.1 Additional Permitted Uses		
The following additional <i>uses</i> are permitted:		
a)	<i>Hotel</i>	
b)	<i>Manufacturing, accessory</i>	
c)	<i>Public hall</i> , and Footnote 1 of Table 12.2, relating to the limitation to <i>accessory use</i> only, shall not apply	
d)	Residential accommodation for caretakers and maintenance staff	
15.114.2 Zone Provisions		
The following regulations apply:		
a)	Minimum setback from the top of bank of Sixteen Mile Creek	15.24 m
b)	Maximum <i>net floor area</i>	18,750 sq.m
c)	Maximum number of <i>storeys</i>	9

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Special Provisions

115 (Old 287)	Romain Cres, McCraney St E, Sewell Dr, Ryerson Rd, Queens Ave, Parkhill Rd, and Petit Court (Part of Lots 13 and 14, Concession 2 S.D.S.)	Parent Zone: RL5
Map 19(15)		(1980-149) (1989-266)

15.115.1 Zone Provisions

The following regulations apply:

a) <i>Minimum side yards</i>	2.0 m
b) <i>Minimum flankage yard</i>	3.0 m
c) <i>Maximum number of storeys</i>	2

15.115.2 Zone Provisions for Block 1 Lands

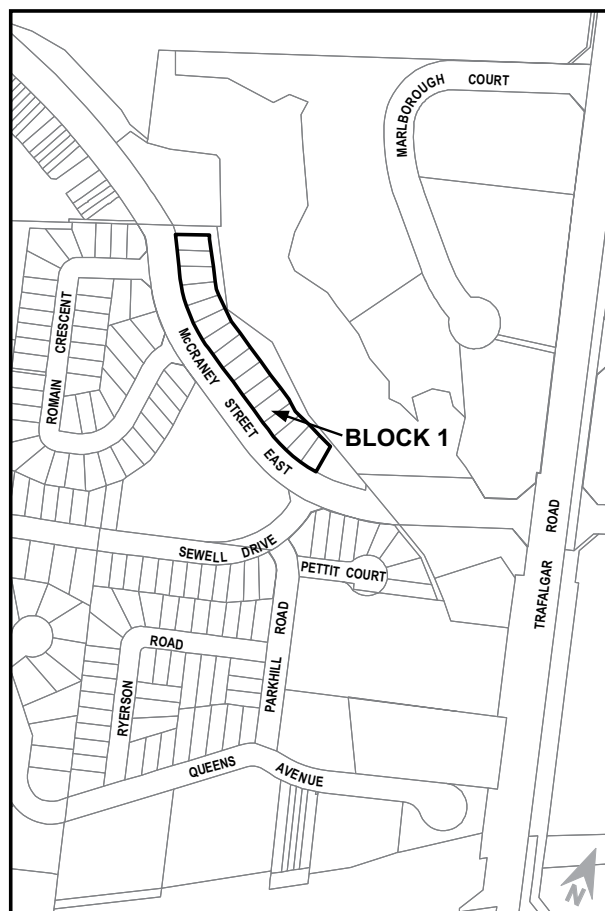
The following regulations apply to lands identified as Block 1 on Figure 15.115.1:

a) <i>Minimum front yard</i>	6.0 m
b) <i>Minimum rear yard</i>	9.0 m

15.115.3 Special Site Figures

Figure 15.115.1

Special Provision 115



Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Special Provisions

<div>116 (Old 288)</div>	<div>Manchester Crescent, Manor Road, Mayfair Road, Milton Road, Monks Passage, Montrose Abbey Drive, Old Bridle Path, Old Post Drive, Painted Post Court, Parkridge Crescent, Pilgrims Way, Pipers Green, Pleasant View Court, Priority Court, Rockcliffe Court, Roxborough Drive (Part of Lots 19, 20, and 21, Concession 2 S.D.S.)</div>	<div>Parent Zones: RL3, RL4, RL5 (1980-137) (1981-126) (1982-80) (2001-007) (2002-052) (2010-057)</div>
15.116.1 Zone Provisions		
The following regulations apply:		
a)	Minimum side yard	1.5 m
b)	Minimum separation separation distance between dwellings	3.5 m
c)	Minimum setback from interior lot line for accessory buildings located in the rear yard	0.0 m

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Special Provisions

117 (Old 288)	Maidstone Crescent and Parkridge Crescent (Part of Lots 19 and 20, Concession 2 S.D.S.)	Parent Zone: RL9
Map 19(14)		(1980-137) (1981-126) (1982-80) (2001-007) (2002-052) (2010-057)
15.117.1 Prohibited Uses		
The following <i>use</i> is prohibited:		
a)	<i>Semi-detached dwellings</i>	
15.117.2 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i>	6.0 m
b)	<i>Minimum interior side yard</i>	0.0 m
c)	<i>Minimum separation separation distance between dwellings</i>	3.5 m
d)	<i>Minimum yard from interior lot line for Accessory Buildings located in the rear yard</i>	0.0 m
e)	<i>Maximum height</i>	12.0 m
f)	<i>Maximum number of storeys</i>	Not applicable

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Special Provisions

118 (Old 288)	Runnymead Crescent (Part of Lot 21, Concession 2 S.D.S.)	Parent Zone: RM1
Map 19(13)		(1980-137) (1981-126) (1982-80) (2001-007) (2002-052) (2010-057)
15.118.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum side yard setback</i>	0.0 m
b)	<i>Minimum separation distance</i>	3.5 m

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Special Provisions

119 (Old 288)	1101-1169 Maidstone Crescent (Part of Lot 19, Concession 2 S.D.S.)	Parent Zone: RM1
Map 19(14)		(1980-137) (1981-126) (1982-80) (2001-007) (2002-052) (2010-057)
15.119.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i> for a detached garage	0.0 m

Special Provisions

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

120 (Old 300)	2004 Glenada Cres (Halton Condo Plan 173)	Parent Zone: RM1
Map 19(23)	(Part of Lot 10, Concession 1 S.D.S.)	(1981-085) (1987-085) (2006-002) (2007-096)
15.120.1 Zone Provisions for All Lands		
The following regulations apply:		
a)	<i>Minimum yard, all yards</i>	7.5 m
b)	<i>Minimum yard from the westerly lot line for the end wall of the existing northern building</i>	3.5 m

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Special Provisions

121 (Old 317)	2322 Bennington Gate	Parent Zone: RL1-0
Map 19(10)	(Part of Lot 2, Concession 4 S.D.S.)	(1986-41)
15.121.1 Zone Provisions		
The following regulations apply:		
a)	Minimum northerly <i>side yard</i>	2.4 m
b)	<i>Minimum rear yard</i>	7.5 m

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Special Provisions

122	St. Volodymyr's Cultural Centre, 1280 Dundas Street West (Part of Lot 23, Concession 1 S.D.S.)	Parent Zone: O2
Map 19(20)		(1987-271) (2014-014)
15.122.1 Additional Permitted Uses		
The following additional <i>use</i> is permitted:		
a)	<i>Place of worship</i>	
15.122.2 Prohibited Uses		
The following <i>uses</i> are prohibited:		
a)	<i>Commercial school</i>	
b)	<i>Golf course</i>	
c)	<i>Outside miniature golf course</i>	
d)	<i>Restaurant</i>	
e)	<i>Retail store</i>	
f)	<i>Service commercial establishment</i>	
g)	<i>Sports facility</i>	

v3.1: add new prohibited uses recognizing LOP exception (does not permit these uses)

Special Provisions

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

123 (Old 328)	141-145 Speyside Drive	Parent Zone: RL8
Map 19(1)	(Part of Lot 32, Concession 4 S.D.S.)	(1982-71) (1982-103)
15.123.1 Zone Provisions		
The following regulations apply:		
a)	Maximum <i>residential floor area</i>	120.0 sq.m

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Special Provisions

124 (Old 327)	159-161 Reynolds Street	Parent Zone: RL8
Map 19(8)	(Part of Lot 13, Concession 3 S.D.S.)	(1983-29) (1985-244) (1989-266)
15.124.1 Zone Provisions		
The following regulations apply:		
a)	Minimum western <i>side yard</i> for a <i>dwelling</i>	17.0 m
b)	Minimum western <i>side yard</i> for a detached <i>private garage</i>	0.6 m
c)	<i>Minimum interior side yard</i> , north side	4.9 m
d)	<i>Minimum interior side yard</i> , south side	7.5 m
e)	<i>Minimum rear yard</i>	22.5 m
f)	Maximum <i>residential floor area</i> per <i>dwelling unit</i>	173.0 sq.m
g)	Maximum number of <i>storeys</i>	2
h)	Maximum width of <i>landscaping</i> along the northern <i>lot line</i>	1.5 m
15.124.2 Special Site Provisions		
The following additional provision applies:		
a)	All lands subject to this special provision shall be considered to be one <i>lot</i> for the purposes of this By-law.	

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Special Provisions

125 (Old 332)	2021 Sixth Line (Halton Condo Plan 131)	Parent Zone: RM1
Map 19(22)	(Part of Lot 15, Concession 1 S.D.S.)	(1982-120)
15.125.1 Zone Provisions for All Lands		
The following regulations apply:		
a)	<i>Minimum front yard</i>	7.5 m
b)	<i>Minimum flankage yard</i>	10.0 m
c)	<i>Minimum (northerly) interior side yard</i>	4.0 m
d)	<i>Minimum rear yard</i>	7.5 m
e)	<i>Maximum lot coverage</i>	30%
f)	<i>Minimum landscaping coverage</i>	40%

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Special Provisions

126 (Old 333) Map 19(7a)	70 Stewart Street & 73 Washington Ave (Part of Lots 3 and 4, Plan 200 and Lots 3 and 4, Plan 228) (Part of Lot 16, Concession 3 S.D.S.)	Parent Zone: MU2 (1982-121) (2008-051) PL980001 LOP 23.5.3(c)
15.126.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i>	3.0 m
b)	<i>Minimum westerly interior side yard</i>	0.0 m
c)	<i>Minimum rear yard</i>	15.0 m
d)	<i>Maximum number of storeys</i>	4
e)	<i>Maximum height</i>	14.0 m
f)	Footnote 3 of Table 8.2 shall not apply	
15.126.2 Zone Provisions for Block 1 Lands		
The following regulations apply to lands identified as Block 1 on Figure 15.126.1:		
a)	<i>Minimum easterly interior side yard</i>	3.0 m
b)	<i>Maximum projection into easterly side yard for entry canopy</i>	1.75 m
c)	<i>Minimum landscaped strip along easterly lot line.</i>	3.0 m
15.126.3 Zone Provisions for Block 2 Lands		
The following regulations apply to lands identified as Block 2 on Figure 15.126.1:		
a)	<i>Minimum easterly interior side yard abutting RL5-0 zone</i>	1.2 m
b)	<i>Maximum projection permitted in easterly side yard for stairwells</i>	1.2 m
c)	<i>Minimum landscaped strip along easterly lot line</i>	1.2 m
15.126.4 Parking Provisions		
The following parking provisions apply:		
a)	<i>Maximum number of tandem parking spaces</i>	14

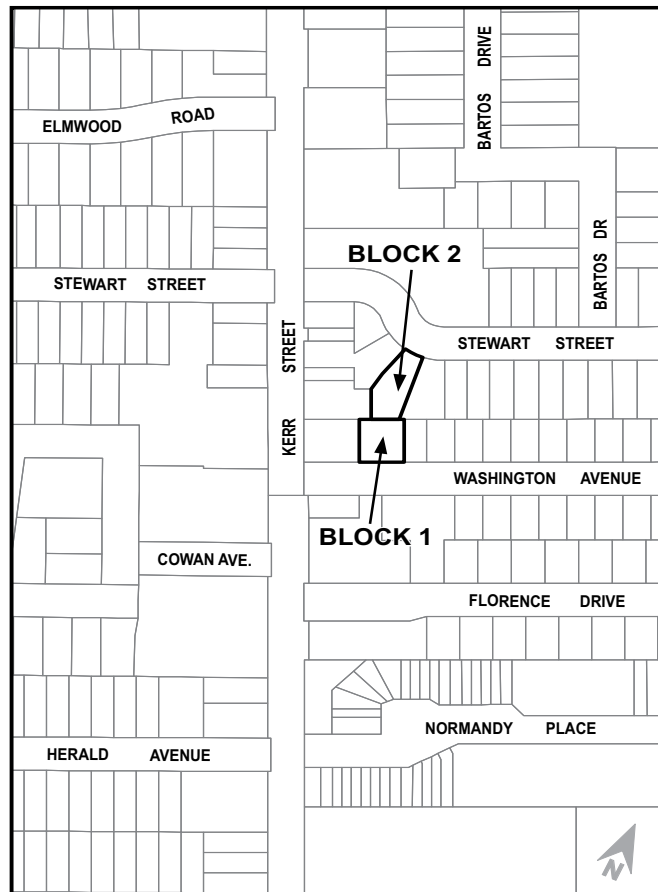
Special Provisions

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15.126.5 Special Site Figures

Figure 15.126.1

Special Provision 126



Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Special Provisions

127 (Old 341)	2169-2199 Sixth Line (Part of Lot 16, Concession 1 S.D.S.)	Parent Zone: RH
Map 19(21)		(1983-71) (1985-228) (1992-53) (2007-096) (2008-051)
15.127.1 Zone Provisions		
The following regulations apply:		
a)	Maximum number of <i>storeys</i> for an <i>apartment dwelling</i>	4
b)	Maximum <i>lot coverage</i>	35%
c)	Minimum <i>landscaping coverage</i>	30%

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Special Provisions

128 (Old 341)	2163 Sixth Line (Part of Lot 16, Concession 1 S.D.S.)	Parent Zone: C1
Map 19(21)		(1983-071) (1985-228) (1992-053) (2007-096) (2008-051)

15.128.1 Zone Provisions for Block 1 Lands

The following regulations apply to lands identified as Block 1 on Figure 15.128.1:

a)	<i>Minimum rear yard</i> abutting Block 2 on Figure 15.128.1	2.5 m
b)	Minimum width of <i>landscaping</i> abutting Block 2 on Figure 15.128.1	2.5 m
c)	Maximum <i>net floor area</i>	985.0 sq.m

15.128.2 Zone Provisions for Block 2 Lands

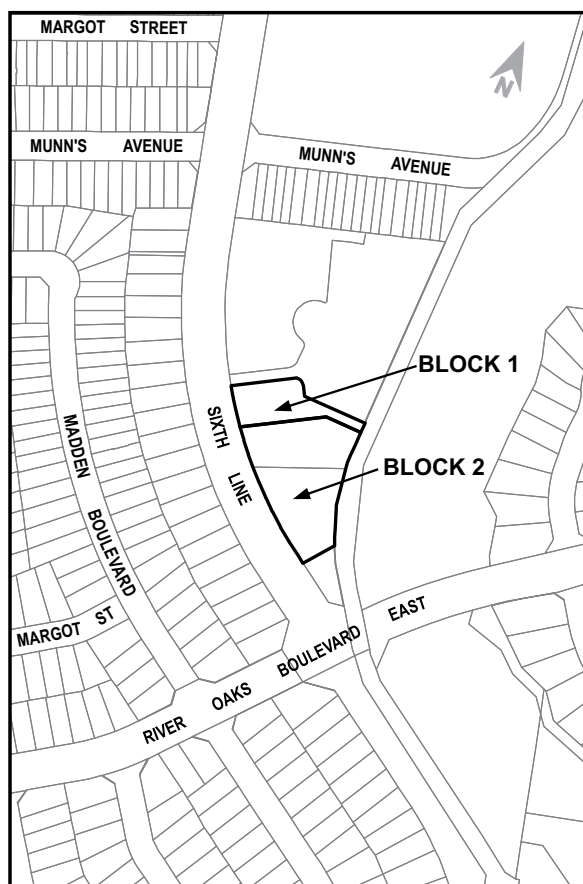
The following regulations apply to lands identified as Block 2 on Figure 15.128.1:

a)	<i>Minimum front yard</i>	9.0 m
b)	Maximum <i>net floor area</i> for <i>medical offices</i>	600.0 sq.m
c)	Maximum <i>net floor area</i> for a pharmacy integrated into a <i>medical office</i>	100.0 sq.m

15.128.3 Special Site Figures

Figure 15.128.3

Special Provision 128



Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Special Provisions

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: RL8
Map 19(8)		(1983-117)
15.129.1 Prohibited Uses		
The following use is prohibited:		
a)	<i>Semi-detached dwellings</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>	Section 6.4.6 of this By-law shall apply
c)	Maximum <i>residential floor area</i>	190.0 sq.m
d)	Maximum <i>lot coverage</i> for accessory buildings	8%

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Special Provisions

<div>130 (Old 352) Map 19(4)</div>	<div>702 Bronte Road (Part of Lot 31, Concession 3 S.D.S.)</div>	<div>Parent Zone: E3 (1986-257)</div>
15.130.1 Additional Permitted Uses		
The following additional <i>uses</i> are permitted:		
a)	Motor vehicle salvage yard	
b)	The permissions and regulations of Special Provision 3 shall additionally apply	
15.130.2 Zone Provisions		
The following regulations apply:		
a)	Minimum front yard for a motor vehicle salvage yard	27.0 m

Special Provisions

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

131 (Old 355)	376 Winston Churchill Boulevard	Parent Zone: RL3-0
Map 19(10)	(Part of Lot 1, Concession 3 S.D.S.)	(1983-171)
15.131.1 Zone Provisions		
The following regulations apply:		
a)	Minimum setback from the centre-line of Winston Churchill Boulevard	24.0 m
b)	<i>Minimum interior side yard</i>	4.0 m
c)	<i>Minimum rear yard</i>	5.0 m
d)	Maximum <i>lot coverage</i> for the <i>main dwelling</i>	15%

Special Provisions

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132 (Old 394)	252, 254 and 258 Bronte Road	Parent Zone: RL2
Map 19(2)	(Part of Lot 59, Plan M-9) (Part of Lot 30, Concession 4 S.D.S.)	(1985-27) (1989-266)
15.132.1 Zone Provisions		
The following regulations apply:		
a)	Minimum <i>lot frontage</i>	8.0 m
b)	Minimum <i>rear yard</i>	0.0 m

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Special Provisions

133 (Old 406)	8-16 Anderson Street and 17-25 Chisholm Street (Part of Block 103, Plan 1)	Parent Zone: RM1
Map 19(8)	(Part of Lot 15, Concession 4 S.D.S.)	(1986-29)

15.133.1 Zone Provisions for Block 1 Lands

The following regulations apply to lands identified as Block 1 on Figure 15.133.1:

a)	Minimum <i>lot area</i>	150.0 sq.m per unit
b)	Minimum <i>lot frontage</i>	7.8 m per unit
c)	Minimum <i>front yard</i>	3.0 m
d)	Minimum <i>side yards</i>	1.0 m
e)	Minimum <i>rear yard</i> exclusive of <i>uncovered platforms</i> on one level	17.0 m
f)	Minimum <i>rear yard</i> for garages	0.0 m
g)	Maximum <i>lot coverage</i>	50%

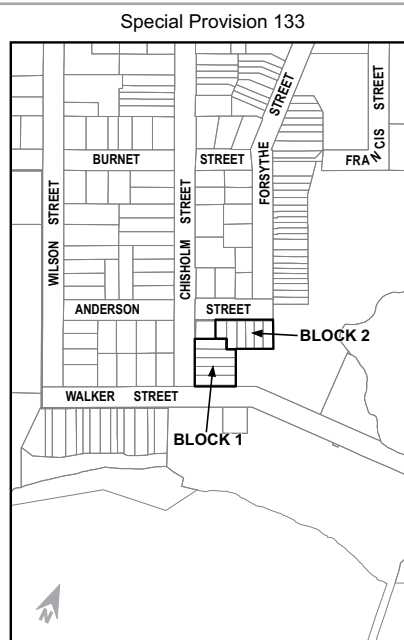
15.133.2 Zone Provisions for Block 2 Lands

The following regulations apply to lands identified as Block 2 on Figure 15.133.1:

a)	Minimum <i>lot area</i>	148.0 sq.m per unit
b)	Minimum <i>lot frontage</i>	7.8 m per unit
c)	Minimum <i>front yard</i>	3.0 m
d)	Minimum <i>side yard</i>	1.0 m
e)	Minimum <i>side yard</i> adjacent to park	9.0 m
f)	Minimum <i>rear yard</i> exclusive of <i>uncovered platforms</i> on one level	6.5 m
g)	Minimum <i>rear yard</i> for garages	0.0 m
h)	Maximum <i>lot coverage</i>	65%

15.133.3 Special Site Figures

Figure 15.133.1



Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Special Provisions

134 (Old 410)	149-177 Forsythe Street	Parent Zone: RL5-0
Map 19(8)	(Part of Lot 15, Concession 3 S.D.S.)	(1985-108)
15.134.1 Zone Provisions		
The following regulations apply:		
a)	Minimum <i>lot area</i>	As legally existing of the effective date of this By-law
b)	Minimum <i>floor area</i>	As legally existing of the effective date of this By-law
c)	<i>Minimum front yard for dwellings</i>	0.0 m
d)	<i>Minimum front yard for an accessory buildings</i>	As legally existing of the effective date of this By-law
e)	Minimum setback from the top of bank	0.0 m

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Special Provisions

135 (Old 425)	Windhaven Place and Southaven Place (Part of Lot 27, Concession 4 S.D.S.)	Parent Zone: RM1
Map 19(2)		(1986-36)

15.135.1 Zone Provisions for All Lands

The following regulations apply to all lands subject to this Special Provision:

a)	Minimum <i>lot area</i>	206.0 sq.m
b)	Minimum <i>front yard</i>	5.0 m
c)	Minimum <i>rear yard</i>	5.0 m

15.135.2 Zone Provisions for Block 1 Lands

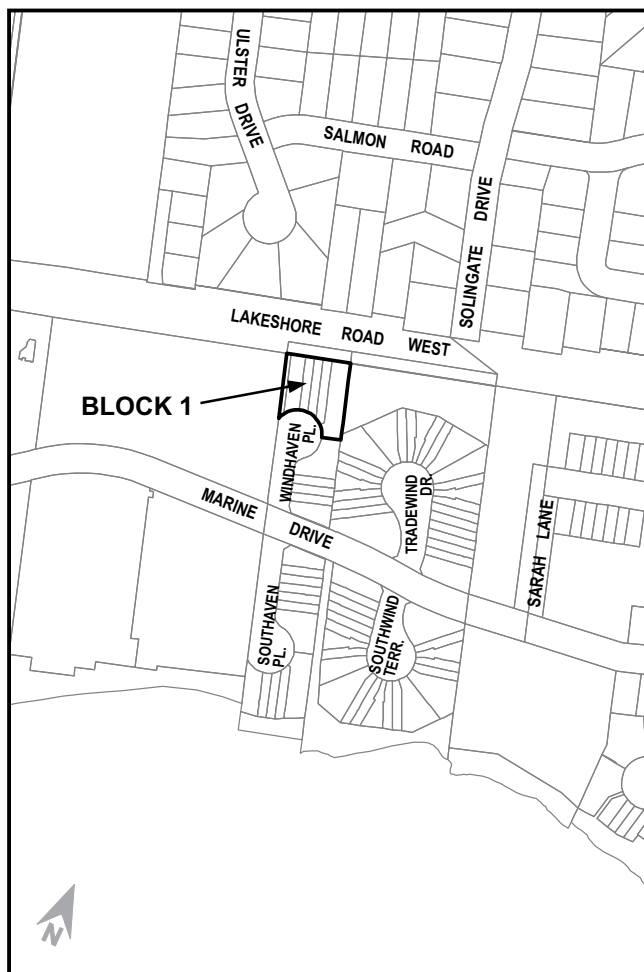
The following regulations apply to lands identified as Block 1 on Figure 15.135.1:

a)	Minimum <i>rear yard</i>	11.0 m
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15.135.3 Special Site Figures

Figure 15.135.1

Special Provision 135



Special Provisions

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

136 (Old 432)	1476-1514 Pilgrims Way (Part of Lot 24, Concession 2 S.D.S.)	Parent Zone: RH
Map 19(13)		(1986-94) (1986-175)
15.136.1 Zone Provision		
The following regulations apply:		
a)	Maximum units per site hectare	100
15.136.2 Special Site Provisions		
The following additional provisions apply:		
a)	The aggregate of all <i>dwelling unit floor areas</i> in an apartment <i>building</i> shall not exceed the maximum permitted number of <i>dwelling units</i> multiplied by 120.0 square metres.	

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Special Provisions

137 (Old 436)	2295-2303 Marine Drive (Part of Lot 28, Concession 4 S.D.S.)	Parent Zone: RM1
Map 19(2a)		(1986-133)

15.137.1 Zone Provisions for Block 1 Lands

The following regulations apply to lands identified as Block 1 on Figure 15.137.1:

a)	<i>Minimum front yard</i> (Marine Drive)	7.5 m
b)	<i>Minimum side yard</i>	0.0 m
c)	<i>Minimum rear yard</i> (from internal private road)	7.5 m

15.137.2 Zone Provisions for Block 2 Lands

The following regulations apply to lands identified as Block 2 on Figure 15.137.1:

a)	<i>Minimum front yard</i> (from internal private road)	7.5 m
b)	<i>Minimum interior side yard</i> , south side	0.0 m
c)	<i>Minimum side yard</i> (from internal private road)	6.0 m
d)	<i>Minimum rear yard</i>	0.0 m

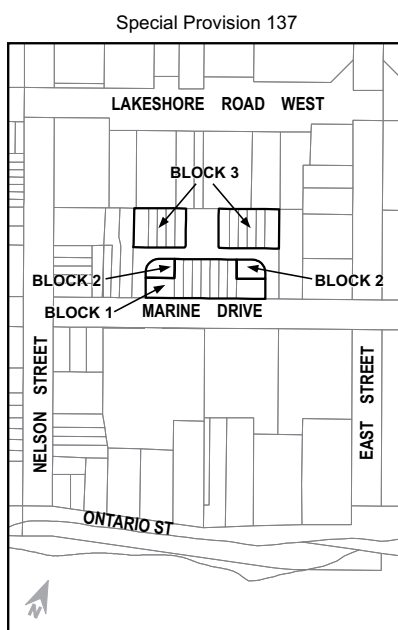
15.137.3 Zone Provisions for Block 3 Lands

The following regulations apply to lands identified as Block 3 on Figure 15.137.1:

a)	<i>Minimum front yard</i> (from internal private road)	7.5 m
b)	<i>Minimum interior side yard</i> abutting <i>Lots 56 and 62 of Plan M-8 (lots adjacent to this Special Provision)</i>	0.0 m
c)	<i>Minimum interior side yard</i> abutting private recreational space	1.2 m
d)	<i>Minimum interior side yard</i> for all other <i>lots</i>	0.0 m
e)	<i>Minimum rear yard</i>	7.5 m

15.137.4 Special Site Figures

Figure 15.137.1



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Special Provisions

138 (Old 438)	1518 and 1520 Briarwood Crescent (Part of Lot 6, Concession 3 S.D.S.)	Parent Zone: RL3-0
Map 19(9)		(1986-138)

15.138.1 Zone Provisions for All Lands

The following regulations apply:

a) Maximum number of <i>storeys</i>	1
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15.138.2 Zone Provisions for Block 1 Lands

The following regulations apply to lands identified as Block 1 on Figure 15.138.1:

a) <i>Minimum front yard</i>	14.0 m
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15.138.3 Zone Provisions for Block 2 Lands

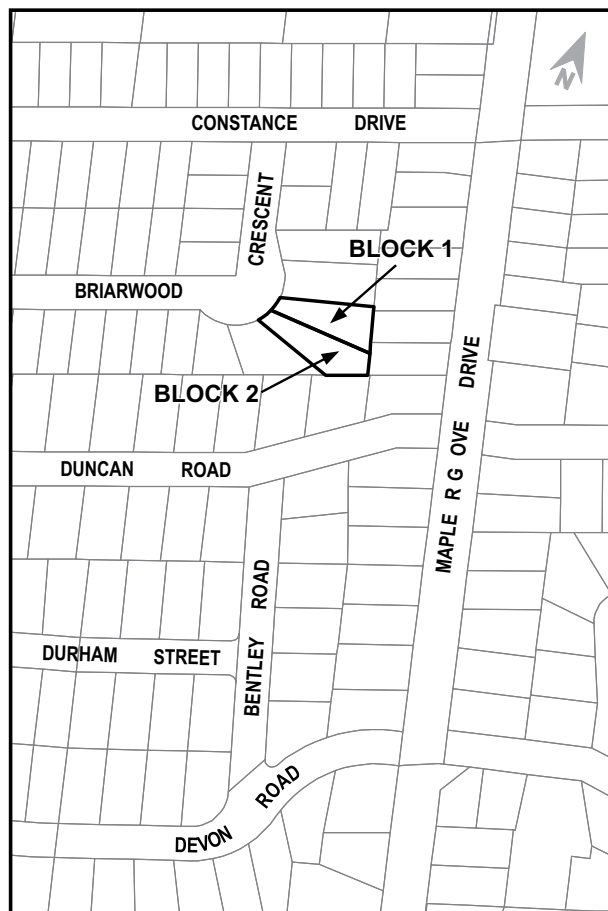
The following regulations apply to lands identified as Block 2 on Figure 15.138.1:

a) <i>Minimum front yard</i>	24.0 m
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15.138.4 Special Site Figures

Figure 15.138.1

Special Provision 138



Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Special Provisions

139 (Old 440)	Litchfield Road	Parent Zone: RM1
Map 19(15)	(Part of Lot 12, Concession 2 S.D.S.)	(1987-59) (1989-266)
15.139.1 Zone Provisions		
The following regulations apply:		
a)	Maximum <i>height</i>	9.2 m

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Special Provisions

140 (Old 453)	2353 Marine Drive	Parent Zone: RM1
Map 19(2a)	(Part of Lot 28, Concession 4 S.D.S.)	(1987-5) (1987-199)
15.140.1 Zone Provisions		
The following regulations apply:		
a)	Minimum <i>lot frontage</i>	23.0 m
b)	Minimum frontage for each unit on the private road	6.0 m
c)	Minimum <i>front yard</i>	11.6 m
d)	Minimum easterly <i>side yard</i>	3.0 m
e)	Minimum westerly <i>side yard</i>	7.5 m
f)	Minimum <i>rear yard</i>	4.8 m

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Special Provisions

141 (Old 445)	37, 39, 41, 43 Nelson Street and 2314, 2318, and 2322 Marine Drive	Parent Zone: RM1
Map 19(2a)	((Part of Lot 28, Concession 4 S.D.S.))	(1986-216)

15.141.1 Zone Provisions for Block 1 Lands

The following regulations apply to lands identified as Block 1 on Figure 15.141.1:

a)	Minimum <i>lot frontage</i> (Nelson Street)	28.0 m
b)	Minimum <i>lot area</i> per unit	260.0 sq.m
c)	Minimum <i>front yard</i> (Nelson Street)	7.5 m
d)	Minimum <i>interior side yard</i>	2.8 m
e)	Minimum <i>rear yard</i>	10.0 m

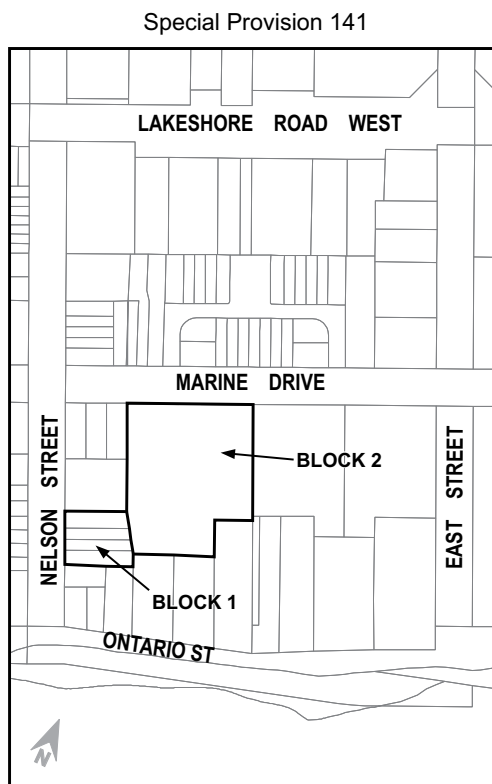
15.141.2 Zone Provisions for Block 2 Lands

The following regulations apply to lands identified as Block 2 on Figure 15.141.1:

a)	Minimum <i>lot frontage</i> (Marine Drive)	68.0 m
b)	Minimum <i>lot area</i>	0.5 ha
c)	Minimum <i>interior side yard</i> for a distance of 40.0 m from Marine Drive	6.75 m
d)	Minimum <i>rear yard</i>	6.75 m
e)	Minimum <i>separation distance</i> between <i>buildings</i>	19.0 m

15.141.3 Special Site Figures

Figure 15.141.1



Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Special Provisions

142 (Old 446)	2511 and 2521 Lakeshore Road West (Part of Lot 30, Concession 4 S.D.S.)	Parent Zone: RH
Map 19(2a)		(1986-222) (1987-305) (1989-266)
15.142.1 Zone Provisions		
The following regulations apply:		
a)	Minimum <i>lot area</i>	1.0 ha
b)	Minimum <i>lot frontage</i>	47.0 m
c)	<i>Minimum front yard</i>	7.9 m
d)	<i>Minimum interior side yard</i> , east side	15.0 m
e)	<i>Minimum interior side yard</i> , east side, within 35.1 metres of the northeast corner of the <i>lot</i>	9.0 m
f)	Minimum setback from the stable top of bank as determined on August 8, 1986 by Conservation Halton	7.5 m

Special Provisions

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143 (Old 457)	2892-2920 South Sheridan Way (Part of Lot 1, Concession 1 S.D.S.)	Parent Zones: E1, E4
Map 19(17)		(1987-43) (2000-077)
15.143.1 Special Site Provisions		
The following additional provision applies:		
a)	All lands subject to this special provision shall be considered to be one <i>lot</i> for the purposes of applying the standards of this By-law.	

Special Provisions

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

144 (Old 458)	49 Cox Drive	Parent Zone: RL1-0
Map 19(9)	(Part of Lot 7, Concession 4 S.D.S.)	(1987-47)
15.144.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum side yard</i> for a swimming pool	4.5 m
15.144.2 Special Site Provisions		
The following additional provisions apply:		
a)	All lands subject to this special provision shall be deemed to have <i>lot frontage</i> on a public road.	
b)	The <i>front lot line</i> shall be the north <i>lot line</i> .	

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Special Provisions

145	137-139 Wilson Street	Parent Zone: CBD
Maps 19 (7a)	(Part of Lot 8, Block 58, Plan 1)	PL081214 (2014-014)
15.145.1 Additional Permitted Uses		
The following additional use is permitted:		
a) <i>Semi-detached dwelling</i> , and Footnote 2 of Table 8.2, relating to existing uses, shall not apply		
15.145.2 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i> (Rebecca Street)	0.0 m
b)	<i>Minimum front yard</i> to a <i>private garage</i>	4.1 m
c)	<i>Minimum flankage yard</i> (Wilson Street) to a <i>private garage</i>	5.9 m

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Special Provisions

146 (Old 465)	1080-1100 Kerr Street (Part of Lots 16 and 17, Concession 2 S.D.S.)	Parent Zone: C3
Map 19(14)		(2007-086) (2014-014)
15.146.1 Additional Permitted Uses		
The following additional <i>use</i> is permitted:		
a)	<i>Motor vehicle service station</i>	
15.146.2 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i> (Kerr Street)	2.5 m
b)	<i>Minimum rear yard and side yard for a retail propane transfer facility</i>	7.5 m
15.146.3 Special Parking Provisions		
The following parking provision applies:		
a)	Minimum number of <i>parking spaces</i> for a retail store and outside display and sales area	1.0 per 32.0 sq.m <i>net floor area</i>
15.146.4 Special Site Provisions		
The following additional provisions apply:		
a)	The <i>front lot line</i> shall be the <i>lot line</i> abutting Kerr Street.	
b)	The <i>rear lot line</i> shall be the <i>lot line</i> abutting the Queen Elizabeth Way.	

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Special Provisions

147 (Old 471)	2020-2044 Merchants Gate (Part of Lot 27, Concession 2 S.D.S.)	Parent Zone: RL9
Map 19(12)		(1987-180) (1989-266)
15.147.1 Only Uses Permitted		
The following <i>uses</i> are the only <i>uses</i> permitted:		
a)	<i>Semi-detached dwellings</i>	
15.147.2 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum rear yard for detached dwelling</i>	13.5 m
b)	<i>Minimum rear yard for a private garage</i>	6.0 m
c)	<i>Minimum separation distance between a detached private garage and detached dwelling</i>	7.5 m
d)	<i>Maximum floor area of a private garage</i>	45.0 sq.m
15.147.3 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.	

Special Provisions

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148	2478 Ninth Line (Part of Lot 6, Concession 1 S.D.S)	Parent Zone: RM1
Map 19(7a)		(2007-010) (2014-014)
15.148.1 Additional Permitted Uses		
The following additional <i>uses</i> are permitted:		
a)	Detached dwellings, subject to the regulations of the Residential Low RL7 Zone	
b)	Semi-detached dwellings, subject to the regulations of the Residential Low RL7 Zone	
15.148.2 Zone Provisions		
The following regulations apply:		
a)	Minimum front yard	2.0 m

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Special Provisions

149	79, 82, and 86 Wilson Street	Parent Zone: CBD
Map 19(7a)	(Part of Lots 6, 7, and 8, Blocks 68 and 69, Plan 1)	(2007-010) (2008-051)
15.149.1 Prohibited Uses		
The following <i>uses</i> are prohibited:		
a)	All <i>uses</i> otherwise permitted as service commercial <i>uses</i> in the Central Business District CBD <i>Zone</i>	
b)	<i>Retail store</i>	
15.149.2 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i>	2.0 m
b)	<i>Maximum height</i>	10.5 m
c)	<i>Maximum number of storeys</i>	3

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Special Provisions

150 (Old 480) Map 19(14)	200-240 North Service Road West (Part of Lots 17 and 18, Concession 2 S.D.S.)	Parent Zone: C3 (1989-117) (1991-141) (1996-178) (2006-002) (2007-096)
15.150.1 Zone Provisions		
The following regulations apply:		
a)	Maximum <i>net floor area</i> for an office <i>building</i> , excluding <i>basements</i>	100% of the <i>lot area</i>
b)	Maximum number of <i>storeys</i> for an office <i>buildings</i>	6
c)	Maximum <i>net floor area</i> for <i>business offices</i> in any one <i>building</i>	6,967.5 sq.m
d)	Maximum number of office <i>buildings</i>	1
15.150.2 Special Parking Provisions		
The following parking provision applies:		
a)	Minimum number of <i>parking spaces</i>	1.0 per 25.0 sq.m <i>net floor area</i>

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Special Provisions

151 (Old 481) Map 19(7)	223 Rebecca Street (Part of Lot 17, Concession 3 S.D.S.)	Parent Zone: RM1
		(1987-063) (1987-328) (1996-160) (1998-004)

15.151.1 Additional Permitted Uses

The following additional *uses* are permitted:

- a) *Semi-detached dwelling*

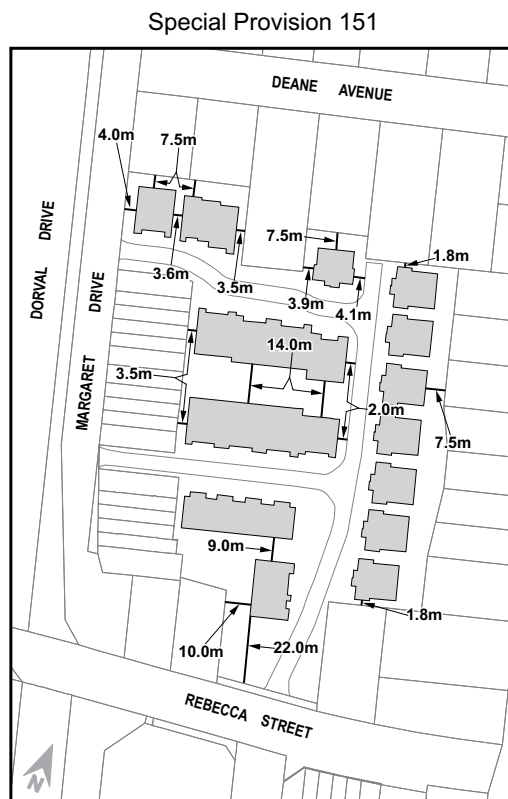
15.151.2 Zone Provisions

The following regulations apply:

a) <i>Minimum yards</i>	As shown on Figure 15.151.1
b) Maximum number of <i>storeys</i> for a <i>semi-detached dwelling</i>	1.5
c) Maximum number of <i>storeys</i> for townhouses	2
d) Maximum <i>residential floor area</i> for a <i>semi-detached dwelling</i>	174.0 sq.m
e) Maximum <i>residential floor area</i> for a <i>townhouse dwelling</i> having one and one-half <i>storeys</i>	154.0 sq.m
f) Maximum <i>residential floor area</i> for a <i>townhouse dwelling</i> having two <i>storeys</i>	158.0 sq.m
g) Maximum <i>height</i> for <i>dwellings</i> having one and one-half <i>storeys</i>	9.0 m
h) Maximum <i>height</i> for <i>dwellings</i> having two <i>storeys</i>	10.5 m

15.151.3 Special Site Figures

Figure 15.151.1



Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Special Provisions

152 (Old 487)	2331-2333 Ontario Street and 35 Nelson Street (Part of Lot 28, Concession 4 S.D.S.)	Parent Zone: RL5
Map 19(2a)		(1988-037 (1989-266))

15.152.1 Zone Provisions for Block 1 Lands

The following regulations apply to lands identified as Block 1 on Figure 15.152.1:

a)	<i>Minimum front yard</i>	0.12 m
b)	<i>Minimum front yard for a private garage</i>	2.0 m
c)	<i>Minimum flankage yard</i>	2.0 m
d)	<i>Minimum rear yard</i>	6.0 m

15.152.2 Zone Provisions for Block 2 Lands

The following regulations apply to lands identified as Block 2 on Figure 15.152.1:

a)	<i>Minimum front yard</i>	5.0 m
b)	<i>Minimum front yard for a private garage</i>	5.0 m
c)	<i>Minimum rear yard</i>	6.0 m

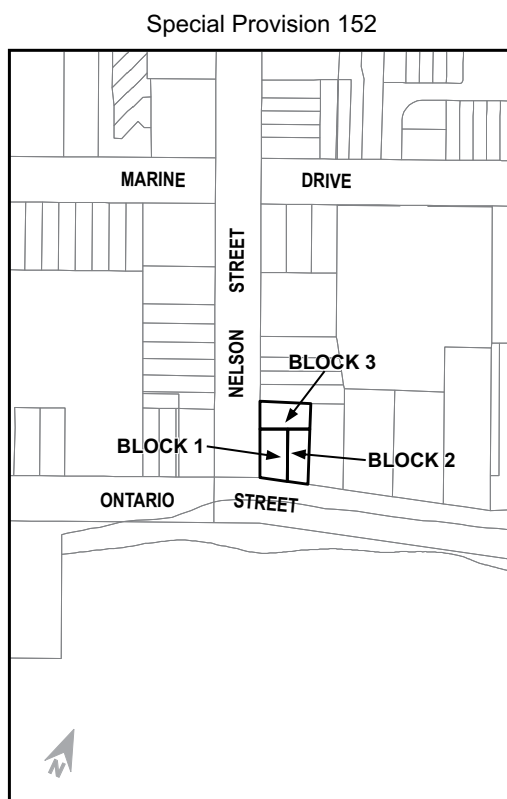
15.152.3 Zone Provisions for Block 3 Lands

The following regulations apply to lands identified as Block 3 on Figure 15.152.1:

a)	<i>Minimum rear yard</i>	7.5 m
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15.152.4 Special Site Figures

Figure 15.152.1



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Special Provisions

153 (Old 488)	2263-2273 Royal Windsor Drive (Part of Lot 3, Concession 2 S.D.S.)	Parent Zone: E4
Map 19(17)		(1988-060) (2007-096) (2008-051)

15.153.1 Parking Provisions

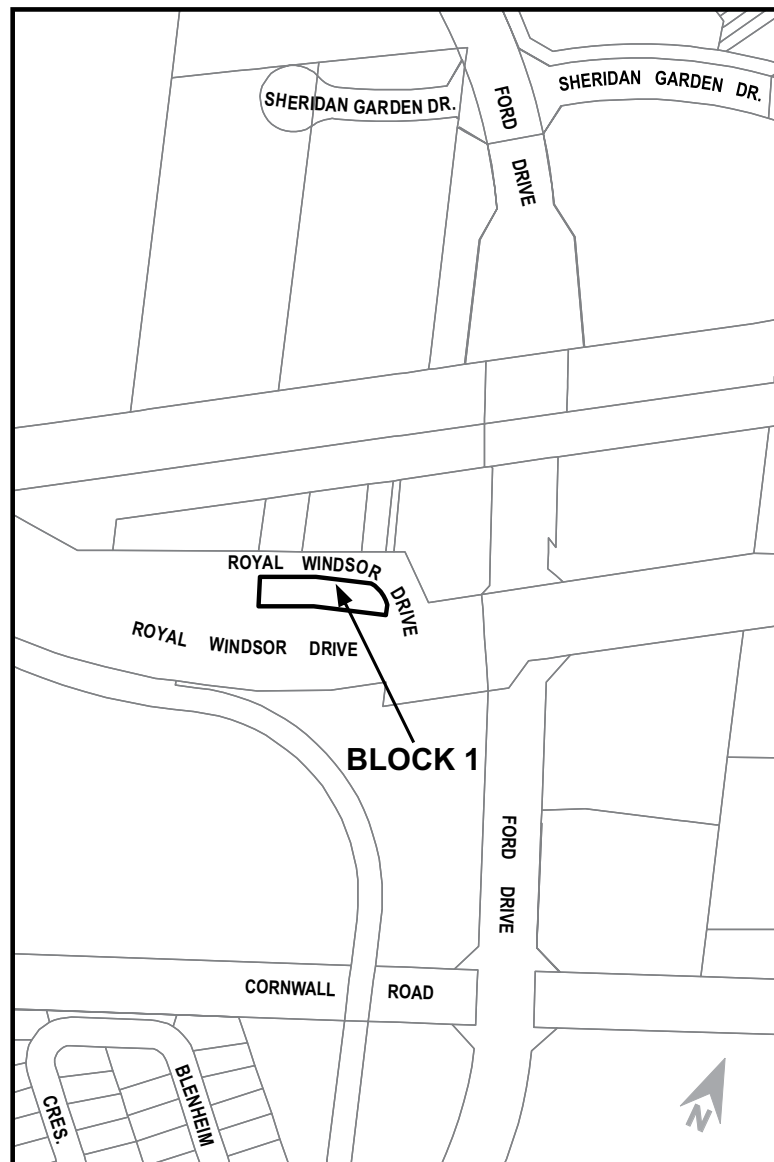
The following parking provisions apply:

- a) Required *parking spaces* may be provided on lands identified as Block 1 on Figure 15.153.1.

15.153.2 Special Site Figures

Figure 15.153.1

Special Provision 153



Special Provisions

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<div>154 (Old 491)</div> <div>Map 19(14)</div>	<div>1123 Dorval Drive</div> <div>(Part of Lot 18, Concession 2 S.D.S.)</div>	<div>Parent Zone: C4</div> <div>(1988-87)</div>
15.154.1 Additional Permitted Uses		
The following additional <i>use</i> is permitted:		
a)	Retail propane transfer facility	
15.154.2 Zone Provisions		
The following regulations apply to all lands:		
a)	Minimum width of <i>landscaping</i> along the <i>lot line</i> abutting Dorval Drive	9.0 m

Special Provisions

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

155 (Old 493)	2065 Sixth Line	Parent Zone: RM1
Map 19(22)	(Part of Lot 15, Concession 1 S.D.S.)	(1988-109)
15.155.1 Zone Provisions		
The following regulations apply:		
a)	Maximum <i>height</i>	The lesser or two <i>storeys</i> or 10.0 m

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Special Provisions

156 (Old 497 and 575) Map 19(17)	1140-1158 and 2680 Sheridan Garden Drive (Part of Lots 1 and 2, Concession 2 S.D.S.)	Parent Zone: C1 (1988-238) (1994-90) (2005-116) (2011-104)
15.156.1 Additional Permitted Uses for Block 1		
The following additional <i>uses</i> are permitted on lands identified as Block 1 on Figure 15.156.1:		
a)	<i>Training facility</i>	
b)	<i>Private school</i>	
c)	<i>Repair shop</i>	
d)	<i>Taxi dispatch</i>	
e)	<i>Printing and publishing establishment</i>	
f)	<i>Rental establishment</i>	
15.156.2 Prohibited Uses for Block 1		
The following <i>uses</i> are prohibited on lands identified as Block 1 on Figure 15.156.1:		
a)	<i>Drive-through facility</i>	
15.156.3 Only Permitted Uses for Block 2		
The following <i>uses</i> are the only <i>uses</i> permitted on lands identified as Block 2 on Figure 15.156.1:		
a)	<i>Business office</i>	
b)	<i>Financial institution</i>	
c)	<i>Drive-through facility</i>	
15.156.4 Zone Provisions for Block 1		
The following regulations apply for lands identified as Block 1 on Figure 15.156.1:		
a)	Maximum <i>net floor area</i>	3,850.0 sq.m
b)	Maximum <i>net floor area</i> for a <i>Sports facility</i>	470.0 sq.m
c)	Minimum <i>flankage yard</i>	6.0 m
d)	Minimum <i>rear yard</i> setback (Winston Churchill Blvd)	1.0 m
e)	Minimum width of <i>landscaping</i> along <i>front lot line</i>	9.0 m
f)	Minimum width of <i>landscaping</i> along <i>rear lot line</i>	1.0 m
15.156.5 Zone Provisions for Block 2		
The following regulations apply for lands identified as Block 2 on Figure 15.156.1:		
a)	Maximum percentage of a <i>building's net floor area</i> permitted to be occupied by a single <i>premises</i>	100%
b)	Minimum width of <i>landscaping</i> abutting any <i>lot line</i> abutting a street	9.0 m

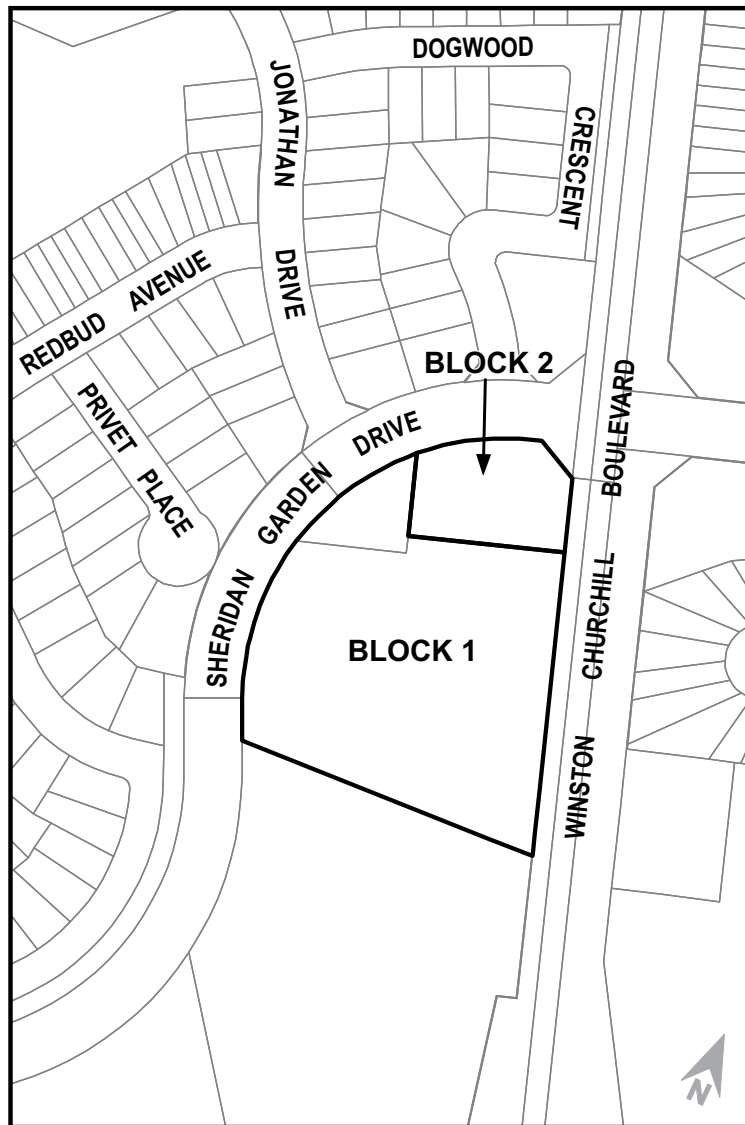
Special Provisions

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15.156.6 Special Site Figures

Figure 15.156.1

Special Provision 156



Special Provisions

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157 (Old 502)	50 Birch Hill Lane	Parent Zone: RL1-0
Map 19(7)	(Part of Lot 19, Concession 4 S.D.S.)	(1989-61)
15.157.1 Zone Provisions		
The following regulations apply:		
a)	Minimum <i>lot area</i>	As legally existing on March 29, 1989
b)	<i>Minimum front yard</i> (the southern <i>lot line</i>) for <i>buildings</i> and <i>structures</i> legally existing on March 29, 1989	3.0 m

Special Provisions

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158 (Old 504)	Northeast Corner of Ford Drive and Lakeshore Road East	Parent Zone: RL3-0
Map 19(10)	(Part of Lot 3, Concession 3 S.D.S.)	(1989-71)
15.156.1 Zone Provisions		
The following regulations apply:		
a)	Minimum <i>lot frontage</i>	14.0 m
b)	Average minimum <i>lot frontage</i> for all <i>lots</i> subject to this special provision	17.5 m

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Special Provisions

159 (Old 333)	Byron Street, Ryland Terrace, and Carrington Place (Part of Lots 1 and 2, Concession 4 S.D.S.)	Parent Zone: RL1
Map 19(10)		(1989-100)
15.159.1 Zone Provisions		
The following regulations apply to all lands subject to this Special Provision:		
a)	<i>Maximum front yard</i>	12.5 m
b)	<i>Minimum side yards</i>	4.2 m and 2.4 m
c)	Maximum number of <i>storeys</i>	2
d)	Maximum <i>height</i>	12.0 m
e)	Maximum <i>building</i> length	25.0 m
f)	Maximum width of an opening in a <i>private garage</i> providing access for a <i>motor vehicle</i>	7.5 m
15.159.2 Special Site Provisions for Block 1 Lands		
The following additional regulations apply to lands identified as Block 1 on Figure 15.159.1:		
a)	Section 15.159.1(e) above shall not apply	
15.159.3 Zone Provisions for Block 2 Lands		
The following additional regulations apply to lands identified as Block 2 on Figure 15.159.1:		
a)	Maximum projection for a <i>private garage</i> beyond the portion of <i>floor area</i> of the <i>dwelling</i> closest to the street	8.2 m
b)	Minimum setback for a <i>private garage</i> from the western <i>lot line</i>	15.0 m
15.159.4 Zone Provisions for Block 3 Lands		
The following additional regulations apply to lands identified as Block 3 on Figure 15.159.1:		
a)	<i>Minimum interior side yard</i> , northern side	3.3 m
b)	<i>Minimum interior side yard</i> , southern side	7.0 m
c)	Maximum <i>height</i>	11.5 m
15.159.5 Zone Provisions for Block 4 Lands		
The following additional regulations apply to lands identified as Block 4 on Figure 15.159.1:		
a)	<i>Minimum interior side yard</i> , northern side	4.5 m
b)	<i>Minimum interior side yard</i> , southern side	6.0 m
c)	Maximum <i>height</i>	11.5 m
15.159.6 Zone Provisions for Block 5 Lands		
The following additional regulations apply to lands identified as Block 5 on Figure 15.159.1:		
a)	<i>Minimum interior side yard</i> , northern side	6.0 m
b)	<i>Minimum interior side yard</i> , southern side	2.4 m
c)	Maximum <i>height</i>	11.5 m
15.159.7 Zone Provisions for Block 6 Lands		
The following additional regulations apply to lands identified as Block 6 on Figure 15.159.1:		
a)	Maximum <i>height</i>	11.5 m

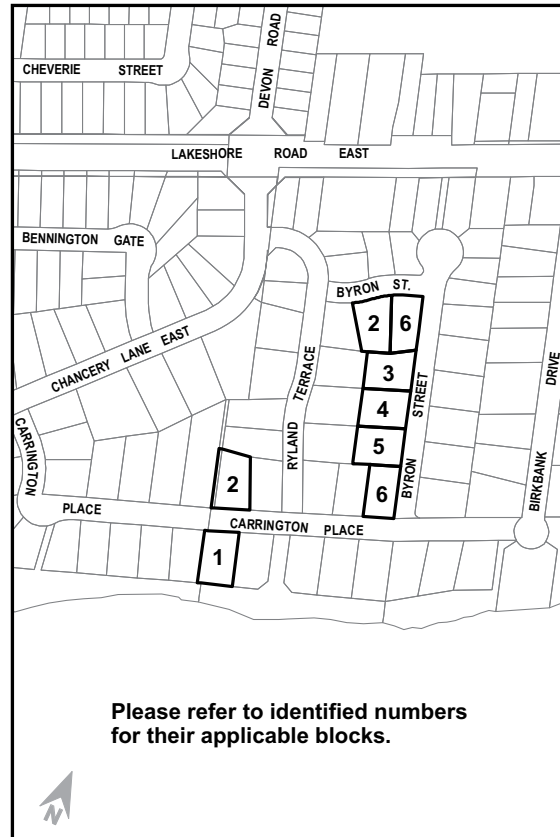
Special Provisions

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15.159.8 Special Site Figures

Figure 15.159.1

Special Provision 159



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Special Provisions

160 (Old 506)	55-100 Bel Air Drive (Part of Lot 9, Concession 4 S.D.S.)	Parent Zone: RL1
Map 19(9)		(1989-119)

15.160.1 Zone Provisions for Block 1 Lands

The following regulations apply to lands identified as Block 1 on Figure 15.160.1:

a) <i>Minimum rear yard</i>	7.5 m
b) <i>Maximum private garage floor area</i>	65.0 sq.m
c) <i>Maximum width of an opening in a private garage providing access for a motor vehicle</i>	7.5 m

15.160.2 Zone Provisions for Block 2 Lands

The following regulations apply to lands identified as Block 2 on Figure 15.160.1:

a) <i>Minimum side yard</i>	4.2 m and 2.4 m
b) <i>Minimum separation distance between structures on adjacent lots</i>	6.0 m
c) <i>Minimum rear yard</i>	7.5 m
d) <i>Maximum private garage floor area</i>	65.0 sq.m
e) <i>Maximum width of an opening in a private garage providing access for a motor vehicle</i>	7.5 m
f) <i>Maximum projection for a private garage beyond the portion of floor area of the dwelling closest to the street</i>	10.0 m

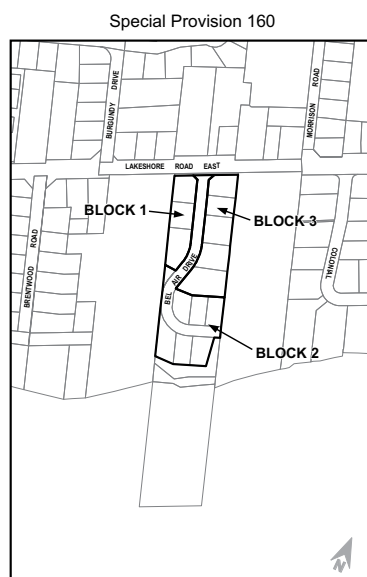
15.160.3 Zone Provisions for Block 3 Lands

The following regulations apply to lands identified as Block 3 on Figure 15.160.1:

a) <i>Minimum side yard</i>	4.2 m and 2.4 m
b) <i>Minimum separation distance between structures on adjacent lots</i>	6.0 m
c) <i>Maximum private garage floor area</i>	65.0 sq.m
d) <i>Maximum width of an opening in a private garage providing access for a motor vehicle</i>	7.5 m

15.160.4 Special Site Figures

Figure 15.160.1



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Special Provisions

161 (Old 507)	38 and 44 Forsythe Street	Parent Zone: RL5-0
Map 19(8)	(Block 72, Plan 1; Part of Lot 15, Concession 4 S.D.S.)	(1989-173) (1989-274)
15.161.1 Zone Provisions		
The following regulations apply:		
a)	Minimum <i>lot area</i>	314.5 sq.m
b)	Minimum <i>front yard</i>	2.0 m
c)	Minimum northerly <i>side yard</i>	3.0 m
d)	Minimum southerly <i>side yard</i>	1.2 m
e)	Minimum <i>rear yard</i>	3.5 m
f)	Minimum <i>flankage yard</i> and <i>front yard</i> for a private garage	3.5 m

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Special Provisions

162 (Old 510)	Appleby College 448-540 Lakeshore Road West (Part of Lots 19 and 20, Concession 4 S.D.S)		Parent Zone: I
Map 19(7)			(1989-282) (2014-014)
15.162.1 Additional Permitted Uses			
The following additional <i>use</i> is permitted:			
a)	<i>Detached dwellings</i> , accessory, subject to the Residential Low RL1-0 <i>Zone</i> regulations		
15.162.2 Zone Provisions			
The following regulations apply:			
a)	Maximum <i>height</i>	20.0 m	
b)	Maximum number of <i>detached dwellings</i> permitted on a <i>lot</i>	Not applicable	
15.162.3 Special Parking Provisions			
The following parking provision:			
a)	The minimum number of <i>parking spaces</i> for all <i>uses</i> shall be calculated using the rate for <i>private schools</i> .		
15.162.4 Special Site Provisions			
The following additional provisions apply:			
a)	“Lot” means a parcel of land entirely owned by one person or one group of persons meeting the requirements of this By-law for the use to which it is put.		

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Special Provisions

163 (Old 516)	584 Ford Drive (Part of Lot 3, Concession 3 S.D.S.)	Parent Zone: C1
Map 19(10)		(1990-104) (1990-219) (2006-002) (2007-096)
15.163.1 Prohibited Uses		
The following <i>uses</i> are prohibited:		
a)	<i>Restaurants</i>	
15.163.2 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum rear yard</i>	15.0 m
b)	Maximum <i>net floor area</i>	1,000.0 sq.m
c)	Maximum <i>height</i>	8.0 m
d)	Maximum number of <i>storeys</i>	2
e)	Minimum width of <i>landscaping</i> required along all <i>lot lines</i> abutting a public road	3.0 m
f)	Minimum <i>landscaping coverage</i>	40% of <i>lot area</i>
g)	Minimum <i>height</i> of berm adjacent to the railway spur line	2.0 m
15.163.3 Special Site Provisions		
The following additional provisions apply:		
a)	No <i>building</i> , amenity area associated with a <i>building</i> , <i>driveway</i> or <i>parking area</i> may be located more than 80.0 metres from the most easterly corner of the <i>daylight triangle</i> at Ford Drive and Cornwall Road.	

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Special Provisions

164 (Old 523)	Woodside Drive (Lot 1, Plan 1118)	Parent Zones: RL5-0, RM1
Map 19(3)		(1990-221) (2000-129) (2014-014)

15.164.1 Additional Permitted Uses on Block 1

The following additional uses are permitted on lands identified as Block 1 on Figure 15.164.1:

- a) Semi-detached dwellings
- b) Clubhouse

15.164.2 Zone Provisions for Block 1

The following regulations apply on lands identified as Block 1 on Figure 15.164.1:

a)	Minimum <i>lot frontage</i>	64.0 m
b)	Minimum <i>front yard</i> (Rebecca Street)	4.0 m
c)	Minimum <i>flankage yard</i> (Woodside Drive)	3.0 m
d)	Minimum <i>rear yard</i>	4.5 m
e)	Minimum <i>interior side yard</i> for a <i>dwelling</i> having one <i>storey</i>	2.4 m
f)	Minimum <i>interior side yard</i> for a <i>dwelling</i> having one and one-half <i>storeys</i>	27.0 m
g)	Minimum separation distance between <i>dwellings</i>	1.2 m
h)	Maximum number of <i>storeys</i>	One and one-half
i)	Maximum building <i>coverage</i>	36% of <i>lot area</i>
j)	Maximum <i>net floor area</i> for a clubhouse	200.0 m ²

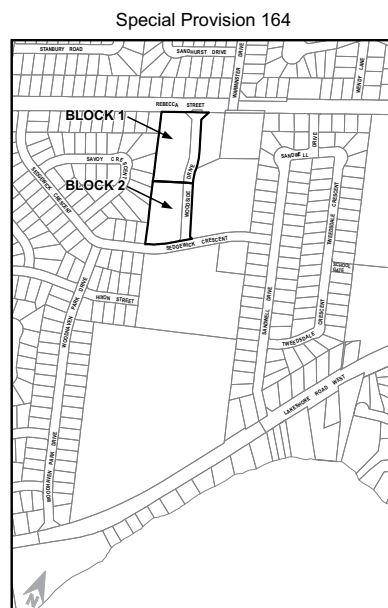
15.164.3 Zone Provisions for Block 2

The following regulations apply on lands identified as Block 2 on Figure 15.164.1:

a)	Maximum number of <i>dwelling units</i>	28
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15.164.4 Special Site Figures

Figure 15.164.1



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Special Provisions

165 (Old 527)	1276-1344 (even) and 1384-1540 (even) Cornwall Road	Parent Zone: E2
Map 19(9)	(Part of Lots 6, 7, and 8, Concession 3 S.D.S.)	(1992-064) (2000-076) (2000-080) (2000-133)
15.165.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum side yard</i> abutting a Residential Zone on Maple Grove Drive	30.0 m
b)	<i>Minimum rear yard</i>	27.0 m
c)	Minimum width of <i>landscaping</i> required adjacent to a Residential Zone	15.0 m
d)	Minimum <i>landscaping coverage</i> exclusive of widths of <i>landscaping</i> required by subsection (c) above	10% of <i>lot area</i>

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Special Provisions

166 (Old 531)	Sixth Line, Inverhuron Trail, River Glen Boulevard, Andover Road, Westfield Trail	Parent Zone: RL5
Map 19(21)	(Part of Lots 16, 17, and 18, Concession 1 S.D.S.)	(1991-62) (1991-63) (1996-95) (1996-96) (2008-051)
15.166.1 Zone Provisions for Block 1 Lands		
The following regulations apply to lands identified as Block 1 on Figure 15.166.1:		
a)	<i>Minimum front yard</i>	9.0 m
15.166.2 Zone Provisions for Block 2 Lands		
The following regulations apply to lands identified as Block 2 on Figure 15.166.1:		
a)	<i>Minimum front yard</i>	4.5 m
b)	<i>Minimum front yard</i> for a private garage	7.5 m
c)	Maximum combined <i>driveway</i> width between <i>Lots</i> 5 and 6	5.4 m
d)	<i>Driveway</i> access to <i>Lots</i> 3 and 4 shall be provided as a right-of-way over <i>Lots</i> 5 and 6.	
15.166.3 Prohibited Uses for Block 3 Lands		
The following <i>use</i> is prohibited to lands identified as Block 3 on Figure 15.169.1:		
a)	<i>Semi-detached dwellings</i>	
15.166.4 Zone Provisions for Block 3 Lands		
The following regulations apply to lands identified as Block 3 on Figure 15.169.1:		
a)	<i>Minimum front yard</i>	6.0 m
b)	<i>Minimum front yard</i> for a private garage	7.5 m
c)	Maximum <i>residential floor area</i> per <i>dwelling unit</i>	115.0 sq.m
15.166.5 Zone Provisions for Block 4 Lands		
The following regulations apply to lands identified as Block 4 on Figure 15.169.1:		
a)	<i>Minimum front yard</i>	4.5 m
b)	<i>Minimum front yard</i> for a private garage	7.5 m
c)	Minimum flankage along <i>daylight triangles</i> for <i>lots</i> 1 and 8	1.0 m
d)	Maximum combined <i>driveway</i> width between <i>Lots</i> 7 and 8	5.4 m
e)	<i>Driveway</i> access to <i>Lots</i> 1 and 2 shall be provided as a right-of-way over <i>Lots</i> 7 and 8.	

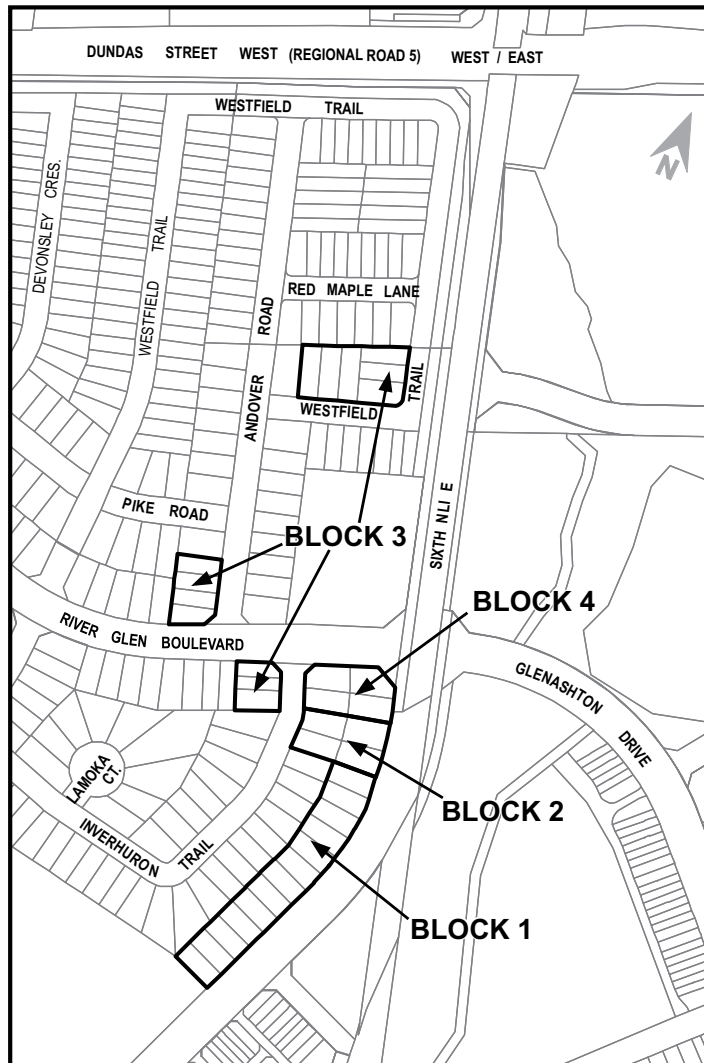
Special Provisions

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15.166.6 Special Site Figures

Figure 15.166.1

Special Provision 166



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Special Provisions

167 (Old 531)	River Oaks Development Inc. (Part of Lots 16, 17, and 18, Concession 1 S.D.S.)	Parent Zone: RL8
Map 19(21)		(1991-062) (1996-095) (2008-051)
15.167.1 Zone Provisions for Block 1 Lands		
The following <i>use</i> is prohibited:		
a)	<i>Detached dwellings</i>	
15.167.2 Zone Provisions for Block 4 Lands		
The following regulations apply:		
a)	Minimum <i>lot area</i>	464.5 sq.m
b)	Minimum <i>lot frontage</i>	15.0 m
c)	Maximum <i>residential floor area</i> per dwelling unit	125.0 sq.m
d)	Maximum <i>building height</i>	10.5 m
e)	<i>Minimum front yard</i> for a private garage	7.5 m
f)	<i>Minimum side yard</i>	2.4 m
g)	<i>Minimum side yard</i> with an attached private garage	1.2 m
h)	Minimum <i>separation distance</i> between buildings	3.0 m
i)	Maximum <i>lot coverage</i> for an accessory structure	10%

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Special Provisions

168 (Old 731)	2231 Wyecroft Road	Parent Zone: E2
Map 19(5)	(Part of Lot 28, Concession 3 S.D.S.)	(2002-046)
15.168.5 Additional Permitted Uses		
The following additional <i>uses</i> are permitted:		
a)	<i>Transportation terminal</i>	
b)	The permissions and regulations of Special Provision 3 shall additionally apply	

Special Provisions

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169 (Old 654)	56 Water Street	Parent Zone: RL7-0
Map 19(7)	(Part of Lot 14, Concession 4 S.D.S.)	(1998-11) (2008-051)
15.169.1 Additional Permitted Uses		
The following additional <i>use</i> is permitted:		
a)	A <i>surface parking area</i> for the exclusive <i>use</i> of the Oakville Club	

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Special Provisions

170 (Old 538)	243, 247, 251 North Service Road West and 1122 Dorval Drive	Parent Zone: C3
Map 19(14)	(Part of Lot 18, Concession 2 S.D.S.)	(1991-108)

15.170.1 Zone Provisions for Block 1 Lands

The following regulations apply to lands identified as Block 1 on Figure 15.170.1:

a)	Maximum <i>height</i>	3 storeys
b)	Minimum width of <i>landscaping</i> abutting <i>rear lot line</i>	4.0 m

15.170.2 Zone Provisions for Block 2 Lands

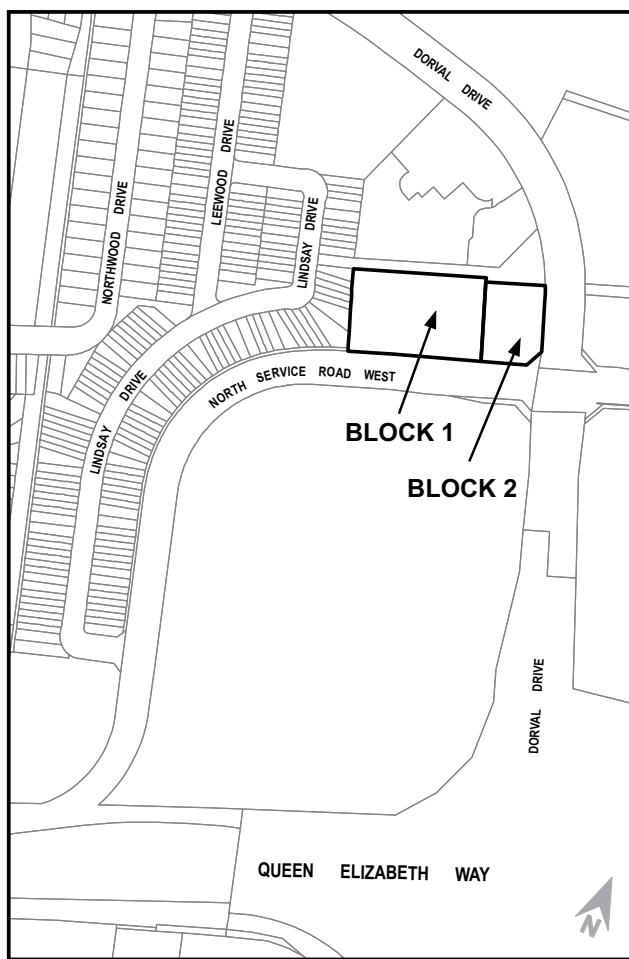
The following regulations apply to lands identified as Block 2 on Figure 15.170.1:

a)	Minimum <i>rear yard</i>	1.0 m
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15.170.3 Special Site Figures

Figure 15.170.1

Special Provision 170



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Special Provisions

171 (Old 542)	1065, 1067, and 1079 Lakeshore Road East (Part of Lot 10, Concession 3 S.D.S.)	Parent Zone: RL1-0
Map 19(9)		(1990-70) (1999-19)
15.171.1 Zone Provisions		
The following regulation applies:		
a)	Maximum <i>residential floor area ratio</i>	40%

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Special Provisions

172 (Old 543)	10 Burnet Street and 64 Forsyth Street (Part of Lots 7 and 9, Block 72, Plan 1) (Part of Lot 15, Concession 4 S.D.S.)	Parent Zone: RL5-0
Map 19(8)		(1991-238)
15.172.1 Zone Provisions		
The following regulations apply:		
a)	Minimum <i>lot area</i>	346.0 sq.m
b)	<i>Minimum front yard</i> for the <i>structure</i> legally existing on October 16, 1991	1.0 m
c)	<i>Minimum front yard</i>	4.0 m
d)	<i>Minimum flankage yard</i> for the <i>structure</i> legally existing on October 16, 1991	0.9 m
e)	<i>Minimum interior side yard</i> for the <i>structure</i> legally existing on October 16, 1991	3.6 m
f)	<i>Minimum interior side yard</i> on a <i>corner lot</i> for an <i>accessory structure</i> from the southerly <i>lot line</i>	3.3 m
g)	<i>Minimum rear yard</i> on an <i>interior lot</i> for an <i>accessory structure</i> from the westerly <i>lot line</i>	3.0 m

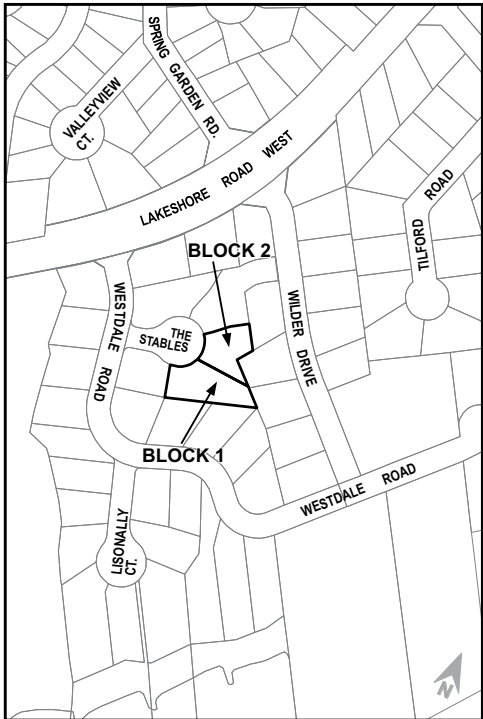
Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Special Provisions

173 (Old 545)	Oak Bliss Crescent, Oak Hollow, Fox Hollow, Glen Valley Road, Old Oak Drive	Parent Zone: RL9, RL10
Map 19(20)	(Part of Lots 21 and 22, Concession 1 S.D.S.)	(1992-015) (1995-129) (2006-002) (2007-096) (2008-051)
15.173.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i>	4.5 m
b)	<i>Minimum front yard for a private garage</i>	6.0 m
c)	<i>Minimum rear yard</i>	2.4 m
d)	<i>Maximum height</i>	7.5 m
e)	<i>Maximum height of any portion of a dwelling within 3.5 m of the rear lot line</i>	4.0 m
f)	<i>Minimum separation distance between buildings</i>	1.2 m
g)	<i>Maximum allowable projection into the separation distance required by Section 15.173.1(f)</i>	0.5 m
h)	<i>Maximum driveway width per dwelling unit</i>	3.5 m

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Special Provisions

<div>174 (Old 546) Map 19(3)</div>	<div>Westdale Road, The Stables, and Lisonally Court (Part of Lots 21 and 22, Concession 4 S.D.S.)</div>	<div>Parent Zone: RL1 (1996-62)</div>
15.174.1 Zone Provisions for All Lands		
The following regulations apply:		
a)	Maximum <i>height</i>	7.5 m
15.174.2 Zone Provisions for Block 1 Lands		
The following regulations apply to lands identified as Block 1 on Figure 15.174.1:		
a)	Minimum <i>front yard</i>	7.5 m
b)	Minimum <i>rear yard</i>	12.5 m
c)	Minimum southeasterly <i>side yard</i>	6.0 m
d)	Maximum <i>residential floor area</i>	630.0 sq.m
15.174.3 Zone Provisions for Block 2 Lands		
The following regulations apply to lands identified as Block 2 on Figure 15.174.1:		
a)	Minimum <i>front yard</i>	7.5 m
b)	Minimum <i>rear yard</i>	4.2 m
c)	Minimum northeasterly <i>side yard</i> to the <i>lot line</i> of Lots 15 and 16, Registered Plan 1447	15.0 m
d)	Maximum <i>residential floor area</i>	695.0 sq.m
15.174.4 Special Site Figures		
Figure 15.174.1		
<div>Special Provision 174</div> 		

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Special Provisions

175 (Old 549)	153-163 Dunn Street (Lot 5, Block 89, Registered Plan 1) (Part of Lot 13, Concession 3 S.D.S.)	Parent Zone: RM1
Map 19(8)		(1993-84)
15.175.4 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i>	4.0 m
b)	<i>Minimum rear yard for an uncovered platform</i>	2.7 m

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Special Provisions

176 (Old 550)	81-93 Forsythe Street	Parent Zone: RM1
Map 19(8)	(Part of Lots 2 and 3, Block 108 and Part of Burnett Street Register, Plan 1)	(1993-84)
	(Part of Lot 15, Concession 4 S.D.S.)	

15.176.1 Zone Provisions

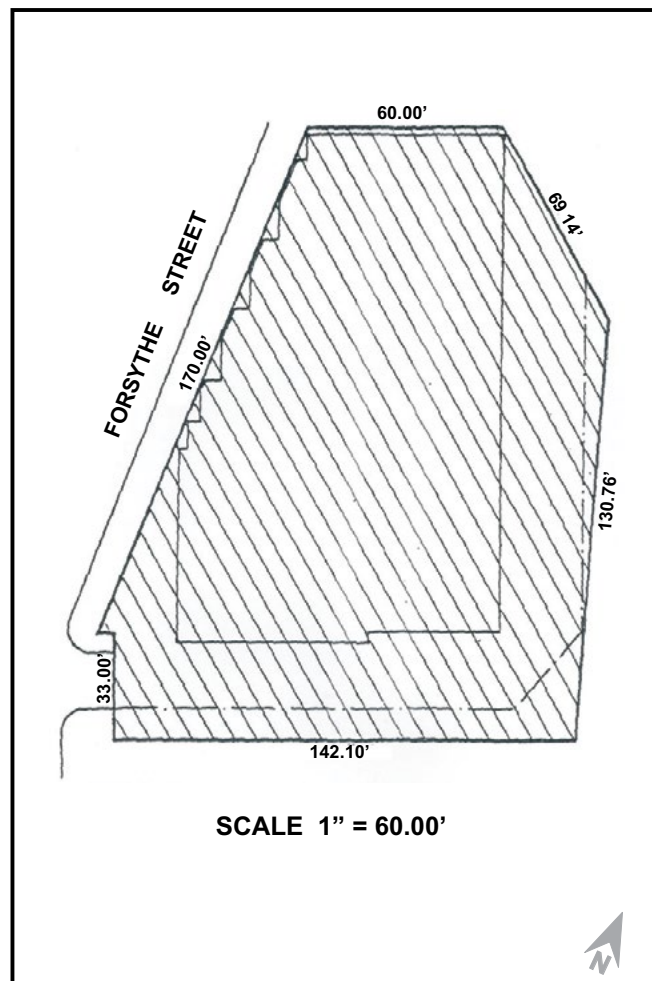
The following regulations apply:

a)	<i>Minimum yards</i> , all yards, shall be in accordance with the <i>building</i> envelope in cross-hatch attached in Figure 15.176.1.	As shown in Figure 15.176.1
b)	Maximum <i>height</i> , excluding rooftop mechanical equipment	93.7 m geodetic elevation

15.176.2 Special Site Figures

Figure 15.176.1

Special Provision 176



Special Provisions

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177 (Old 524)	1169 and 1267 Dorval Drive	Parent Zone: RM1
Map 19(14)	(Part of Lots 17, 18, and 19, Concession 2 S.D.S.)	(1991-153) (1998-16)
15.177.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i>	4.5 m
b)	Minimum interior side, flankage, and <i>rear yards</i>	7.5 m

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Special Provisions

178 (Old 525)	Gable Drive and Beechnut Road (Part of Lots 2 and 3, Concession 2 S.D.S.)	Parent Zone: RL8
Map 19(17)		(1991-7)
15.178.1 Prohibited Uses		
The following <i>uses</i> are prohibited:		
a)	<i>Semi-detached dwellings</i>	
15.178.2 Zone Provisions		
The following regulations apply:		
a)	Minimum <i>lot depth</i>	31.0 m
b)	Minimum <i>lot area</i> for interior <i>lots</i>	578.0 sq.m
c)	Minimum <i>lot area</i> for corner <i>lots</i>	635.0 sq.m

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Special Provisions

179 (Old 555) Map 19(7)	378, 382 and 384 Lakeshore Rd W (Lots 2, 4 and 5 Plan 20M-793) (Part of Lot 18, Concession 4 S.D.S.)	Parent Zone: RL1-0 (1992-215) (2008-174)
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15.179.1 Zone Provisions for Block 1 Lands

The following regulations apply to lands identified as Block 1 on Figure 15.179.1:

a) Minimum easterly <i>side yard</i>	2.4 m
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15.179.2 Zone Provisions for Block 2 Lands

The following regulations apply to lands identified as Block 2 on Figure 15.179.1:

a) <i>Minimum yards</i>	As shown on Figure 15.179.2
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15.179.3 Zone Provisions for Block 3 Lands

The following regulations apply to lands identified as Block 3 on Figure 15.179.1:

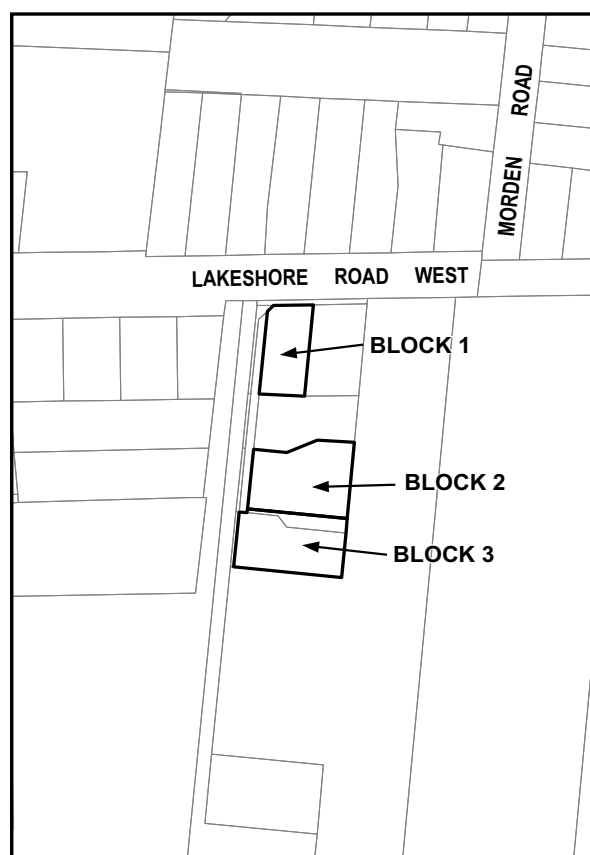
a) The western <i>lot line</i> shall be deemed to be the <i>front lot line</i> .	
b) <i>Minimum front yard</i>	10.5 m

15.179.4 Special Site Figures

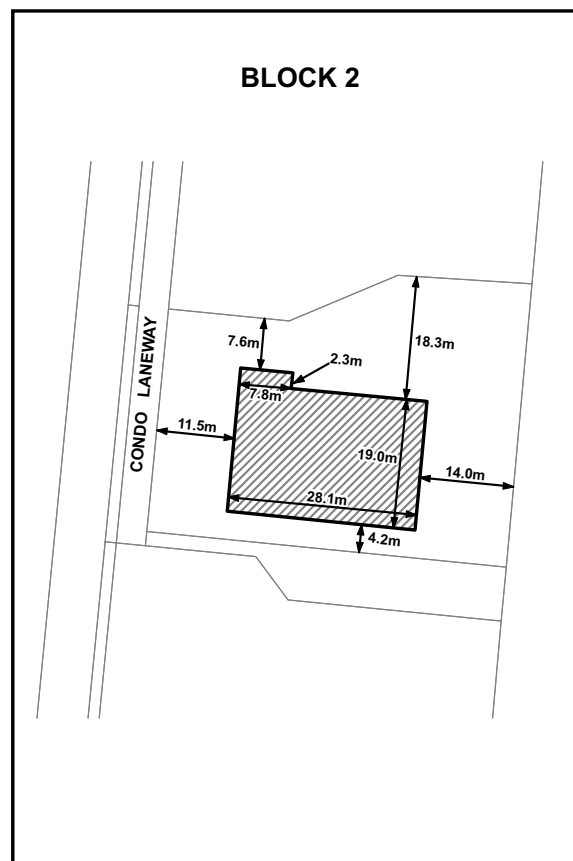
Figure 15.179.1

Figure 15.179.2

Special Provision 179-1



Special Provision 179-2



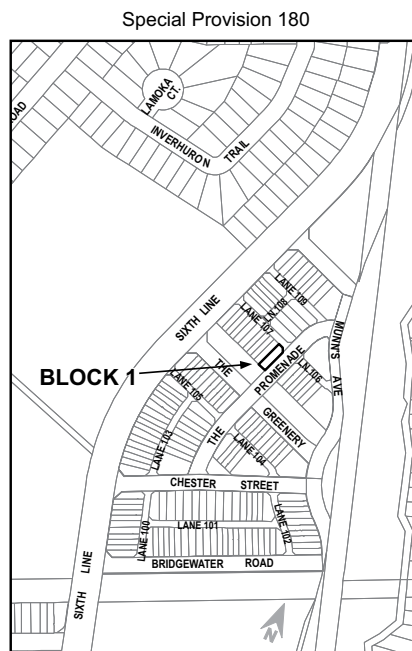
Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Special Provisions

180 (Old 557)	2379-2437 Sixth Line, The Greenery, Chester Street, Bridgewater Road, The Promenade, and 2340-2442 Munn's Avenue (Part of Lot 16, Concession 2 S.D.S.)		Parent Zone:RM1
Map 19(21)			(1993-7) (2006-002) (2007-096) (2008-051) (2010-057) (2014-014)
15.180.1 Additional Permitted Uses			
The following additional <i>uses</i> are permitted:			
a)	Detached dwelling		
b)	Semi-detached dwelling		
15.180.2 Additional Permitted Uses for Block 1			
The following additional <i>uses</i> permitted:			
a)	Retail store		
15.180.3 Zone Provisions for All Lands			
The following regulations apply to all lands subject to this Special Provision:			
a)	Minimum front yard	3.0 m	
b)	Minimum interior side yard	1.2 m	
c)	Minimum flankage yard	2.0 m	
d)	Minimum interior side yard	1.2 m	
e)	Minimum rear yard	11.0 m	
f)	Maximum dwelling depth measured from the front lot line to the exterior rear wall of the dwelling	18.0 m or 19.0 m where the depth of the front yard is 4.0 m or greater	
g)	Maximum floor area for a detached private garage	36.0sq.m	
h)	Minimum side yard for detached garages	0.0 m	
i)	Maximum height for an accessory building	6.5 m	
j)	Maximum projection for covered unenclosed structures including exterior stairs, balconies, decks and porches.	2.7 m into front yard 3.0 m into rear yard 1.7 m into flankage yard	
k)	A private garage and a parking space are only permitted in a rear yard. Notwithstanding this, 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.		
15.180.4 Zone Provisions for Block 1 Lands			
The following regulations apply to a retail store located on lands identified as Block 1 on Figure 15.180.1:			
a)	Maximum net floor area for a retail store	100.0 sq.m	
b)	A retail store shall only be permitted in a detached dwelling on a lot having minimum lot frontage of 9.0 m		
c)	A retail store shall only be located on the first storey.		
d)	No minimum parking spaces shall be required.		

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to this document based on final review.
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Council on the evening of February 25.

Figure 15.180.1



The following additional provisions apply:

- | | |
|----|--|
| a) | For the purpose of calculating the <i>minimum yards</i> and <i>lot area</i> on a <i>public road</i> , the publicly owned 0.3 metre reserve and daylight triangles adjoining the <i>lot</i> shall be deemed to be part of the <i>lot</i> . |
| b) | For the purposes of this By-law, on a <i>lot</i> abutting the Park O1 <i>Zone</i> , the <i>front lot line</i> shall be the <i>lot line</i> abutting the Park O1 <i>Zone</i> , and such <i>lot</i> shall be deemed to comply with the <i>lot frontage</i> requirement of this By-law. |

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Special Provisions

181 (Old 557)	23 and 43 Chester Street, and 2368, 2386, 2400, and 2414 Munn’s Avenue (Part of Lot 16, Concession 4 S.D.S.)	Parent Zone: RM4
Map 19(21)		(1993-7) (2006-002) (2007-096) (2008-051) (2010-057)
15.181.1 Zone Provisions		
The following regulations apply:		
a)	Minimum front yard	3.0 m
b)	Minimum interior side yard	2.0 m
c)	Minimum flankage yard	3.0 m
d)	Minimum rear yard	7.5 m but may be reduced to 0.0 m to a maximum of 75% of the length of the lot line
e)	Maximum lot coverage	60%
f)	Maximum storeys	3
g)	Maximum height	10.5 m
h)	Maximum projection for all covered unenclosed structures including exterior stairs, balconies, and porches.	2.7 m into front yard 3.0 m into rear yard 1.7 m into flankage yard
15.181.2 Special Site Provisions		
The following additional provision applies:		
a)	For the purpose of calculating the minimum yards, lot area and lot frontage on a public road, the publicly owned 0.3 metre reserve and daylight triangles adjoining the lot shall be deemed to be part of the lot.	

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Special Provisions

182 (Old 559)	2045 Sixth Line (Part of Lot 15, Concession 1 S.D.S.)	Parent Zone: CU
Map 19(22)		(1993-66)
15.182.1 Only Permitted Uses		
The following <i>uses</i> are the only <i>uses</i> permitted:		
a)	<i>Private school</i>	
b)	<i>Day care</i>	
15.182.2 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i>	3.5 m
b)	<i>Minimum interior side yard, south side</i>	4.1 m

v3.1: delete surplus text

Special Provisions

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183 (Old 560)	1001 Summit Ridge Drive (Part of Lot 20, Concession 1 S.D.S.)	Parent Zone: RL3
Map 19(21)		(1993-69)
15.183.1 Zone Provisions		
The following regulation applies:		
a)	<i>Minimum yards, all yards</i>	7.5 m

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Special Provisions

184 (Old 562)	2031 Oxford Ave	Parent Zone: RL5
Map 19(21)	(Part of Lot 17, Concession 1 S.D.S.)	(2000-215)
15.184.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i>	4.5 m
b)	<i>Minimum yard abutting the daylight triangle</i>	1.0 m

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Special Provisions

185 (Old 565)	1006-1031 Friar's Court (Part of Lot 21, Concession 2 S.D.S.)	Parent Zone: RL4-0
Map 19(13)		(1994-123)
15.185.1 Zone Provisions for All Lands		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Maximum <i>floor area</i> for the second floor	45% of the main <i>floor area</i>
15.185.2 Zone Provisions for Block 1 and 2 Lands		
The following regulations apply to lands identified as Blocks 1 and 2 on Figure 15.185.1:		
a)	<i>Minimum front yard</i>	2.0 m
b)	<i>Minimum rear yard</i>	6.0 m
15.185.3 Zone Provisions for Block 3 Lands		
The following regulations apply to lands identified as Block 3 on Figure 15.185.2:		
a)	<i>Minimum front yard</i>	9.0 m
b)	<i>Minimum rear yard</i>	8.5 m
15.185.4 Zone Provisions for Block 4 and 5 Lands		
The following regulations apply to lands identified as Blocks 4 & 5 on Figure 15.185.1:		
a)	<i>Minimum front yard</i>	7.5 m
b)	<i>Minimum rear yard</i>	10.0 m
15.185.5 Zone Provisions for Block 4 and 5 Lands		
The following regulations apply to lands identified as Blocks 4 & 5 on Figure 15.185.1:		
a)	<i>Minimum front yard</i>	6.0 m
b)	<i>Minimum rear yard</i>	10.0 m
15.185.6 Zone Provisions for Block 7 and 8 Lands		
The following regulations apply to lands identified as Blocks 7 & 8 on Figure 15.185.1:		
a)	<i>Minimum front yard</i>	6.0 m
b)	<i>Minimum rear yard</i>	7.5 m
15.185.6 Zone Provisions for Block 9 and 14 Lands		
The following regulations apply to lands identified as Blocks 9 to 14 on Figure 15.185.1:		
a)	<i>Minimum front yard</i>	6.0 m
b)	<i>Minimum rear yard</i>	17.0 m

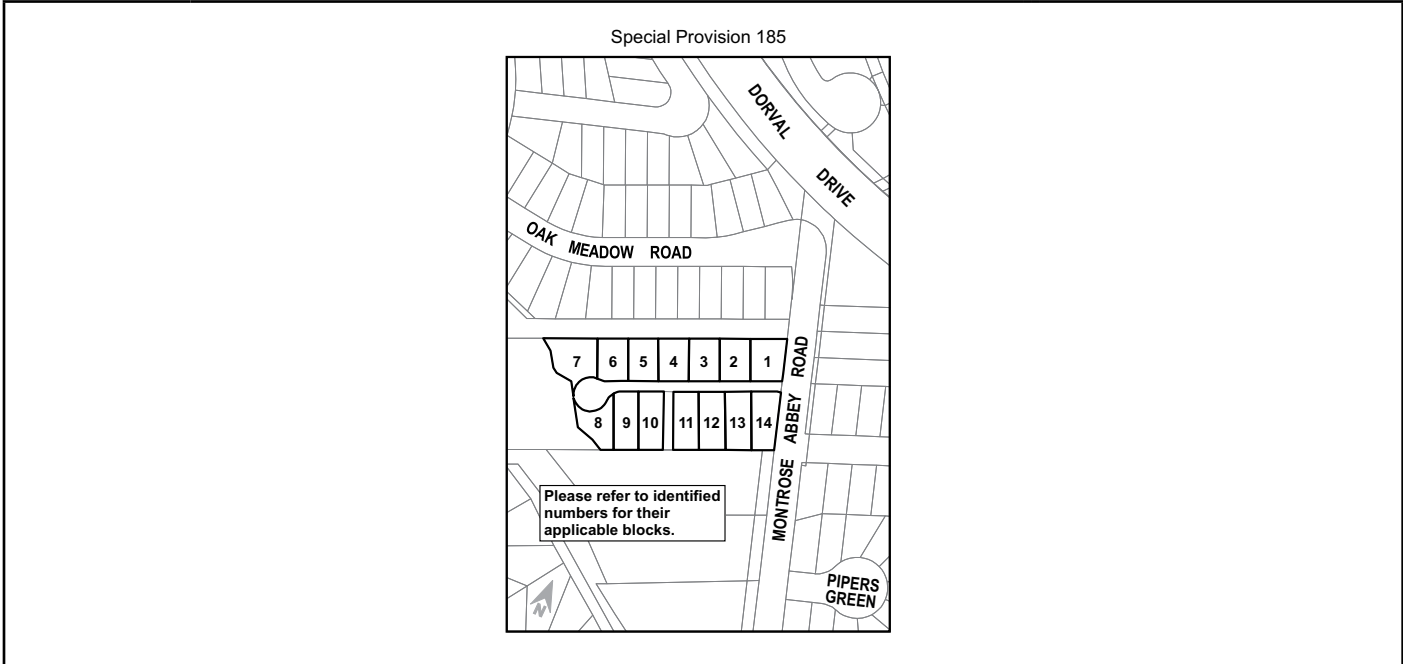
This draft is being presented to Council for passage on February 25, 2014.

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Special Provisions

15.185.7 Special Site Figures

Figure 15.185.1



15.185.8 Special Site Provisions

The following additional provisions apply:

a)	For the purposes of this By-law, the private <i>driveway</i> as shown on figure 15.185.1 shall be considered a public road and the <i>lot</i> frontages on the private <i>driveway</i> for the individual blocks shall be used for the purpose of determining setbacks;
b)	For the purposes of this By-law, Blocks 1-14 as shown on Figure 15.185.1 are deemed to be <i>lots</i> .

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Special Provisions

186 (Old 566)	560 Maplegrove Road (Part of Lot 6, Concession 3 S.D.S.)	Parent Zone: E2
Map 19(9)		(1994-123)
15.186.1 Additional Permitted Uses		
The following additional <i>uses</i> are permitted:		
a)	<i>Outside storage</i> of railway and transport truck containers; provided such storage is not unsightly storage.	
15.186.2 Zone Provisions		
The following regulations apply:		
a)	Minimum setback for <i>outside storage</i> from all <i>lot lines</i>	3.0 m
b)	Maximum <i>lot coverage</i> for <i>outside storage</i>	Shall not apply

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Special Provisions

187 (Old 570)	Southwest corner of Hixon Street and Nelson Street	Parent Zone: RL5-0
Map 19(2)	(Part of Lot 29, Concession 4 S.D.S.)	(1994-48)
15.187.1 Zone Provisions		
The following regulations apply:		
a)	Minimum <i>lot area</i> for each <i>lot</i>	500.0 sq.m
b)	Maximum <i>residential loor area</i> on a <i>corner lot</i>	180.0 sq.m
c)	Maximum <i>residential floor area</i> on an <i>interior lot</i>	205.0 sq.m
d)	Maximum <i>private garage floor area</i> for each <i>lot</i>	36.0 sq.m
e)	Maximum <i>height</i>	8.5 m
f)	Minimum <i>interior side yard</i>	1.2 m on all sides
g)	Maximum allowable projection for an <i>uncovered platform</i> into <i>rear yard</i> for each <i>lot</i>	3.0m
h)	Minimum <i>driveway</i> setback for <i>corner lot</i> from the northerly property line.	10.0 m

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Special Provisions

188 (Old 572)	203-231 North Service Road West (Part of Lots 17 and 18, Concession 2 S.D.S.)	Parent Zone: C1
Map 19(14)		(1995-73)
15.188.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum rear yard</i> from the limit of the Natural Area N Zone	3.0 m
b)	Maximum <i>net floor area</i> permitted to be occupied by a single <i>premises</i>	Shall not apply
c)	Footnote 1 of Table 9.2, relating to <i>drive-through facility</i> locations, shall not apply	

Special Provisions

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189 (Old 573)	2360-2370 East Gate Crescent (Part of Lot 20, Concession 1 S.D.S.)	Parent Zone: RL8
Map 19(21)		(1994-87)
15.189.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum rear yard</i>	10.5 m

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Special Provisions

190 (Old 574)	2232 Sheridan Garden Drive (Part of Lot 2, Concession 2 S.D.S.)	Parent Zone: E1
Map 19(17)		(1994-79) (2008-051)
15.190.1 Only Permitted Uses		
The following <i>uses</i> are the only <i>uses</i> permitted:		
a)	<i>Private school</i>	
b)	<i>Place of worship</i>	
15.190.2 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i>	25.0 m
b)	<i>Minimum interior side yard, west side</i>	7.5 m
c)	<i>Minimum interior side yard, east side</i>	16.0 m
d)	<i>Minimum rear yard</i>	70.0 m
e)	Maximum number of <i>storeys</i>	2
f)	Maximum <i>height</i>	10.5 m
g)	Minimum <i>landscaping coverage</i>	25%

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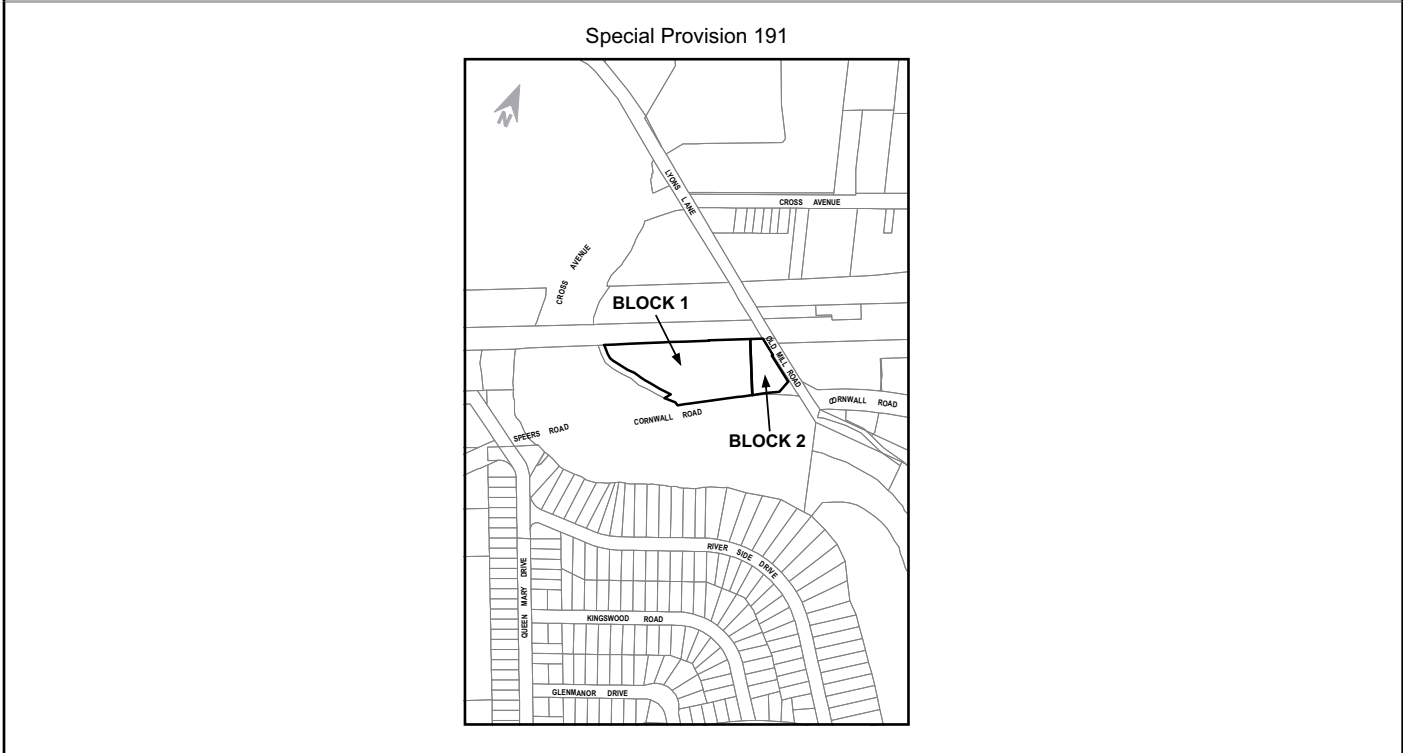
Special Provisions

191 (Old 578)	40-70 Old Mill Road	Parent Zone: RH
Map 19(17)	(Part of Lots 14 and 15, Concession 3 S.D.S.)	(1994-144) (2002-093) (2003-138) (2007-096) (2008-051) LOP 20.5.11(a)
15.191.1 Additional Permitted Uses		
The following additional <i>uses</i> are permitted:		
a)	The retail <i>uses</i> , service commercial <i>uses</i> , and office <i>uses</i> permitted in the Urban Centre MU3 <i>Zone</i> , to a maximum <i>floor area</i> of 2,300 square metres.	
15.191.2 Zone Provisions for Block 1		
The following regulations apply for lands identified as Block 1 on Figure 15.191.1:		
a)	Maximum <i>lot coverage</i>	As legally existing on the effective date of this By-law
b)	<i>Minimum yard</i> adjacent to a railway corridor	20.0 m
15.191.3 Zone Provisions for Block 2		
The following regulations apply for lands identified as Block 2 on Figure 15.191.1:		
a)	<i>Minimum yard</i> required abutting Old Mill Road where <i>parking spaces</i> under Section 15.191.3(d) are provided	1.7 m
b)	Maximum number of <i>storeys</i>	3
c)	Maximum <i>net floor area</i> for non-residential <i>uses</i>	930.0 sq.m
d)	Average <i>net floor area</i> for all <i>dwelling units</i>	112.5 sq.m
e)	<i>Minimum yard</i> from a railway corridor	20.0 m
15.191.4 Parking Provisions		
The following parking regulations apply for all lands subject to this Special Provision:		
a)	Maximum number of <i>parking spaces</i> permitted to be provided in tandem	20%
b)	Minimum number of <i>parking spaces</i> for all commercial <i>uses</i>	1 per 28.0 sq.m <i>net floor area</i>
c)	Maximum number of <i>parking spaces</i> permitted to be provided on the west side of the Old Mill Road right-of-way	7
d)	Minimum number of <i>parking spaces</i> for a <i>dwelling</i> to be occupied as a superintendent's suite	1 per <i>dwelling</i> to a maximum of 3 total spaces

Special Provisions

15.191.3 Special Site Figures

Figure 15.191.1



15.191.4 Special Site Provisions

The following additional provisions apply for all lands subject to this Special Provision:

- | | |
|----|---|
| a) | <i>Established grade</i> shall be measured from the 101.24 metre geodetic elevation. |
| b) | All lands subject to this Special Provision shall be considered to be one <i>lot</i> for the purposes of applying the standards of this By-law. |

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Special Provisions

192 (Old 579)	2379-2431 Trafalgar Road (Part Lot 12, Concession 1 S.D.S.)	Parent Zone: C2
Map 20(22)		(1994-152) (1995-108) (2007-096) (2008-051)
16.192.1 Prohibited Uses		
The following <i>uses</i> are prohibited:		
a)	<i>Motor vehicle service station</i>	
b)	<i>Motor vehicle washing facility</i>	
16.192.2 Zone Provisions		
The following regulations apply:		
a)	Minimum <i>flankage yard</i> (Postridge Drive)	2.0 m
b)	Minimum <i>yard</i> abutting the Natural Area N Zone	7.5 m
16.192.3 Special Site Provisions		
The following additional provisions apply:		
a)	Maximum <i>height</i> for the south west corner of the property and within 60.0 m of the <i>lot line</i> abutting Trafalgar Road and Postridge Drive	16.0 m
b)	Maximum number of <i>storeys</i> for the south west corner of the property and within 60.0 m of the <i>lot line</i> abutting Trafalgar Road and Postridge Drive	4

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Special Provisions

193 (Old 595)	West side of Third Line, North of Upper Middle Road (Part of Lots 26 and 27, Concession 1 S.D.S.)	Parent Zones: RL9, RM1
Map 19(19)		(1995-113) (1996-142) (1996-201) (1999-002) (2000-070) (2000-072)

15.193.1 Zone Provisions for Block 1 Lands

The following regulations apply to lands identified as Block 1 on Figure 15.193.1:

a)	Minimum <i>lot area</i> for an <i>interior lot</i>	240.0 sq.m
b)	Minimum <i>lot area</i> for a <i>corner lot</i>	276.0 sq.m
c)	Minimum <i>front yard</i>	4.5 m
d)	Minimum <i>front yard</i> for a <i>private garage</i>	6.0 m
e)	Minimum <i>interior side yard</i>	1.2 m and 0.3 m
f)	Minimum <i>flankage yard</i>	3.0 m
g)	Minimum <i>separation separation distance between dwellings</i>	1.5 m
h)	Maximum <i>driveway width</i>	3.5 m
i)	Maximum <i>lot coverage</i>	35%

15.193.2 Zone Provisions for Block 2 Lands

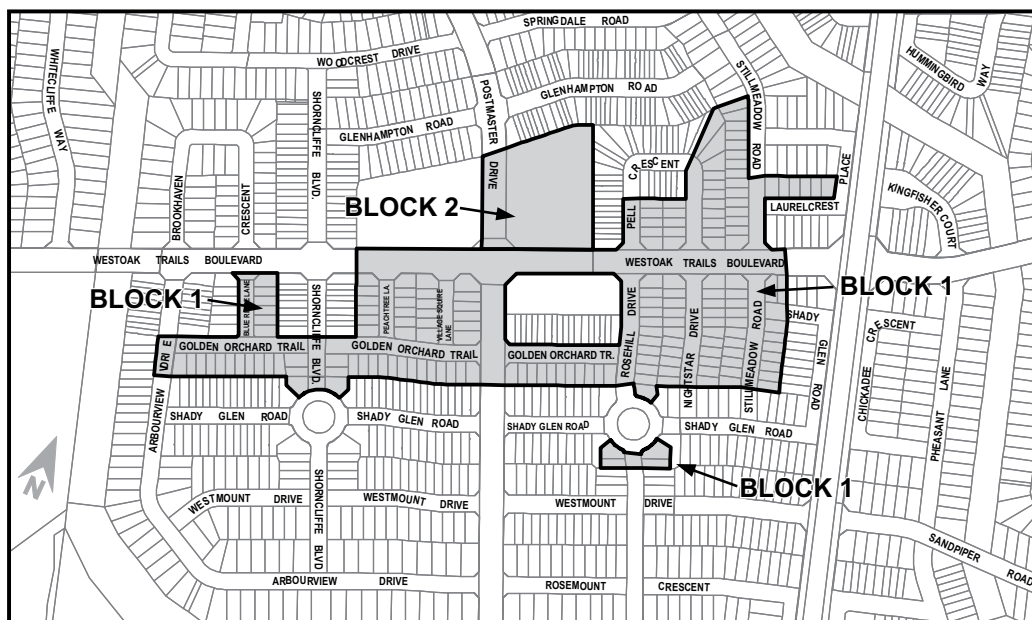
The following regulations apply to lands identified as Block 2 on Figure 15.193.2:

a)	Minimum <i>front yard</i> (Westoak Trails Boulevard)	4.5 m
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15.193.3 Special Site Figures

Figure 15.193.1

Special Provision 193



Special Provisions

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

194 (Old 599)	Ravineview Way and Nichols Drive (Part of Lots 11 and 12, Concession 1 S.D.S.)	Parent Zone: RM1
Map 19(22)		(1995-171) (1998-265)
15.194.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i>	4.5 m
b)	<i>Minimum front yard for a private garage</i>	6.0 m
c)	<i>Minimum separation distance between blocks of dwelling units</i>	3.5 m

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Special Provisions

195 (Old 600)	2184-2230 West Oak Trails, 1145-1179 Treetop Terrace, and 2157-2199 Oakpoint Road (Part of Lot 22, Concession 1 S.D.S.)	Parent Zone: RM1
Map 19(20)		(1995-179)

15.195.1 Zone Provisions for All Lands

The following regulations apply to all lands subject to this Special Provision:

a)	Minimum <i>lot area</i>	Shall not apply
b)	Minimum <i>lot frontage</i>	Shall not apply
c)	Minimum <i>flankage yard</i>	2.0 m
d)	Minimum <i>side yard</i> for an <i>accessory building or structure</i>	0.0 m
e)	Maximum <i>lot coverage</i>	Shall not apply
f)	Minimum setback for a detached garage from a private road	0.5 m

15.195.2 Zone Provisions for Block 1 Lands

The following regulations apply to lands identified as Block 1 on Figure 15.195.1:

a)	Minimum <i>front yard</i>	3.0 m
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15.195.3 Zone Provisions for Block 2 Lands

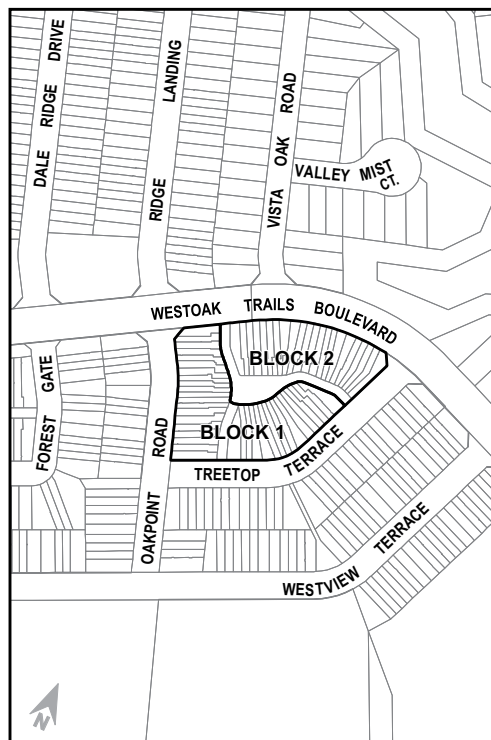
The following regulations apply to lands identified as Block 2 on Figure 15.195.1:

a)	Minimum <i>front yard</i>	4.0 m
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15.195.4 Special Site Figures

Figure 15.195.1

Special Provision 195



v3.1: correct lettering
issue

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Special Provisions

196 (Old 601)	Forest Gate Park, 2158-2186 Oakpoint Rd, 1225-1259 Westview Terrace, 2240-2274 Westoak Trail, and 2145-2175 Fourth Line (Part of Lot 22, Concession 1 S.D.S.)	Parent Zone: RM1
Map 19(20)		(1995-180) (1995-180)

15.196.1 Zone Provisions

The following regulations apply:

a)	<i>Minimum front yard</i>	3.0 m
b)	<i>Minimum front yard for porches</i>	1.5 m
c)	<i>Minimum flankage yard for porches</i>	1.5 m
d)	<i>Minimum setback from daylight triangle</i>	1.0 m

15.196.2 Zone Provisions for Block 1 Lands

The following regulations apply to lands identified as Block 1 on Figure 15.196.1:

a)	<i>Minimum flankage yard</i>	3.0 m
b)	<i>Maximum residential floor area</i>	150.0 sq.m
c)	<i>Maximum residential floor area for dwellings exceeding 7.5 metres in width</i>	170.0 sq.m
d)	<i>Maximum number of storeys for dwellings exceeding 7.5 metres in width</i>	1.5

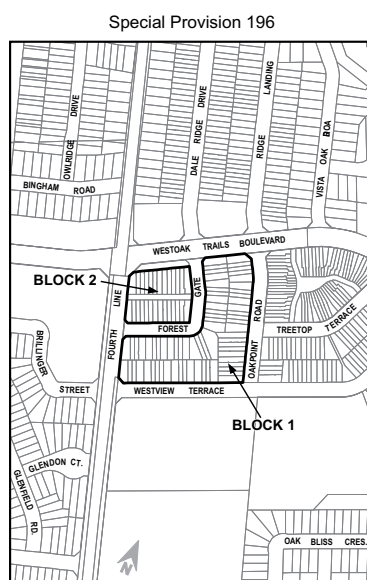
15.196.3 Zone Provisions for Block 2 Lands

The following regulations apply to lands identified as Block 2 on Figure 15.196.2:

a)	For lots abutting the Private Open Space O2 Zone; the lot line abutting the Private Open Space O2 Zone shall be considered the front lot line.	
b)	<i>Minimum flankage yard</i>	2.0 m
c)	<i>Minimum rear yard for detached garages</i>	0.5 m
d)	<i>Minimum separation distance between the dwelling and the detached garage or parking spaces</i>	6.0m

15.196.4 Special Site Figures

Figure 15.196.1



Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Special Provisions

197 (Old 602)	338 Dundas Street West (Part of Lot 12, Concession 1 S.D.S.)	Parent Zone: C2, C4
Map 19(22)		(1995-206) (1996-172) (2006-002) (2007-096) (2008-051) (2012-094) (2014-014)
15.197.1 Additional Permitted Uses		
The following additional <i>uses</i> are permitted:		
a)	<i>Commercial parking area</i>	
b)	<i>Motor vehicle dealership</i>	
c)	<i>Motor vehicle repair facility, but only accessory to a retail store</i>	
d)	<i>Retail propane transfer facility, but only on lands in the Service Station C4 Zone</i>	
15.197.2 Zone Provisions		
The following regulations apply:		
a)	Minimum westerly <i>side yard</i>	30.0 m
b)	<i>Minimum rear yard</i>	7.0 m
c)	Minimum <i>landscaping coverage</i>	5%, and is exclusive of required widths of <i>landscaping</i>
d)	Minimum width of <i>landscaping</i> required along the <i>lot line</i> abutting Dundas Street	4.0 m
e)	Maximum <i>net floor area</i>	37% of the <i>lot area</i>
f)	Minimum setback from Dundas Street for <i>uses</i> permitted by Section 15.197.1 of this By-law	30.0 m
15.197.3 Special Parking Provisions		
The following parking provisions apply:		
a)	No minimum <i>parking spaces</i> are required for an outdoor display and sales area.	
b)	An outdoor display and sales area is permitted to occupy a maximum of 34 required <i>parking spaces</i> .	
15.197.4 Special Site Provisions		
The following additional provisions apply:		
a)	<i>Established grade</i> shall be calculated from the finished floor elevation.	

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Special Provisions

198 (Old 604) Map 19(8)	130 Cornwall Road and 456 Trafalgar Road (Part of Lots 13 and 14, Concession 3 S.D.S.)	Parent Zone: RH (1995-213) (1998-126) (1999-219) (2006-002) (2007-096) (2008-051) (2008-074)
15.198.1 Additional Permitted Uses		
The following additional <i>use</i> is permitted on lands identified as Block 1 on Figure 15.198.1:		
a)	One <i>detached dwelling</i>	
15.198.2 Zone Provisions for All Lands		
The following regulations apply to all lands subject to this Special Provision:		
a)	Minimum <i>lot area</i>	As legally existing on the effective date of this By-law
b)	Minimum <i>landscaping coverage</i>	25%
15.198.3 Zone Provisions for Block 1		
The following regulations apply for lands identified as Block 1 on Figure 15.198.1:		
a)	<i>Minimum front yard</i>	6.0 m
b)	Minimum easterly <i>side yard</i>	7.5 m
c)	Minimum westerly <i>side yard</i>	3.0 m
d)	<i>Minimum rear yard</i>	3.0 m
e)	Maximum <i>floor area</i> , including any area in a <i>basement</i>	550.0 sq.m
15.198.4 Zone Provisions for Block 2		
The following regulations apply for lands identified as Block 2 on Figure 15.198.1:		
a)	<i>Minimum yard</i> , all <i>yards</i>	7.5 m
15.198.5 Parking Provisions		
The following parking provisions apply:		
a)	Minimum number of <i>parking spaces</i> for a <i>detached dwelling</i>	5, of which 1 shall be a <i>barrier-free parking space</i>
b)	Minimum number of <i>parking spaces</i> for an <i>apartment dwelling</i>	0.45 spaces per <i>dwelling unit</i>

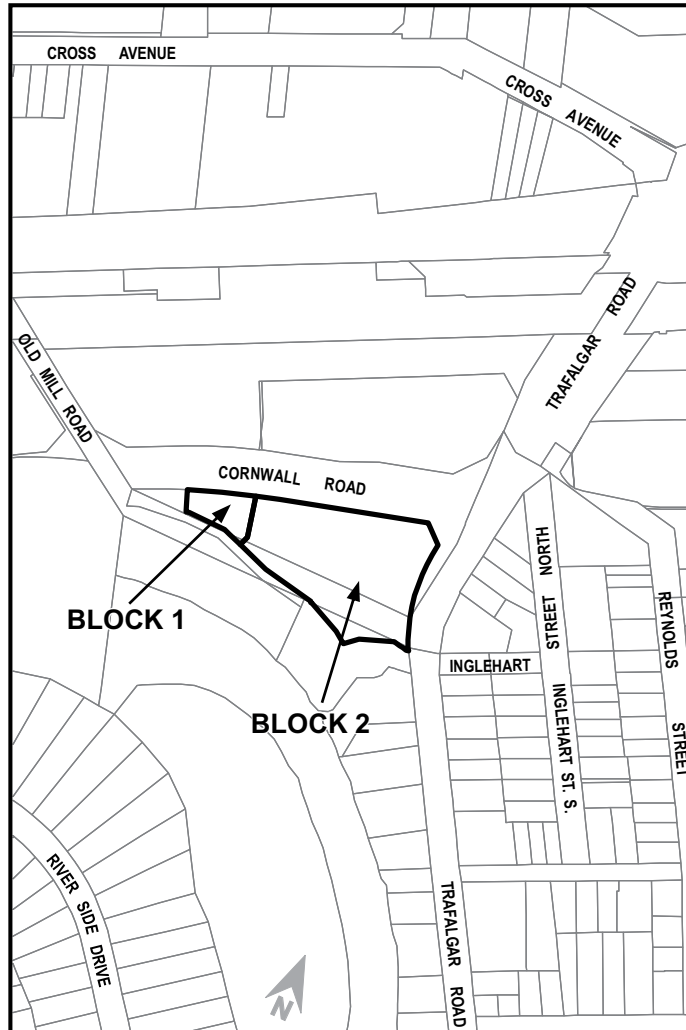
Special Provisions

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15.198.6 Special Site Figures

Figure 15.198.1

Special Provision 198



Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Special Provisions

199 (Old 605)	2300 Cornwall Road	Parent Zone: E2
Map 19(10)	(Part of Lots 2 and 3, Concession 3 S.D.S.)	(1996-9)
15.199.1 Zone Provisions		
The following regulations apply:		
a)	Minimum <i>lot area</i>	5.0 ha
b)	Minimum <i>front yard</i> (Cornwall Road)	15.0 m
c)	Minimum <i>flankage yard</i>	30.0 m
d)	Minimum <i>interior side yard</i>	4.5 m
e)	Minimum <i>rear yard</i>	40.0 m
f)	Maximum <i>height</i>	15.0 m, inclusive of rooftop mechanical equipment
g)	Minimum width of <i>landscaping</i> along the <i>front lot line</i>	9.0 m
h)	Minimum width of <i>landscaping</i> along the <i>flankage lot line</i>	10.0 m
i)	Minimum width of <i>landscaping</i> along the <i>rear lot line</i>	10.0 m
15.199.2 Special Site Provisions		
The following additional provision applies:		
a)	Playing surfaces shall only be used for athletic activities.	

Special Provisions

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

200 (Old 608)	1059A and 1059B Grandeur Crescent (Part of Lot 10, Concession 1 S.D.S.)	Parent Zone: RL5
Map 19(23)		(1996-28)
15.200.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum side yard</i> , both sides	2.4 m
b)	<i>Maximum residential floor area ratio</i>	32%

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Special Provisions

v3.1: restore missing number

201 (Old 746) Map 19(10)	560-772 Winston Churchill Boulevard (Part of Lot 1, Concession 3 S.D.S.)	Parent Zone: E2 (2002-189) (2006-002) (2008-074)
15.201.1 Zone Provisions		
The following regulations apply to the <i>buildings</i> legally existing on the effective date of this by-law:		
a)	Maximum <i>height</i> within 120.0 metres of the Park O1 Zone	11.0 m
b) A loading dock shall not be located between a <i>building</i> and any <i>lot line</i> abutting the Park O1 Zone.		
15.201.2 Special Provisions for Outside Storage		
The following additional regulations apply for <i>outside storage</i> :		
a)	<i>Outside storage</i> is permitted anywhere on a <i>lot</i> except within 120 metres of the Park O1 Zone, in a <i>front yard</i> , or any <i>yard</i> abutting Winston Churchill Boulevard.	
b)	Notwithstanding subsection (a) above, <i>outside storage</i> is not permitted within 80.0 metres of the Park O1 Zone on lands within 150.0 metres south of the northwest limit of lands subject to this Special Provision.	
c)	<i>Outside storage</i> exceeding 1.8 metres in height is permitted only in a rear yard.	
d)	<i>Outside storage</i> shall not exceed the <i>height</i> of the <i>building</i> .	

Special Provisions

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

202 (Old 610)	385 Trafalgar Road	Parent Zone: RL4-0
Map 19(8)	(Part of Lot 13, Concession 3 S.D.S.)	(1996-32)
15.202.1 Zone Provisions		
The following regulations apply:		
a)	Maximum number of <i>lodging units</i>	3
b)	Minimum number of <i>parking spaces</i> for a bed and breakfast	
15.202.2 Parking Provisions		
The following parking provisions apply:		
a)	Minimum number of <i>parking spaces</i> for a bed and breakfast	6
b)	Maximum number of <i>parking spaces</i> for a bed and breakfast that are provided in tandem	2

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Special Provisions

203 (Old 615)	1425 Abbeywood Drive	Parent Zone: RM1
Map 19(13)	(Part of Lots 24 and 25, Concession 2 S.D.S.)	(1996-111)
15.203.1 Additional Permitted Uses		
The following additional <i>uses</i> are permitted:		
a)	<i>Semi-detached dwelling</i>	
15.203.2 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i>	4.5 m
b)	<i>Minimum rear yard</i>	3.5 m
c)	<i>Maximum lot coverage</i>	30%

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Special Provisions

204 (Old 643)	South side of Dundas Street, east of Neyagawa Boulevard	Parent Zone: RM1
Map 19(21)	(Part of Lots 19 and 20, Concession 1 S.D.S.)	(1997-19) (1998-10) (2010-057)

15.204.1 Zone Provisions for All Lands

The following regulations apply to all lands subject to this Special Provision:

a)	<i>Minimum front yard</i>	4.5 m
b)	<i>Minimum front yard for a private garage</i>	6.0 m

15.204.2 Zone Provisions for Block 1 Lands

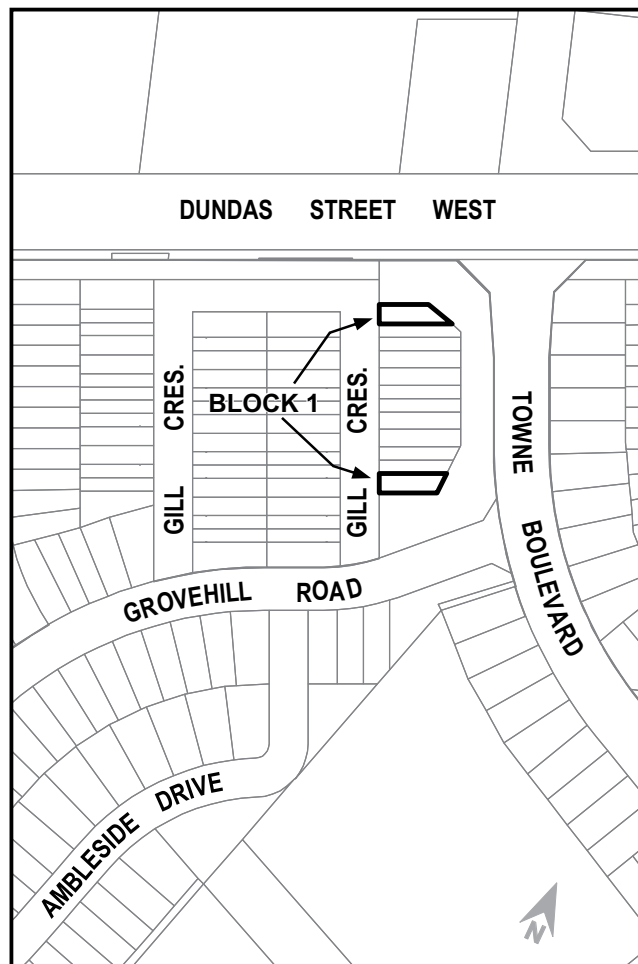
The following regulations apply to lands identified as Block 1 on Figure 15.204.1:

a)	<i>Minimum rear yard</i>	4.0 m
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15.204.3 Special Site Figures

Figure 15.204.1

Special Provision 204



Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Special Provisions

205 (Old 645)	West side of Neyagawa Boulevard, south of Dundas Street West	Parent Zone: RL5, RL9
Map 19(20)	(Part of Lots 21 and 22, Concession 1 S.D.S.)	(1997-138) (2000-053) (2006-002) (2007-096)

15.205.1 Additional Permitted Uses for Block 1 lands

The following *uses* are only permitted on lands identified as Block 1 on Figure 15.205.1:

- a) *Detached dwellings*

15.205.2 Zone Provisions for Block 2 Lands

The following regulations apply to lands identified as Block 1 on Figure 15.205.1:

- a) Maximum allowable projections for a *porch* with or without a foundation into *front yard* Up to 3.0 m from the *front lot line*

15.205.3 Zone Provisions for Block 2 Lands

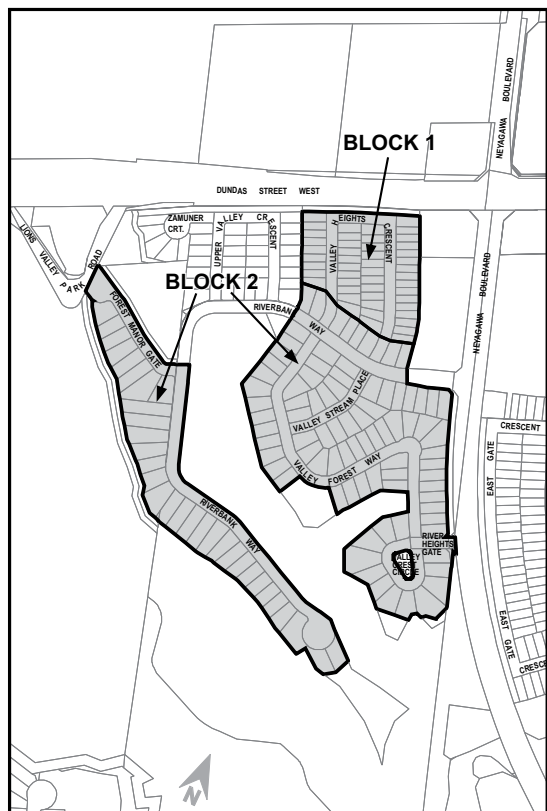
The following regulations apply to lands identified as Block 2 on Figure 15.205.1:

- a) *Minimum front yard* 6.0 m
- b) Maximum allowable projections for a *porch* with or without a foundation into *front yard* Up to 3.0 m from the *front lot line*

15.205.4 Special Site Figures

Figure 15.205.1

Special Provision 205



Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Special Provisions

206 (Old 653)	2172-2247 North Ridge Trail (Part of Lot 9, Concession 1 S.D.S.)	Parent Zone: RL5
Map 19(23)		(1998-6) (2010-057)

15.206.1 Zone Provisions for All Lands

The following regulations apply to all lands subject to this Special Provision:

a) <i>Minimum front yard</i>	6.0 m
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15.206.2 Zone Provisions for Block 1 Lands

The following regulations apply to lands identified as Block 1 on Figure 15.206.1:

a) <i>Minimum rear yard</i>	9.5 m
b) <i>Minimum rear yard</i> for swimming pools	5.0 m
c) <i>Minimum rear yard</i> for accessory buildings	5.0 m

15.206.3 Zone Provisions for Block 2 Lands

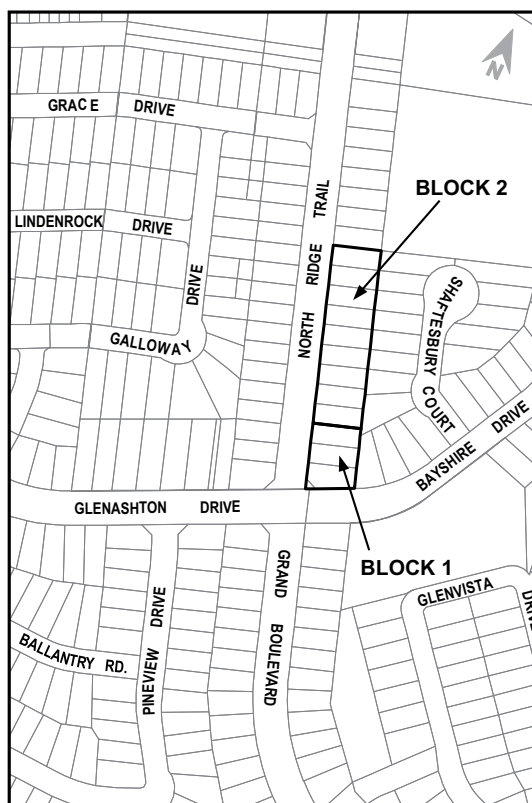
The following regulations apply to lands identified as Block 2 on Figure 15.206.2:

a) <i>Minimum rear yard</i>	12.5 m
b) <i>Minimum rear yard</i> for swimming pools	5.0 m
c) <i>Minimum rear yard</i> for accessory buildings	5.0 m

15.206.4 Special Site Figures

Figure 15.206.1

Special Provision 206



Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Special Provisions

207 (Old 655) Map 19(24)	2005-2097 Winston Park Drive (Part of Lots 1 and 2, Concession 1 S.D.S.)	Parent Zone: E4 (1998-34) (1998-171) (2001-007) (2002-052) (2006-002) (2008-051) (2014-014) LOP 27.5.2
15.207.1 Prohibited Uses		
The following <i>uses</i> are prohibited:		
a)	Motor vehicle body shop	
b)	Motor vehicle dealership	
c)	Motor vehicle rental facility	
d)	Motor vehicle repair facility	
e)	Motor vehicle service station	
f)	Motor vehicle washing facility	
15.207.2 Zone Provisions		
The following regulations apply:		
a)	Minimum yard abutting any lot line adjacent to the Stormwater Management Facility SMF Zone	0.0 m
c)	Maximum net floor area for retail stores	2,740.0 sq.m
d)	Maximum net floor area percentage for retail stores in any building	10%
e)	Minimum landscaping coverage in a minimum front yard exclusive of any required width of landscaping	25%
f)	Minimum landscaping coverage in any other yard exclusive of any required width of landscaping	10%
g)	Minimum width of landscaping required along any lot line abutting a public road	As legally existing on the effective date of this By-law
15.207.3 Special Site Provisions		
The following additional provisions apply:		
a)	All lands subject to this Special Provision shall be considered to be one lot for the purposes of this By-law.	
b)	For the purposes of this By-law, the lot line abutting Upper Middle Road East measured 255.0 metres from its intersection with Winston Park Drive shall be the front lot line.	
c)	The shopping centre rate for determining minimum parking spaces shall apply to all lands subject to this Special Provision.	

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Special Provisions

208 (Old 656)	1409 Lakeshore Road East (Part of Lot 7, Concession 3 S.D.S.)	Parent Zone: RL1-0
Map 19(9)		(1999-24) (2000-176) (2007-096)
15.208.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i>	40.5 m
b)	<i>Minimum westerly side yard</i>	3.5 m
c)	<i>Maximum height</i>	11.0 m
d)	<i>Maximum dwelling depth</i>	21.0 m
15.208.2 Special Site Provisions		
The following additional provisions apply:		
a)	The existing historic barn/stable shall not be considered <i>private garage floor area</i> for the purpose of calculating the maximum <i>floor area</i> permitted for a <i>private garage</i> .	

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Special Provisions

209 (Old 657)	3064-3076 Lakeshore Road West, and 87-95 Mississaga Street (Part of Lot 31, Concession 4 S.D.S.)	Parent Zone: RL8
Map 19(1)		(1998-86) (1998-196) (2010-057)

15.209.1 Zone Provisions for All Lands

The following regulations apply to all lands subject to this Special Provision:

a)	Maximum <i>height</i>	9.0 m
b)	Maximum <i>residential floor area</i> per dwelling	245.0 sq.m
c)	Section 5.8.7(c), relating to <i>private garage</i> projections, shall not apply.	

15.209.2 Zone Provisions for Block 1 Lands

The following regulations apply to lands identified as Block 1 on Figure 15.209.1:

a)	Minimum <i>front yard</i>	15.0 m
b)	One <i>driveway</i> is permitted for providing access to all four <i>lots</i>	

15.209.3 Zone Provisions for Block 2 Lands

The following regulations apply to lands identified as Block 2 on Figure 15.209.2:

a)	Minimum <i>front yard</i>	5.5 m
b)	Maximum <i>lot coverage</i>	45%

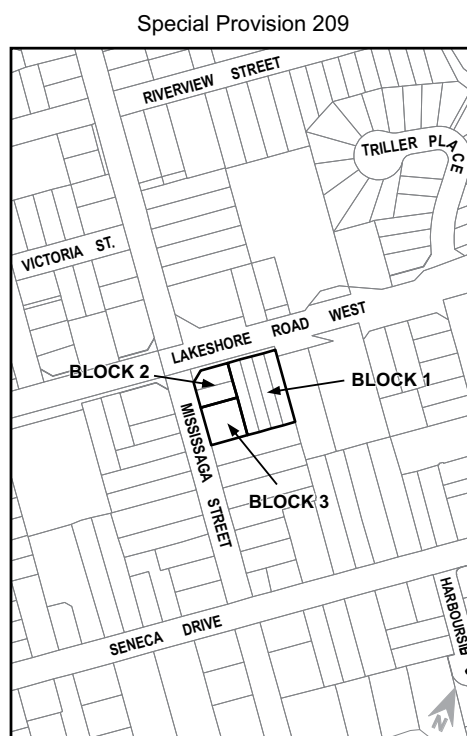
15.209.4 Zone Provisions for Block 3 Lands

The following regulations apply to lands identified as Block 3 on Figure 15.209.2:

a)	Minimum <i>front yard</i>	5.5 m
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15.209.5 Special Site Figures

Figure 15.209.1



Special Provisions

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

210 (Old 610)	2470-2538 Longridge Crescent (Part of Lot 23, Concession 1 S.D.S.)	Parent Zone: RL9
Map 19(21)		(1998-99)
15.210.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum rear yard</i>	10.5 m

Special Provisions

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

211 (Old 662)	2050 Neyagawa Boulevard (Part of Lot 18, Concession 1 S.D.S.)	Parent Zone: CU
Map 19(21)		(1999-57)
15.211.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i>	20.0 m
b)	<i>Minimum flankage yard</i>	14.0 m
c)	<i>Minimum interior side yard</i>	15.0 m
d)	<i>Minimum rear yard</i>	20.0 m
e)	<i>Maximum lot coverage</i>	20%
15.211.2 Special Site Provisions		
The following additional provisions apply:		
a)	The <i>front lot line</i> shall be the <i>lot line</i> abutting Neyagawa Boulevard.	

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Special Provisions

212 (Old 663)	4414 Fourth Line	Parent Zones: GB, PB2
Map 19(26)	(Part of Lot 21, Concession 2 N.D.S.)	(1998-52) (2008-051) (2014-014)
15.212.1 Additional Permitted Uses		
The following additional <i>uses</i> are permitted:		
a)	On lands zoned Parkway Belt Complementary Use PB2, <i>surface parking area</i> for the exclusive use of Oakville Executive <i>Golf Course</i>	
b)	On lands zoned Greenbelt GB, an irrigation pump and well and associated water and electrical lines	
c)	On lands zoned Greenbelt GB, playing area associated with a <i>golf course</i> legally existing on the effective date of this By-law	

Special Provisions

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

213 (Old 664)	1461 Rebecca St	Parent Zone: C2
Map 19(6)	(Part of Block A, Plan 748) (Part of Lot 25, Concession 3 S.D.S.)	(1998-210) (1999-224)
15.213.1 Zone Provisions		
The following regulations apply:		
a)	Maximum percentage of <i>net floor area</i> of the largest <i>building</i> on the <i>lot</i> permitted to be occupied by a single <i>premises</i>	70%

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Special Provisions

214 (Old 665)	2285-2351 Woodfield Road (Blocks 4, 5, and 6 of Plan 20M-739) (Part of Lot 20, Concession 1 S.D.S.)	Parent Zone: RM1
Map 19(21)		(1998-250) (1999-130)

15.214.1 Zone Provisions for All Lands

The following regulations apply to all lands identified as subject to this Special Provision:

a) <i>Minimum front yard</i>	3.0 m
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15.214.2 Zone Provisions for Block 1 Lands

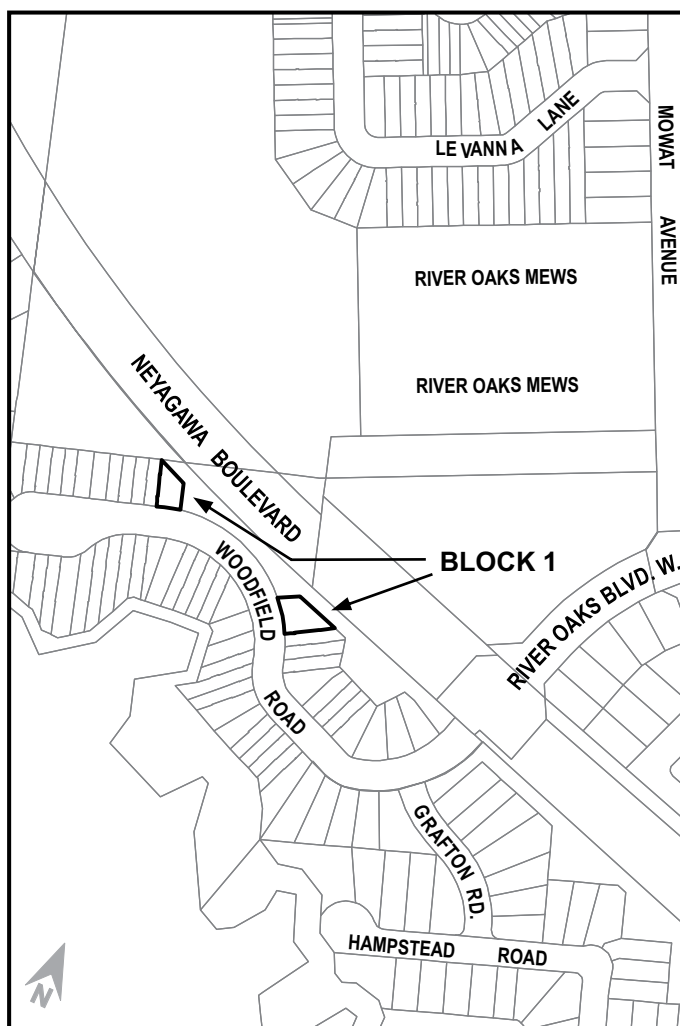
The following regulations apply to lands identified as Block 1 on Figure 15.214.1:

a) <i>Minimum rear yard</i>	4.5m
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15.214.3 Special Site Figures

Figure 15.214.1

Special Provision 214



Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Special Provisions

215 (Old 665)	Grafton Road, Hampstead Road, Providence Road, Berkley Crt, Pond Road, Maitland Road, and Stratford Road	Parent Zone: RL5
Map 19(21)	(Part of Lot 19, Concession 1 S.D.S.)	(1998-250) (1999-130)

15.215.1 Zone Provisions for All Lands

The following regulations apply to all lands identified as subject to this Special Provision:

a) <i>Minimum front yard</i>	3.0 m
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15.215.2 Zone Provisions for Block 1 Lands

The following regulations apply to lands identified as Block 1 on Figure 15.215.1:

a) <i>Minimum front yard</i>	10.0 m
b) The <i>lot lines</i> abutting other <i>lots</i> zoned Residential Low5 RL5 shall be deemed the <i>interior side lot lines</i> and the <i>lot line</i> abutting the Natural Area N Zone shall be deemed the <i>rear lot line</i> .	

15.215.3 Zone Provisions for Block 2 Lands

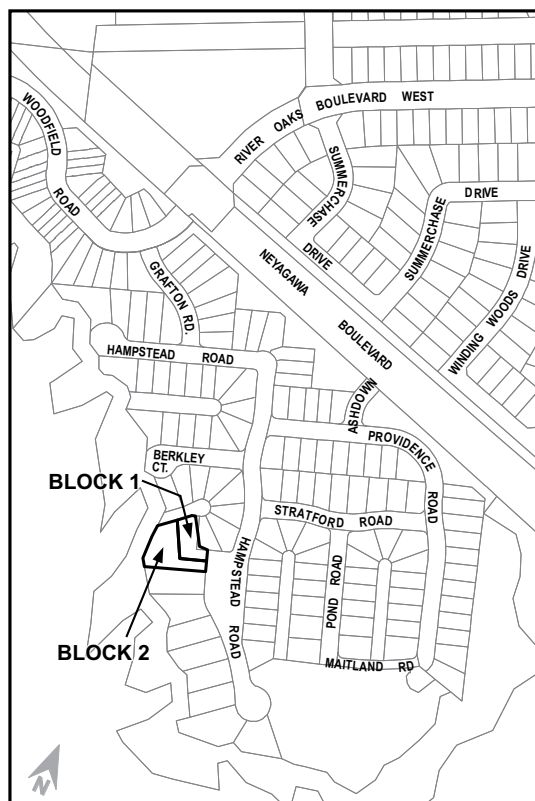
The following regulations apply to lands identified as Block 2 on Figure 15.215.1:

a) <i>Minimum front yard</i>	27.0 m
b) The <i>lot lines</i> abutting other <i>lots</i> zoned Residential Low5 RL5 shall be deemed the <i>interior side lot lines</i> and the <i>lot line</i> abutting the Natural Area N Zone shall be deemed the <i>rear lot line</i> .	

15.215.4 Special Site Figures

Figure 15.215.1

Special Provision 215



Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Special Provisions

216 (Old 665)	Hampstead Road, Grafton Road, Woodfield Road and Providence Road	Parent Zone: RL8
Map 19(21)	(Part of Lots 19 and 20, Concession 1 S.D.S.)	(1998-250) (1999-130)

15.216.1 Zone Provisions for All Lands

The following regulations apply to all lands identified as subject to this Special Provision:

a) <i>Minimum front yard</i>	3.0 m
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15.216.2 Zone Provisions for Block 1 Lands

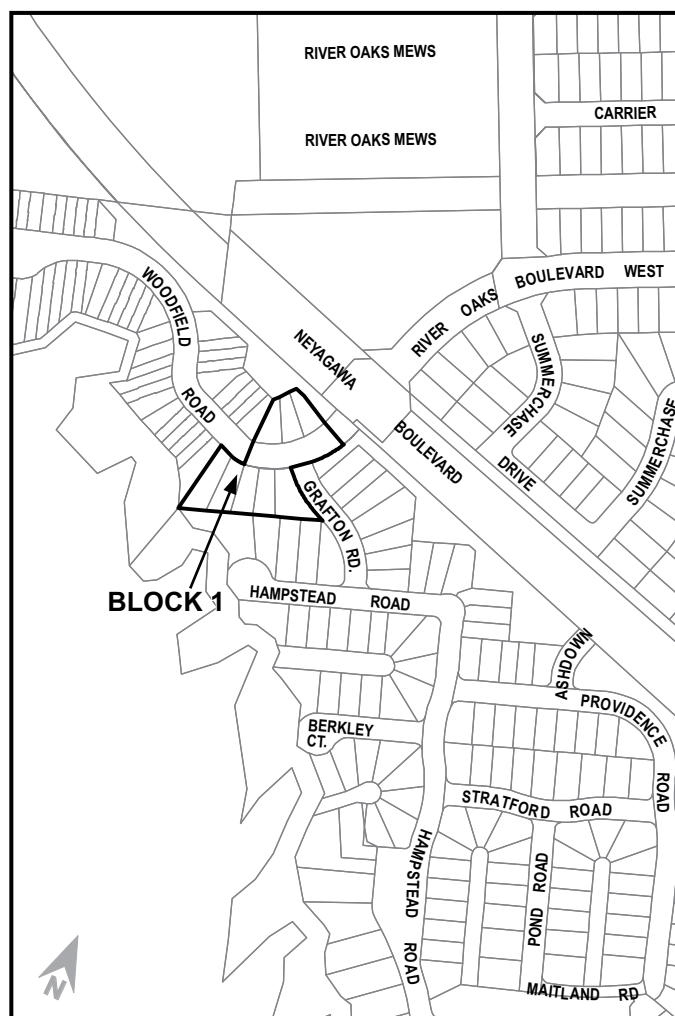
The following regulations apply to lands identified as Block 1 on Figure 15.216.1:

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

15.216.3 Special Site Figures

Figure 15.216.1

Special Provision 216



Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Special Provisions

217 (Old 667)	550 Bronte Road	Parent Zone: E4
Map 19(4)	(Part of Lot 31, Concession 3 S.D.S.)	(1999-32) (2007-096) (2014-014)
15.217.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum rear yard</i>	2.0 m
b)	<i>Minimum northerly side yard</i>	2.5 m
c)	<i>Minimum southerly side yard</i>	28.0 m

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Special Provisions

218 (Old 669)	2774 South Sheridan Way (Part of Lots 2 and 3, Concession 2 S.D.S.)	Parent Zone: E1
Map 19(17)		(1999-94)
15.218.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i> (Sherwood Heights Drive)	18.0 m
b)	<i>Minimum flankage yard</i> (South Sheridan Way)	14 m
c)	<i>Minimum rear yard</i>	3.3 m
d)	Maximum number of suites	124
e)	Maximum number of meeting rooms	3
f)	Maximum <i>net floor area</i> for meeting rooms	250.5 sq.m
g)	Maximum <i>net floor area</i> for <i>restaurants</i>	70.0 sq.m
h)	Maximum number of <i>storeys</i>	4
i)	Minimum width of <i>landscaping</i> along the <i>front lot line</i>	6.0 m

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Special Provisions

219 (Old 670)	Woodgate Drive, Mariposa Road, Woodcrest Drive	Parent Zone: RL5
Map 19(19)	(Part of Lots 24 and 25, Concession 1 S.D.S.)	(1999-98) (2002-121)
15.219.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i>	6.0 m
b)	<i>Minimum front yard for a private garage</i>	7.5 m
c)	<i>Minimum front yard for porches including access stairs</i>	3.5 m

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Special Provisions

220 (Old 671)	24-86 Shorewood Place (Part of Lot 18, Concession 4 S.D.S.)	Parent Zone: RL1-0
Map 19(7)		(1999-120)

15.220.1 Zone Provisions for Block 1 Lands

The following regulations apply to lands identified as Block 1 on Figure 15.220.1:

a) <i>Minimum front yard</i>	7.5 m
b) <i>Minimum front yard for a private garage</i>	13.5 m

15.220.2 Zone Provisions for Block 2 Lands

The following regulations apply to lands identified as Block 2 on Figure 15.220.2:

a) <i>Minimum front yard</i>	7.5 m
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15.220.3 Zone Provisions for Block 3 Lands

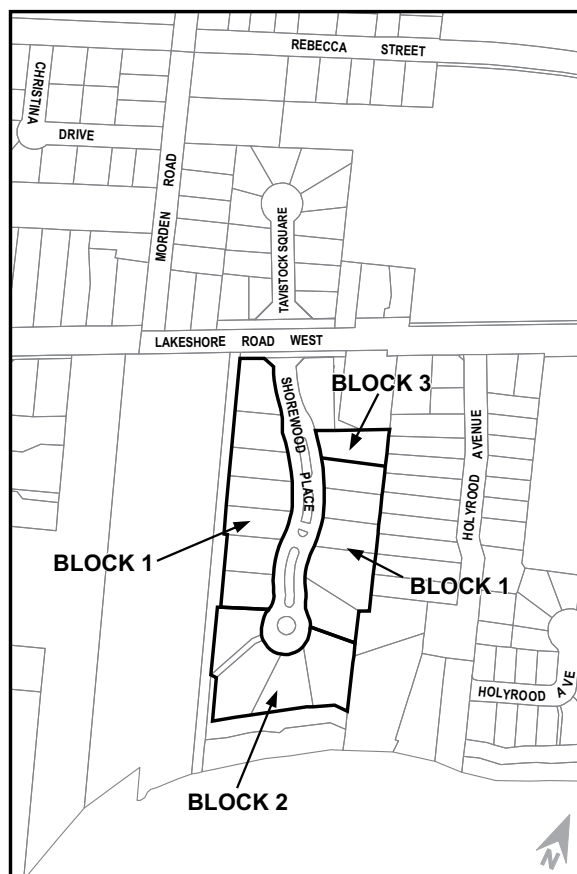
The following regulations apply to lands identified as Block 3 on Figure 15.220.2:

a) <i>Minimum front yard</i>	10.5 m
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15.220.4 Special Site Figures

Figure 15.220.1

Special Provision 220



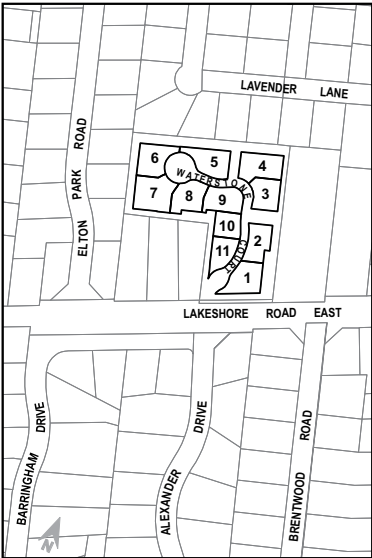
Special Provisions

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

221 (Old 672)	2400 Neyagawa Boulevard (Part of Lot 20, Concession 1 S.D.S.)	Parent Zone: RM1
Map 19(21)		(1999-162)
15.221.1 Zone Provisions for All Lands		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	<i>Minimum yards, all yards</i>	7.5 m
b)	<i>Minimum yard, northwestern yard, for the Unit 1 end wall</i>	5.0 m

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Special Provisions

222 (Old 673) Map 19(9)	Waterstone Court (Part of Lot 10, Concession 3 S.D.S.)	Parent Zone: RL1-0 (1999-19) (2010-057) (2014-014)
15.222.1 Zone Provisions		
The following regulations apply:		
a) <i>Minimum front yard</i>		6.0 m
b) <i>Minimum interior side yard</i>		3.0 m
c) <i>Minimum northerly interior side yard for lot 6</i>		5.0 m
d) <i>Minimum rear yard for lots 1, 3, 10 and 11</i>		4.0 m
e) <i>Minimum rear yard for lots 5 and 6</i>		5.0 m
f) <i>Minimum rear yard for lot 2</i>		4.0 m within 12.4 m of the south lot line, and 1.0m for remainder of the lot
g) <i>Minimum rear yard for lot 4</i>		4.0m – northeast 5.0m – northwest
h) <i>Minimum rear yard for lot 7</i>		5.0m – northwest 3.0m – southeast
i) <i>Maximum lot coverage</i>		Shall not apply
j) <i>Maximum residential floor area for lot 1</i>		378.0 sq.m
k) <i>Maximum residential floor area for lots 2-6</i>		339.0 sq.m
l) <i>Maximum residential floor area for lot 7</i>		538.0 sq.m
m) <i>Maximum residential floor area for lot 8</i>		482.0 sq.m
n) <i>Maximum residential floor area for lots 9 and 10</i>		295.0 sq.m
o) <i>Maximum residential floor area for lot 11</i>		319.0 sq.m
15.222.2 Special Site Figures		
Figure 15.222.1		
<p style="text-align: center;">Special Provision 222</p> 		

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Special Provisions

223 (Old 677)	1459 Nottingham Gate (Part of Lot 22, Concession 2 S.D.S.)	Parent Zone: RH
Map 19(13)		(1999-52)
15.223.1 Zone Provisions		
The following regulations apply:		
a)	Minimum <i>lot area</i>	1,000.0 sq.m
b)	Maximum number of <i>storeys</i>	3
c)	Maximum <i>height</i>	13.5 m
d)	Maximum <i>lot coverage</i>	30%
15.223.2 Special Parking Provisions		
The following parking provisions apply:		
a)	<i>Parking areas</i> shall not be permitted in a required <i>front yard</i> or the <i>interior side yard</i> abutting the Residential Medium 1 RM1 Zone.	
b)	<i>Loading spaces</i> shall not be permitted in the <i>interior side yard</i> abutting the Residential Medium 1 RM1 Zone.	

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Special Provisions

224 (Old 678)	2617 Dashwood Drive (Part of Lot 24, Concession 1 S.D.S.)	Parent Zone: RM3
Map 19(20)		(2000-017) (2000-185) (2000-216) (2007-140)
15.224.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum yard, all yards</i>	3.0 m
b)	<i>Maximum height</i>	14.5 m
c)	<i>Maximum number of storeys</i>	4
d)	<i>Maximum balcony encroachment into any required yard</i>	1.8 m

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Special Provisions

225 (Old 679)	435 English Rose Lane and 496 and 616-640 Postridge Drive	Parent Zones: RM1, RH
Map 19(22)	(Part of Lot 11, Concession 1 S.D.S.)	(2000-029) (2001-139) (2002-066) (2003-008)

15.225.1 Additional Permitted Uses for Block 1 Lands

The following additional *uses* are permitted on lands identified as Block 1 on Figure 15.225.1:

- Personal *service establishment*
- Retail store

15.225.2 Zone Provisions for Block 1 and 2 Lands

The following regulations apply on lands identified as Blocks 1 and 2 on Figure 15.225.1:

- | | |
|--|-----------|
| a) Minimum front yard | 1.5 m |
| b) Minimum flankage yard | 1.7 m |
| c) Minimum rear yard | 4.0 m |
| d) Maximum floor area for all uses permitted by Section 15.225.1 | 40.0 sq.m |

15.225.3 Zone Provisions for Block 3 Lands

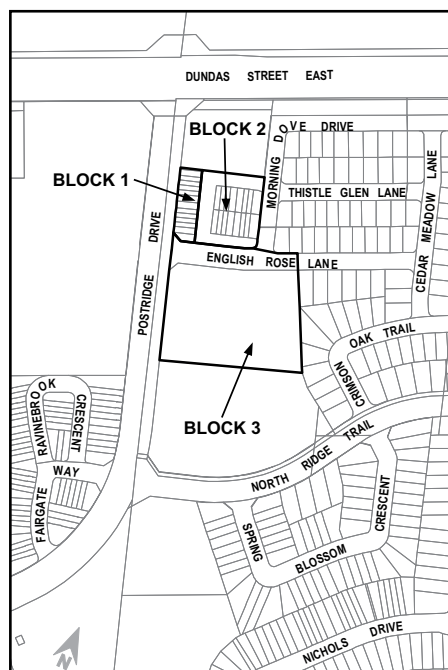
The following regulations apply to lands identified as Block 3 on Figure 15.225.1:

- | | |
|-------------------------------|--------|
| a) Minimum lot area | 1.1 ha |
| b) Minimum front yard | 5.0 m |
| c) Minimum interior side yard | 3.0 m |
| d) Maximum lot coverage | 35% |

15.225.4 Special Site Figures

Figure 15.225.1

Special Provision 225



Special Provisions

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

226 (Old 681)	2370 Third Line	Parent Zone: RH
Map 19(6)	(Part of Lots 25 and 26, Concession 1 S.D.S.)	(2000-033) (2002-005)
15.226.1 Special Site Provisions		
The following additional provision applies:		
a)	All <i>lots</i> subject to this Special Provision shall be considered to be one <i>lot</i> for the purposes of applying the standards of this By-law.	

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Special Provisions

227 (Old 682)	216-236 Carlini Court and 217 Deane Avenue (Part of Lot 17, Concession 3 S.D.S.)	Parent Zone: RL3-0
Map 19(7)		(2000-062) (2002-229)

15.227.1 Zone Provisions for All Lands

The following regulations apply to all lands identified as subject to this Special Provision:

a)	Minimum <i>lot area</i>	483.0 sq.m
b)	Minimum <i>front yard</i>	4.5 m
c)	Minimum <i>front yard</i> for a <i>private garage</i>	6.0 m

15.227.2 Zone Provisions for Block 1 Lands

The following regulations apply to lands identified as Block 1 on Figure 15.227.1:

a)	Minimum <i>side yard</i> (Carlini Court)	2.3 m
b)	Minimum <i>rear yard</i> (Deane Avenue)	17.5 m

15.227.3 Special Site Provisions

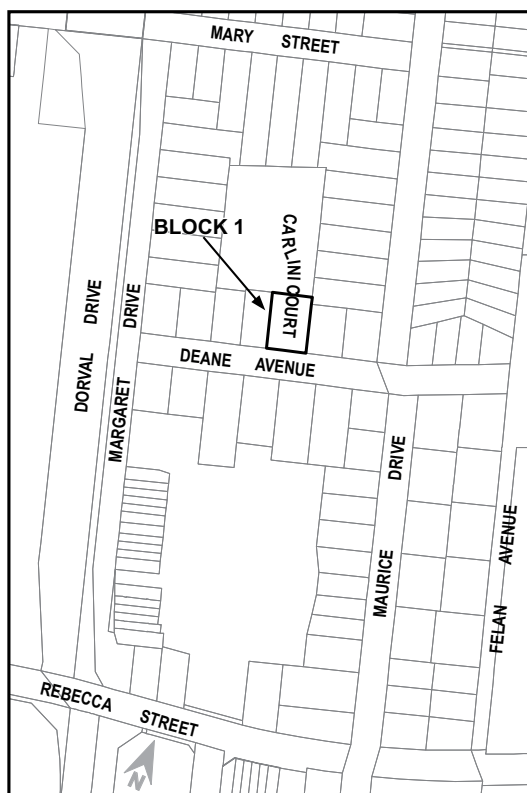
The following additional provisions apply:

- The individual *condominium* units are deemed to be *lots* for the purposes of this By-law.
- The *front lot line* shall be the shortest boundary of the *condominium* unit along the private road.

15.227.4 Special Site Figures

Figure 15.227.1

Special Provision 227



Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Special Provisions

228 (Old 688)	Ravine Gate (Part of Lot 29, Concession 2 S.D.S.)	Parent Zone: RL5
Map 19(12)		(2000-192)

15.228.1 Zone Provisions for All Lands

The following regulations apply to all lands identified as subject to this Special Provision:

a)	Maximum <i>residential floor area</i> on the second <i>storey</i>	45% of the <i>residential floor area</i> of the <i>first storey</i>
b)	<i>Minimum front yard</i>	4.5 m
c)	Maximum <i>height</i>	10.0 m
a)	<i>Minimum rear yard</i> for Units 1 through 4	22.5 m
e)	Maximum <i>lot coverage</i> for Units 9, 10, 14, 15, 18 through 20, and 23 through 26	45%

15.228.2 Special Site Provisions

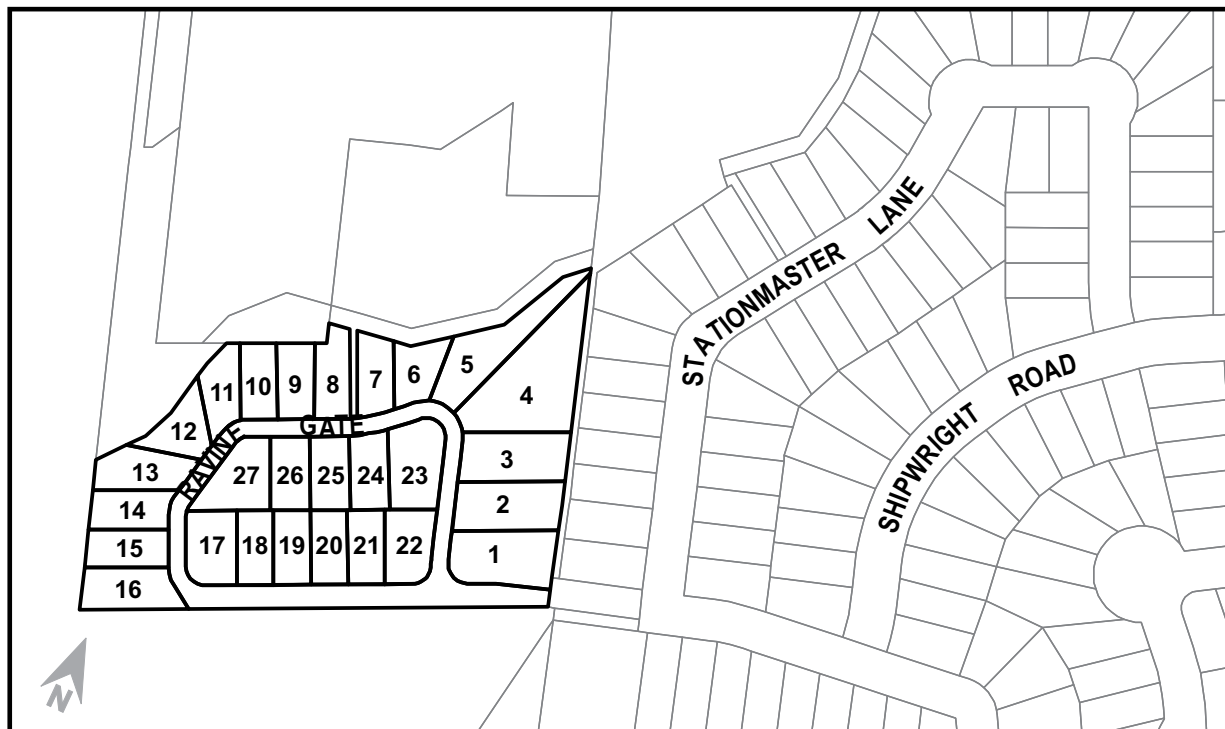
The following additional provisions apply:

- The individual *condominium* units are deemed to be *lots* for the purposes of this By-law.
- The *front lot line* shall be the shortest boundary of the *condominium* unit along the private road.

15.228.3 Special Site Figures

Figure 15.228.1

Special Provision 228



Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Special Provisions

229 (Old 689)	300 Ravineview Way	Parent Zone: RM1
Map 19(22)	(Part of Lot 9, Concession 1 S.D.S.)	(2000-197)
15.229.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i>	4.5 m
b)	<i>Minimum front yard for a private garage</i>	6.0 m

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Special Provisions

230 (Old 690)	2288-2296 Eighth Line and 2314-2320 Woodridge Way	Parent Zone: RL5
Map 19(22)	(Part of Lot 9, Concession 1 S.D.S.)	(2000-198) (2010-057)
15.230.1 Zone Provisions		
The following regulations apply:		
a)	Maximum <i>lot coverage</i> for <i>lots</i> having a <i>lot area</i> of less than 650.0 sq.m	40%
b)	<i>Minimum interior side yards</i>	1.2 m and 0.6 m
c)	<i>Minimum separation distance</i> between adjacent <i>dwelling</i> s	1.8 m

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Special Provisions

231 (Old 694)	Northeast Corner of Upper Middle and Bronte Roads (Part of Lots 29 and 30, Concession 1 S.D.S.)	Parent Zones: RM1, RH
Map 19(19)		(2000-222) (2001-136) (2001-187) (2003-053) (2003-144) (2003-180) (2004-001) (2004-041) (2005-055) (2005-110) (2006-066) (2006-117)

15.231.1 Zone Provisions for Block 1 Lands

The following regulations apply to lands identified as Block 1 on Figure 15.231.1:

a)	Minimum <i>lot frontage</i>	7.0 m per unit
b)	Minimum <i>front yard</i>	3.0 m
c)	Minimum <i>front yard</i> for a private garage	6.0 m
d)	Minimum <i>flankage yard</i>	3.5 m

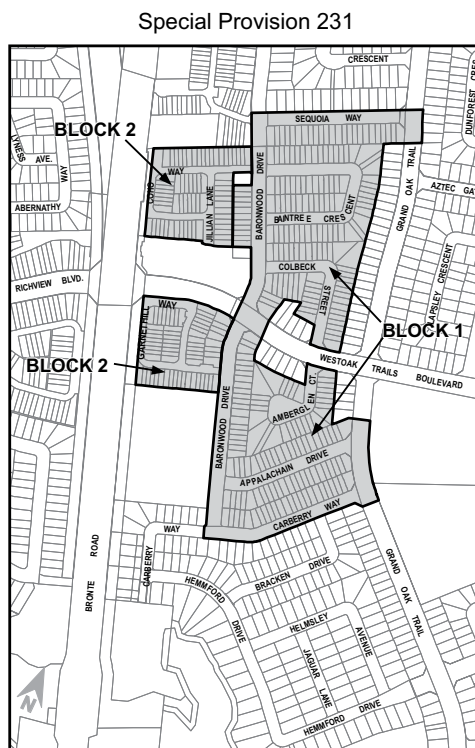
15.231.2 Zone Provisions for Block 2 Lands

The following regulations apply to lands identified as Block 2 on Figure 15.231.1:

a)	Minimum <i>lot area</i>	130.0 sq.m per unit
b)	Minimum <i>front yard</i>	4.5 m
c)	Minimum <i>front yard</i> for a private garage	6.0 m
d)	Minimum <i>flankage yard</i>	3.0 m

15.231.3 Special Site Figures

Figure 15.231.1



Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Special Provisions

232 (Old 695)	Southeast corner of Rebecca Street and Burloak Drive	Parent Zones: RL5, RM1
Map 19(1)	(Part of Lots 33, 34, and 35, Concession 4 S.D.S.)	(2001-033) (2003-098) (2005-128) (2007-096) (2009-069)

15.232.1 Zone Provisions for Block 1 Lands

The following regulations apply to lands identified as Block 1 on Figure 15.232.1:

a) <i>Minimum front yard</i>	3.0 m
b) <i>Minimum front yard for a porch with or without a foundation</i>	3.0 m

15.232.2 Zone Provisions for Block 2 Lands

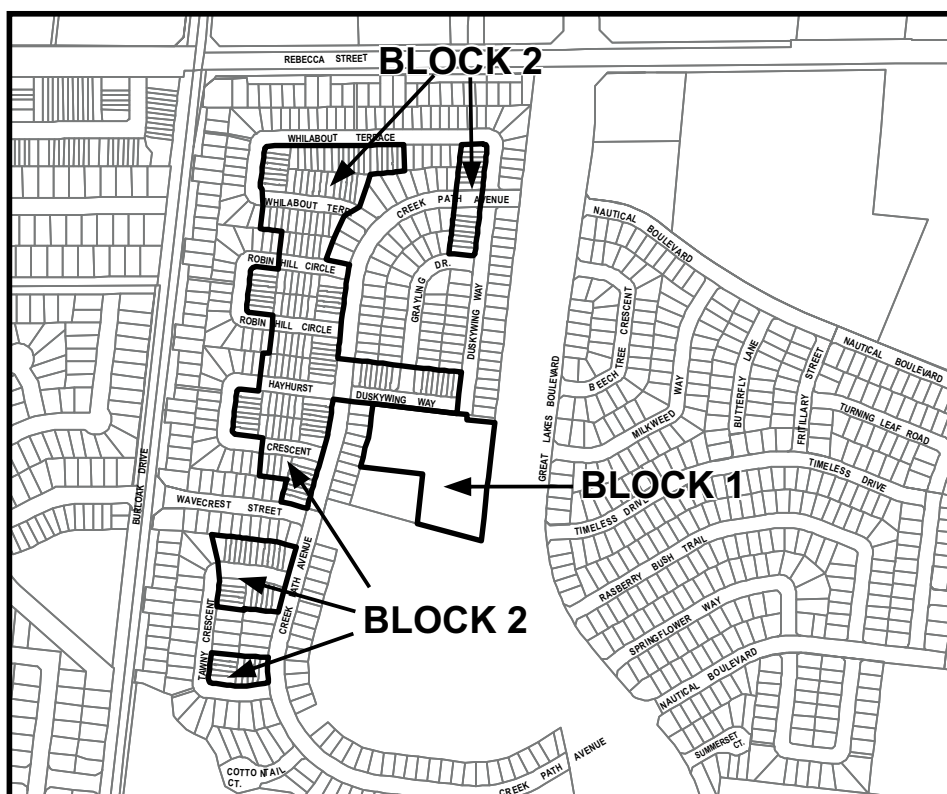
The following regulations apply to lands identified as Block 3 on Figure 15.232.1:

a) <i>Minimum front yard</i>	3.0 m
b) <i>Minimum front yard for a private garage</i>	5.8 m
c) <i>Minimum flankage yard</i>	2.5 m

15.232.3 Special Site Figures

Figure 15.232.1

Special Provision 232



Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Special Provisions

233 (Old 695)	South end of Great Lakes Boulevard (Part of Lots 33 and 34, Concession 4 S.D.S.)	Parent Zones: RL5
Map 19(1)		(2001-033) (2003-098) (2005-128) (2007-096) (2009-069)
16.233.1 Zone Provisions		
The following regulations apply:		
a)	Minimum front yard	6.0 m

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Special Provisions

234 (Old 701)	1311-1313 Speers Road (Part of Lot 3, Concession 3 S.D.S.)	Parent Zone: E3
Map 19(6)		(2001-061)

15.234.1 Zone Provisions

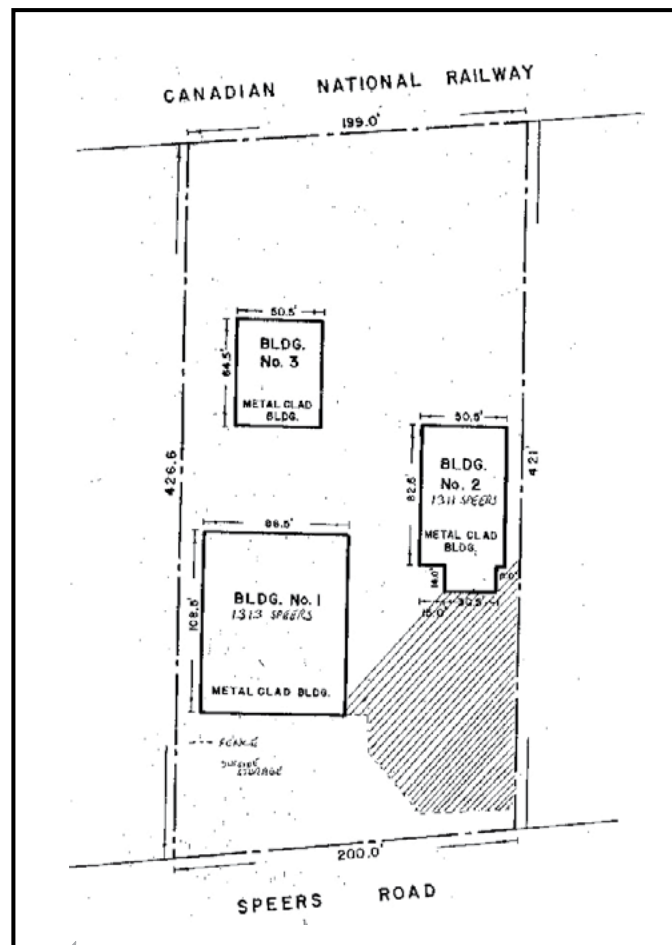
The following regulations apply:

- a) *Outside storage* is permitted in the shown in Figure 15.234.1 provided that the *outside storage* is limited to the storage of rental and repaired or waiting to be repaired construction vehicles and equipment.

15.234.2 Special Site Figures

Figure 15.234.1

Special Provision 234



The permissions and regulations of Special Provision 3 shall additionally apply.

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Special Provisions

235 (Old 704)	2280 Baronwood Drive 2376-2428 Sequoia Way (Part of Lot 30, Concession 1 S.D.S.)	Parent Zone: RM1
Map 19(19)		(2001-077) (2004-052)

15.235.1 Zone Provisions for All Lands

The following regulations apply to all lands identified as subject to this Special Provision:

a) <i>Minimum front yard</i>	3.0 m
b) <i>Minimum front yard for a porch</i>	1.5 m

15.235.2 Zone Provisions for Block 1 Lands

The following regulations apply to lands identified as Block 1 on Figure 15.235.1:

a) <i>Minimum flankage yard</i>	3.0 m
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15.235.3 Zone Provisions for Block 2 Lands

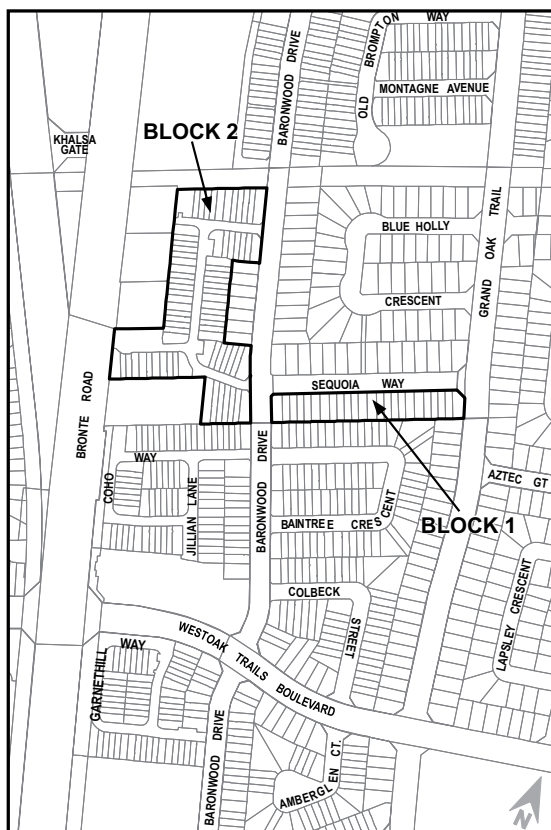
The following regulations apply to lands identified as Block 2 on Figure 15.235.2:

a) <i>Minimum flankage yard</i>	2.5 m
b) <i>Minimum flankage yard for a porch</i>	1.5 m
c) <i>Height shall be measured from the midpoint of the front lot line for each townhouse dwelling.</i>	

15.235.4 Special Site Figures

Figure 15.235.1

Special Provision 235



Special Provisions

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

236 (Old 704)	2345 Baronwood Drive	Parent Zone: RL8
Map 19(19)	(Part of Lot 30, Concession 1 S.D.S.)	(2001-077) (2004-052)
15.236.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum interior side yard, north side</i>	4.5 m

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Special Provisions

237 (Old 706)	1489 Heritage Way (Part of Lot 27, Concession 2 S.D.S.)	Parent Zone: RM1
Map 19(12)		(2001-091)

15.237.1 Additional Permitted Uses

The following additional *use* is permitted:

- a) *Stacked townhouse dwellings*

15.237.2 Zone Provisions for All Lands

The following regulations apply:

a)	<i>Minimum front yard</i> (Heritage Way)	3.0 m
b)	<i>Minimum interior side yard</i>	7.5 m
c)	<i>Minimum interior side yard</i> , south side, abutting the Residential Low RL5 Zone for units which front onto Heritage Way	1.5 m
d)	<i>Minimum rear yard</i>	7.5 m

15.237.3 Zone Provisions for Block 1 Lands

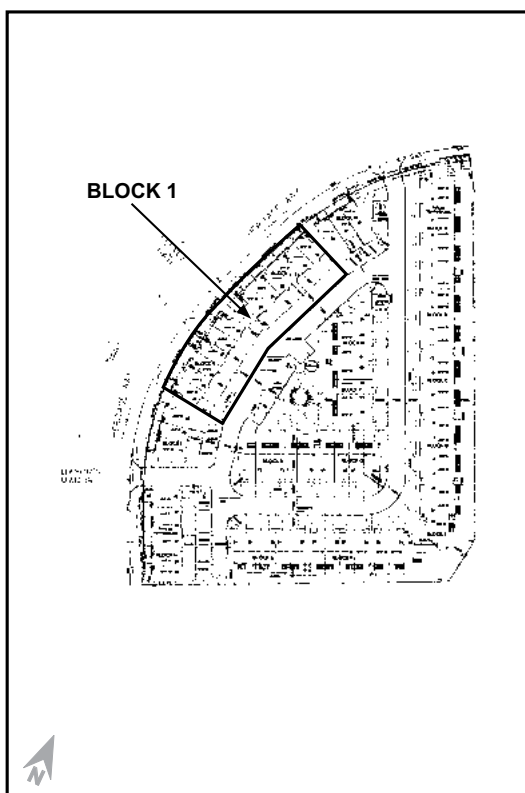
The following regulations apply to lands identified as Block 1 on Figure 15.237.1:

- a) *Stacked townhouse dwellings* shall only be located on lands identified as Block 1

15.237.4 Special Site Figures

Figure 15.237.1

Special Provision 237



Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Special Provisions

238 (Old 707) Map 19(7)	368 Speers Road (Part of Lot 18, Concession 3 S.D.S.)	Parent Zone: E4 (2001-093) (2006-002) (2007-096)
15.238.1 Zone Provisions		
The following regulations apply:		
a) <i>Minimum front yard</i> (Speers Road)		0.0 m
b) <i>Minimum flankage yard</i> (Morden Road)		7.5 m
c) <i>Minimum interior side yard</i>		0.0 m
d) <i>Minimum rear yard</i>		10.0 m
e) <i>Maximum height</i>		7.0 m
f) <i>Minimum landscaping coverage</i>		15%
f) Any area in the <i>front yard</i> not occupied by a <i>building, structure, or surface parking area</i> shall be provided as <i>landscaping</i> .		
15.238.2 Parking Regulations		
The following parking regulations apply:		
a) <i>Minimum number of parking spaces for a retail store</i>		1.0 per 28.0 m ² <i>net floor area</i>

v3.1: restore reduced parking regulation, add increased landscaping coverage

Special Provisions

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

239 (Old 708)	1477-1499 Gulledge Trail, 1478-1500 Warbler Road, and 2250 Hummingbird Way	Parent Zone: RL9
Map 19(20)	(Part of Lot 25, Concession 1 S.D.S.)	(2001-097)
15.239.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum flankage yard</i> along Third Line	6.0 m
b)	<i>Maximum private garage floor area</i>	35.0 sq.m

Special Provisions

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

240 (Old 709)	2464 Eighth Line, 2643 and 2649 North Ridge Trail, and 2495 Nichols Drive	Parent Zone: RL8
Map 19(22)	(Part of Lot 11, Concession 1 S.D.S.)	(2001-101)
15.240.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i>	7.5 m
b)	Maximum permitted projection into a <i>minimum front yard</i> for a <i>porch</i>	1.5 m

Special Provisions

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241 (Old 713)	Redstone Crescent, Highcroft Road, and Elmgrove Road	Parent Zone: RM1
Map 19(19)	(Part of Lot 26, Concession 1 S.D.S.)	(2001-109) (2005-123)
15.241.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i>	4.5 m
b)	Maximum allowable projection for a <i>porch</i>	Up to 3.5 m from the <i>front lot line</i>

Special Provisions

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

242 (Old 713)	Parkglen Avenue, Sandstone Drive, Castlebrook Road, Alderbrook Drive, Highmount Crescent, and Kingsridge Drive (Part of Lot 26, Concession 1 S.D.S.)	Parent Zone: RL5
Map 19(19)		(2001-109) (2005-123)
15.242.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i>	6.0 m
b)	<i>Minimum front yard for a private garage</i>	7.5 m
c)	Maximum allowable projection for a <i>porch</i>	Up to 3.5 m from the <i>front lot line</i>

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Special Provisions

243 (Old 713)	2015 Kingsridge Drive (Part of Lot 26, Concession 1 S.D.S.)	Parent Zone: C1
Map 19(19)		(2001-109) (2005-123)
15.243.1 Additional Permitted Uses		
The following additional <i>uses</i> are permitted:		
a)	<i>Private school</i> , but only in conjunction with a <i>day care</i>	
15.243.2 Zone Provisions for All Lands		
The following regulations apply:		
a)	<i>Minimum side yard</i> and <i>rear yard</i> for an outdoor amenity area	2.0 m
b)	Maximum <i>net floor area</i> for a <i>private school</i>	500.0 sq.m
15.243.3 Special Site Provisions		
The following additional provisions apply:		
a)	An outdoor amenity area for a <i>private school</i> or <i>day care</i> may be located on required <i>landscaping</i> abutting <i>lots</i> in a Residential Zone.	

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Special Provisions

244 (Old 715)	Adamvale Crescent, Saddlecreek Crescent, 2397-2510 Postmaster Drive	Parent Zone: RM1
Map 19(19)	(Part of Lots 27 and 28, Concession 1 S.D.S.)	(2001-134) (2005-163) (2006-023) (2006-096) (2006-134) (2007-096) (2008-176)
15.244.1 Zone Provisions for All Lands		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	<i>Minimum flankage yard</i>	3.0 m
15.244.2 Zone Provisions for Block 1 Lands		
The following regulations apply to lands identified as Block 1 on Figure 15.244.1:		
a)	<i>Minimum front yard</i>	3.0 m
b)	Maximum allowable projection for a <i>porch</i> into a <i>front yard</i>	1.5 m
15.244.3 Zone Provisions for Block 2 Lands		
The following regulations apply to lands identified as Block 2 on Figure 15.244.1:		
a)	<i>Minimum front yard</i>	4.5 m

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Special Provisions

245 (Old 715) Map 19(19)	2308-2360 Pine Glen Road and 2208 Blue Oak Circle (Part of Lot 28, Concession 1 S.D.S.)	Parent Zone: RL6 (2001-134) (2005-163) (2006-023) (2006-096) (2006-134) (2007-096) (2008-176)
15.245.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard to dwelling</i>	4.5 m
b)	<i>Minimum front yard to private garage</i>	8.5 m

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Special Provisions

246 (Old 722)	390 Upper Middle Road East (Part of Lot 12, Concession 2 S.D.S.)	Parent Zone: RM4
Map 19(15)		(2003-129) (2004-131) (2008-051)
15.246.1 Zone Provisions for All Lands		
The following regulations apply:		
a)	Minimum <i>lot area</i>	1,800.0 sq.m
b)	Minimum <i>lot frontage</i>	50.0 m
c)	Minimum <i>front yard</i>	5.0 m
d)	Minimum <i>interior side yard</i> , west side	6.0 m
e)	Minimum <i>yard</i> , all other <i>yards</i>	7.5 m
f)	Maximum <i>height</i>	10.0 m
g)	Maximum number of <i>storeys</i>	3
h)	Minimum <i>landscaping coverage</i>	Shall not apply
i)	Minimum width of <i>landscaping</i> required along the <i>front lot line</i>	4.5 m

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Special Provisions

247 (Old 694)	2140 Baronwood Drive (Part of Lot 30, Concession 1 S.D.S.)	Parent Zones: RH
Map 19(19)		(2000-222) (2001-136) (2001-187) (2003-053) (2003-144) (2003-180) (2004-001) (2004-041) (2005-055) (2005-110) (2006-066) (2006-117)
15.247.1 Zone Provisions		
The following regulations apply:		
a)	Minimum <i>lot area</i>	1.75 ha
b)	Maximum number of <i>buildings</i>	2
c)	Maximum <i>height</i>	14.0 m
d)	Maximum number of <i>storeys</i>	4

v3.1: correct lettering
issue

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Special Provisions

248 (Old 724) Map 19(2)	2347-2369 Ontario Street (Part of Lots 28 and 29, Concession 4 S.D.S.)	Parent Zone: RM1 (2002-002) (2005-120)
15.248.1 Additional Permitted Uses		
The following additional <i>uses</i> are permitted:		
a)	<i>Detached dwellings</i> on lands identified as Block 3 on Figure 15.248.1	v3.1: delete duplicate words
b)	<i>Semi-detached dwellings</i> on lands identified as Block 5 on Figure 15.248.1	
15.248.2 Zone Provisions for All Lands		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Minimum separation distance between <i>dwellings</i> located on Blocks 1 and 2	16.2 m
b)	Minimum separation distance between <i>dwellings</i> located on Blocks 2 and 3	7.3 m
c)	Minimum separation distance between <i>dwellings</i> located on Blocks 3 and 4	2.5 m
d)	Minimum separation distance between <i>dwellings</i> located on Blocks 2 and 4	7.7 m
e)	Minimum separation distance between <i>dwellings</i> located on Blocks 4 and 5	14.0 m
15.248.3 Zone Provisions for Block 1 Lands		
The following regulations apply to lands identified as Block 1 on Figure 15.248.1:		
a)	<i>Minimum front yard</i> (Marine Drive)	6.0 m
b)	<i>Minimum interior side yard</i> , east side	2.1 m
c)	<i>Minimum interior side yard</i> , west side	8.8 m
15.248.4 Zone Provisions for Block 2 Lands		
The following regulations apply to lands identified as Block 2 on Figure 15.248.1:		
a)	<i>Minimum interior side yard</i> , east side	7.5 m
b)	<i>Minimum interior side yard</i> , west side	2.5 m
c)	<i>Minimum side yard</i> , north side, abutting the <i>rear lot lines</i> of <i>lots</i> within the Residential Low RL9 SP 113 Zone	7.0 m
d)	<i>Minimum side yard</i> , north side, abutting the <i>rear lot lines</i> of <i>lots</i> within the Residential Low RL9 SP 113 Zone to supports for an <i>uncovered platform</i> or <i>balcony</i>	0.5 m
15.248.5 Zone Provisions for Block 3 Lands		
The following regulations apply to lands identified as Block 3 on Figure 15.248.1:		
a)	<i>Minimum front yard</i> (Ontario Street)	4.0 m
b)	<i>Minimum interior side yard</i> , east side	1.2 m
c)	<i>Minimum interior side yard</i> , west side	1.2 m
d)	<i>Minimum side yard</i> , south side, abutting the <i>rear lot lines</i> of <i>lots</i> within the Residential Low RL9 SP 113 Zone	8.7 m
15.248.6 Zone Provisions for Block 4 Lands		
The following regulations apply to lands identified as Block 4 on Figure 15.248.1:		
a)	<i>Minimum interior side yard</i> , east side	7.5 m

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Special Provisions

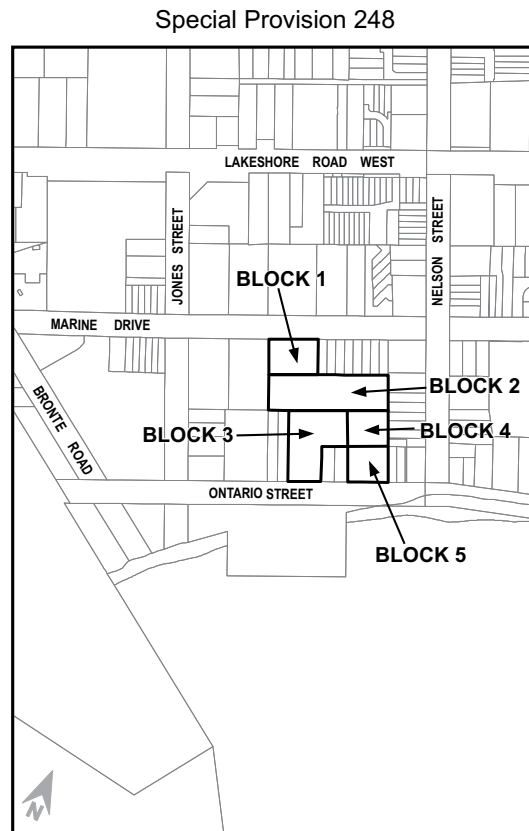
15.248.7 Zone Provisions for Block 5 Lands

The following regulations apply to lands identified as Block 5 on Figure 15.248.1:

a) <i>Minimum front yard</i> (Ontario Street)	4.4 m
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15.248.8 Special Site Figures

Figure 15.248.1



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Special Provisions

249 (Old 730)	128 Morden Road (Part of Lot 19, Concession 3 S.D.S.)	Parent Zone: RL2-0
Map 19(7)		(2002-038) OMB PL010664

15.249.1 Zone Provisions for All Lands

The following regulations apply:

a)	<i>Minimum front yard</i> (Morden Road)	6.0 m
b)	<i>Minimum front yard</i> for an unenclosed porch (Morden Road)	4.5 m
c)	<i>Minimum yard</i> from westerly lot line	7.5 m
d)	<i>Minimum yard</i> from easterly lot line	14.0 m
e)	<i>Minimum yard</i> from easterly lot line for a private garage	15.0 m

15.249.2 Zone Provisions for Block 1 Lands

The following regulations apply to lands identified as Block 1 on Figure 15.249.1:

a)	<i>Minimum yard</i> from westerly lot line	4.0 m
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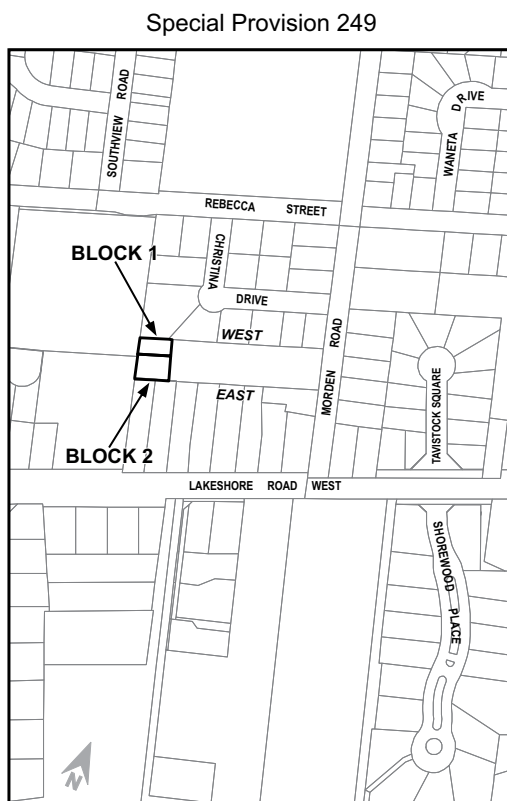
15.249.3 Zone Provisions for Block 2 Lands

The following regulations apply to lands identified as Block 2 on Figure 15.249.1:

a)	<i>Minimum yard</i> from easterly lot line	9.0 m
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15.249.4 Special Site Figures

Figure 15.249.1



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Special Provisions

250 (Old 734)	1254-1267 Speers Road	Parent Zone: E3
Map 19(6)	(Part of Lot 23, Concession 3 S.D.S.)	(1975-44) (2002-049)
15.250.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum interior side yard</i> , west side, for that portion of the <i>lot</i> within 39.5 metres of the <i>rear lot line</i>	2.4 m
b)	<i>Minimum rear yard</i>	0.0 m
15.250.2 Special Site Provisions		
The following additional provision applies:		
a)	The permissions and regulations of Special Provision 3 shall additionally apply.	
b)	All lands subject to this Special Provision shall be considered to be one <i>lot</i> for the purposes of applying the standards of this By-law.	

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Special Provisions

251 (Old 740)	2410 Lower Base Line (Part of Lot 29, Concession 2 N.D.S.)	Parent Zone: PB2
Map 19(25)		(2002-079) (2007-096)

15.251.1 Additional Permitted Uses

The following additional *uses* are permitted, but only lands shown in Figure 15.251.1:

- Outside storage*
- Retail store*, limited to the sale of nursery stock and accessory nursery and garden supplies

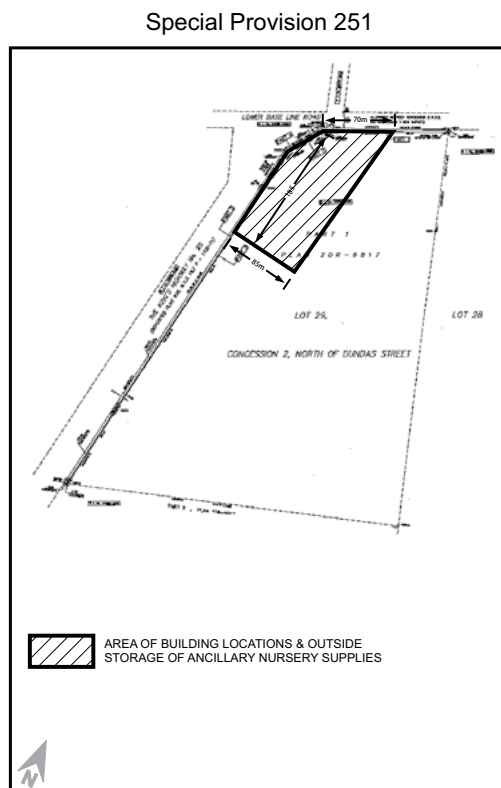
15.251.2 Zone Provisions

The following regulations apply:

- | | | |
|----|--|------------|
| a) | Maximum <i>net floor area</i> for all <i>buildings</i> used for <i>uses</i> permitted by Section 15.251.1 of this By-law | 250.0 sq.m |
| b) | Maximum <i>lot coverage</i> | 10% |
| c) | Minimum <i>yards</i> , all <i>yards</i> , for <i>outside storage</i> | 15.0 m |

15.251.3 Special Site Figures

Figure 15.251.1



Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Special Provisions

252 (Old 745)	331-345 Randall Street	Parent Zone: RM1
Map 19(8)	(Part of Lot 12, Concession 3 S.D.S.)	(2002-180)
15.252.1 Zone Provisions		
The following regulations apply:		
a)	Minimum <i>lot area</i>	Not applicable
b)	Minimum <i>front yard</i>	4.0 m
c)	Minimum <i>rear yard</i>	20.5 m
d)	Minimum <i>rear yard</i> for an <i>uncovered platform</i> from the most northern <i>lot line</i>	14.5 m
e)	Minimum <i>rear yard</i> for an <i>uncovered platform</i> from all other <i>lot lines</i>	0.0 m

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Special Provisions

<div>253 (Old 747) Map 19(7)</div>	<div>245 Wyecroft Road (Part of Lot 18, Concession 3 S.D.S.)</div>	<div>Parent Zone: E2 (2002-192) PL010656</div>
15.253.1 Additional Permitted Uses		
The following additional <i>uses</i> are permitted:		
a)	Retail store, limited to the southern four <i>premises</i> within the <i>building</i>	
b)	The permissions and regulations of Special Provision 3 shall additionally apply.	
15.253.2 Zone Provisions		
The following regulations apply:		
a)	Maximum total <i>net floor area</i> for <i>retail stores</i>	1,000.0 sq.m

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Special Provisions

254 (Old 751) Map 19(18)	South of Dundas Street, West of Bronte Road (Part of Lots 31, 32 and 33, Concession 1 S.D.S.)	Parent Zone: RL6 (2002-237) (2003-003) (2005-100) (2005-184) (2006-094) (2007-096) (2008-051) (2008-110) (2009-055) (2009-093) (2010-057)
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15.254.1 Zone Provisions for All Lands

The following regulations apply to all lands identified as subject to this Special Provision:

a) Minimum front and flankage <i>yards</i> for <i>porches</i> , open or covered by a roof, with or without foundations, including access stairs	0.9 m
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15.254.2 Zone Provisions for Block 1 Lands

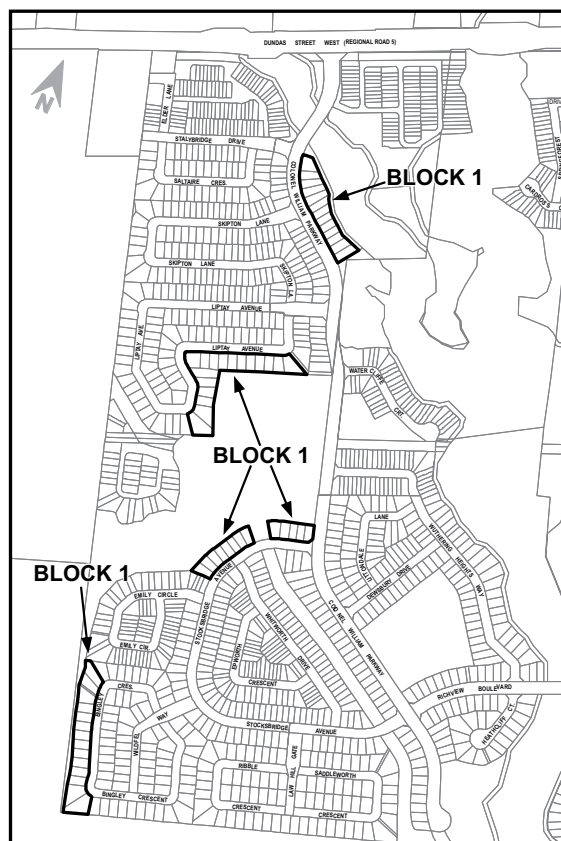
The following regulations apply to lands identified as Block 1 on Figure 15.254.1:

a) <i>Minimum rear yard</i>	10.0 m
b) <i>Minimum yard</i> abutting the Natural Area N Zone for <i>accessory buildings</i> , in ground pools, and above ground pools where in ground footings are required	5.0 m

15.254.3 Special Site Figures

Figure 15.254.1

Special Provision 254



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Special Provisions

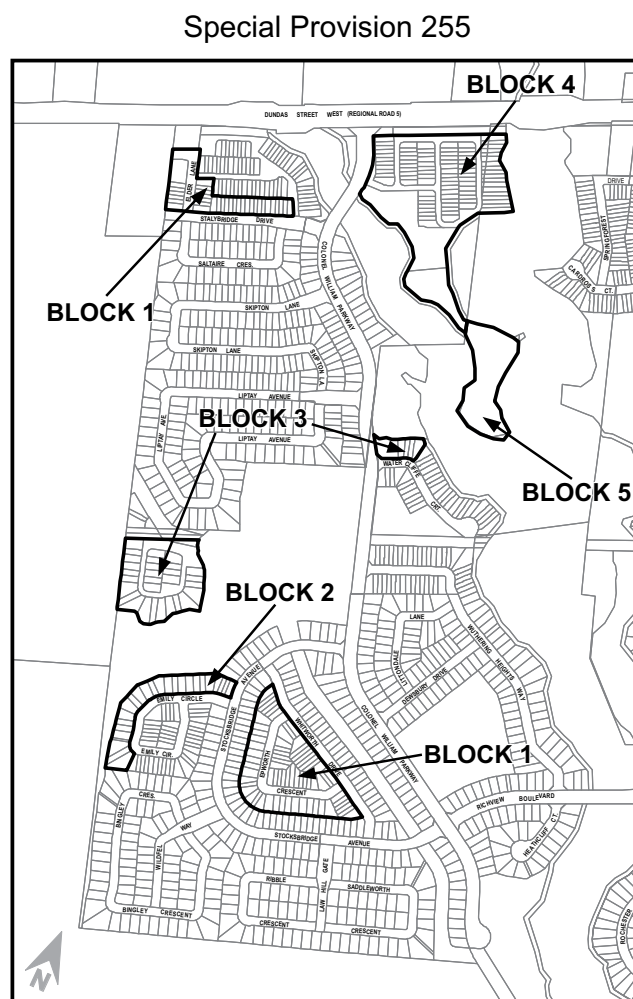
255 (Old 751) Map 19(18)	South of Dundas Street, West of Bronte Road (Part of Lots 31, 32 and 33, Concession 1 S.D.S.)	Parent Zone: RM1 (2002-237) (2002-038) (2003-003) (2005-100) (2005-184) (2006-094) (2006-118) (2007-096) (2008-051) (2008-110) (2009-055) (2009-093) (2010-057)
15.255.1 Zone Provisions for All Lands		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Minimum front or <i>flankage yard</i> to porch	1.5 m
b)	Minimum front or <i>flankage yard</i> to access stairs	0.9 m
15.255.2 Zone Provisions for Block 1 Lands		
The following regulations apply to lands identified as Block 1 on Figure 15.255.1:		
a)	<i>Minimum front yard</i>	3.0 m
15.255.3 Zone Provisions for Block 2 Lands		
The following regulations apply to lands identified as Block 2 on Figure 15.255.1:		
a)	<i>Minimum rear yard</i>	10.0 m
b)	Minimum <i>rear</i> or <i>side yard</i> abutting the N zone for all <i>accessory buildings</i> , in ground pools and above ground pools where in ground footings are required	5.0 m
15.255.4 Zone Provisions for Block 3 Lands		
The following regulations apply to lands identified as Block 3 on Figure 15.255.1:		
a)	<i>Minimum yard</i> abutting the Natural Area N Zone for <i>accessory buildings</i> , in ground pools, and above ground pools where in ground footings are required	5.0 m
15.255.4 Zone Provisions for Block 4 Lands		
The following regulations apply to lands identified as Block 4 on Figure 15.255.1:		
a)	<i>Minimum yard</i> abutting the Natural Area N Zone	2.5 m
15.255.5 Zone Provisions for Block 5 Lands		
The following regulations apply to lands identified as Block 5 on Figure 15.255.1:		
a)	<i>Minimum yard</i> abutting the Natural Area N Zone	4.5 m

Special Provisions

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to this document based on final review.
Further additional revisions may be made by
Council on the evening of February 25.

15.255.5 Special Site Figures

Figure 15.255.1



Special Provisions

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256 (Old 753)	3101 and 3137 Scottscraig Crescent (Part of Lot 31, Concession 1 S.D.S.)	Parent Zone: RL6
Map 19(18)		(2002-239) (2004-039) (2010-057)
15.256.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum side yard</i> abutting the Park O1 Zone	4.2 m

Special Provisions

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257 (Old 753, 766) Map 19(18)	Valleyridge Drive, Stornoway Circle, Springforest Drive, Cardross Court, Highvalley Road, and Highbourne Crescent (Part of Lots 31, Concession 1 S.D.S.)	Parent Zone: RM1 (2002-239) (2004-038) (2004-039) (2010-057)
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15.257.1 Zone Provisions for Block 1 Lands

The following regulations apply to lands identified as Block 1 on Figure 15.257.1:

- | | | |
|----|---|-------|
| a) | Maximum allowable projection for a <i>porch</i> into a <i>minimum flankage yard</i> | 1.5 m |
| b) | Maximum allowable projection for access stairs into a <i>minimum flankage yard</i> | 2.1 m |

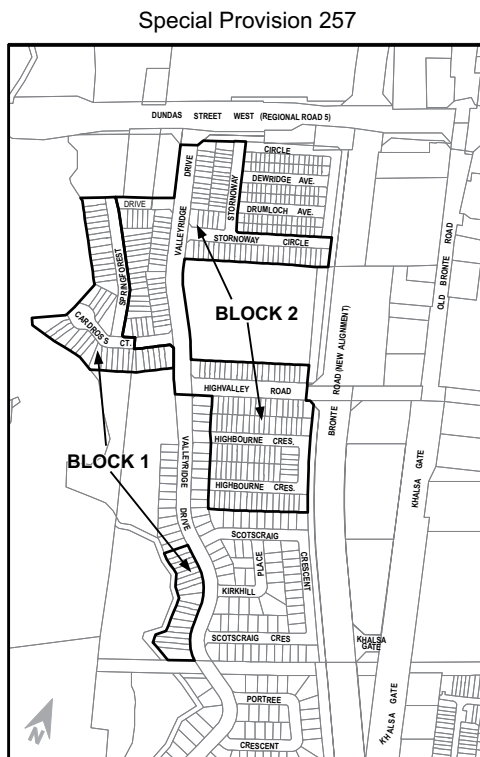
15.257.2 Zone Provisions for Block 2 Lands

The following regulations apply to lands identified as Block 2 on Figure 15.257.1:

- | | | |
|----|--|-------|
| a) | <i>Minimum front yard</i> | 3.0 m |
| b) | Maximum allowable projection for a <i>porch</i> into a minimum front or <i>flankage yard</i> | 1.8 m |
| c) | Maximum allowable projection for access stairs into a minimum front or <i>flankage yard</i> | 2.4 m |
| d) | <i>Minimum side yard</i> abutting the Park O1 Zone | 4.2 m |

15.257.3 Special Site Figures

Figure 15.257.1



Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Special Provisions

258 (Old 753)	Stornoway Circle, Dewridge Avenue, and Drumloch Avenue (Part of Lot 31, Concession 1 S.D.S.)	Parent Zone: RH
Map 19(18)		(2002-239) (2004-039) (2010-057)
15.258.1 Additional Permitted Uses		
The following additional <i>use</i> is permitted:		
a)	<i>Back-to-back townhouse dwellings</i> , which shall be subject to the regulations of the Residential Medium RM2 <i>Zone</i> except as modified below	
15.258.2 Zone Provisions		
The following regulations apply:		
a)	Minimum <i>lot area</i> per unit	80.0 sq.m
b)	Minimum <i>lot frontage</i> per unit	6.0 m
c)	<i>Minimum front yard</i>	3.0 m
d)	<i>Minimum flankage yard</i>	3.0 m
e)	Maximum allowable projection for a <i>porch</i> or <i>balcony</i> into a minimum front or <i>flankage yard</i>	1.8 m
f)	<i>Minimum interior side yard</i>	1.5 m

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Special Provisions

259 (Old 754)	South Service Road West, Wyecroft Road, and Burloak Drive	Parent Zone: C3, E2
Map 19(4)	(Part of Lots 33, 34 and 35, Concession 3 S.D.S.)	(2002-002) (2003-089) (2005-025) (2006-002) (2007-001) (2007-096) (2010-057) LOP 27.1.1

15.259.1 Zone Provisions for All Lands

The following regulations apply to all lands identified as subject to this Special Provision:

a)	<i>Minimum front yard</i> (Wyecroft Road)	0.0 m
b)	<i>Minimum flankage yard</i>	0.0 m
c)	Maximum <i>net floor area</i> for any individual <i>retail store</i>	9,290.0 sq.m
d)	Notwithstanding subsection (c) above, one <i>retail store</i> is permitted to be larger than the maximum <i>net floor area</i> and no maximum shall apply to that <i>retail store</i>	
e)	Maximum total <i>net floor area</i> for all <i>uses</i> excluding cinemas and theatres	54,811.0 sq.m
f)	Maximum total <i>net floor area</i> for cinemas and theatres	6,039.0 sq.m

15.259.2 Zone Provisions for Block 1 Lands

The following regulations apply to lands identified as Block 1 on Figure 15.259.1:

- a) Block 1 shall be considered to be one *lot* for the purposes of applying the standards of this By-law.

15.259.3 Zone Provisions for Block 2 Lands

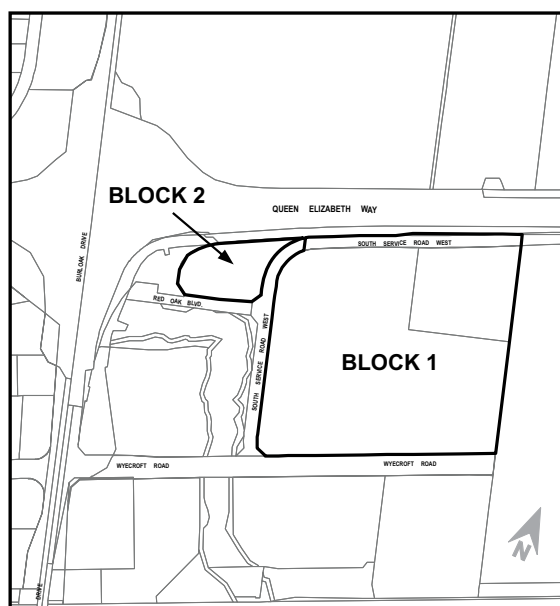
The following regulations apply to lands identified as Block 2 on Figure 15.259.1:

- a) The *lot line* adjacent to the *highway corridor* shall be deemed to be the *front lot line*.
b) Subsections 15.259.1(e) and (f) above shall not apply to Block 2.

15.259.4 Special Site Figures

Figure 15.259.1

Special Provision 259



Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Special Provisions

260 (Old 723)	2501-2525 Prince Michael Drive (Part of Lot 9, Concession 1, S.D.S.)	Parent Zone: C1
Map 19(23)		(2001-189) (2002-086) (2002-203) (2003-031) (2003-082) (2007-189) (2004-002) (2005-138) (2005-139) (2006-108) (2007-096) (2010-057)
15.260.1 Zone Provisions		
The following regulations apply:		
a)	Maximum <i>front yard</i>	As legally existing on the effective date of this By-law
b)	Maximum total <i>net floor area</i>	5,400.0 sq.m

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Special Provisions

<div>261 (Old 755) Map 19(9)</div>	<div>Linbrook Road Private Schools (Part of Lot 10, Concession 3, S.D.S.)</div>	<div>Parent Zone: CU (2003-009) (2008-051) CAV A/163/2013 (2014-014)</div>
15.261.1 Additional Permitted Uses		
The following additional <i>use</i> is permitted on all lands identified as subject to this Special Provision:		
a) <i>Private school</i> , and Footnote 2 to Table 11.2, relating to permitted <i>road</i> locations, shall not apply.		
15.261.2 Zone Provisions for Block 1		
The following regulations apply on lands identified as Block 1 on Figure 15.261.1 below:		
a)	<i>Minimum interior side yard</i>	4.3 m
b)	Maximum number of full-time equivalent students permitted to be enrolled at the <i>private school</i>	180
15.261.3 Zone Provisions for Block 2		
The following regulations apply on lands identified as Block 2 on Figure 15.261.1 below:		
a)	<i>Minimum yards</i>	As shown in Figure 16.261.2
b)	Maximum <i>lot coverage</i>	19%
c)	Minimum setback to <i>parking areas</i>	As shown in Figure 16.261.2
d)	Maximum <i>net floor area</i> for a storage <i>building</i>	200.0 m ²
e)	Maximum <i>height</i> of a storage <i>building</i>	9.0 m
f)	Maximum number of <i>storeys</i> for a storage <i>building</i>	2
g)	Maximum <i>net floor area</i> of the <i>private school</i>	9,800.0 m ²
h)	Minimum number of <i>stacking spaces</i> required in a <i>stacking lane</i>	22, plus an additional 10 spaces for buses
i)	Maximum number of full-time equivalent students permitted to be enrolled at the <i>private school</i>	625
16.261.4 Special Site Figures		
Figure 16.261.1		Figure 16.261.2
<div>Special Provision 261-1</div>		<div>Special Provision 261-2</div>

Special Provisions

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

16.261.5 Special Site Provisions

The following additional provision applies:

- | | |
|----|---|
| a) | The calculation of full-time equivalent students shall be determined in accordance with the applicable regulations under the <u>Education Act</u> . |
|----|---|

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Special Provisions

262 (Old 758)	2037 Ninth Line and 2035 Upper Middle Road East (Part of Lot 5, Concession 1 S.D.S.)	Parent Zone: E4
Map 19(24)		(2003-061) LOP 27.5.5

15.262.1 Zone Provisions

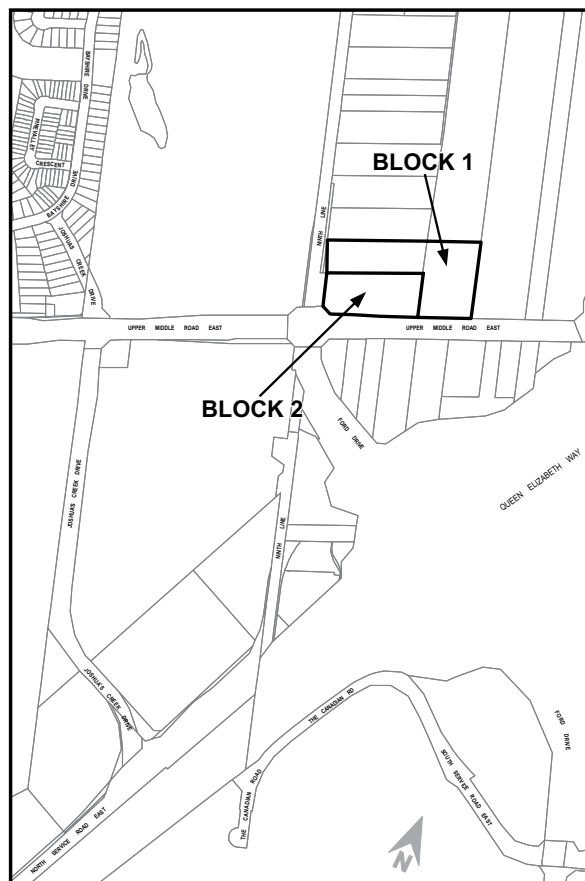
The following regulations apply to all lands identified as Block 1 on Figure 15.262.1:

a)	Minimum setback for <i>restaurants</i> from Block 2 on Figure 15.262.1	20.0 m
b)	Minimum setback for <i>drive-through facilities, motor vehicle body shop, motor vehicle dealership, motor vehicle rental facility, motor vehicle repair facility, motor vehicle service station, or motor vehicle washing</i> from Block 2 on Figure 15.262.1	46.0 m

15.262.2 Special Site Figures

Figure 15.262.1

Special Provision 262



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Special Provisions

<div>263 (Old 760) Map 19(6)</div>	<div>750 Redwood Square (Part of Lot 21, Concession 2 S.D.S.)</div>	<div>Parent Zone: E3 (2003-112)</div>
15.263.1 Additional Permitted Uses		
The following additional <i>uses</i> are permitted:		
a)	Emergency shelter	
b)	The permissions and regulations of Special Provision 3 shall additionally apply.	
15.263.2 Zone Provisions		
The following regulations apply:		
a)	Minimum front yard	9.0 m
b)	Maximum number of beds	40
c)	Minimum number of parking spaces	28

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Special Provisions

264 (Old 761)	1565 and 1577 North Service Road East (Part of Lots 6 and 7, Concession 2 S.D.S.)	Parent Zone: E2
Map 19(16)		(2006-075) OMB #0094 and #1617
15.264.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum flankage yard</i> (Joshuas Creek Drive)	3.0 m
b)	<i>Maximum height</i>	40.0 m
c)	<i>Maximum net floor area</i>	17,316.0 sq.m
d)	<i>Maximum total net floor area for business offices</i>	772.0 sq.m
e)	<i>Maximum total net floor area for medical offices</i>	8,885.0 sq.m
f)	<i>Maximum total net floor area for restaurants</i>	265.0 sq.m
g)	<i>Maximum total net floor area for sports facilities</i>	1,940.0 sq.m

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Special Provisions

265 (Old 762)	2590 Carberry Way (Part of Lot 30, Concession 1 S.D.S.)	Parent Zone: RM1
Map 19(19)		(2003-197)

15.265.1 Additional Permitted Uses

The following additional *use* is permitted:

- a) *Semi-detached dwelling*

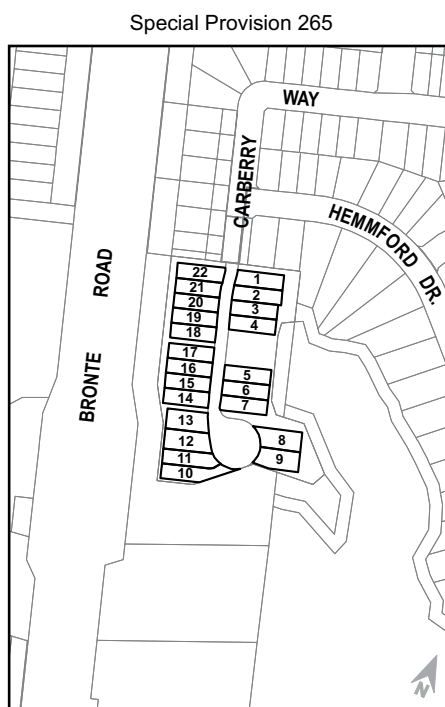
15.265.2 Zone Provisions

The following regulations apply:

- | | | |
|----|--|-------|
| a) | <i>Minimum rear yard</i> for unit 8 | 5.6 m |
| b) | Minimum southerly <i>side yard</i> setback to units 9 and 10 | 0.5 m |
| c) | Minimum northerly <i>side yard</i> setback to units 1 and 22 | 3.5 m |
| d) | Maximum allowable projection for a <i>porch</i> into a <i>minimum front yard</i> | 1.5 m |

15.265.3 Special Site Figures

Figure 15.265.1



15.265.4 Special Site Provisions

The following additional provisions apply:

- a) The *condominium* roadway shall be considered a public road for determining zoning compliance.
- b) *Established grade* will be measured at the centre point of base of the front wall of each unit.

Special Provisions

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<div>266 (Old 765)</div> <div>Map 19(23)</div>	<div>Presquile Drive, Wasaga Drive, and Craigleith Drive (Part of Lots 7 and 8, Concession 1 S.D.S.)</div>	Parent Zone: RM1
		(2004-079)
15.266.1 Zone Provisions		
The following regulations apply:		
a)	Maximum <i>porch</i> projection into required <i>flankage yard</i>	1.5 m
b)	<i>Maximum flankage yard</i> projection for access stairs	2.1 m

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Special Provisions

<div>267 (Old 358, 836, 879)</div> <div>Map 19(16)</div>	<div>1455 Joshuas Creek Drive (Part of Lot 6, Concession 2, S.D.S.)</div>	<div>Parent Zones: E2, E4</div> <div>(2009-083) (2013-096)</div>
15.267.1 Prohibited Uses		
The following <i>uses</i> are prohibited on all lands subject to this Special Provision:		
a)	Motor vehicle body shop	
b)	Motor vehicle dealership	
c)	Motor vehicle repair facility	
d)	Motor vehicle service station	
15.267.2 Special Site Provisions for Block 1		
The following additional provision applies on lands identified as Block 1 on Figure 15.267.1 below:		
a)	All lands identified as subject to this Special Provision shall be considered to be one <i>lot</i> for the purposes of this By-law.	
16.267.3 Special Site Figures		
Figure 16.267.1		
<div><div><div>v3.1: motor vehicle permissions deleted, do not conform to LOP</div></div><div><div>Special Provision 267</div><div>v3.1: updated Special Figure</div></div></div>		

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Special Provisions

268 (Old 768)	2380 Brockberry Crescent (Part of Lot 29, Concession 1 S.D.S.)	Parent Zone: RL6
Map 19(19)		(2004-037)
15.268.1 Zone Provisions		
The following regulations apply:		
a)	Minimum <i>lot frontage</i> (Brockberry Crescent)	5.0 m
b)	Minimum <i>front yard</i> (westerly <i>lot line</i>)	10.5 m
c)	Minimum northerly <i>interior side yard</i>	6.5 m
d)	Minimum southerly <i>interior side yard</i>	4.5 m
e)	Minimum <i>rear yard</i>	10.5 m
f)	Maximum <i>private garage floor area</i>	45.0 sq.m
15.268.2 Special Site Provisions		
The following additional provision applies:		
a)	The westerly <i>lot line</i> shall be considered the <i>front lot line</i> . Notwithstanding this, <i>lot frontage</i> shall be measured using the <i>lot line</i> abutting Brockberry Crescent.	

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Special Provisions

269 (Old 770)	Baronwood Drive, Grand Oak Trail, and Khalsa Gate (Part of Lot 30, Concession 1 S.D.S.)	Parent Zone: RM1
Map 19(19a)		(2004-040)

15.269.1 Zone Provisions for All Lands

The following regulations apply to all lands identified as subject to this Special Provision:

a) <i>Minimum front yard</i>	3.0 m
------------------------------	-------

15.269.2 Zone Provisions for Block 1 Lands

The following regulations apply to lands identified as Block 1 on Figure 15.269.1:

a) <i>Minimum flankage yard</i>	2.4 m
b) Maximum allowable projection for a <i>porch</i> into a minimum front or <i>flankage yard</i>	1.8 m
c) Maximum allowable projection for access stairs into a minimum front or <i>flankage yard</i>	2.4 m
d) Maximum allowable projection for covered or uncovered <i>structures</i> including <i>uncovered platforms, porches</i> and exterior stairs into a <i>minimum rear yard</i>	2.7 m

15.269.3 Zone Provisions for Block 2 Lands

The following regulations apply to lands identified as Block 2 on Figure 15.269.2:

a) Maximum allowable projection for a <i>porch</i> into a minimum front or <i>flankage yard</i>	1.8 m
b) Maximum allowable projection for access stairs into a minimum front or <i>flankage yard</i>	2.4 m
c) <i>Minimum rear yard</i> for detached garage	0.0 m
d) Maximum <i>dwelling depth</i>	20.0 m

15.269.4 Zone Provisions for Block 3 Lands

The following regulations apply to lands identified as Block 3 on Figure 15.269.2:

a) <i>Height</i> shall be measured at the centre point of base of the front wall of each <i>dwelling</i> .
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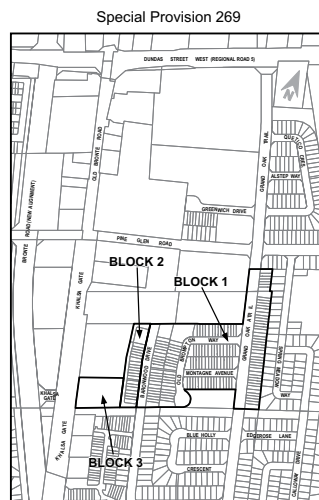
15.269.5 Special Site Provisions

The following additional provision applies:

a) For the purpose of calculating the <i>minimum yards</i> and <i>lot area</i> on a <i>public road</i> , the publicly owned 0.3 metre reserve and daylight triangles adjoining the <i>lot</i> shall be deemed to be part of the <i>lot</i> .
--

15.269.6 Special Site Figures

Figure 15.269.1



Special Provisions

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

270 (Old 770)	2355 Khalsa Gate	Parent Zone: RH
Map 19(19)	(Part of Lot 30, Concession 1 S.D.S.)	(2004-040)
15.270.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i> (Khalsa Gate)	3.0 m
b)	<i>Minimum northerly side yard</i>	7.5 m
c)	<i>Minimum southerly side yard</i>	12.0 m
d)	<i>Minimum rear yard</i>	12.0 m
e)	Maximum number of <i>storeys</i>	8
f)	Maximum <i>height</i>	25.0 m

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Special Provisions

271 (Old 772) Map 19(7)		Paliser Court (Part of Lot 19, Concession 3 S.D.S.)		Parent Zone: RL2-0 (2005-014) (2007-149)	
15.271.1 Zone Provisions for All Lands					
The following regulations apply to all lands identified as subject to this Special Provision:					
a)	Minimum front yard			3.0 m	
b)	Minimum interior side yards			1.0 m and 0.3 m	
c)	Minimum rear yard			5.5 m	
d)	Minimum separation separation distance between dwellings			1.3 m	
e)	Maximum lot coverage			50%	
f)	Maximum residential floor area			350.0 sq.m	
15.271.2 Zone Provisions for Block 1 Lands					
The following regulations apply to lands identified as Block 1 on Figure 15.271.1:					
a)	Minimum flankage yard (Lakeshore Road West)			4.0 m	
b)	Maximum residential floor area			395.0 sq.m	
15.271.3 Special Site Figures					
Figure 15.271.1					
<div>Special Provision 271</div>					
15.271.4 Special Site Provisions					
The following additional provisions apply:					
a)	Height shall be measured at the centre point of base of the front wall of each dwelling.				

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Special Provisions

272 (Old 773, 774) Map 19(2a)	114-126 and 117 Nelson Street (Part of Lots 28 and 29, Concession 3 S.D.S.)	Parent Zone: RM1 (2004-156) (2004-161) (2007-096) (2010-057) LOP 24.5.6(a)
15.272.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i> west of Nelson Street	3.0 m
b)	<i>Maximum height</i>	14.0 m
c)	Minimum width of <i>landscaping</i> abutting only the northernmost <i>lot line</i> on lands subject to this Special Provision east of Nelson Street	1.5 m

Special Provisions

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273 (Old 776)	2385-2389 Khalsa Gate (Part of Lot 30, Concession 1 S.D.S.)	Parent Zone: RM3
Map 19(19a)		(2005-015) (2008-060) (2008-051) (2012-085)

15.273.1 Additional Permitted Uses for Block 1 Lands

The following additional *uses* are permitted on the *first storey* of a *building* on lands identified as Block 1 on Figure 15.273.1:

- a) *Art gallery*
- b) *Business office*
- c) *Commercial school*
- d) *Medical office*
- e) *Service commercial establishment*
- f) *Repair shop*
- g) *Retail store*

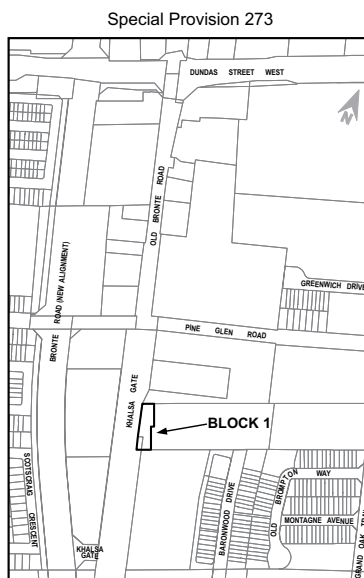
15.273.2 Zone Provisions for All Lands

The following regulations apply to all lands identified as subject to this Special Provision:

a) Maximum number of <i>dwelling units</i>	166
b) Minimum <i>lot area</i>	10,610.0sq.m
c) Minimum <i>lot frontage</i>	50.0 m
d) Minimum <i>front yard</i>	1.8 m
e) Minimum <i>side yard</i>	2.0 m
f) Minimum <i>rear yard</i>	0.6 m
g) Maximum <i>height</i>	14.0 m
h) Maximum <i>lot coverage</i>	45%
i) Minimum <i>landscaping coverage</i>	20%

15.273.3 Special Site Figures

Figure 15.273.1



Special Provisions

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

15.273.4 Special Site Provisions

The following additional provisions apply:

- | | |
|----|--|
| a) | The <i>front lot line</i> shall be the <i>lot line</i> adjacent to Baronwood Drive. |
| b) | Minimum ground floor <i>height</i> for any <i>building</i> having a <i>main wall</i> fronting onto Khalsa Gate shall be 4.25 m measured from finished floor elevation to finished floor elevation. |
| c) | <i>Established grade</i> shall be the elevation of 151.4m representing the centre-line elevation midway along the Baronwood Drive <i>lot frontage</i> . |

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Special Provisions

<div>274 (Old 782) Map 19(8)</div>	<div>111 Forsythe Street (Part of Lot 15, Concession 3 S.D.S.)</div>	<div>Parent Zones: RH (2005-084) LOP 27.2.3</div>
15.274.1 Zone Provisions		
The following regulations apply:		
a)	Maximum number of <i>dwelling units</i>	68, plus one guest suite
b)	<i>Minimum yards</i> , all yards	As legally existing on the effective date of this By-law
c)	Maximum <i>net floor area</i>	14,500.0 sq.m
d)	Maximum <i>lot coverage</i>	As legally existing on the effective date of this By-law
e)	Maximum <i>height</i>	119.80 m (Canadian Geodetic Datum)
f)	Maximum <i>height</i> of rooftop mechanical equipment	2.0 m
g)	Minimum <i>landscaping coverage</i>	5%
15.274.2 Special Site Provisions		
The following additional provisions apply:		
a)	The mechanical penthouse shall be setback a minimum of 3.0 metres from the edge of the roof, provided that the minimum setback from the south edge of the roof shall be 12.0 metres. The maximum area for the mechanical penthouse shall not exceed 40% of the roof area of the upper-most <i>storey</i> on which it is located.	

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Special Provisions

275 (Old 783)	3490-3510 Lakeshore Road West (Part of Lots 34 and 35, Concession 4 S.D.S.)	Parent Zone: RH
Map 19(1)		(2007-031) LOP 27.1.2
15.275.1 Zone Provisions		
The following regulations apply:		
a)	Minimum <i>lot area</i>	14,700 sq.m
b)	Minimum <i>lot frontage</i>	200.0 m
c)	Maximum <i>lot coverage</i>	34%
d)	Minimum <i>front yard</i> , except for a gazebo or <i>gatehouse</i>	22.5 m
e)	Minimum width of <i>landscaping</i> required adjacent to the <i>front lot line</i>	22.5 m
f)	Minimum <i>front yard</i> for a gazebo or <i>gatehouse</i>	0.6 m
g)	Minimum <i>side yard</i>	5.0 m
h)	Minimum <i>rear yard</i>	5.0 m
i)	Maximum number of <i>storeys</i>	8
j)	Maximum <i>height</i> (exclusive of rooftop <i>building</i> elements)	25.0 m
k)	Maximum <i>height</i> for a gazebo or <i>gatehouse</i>	3.0 m
l)	Maximum <i>net floor area</i> for a gazebo or <i>gatehouse</i>	10.0 sq.m
m)	Minimum setback for rooftop mechanical equipment from the north <i>building</i> face	15.0 m
n)	Minimum setback for rooftop mechanical equipment from the south <i>building</i> face	3.0 m
o)	Maximum area for a mechanical penthouse	385.0 sq.m
p)	Maximum number of mechanical penthouses on a <i>building</i>	1
q)	Minimum <i>landscaping coverage</i>	35%
r)	Maximum number of <i>buildings</i> containing <i>apartment dwellings</i>	3
s)	Maximum number of <i>dwelling units</i>	300
15.275.2 Parking Provisions		
The following parking provisions apply:		
a)	Minimum number of <i>parking spaces</i>	1.25 per one bedroom unit
b)	Minimum number of <i>parking spaces</i>	1.50 per two or more bedroom units
15.275.3 Special Site Provisions for All Lands		
The following additional provisions apply:		
a)	The <i>rear lot line</i> shall be deemed to be the <i>lot line</i> extending from the westerly limit of the <i>front lot line</i> to the southerly property limit of the east property line.	
b)	Notwithstanding Section 15.275.1(e) above, a gazebo and <i>gatehouse</i> are permitted within any required width of <i>landscaping</i> .	
c)	Notwithstanding any severance, partition or division of these lands, this special provision shall apply to the whole of these lands as if no severance, partition or division had occurred.	

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Special Provisions

276 (Old 784)	Spring Blossom Crescent and North Ridge Trail (Part of Lot 29, Concession 1 S.D.S.)	Parent Zone: RL8, RM1
Map 19(22)		(2005-094) (2007-040)

15.276.1 Zone Provisions for Block 1 Lands

The following regulations apply to lands identified as Block 1 on Figure 15.276.1:

a) <i>Minimum front yard</i>	4.5 m
b) <i>Minimum front yard for a private garage</i>	7.5 m

15.276.2 Zone Provisions for Block 2 Lands

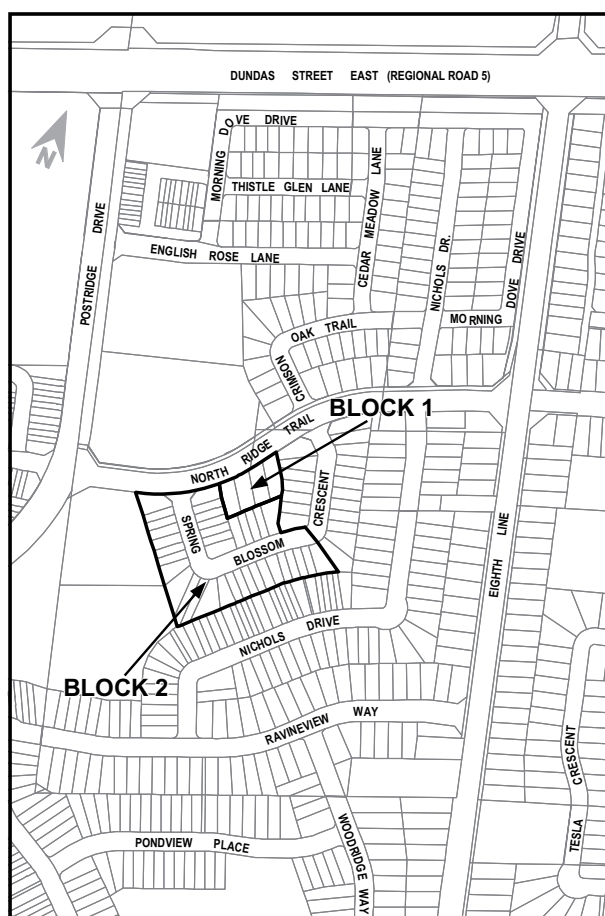
The following regulations apply to lands identified as Block 2 on Figure 15.276.1:

a) <i>Minimum front yard</i>	4.5 m
b) <i>Minimum front yard for a private garage</i>	6.0 m

15.276.3 Special Site Figures

Figure 15.276.1

Special Provision 276



Special Provisions

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

<div>277 (Old 788)</div>	Jezero Crescent and Craigleith Road (Part of Lot 9, Concession 1 S.D.S.)	Parent Zone: RL9
Map 19(23)		(2005-138) (2010-057)
15.277.1 Zone Provisions		
The following regulations apply:		
a)	Maximum <i>height</i>	12.0 m

Special Provisions

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

278 (Old 790)	145 Reynolds Street	Parent Zone: CBD
Map 19(8a)	(Part of Lots 12 and 13, Concession 3 S.D.S.)	(2005-180)
15.278.1 Zone Provisions		
The following regulations apply:		
a)	Maximum number of <i>storeys</i>	5
b)	Maximum <i>height</i>	As legally existing on the effective date of this By-law

Special Provisions

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

279 (Old 792)	127-133 Nelson Street	Parent Zone: RM1
Map 19(2a)	(Part of Lot 28, Concession 3 S.D.S.)	(2006-018)
15.279.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i>	2.8 m
b)	<i>Minimum flankage yard</i>	2.0 m
c)	Maximum number of <i>storeys</i>	4
d)	Maximum <i>height</i>	12.6 m
e)	Minimum <i>landscaping coverage</i>	Zero

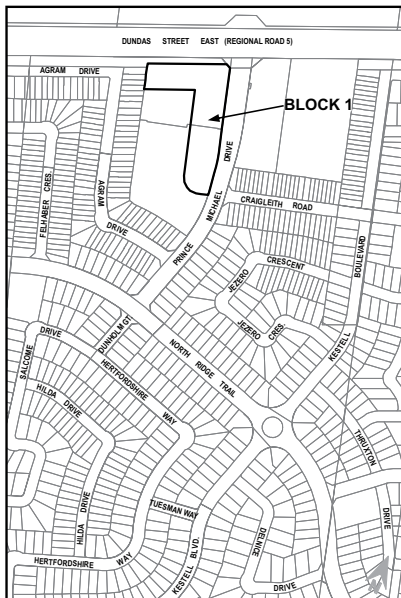
Special Provisions

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

280 (Old 794)	2524-2436 Third Line	Parent Zone: C2
Map 19(19)	(Part of Lot 26, Concession 1 S.D.S.)	(2006-018)
15.280.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i> (Third Line)	0.0 m
b)	<i>Minimum flankage yard</i> (Dundas Street)	9.0 m
c)	<i>Minimum side yard</i> , south side	7.5 m
d)	<i>Minimum side yard</i> , south side, within 23.0 metres of Third Line	2.0 m

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Special Provisions

<div>281 (Old 795) Map 19(23)</div>	<div>2460-2480 Prince Michael Drive (Part of Lot 9, Concession 1 S.D.S.)</div>	<div>Parent Zone: RH (2006-108) (2010-057) LOP 27.4.2</div>
15.281.1 Additional Permitted Uses		
The following additional <i>uses</i> are permitted on lands identified as Block 1 on Figure 15.281.1:		
a)	<i>Townhouse dwellings</i> , which shall be subject to the regulations of the Residential Medium RM1 <i>Zone</i> unless modified by Section 15.281.2 of this By-law	
15.281.2 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i>	3.5 m
b)	<i>Minimum flankage yard</i> (Dundas Street)	0.0 m
c)	<i>Minimum yard</i> along the western and southern <i>lot lines</i>	7.5 m
d)	Maximum <i>lot coverage</i>	40%
e)	Maximum <i>height</i>	14.0 m
f)	Minimum width of <i>landscaping</i> required along the <i>front lot line</i>	4.5 m
15.281.3 Zone Provisions for Block 1 Lands		
The following regulations apply to lands identified as Block 1 on Figure 15.281.1:		
a)	Maximum <i>height</i>	26.0 m
b)	Maximum <i>height</i> of parapets	1.2 m
c)	Maximum <i>height</i> of north east tower feature	5.0 m above <i>building height</i>
15.281.4 Special Site Figures		
Figure 15.281.1		
<div>Special Provision 281</div> <div></div>		
15.281.5 Special Site Provisions		
The following additional provisions apply:		
a)	<i>Established grade</i> shall be measured as a geodetic reference of 179.0 metres above sea level.	

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Special Provisions

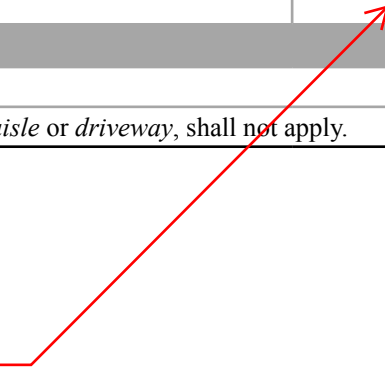
282 (Old 798)	1099 Eighth Line	Parent Zone: E4
Map 19(16)	(Part of Lot 10, Concession 2 S.D.S.)	(2006-184) (2007-096) (2010-057) LOP 27.5.1
15.282.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i>	4.5 m
b)	Minimum width of <i>landscaping</i> required along the <i>front lot line</i>	4.5 m
c)	Maximum combined <i>net floor area</i> for all <i>retail stores</i> on all lands subject to this Special Provision	9,700.0 sq.m

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Special Provisions

283 (Old 617)	337-339 Trafalgar Road (Part of Lot 13, Concession 3 S.D.S.)	Parent Zone: CU
Map 19(8)		(1996-121) (2008-051) (2010-057) A/055/2007 A/172/2007 (2014-014)
15.283.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i>	36.0 m
b)	<i>Minimum interior side yard, north side</i>	6.0 m
c)	<i>Minimum interior side yard, south side</i>	3.0 m
d)	<i>Minimum rear yard for buildings</i>	30.2 m
e)	<i>Maximum height</i>	As legally existing on the effective date of this By-law
f)	<i>Maximum lot coverage</i>	17.8%
g)	<i>Maximum floor area</i>	3,073.5 sq.m
15.283.2 Special Site Provisions		
The following additional parking provision applies:		
a)	Section 5.5.1(b), relating to <i>stacking lane</i> separation from an <i>aisle</i> or <i>driveway</i> , shall not apply.	

v3.1: increase floor area to match more recent MV



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Special Provisions

284 (Old 802)	2280 Baronwood Drive (Part of Lot 30, Concession 1 S.D.S.)	Parent Zone: RM1
Map 19(19)		(2007-063)
15.284.1 Zone Provisions		
The following regulations apply:		
a)	Maximum number of <i>dwelling units</i>	24
b)	Minimum <i>lot area</i>	Shall not apply
c)	<i>Minimum front yard</i> setback to <i>dwelling</i>	6.0 m
d)	<i>Minimum flankage yard</i> setback abutting a <i>condominium road-way</i>	2.0 m
e)	<i>Minimum flankage yard</i> setback abutting a <i>condominium side-walk</i>	0.8 m
f)	<i>Minimum side yard</i> abutting a servicing easement	0.0 m

Special Provisions

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285 (Old 805)	17-2410 Woodstock Trail	Parent Zone: RM1
Map 19(19)	(Part of Lot 26, Concession 1 S.D.S.)	(2008-029)
15.285.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum flankage yard</i>	1.5 m

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Special Provisions

286 (Old 807)	11 Bronte Road, 2401-2411 Ontario Street, and 56 Jones Street		Parent Zone: MU4
Map 19(2a)	(Part of Lot 29, Concession 4 S.D.S.)		(2007-166) LOP 24.5.6(c)
15.286.1 Additional Permitted Uses			
The following additional <i>uses</i> are permitted:			
a)	<i>Detached dwellings</i>		
b)	<i>Townhouse dwellings</i>		
c)	<i>A bed and breakfast establishment</i> , but only within a <i>building</i> designated under the <u>Ontario Heritage Act</u>		
15.286.2 Only Permitted Uses			
The following <i>uses</i> are the only <i>uses</i> permitted on lands identified as Block 1 on Figure 15.286.1:			
a)	<i>Park, private</i>		
15.286.3 Zone Provisions			
The following regulations apply:			
a)	Minimum <i>lot area</i>	8,100.0 sq.m	
b)	Minimum <i>lot frontage</i>	48.0 m	
c)	Maximum <i>lot coverage</i>	60%	
d)	Maximum number of <i>storeys</i> for an apartment	10	
e)	Maximum number of <i>storeys</i> for a townhouse	3	
f)	Maximum <i>height</i> of an <i>apartment dwelling</i>	36.5 m	
g)	Maximum <i>height</i> of a townhouse, exclusive of rooftop amenity areas	10.0 m	
h)	Maximum <i>height</i> for any <i>building</i> or <i>structure</i> designated under the <u>Ontario Heritage Act</u>	As legally existed on November 5, 2007, plus 1.0 m	
i)	<i>Minimum front yard</i> (Ontario Street)	1.3 m	
j)	<i>Minimum side yard</i>	0.0 m	
k)	<i>Minimum rear yard</i> abutting a <i>lot</i> having <i>lot frontage</i> onto Bronte Road	3.0 m	
l)	<i>Minimum rear yard</i> abutting a <i>lot</i> having <i>lot frontage</i> onto Marine Drive	6.0 m	
m)	Minimum <i>separation distance</i> between the <i>building</i> designated under the <u>Ontario Heritage Act</u> that legally existed on November 5, 2007, and any other <i>building</i> or <i>structure</i> not designated under the <u>Ontario Heritage Act</u>	8.5 m	
n)	Minimum <i>landscaping coverage</i>	30%	
15.286.4 Zone Provisions for Rooftop Structures and Amenities			
The following regulations apply to <i>structures</i> and amenities located on top of the <i>apartment dwellings</i> :			
a)	Maximum rooftop projection for a parapet and railing	1.2 m	
b)	Maximum rooftop projection for a stair tower	3.2 m	
c)	Maximum rooftop projection for a pool deck	1.5 m	
d)	Maximum projection beyond the pool deck for a fence	1.8 m	
e)	Maximum area for a rooftop mechanical equipment room	100.0 sq.m	

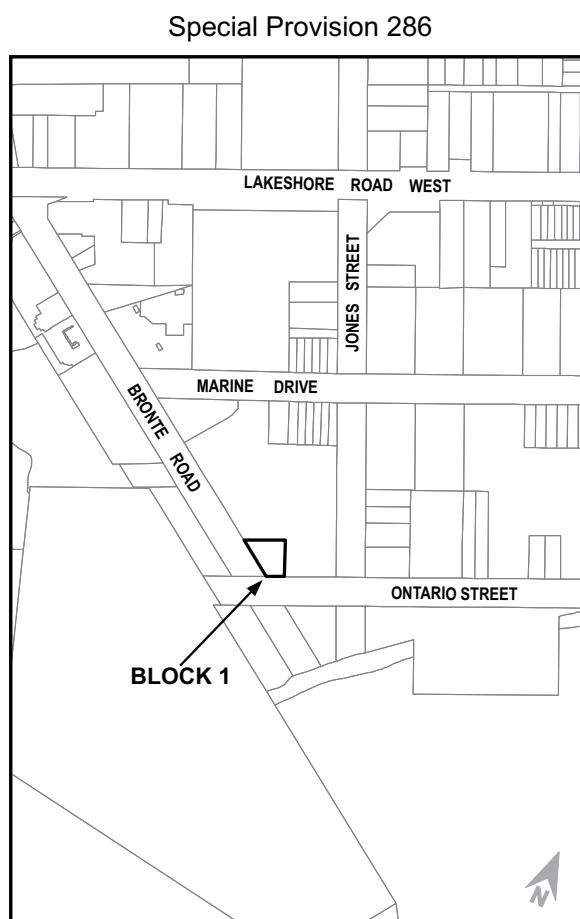
Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Special Provisions

f)	Minimum setback from the westerly roof edge for a rooftop mechanical equipment room	1.0 m
g)	Minimum setback from all other roof edges for a rooftop mechanical equipment room	4.0 m
h)	Maximum area for a combined rooftop mechanical equipment room and amenity room	300.0 sq.m, of which a maximum 200.0 sq.m shall be occupied by the amenity room
i)	Minimum setback from the Jones Street roof edge for a combined rooftop mechanical equipment room and amenity room	11.0 m
j)	Minimum setback from all other roof edges for a combined rooftop mechanical equipment room and amenity room	4.0 m

15.286.5 Special Site Figures

Figure 15.286.1



15.265.6 Special Site Provisions

The following additional provisions apply:

a)	<i>Height</i> shall be measured from the average <i>surrounding grade</i> along the front wall facing Bronte Road for the <i>apartment dwellings</i> , and the average <i>surrounding grade</i> along the front wall for the <i>townhouse dwellings</i> .
b)	All lands identified as subject to this Special Provision shall be considered to be one <i>lot</i> for the purposes of this By-law.

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Special Provisions

287 (Old 812)	140-160 Bronte Road	Parent Zone: RM4
Map 19(2a)	(Part of Lot 30, Concession 4 S.D.S.)	(2012-023) PL090104
15.287.1 Zone Provisions		
The following regulations apply:		
a)	Maximum number of <i>dwelling units</i>	17
b)	Maximum number of <i>assisted living units</i>	122
c)	<i>Minimum front yard</i>	2.0 m
d)	<i>Minimum front yard</i> for a <i>loading space</i> door	3.0 m
e)	<i>Minimum interior side yard</i> , south side	2.4 m exclusive of air ventilation shafts
f)	<i>Minimum interior side yard</i> , north side, for the portion of the <i>building</i> less than or equal to 9.2 metres in <i>height</i>	2.1 m
g)	<i>Minimum interior side yard</i> , north side, for the portion of the <i>building</i> greater than 9.2 metres in <i>height</i>	4.1 m
h)	<i>Minimum rear yard</i>	0.0 m
i)	Minimum below grade setbacks in all <i>yards</i>	0.0 m
j)	Maximum <i>lot coverage</i>	65%
k)	Maximum number of <i>storeys</i>	8
l)	Maximum <i>height</i>	23.0 m
m)	Maximum <i>height</i> for that portion of the <i>building</i> set back 30.0 m from the north property line	31.0 m
n)	Maximum <i>floor space index</i>	3.4
o)	Minimum personal recreational space	3.5 sq.m per <i>dwelling unit</i> and <i>assisted living unit</i> , all of which may be provided on a rooftop or other common areas
p)	Minimum setback for rooftop mechanical equipment not wholly enclosed by an architectural feature	4.0 m
15.287.2 Parking Provisions		
The following parking provisions apply:		
a)	Minimum number of <i>parking spaces</i>	72, all of which shall be provided below <i>grade</i>

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Special Provisions

288 (Old 813)	2183 Lakeshore Road West (Part of Lot 27, Concession 3 S.D.S.)	Parent Zone: RL3
Map 19(2)		(2008-027) PL051091

15.288.1 Zone Provisions for All Lands

The following regulations apply to all lands identified as subject to this Special Provision:

a) <i>Minimum front yard</i>	4.0 m
b) Maximum allowable projection into required front or flankage yards for porches including access stairs	2.0 m

15.288.2 Zone Provisions for Block 1 Lands

The following regulations apply to lands identified as Block 1 on Figure 15.288.1:

a) <i>Minimum rear yard</i>	8.5 m
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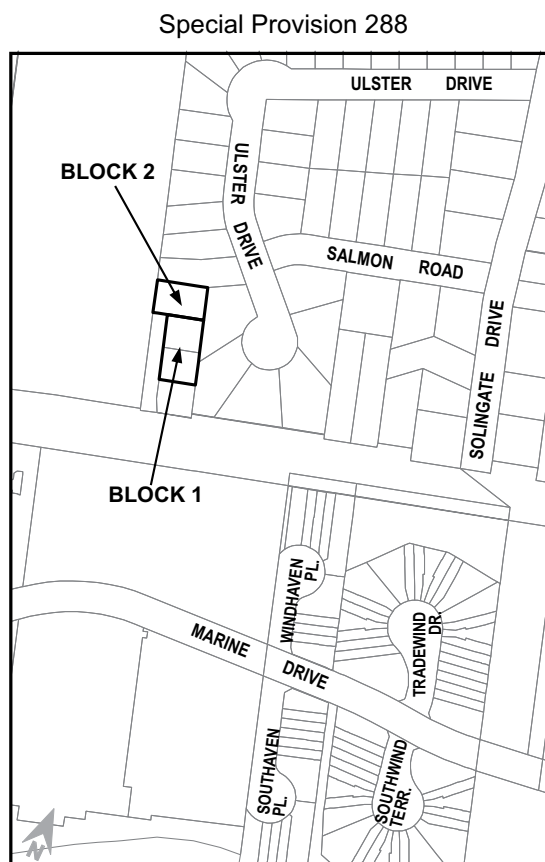
15.288.3 Zone Provisions for Block 2 Lands

The following regulations apply to lands identified as Block 2 on Figure 15.288.2:

a) <i>Minimum rear yard</i>	4.0 m
b) Minimum easterly side yard	11.5 m

15.288.4 Special Site Figures

Figure 15.288.1



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Special Provisions

289 (Old 817)	2332 Upper Middle Road West (Part of Lot 29, Concession 2 S.D.S.)	Parent Zone: RH
Map 19(12)		(2008-119) (2010-057) LOP 27.3.5

15.289.1 Zone Provisions

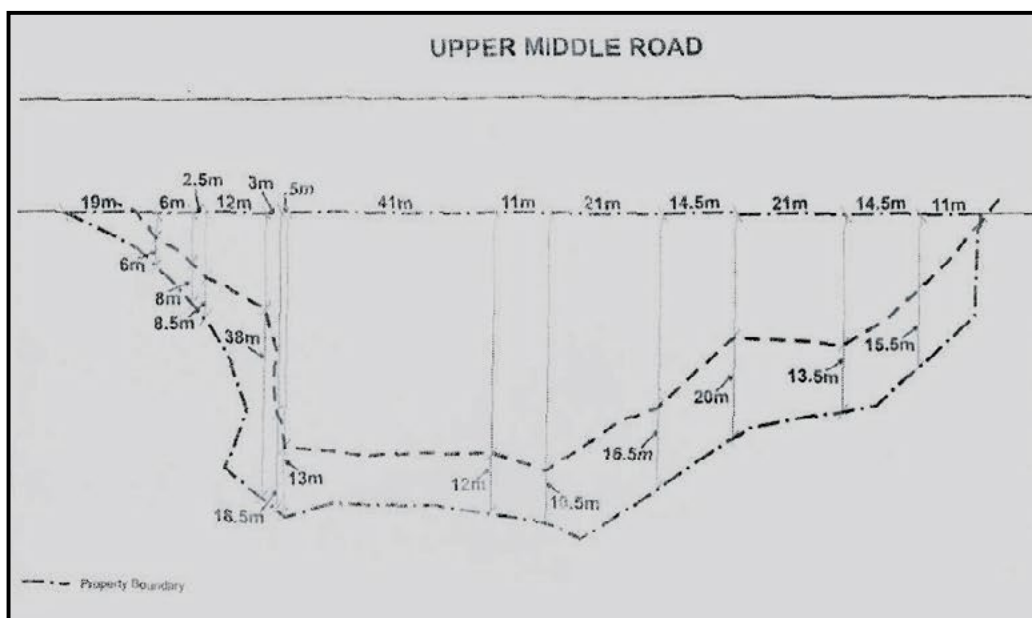
The following regulations apply:

a)	Maximum <i>floor area</i>	10,500 sq.m
b)	Maximum <i>lot coverage</i>	48%
c)	Minimum <i>front yard</i>	0.0 m
d)	Minimum <i>rear and side yards</i>	As shown in Figure 15.289.1
e)	Maximum number of <i>storeys</i>	3
f)	Maximum <i>height</i>	12.5 m
g)	Maximum <i>height</i> of rooftop mechanical equipment or rooftop <i>structures</i>	4.5 m
h)	Maximum number of <i>dwelling units</i>	95

15.289.2 Special Site Figures

Figure 15.289.1

Special Provision 289



15.289.3 Special Site Provisions

The following additional provisions apply:

a)	<i>Height</i> shall be measured from finished floor elevation at <i>grade</i> .
b)	All allowable projections in Section 4.3 are prohibited.
c)	Subsection 6.9(b), related to underground <i>parking structures</i> , shall not apply.

Special Provisions

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

290 (Old 818)	479-487 Kerr Street	Parent Zone: CU
Map 19(7a)	(Part of Lot 16, Concession 2 S.D.S.)	(2008-122)
15.290.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i> (Kerr Street)	0.0 m
c)	<i>Minimum flankage yard</i>	0.0 m
d)	<i>Minimum interior side yard</i>	1.0 m
e)	<i>Minimum rear yard</i>	2.4 m
f)	Maximum number of <i>storeys</i>	2
g)	Maximum <i>floor area</i>	1,900.0 sq.m
h)	Minimum width of <i>landscaping</i> abutting a Residential Zone	1.0 m

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Special Provisions

291 (Old 819) Map 19(7)	456 Lakeshore Road West (Part of Lot 19, Concession 4 S.D.S.)	Parent Zone: RL2-0
		(2008-136) OMB PL080689 OMB PL080698

15.291.1 Zone Provisions for All Lands

The following regulations apply to all lands identified as subject to this Special Provision:

a)	Maximum number of <i>detached dwellings</i>	5
b)	Minimum <i>lot area</i> per <i>detached dwelling</i>	950.0 sq.m
c)	<i>Minimum flankage yard</i>	4.2 m

15.291.2 Zone Provisions for Block 1 Lands

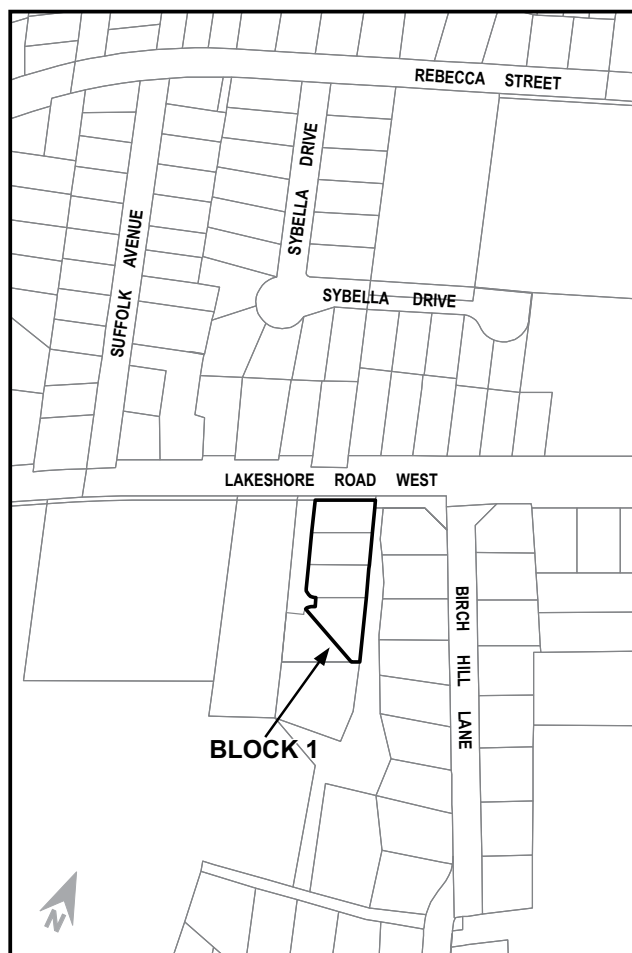
The following regulations apply to lands identified as Block 1 on Figure 15.291.1:

a)	Minimum <i>separation distance</i> between <i>detached dwellings</i>	3.6 m
b)	<i>Minimum rear yard</i>	10.5 m

15.291.3 Special Site Figures

Figure 15.291.1

Special Provision 291



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Special Provisions

292 (Old 822)	360 Lakeshore Road East and 97 Allan Street (Part of Lot 12, Concession 4 S.D.S.)	Parent Zone: RM4
Map 19(8)		(2008-142) OMB PL081388
15.292.1 Additional Permitted Uses		
The following <i>use</i> is additionally permitted:		
a)	<i>Semi-detached dwelling</i>	
15.292.2 Zone Provisions		
The following regulations apply:		
a)	Minimum <i>lot area</i>	435.0 sq.m
b)	Minimum <i>lot frontage</i>	14.0 m
c)	Maximum number of <i>dwelling units</i>	2
d)	Maximum <i>lot coverage</i>	51%
e)	<i>Minimum front yard</i> (Lakeshore Road East)	2.6 m
f)	<i>Minimum interior side yard</i>	1.5 m
g)	<i>Minimum flankage yard</i>	2.1 m
h)	Maximum <i>height</i>	14.5 m
i)	Maximum number of <i>storeys</i>	4
j)	Maximum allowable projection into required front or <i>flankage yard</i>	0.5 m
k)	<i>Minimum front yard</i> and <i>flankage yard</i> for covered <i>porches</i>	0.0 m
l)	<i>Balconies</i> are prohibited.	

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Special Provisions

293 (Old 823)	29-58 Hamlet Common (Lots 4-14 of Plan 20M-1105) (Part of Lot 25, Concession 4 S.D.S.)	Parent Zone: RL5-0
Map 19(3)		(2009-120)

15.293.1 Zone Provisions for All Lands

The following regulations apply to all lands identified as subject to this Special Provision:

a)	<i>Minimum front yard</i>	6.0 m
b)	Maximum allowable projection for an <i>uncovered platform</i> into a <i>minimum rear yard</i>	3.0 m
c)	Maximum <i>lot coverage</i>	40%
d)	For the purpose of calculating <i>lot coverage</i> , covered <i>porches</i> which abut the <i>front yard</i> , not exceeding 2.0 m in depth are excluded from the total calculation for <i>lot coverage</i>	

15.293.2 Zone Provisions for Block 1 and 2 Lands

The following regulations apply to lands identified as Block 1 and 2 on Figure 15.293.1:

a)	Maximum <i>residential floor area ratio</i>	65%
b)	Notwithstanding and maximum <i>storeys</i> permitted, <i>residential floor area</i> is permitted above the second <i>storey</i> provided the <i>floor area</i> does not exceed 35% of the <i>floor area</i> of the second <i>storey</i> below	

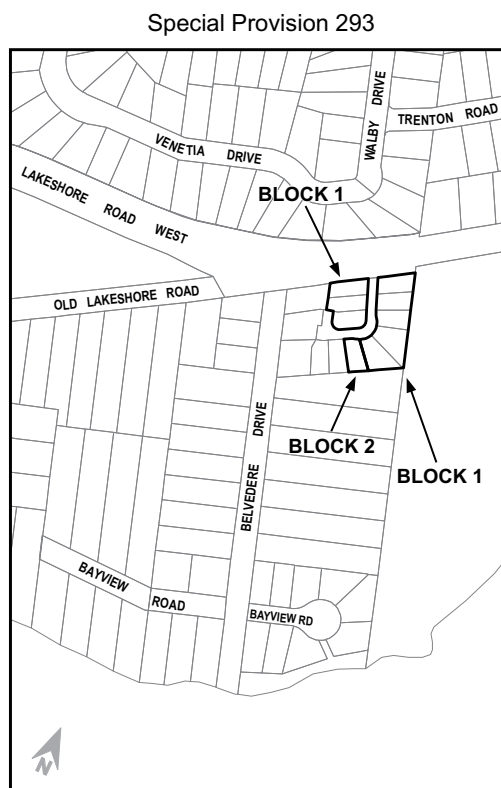
15.293.3 Zone Provisions for Block 2 Lands

The following regulations apply to lands identified as Block 2 on Figure 15.293.1:

a)	No openings are permitted on the west wall or on the westerly 50% of the south wall
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15.293.4 Special Site Figures

Figure 15.293.1



Special Provisions

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294 (Old 823)	51-59 Belvedere Drive	Parent Zone: RL2-0
Map 19(3)	(Part of Lot 25, Concession 4 S.D.S.)	(2009-120)
15.294.1 Zone Provisions		
The following regulations apply:		
a)	Maximum allowable projection for an <i>uncovered platform</i> into a <i>minimum rear yard</i>	3.0 m

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Special Provisions

295 (Old 826)	2042-2200 Fiddlers Way (Part of Lot 27, Concession 1 S.D.S.)	Parent Zone: RM1
Map 19(19)		(2008-176) (2010-010)

15.295.1 Zone Provisions for All Lands

The following regulations apply to all lands identified as subject to this Special Provision:

a) Minimum <i>lot area</i>	110.sq.m per <i>dwelling</i>
b) Minimum <i>lot frontage</i>	25.0 m
c) Minimum <i>flankage yard</i>	1.5 m

15.295.2 Zone Provisions for Block 1 Lands

The following regulations apply to lands identified as Block 1 on Figure 15.295.1:

a) Minimum <i>front yard</i>	4.5 m
b) Minimum <i>front yard</i> for a <i>private garage</i>	6.0 m

15.295.3 Zone Provisions for Block 2 Lands

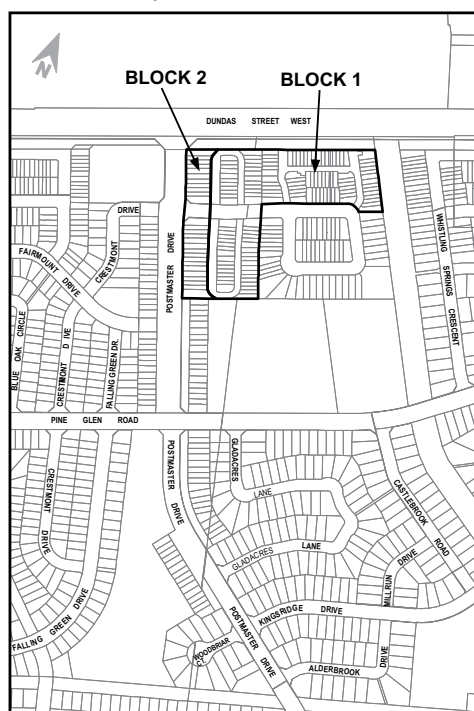
The following regulations apply to lands identified as Block 2 on Figure 15.295.1:

a) Minimum <i>rear yard</i>	1.0 m
b) Minimum <i>separation distance</i> between the main <i>dwelling</i> and a detached garage	5.0 m
c) Minimum <i>flankage yard</i>	6.0 m

15.295.4 Special Site Figures

Figure 15.295.1

Special Provision 295



v3.1: add required introductory text

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Special Provisions

296 (Old 829)	South side of Nautical Blvd., east of Great Lakes Boulevard (Part of Block 220, Plan M-840) (Part of Lot 33, Concession 4 S.D.S.)	Parent Zone: RL6
Map 19(1)		(2009-035) PL080904 PL080905
15.296.1 Additional Permitted Uses		
The following additional <i>uses</i> are permitted:		
a)	<i>Public school</i>	
16.296.2 Zone Provisions for All Lands		
The following regulations apply:		
a)	<i>A public school</i> shall be subject to the provisions of the Community Use CU <i>Zone</i>	

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Special Provisions

297 (Old 840)	Waterview Common and 3059 Lakeshore Road West (Part of Lot 31, Concession 4 S.D.S.)	Parent Zone: RL6
Map 19(1)		(2009-164) (2012-021) (2013-015)
15.297.1 Zone Provisions		
The following regulations apply:		
a)	Minimum flankage yard	1.5 m
b)	Minimum separation separation distance between dwellings	1.2 m
c)	Maximum private garage floor area for lots with less than 12.0 metres of frontage	33.0 sq.m
d)	Maximum porch projection into a flankage yard	1.5 m
15.297.2 Parking Provisions		
The following parking provisions apply:		
a)	Minimum number of visitor parking spaces	2

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Special Provisions

298 (Old 844)	2432-2454 Greenwich Drive (Part of Lot 30, Concession 1 S.D.S.)	Parent Zone: RM1
Map 19(19a)		(2010-051) PL090571
15.298.1 Zone Provisions		
The following regulations apply:		
a)	Minimum <i>lot area</i>	150.0 sq.m
b)	Minimum <i>lot frontage</i>	6.0 m per unit
c)	Maximum <i>lot coverage</i>	65%
c)	Minimum <i>front yard</i>	3.0 m
d)	Minimum <i>side yard</i>	1.2 m
e)	Minimum <i>flankage yard</i>	2.4 m
f)	Minimum <i>rear yard</i>	6.0 m
g)	Maximum number of <i>storeys</i>	3
h)	Maximum allowable projection for a <i>porch</i> into a flankage or <i>front yard</i>	Up to 1.5 m from the <i>lot line</i>
i)	Maximum allowable projection for a non-walk in bay window with or without a foundation into a flankage, front or <i>rear yards</i>	0.9 m
15.298.2 Special Site Provisions		
The following additional provision applies:		
a)	<i>Height</i> shall be measured from the average <i>surrounding grade</i> across the front wall of each <i>building</i> .	

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Special Provisions

299 (Old 844)	2401-2574 Grand Oak Trail and 2409-2435 Greenwich Drive	Parent Zone: RM2
Map 19(19a)	(Part of Lot 30, Concession 1 S.D.S.)	(2010-051) PL090571
15.299.1 Zone Provisions		
The following regulations apply:		
a)	Minimum <i>lot area</i>	80.0 sq.m per unit
b)	Minimum <i>front yard</i>	3.0 m
c)	Maximum <i>height</i>	11.0 m
d)	Maximum <i>lot coverage</i>	72%
g)	Maximum allowable projection for a <i>porch</i> into a flankage or <i>front yard</i>	Up to 1.5 m from the <i>lot line</i>
h)	Maximum allowable projection for a <i>balcony</i> into a flankage or <i>front yard</i>	1.5 m
i)	Maximum allowable projection for a non-walk in bay window with or without a foundation into a flankage, front or <i>rear yards</i>	Up to 2.0 m from the <i>lot line</i>
15.299.2 Parking Provisions		
The following parking provision applies:		
a)	Minimum additional number of <i>parking spaces</i> for visitors for <i>dwelling units</i> not directly fronting onto a public road	0.25 per <i>dwelling</i>

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Special Provisions

300 (Old 844)	2441 Greenwich Drive	Parent Zone: RM3
Map 19(19a)	(Part of Lot 30, Concession 1 S.D.S.)	(2010-051) OMB PL090571
15.300.1 Zone Provisions		
The following regulations apply:		
a)	Minimum <i>lot area</i>	55.0 sq.m per unit
b)	Minimum <i>front yard</i>	3.0 m
c)	Minimum <i>side yard</i>	3.0 m
d)	Minimum <i>rear yard</i>	3.0 m
e)	Maximum <i>lot coverage</i>	50%
f)	Maximum <i>height</i>	12.0 m
g)	Maximum allowable projection for a <i>porch</i> into any <i>yard</i>	Up to 1.5 m from the applicable <i>lot line</i>
h)	Minimum <i>front yard</i> for a garbage container enclosure	0.0 m
i)	Minimum <i>side yard</i> for a garbage container enclosure	1.5 m

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Special Provisions

301 (Old 844)	Quetico Crescent, Alstep Way, and Pine Glen Road and Grand Oak Trail (Part of Lots 29 and 30, Concession 1 S.D.S.)	Parent Zone: RL6
Map 19(19a)		(2010-051) OMB PL090571
15.301.1 Zone Provisions		
The following regulations apply:		
a)	Maximum allowable projection for a <i>porch</i> into a <i>flankage</i> or <i>front yard</i>	Up to 1.5 m from the <i>lot line</i>
b)	Maximum allowable projection for a <i>porch</i> or <i>uncovered platform</i> into a <i>minimum rear yard</i>	3.0 m
c)	Maximum allowable projection for a non-walk in bay window with or without a foundation into a <i>flankage, front</i> or <i>rear yard</i>	0.9 m

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Special Provisions

302 (Old 847)	414-422 Chartwell Road and 530-534 Maple Avenue (Part of Lot 11, Concession 3 S.D.S.)	Parent Zone: RL2-0
Map 19(8)		(2010-076)

15.302.1 Zone Provisions

The following regulations apply to lands identified as all lands subject to this Special Provision:

a)	Minimum <i>lot area</i>	735.0 sq.m
b)	Minimum <i>lot frontage</i>	16.5 m

15.302.2 Zone Provisions for Block 1 Lands

The following regulations apply to lands identified as Block 1 on Figure 15.302.1:

a)	Minimum <i>interior side yard</i> , north side	1.2 m
b)	Minimum <i>interior side yard</i> , south side	1.5 m
c)	Maximum <i>residential floor area</i> , southern <i>lot</i> only	50% of the <i>lot area</i>

15.302.3 Zone Provisions for Block 3 Lands

The following regulations apply to lands identified as Block 3 on Figure 15.302.1:

a)	Maximum <i>residential floor area</i>	41% of the <i>lot area</i>
b)	Minimum <i>front yard</i>	7.5 m
c)	Minimum <i>interior side yard</i>	1.2 m

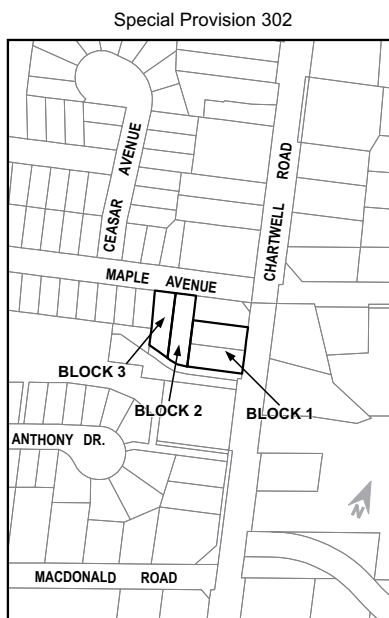
15.302.4 Zone Provisions for Block 4 Lands

The following regulations apply to lands identified as Block 4 on Figure 15.302.1:

a)	Maximum <i>residential floor area</i>	45% of the <i>lot area</i>
b)	Minimum <i>front yard</i>	7.5 m
c)	Minimum <i>interior side yard</i>	1.2 m

15.302.5 Special Site Figures

Figure 15.302.1



Special Provisions

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303 (Old 849)	2545 Sixth Line (Part of Lot 15, Concession 1 S.D.S.)	Parent Zone: O1
Map 19(22a)		(2011-020)
15.303.1 Additional Permitted Uses		
The following additional <i>uses</i> are permitted:		
a)	A wellness facility operated by a not-for-profit, non-commercial organization, providing therapeutic treatment, education, recreation and support to individuals coping with illness and which may include administrative offices.	
15.303.2 Prohibited Uses		
The following <i>uses</i> are prohibited:		
a)	In-patient care or operating rooms for medical purposes.	
15.303.3 Zone Provisions		
The following regulations apply:		
a)	Maximum <i>height</i>	Shall not apply

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Special Provisions

304 (Old 850)	132 and 136 Allan Street (Part of Lot 12, Concession 3 S.D.S.)	Parent Zone: CBD
Map 19(8a)		(2011-014) OMB PL090432 OMB PL100204 OMB PL100214 LOP 21.5.5(e)
15.304.1 Zone Provisions		
The following regulations apply:		
a)	Minimum <i>height</i> of the <i>first storey</i> , measured from top of slab to top of slab	4.0 m
b)	Maximum <i>height</i> of architectural features	Shall not apply
c)	Maximum number of <i>storeys</i> (upon execution of a bonusing agreement)	6
d)	Maximum <i>building height</i> (upon execution of a bonusing agreement)	25.0 m
15.304.2 Bonussing Provisions		
In order to permit the increased permissions contained in this Special Provision, zoning compliance shall be dependent upon the registration on title of an agreement or agreements pursuant to Section 37 of the <u>Planning Act</u> . The owner of the subject lands shall provide to the satisfaction of the <i>Town</i> the facilities, services, and matters as follows:		
a)	Provide to the <i>Town of Oakville</i> , for a period of 99 years, a minimum of 20 <i>motor vehicle parking spaces</i> to be located on the properties municipally known as 296, 300, 312 Randall Street, 293 Church Street and 131 and 135 Trafalgar Road for the purpose of a <i>Town-operated parking lot</i> .	
b)	Securities in the form and amount to the satisfaction of the <i>Town</i> . The amounts payable shall be submitted to the <i>Town</i> prior to the issuance of a <i>building permit</i> for the additional <i>height</i> .	

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Special Provisions

305 (Old 841)	1502 Lakeshore Road West (Part of Lot 6, Concession 4 S.D.S.)	Parent Zone: RL1-0
Map 19(9)		(2009-168)

15.305.1 Additional Permitted Uses

The following additional *uses* are permitted:

- a) Multiple attached *dwelling*s
- b) *Business office*, but only in a *building* constructed prior to 1990
- c) One *lodging unit*, but only in a *building* constructed prior to 1990

15.305.2 Zone Provisions for All Lands

The following regulations apply:

a)	Maximum number of <i>buildings</i> containing <i>dwelling units</i>	10
b)	Maximum number of <i>dwelling units</i>	30
c)	Minimum <i>lot frontage</i> (Lakeshore Road East)	240.0 m
d)	Minimum <i>lot area</i>	3.25 ha
e)	Minimum <i>front yard</i>	20.0 m
f)	Minimum <i>side yard</i> (Maple Grove Drive)	10.0 m
g)	Minimum <i>westerly yard</i>	0.0 m
h)	Minimum <i>yard</i> , all <i>yards</i> , for <i>buildings</i> and <i>structures</i> constructed prior to 1990 and in their location existing on April 12, 2012	As legally existed on April 12, 2012
i)	Maximum <i>lot coverage</i>	24%
j)	Maximum <i>floor area</i> , including <i>structures</i> built prior to 1990	13,000 sq.m
k)	Maximum <i>floor area</i> for a <i>building</i> containing <i>dwelling units</i>	1,370.0 sq.m

15.305.3 Maximum Dwelling Depth, Height, and Rear Yards

The following maximum *dwelling* depths, maximum *heights*, and minimum *rear yards* apply for *Buildings* A through J as shown on Figure 15.305.1:

	Maximum <i>dwelling</i> depth	Maximum <i>height</i>	Minimum <i>rear yard</i>
<i>Building A</i>	34.0 m	11.5 m	20.0 m
<i>Building B</i>	38.5 m	11.5 m	23.0 m
<i>Building C</i>	34.0 m	11.3 m	19.0 m
<i>Building D</i>	38.5 m	11.3 m	19.0 m
<i>Building E</i>	38.5 m	11.2 m	18.m
<i>Building F</i>	41.5 m	11.5 m	30.0 m
<i>Building G</i>	37.5 m	12.4 m	30.0 m
<i>Building H</i>	37.5 m	12.4 m	30.0 m
<i>Building I</i>	33.5 m	11.8 m	30.0 m
<i>Building J</i>	33.0 m	12.3 m	30.0 m

Special Provisions

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15.305.4 Parking Provisions

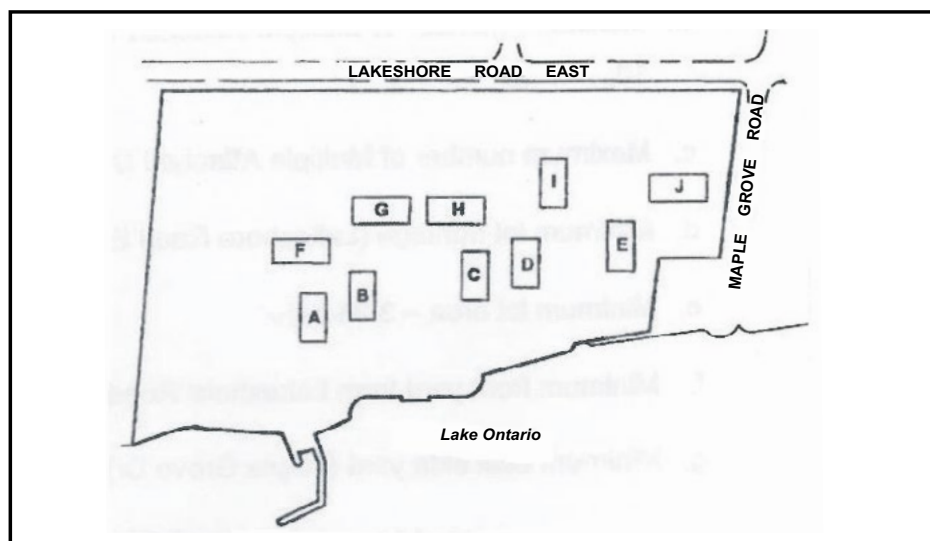
The following parking provisions apply:

a)	Minimum number of <i>parking spaces</i>	2.0 per unit
b)	Minimum number of visitor <i>parking spaces</i>	0.25 per unit

16.305.5 Special Site Figures

Figure 16.305.1

Special Provision 305



16.305.5 Special Site Provisions

The following additional provisions apply:

a)	Neither the severance of the land nor the registration of a condominium will render the land or the <i>use</i> thereof non-conforming, provided the entire site complies with the requirements of this By-law and required parking remains accessible to corresponding <i>uses</i> .
b)	<i>Rear yard</i> shall be measured perpendicular from the closest portion of a <i>building</i> to the Natural Area N Zone boundary along the Lake Ontario shoreline.
c)	<i>Height</i> shall be measured from the geodetic elevation of 82.28 metres along Lakeshore Road East.

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Special Provisions

306 (Old 851)	153 and 157 Reynolds Street	Parent Zone: RM1
Map 19(8)	(Part of Lots 12 and 13, Concession 3 S.D.S.)	(2011-016)
15.306.1 Zone Provisions		
The following regulations apply:		
a)	Minimum <i>lot area</i>	1,557.0 sq.m
b)	Maximum number of <i>dwelling units</i>	6
c)	Maximum <i>building height</i>	15.0 m, inclusive of rooftop architectural features
d)	Maximum <i>lot coverage</i>	62%
e)	Maximum allowable projection for bay windows, <i>porches</i> and stairs into the <i>front</i> and <i>rear yards</i>	2.1 m
f)	Maximum allowable projection for an <i>uncovered platform</i> into the <i>rear yard</i>	3.0 m
g)	Maximum floor <i>height</i> for an <i>uncovered platform</i>	4.2 m, measured from <i>grade</i>

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Special Provisions

307 (Old 855)	2264, 2274 and 2320 Trafalgar Road (Former Works Yard)	Parent Zone: MU4
Map 19(22a)	(Part of Lot 13, Concession 1 S.D.S.)	(2011-054)
15.307.1 Additional Permitted Uses		
The following additional <i>uses</i> are permitted:		
a)	Townhouse dwellings, but only if sharing a common wall with an <i>apartment dwelling</i> and/or <i>mixed use building</i>	
15.307.2 Zone Provisions		
The following regulations apply:		
a)	Footnote 3 of Table 9.2 shall not apply to a <i>townhouse dwelling</i>	
b)	Permitted locations for retail and service commercial <i>uses</i>	Only in combination with a residential or office <i>use</i> , and only within the first two <i>storeys</i> of a <i>building</i>
c)	Minimum <i>net floor area</i> for office <i>uses</i> within a stand-alone <i>building</i>	5,000 sq.m
d)	<i>Minimum yard</i> along any <i>lot line</i> abutting Taunton Road, Georgian Drive or Gatwick Drive	1.0 m
e)	<i>Maximum yard</i> along any <i>lot line</i> abutting Taunton Road, Georgian Drive or Gatwick Drive	3.0 m
f)	Maximum setback to Trafalgar Road	7.0 m
g)	Maximum setback to Taunton Road, Georgian Drive or Gatwick Drive	7.0 m
h)	Minimum below grade setback	0.0 m
i)	Maximum <i>floor area</i> for office <i>use</i> located at grade facing Trafalgar Road	1000.0 sq.m
j)	Maximum <i>floor area</i> for an office <i>use</i> located at grade facing not Trafalgar Road	200.0 sq.m
k)	Maximum <i>floor area</i> for a <i>retail store</i> or <i>restaurant</i>	500.0 sq.m
l)	Minimum <i>main wall</i> stepback above 31.0 metres in <i>height</i>	3.0 m
m)	Maximum allowable projection into any <i>yard</i> for <i>balconies</i> , bay windows, cornices, stairs, <i>porches</i> , and terraces	Up to 0.3 metres from any public road
n)	Minimum <i>height</i>	23.0 m, and shall not apply to any <i>townhouse dwelling unit</i>
o)	Maximum <i>height</i>	41.0 m
p)	Maximum number of <i>storeys</i>	12
q)	Maximum <i>height</i> (upon execution of a bonusing agreement)	55.0 m
r)	Maximum <i>height</i> of parapets	3.0 m
s)	Maximum <i>height</i> of rooftop mechanical equipment, elevator penthouse and stair tower	6.0 m
t)	Maximum <i>height</i> of rooftop architectural features	12.0 m

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Special Provisions

15.307.4 Parking Provisions

The following parking provisions apply:

a)	Minimum number of <i>parking spaces</i> for <i>dwelling units</i>	1.0 per <i>dwelling</i> , inclusive of visitor parking
b)	Maximum number of <i>parking spaces</i> for <i>dwelling units</i>	1.5 per <i>dwelling</i> , inclusive of visitor parking
c)	Maximum number of <i>parking spaces</i> for non-residential uses	1.0 per 20.0 sq.m of <i>net floor area</i>
d)	Surface parking shall not be permitted in any <i>yard</i> between a <i>building</i> and a public road and shall not occupy more than 20% of the site area.	

15.307.5 Special Site Provisions

The following additional provisions apply:

- | | |
|----|--|
| 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. |
|----|--|

15.307.6 Bonusing Provisions

In order to permit the increased permissions contained in this Special Provision, zoning compliance shall be dependent upon the registration on title of an agreement or agreements pursuant to Section 37 of the Planning Act. The owner of the subject lands shall provide to the satisfaction of the *Town* the facilities, services, and matters in the form of one or more of the following:

- | | |
|----|---|
| a) | Community benefits as identified in Section 28.6.2 of the Livable Oakville Plan. |
| b) | Securities in the form and amount to the satisfaction of the <i>Town</i> . The amounts payable shall be submitted to the <i>Town</i> prior to the issuance of a <i>building</i> permit for the additional <i>height</i> . |

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Special Provisions

308 (Old 856)	3136 Dundas Street West (Part of Lots 31 and 32, Concession 1 S.D.S.)	Parent Zone: RH
Map 19(19a)		(2011-057) LOP 22.5.6(a)
15.308.1 Only Permitted Uses		
The following <i>uses</i> are the only <i>uses</i> permitted:		
a)	<i>Long term care facility</i>	
b)	<i>Retirement home</i>	
c)	<i>Group Home</i>	
d)	<i>Day care</i>	
15.308.2 Zone Provisions		
The following regulations apply:		
a)	Minimum number of <i>assisted living units</i>	62
b)	Maximum number of <i>assisted living units</i>	130
c)	<i>Minimum front yard</i>	15.0 m
d)	<i>Minimum interior side yard</i>	7.5 m
e)	<i>Minimum rear yard</i>	12.0 m
f)	Maximum number of <i>storeys</i>	8
g)	Maximum <i>height</i>	25.0 m
h)	Minimum setback from all edges of the roof for rooftop mechanical equipment exceeding 2.0m in <i>height</i> and not screened by an extension of the <i>building</i> façade or wholly enclosed by an architectural feature	4.0 m
i)	Minimum width of the <i>landscaping</i> required along the <i>front lot line</i>	9.0 m
15.308.3 Parking Provisions		
The following parking provisions apply:		
a)	Minimum number of <i>parking spaces</i> required	0.45 per <i>assisted living unit</i>
b)	Parking shall only be provided in the <i>rear</i> or <i>side yards</i> .	

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Special Provisions

309 (Old 856)	3104-3114 Dundas Street West (Part of Lots 31 and 32, Concession 1 S.D.S.)	Parent Zone: CU
Map 19(19a)		(2011-057) LOP 22.5.6(a)
15.309.1 Only Permitted Uses		
The following <i>uses</i> are the only <i>uses</i> permitted:		
a)	<i>Place of worship</i>	
b)	<i>Cemetery</i>	
c)	<i>Public hall, accessory</i>	
d)	<i>Day care</i>	
15.309.2 Zone Provisions for All Lands		
The following regulations apply:		
a)	<i>Minimum front yard</i> (Dundas Street West)	6.0 m
b)	<i>Maximum front yard</i>	9.0 m
c)	<i>Minimum interior side yard</i>	2.0 m
d)	<i>Minimum flankage yard</i> (Valleyridge Drive)	15.0 m
e)	<i>Maximum flankage yard</i>	20.0 m
f)	Minimum width of <i>landscaping</i> required along the <i>front lot line</i>	1.5 m
g)	Minimum width of <i>landscaping</i> required along the <i>flankage lot line</i>	5.0 m
h)	Minimum of <i>landscaping</i> required surrounding the <i>cemetery</i> , except where the <i>cemetery</i> abuts the <i>lot line</i> which abuts the Residential High RH Zone	3.0 m
i)	Minimum width of <i>landscaping</i> required along the <i>interior side lot line</i> abutting the Residential High RH Zone	2.0 m
15.309.3 Parking Provisions		
The following parking provisions apply:		
a)	<i>Parking areas</i> shall only be permitted within the <i>flankage yard</i> (Valleyridge Drive).	

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Special Provisions

310 (Old 857)	54 and 60 Shepherd Road (Part of Lot 16, Concession 3 S.D.S.)		Parent Zone: MU3
Map 19(7a)			(2011-090) (2014-014)
15.310.1 Additional Permitted Uses			
The following additional <i>uses</i> are permitted:			
a)	Townhouse dwellings, but only if sharing a common wall with an <i>apartment dwelling</i> and/or <i>mixed use building</i>		
15.310.2 Zone Provisions for All Lands			
The following regulations apply:			
a)	Footnote 3 of Table 9.2 shall not apply to a <i>townhouse dwelling</i>		
b)	Minimum <i>net floor area</i> of commercial and/or office <i>uses</i> required at grade	300.0 sq.m	
c)	Maximum <i>net floor area</i> for office <i>uses</i>	300.0 sq.m per <i>premises</i>	
d)	Minimum setbacks to any public road	0.0 m	
e)	Maximum setback to any public road	2.0 m	
f)	Minimum below grade setback	0.0 m	
g)	Minimum <i>net floor area</i> for commercial <i>uses</i>	50.0 sq.m per <i>premises</i>	
h)	Maximum <i>net floor area</i> for a <i>retail store</i> or <i>restaurant</i>	500.0 sq.m	
i)	Maximum allowable projection into any <i>yard</i> for <i>balconies</i> , bay windows, cornices, stairs, <i>porches</i> , and terraces	Up to 0.3 metres from a <i>lot line</i> abutting a public road	
j)	Minimum <i>height</i>	19.0 m	
k)	Maximum <i>height</i>	29.0 m	
l)	Minimum number of <i>storeys</i>	6	
m)	Maximum number of <i>storeys</i>	8	
n)	Maximum <i>height</i> (upon execution of a bonusing agreement)	37.5 m	
o)	Maximum number of <i>storeys</i> (upon execution of a bonusing agreement)	10	
p)	Maximum <i>height</i> of rooftop architectural features	2.0 m	
q)	Minimum required width of <i>landscaping</i> along the rear lot line	0.0 m	
15.310.3 Parking Provisions			
The following parking provisions apply:			
a)	Minimum number of <i>parking spaces</i>	1.10 per <i>dwelling</i>	
b)	Minimum number of visitor <i>parking spaces</i>	0.25 per <i>dwelling</i>	
c)	Surface parking shall not be permitted in any <i>yard</i> between a <i>building</i> and a public road and shall not occupy more than 20% of the site area.		
15.310.4 Special Site Provisions			
The following additional provisions apply:			
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.		
15.310.5 Bonusing Provisions			
In order to permit the increased permissions contained in this Special Provision, zoning compliance shall be dependent upon the registration on title of an agreement or agreements pursuant to Section 37 of the <u>Planning Act</u> . The owner of the subject lands shall provide to the satisfaction of the <i>Town</i> the facilities, services, and matters in the form of one or more of the following:			
a)	Community benefits as identified in Section 28.6.2 of the Livable Oakville Plan.		
b)	Securities in the form and amount to the satisfaction of the <i>Town</i> . The amounts payable shall be submitted to the <i>Town</i> prior to the issuance of a <i>building</i> permit for the additional <i>height</i> .		

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Special Provisions

311 (Old 858A)	1087-1105 Bronte Road (Part of Lot 30, Concession 2 S.D.S.)	Parent Zone: E4
Map 19(12)		(2011-106)
15.311.1 Zone Provisions		
The following regulations apply:		
a)	Minimum front (North Service Road) and flankage (Bronte Road) <i>yards</i>	2.0 m
b)	<i>Minimum interior side yard</i>	0.0 m
c)	<i>Minimum rear yard</i> (south lot line)	2.0 m
d)	Maximum <i>floor area</i>	Equal to two times the <i>lot area</i>
e)	Maximum <i>height</i>	10.0 m
15.311.2 Special Site Provisions		
The following additional provision applies:		
a)	<i>Height</i> shall be measured from the finished floor elevation at <i>surrounding grade</i> .	

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Special Provisions

312 (Old 858a)	1087-1105 Bronte Road (Part of Lot 30, Concession 2 S.D.S.)	Parent Zone: E1
Map 19(12)		(2011-106)
15.312.1 Additional Uses Permitted		
The following additional <i>uses</i> is permitted:		
a)	<i>Manufacturing</i>	
b)	<i>Warehousing</i>	
c)	<i>Wholesaling</i>	
15.312.2 Zone Provisions		
The following regulations apply:		
a)	Minimum front and flankage <i>yards</i> (North Service Road)	2.0 m
b)	<i>Minimum interior side yard</i>	0.0 m
c)	<i>Minimum rear yard</i> (south <i>lot line</i>)	2.0 m
d)	Maximum <i>floor area</i>	Equal to two times the <i>lot area</i>
e)	Maximum <i>height</i>	39.0 m
f)	Minimum <i>separation distance</i> between <i>buildings</i> greater than two <i>storeys</i> in <i>height</i>	15.0 m
15.312.3 Special Site Provisions		
The following additional provision applies:		
a)	<i>Height</i> shall be measured from the finished floor elevation at <i>surrounding grade</i> .	

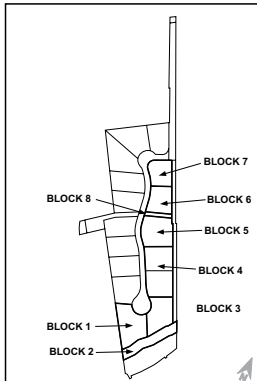
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Special Provisions

313 (Old 859)	River Oaks Boulevard, Namron Gate, Lillykin Street, and Vineland Crescent (Part of Lot 13, Concession 1 S.D.S)	Parent Zone: RL5
Map 19(22)		(2011-109) LOP 27.4.3
15.313.1 Zone Provisions		
The following regulations apply:		
a)	Minimum <i>lot area</i>	450.0 sq.m
b)	Maximum <i>lot coverage</i>	40%
c)	<i>Minimum front yard</i> for all <i>lots</i> not having <i>lot frontage</i> onto River Oaks Boulevard East	6.0 m
d)	<i>Minimum front yard</i> for garage for all <i>lots</i>	7.5 m
e)	Minimum front or <i>flankage yard</i> for covered <i>porches</i> located at the same level or below the <i>first storey</i> , with or without foundations, including access stairs	2.5 m
f)	Minimum setback from a <i>daylight triangle</i>	0.7 m
g)	Maximum number of <i>storeys</i>	2
h)	Notwithstanding subsection (g) above, maximum <i>residential floor area</i> permitted above the second <i>storey</i>	35% of the <i>residential floor area</i> provided on the second <i>storey</i>

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Special Provisions

314 (Old 860) Map 19(7)	394 Lakeshore Road West (Part of Lots 18 and 19, Concession 4 S.D.S.)	Parent Zone: RL1-0 (2011-112)
15.314.1 Zone Provisions for All Lands		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Maximum number of <i>detached dwellings</i>	16
b)	<i>Minimum front yard</i> (except for Block 4)	10.5 m
15.314.2 Zone Provisions for Block 1 and Block 3 Lands		
The following regulations apply to lands identified as Blocks 1 and 3 on Figure 15.314.1:		
a)	Minimum easterly <i>side yard</i> on Block 1	7.2 m
b)	Minimum westerly <i>side yard</i> on Block 3	7.2 m
c)	The <i>rear lot line</i> shall be the portion of the Block immediately abutting Block 2.	
15.314.3 Zone Provisions for Block 4 Lands		
The following regulations apply to lands identified as Block 4 on Figure 15.314.1:		
a)	<i>Minimum front yard</i>	13.5 m
15.314.4 Zone Provisions for Block 5 Lands		
The following regulations apply to lands identified as Block 5 on Figure 15.314.1:		
a)	Maximum <i>floor area</i> for a garage	As legally existing on the day of registration of the Draft Plan of <i>Condominium</i>
b)	Maximum <i>floor area</i> for a <i>dwelling</i>	As legally existing on the day of registration of the Draft Plan of <i>Condominium</i>
c)	Maximum <i>height</i>	95.3 m geodetic elevation
d)	The <i>front lot line</i> shall be the portion of the Block immediately abutting Block 8.	
15.314.5 Special Site Provisions for Block 4, 6 and 7 Lands		
The following additional provisions apply to lands identified as Blocks 4, 6 and 7 on Figure 15.314.1:		
a)	<i>Height</i> shall be measured from the mid-point of the <i>rear lot line</i> .	
b)	On Block 7 only, the <i>front lot line</i> shall be the western <i>lot line</i> abutting the <i>private road</i> .	
15.314.6 Special Site Figures		
Figure 15.314.1		
<div>Special Provision 314</div> 		

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Special Provisions

315 (Old 862)	3113 Upper Middle Road West (Part of Lot 32, Concession 1 S.D.S.)	Parent Zone: RM1
Map 19(18)		(2012-026)
15.315.1 Zone Provisions		
The following regulations apply:		
a)	Maximum number of <i>dwelling</i> s	20
b)	Minimum <i>lot area</i>	175.0 sq.m per unit
c)	Minimum <i>lot frontage</i>	7.5 m per unit
d)	Maximum <i>lot coverage</i>	50%
e)	Maximum <i>height</i>	11.2 m
f)	Minimum <i>front yard</i>	4.0 m
g)	Minimum <i>flankage yard</i> (Upper Middle Road)	3.0 m
h)	Minimum <i>flankage yard</i> (abutting a <i>private road</i>)	1.2 m
i)	Maximum allowable projection for a <i>porch</i> with or without foundation into a <i>front yard</i>	1.5 m, plus an additional 1.5 m for access stairs
j)	Maximum allowable projection into a <i>minimum rear yard</i> for a <i>balcony</i> and <i>uncovered platform</i>	2.0 m
k)	Maximum allowable projection into any required <i>yard</i> for a bay and box window	0.6 m, and permitted to extend above the <i>first storey</i>
15.315.2 Special Site Provisions		
The following additional provisions apply:		
a)	All lands subject to this Special Provision shall be considered to be one <i>lot</i> for the purpose of calculating <i>lot coverage</i> .	
b)	Minimum <i>lot area</i> is to be calculated based on the entire parcel area, minus any <i>common element</i> areas, divided by the number of units.	
c)	<i>Height</i> shall be measured from the midpoint of the <i>front lot line</i> for each individual <i>dwelling unit</i> .	
d)	For the purposes of this By-law, a <i>common element roadway</i> shall be a public road.	

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Special Provisions

316 (Old 863, 864)	4105 Regional Road 25 (Part of Lot 30, Concession 2 N.D.S.)	Parent Zone: GB
Map 19(25)		(2012-038)

15.316.1 Only Permitted Uses for Block 1 Lands

The following *uses* are the only *uses* permitted:

- Golf practice facility
- One *accessory building* for the combined *use* of an administrative office, pro shop, and snack bar
- One *accessory building* for maintenance equipment storage

15.316.2 Zone Provisions for Block 1 Lands

The following regulations apply to lands identified as Block 1 on Figure 15.316.1:

a)	Maximum <i>floor area</i> of the <i>accessory building</i> for the combined <i>use</i> of an administrative office, pro shop and snack bar	155.0 sq.m
b)	Maximum <i>height</i> of the <i>accessory building</i> for the combined <i>use</i> of an administrative office, pro shop and snack bar	10.5 m
c)	Maximum <i>floor area</i> of the <i>accessory building</i> for the storage of maintenance equipment	205.0 sq.m
d)	Maximum <i>height</i> of the <i>accessory building</i> for the storage of maintenance equipment	6.0 m
e)	Maximum number of <i>parking spaces</i>	90

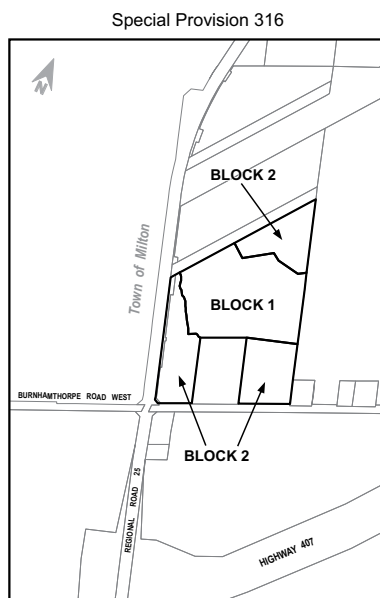
15.316.3 Only Permitted Uses for Block 2 Lands

The following *use* is the only *use* permitted on lands identified as Block 2 on Figure 15.316.2:

- A *driveway* from Regional Road 25.

15.316.4 Special Site Figures

Figure 15.316.1



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Special Provisions

317 (Old 865) Map 19(20)	1388 Dundas Street West (Part of Lot 24, Concession 1 S.D.S.)	Parent Zone: RL6 (2012-044)
15.317.1 Zone Provisions for All Lands		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Minimum <i>lot frontage</i> for an <i>interior lot</i>	10.0 m
b)	<i>Minimum front yard</i>	2.5 m
c)	Maximum <i>height</i>	11.5 m
d)	Maximum number of <i>storeys</i>	2
e)	Maximum <i>residential area</i> (except for Block 6)	387.0 sq.m
15.317.2 Zone Provisions for Block 2 Lands		
The following regulations apply to lands identified as Block 2 on Figure 15.317.1:		
a)	<i>Minimum flankage yard</i>	2.0 m
15.317.3 Zone Provisions for Block 3 Lands		
The following regulations apply to lands identified as Block 3 on Figure 15.317.1:		
a)	Maximum <i>residential floor area ratio</i>	80%
15.317.4 Zone Provisions for Block 4 Lands		
The following regulations apply to lands identified as Block 4 on Figure 15.317.1:		
a)	A one <i>storey</i> addition may project into the <i>rear yard</i> with a <i>minimum rear yard</i> setback of 5.9 metres for a maximum of 45% of the <i>dwelling</i> width measured at the rear of the main <i>dwelling</i> .	
15.317.5 Zone Provisions for Blocks 1 and 5 Lands		
The following regulations apply to lands identified as Blocks 1and 5 on Figure 15.317.1:		
a)	Maximum allowable projection into a <i>rear yard</i> for a covered <i>porch</i>	1.7 m
15.317.6 Zone Provisions for Block 6 Lands		
The following regulations apply to lands identified as Block 6 on Figure 15.317.1:		
a)	Maximum <i>residential floor area</i>	440.0 sq.m

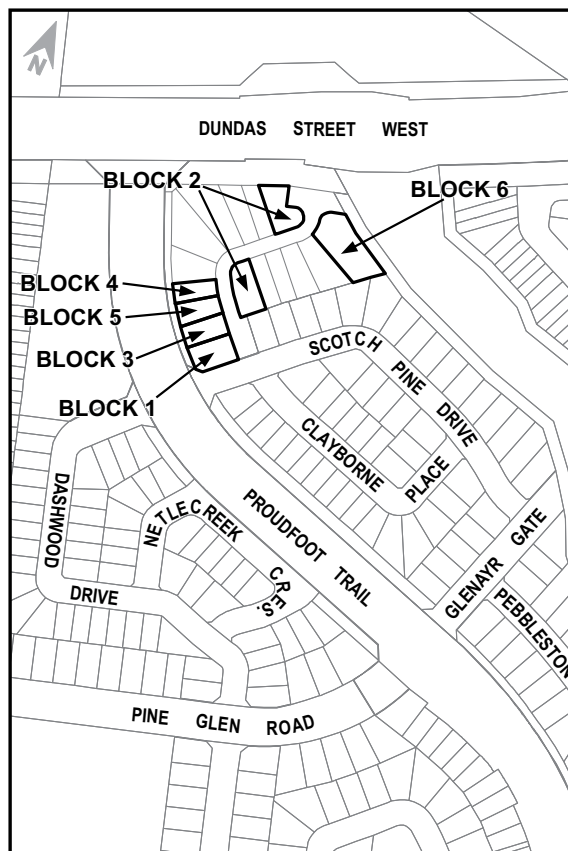
Special Provisions

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15.317.7 Special Site Figures

Figure 15.317.1

Special Provision 317



15.317.9 Special Site Provisions

The following additional provisions apply:

- | | |
|----|--|
| a) | For the purposes of this By-law, a <i>common element roadway</i> shall be a public road. |
| b) | <i>Height</i> shall be measured from the midpoint of the <i>front lot line</i> for each individual <i>dwelling unit</i> . |
| c) | <i>Residential floor area</i> above the second <i>storey</i> is permitted provided that the <i>residential floor area</i> above the second <i>storey</i> does not exceed 35% of the <i>residential floor area</i> of the second <i>storey</i> below. |

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Special Provisions

318 (Old 867-871) Map 19(7)	Dorval Drive, Tudor Avenue, Military Way, Ortona Gate, and Hanover Street (Part of Lot 17, Concession 3 S.D.S.)	Parent Zones: RL3-0, RL8-0, RM1 (2012-051) LOP 26.1.3
15.318.1 Zone Provisions for Block 1 Lands		
The following regulations apply to lands identified as Blocks 1, 2 and 3 on Figure 15.318.1:		
a) Maximum <i>lot coverage</i>		40%
b) Maximum <i>residential floor area ratio</i>		66%
c) Maximum <i>height</i>		10.0 m
d) Minimum <i>front yard</i>		6.0 m
e) Minimum <i>interior side yard</i>		1.5 m
f) Minimum <i>flankage yard</i>		2.4 m
g) Maximum allowable projection into a <i>front yard</i> for a <i>porch</i> , including access stairs		2.0 m
h) Maximum allowable projection into a <i>flankage yard</i> for a <i>porch</i> , including access stairs		1.5 m
15.318.2 Additional Zone Provisions for Block 1 Lands		
The following regulations apply to lands identified as Block 1 on Figure 15.318.1:		
a) Minimum <i>lot area</i>		600.0 sq.m
b) Minimum <i>lot frontage</i>		18.3 m
c) Minimum <i>front yard</i> (Mary Street)		7.5 m
d) Minimum <i>interior side yards</i> (<i>interior lot</i> on Mary Street)		1.5 m on the east side, 3.0 m on the west side
e) Detached <i>private garages</i> and <i>private garages</i> in a <i>rear yard</i> are not permitted.		
15.318.3 Additional Zone Provisions for Block 2 Lands		
The following regulations apply to lands identified as Block 2 on Figure 15.318.1:		
a) Minimum <i>lot area</i>		550.0 sq.m
b) Minimum <i>lot frontage</i>		16.7 m
c) Maximum <i>height</i> for a detached <i>private garage</i>		5.5 m
d) Minimum <i>interior side yard</i> for a <i>lot</i> with a detached <i>private garage</i> in a <i>rear yard</i>		3.0 m
e) Maximum <i>floor area</i> for a <i>private garage</i>		45.0 sq.m
15.318.4 Additional Zone Provisions for Block 3 Lands		
The following regulations apply to lands identified as Block 3 on Figure 15.318.1:		
a) Minimum <i>lot area</i>		500.0 sq.m
b) Minimum <i>lot frontage</i>		15.2 m
c) Maximum <i>height</i> for a detached <i>private garage</i>		5.5 m
d) Minimum <i>interior side yard</i> for a <i>lot</i> with a detached <i>private garage</i> in a <i>rear yard</i>		3.0 m
e) Maximum <i>floor area</i> for a <i>private garage</i>		45.0 sq.m
f) <i>Private garages</i> in a <i>rear yard</i> and detached <i>private garages</i> are not permitted on <i>lots</i> abutting any <i>lot</i> having <i>lot frontage</i> onto Mary Street.		

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Special Provisions

15.318.5 Zone Provisions for Block 4 Lands

The following regulations apply to lands identified as Block 4 on Figure 15.318.1:

a)	Minimum front yard	2.4 m
b)	Maximum allowable projection into a front or flankage yard for a porch and access stairs	0.3 m, provided the length of the porch does not exceed 50% of the length of the walls it abuts
c)	Lofts and mezzanines shall be permitted above the floor of the second storey.	
d)	Attached private garages are not permitted.	

15.318.6 Zone Provisions for Block 4 and Block 5 Lands

The following regulations apply to lands identified as Block 4 and Block 5 on Figure 15.318.1:

a)	Minimum lot area (interior lot)	400.0 sq.m
b)	Minimum lot area (corner lot)	525.0 sq.m
c)	Minimum lot depth	30.0 m
d)	Maximum residential floor area ratio	76%
d)	Minimum interior side yard	1.2 m
e)	Minimum flankage yard	2.4 m
f)	Minimum interior side yard for a lot with a detached private garage in a rear yard	3.0 m
g)	Maximum allowable projection into a front yard for a porch, including access stairs	2.0 m
h)	Maximum allowable projection into a flankage yard for a porch, including access stairs	1.5 m
i)	Maximum height for a dwelling	11.0 m
j)	Maximum height for a detached private garage	5.5 m
k)	Maximum floor area for a private garage	45.0 sq.m

15.318.7 Zone Provisions for Block 6 Lands

The following regulations apply to lands identified as Block 6 on Figure 15.318.1:

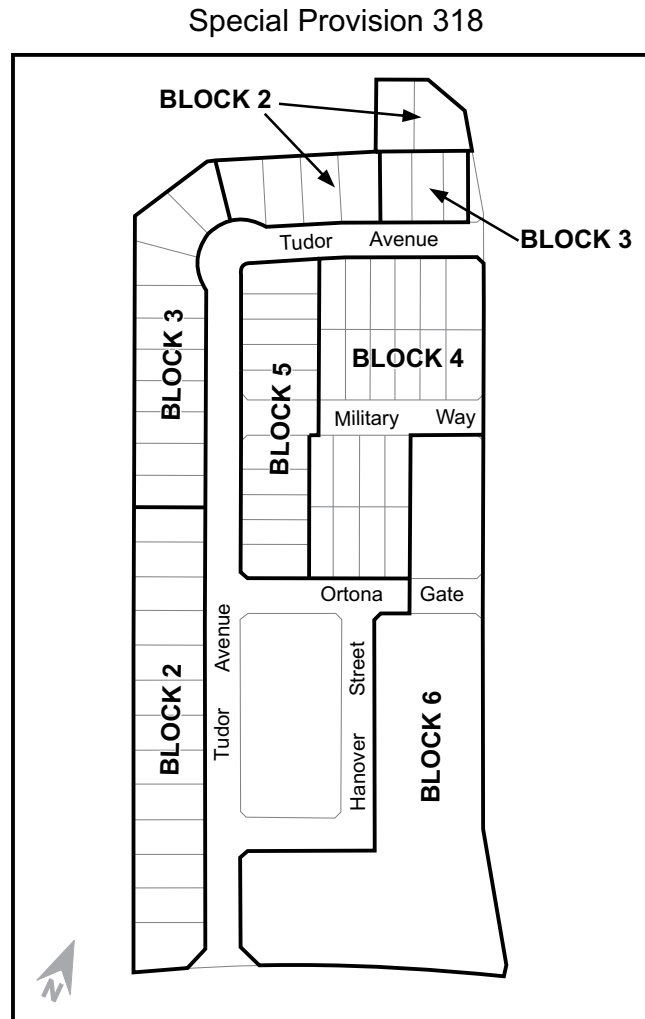
a)	Minimum lot area	190.0 sq.m per unit
b)	Maximum lot coverage	65%
c)	Minimum front yard (Dorval Drive and Rebecca Street)	5.0 m
d)	Minimum front yard (Hanover Street)	2.4 m
e)	Minimum flankage yard (Ortona Gate)	2.4 m
f)	Minimum flankage yard (Tudor Avenue)	5.0 m
g)	Maximum allowable projection into a front yard for a porch and access stairs	2.4 m, provided the porch does not exceed 50% of the length of the walls it abuts
h)	Maximum allowable projection into a flankage yard for a porch and access stairs	2.0 m, provided the porch does not exceed 50% of the length of the walls it abuts
i)	Minimum separation distance between blocks of dwelling units backing onto each other	12.0 m
j)	Minimum separation distance between all other blocks of dwelling units	2.0 m

Special Provisions

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15.318.9 Special Site Figures

Figure 15.318.1



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Special Provisions

319 (Old 872)	455 Nautical Boulevard (Part of Lot 24, Concession 4, S.D.S.)	Parent Zone: RM1
Map 19(1)		(2010-055)
16.319.1 Zone Provisions for All Lands		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Maximum number of units	36
b)	Minimum lot area	8,180.0 sq.m
c)	Minimum lot frontage	60.0 m
d)	Maximum lot coverage	40%
e)	Minimum number of visitor parking spaces	12
f)	Maximum allowable projection for a porch, including access stairs	2.5 m
16.319.2 Zone Provisions for Block 1 Lands		
The following regulations apply to lands identified as Block 1 on Figure 16.319.1:		
a)	Minimum side yard	1.5 m
b)	Minimum rear yard (Great Lakes Boulevard)	3.0 m
c)	Minimum yard abutting the Neighbourhood Commercial C1 Zone	7.5 m
16.319.3 Zone Provisions for Block 2 Lands		
The following regulations apply to lands identified as Block 2 on Figure 16.319.1:		
a)	Minimum flankage yard	2.0 m
16.319.4 Zone Provisions for Block 3 Lands		
The following regulations apply to lands identified as Block 3 on Figure 16.319.1:		
a)	Minimum flankage yard	3.0 m
16.319.5 Zone Provisions for Block 4 Lands		
The following regulations apply to lands identified as Block 4 on Figure 16.319.1:		
a)	Minimum side yard (south side of Block)	1.5 m
b)	Minimum yard abutting the Neighbourhood Commercial C1 Zone	6.0 m
16.319.6 Zone Provisions for Block 5 Lands		
The following regulations apply to lands identified as Block 5 on Figure 16.319.1:		
a)	Minimum side yard	1.5 m
16.319.7 Zone Provisions for Block 6 Lands		
The following regulations apply to lands identified as Block 6 on Figure 16.319.1:		
a)	No accessory buildings, structures, swimming pools, or parking areas are permitted.	
b)	Minimum width of landscaping required along a lot line abutting the Neighbourhood Commercial C1 Zone	4.7 m

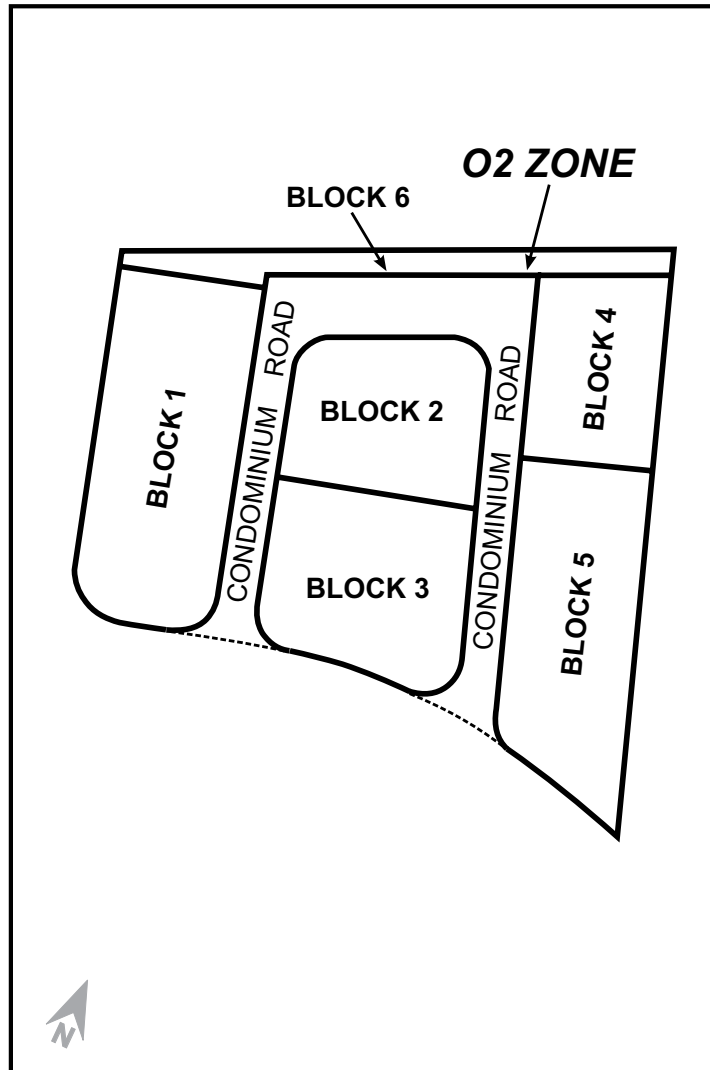
Special Provisions

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16.319.8 Special Site Figures

Figure 16.319.1

Special Provision 319



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Special Provisions

320 (Old 873)	2200 Sawgrass Drive (Part of Lots 13 and 14, Concession 1 S.D.S.)	Parent Zone: CU
Map 19(22a)		(2012-073)
15.320.1 Zone Provisions		
The following additional <i>use</i> is permitted:		
a)	<i>Day care</i> , and Footnote 2 of Table 11.2, related to permitted <i>road</i> locations, shall not apply	
15.320.2 Zone Provisions		
The following regulations apply to lands used as a <i>community centre</i> :		
a)	<i>Minimum yards</i> , all <i>yards</i>	As legally existing on August 7, 2012
b)	<i>Maximum floor area</i>	242.0 sq.m
15.320.3 Parking Provisions		
The following parking provisions apply:		
a)	<i>Minimum number of parking spaces</i>	14
b)	A required <i>parking space</i> , in whole or in part, is permitted on an adjacent <i>lot</i> .	
15.320.4 Special Site Provisions		
For the purpose of this Special Provision, the following definition shall apply:		
a)	“ <i>Community centre</i> ” means a multi-purpose facility or part of that facility owned and/or operated by a not-for-profit or non-commercial organization, which offers a variety of programs of a recreational, cultural, community service, information or instructional nature.	

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Special Provisions

321 (Old 874)	2495-2525 Old Bronte Road (Part of Lot 30, Concession 1 S.D.S.)	Parent Zone: MU3
Map 19(19a)		(2013-001)
15.321.1 Prohibited Uses		
The following <i>uses</i> are prohibited:		
a)	<i>Commercial parking area</i>	
b)	<i>Hotel</i>	
c)	<i>Place of entertainment</i>	
d)	<i>Place of worship</i>	
e)	<i>Taxi dispatch</i>	
f)	<i>Veterinary clinic</i>	
15.321.2 Zone Provisions for All Lands		
The following regulations apply:		
a)	Minimum number of <i>storeys</i> for a <i>building</i> legally existing on February 25, 2013	2
b)	Minimum <i>height</i> for a <i>building</i> legally existing on February 25, 2013	Shall not apply
c)	Minimum number of <i>storeys</i> for a <i>building</i> constructed after February 25, 2013	5, and shall not apply to a <i>parking structure</i>
d)	Minimum <i>height</i> for a <i>building</i> constructed after February 25, 2013	18.0 m, and shall not apply to a <i>parking structure</i>
e)	Maximum number of <i>storeys</i> for a <i>building</i> constructed after February 25, 2013	10
f)	Maximum <i>height</i> for a <i>building</i> constructed after February 25, 2013	37.0 m
15.321.3 Parking Provisions		
The following parking provisions apply:		
a)	Minimum number of <i>parking spaces</i> for all permitted <i>uses</i> on the <i>first storey</i>	1 per 28.0 sq.m <i>net floor area</i>
b)	Minimum number of <i>parking spaces</i> for <i>medical offices</i> above the <i>first storey</i>	1 per 23.2 sq.m <i>net floor area</i>
c)	Minimum number of <i>parking spaces</i> required for a <i>patio</i>	Zero
15.321.4 Special Site Provisions		
The following additional provisions apply:		
a)	The <i>front lot line</i> shall be the <i>lot line</i> abutting Dundas Street West.	

v3.1: add required parking rate for medical offices,

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Special Provisions

322 (Old MU3)	296, 300, and 312 Randal Street, 293 Church Street, and 131 and 135 Trafalgar Road		Parent Zone: CBD
Map 19(8a)	(Part of Lot 13, Concession 3, S.D.S.)		(2011-017)
16.322.1 Additional Permitted Uses			
The following additional <i>uses</i> are permitted:			
a)	<i>Townhouse dwellings</i> , but only if sharing a common wall with an <i>apartment dwelling</i> and/or <i>mixed use building</i>		
16.322.2 Zone Provisions			
The following regulations apply:			
a)	Footnote 3 of Table 8.2 shall not apply to a <i>townhouse dwelling</i>		
b)	Maximum <i>net floor area</i> for office <i>uses</i> on a <i>first storey</i> oriented toward Trafalgar Road	200.0 sq.m per premises	
c)	Maximum <i>net floor area</i> for office <i>uses</i> on a <i>first storey</i> in all other locations	400.0 sq.m per premises	
d)	Maximum <i>net floor area</i> for commercial uses	500.0 sq.m per premises	
e)	<i>Minimum yard</i> along any <i>lot line</i> abutting a <i>public road</i>	0.0 m	
f)	<i>Maximum yard</i> along any <i>lot line</i> abutting a <i>public road</i>	2.0 m	
g)	Maximum allowable projection into any yard for <i>balconies</i> , bay windows, cornices, stairs, <i>porches</i> , and terraces	Up to 0.3 metres from a <i>lot line</i> abutting a <i>public road</i>	
h)	Minimum height	8.0 m	
i)	Maximum height	17.0 m	
j)	Maximum height of rooftop architectural features	2.0 m	
16.322.3 Parking Provisions			
The following parking provisions apply:			
a)	Minimum number of <i>parking spaces</i> for residential uses	1.50 per <i>dwelling</i>	
b)	Surface parking shall not be permitted in any <i>yard</i> between a <i>building</i> and a <i>public road</i> and shall not have a <i>surface parking area coverage</i> of than 20% of the site area.		
16.322.4 Special Site 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.		

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Special Provisions

323	303 Upper Middle Road East	Parent Zone: C4
Map 19(22)	(Part of Lot 13, Concession 1 S.D.S.)	(2014-014)
16.323.1 Additional Permitted Uses		
The following additional <i>use</i> is permitted:		
a)	<i>Motor vehicle repair facility</i>	

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Special Provisions

324	39-43 Jones Street and 2389 Ontario Street (Part of Lot 29, Concession 4 S.D.S.)	Parent Zone: RM1
Map 19(2a)		(2008-096) PL081009 PL04118 (2014-014)
15.324.1 Additional Permitted Uses		
The following additional <i>use</i> is permitted:		
a)	Detached dwellings	
15.324.2 Zone Provisions		
The following regulations apply:		
a)	Minimum and maximum front yard	3.5 m
b)	Minimum interior side yards	2.4 m and 1.2 m, which shall be reduced to 1.2 m on both sides where an attached private garage is provided
c)	Maximum height	12.0 m
d)	Maximum number of storeys	3
e)	Maximum lot coverage	37%
f)	A detached private garage shall be permitted in a rear yard	

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Special Provisions

325 (Old 878)	497-513 Pinegrove Road (Part of Lot 18, Concession 3 S.D.S.)	Parent Zone:C1
Map 19(7)		(2013-077)
15.325.1 Additional Permitted Uses		
The following additional uses are permitted:		
a)	<i>Apartment dwelling, including ancillary residential uses on the first storey</i>	
16.325.2 Prohibited Uses		
The following uses are prohibited:		
a)	<i>Uses permitted in the Neighbourhood Commercial C1 Zone above the first storey</i>	
b)	<i>Dwelling units on or below the first storey</i>	
16.325.3 Zone Provisions for All Lands		
The following regulations apply:		
a)	<i>Minimum front yard</i>	33.0 m
b)	<i>Minimum interior side yard</i>	11.5 m
c)	<i>Minimum rear yard</i>	28.0 m
d)	Maximum number of <i>storeys</i>	3
e)	Maximum <i>height</i>	13.0 m
f)	Maximum number of <i>dwelling units</i>	40
g)	Minimum width of <i>landscaping</i> required along the <i>interior side lot line</i>	4.2 m
h)	Minimum <i>landscaping coverage</i>	20%
16.325.4 Parking Provisions		
The following parking provisions apply:		
a)	Minimum number of <i>parking spaces</i> for residential <i>uses</i>	1.5 per dwelling unit
b)	Minimum number of <i>parking spaces</i> for commercial <i>uses</i>	1.0 per 22.0 m ² <i>net floor area</i>

Special Provisions

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326	Oakville Arena	Parent Zone: CU
Map 19(7a)	(Part of Lot 16, Concession 3 S.D.S.)	(2014-014)
15.326.1 Zone Provisions		
The following regulation applies:		
a)	Minimum setback from <i>minimum yard</i> along Kerr Street and Rebecca Street	0.0 m
15.326.2 Special Site Provisions		
The following additional provision applies:		
a)	All lands identified as subject to this Special Provision shall be considered to be one <i>lot</i> for the purposes of this By-law.	

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Special Provisions

327	1132 Invicta Drive	Parent Zone: E2
Map 19(16)	(Part of Lots 9 and 10, Concession 2 S.D.S.)	(2013-049)
15.327.1 Additional Permitted Uses		
The following additional use is permitted:		
a)	Private school, and Footnote 6, relating to maximum net floor area, shall not apply	
b)	The permissions and regulations of Special Provision 3 shall additionally apply.	
15.327.2 Parking Provisions		
a)	Minimum number of parking spaces for the private school and athletic facility uses	1 per 37.0 sq.m of net floor area
b)	Minimum number of stacking spaces for the queuing lane for the private school	6

v3.1: playground parking permission applied in error

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Special Provisions

328	1177 Invicta Drive	Parent Zone: E2
Map 19(16)	(Part of Lot 9, Concession 2, S.D.S.)	(2013-050)
16.328.1 Additional Permitted Uses		
The following additional <i>uses</i> are permitted:		
a)	<i>Private school</i> in a <i>building</i> legally existing on August 6, 2013, and Footnote 6, relating to maximum <i>net floor area</i> , shall not apply	
b)	<i>Public hall</i>	
c)	The permissions and regulations of Special Provision 3 shall additionally apply.	
16.328.2 Parking Provisions		
The following parking provisions apply:		
a)	Minimum number of <i>parking spaces</i> for a <i>private school, place or worship</i> or <i>day care</i>	1.0 per 23 sq.m <i>net floor area</i> , and up to a maximum of 50% of the required <i>parking spaces</i> can be provided on the paved playground ↗

v3.1: limit parking to paved playground



Special Provisions

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329	2245 Speers Road	Parent Zone: E3
Map 19(5)	(Part of Lot 28, Concession 3, S.D.S.)	(2014-014)
16.329.1 Additional Permitted Uses		
The following additional <i>uses</i> are permitted:		
a)	<i>Public hall</i>	
b)	The permissions and regulations of Special Provision 3 shall additionally apply.	

Special Provisions

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330	North Side of McCraney Street	Parent Zone: RH
Map 19(15)	(Part of Lot 14, Concession 2 S.D.S.)	(1965-130) (1976-193) (1978-31) (2014-014)
15.330.1 Zone Provisions		
The following regulations apply:		
a)	Maximum number of <i>dwelling units</i>	127
b)	Maximum <i>height</i>	The greater of 50% of the <i>height</i> of the <i>building</i> or 6.0 m

Special Provisions

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331	2478 Ninth Line	Parent Zone: E2
Map 19(23)	(Part of Lot 6, Concession 1 S.D.S.)	(2014-014)
15.331.1 Additional Permitted Uses		
The following additional <i>use</i> is permitted:		
a)	<i>Place of worship</i>	
15.331.2 Zone Provisions		
The following regulations apply:		
a)	Maximum <i>lot area</i> for a <i>place of worship</i>	As legally existing on the effective date of this By-law

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Special Provisions

332	485 Morden Road (Part of Lot 16, Concession 3 S.D.S.)	Parent Zone: E2
Map 19(7)		(2014-014)
15.332.1 Additional Permitted Uses		
The following additional <i>use</i> is permitted:		
a)	Place of worship	
15.332.2 Zone Provisions		
The following regulations apply:		
a)	Maximum lot area for a place of worship	As legally existing on the effective date of this By-law
16.332.3 Special Site Provisions		
The following additional provision applies:		
a)	The permissions and regulations of Special Provision 3 shall additionally apply.	

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Special Provisions

333	2700 Bristol Circle (Part of Lot 5, Concession 1 S.D.S.)	Parent Zone: E2
Map 19(24)		(2014-014)
15.333.1 Additional Permitted Uses		
The following additional use is permitted:		
a)	Place of worship	
15.333.2 Zone Provisions		
The following regulations apply:		
a)	Maximum lot area for a place of worship	As legally existing on the effective date of this By-law
16.333.3 Special Site Provisions		
The following additional provision applies:		
a)	The permissions and regulations of Special Provision 43 shall additionally apply.	

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Special Provisions

334	2640 Bristol Circle (Part of Lot 5, Concession 1 S.D.S.)	Parent Zone: E2
Map 19(24)		(2014-014)
15.334.1 Additional Permitted Uses		
The following additional <i>use</i> is permitted:		
a)	Day care	
15.334.2 Zone Provisions		
The following regulations apply:		
a)	Maximum <i>net floor area</i> for a <i>day care</i>	As legally existing on the effective date of this By-law
16.334.3 Special Site Provisions		
The following additional provision applies:		
a)	The permissions and regulations of Special Provision 43 shall additionally apply.	

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Special Provisions

335	785 Pacific Road (Part of Lot 29, Concession 3 S.D.S.)	Parent Zone: E2
Map 19(5)		(2014-014)
15.335.1 Additional Permitted Uses		
The following additional <i>use</i> is permitted:		
a)	Day care	
15.335.2 Zone Provisions		
The following regulations apply:		
a)	Maximum <i>net floor area</i> for a <i>day care</i>	As legally existing on the effective date of this By-law
16.335.3 Special Site Provisions		
The following additional provision applies:		
a)	The permissions and regulations of Special Provision 56 shall additionally apply.	

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Special Provisions

336	2195 Wyecroft Road (Part of Lot 27, Concession 3 S.D.S.)	Parent Zone: E2
Map 19(5)		(2014-014)
15.336.1 Additional Permitted Uses		
The following additional use is permitted:		
a)	Day care	
15.336.2 Zone Provisions		
The following regulations apply:		
a)	Maximum net floor area for a day care	As legally existing on the effective date of this By-law
16.336.3 Special Site Provisions		
The following additional provision applies:		
a)	The permissions and regulations of Special Provision 3 shall additionally apply.	

Special Provisions

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337	Rear of 3515-3545 Rebecca Street (Part of Lot 35, Concession 3 S.D.S.)	Parent Zone: E4
Map 19(4)		(2014-014)
15.337.1 Additional Permitted Uses		
The following additional uses are permitted:		
a)	Day care	
b)	Private school	

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Special Provisions

338	3422 Superior Court (Part of Lot 35, Concession 3 S.D.S.)	Parent Zone: E2
Map 19(4)		(2014-014)
15.338.1 Additional Permitted Uses		
The following additional <i>use</i> is permitted:		
a)	<i>Motor vehicle rental facility</i>	
15.338.2 Zone Provisions		
The following regulation applies:		
a)	Footnote 6 to Table 10.2, related to the maximum area to be occupied by a <i>heavy vehicle parking area</i> , shall not apply.	

Special Provisions

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339	3300 Superior Court	Parent Zone: E2
Map 19(4)	(Part of Lots 34 and 35, Concession 3 S.D.S.)	(2014-014)
15.339.1 Zone Provisions		
The following regulation applies:		
a)	Maximum area coverage for <i>outside storage</i>	85%

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Special Provisions

340	4269 Regional Road 25		Parent Zone: GB
Map 19(23)	(Part of Lot 30, Concession 2 N.D.S.)		O.Reg 241/13 (2014-014)
15.340.1 Additional Permitted Uses			
The following additional <i>use</i> is permitted:			
a)	<i>Place of worship</i> , and no kitchen facilities are permitted		
15.340.2 Zone Provisions			
The following regulations apply:			
a)	<i>Minimum lot area</i>	4.9 ha	
b)	<i>Minimum front yard</i>	15.2 m	
c)	<i>Minimum interior side yard</i> , northwest side	22.0 m	
d)	<i>Minimum interior side yard</i> , southeast side	15.0 m	
e)	<i>Minimum rear yard</i>	130.9 m	
f)	<i>Maximum height</i>	12.0 m	
	<i>Maximum net floor area for a place of worship</i>	741.0 m ²	
15.340.3 Special Parking Provisions			
The following parking regulations apply:			
a)	<i>Minimum number of parking spaces</i>	40	

Special Provisions

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341	Wallace Road, York Street, Speers Road	Parent Zone: E4
Map 19(6)	(Part of Lots 24 and 25, Concession 3 S.D.S.)	(2014-014)
15.341.1 Additional Permitted Uses		
The following additional <i>uses</i> are permitted only on <i>lots</i> where the <i>use</i> legally existed on the effective date of this By-law:		
a)	<i>Manufacturing</i>	
b)	<i>Repair shop</i>	
c)	<i>Warehousing</i>	

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Special Provisions

342	20-40 and 21-45 Shepherd Road (Part of Lot 15, Concession 3, S.D.S.)	Parent Zone: MU2
Maps 19(7a)		(2014-014)
15.342.1 Additional Permitted Uses		
The following additional <i>uses</i> are permitted:		
a)	<i>Back-to-back townhouse dwellings</i>	
b)	<i>Stacked townhouse dwellings</i>	
c)	<i>Townhouse dwellings</i>	
15.342.2 Only Permitted Uses		
The following <i>uses</i> are the only commercial <i>uses</i> permitted:		
a)	Service commercial <i>establishments</i> , and only in the <i>first storey</i> and <i>basement</i>	

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Special Provisions

343	105 Garden Drive		Parent Zone: CBD
Map 19(7)	(Part of Lot 17, Concession 3 S.D.S.)		(2013-101)
15.343.1 Additional Permitted Uses			
The following <i>uses</i> are prohibited:			
a)	Commercial parking area		
b)	Taxi dispatch		
15.343.2 Zone Provisions			
The following zone regulations apply:			
a)	Maximum number of <i>dwelling units</i>	60	
b)	Maximum <i>height</i>	14.3 m	
c)	Maximum <i>first storey height</i>	4.0 m	
d)	Minimum width of landscaping along a <i>lot line</i> abutting a Residential <i>Zone</i>	1.5 m, and may include hard landscaping	
e)	Minimum setback for outdoor second floor personal recreation space from the eastern edge of the <i>building</i>	1.5 m	
f)	Minimum setback for outdoor second floor personal recreation space from Lakeshore Road West	6.0 m	
g)	Maximum <i>building</i> area for outdoor second floor personal recreation space	54.0 m ²	
h)	Minimum setback for a rooftop terrace from the eastern edge of the <i>building</i>	9.0 m	
i)	Maximum <i>building</i> area for a rooftop terrace	22.0 m ²	
15.343.3 Special Parking Provisions			
The following parking regulations apply:			
a)	Minimum number of <i>parking spaces</i>	22, which includes 2 <i>tandem parking spaces</i>	
15.343.4 Special Site Provisions			
The following additional provisions apply:			
a)	The <i>front lot line</i> shall be the <i>lot line</i> abutting Lakeshore Road West.		
b)	A <i>driveway</i> shall not be permitted from Lakeshore Road West.		
c)	Outdoor amenity space shall only be permitted on the second floor and rooftop.		

Special Provisions

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

344 (Old 50)	Lynnwood Drive, Forest Hill, Lynn Place, Eton Place, White Oaks Boulevard (Part of Lot 12, Concession 2 S.D.S.)	Parent Zone: RL8
Map 19(15)		(1969-66) (1973-38) (1980-37))
15.344.1 Zone Provisions		
The following regulation applies:		
e)	Maximum <i>height</i>	9.0 m

Special Provisions

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345	164 Trafalgar Road	Parent Zone: RL4-0
Map 19(8)	(Lot 6, Block 89 of Plan 89)	(2014-014)
15.345.1 Additional Permitted Uses		
The following additional <i>uses</i> are permitted:		
a)	Legal existing <i>uses, buildings, and structures</i>	

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Holding Provisions

16.1 General Prohibition

Where a *zone* symbol is preceded by an upper case letter “H”, and number, and a hyphen, the symbol refers to a Holding Provision that applies to the lands so designated. No person shall *use* or permit the land to be *used* to which the Hold applies for the *uses* specified in the appropriate clause in this Part of this By-law, erect a new *building* or *structure*, or expand or replace an existing *building* or *structure* until the Holding Provision is removed in accordance with Section 36 of the Planning Act.

16.2 Exceptions to Prohibition

Notwithstanding the above and unless modified by the provisions of Section 16.3, the following *uses* are permitted without the need to remove a Holding Provision.

- a) Construction *uses* in accordance with Section 4.25.1 of this By-law;
- b) *Model homes* in accordance with Section 4.25.2 of this By-law;
- c) Temporary sales offices in accordance with Section 4.25.3 of this By-law;

16.3 Holding Provisions

H1	Mixed Use Zones in Bronte, Kerr, and Palermo Villages	Parent Zones: MU1, MU2, MU3
Maps 19(2a), (7a), (19a)		(2014-014)
16.3.1.1 Only Permitted Uses Prior to Removal of the “H”		
For such time as the “H” symbol is in place, these lands shall only be <i>used</i> for the following:		
a)	All <i>uses</i> permitted in the applicable <i>Zone</i>	
16.3.1.2 Zone Regulations Prior to Removal of the “H”		
For such time as the “H” symbol is in place, only the following replacements, additions or expansions of <i>buildings</i> or <i>structures</i> legally existing on the effective date of this By-law shall be permitted.		
a)	The replacement or addition of architectural features such as, but not limited to, an awning, canopy, cornice, cove, belt course, eaves, gutters, pilasters, sills, or weather shielding <i>structure</i> .	
b)	The replacement or addition of an existing non-walk in bay, box out and bow window, without foundation.	
c)	The replacement or addition of a fire escape.	
d)	An addition of <i>floor area</i> on the <i>first storey</i> , provided that the additional <i>floor area</i> does not project beyond the <i>main wall</i> on the <i>storey</i> above the <i>first storey</i> as it legally existed on the effective date of this By-law.	
e)	Improvements to a building façade.	
16.3.1.3 Conditions for Removal of the “H”		
The “H” symbol shall, upon application by the landowner, be removed by <i>Town Council</i> passing a By-law under Section 36 of the <u>Planning Act</u> . The following conditions, if and as applicable, shall first be completed to the satisfaction of the <i>Town of Oakville</i> :		
a)	That sufficient water and wastewater services are available to the satisfaction of the Regional Municipality of Halton and the <i>Town of Oakville</i> .	
b)	The owner has entered into any required servicing agreement(s) with the <i>Town</i> regarding stormwater management.	
c)	The completion of detailed design drawings required for the construction of <i>road</i> and <i>infrastructure</i> improvements.	
d)	Registration on title of an agreement between the owner and the <i>Town</i> with respect to the road and <i>infrastructure</i> improvements. This agreement shall also address security and advancing of funds, or a letter of credit for the full cost of the <i>road</i> and <i>infrastructure</i> improvements.	
e)	The registration on title of a Section 37 Agreement per the <u>Planning Act</u> .	
f)	All required land conveyances have been undertaken.	

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Holding Provisions

[Holding Provisions H2 and H3 are reserved.]

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Holding Provisions

H4	South Side of Upper Middle Road East (Part of Lot 5, Concession 2 S.D.S.)	Parent Zone: E4
Map 19(17)		(2014-014)
16.3.4.1 Only Permitted Uses Prior to Removal of the “H”		
For such time as the “H” symbol is in place, these lands shall only be <i>used</i> for the following:		
a)	All <i>uses</i> permitted in the Business Commercial E4 <i>Zone</i> within <i>buildings</i> and <i>structures</i> legally existing on the <i>lot</i> on the effective date of this By-law	
16.3.4.2 Conditions for Removal of the “H”		
The “H” symbol shall, upon application by the landowner, be removed by <i>Town Council</i> passing a By-law under Section 36 of the <u>Planning Act</u> . The following conditions shall first be completed to the satisfaction of the <i>Town of Oakville</i> :		
a)	That sufficient water and wastewater services are available to the satisfaction of the Regional Municipality of Halton and the <i>Town of Oakville</i> .	
b)	The owner has entered into any necessary servicing agreement(s) with the Regional Municipality of Halton regarding water and wastewater services.	
c)	The owner has entered into any necessary servicing agreement(s) with the <i>Town of Oakville</i> regarding stormwater management.	
d)	Transportation and site access issues have been resolved to the satisfaction of the Regional Municipality of Halton and <i>Town of Oakville</i> .	

H5	2330-2435 Ninth Line (Part of Lot 6, Concession 1 S.D.S.)	Parent Zone: E2
Map 19(23)		(2000-214) (2014-014)
16.3.5.1 Only Permitted Uses Prior to Removal of the “H”		
For such time as the “H” symbol is in place, these lands shall only be <i>used</i> for the following:		
a)	Agriculture	
b)	Legal <i>uses</i> , <i>buildings</i> and <i>structures</i> existing on the <i>lot</i>	
c)	Business <i>offices</i> and <i>medical offices</i> within existing <i>buildings</i>	
16.3.5.2 Parking Provisions Prior to Removal of the “H”		
For such time as the “H” symbol is in place, the following parking regulations apply:		
a)	Minimum number of <i>parking spaces</i> for a <i>business office</i>	1.0 per 35.0 m ² <i>net floor area</i>
b)	Minimum number of <i>parking spaces</i> for a <i>medical office</i> occupying greater than 60% of the <i>net floor area</i> of a <i>building</i>	1.0 per 23.0 m ² <i>net floor area</i> for all <i>net floor area</i> occupied by the <i>medical office</i>
c)	Minimum number of <i>parking spaces</i> for <i>agriculture</i>	No minimum requirement
16.3.5.3 Conditions for Removal of the “H”		
The “H” symbol shall, upon application by the landowner, be removed by <i>Town Council</i> passing a By-law under Section 36 of the <u>Planning Act</u> . The following conditions shall first be completed to the satisfaction of the <i>Town of Oakville</i> :		
a)	That sufficient water and wastewater services are available to the satisfaction of the Regional Municipality of Halton and the <i>Town of Oakville</i> .	
b)	Transportation and site access issues have been resolved to the satisfaction of the <i>Town of Oakville</i> .	

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Holding Provisions

H6	716-825 McPherson Road and 3232-3242 South Service Road West (Part of Lot 32, Concession 3 S.D.S.)	Parent Zones: E2, E3
Map 19(4)		(2001-007)
16.3.6.1 Only Permitted Uses Prior to Removal of the “H”		
For such time as the “H” symbol is in place, these lands shall only be <i>used</i> for the following <i>uses</i> :		
a)	Legal <i>uses</i> , <i>buildings</i> and <i>structures</i> existing on the <i>lot</i>	
16.3.6.2 Conditions for Removal of the “H”		
The “H” symbol shall, upon application by the landowner, be removed by <i>Town</i> Council passing a By-law under Section 36 of the <u>Planning Act</u> . The following conditions shall first be completed to the satisfaction of the <i>Town of Oakville</i> :		
a)	The final engineered location of the proposed Wyecroft Road extension and bridge crossing of Bronte Creek have been determined and transportation and traffic studies have been provided to the satisfaction of the <i>Town of Oakville</i> .	
b)	That suitable financial arrangements have been prepared to the satisfaction of the <i>Town of Oakville</i> and the Regional Municipality of Halton with respect to cost sharing arrangements pertaining to any servicing matters.	

H7	1099 Eighth Line (Part of Lot 10, Concession 2 S.D.S.)	Parent Zone: E4
Map 19(16)		(2006-184) (2014-014)
16.3.7.1 Only Permitted Uses Prior to Removal of the “H”		
For such time as the “H” symbol is in place, these lands shall only be <i>used</i> for the following <i>uses</i> :		
a)	<i>All uses</i> permitted in the Business Commercial E4 SP 282 <i>Zone</i> , except for a food store	
16.3.7.2 Zone Regulations Prior to Removal of the “H”		
The provisions of the Business Commercial E4 SP 282 <i>Zone</i> apply. For such time as the “H” symbol is in place, the following additional provision applies:		
a)	Maximum net floor area for all <i>retail stores</i> , drug stores, and food stores	2,500.0 m ²
16.3.7.3 Conditions for Removal of the “H”		
The “H” symbol shall, upon application by the landowner, be removed by <i>Town</i> Council passing a By-law under Section 36 of the <u>Planning Act</u> . Only one of the following conditions shall first be completed to the satisfaction of the <i>Town of Oakville</i> :		
a)	The Iroquois Shore Road extension abutting the <i>lot</i> has been constructed by the <i>Town</i> ; or,	
b)	Appropriate arrangements have been made to front-end the costs for construction of the Iroquois Shore Road extension abutting the <i>lot</i> ; or,	
c)	A traffic impact study and functional servicing report are prepared demonstrating that adequate servicing infrastructure and <i>road</i> capacity are available to accommodate the additional <i>floor area</i> permitted in the Business Commercial E4 SP 282 <i>Zone</i> prior to the construction of the Iroquois Shore Road extension abutting the <i>lot</i> .	

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Holding Provisions

H8	North East corner of Lakeshore Road West and Garden Drive	Parent Zone: RM1
Map 19(7)	(Part of Lot 17, Concession 3 S.D.S.)	(2007-198)
16.3.8.1 Only Permitted Uses Prior to Removal of the “H”		
For such time as the “H” symbol is in place, these lands shall only be <i>used</i> for the following:		
a)	Legal <i>uses, buildings</i> and <i>structures</i> existing on the <i>lot</i>	
16.3.8.2 Conditions for Removal of the “H”		
The “H” symbol shall, upon application by the landowner, be removed by <i>Town Council</i> passing a By-law under Section 36 of the <u>Planning Act</u> . The following conditions shall first be completed to the satisfaction of the <i>Town of Oakville</i> :		
a)	That sufficient water and wastewater services are available to the satisfaction of the Regional Municipality of Halton and the <i>Town of Oakville</i> .	
b)	Updates to the Functional Servicing Report or a detailed design submission have been provided to the satisfaction of the Regional Municipality of Halton and the <i>Town of Oakville</i> .	
c)	The owner has entered into any necessary servicing agreement(s) with the Regional Municipality of Halton.	
d)	The consolidation of land ownership within the development block has occurred in conformity with the Livable Oakville Official Plan.	
e)	For each development block within the area subject to this Hold, a block plan has been submitted, to the satisfaction of the <i>Town of Oakville</i> which illustrates such matters as:	
	i) The proposed location of <i>dwellings</i> ;	
	ii) Access and <i>roads</i> or <i>lanes</i> ;	
	iii) On-site parking and amenity areas; and,	
	iv) Traffic circulation patterns and future connections with the adjacent development blocks.	
f)	A Traffic Impact Study is provided to the satisfaction of the <i>Town of Oakville</i> . Any improvements associated with each development block must be secured prior to or coincident with the development of the lands.	
g)	Legal access for adjacent development blocks over any <i>lanes</i> forming part of the development has been secured.	

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Holding Provisions

H9	114 Garden Drive and 227 and 235 Lakeshore Road West	Parent Zone: CBD
Map 19(7)	(Part of Lot 17, Concession 3 S.D.S.)	(2011-107)
16.3.9.1 Only Permitted Uses Prior to Removal of the “H”		
For such time as the “H” symbol is in place, these lands shall only be <i>used</i> for the following:		
a)	Legal <i>uses, buildings and structures</i> existing on the <i>lot</i>	
16.3.9.2 Conditions for Removal of the “H”		
The “H” symbol shall, upon application by the landowner, be removed by <i>Town Council</i> passing a By-law under Section 36 of the <u>Planning Act</u> . The following conditions shall first be completed to the satisfaction of the <i>Town of Oakville</i> :		
a)	That sufficient water and wastewater services are available to the satisfaction of the Regional Municipality of Halton and the <i>Town of Oakville</i> .	
b)	Updates to the Functional Servicing Report or a detailed design submission have been provided to the satisfaction of the Regional Municipality of Halton and the <i>Town of Oakville</i> .	
c)	The owner has entered into any necessary servicing agreement(s) with the Regional Municipality of Halton.	
d)	Consolidation of land ownership within the development block has occurred in conformity with the Livable Oakville Plan.	
e)	For each development block within the area subject to this Hold a block plan has been submitted illustrating such matters as: i) The proposed location of <i>dwelling</i> s; ii) Access and <i>roads</i> or laneways; iii) On-site parking and amenity areas; and, iv) Traffic circulation patterns and future connections with the adjacent development blocks.	
f)	A Traffic Impact Study is provided. Any improvements associated with each development block must be secured prior to or coincident with the development of the lands.	

H10	105 Garden Drive (Part of Lot 17, Concession 3 S.D.S.)	Parent Zone: CBD
Map 19(7)		(2013-101)
16.3.9.1 Only Permitted Uses Prior to Removal of the “H”		
For such time as the “H” symbol is in place, these lands shall only be <i>used</i> for the following:		
a)	Legal <i>uses, buildings</i> and <i>structures</i> existing on the <i>lot</i>	
16.3.9.2 Conditions for Removal of the “H”		
The “H” symbol shall, upon application by the landowner, be removed by <i>Town Council</i> passing a By-law under Section 36 of the <u>Planning Act</u> . The following conditions shall first be completed to the satisfaction of the <i>Town of Oakville</i> :		
a)	That an updated Functional Services Report that demonstrates that the existing sanitary sewer on Garden Drive can accommodate the proposed flows from the subject property be provided to the satisfaction of the Regional Municipality of Halton.	
b)	That any upgrades to the sanitary sewer system on Garden Drive required to service the site be secured by the developer to the satisfaction of the Regional Municipality of Halton.	
c)	That the existing rear yard watermain on the east side of Garden Drive be decommissioned and abandoned, the existing rear yard easement be removed and a replacement watermain be constructed on Maurice Drive from Rebecca Street to Lake-shore Road West to the satisfaction of the Regional Municipality of Halton.	
d)	The applicant has submitted a letter of reliance to the Regional Municipality of Halton regarding the Phase 1 Environmental Site Assessment.	

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Holding Provisions

H11	521-549 Kerr Street (Part of Lot 16, Concession 3 S.D.S.)	Parent Zone: MU4
Map 19(7a)		(2008-185)
16.3.11.1 Only Permitted Uses Prior to Removal of the “H”		
For such time as the “H” symbol is in place, these lands shall only be <i>used</i> for the following:		
a)	Legal <i>uses, buildings</i> and <i>structures</i> existing on the <i>lot</i>	
16.3.11.2 Conditions for Removal of the “H”		
The “H” symbol shall, upon application by the landowner, be removed by <i>Town</i> Council passing a By-law under Section 36 of the <u>Planning Act</u> . The following conditions shall first be completed to the satisfaction of the <i>Town of Oakville</i> :		
a)	A Ministry of Environment acknowledged Record of Site Condition, certified by a Qualified Person as defined in Ontario Regulation 153/04, is provided to the satisfaction of the Regional Municipality of Halton.	

H12	32 Dundas Street East (Part of Lot 15, Concession 1 S.D.S.)	Parent Zone: MU4
Map 19(22a)		(2009-027)
16.3.12.1 Only Permitted Uses Prior to Removal of the “H”		
For such time as the “H” symbol is in place, these lands shall only be <i>used</i> for the following:		
a)	Legal <i>uses, buildings</i> and <i>structures</i> existing on the <i>lot</i> ; and,	
b)	<i>Uses</i> permitted in the Urban Core MU4 SP 19 <i>Zone</i> , but limited to a maximum of 447 single detached equivalent units as determined by the Regional Municipality of Halton.	
16.3.12.2 Zone Regulations Prior to Removal of the “H”		
For such time as the “H” symbol is in place, the following regulations apply:		
a)	The regulations of the Urban Core MU4 SP 19 <i>Zone</i> shall apply.	
16.3.12.3 Conditions for Removal of the “H”		
The “H” symbol shall, upon application by the landowner, be removed by <i>Town</i> Council passing a By-law under Section 36 of the <u>Planning Act</u> . The following conditions shall first be completed to the satisfaction of the <i>Town of Oakville</i> :		
a)	That sufficient water and wastewater services are available to the satisfaction of the Regional Municipality of Halton and the <i>Town of Oakville</i> .	

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Holding Provisions

H13	599 Lyons Lane (Part of Lot 15, Concession 3 S.D.S.)	Parent Zone: RH
Map 19(8a)		(2009-043)
16.3.13.1 Only Permitted Uses Prior to Removal of the “H”		
For such time as the “H” symbol is in place, these lands shall only be <i>used</i> for the following:		
a)	Legal <i>uses, buildings and structures</i> existing on the <i>lot</i>	
16.3.13.2 Conditions for Removal of the “H”		
The “H” symbol shall, upon application by the landowner, be removed by <i>Town Council</i> passing a By-law under Section 36 of the <u>Planning Act</u> . The following conditions shall first be completed to the satisfaction of the <i>Town of Oakville</i> :		
a)	Completion of detailed design drawings required for the construction of <i>road and infrastructure</i> improvements.	
b)	Registration on title of an agreement between the owner of the property subject to this Hold and the <i>Town of Oakville</i> with respect to the road and <i>infrastructure</i> improvements. This agreement shall also address security and advancing of funds, or a letter of credit for the full cost of the <i>road and infrastructure</i> improvements.	
c)	Registration on title of a Section 37 Agreement per the <u>Planning Act</u> .	
d)	All required land conveyances have been undertaken.	

H14	South East corner of Upper Middle Road and Joshuas Creek Drive (Part of Lot 6, Concession 2 S.D.S.)	Parent Zone: E2
Map 19(16)		(2013-096)
16.3.14.1 Only Permitted Uses Prior to Removal of the “H”		
For such time as the “H” symbol is in place, these lands shall only be <i>used</i> for the following:		
a)	Legal <i>uses, buildings and structures</i> existing on the <i>lot</i>	
16.3.14.2 Conditions for Removal of the “H”		
The “H” symbol shall, upon application by the landowner, be removed by <i>Town Council</i> passing a By-law under Section 36 of the <u>Planning Act</u> . The following conditions shall first be completed to the satisfaction of the <i>Town of Oakville</i> :		
a)	That the draft Plan of Subdivision for the lands at 1455 Joshuas Creek Drive (Town File No. 24T-12002/1506) be registered.	

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Holding Provisions

H15	28, 36, & 42 Lakeshore Road West and 88 & 94 Chisholm Street (Block 68, Plan 1)	Parent Zone: CBD
Map 19(7a)		(2009-144)
16.3.15.1 Only Permitted Uses Prior to Removal of the “H”		
For such time as the “H” symbol is in place, these lands shall only be <i>used</i> for the following:		
a)	Legal <i>uses, buildings</i> and <i>structures</i> existing on the <i>lot</i>	
16.3.15.2 Conditions for Removal of the “H”		
The “H” symbol shall, upon application by the landowner, be removed by <i>Town Council</i> passing a By-law under Section 36 of the <u>Planning Act</u> . The following conditions shall first be completed to the satisfaction of the <i>Town of Oakville</i> :		
a)	That sufficient water and wastewater services are available to the satisfaction of the Regional Municipality of Halton and the <i>Town of Oakville</i> .	

H16	278 Dundas Street East (Part of Lot 13, Concession 1 S.D.S.)	Parent Zone: MU4
Map 19(22a)		(2011-022)
16.3.16.1 Only Permitted Uses Prior to Removal of the “H”		
For such time as the “H” symbol is in place, these lands shall only be <i>used</i> for the following:		
a)	Legal <i>uses, buildings and structures</i> existing on the <i>lot</i>	
16.3.16.2 Conditions for Removal of the “H”		
The “H” symbol shall, upon application by the landowner, be removed by <i>Town Council</i> passing a By-law under Section 36 of the <u>Planning Act</u> . The following conditions shall first be completed to the satisfaction of the <i>Town of Oakville</i> :		
a)	That sufficient water and wastewater services are available to the satisfaction of the Regional Municipality of Halton and the <i>Town of Oakville</i> .	
b)	Updates to the Phase 1 Environmental Site Assessment completed in August 2007, setting out any subsequent changes on the site and assessing whether any such changes affect the probability of contamination being present has been submitted to the satisfaction of the Regional Municipality of Halton.	
c)	A third party reliance for all submitted reports has been provided to the satisfaction of the Regional Municipality of Halton.	
d)	Registration on title of a Section 37 Agreement per the <u>Planning Act</u> .	
e)	Land and funds required for the extension of Taunton Road (23.0 metres) and Oak Walk Drive (20.0 metres) have been secured to the satisfaction of the <i>Town of Oakville</i> .	

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Holding Provisions

H17	54 and 60 Shepherd Road (Part of Lot 16, Concession 3 S.D.S.)	Parent Zone: MU3
Map 19(7a)		(2011-090)
16.3.17.1 Only Permitted Uses Prior to Removal of the “H”		
For such time as the “H” symbol is in place, these lands shall only be used for the following <i>uses</i> :		
a)	Legal <i>uses, buildings</i> and <i>structures</i> existing on the <i>lot</i>	
16.3.17.2 Conditions for Removal of the “H”		
The “H” symbol shall, upon application by the landowner, be removed by Council passing a By-law under Section 36 of the <u>Planning Act</u> . The following conditions shall first be completed to the satisfaction of the <i>Town of Oakville</i> :		
a)	That sufficient water and wastewater capacity is available for development to proceed and/or an implementation plan has been put in place to address any pumping station upgrades and improvements required to accommodate additional flows in the Shepherd Road Pumping Station drainage area.	
b)	Registration on title of a Section 37 Agreement per the <u>Planning Act</u> .	
c)	A Ministry of Environment acknowledged Record of Site Condition, certified by a Qualified Person as defined in Ontario Regulation 153/04, is provided to the satisfaction of the Regional Municipality of Halton.	

H18	497-513 Pinegrove Road (Part of Lot 18, Concession 3 S.D.S.)	Parent Zone: C1
Map 19(7)		(2013-077)
16.3.17.1 Only Permitted Uses Prior to Removal of the “H”		
For such time as the “H” symbol is in place, these lands shall only be used for the following <i>uses</i> :		
a)	Legal <i>uses, buildings and structures</i> existing on the <i>lot</i>	
16.3.17.2 Conditions for Removal of the “H”		
The “H” symbol shall, upon application by the landowner, be removed by Council passing a By-law under Section 36 of the <u>Planning Act</u> . The following conditions shall first be completed to the satisfaction of the <i>Town of Oakville</i> :		
a)	A Ministry of Environment acknowledged Record of Site Condition, certified by a Qualified Person as defined in Ontario Regulation 153/04, is provided to the satisfaction of the Regional Municipality of Halton.	

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Holding Provisions

H19	2264, 2274 and 2320 Trafalgar Road (Former Works Yard) (Part of Lot 13, Concession 1 S.D.S.)	Parent Zone: MU4
Map 19(22a)		(2011-054)
16.3.19.1 Only Permitted Uses Prior to Removal of the “H”		
For such time as the “H” symbol is in place, these lands shall only be <i>used</i> for the following:		
a)	Legal <i>uses, buildings</i> and <i>structures</i> existing on the <i>lot</i>	
16.3.19.2 Zone Regulations Prior to Removal of the “H”		
For such time as the “H” symbol is in place, the following regulations apply:		
a)	Regulations of the special provision which applies to the area subject to this Hold except where in conflict with the following: i) No development above the maximum <i>height</i> of 41.0 metres; and, ii) No development beyond a maximum servicing allocation of 241 single detached equivalents multiplied by the applicable conversion factor(s) to the satisfaction of the Regional Municipality of Halton.	
16.3.19.3 Conditions for Removal of the “H”		
The “H” symbol shall, upon application by the landowner, be removed by <i>Town Council</i> passing a By-law under Section 36 of the <u>Planning Act</u> . The following conditions shall first be completed to the satisfaction of the <i>Town of Oakville</i> :		
a)	That sufficient water and wastewater services are available to the satisfaction of the Regional Municipality of Halton and the <i>Town of Oakville</i> .	
b)	If applicable, registration on title of a Section 37 Agreement per the <u>Planning Act</u> .	
16.3.19.4 Special “H” Provisions		
The “H” symbol may be removed in whole or in part by removing individual parcels of land, removing one or both regulations in Section 17.3.19.2 of this By-law, or increasing the maximum number of units set out in Section 17.3.19.2 of this By-law.		

H20	3113 Upper Middle Road (Part of Lot 32, Concession 1 S.D.S.)	Parent Zone: RM1
Map 19(18)		(2012-026)
16.3.20.1 Only Permitted Uses Prior to Removal of the “H”		
For such time as the “H” symbol is in place, these lands shall only be <i>used</i> for the following:		
a)	Legal <i>uses, buildings</i> and <i>structures</i> existing on the <i>lot</i>	
16.3.20.2 Conditions for Removal of the “H”		
The “H” symbol shall, upon application by the landowner, be removed by <i>Town Council</i> passing a By-law under Section 36 of the <u>Planning Act</u> . The following conditions shall first be completed to the satisfaction of the <i>Town of Oakville</i> :		
a)	That sufficient water and wastewater services are available to the satisfaction of the Regional Municipality of Halton and the <i>Town of Oakville</i> .	

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Holding Provisions

H21	1388 Dundas Street West	Parent Zone: RL6
Map 19(20)	(Part of Lot 24, Concession 1 S.D.S.)	(2012-044)

16.3.21.1 Only Permitted Uses Prior to Removal of the “H”

For such time as the “H” symbol is in place, these lands shall only be *used* for the following:

- Temporary sales *trailer* and associated parking for the lands identified as *Lots* 11-16 on Figure 16.3.21.1 below;
- Private *condominium* road for the lands identified as Block 17 on Figure 16.3.21.1 below; and
- Model homes* on the lands identified as *Lots* 1-4 and *Lots* 5-10 on Figure 16.3.21.1 below.

16.3.21.2 Zone Regulations Prior to Removal of the “H”

For such time as the “H” symbol is in place, the following regulations apply:

- The lands identified as *lots* 1-10 on Figure 16.3.21.1 below shall be subject to the regulations of the *zone* which applies to the area subject to this Hold as if each *lot* was a separate *lot* and Block 17 was a private *condominium* road.
- For the temporary sales *trailer* the existing *lot frontage*, *building height*, *yards*, number of *parking spaces*, *floor area* and coverage shall apply.

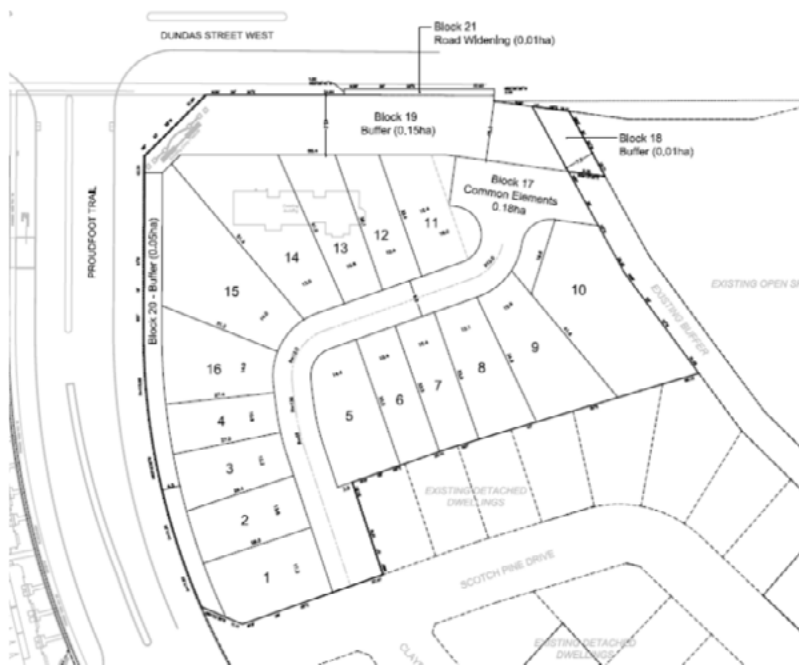
16.3.21.3 Conditions for Removal of the “H”

The “H” symbol shall, upon application by the landowner, be removed by *Town Council* passing a By-law under Section 36 of the Planning Act. The following conditions shall first be completed to the satisfaction of the *Town of Oakville*:

- Registration of an approved plan of *condominium* with the conditions of approval completed or secured through a development agreement to the satisfaction of the *Town of Oakville*.

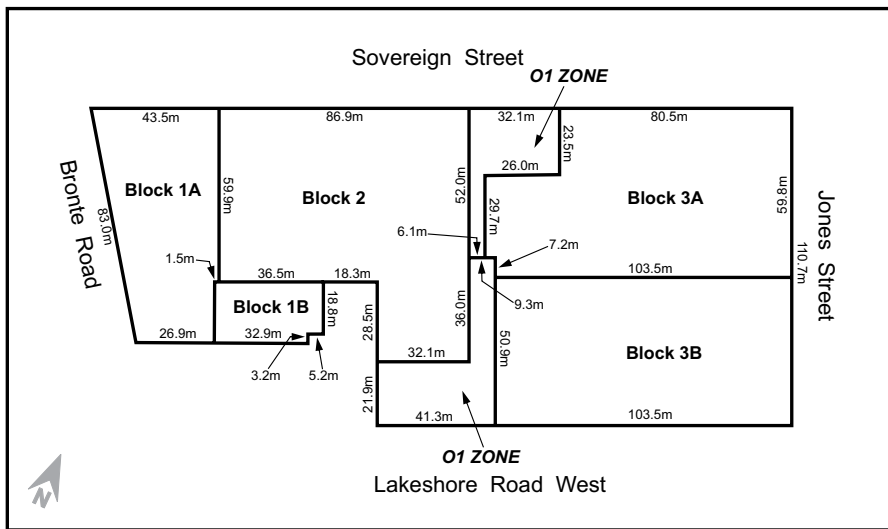
16.3.21.4 Special Site Figures

Figure 16.3.21.1



Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Holding Provisions

H22	2441 Lakeshore Road West (Bronte Village Mall Redevelopment) (Part of Lots 29 and 30, Concession 3 S.D.S.)	Parent Zone: MU4
Map 19(2a)		(2012-009)
16.3.22.1 Only Permitted Uses Prior to Removal of the “H”		
For such time as the “H” symbol is in place, these lands shall only be <i>used</i> for the following:		
a)	Legal <i>uses</i> , <i>buildings</i> and <i>structures</i> existing on the <i>lot</i> ;	
b)	An expansion of the existing food store to a maximum <i>floor area</i> of 3,700 m ² ;	
c)	Permitted commercial <i>uses</i> within existing or expanded <i>buildings</i> or <i>structures</i> to a maximum <i>floor area</i> of 1,200 m ² .	
16.3.22.2 Zone Regulations Prior to Removal of the “H”		
For such time as the “H” symbol is in place, the following regulations apply:		
a)	The regulations to which the lands were subject under By-law 1984-63, as amended, on the day before By-law 2012-009 was approved by the Ontario Municipal Board. Expansions to <i>buildings</i> authorized by Section 16.3.22.1 of this Hold shall be subject to the regulations applicable to Blocks 3A and 3B in Section 15.14.8 and 15.14.9 of this By-law.	
16.3.22.3 Conditions for Removal of the “H”		
The “H” symbol shall, upon application by the landowner, be removed by <i>Town Council</i> passing a By-law under Section 36 of the <u>Planning Act</u> . The following conditions shall first be completed to the satisfaction of the <i>Town of Oakville</i> :		
a)	Registration on title of a servicing agreement between the owner of the property subject to this Hold and the Regional Municipality of Halton which provides for, among other matters, the design and construction of an upgrade to the inlet trunk sewer to the Marine Drive Sanitary Sewage Pumping Station, by either enlargement or twinning, which is sufficient to accommodate the additional flow resulting from the entire drainage area, and which provides for the payment of the cost of designing and constructing such inlet trunk sewer and associated works on terms and conditions which are to the satisfaction of the Regional Municipality of Halton.	
b)	Updates to the Functional Servicing Report for one or more blocks which confirms that sufficient water and wastewater services are available for each block has been provided to the satisfaction of the Regional Municipality of Halton and the <i>Town of Oakville</i> .	
16.3.22.4 Special Site Figures		
Figure 16.3.22.1		
<div>Special Provision 14</div> <div></div>		

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Holding Provisions

H23	331 Sheddon Avenue (Part Park Lot A, Plan 1)	Parent Zone: RM4
Map 19(8)		(2012-032)
16.3.23.1 Only Permitted Uses Prior to Removal of the “H”		
For such time as the “H” symbol is in place, these lands shall only be <i>used</i> for the following:		
a)	Legal <i>uses, buildings and structures</i> existing on the <i>lot</i>	
16.3.23.2 Conditions for Removal of the “H”		
The “H” symbol shall, upon application by the landowner, be removed by <i>Town Council</i> passing a By-law under Section 36 of the <u>Planning Act</u> . The following conditions shall first be completed to the satisfaction of the <i>Town of Oakville</i> :		
a)	That sufficient water and wastewater services are available to the satisfaction of the Regional Municipality of Halton and the <i>Town of Oakville</i> .	
b)	A Ministry of Environment acknowledged Record of Site Condition, certified by a Qualified Person as defined in Ontario Regulation 153/04, is provided to the satisfaction of the Regional Municipality of Halton.	

H24	2385-2389 Khalsa Gate – Future Commercial Uses (Part of Lot 30, Concession 1 S.D.S.)	Parent Zone: RM3
Map 19(19a)		(2012-085)
16.3.24.1 Only Permitted Uses Prior to Removal of the “H”		
For such time as the “H” symbol is in place, these lands shall only be <i>used</i> for the following:		
a)	Legal <i>uses, buildings and structures</i> existing on the <i>lot</i> ; and,	
b)	<i>Stacked townhouses.</i>	
16.3.24.2 Zone Regulations Prior to Removal of the “H”		
For such time as the “H” symbol is in place, the following regulations apply:		
a)	The regulations of the Residential Medium SP 273 <i>Zone</i> shall apply.	
16.3.24.3 Conditions for Removal of the “H”		
The “H” symbol shall, upon application by the landowner, be removed by <i>Town Council</i> passing a By-law under Section 36 of the <u>Planning Act</u> . The following conditions shall first be completed to the satisfaction of the <i>Town of Oakville</i> :		
a)	A transportation and parking impact study has been submitted to the satisfaction of the <i>Town of Oakville</i> .	

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Holding Provisions

H25	174 Lakeshore Road West and 87-91 Brookfield Road (Lot 14 and Part of Lots 11 and 15, Registered Plan 1)	Parent Zone: CBD
Map 19(7a)		(1999-150)
16.3.25.1 Only Permitted Uses Prior to Removal of the “H”		
For such time as the “H” symbol is in place, these lands shall only be <i>used</i> for the following:		
a)	Legal <i>uses, buildings</i> and <i>structures</i> existing on the <i>lot</i>	
16.3.25.2 Conditions for Removal of the “H”		
The “H” symbol shall, upon application by the landowner, be removed by <i>Town</i> Council passing a By-law under Section 36 of the <u>Planning Act</u> . The following conditions shall first be completed to the satisfaction of the <i>Town of Oakville</i> :		
a)	The payment of money equal to the value of the land otherwise required to be conveyed for parks (cash-in-lieu). Such money shall be placed in a park reserve fund to be expended in accordance with the provisions of the <u>Planning Act</u> .	

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Interim Control By-laws

Where a hatched line overlay is shown with a number and lower case letter “i” indicating in some manner to the overlay, the overlay refers to an Interim Control By-law that applies to the lands so designated. No change in *use* and no construction of any *buildings* or *structures* as identified in the applicable Interim Control By-law in this Part of this By-law shall be permitted until the expiry or repeal of the applicable Interim Control By-law, in accordance with Section 38 of the Planning Act.

An Interim Control By-law is the temporary freezing of identified development permissions on subject lands until a corresponding land use planning study is completed. They can apply for a period of up to two years: one year on adoption by Council, and up to one more year through an extension of the By-law.

The authority to approve an Interim Control By-law comes from Section 38 of the Planning Act.

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Temporary Use Permissions

Where a *zone* symbol is preceded by an upper case letter “T”, a number, and a hyphen, the symbol refers to a Temporary Use Permission that applies to the lands so designated. The provisions of this By-law are modified for the lands to which the Temporary Use Permission applies as set out in this Section of this By-law, until the permission granted by the applicable Temporary Use By-law expires, in accordance with Section 39 of the Planning Act.

Current draft zoning as of February 7, 2014

Lower Base Line

Town of Milton

Lands subject to Zoning By-law 2009-189

City of Burlington

City of Mississauga

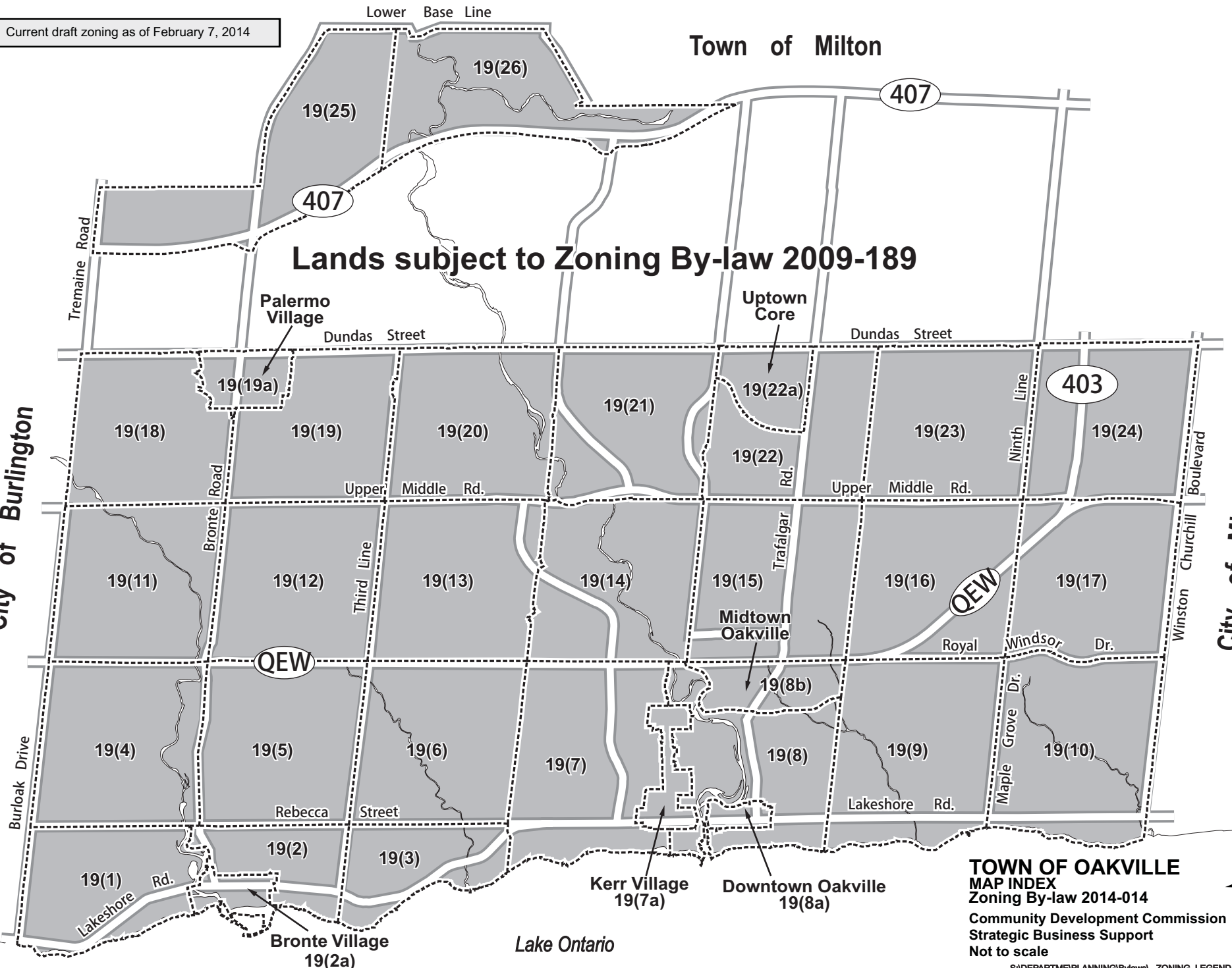
Lake Ontario

TOWN OF OAKVILLE

MAP INDEX
Zoning By-law 2014-014

Community Development Commission
Strategic Business Support
Not to scale

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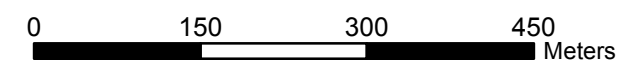


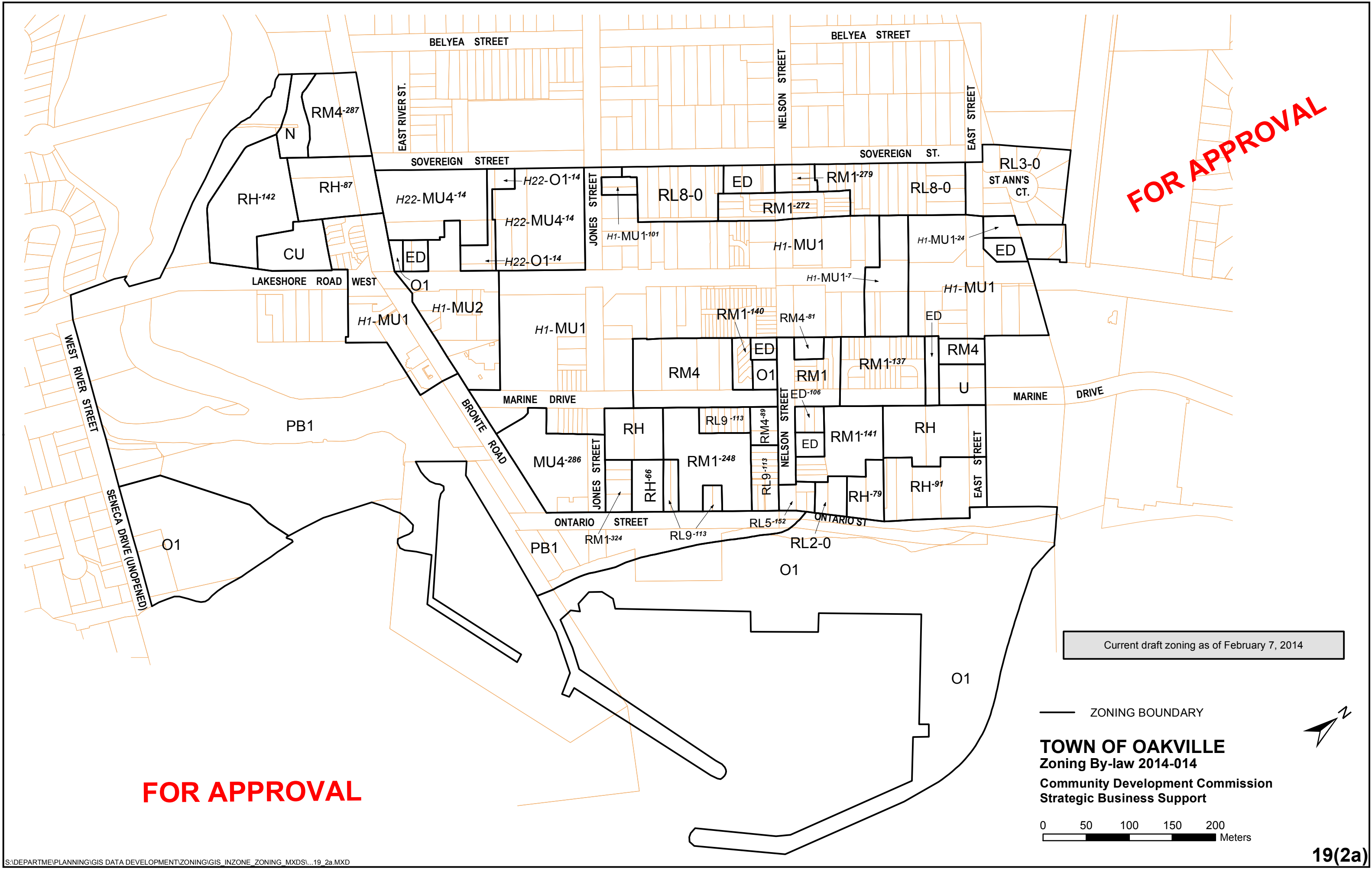
Current draft zoning as of February 7, 2014

—— ZONING BOUNDARY

TOWN OF OAKVILLE
Zoning By-law 2014-014

**Community Development Commission
Strategic Business Support**





19(6)

v3.1 edit

19(2)

19(7)

FOR APPROVAL

Current draft zoning as of February 7, 2014

— ZONING BOUNDARY

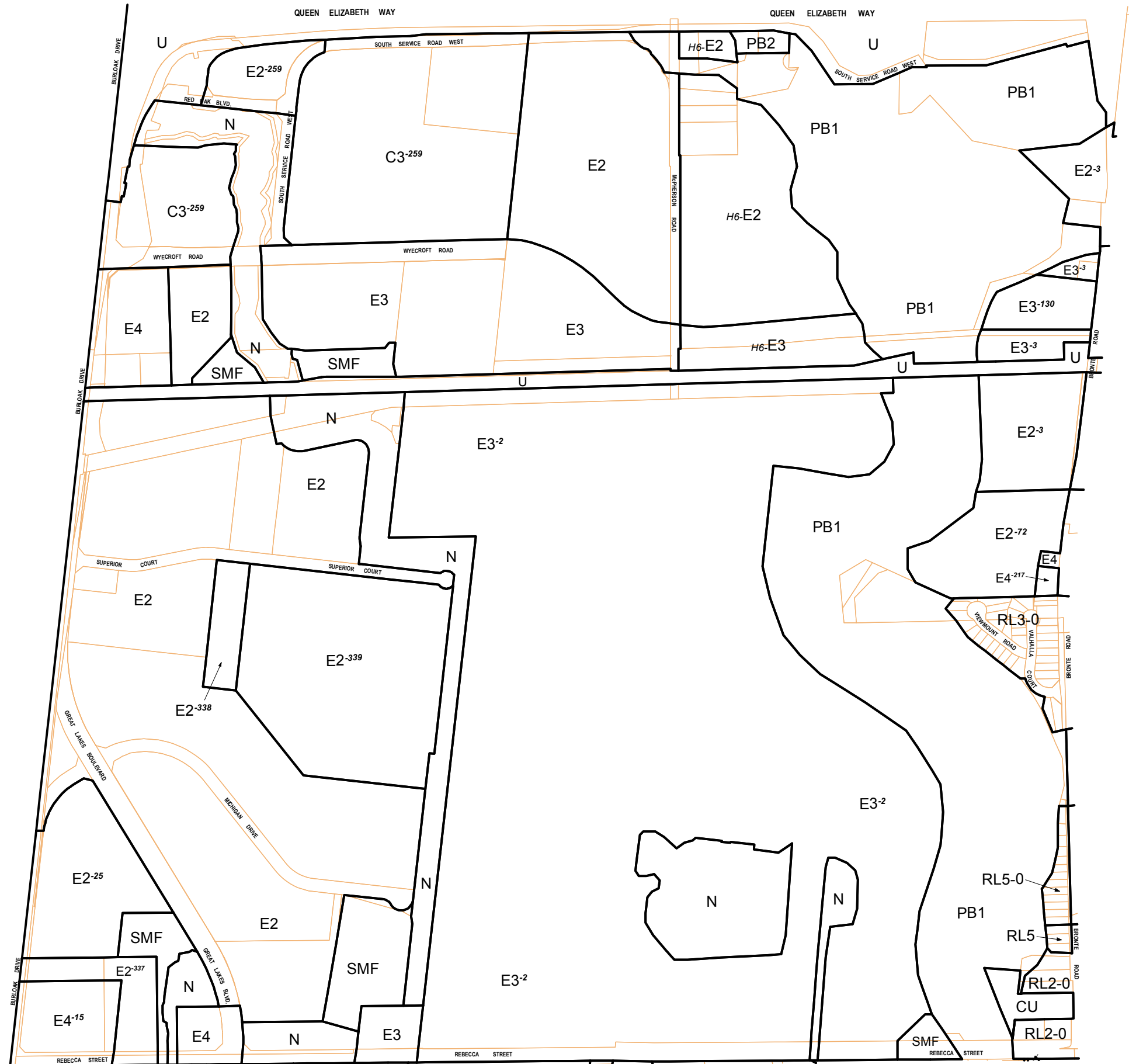
TOWN OF OAKVILLE
Zoning By-law 2014-014

Community Development Commission
Strategic Business Support

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19(3)

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Current draft zoning as of February 7, 2014

— ZONING BOUNDARY

TOWN OF OAKVILLE
Zoning By-law 2014-014

Community Development Commission
Strategic Business Support

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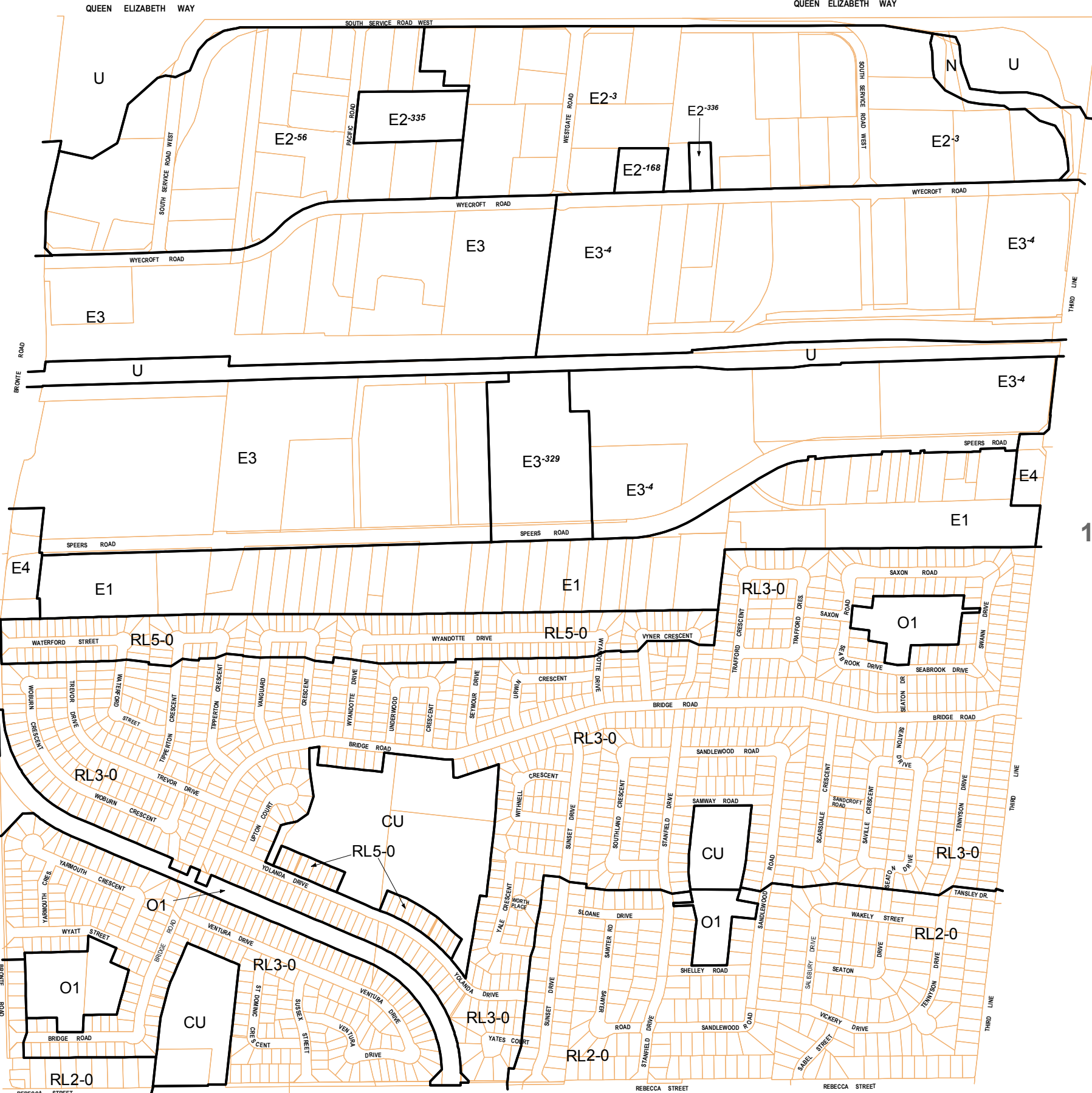
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QUEEN ELIZABETH WAY

QUEEN ELIZABETH WAY



FOR APPROVAL

Current draft zoning as of February 7, 2014

— ZONING BOUNDARY

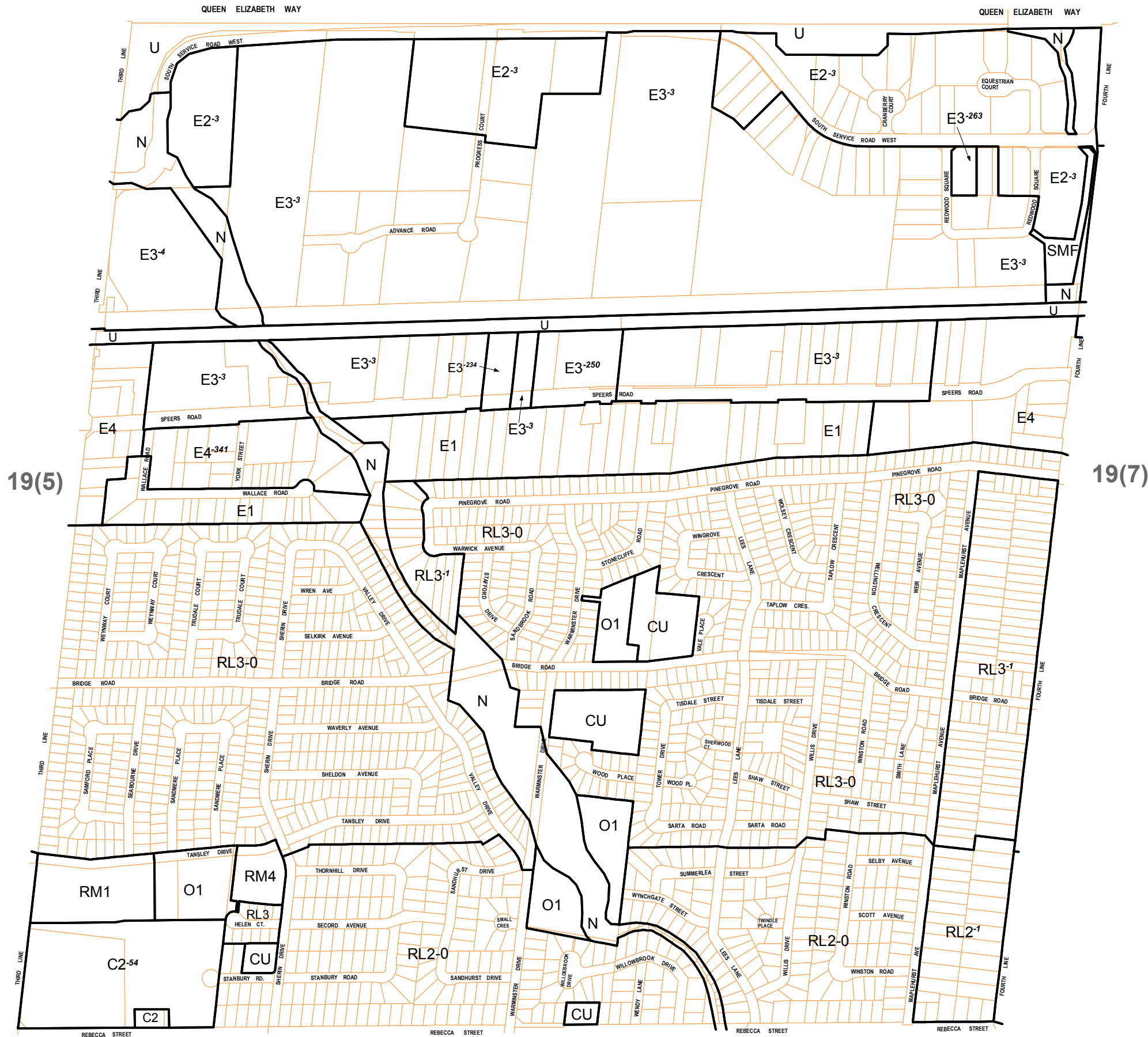
TOWN OF OAKVILLE
Zoning By-law 2014-014
Community Development Commission
Strategic Business Support



19(2)

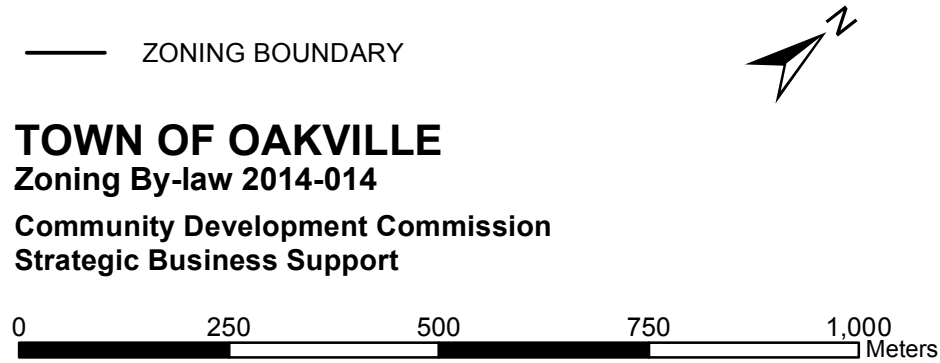
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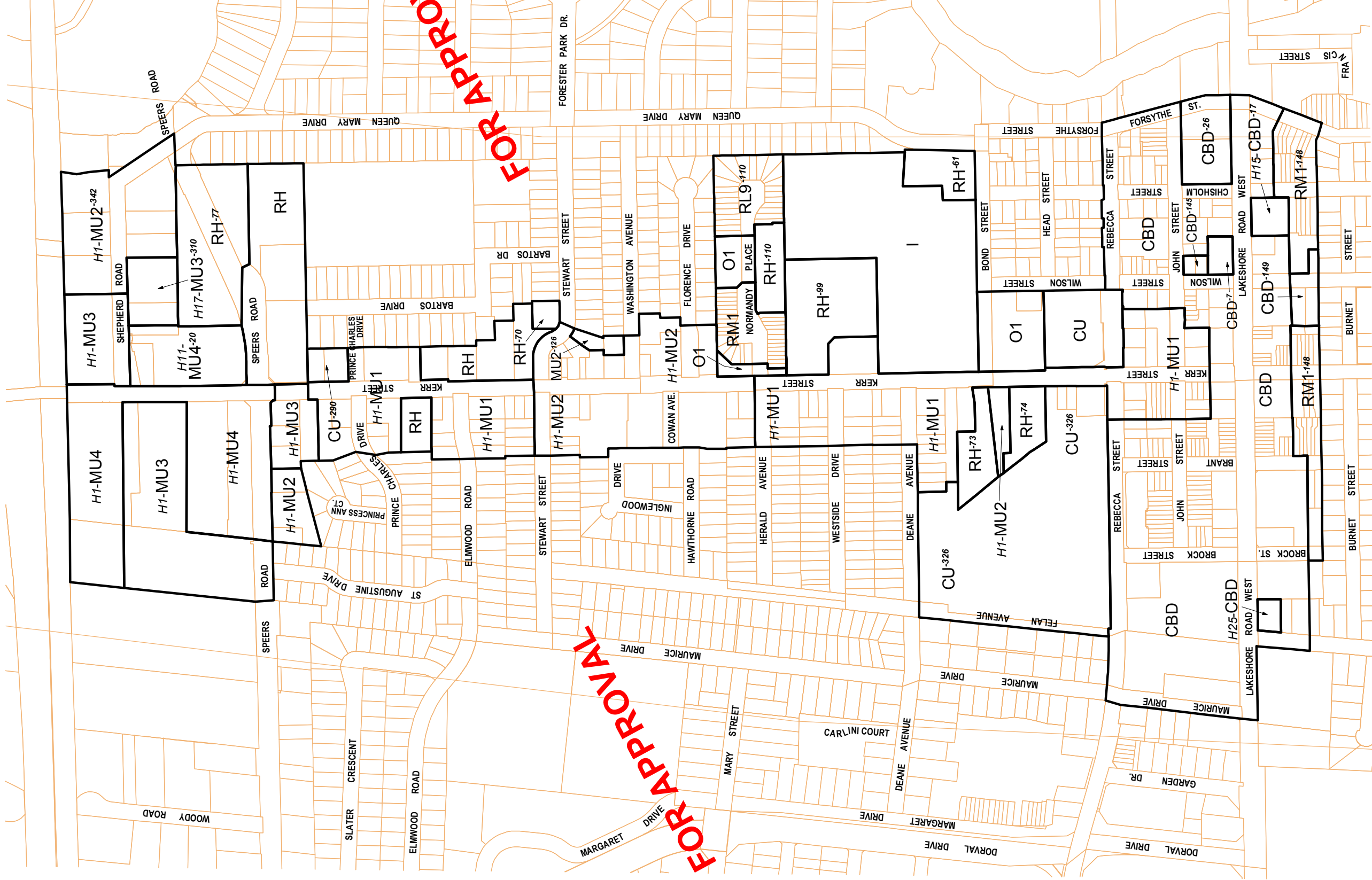
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Current draft zoning as of February 7, 2014





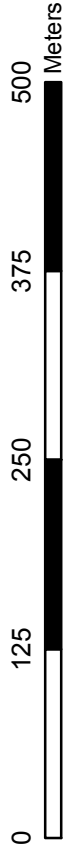
— ZONING BOUNDARY

TOWN OF OAKVILLE
Zoning By-law 2014-014

Community Development Commission
Strategic Business Support



Current draft zoning as of February 7, 2014





v3.1 edit

FOR APPROVAL



— ZONING BOUNDARY

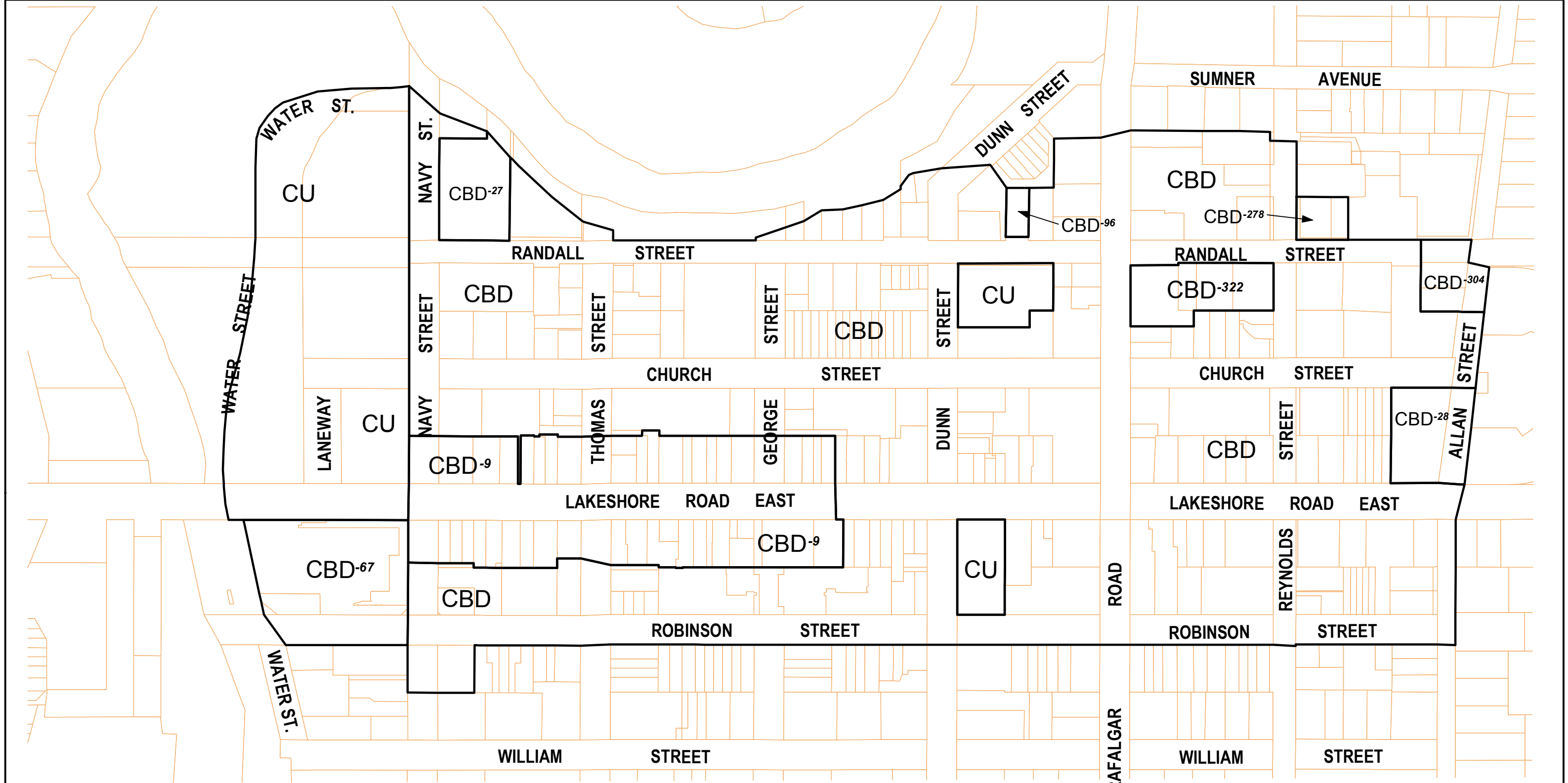
TOWN OF OAKVILLE

Zoning By-law 2014-014

Community Development Commission
Strategic Business Support



Current draft zoning as of February 7, 2014



FOR APPROVAL

Current draft zoning as of February 7, 2014

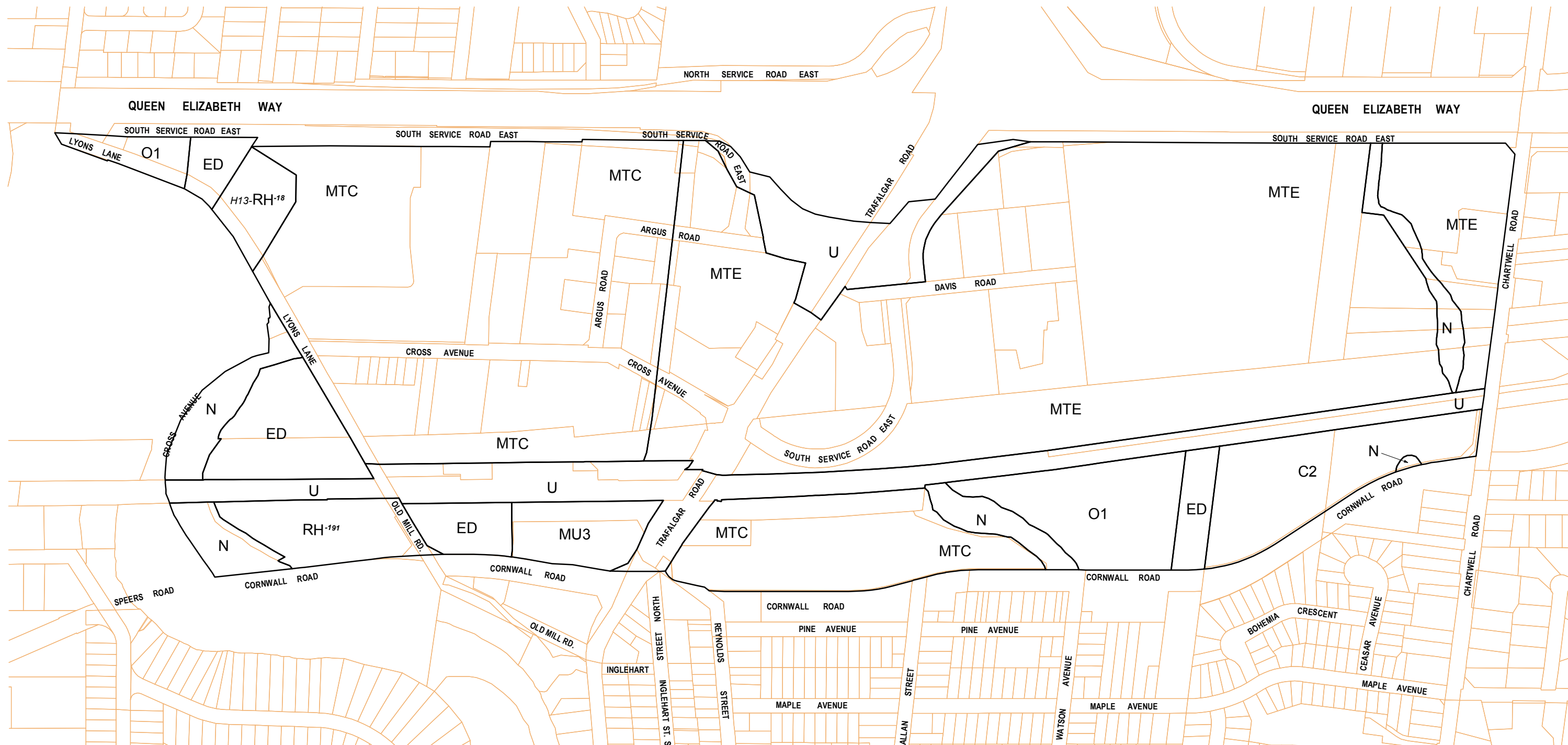
— ZONING BOUNDARY

TOWN OF OAKVILLE
Zoning By-law 2014-014

Community Development Commission
Strategic Business Support

0 50 100 200 Meters





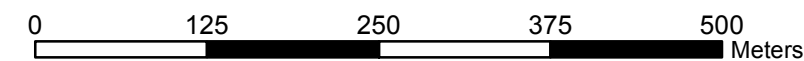
FOR APPROVAL

Current draft zoning as of February 7, 2014

— ZONING BOUNDARY

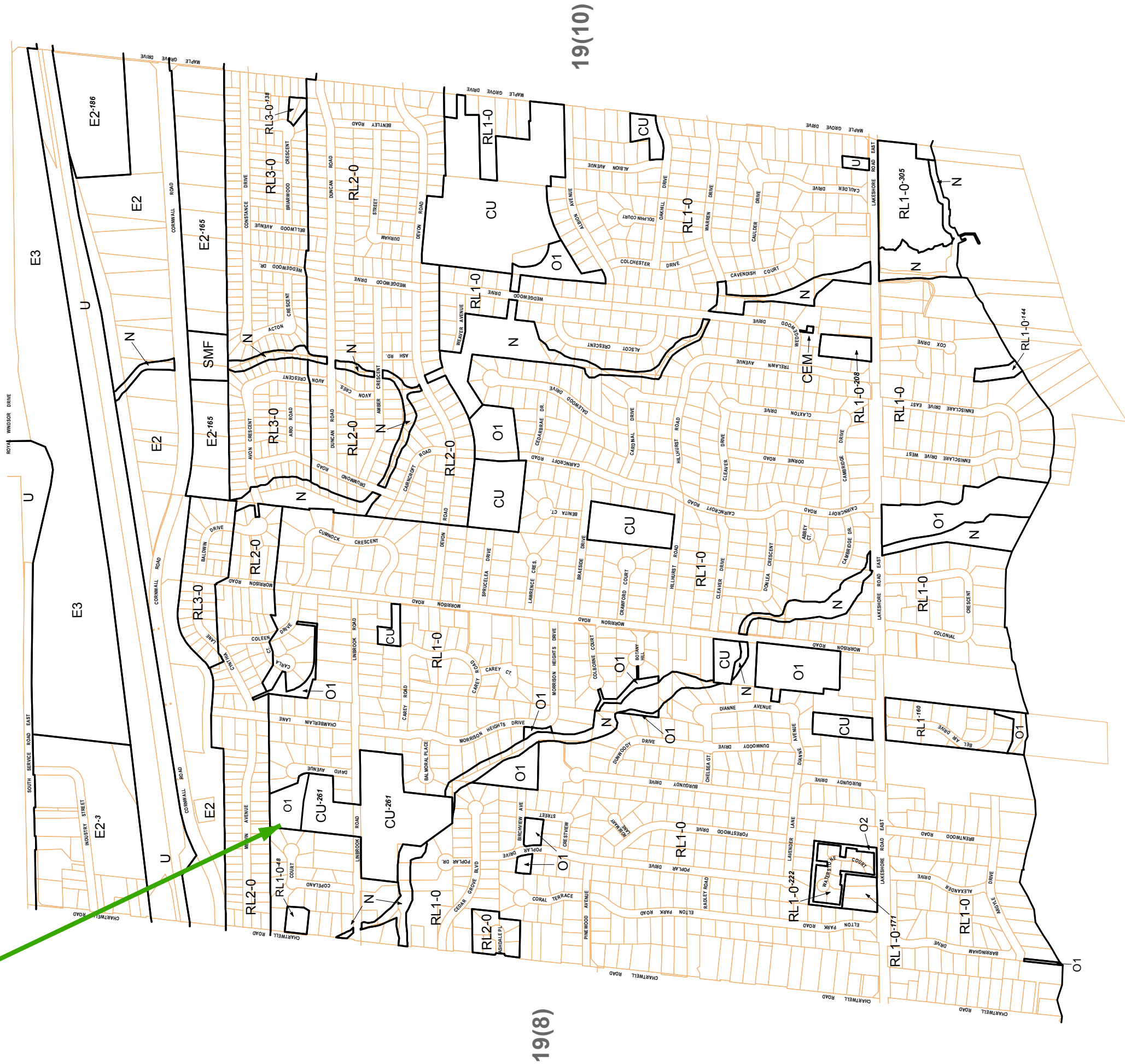
TOWN OF OAKVILLE
Zoning By-law 2014-014

Community Development Commission
Strategic Business Support



v3.1 edit

19(16)



19(10)

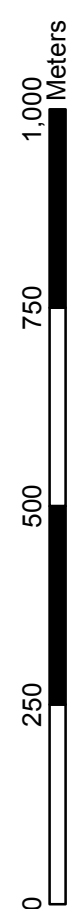
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FOR APPROVAL

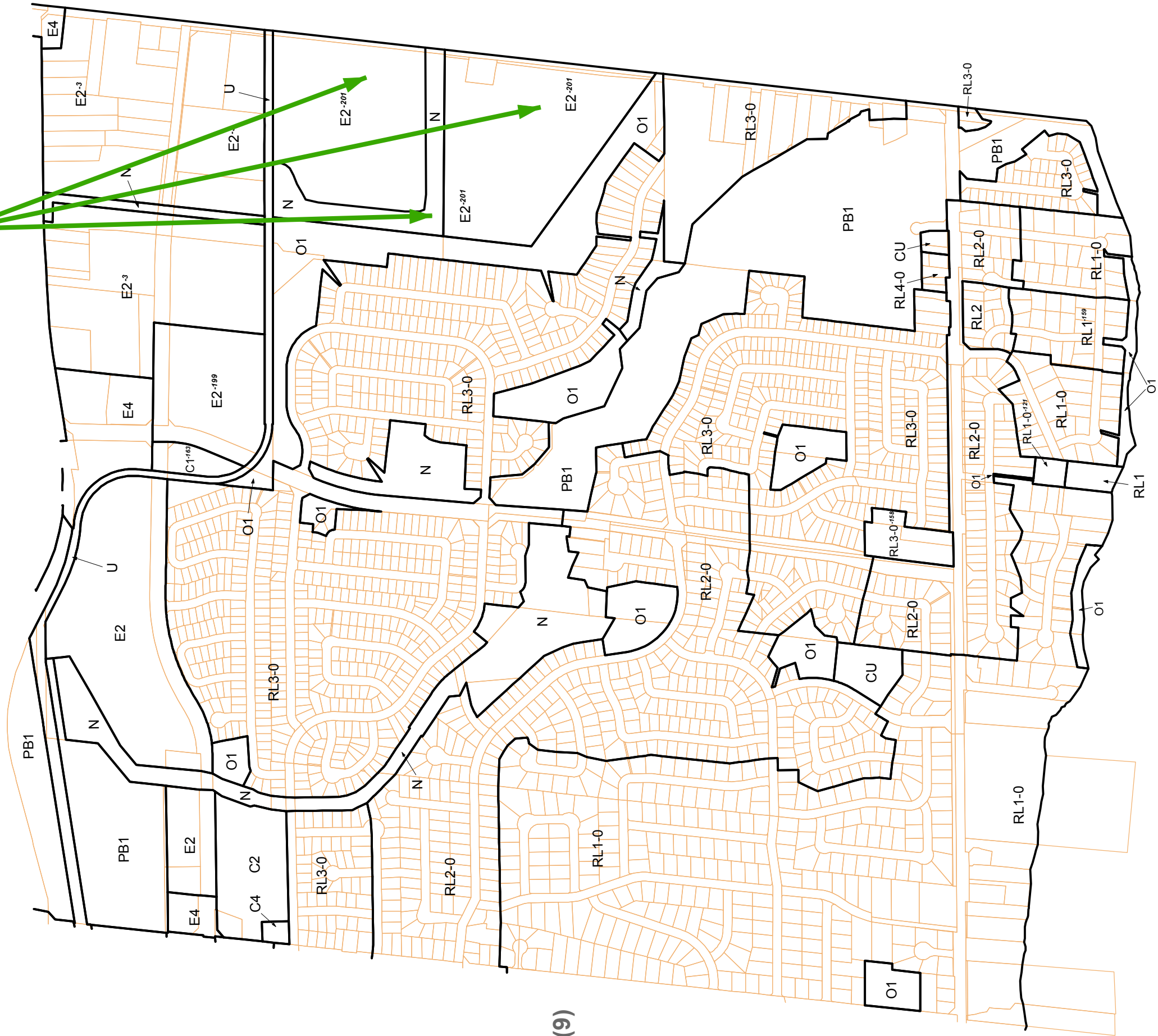


— ZONING BOUNDARY

TOWN OF OAKVILLE
Zoning By-law 2014-014
Community Development Commission
Strategic Business Support



Current draft zoning as of February 7, 2014



FOR APPROVAL

— ZONING BOUNDARY



TOWN OF OAKVILLE
Zoning By-law 2014-014
Community Development Commission
Strategic Business Support



19(18)

UPPER MIDDLE ROAD WEST (UNOPENED) UPPER MIDDLE ROAD WEST

BRONTE ROAD

GB

GB

PB2

19(12)

FOR APPROVAL

Current draft zoning as of February 7, 2014

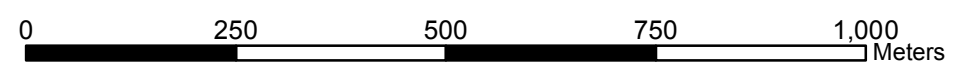
GB

GB

— ZONING BOUNDARY



TOWN OF OAKVILLE
Zoning By-law 2014-014
Community Development Commission
Strategic Business Support



19(4)

QUEEN ELIZABETH WAY

QUEEN ELIZABETH WAY

BRONTE ROAD

U

19(11)

19(19)

19(11)

19(13)

19(5)

19(12)

FOR APPROVAL

Current draft zoning as of February 7, 2014

— ZONING BOUNDARY

TOWN OF OAKVILLE Zoning By-law 2014-014

Community Development Commission
Strategic Business Support

0 250 500 750 1,000 Meters



19(20)

19(12)

19(14)

19(6)

19(13)

FOR APPROVAL

Current draft zoning as of February 7, 2014

— ZONING BOUNDARY

TOWN OF OAKVILLE

Zoning By-law 2014-014

Community Development Commission
Strategic Business Support

0 250 500 750 1,000 Meters

19(21)

19(13)

19(15)

19(7)

19(14)

FOR APPROVAL

Current draft zoning as of February 7, 2014

— ZONING BOUNDARY

TOWN OF OAKVILLE
Zoning By-law 2014-014
Community Development Commission
Strategic Business Support

0 250 500 750 1,000 Meters

19(22)

19(14)

19(16)

19(8)

19(15)

FOR APPROVAL

v3.1 edit

Current draft zoning as of February 7, 2014

— ZONING BOUNDARY

TOWN OF OAKVILLE
Zoning By-law 2014-014
Community Development Commission
Strategic Business Support

0 250 500 750 1,000 Meters

19(23)

19(15)

19(17)

19(9)

19(16)

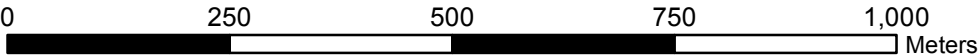
FOR APPROVAL

Current draft zoning as of February 7, 2014

— ZONING BOUNDARY

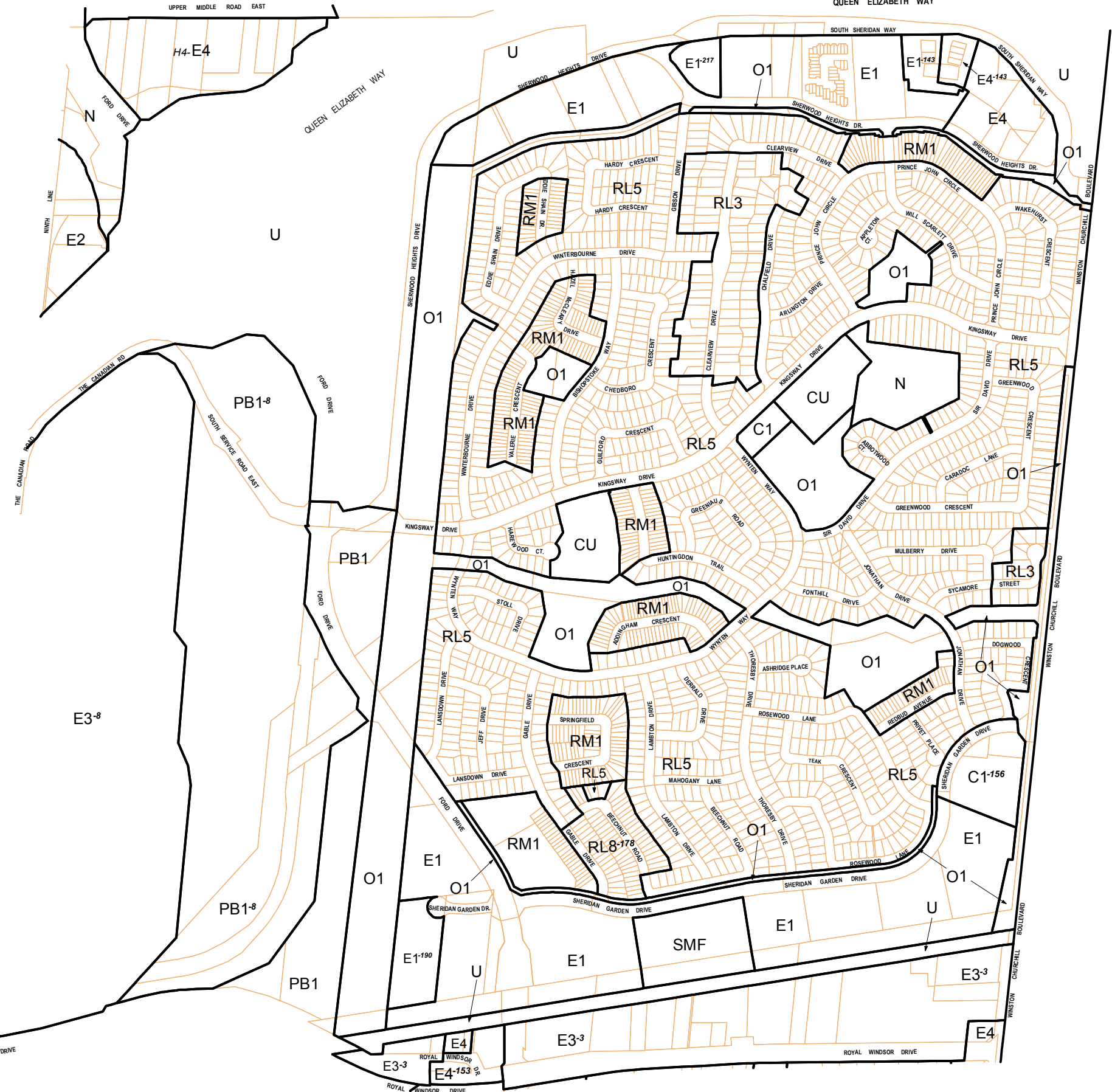
TOWN OF OAKVILLE
Zoning By-law 2014-014

Community Development Commission
Strategic Business Support



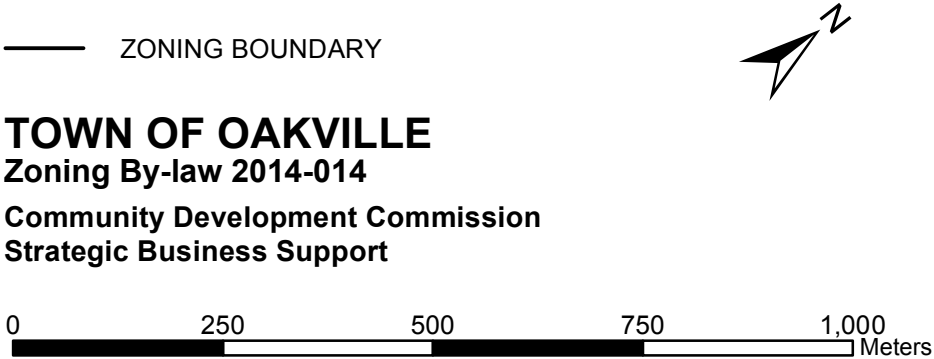
19(24)

QUEEN ELIZABETH WAY



FOR APPROVAL

Current draft zoning as of February 7, 2014

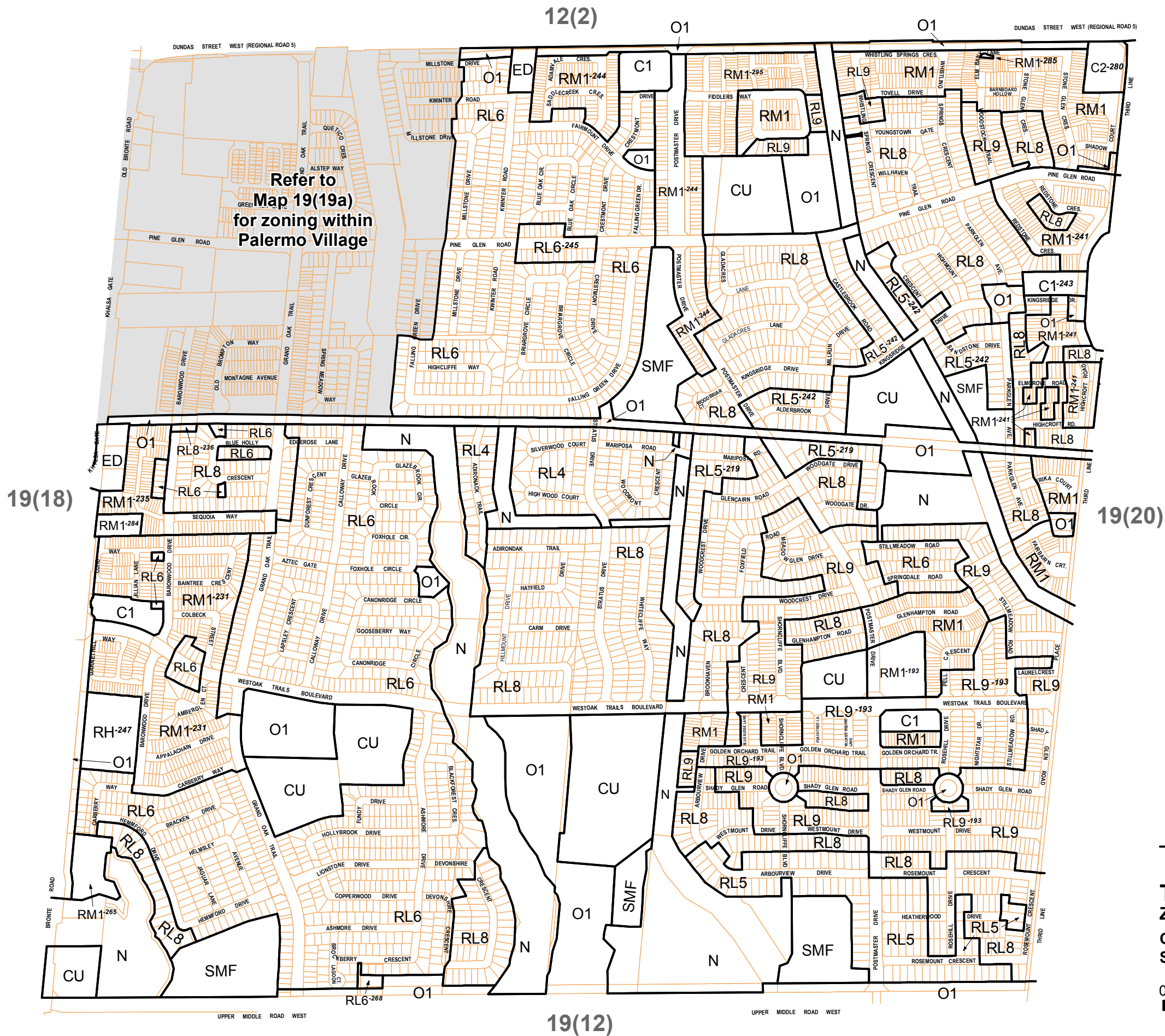


TOWN OF OAKVILLE
Zoning By-law 2014-014
Community Development Commission
Strategic Business Support

19(16)

19(10)

19(17)



FOR APPROVAL

Current draft zoning as of February 7, 2014

— ZONING BOUNDARY

TOWN OF OAKVILLE
Zoning By-law 2014-014
Community Development Commission
Strategic Business Support

0 250 500 750 1,000
Meters

v3.1 edit

12(3)

19(19)

19(21)

FOR APPROVAL

Current draft zoning as of February 7, 2014

— ZONING BOUNDARY

TOWN OF OAKVILLE

Zoning By-law 2014-014

Community Development Commission
Strategic Business Support

0 250 500 750 1,000 Meters

19(20)

12(5)

19(21)

19(23)

19(15)

19(22)

FOR APPROVAL

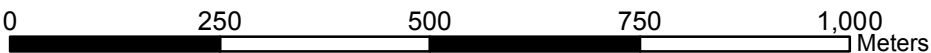
Refer to
Map 19(22a)
for zoning within
the Uptown Core

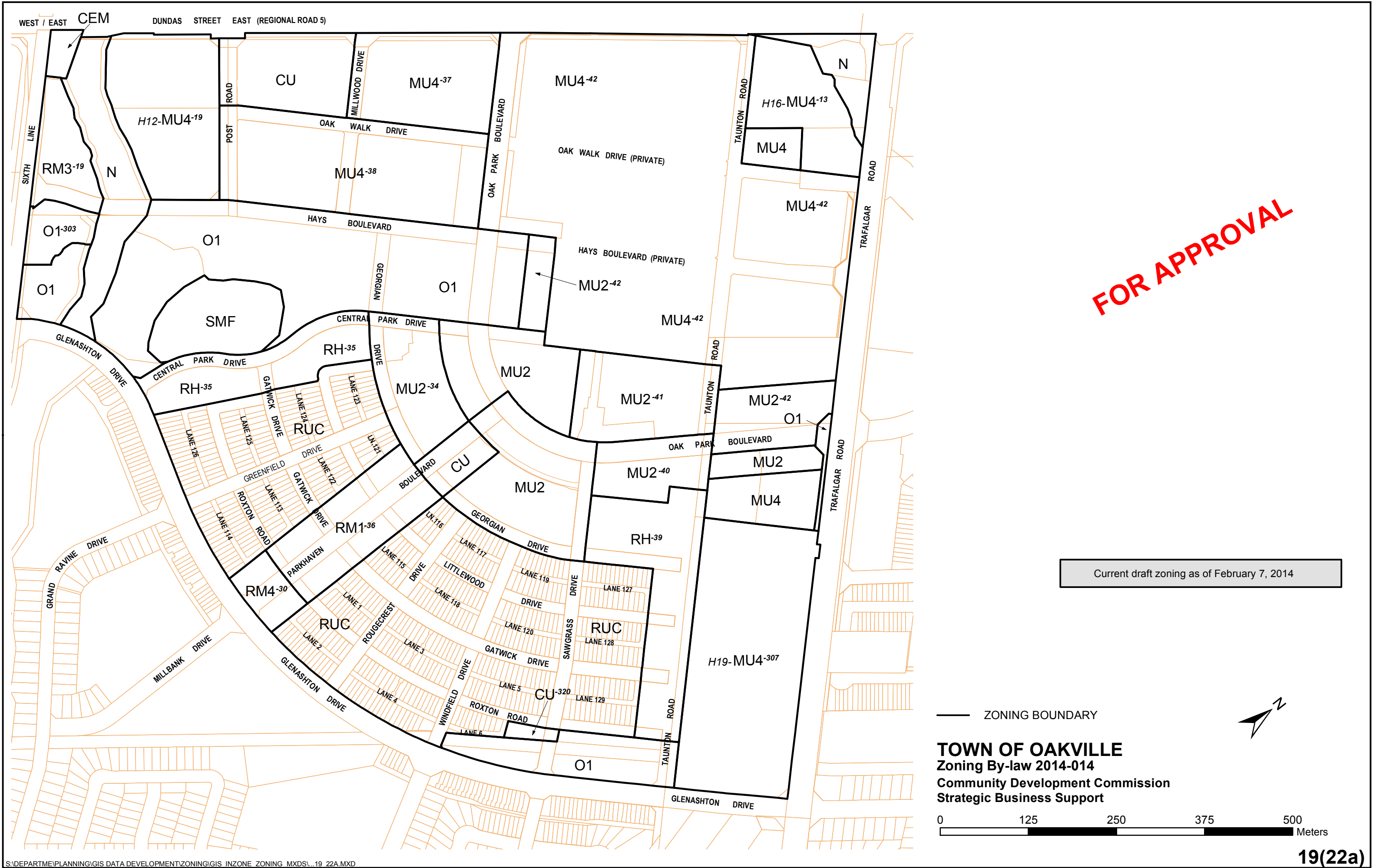
Current draft zoning as of February 7, 2014

— ZONING BOUNDARY

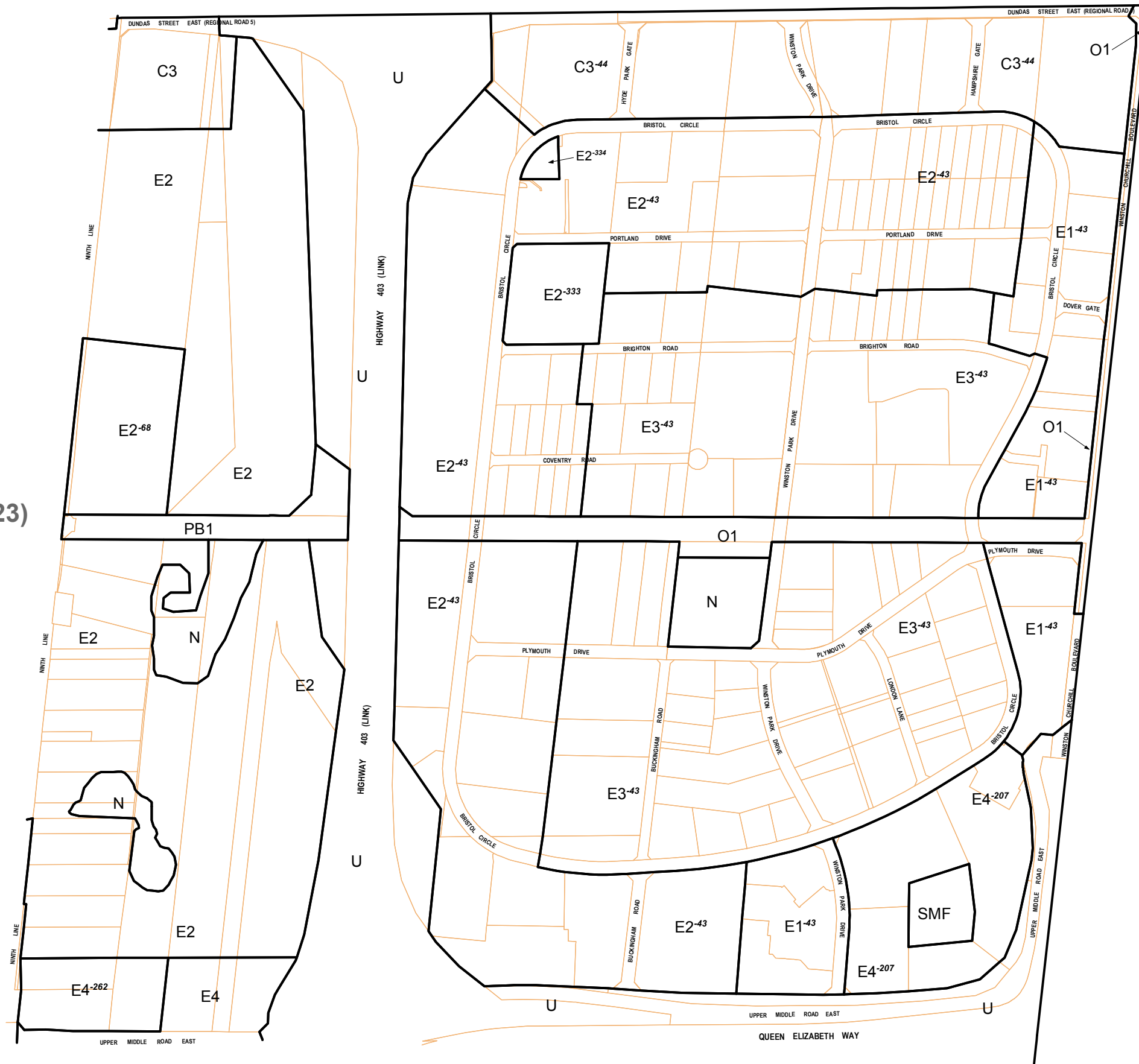
TOWN OF OAKVILLE
Zoning By-law 2014-014

Community Development Commission
Strategic Business Support





19(23)



19(17)

FOR APPROVAL

Current draft zoning as of February 7, 2014

— ZONING BOUNDARY

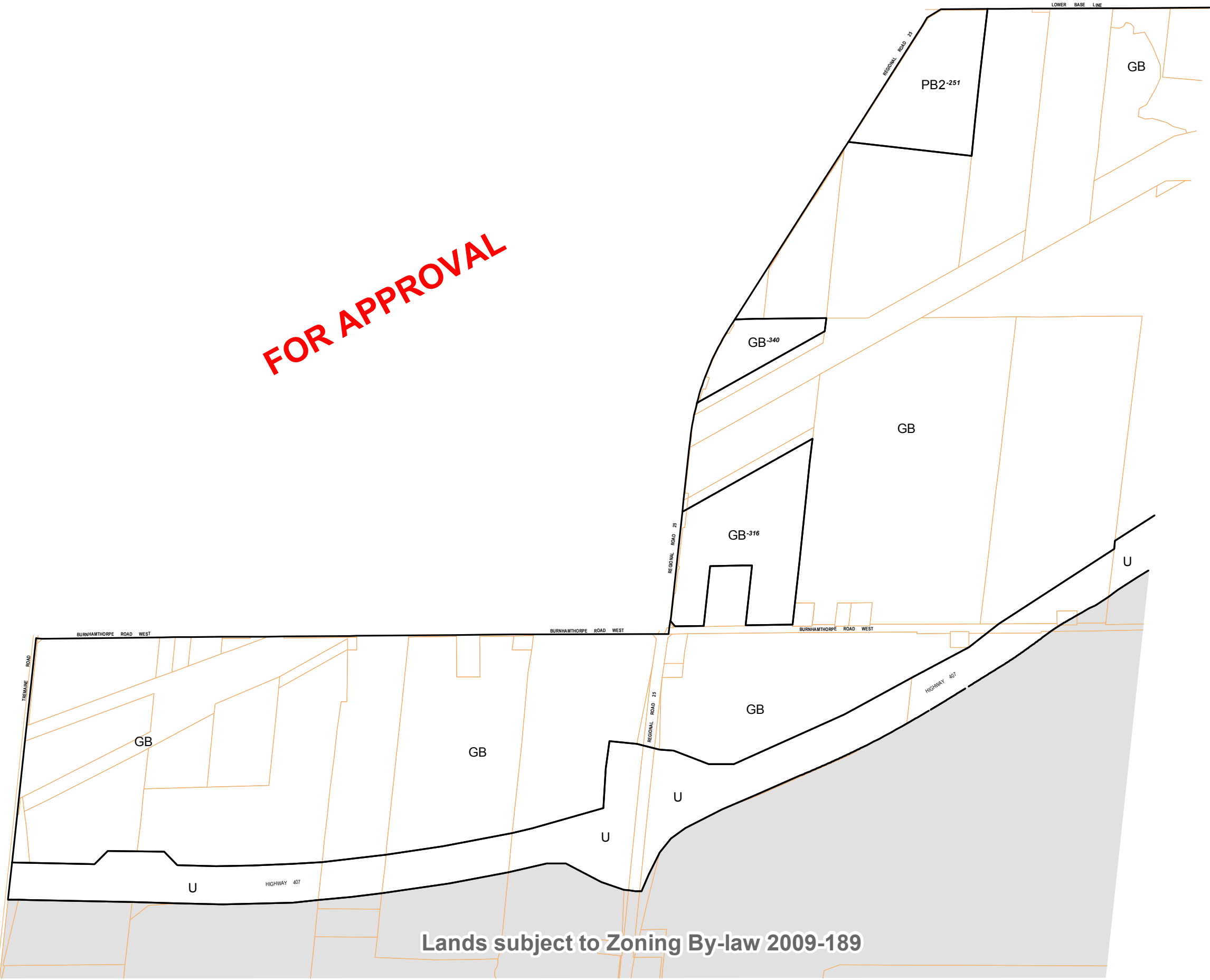
TOWN OF OAKVILLE
Zoning By-law 2014-014
Community Development Commission
Strategic Business Support

0 250 500 750 1,000 Meters



19(24)

FOR APPROVAL

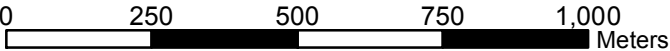


19(26)

Current draft zoning as of February 7, 2014

— ZONING BOUNDARY

TOWN OF OAKVILLE
Zoning By-law 2014-014
Community Development Commission
Strategic Business Support



FOR APPROVAL

Lands subject to Zoning By-law 2009-189

— ZONING BOUNDARY

TOWN OF OAKVILLE
Zoning By-law 2014-014

Community Development Commission
Strategic Business Support



Current draft zoning as of February 7, 2014

0 250 500 750 1,000 Meters

Edits and minor revisions may be made to this document based on final review. Further additional revisions may be made by Council on the evening of February 25.

Enactment

20.1 Effective Date

This By-law shall come into force the day that it was passed if no appeals are received.

If an appeal(s) is received, this By-law, or portions thereof, shall come into force when such appeals have been withdrawn or finally disposed of whereupon the By-law, except for those parts or provisions repealed or amended, shall be deemed to have come into force and effect the day the By-law is passed.

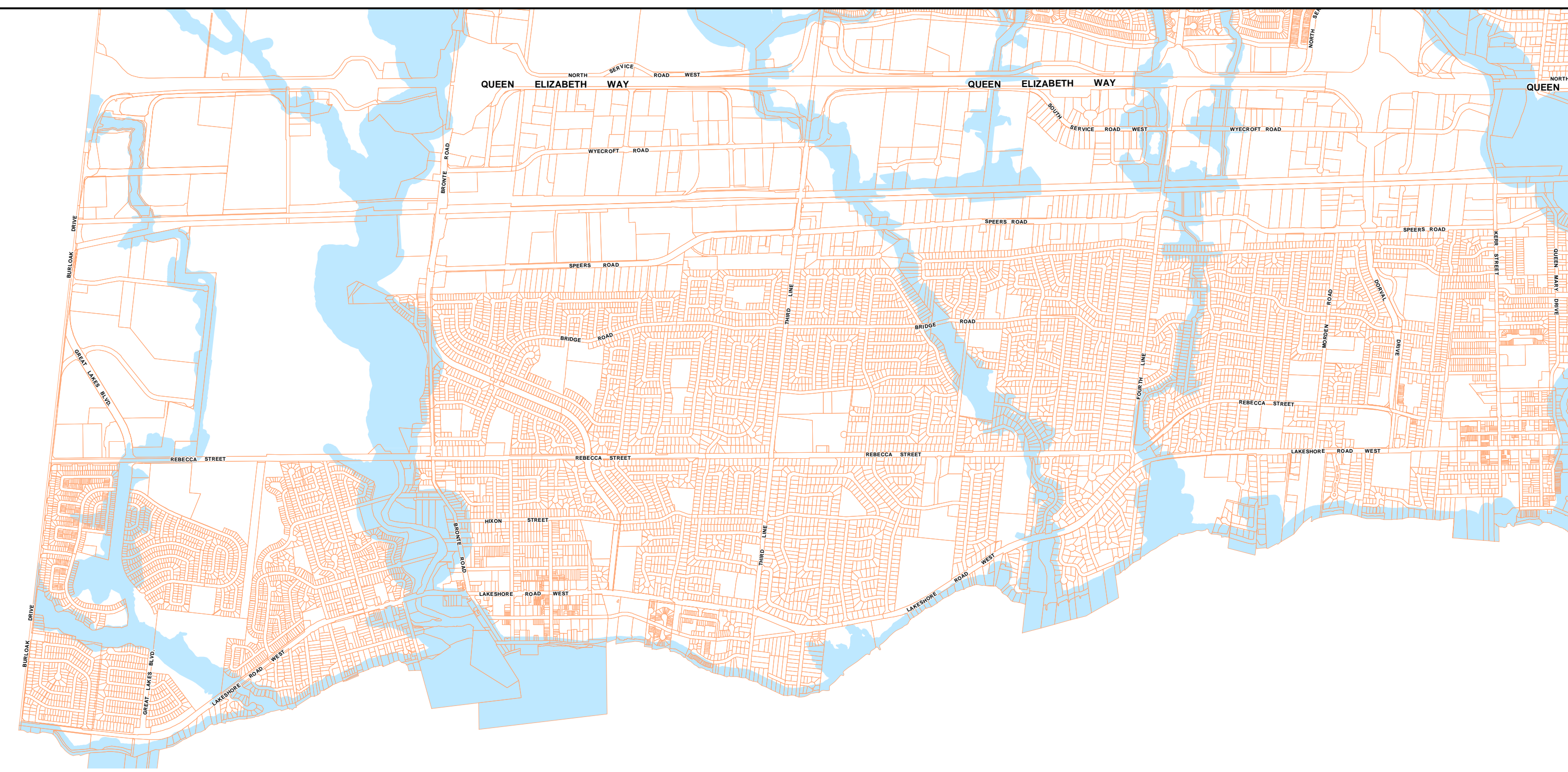
20.2 Readings and Signatures

PASSED this 25th day of February, 2014.

Rob Burton

MAYOR

Vicki Tytaneck ACTING CLERK



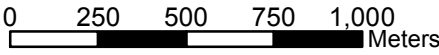
Appendix A - Approximate location of the Conservation Authorities Regulation Limits
 Map No. 1

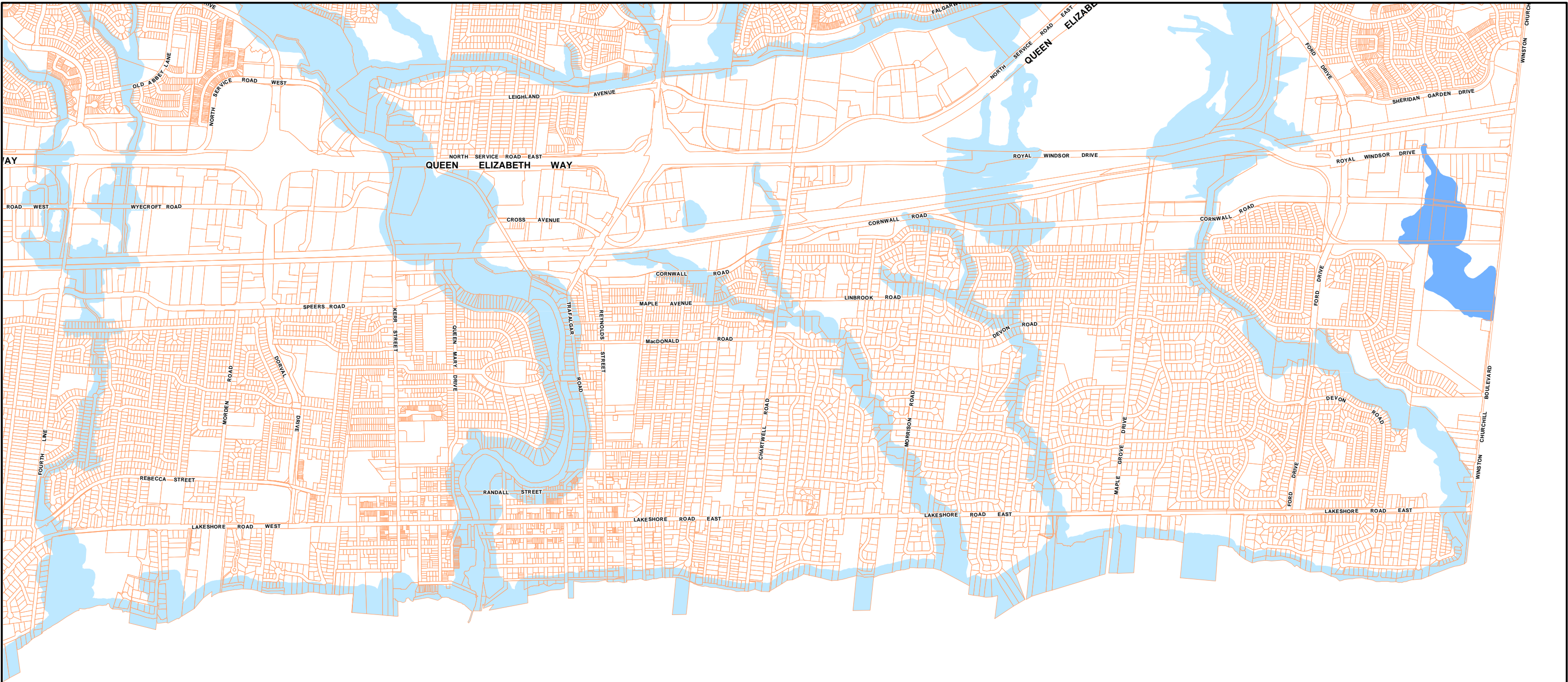
The overlays on this map represent the limits of Conservation Halton's and the Credit Valley Conservation Authority's "Approximate Regulation Limit." Within these lands, a development permit may be required by the applicable Conservation Authority prior to a building permit being issued by the Town.

Contact the zoning section of the Town's Building Services department or a planner at the applicable Conservation Authority for more information.

- Conservation Halton
Approximate Regulation Limit
- Credit Valley Conservation Authority
Approximate Regulation Limit

TOWN OF OAKVILLE
 Zoning By-laws 2009-189 and 2014-014
 Community Development Commission
 Strategic Business Support





Appendix A - Approximate location of the Conservation Authorities Regulation Limits

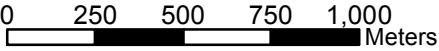
Map No. 2

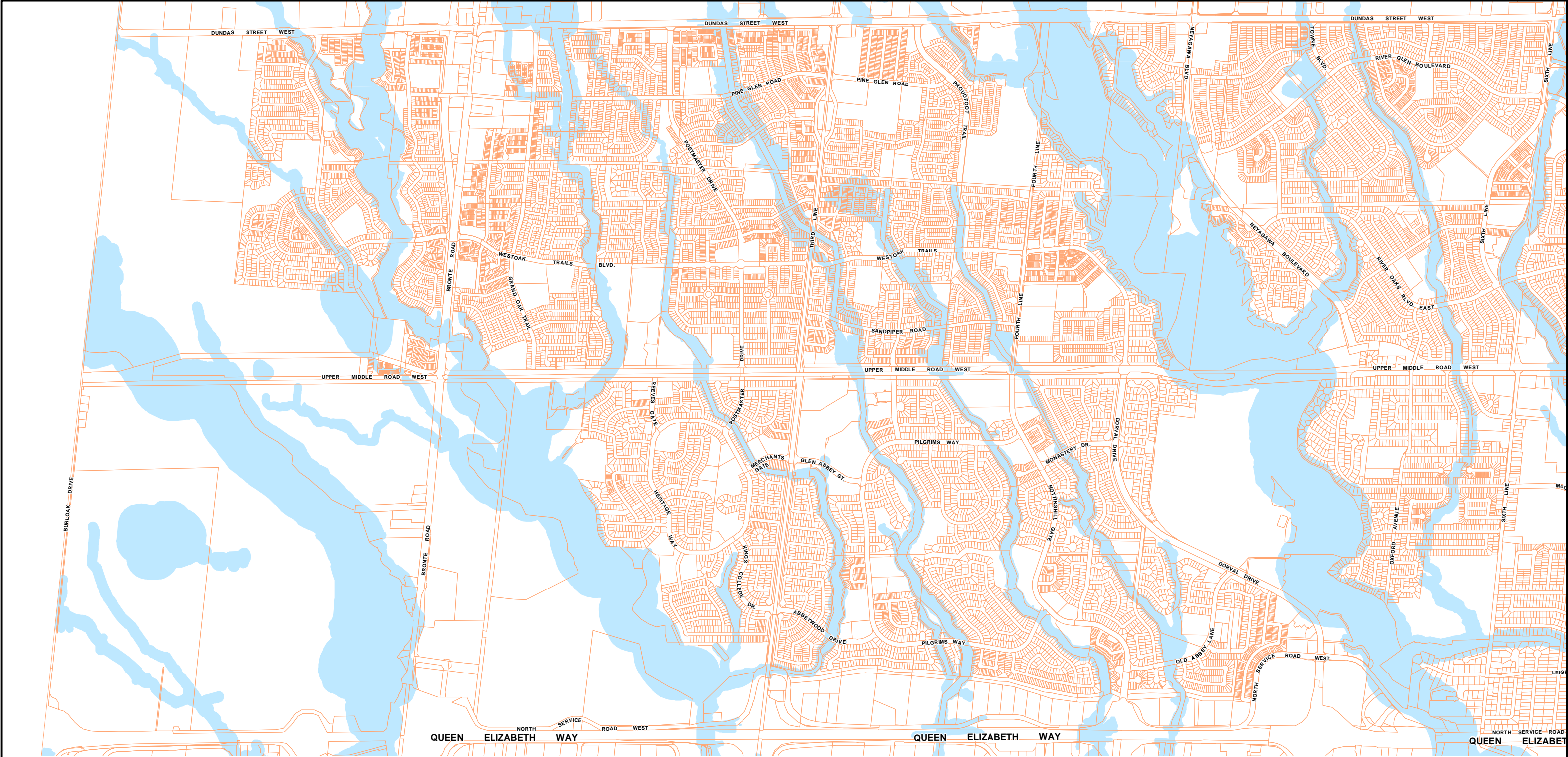
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- Conservation Halton
Approximate Regulation Limit
- Credit Valley Conservation Authority
Approximate Regulation Limit

TOWN OF OAKVILLE
Zoning By-laws 2009-189 and 2014-014
Community Development Commission
Strategic Business Support





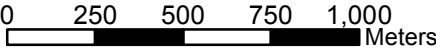
Appendix A - Approximate location of the Conservation Authorities Regulation Limits
 Map No. 3

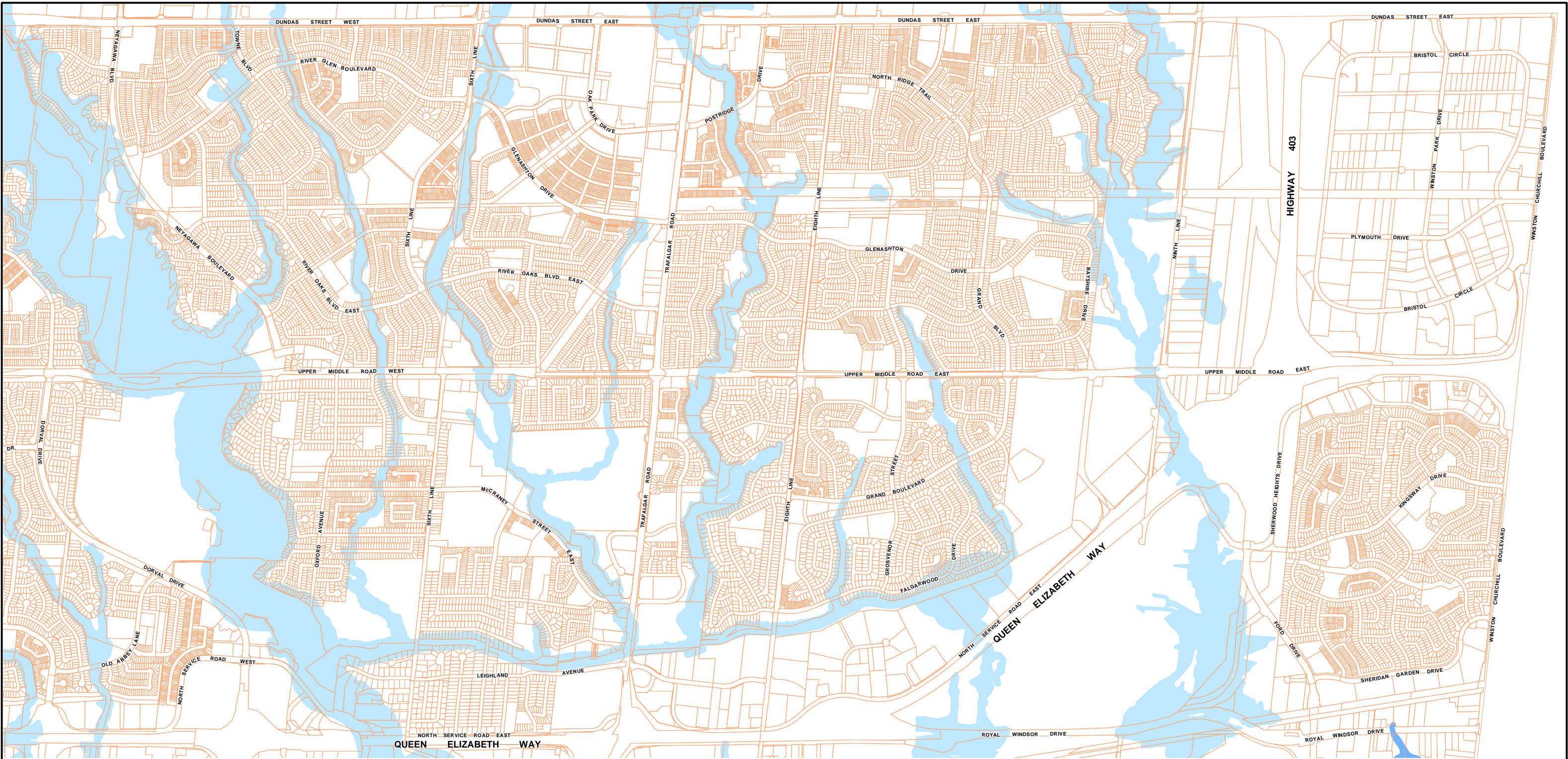
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- Conservation Halton
Approximate Regulation Limit
- Credit Valley Conservation Authority
Approximate Regulation Limit

TOWN OF OAKVILLE
 Zoning By-laws 2009-189 and 2014-014
 Community Development Commission
 Strategic Business Support





Appendix A - Approximate location of the Conservation Authorities Regulation Limits

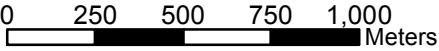
Map No. 4

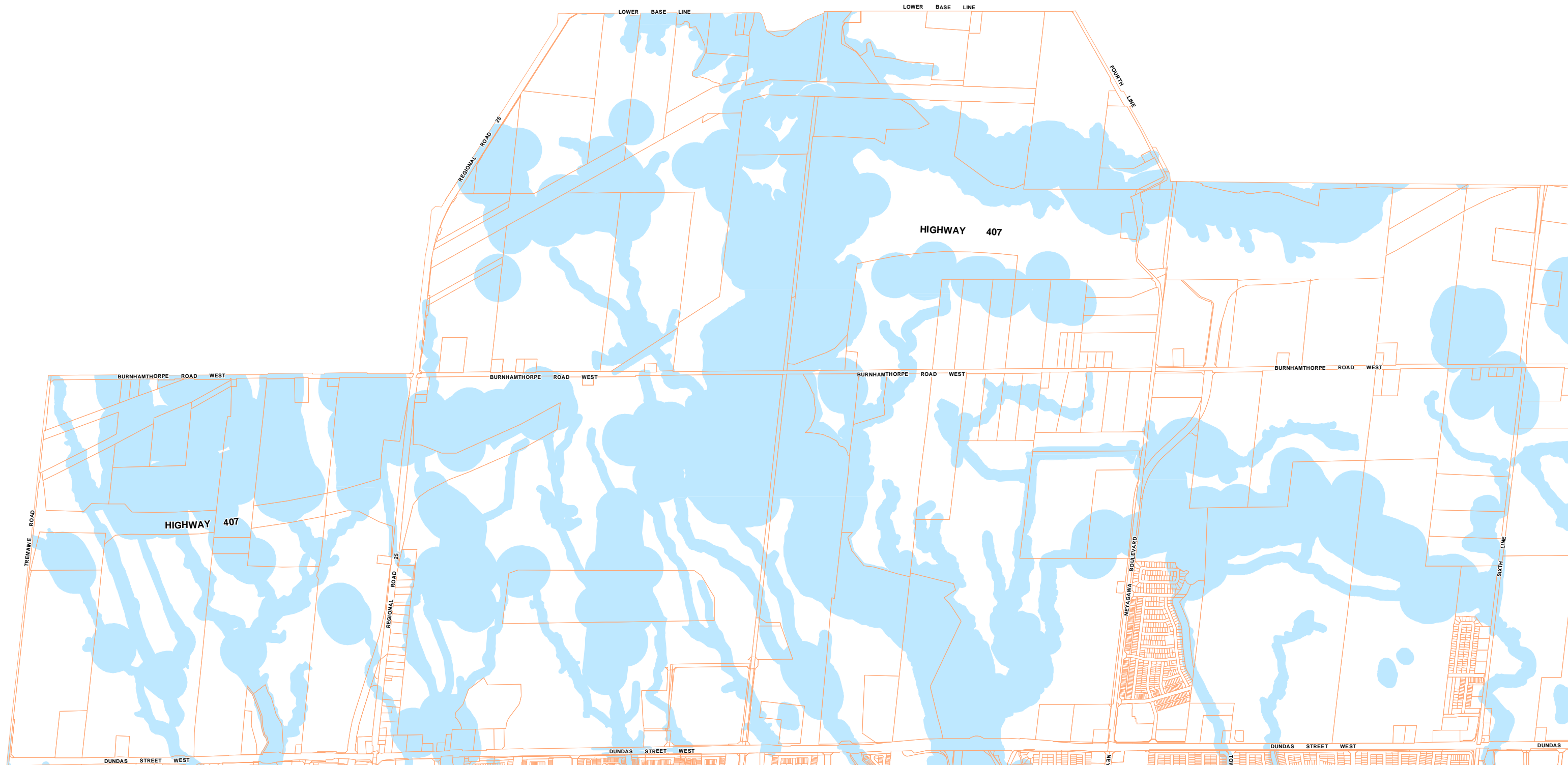
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Contact the zoning section of the Town's Building Services department or a planner at the applicable Conservation Authority for more information.

- Conservation Halton
Approximate Regulation Limit
- Credit Valley Conservation Authority
Approximate Regulation Limit

TOWN OF OAKVILLE
Zoning By-laws 2009-189 and 2014-014
Community Development Commission
Strategic Business Support



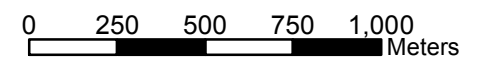


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Contact the zoning section of the Town's Building Services department or a planner at the applicable Conservation Authority for more information.

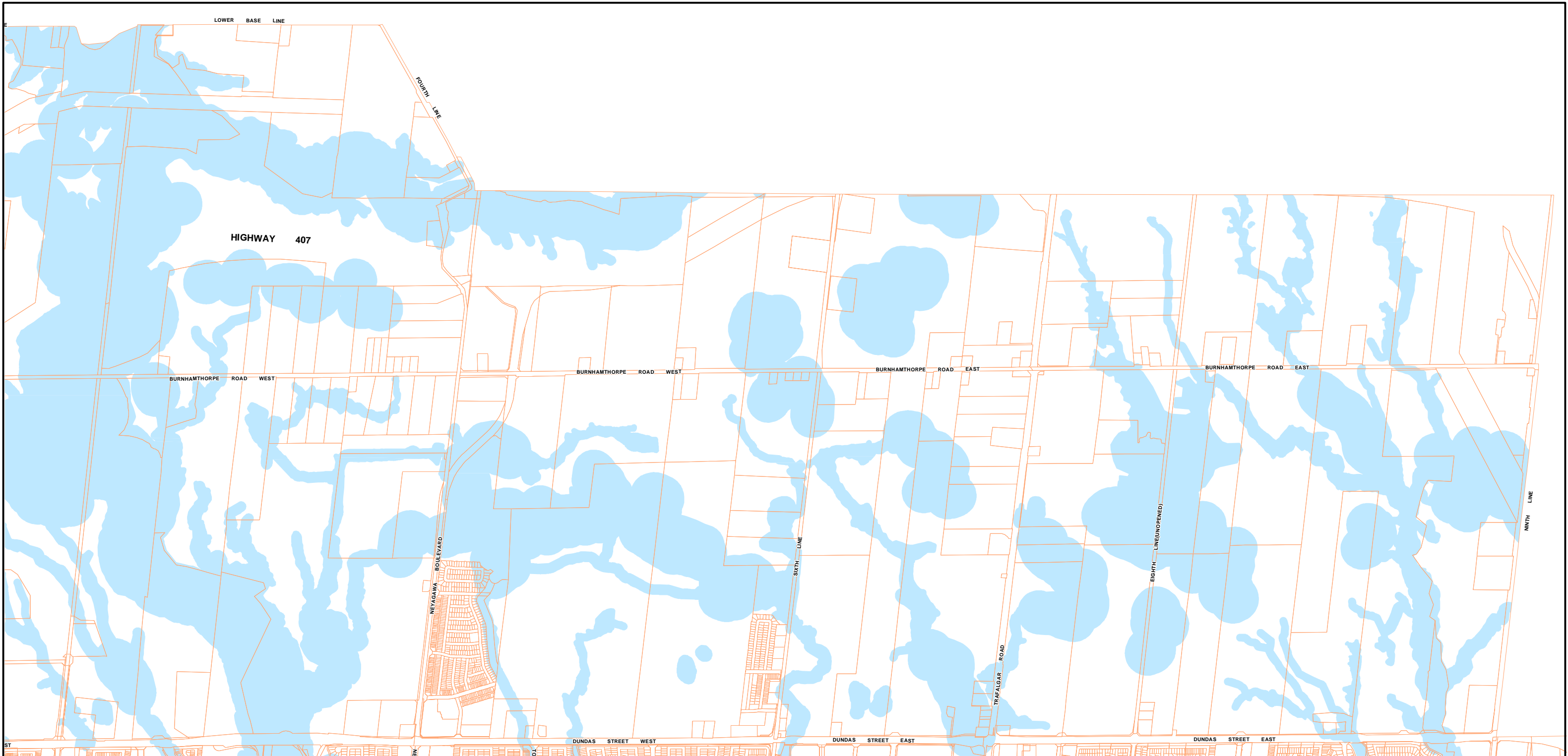
- Conservation Halton Approximate Regulation Limit
- Credit Valley Conservation Authority Approximate Regulation Limit

TOWN OF OAKVILLE
Zoning By-laws 2009-189 and 2014-014
Community Development Commission
Strategic Business Support



Appendix A - Approximate location of the Conservation Authorities Regulation Limits

Map No. 5



Appendix A - Approximate location of the Conservation Authorities Regulation Limits

Map No. 6

The overlays on this map represent the limits of Conservation Halton's and the Credit Valley Conservation Authority's "Approximate Regulation Limit." Within these lands, a development permit may be required by the applicable Conservation Authority prior to a building permit being issued by the Town.

Contact the zoning section of the Town's Building Services department or a planner at the applicable Conservation Authority for more information.

- Conservation Halton Approximate Regulation Limit
- Credit Valley Conservation Authority Approximate Regulation Limit

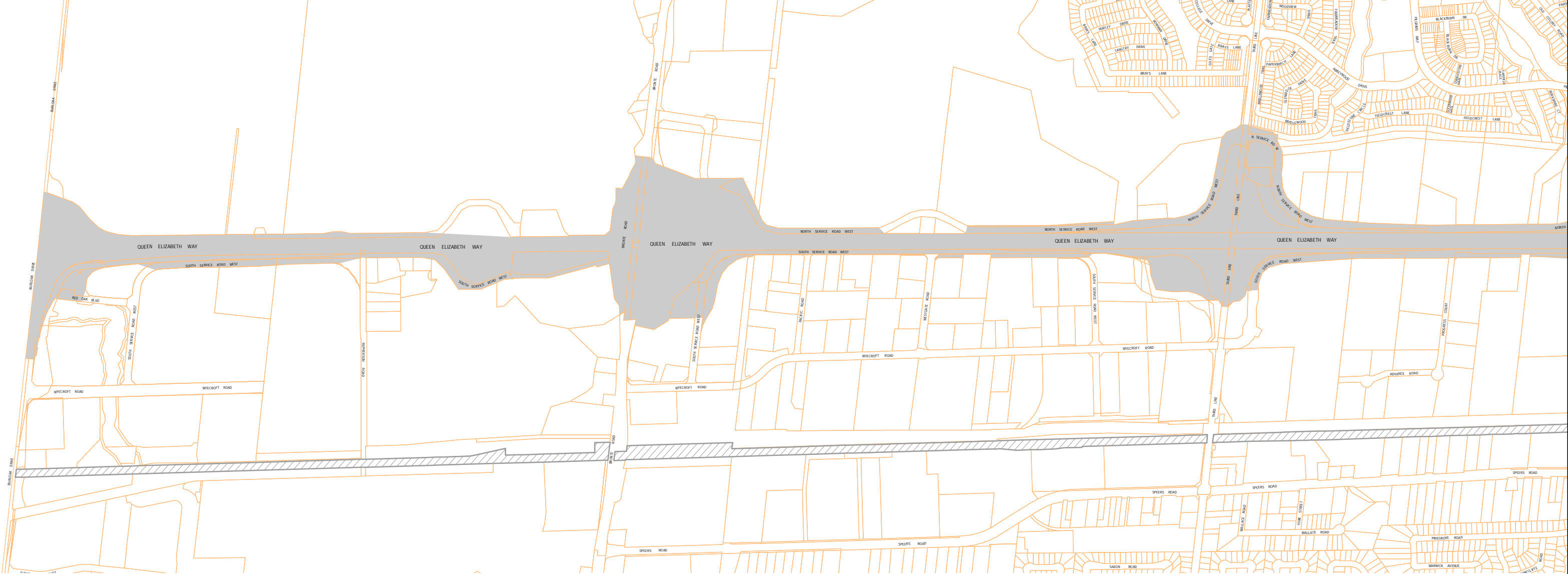
TOWN OF OAKVILLE
Zoning By-laws 2009-189 and 2014-014
Community Development Commission
Strategic Business Support



0 250 500 750 1,000 Meters



The location of the highway and railway corridors are approximate. These corridors relate to additional setbacks applied in the Zoning By-law to identified and adjacent lots. The exact location will be determined at the time of application for a building permit or planning approval.

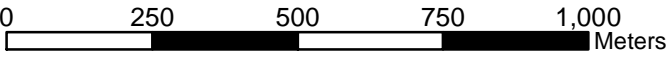
This map is provided for convenience purposes only. Contact the zoning section of the Building Services department for further information.



-  HIGHWAY CORRIDOR
-  RAILWAY CORRIDOR

Appendix B - Approximate location of the highway and railway corridors
Map No. 1

TOWN OF OAKVILLE
Zoning By-laws 2009-189 and 2014-014
Community Development Commission
Strategic Business Support



The location of the highway and railway corridors are approximate. These corridors relate to additional setbacks applied in the Zoning By-law to identified and adjacent lots. The exact location will be determined at the time of application for a building permit or planning approval.

This map is provided for convenience purposes only. Contact the zoning section of the Building Services department for further information.



Appendix B - Approximate location of the highway and railway corridors
Map No. 2

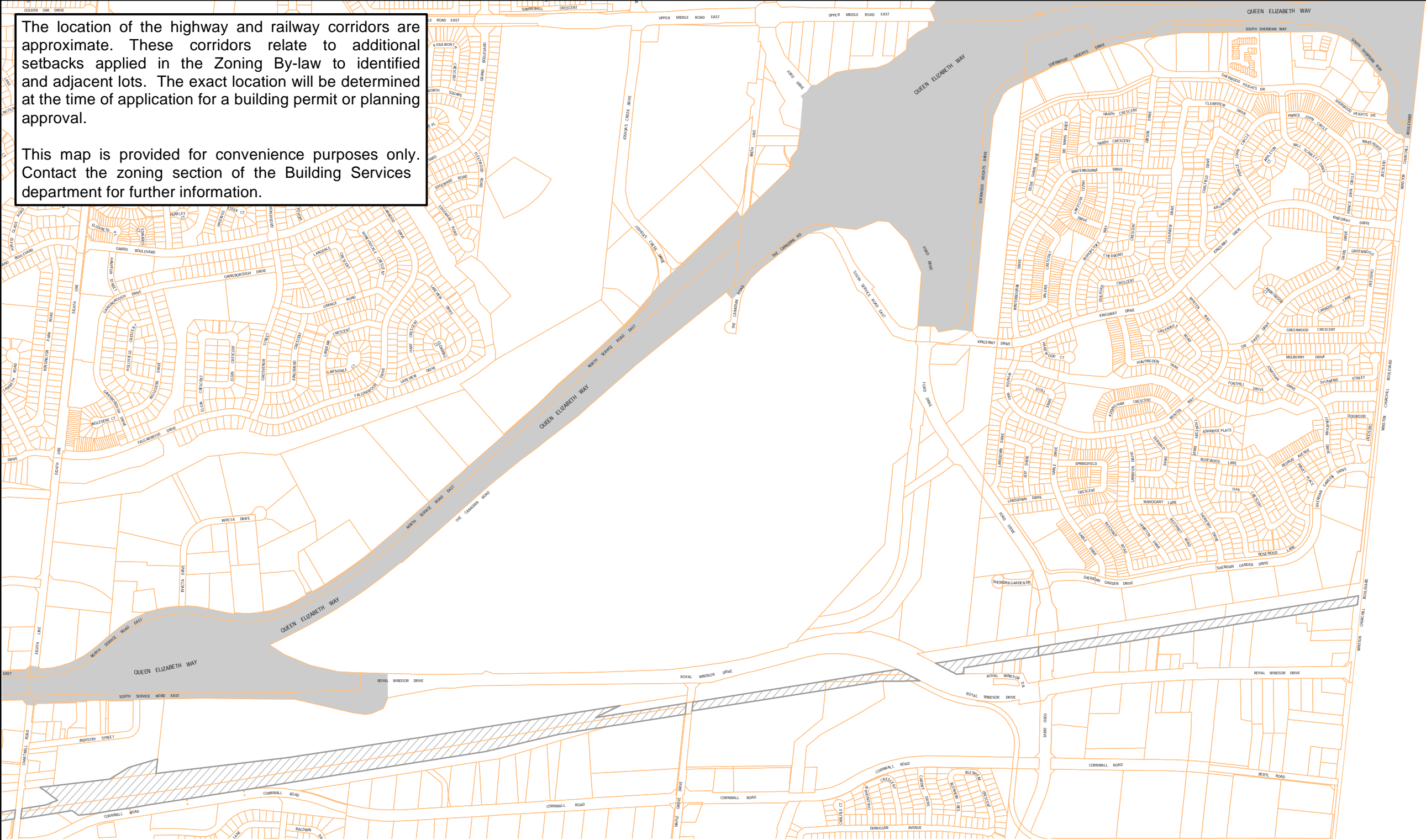
HIGHWAY CORRIDOR
RAILWAY CORRIDOR



TOWN OF OAKVILLE
Zoning By-laws 2009-189 and 2014-014
Community Development Commission
Strategic Business Support

0 250 500 750 1,000 Meters

The location of the highway and railway corridors are approximate. These corridors relate to additional setbacks applied in the Zoning By-law to identified and adjacent lots. The exact location will be determined at the time of application for a building permit or planning approval.

This map is provided for convenience purposes only. Contact the zoning section of the Building Services department for further information.



-  HIGHWAY CORRIDOR
-  RAILWAY CORRIDOR

Appendix B - Approximate location of the highway and railway corridors
Map No. 3

TOWN OF OAKVILLE
Zoning By-laws 2009-189 and 2014-014
Community Development Commission
Strategic Business Support

0


250

500

750

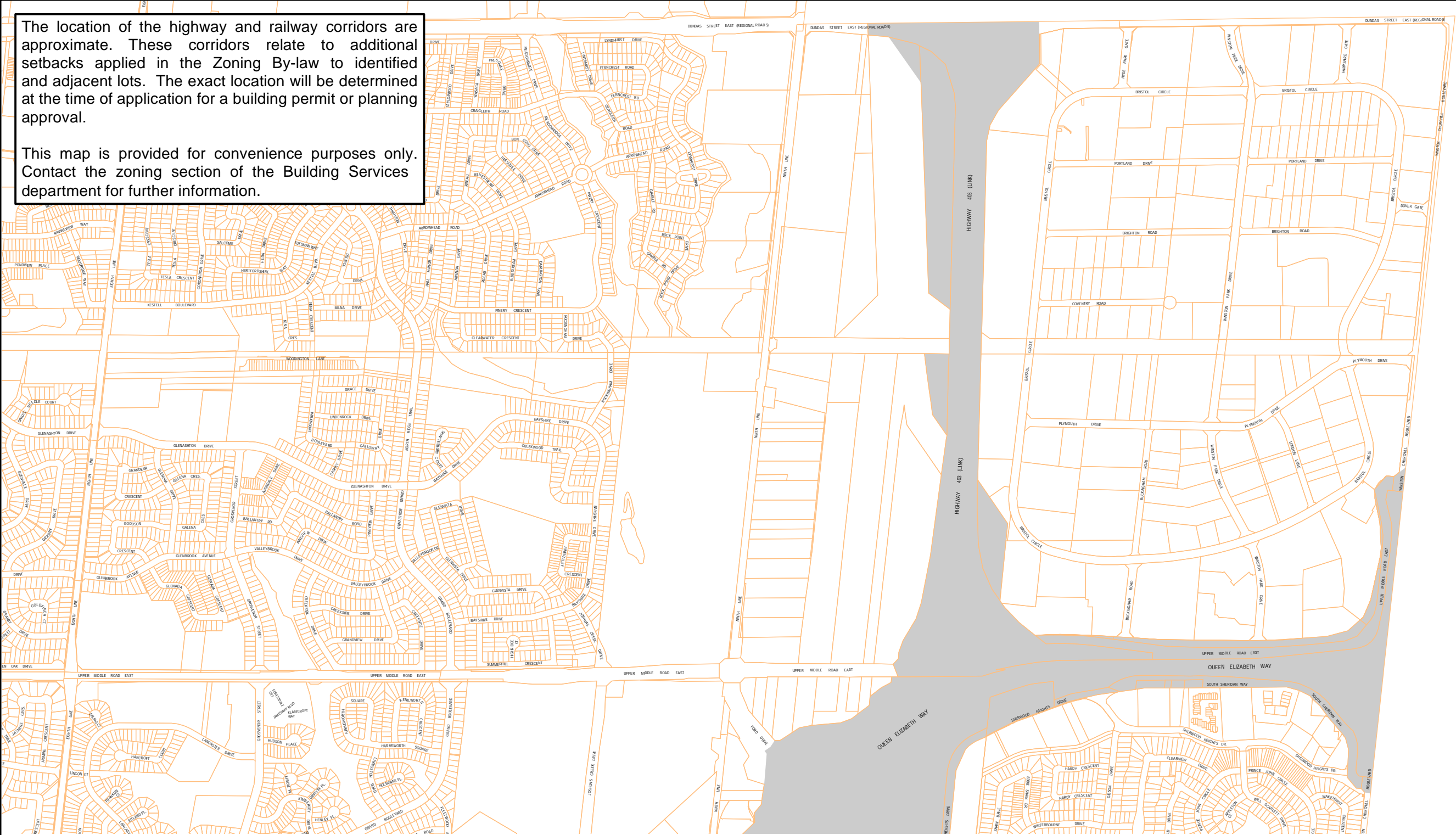
1,000

Meters



The location of the highway and railway corridors are approximate. These corridors relate to additional setbacks applied in the Zoning By-law to identified and adjacent lots. The exact location will be determined at the time of application for a building permit or planning approval.

This map is provided for convenience purposes only. Contact the zoning section of the Building Services department for further information.



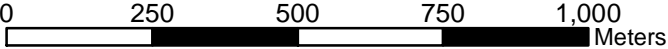
HIGHWAY CORRIDOR

RAILWAY CORRIDOR

Appendix B - Approximate location of the highway and railway corridors

Map No. 4



TOWN OF OAKVILLE
Zoning By-laws 2009-189 and 2014-014
Community Development Commission
Strategic Business Support



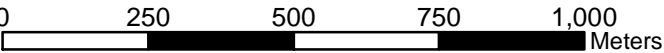
The location of the highway and railway corridors are approximate. These corridors relate to additional setbacks applied in the Zoning By-law to identified and adjacent lots. The exact location will be determined at the time of application for a building permit or planning approval.

This map is provided for convenience purposes only. Contact the zoning section of the Building Services department for further information.



-  HIGHWAY CORRIDOR
-  RAILWAY CORRIDOR

TOWN OF OAKVILLE
Zoning By-laws 2009-189 and 2014-014
Community Development Commission
Strategic Business Support





Appendix B - Approximate location of the highway and railway corridors
Map No. 5

The location of the highway and railway corridors are approximate. These corridors relate to additional setbacks applied in the Zoning By-law to identified and adjacent lots. The exact location will be determined at the time of application for a building permit or planning approval.

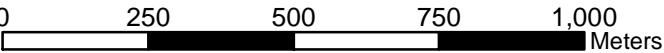
This map is provided for convenience purposes only. Contact the zoning section of the Building Services department for further information.

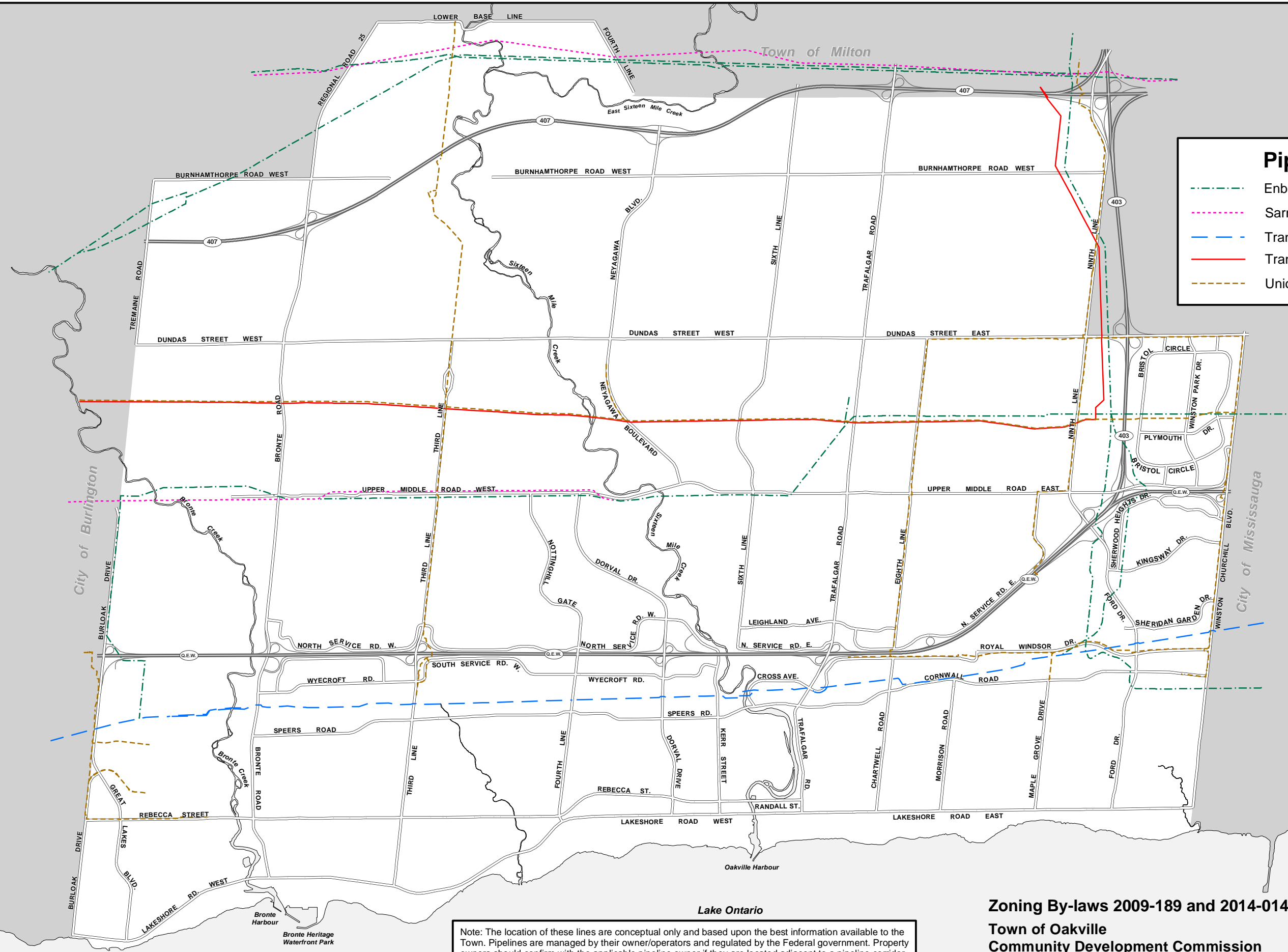


-  HIGHWAY CORRIDOR
-  RAILWAY CORRIDOR

Appendix B - Approximate location of the highway and railway corridors
Map No. 6

TOWN OF OAKVILLE
Zoning By-laws 2009-189 and 2014-014
Community Development Commission
Strategic Business Support





Pipelines

- Enbridge Pipelines
- Sarnia Products/Imperial Oil
- Trans-Northern Pipeline
- TransCanada Pipeline
- Union Gas

Appendix C - Approximate location of pipeline corridors

Note: The location of these lines are conceptual only and based upon the best information available to the Town. Pipelines are managed by their owner/operators and regulated by the Federal government. Property owners should confirm with the applicable pipeline owner if they are located adjacent to a pipeline corridor and if any requirements apply prior to undertaking any construction. Town staff will review locations and additional requirements at the time of issuing a building permit or in reviewing a planning application.

Contact the zoning section of the Building Services Department or the individual pipeline owner/operator for more information.

Zoning By-laws 2009-189 and 2014-014

Town of Oakville

Community Development Commission

Strategic Business Support

