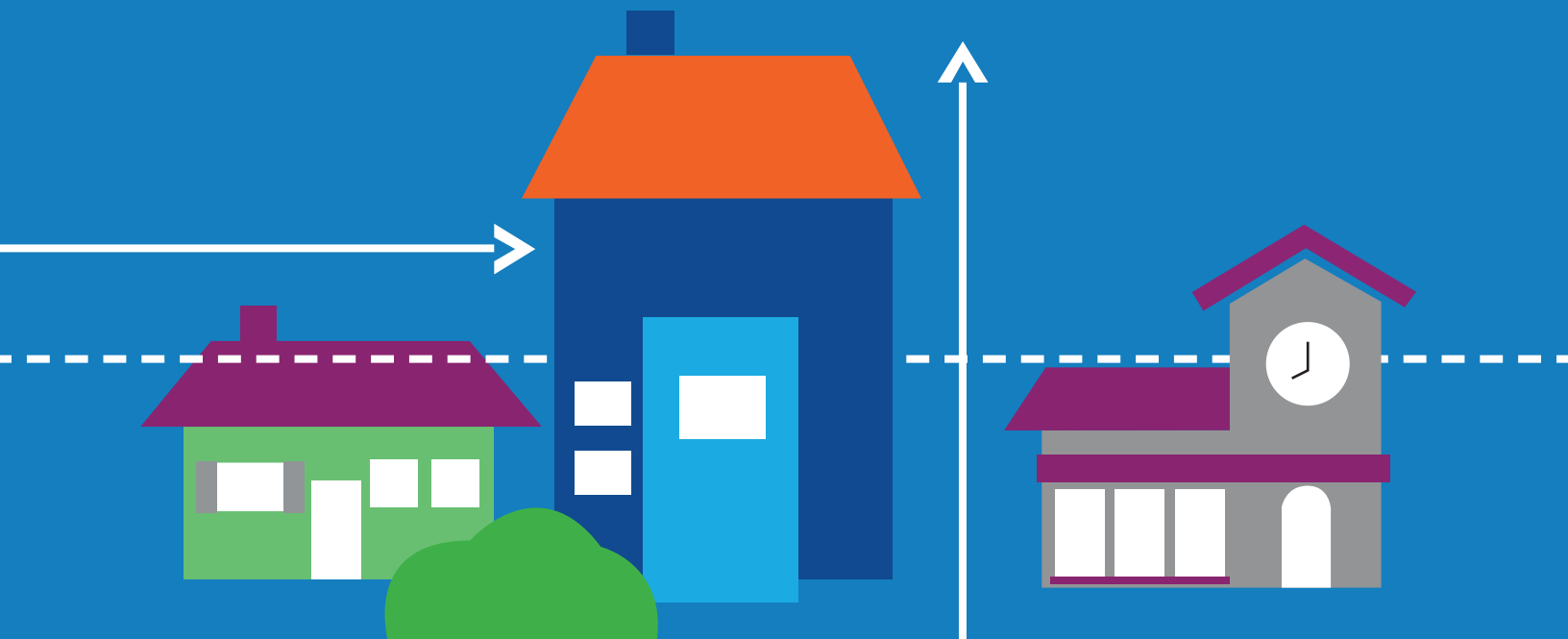




Town of  
East Gwillimbury

# ZONING by-law 2018-043

OUR TOWN, OUR FUTURE





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**THE CORPORATION OF THE TOWN OF EAST GWILLIMBURY  
BY-LAW NO. 2018-XX**

**A By-law to enact a New Comprehensive Zoning By-law for  
the Town of East Gwillimbury**

WHEREAS on June 28, 2010, the Council of the Corporation of the Town of East Gwillimbury enacted By-law 2010-084 to adopt the Official Plan for the Town of East Gwillimbury; and

WHEREAS under Section 34(1) of the Planning Act, R.S.O. 1990, as amended, zoning by-laws may be passed to prohibit and regulate the use of land, buildings and structures;

Now therefore, the Council of the Corporation of the Town of East Gwillimbury, in accordance with the provisions of the **Planning Act**, R.S.O. 1990, hereby enacts as follows:

1. The Town of East Gwillimbury Zoning By-law, consisting of text and maps attached hereto, is hereby approved.
2. Zoning By-law 97-50, as amended, and all previous by-laws passed under Section 34 of the Planning Act or any predecessor thereof, are hereby repealed in their entirety.
3. This By-law shall come into force and take effect on the day of the final passing thereof.

**ENACTED AND PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.**

\_\_\_\_\_  
Virginia Hackson, Mayor

\_\_\_\_\_  
Fernando Lamanna, Municipal Clerk

# How to Use This By-law

In order to use this Zoning By-law, one should follow each of the steps listed below to determine the Zone(s) and permissions that apply to a particular property.

## STEP 1 - Locate the Property on a Map

Maps in a Zoning By-law are called 'Schedules'. The first step is to refer to the Schedules that are contained at the back of the By-law to determine the Zone(s) that apply to your property. The Zone will be indicated on the Schedules by a symbol or abbreviation. For example, you may see a symbol such as "C1" that applies to your property. This would indicate that your property is within the 'Village Core Commercial (C1) Zone'. The Zone symbols or abbreviations are identified on the first page of Part 2.0 (Classification of Zones) of the By-law.

Part 2.0 (Classification of Zones) also provides assistance to help you identify the Zone boundaries on the Schedules. For example, if your property appears close to a Zone boundary and you are not sure how to determine exactly where that boundary is located, refer to Section 2.4 (Determining Zone Boundaries) of the By-law.

## STEP 2 - By-law Amendments, Minor Variances and Exceptions

A Zoning By-law is amended over time as demands and policies governing land use change. By-laws are commonly amended to change the zoning of a property to permit or prohibit a use or uses. In some cases, special provisions are applied to a property to change the Zone provisions for that property. This type of variance is called an exception and exceptions to the By-law are contained within Part 16.0 (Exceptions). You should also verify if your property is the subject of a Holding By-law or Temporary Use By-law. Part 14.0 (Holding Provisions) contains specific requirements that describe what conditions need to be met in order to develop/establish permitted uses on a property. Part 15.0 (Temporary Uses) identifies those properties that are subject to use permissions that only last for a specified period of time.

Also note that more recent amendments may not be included in the version of the By-law you are using. Staff in the Town's Development Services Department will be able to assist you to confirm if your property has been subject to a more recent By-law Amendment or Minor Variance.

### **STEP 3 - Permitted Uses and Zone Standards**

The next step is to determine what uses are permitted on your property. Parts 6.0 through 13.0 of the By-law identify the permitted uses for each Zone. The definitions in Part 3.0 (Definitions) can assist you if you are not sure of the nature of a use or how it has been defined for the purposes of this By-law. Words that are defined in Part 3.0 are **bolded** throughout the By-law. If a word is not **bolded**, it is not specifically defined. Uses that are not identified as permitted uses within a particular Zone are not permitted in that specific Zone.

Next, you can determine what standards apply to the uses on your property. Parts 6.0 through 13.0 of the By-law also identify the standards for each Zone including minimum lot area, minimum frontage, minimum yards, maximum lot coverage for buildings, and the maximum permitted height of buildings.

### **STEP 4 - General Provisions**

After determining what uses are permitted and the specific standards that apply to those uses, you should refer to Part 4.0 (General Provisions) of this By-law. Part 4.0 contains a more generic set of standards known as 'General Provisions' that apply to all properties in all Zones throughout the Town.

### **STEP 5 - Parking and Loading**

There is one final section of the By-law that you should review when determining what permissions apply. Part 5.0 (Parking and Loading) provides the parking and loading requirements for all permitted uses in the Town.



## Part 1.0 - Interpretation And Administration

### 1.1 Title

This By-law may be referred to as the "Town of East Gwillimbury Zoning By-law" and applies to all lands within the Town of East Gwillimbury, as shown on Schedules "A" to "E" and Appendices "A" to "D" of this By-law.

### 1.2 Conformity and Compliance With By-Law

No person shall change the **use** of any **building, structure** or land or erect or **use** any **building** or **structure** or occupy any land or **building** except in accordance with the provisions of this By-law.

Without limiting the generality of the foregoing, this shall include those matters defined as applicable law under Section 1.4.1.3 of Ontario Regulation 350/06 (the *Building Code*).

### 1.3 Interpretation

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** or any other requirement of the **Region**, the Province of Ontario or the Government of Canada that may affect the **use** of lands, **buildings** or **structures** in the Town of East Gwillimbury.

Conservation Authority Regulated Areas, shown on Appendix "A", constitutes an information schedule to this by-law showing lands subject to the Lake Simcoe Region Conservation Authority ("**LSRCA**") regulations. Notwithstanding any other provision of this By-law, written approval of the **LSRCA** shall be obtained and submitted with any **building** permit application and prior to any **site alteration** or the addition or removal of fill, whether originating on the site or elsewhere for any lands located within the regulated areas. All **uses, buildings** or **structures** shall meet all other provisions of this By-law.

#### 1.3.1 Other Land Use Controls

Recognizing the many partners involved in guiding and regulating land **uses** in East Gwillimbury, this By-law must be read in concert with the land use planning policy documents and regulations of the Province of Ontario, the Region, the Town and the **LSRCA**. In particular, any person who wishes to know the complete and precise land use permissions and restrictions on their lands should refer to the text, Schedules, and Appendices to this By-law and the Town's Official Plan. The Schedules of this By-law identify lands regulated by the **LSRCA** (Regulated Area includes watercourses, flood hazard areas, erosion hazard areas, wetlands and apparent

valleylands/steep slopes), lands within the Greenbelt and the **Oak Ridges Moraine**, Provincially Significant Wetlands, and Regional Woodlands.

New **development** and/or **site alteration** on lands identified as being within the Greenbelt, **Oak Ridges Moraine**, **LSRCA** Regulated Area and/or the York Region Woodlands as shown on “Schedule E: Consultation Schedule” of this By-law may be subject to additional approvals such as Site Plan Control. Additional information, studies, and/or environmental feature identification may be required to support an **LSRCA** permit and/or building permit as set out in the policies of the Town’s Official Plan as well as the requirements of the Conservation Authorities Act, RSO 1990, c. 27

#### 1.4 Enforcement

Any person or director or officer of any corporation convicted of a violation of this By-law is liable to penalties in accordance with the provisions of Sections 67 and 67.1 of the Planning Act, R.S.O. 1990, c.P.13, as amended.

#### 1.5 Severability

A decision of a court that one or more of the provisions of 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.

#### 1.6 Repeal of Former By-Law and Effective Date

Zoning By-law 97-50 and all amendments thereto are hereby repealed. This By-law shall come into force the day it was passed if no appeals are received. If an appeal(s) is received, this By-law, or portions thereof, shall come into force upon the approval of the Ontario Municipal Board and in accordance with the provisions of the Planning Act, R.S.O. 1990, c.P.13, as amended.

#### 1.7 References to Provincial Acts

Where this By-law refers to a Provincial Act, the latest in-effect version of that Act and any relevant section shall be relied upon as necessary.

#### 1.8 Expansions to Legal Non-Conforming Uses

Where the Committee of Adjustment or the Ontario Municipal Board has authorized the expansion of a legal **non-conforming use, building or structure** and such a decision has become final and binding after May 20, 1997 and prior to the effective date of this By-law, the provisions of this By-law (as they apply to such **use, building or structure**) are deemed to be modified to the extent necessary to give effect to the decision.

## 1.9 Site Plan Agreements and Site Plan Approvals

Where a site plan agreement has been entered into prior to the effective date of this By-law, or where site plan approval has been granted by the **Town** and a **building** permit for the project in either circumstance has not been issued, the provisions of this By-law, as they apply to such land, **building** or **structure**, are deemed to be modified to the extent necessary to give effect to such site plan agreement or site plan approval, provided that the **building** permit is issued within two (2) years of the effective date of this By-law.

## 1.10 Minor Variances

Where the Committee of Adjustment or the Ontario Municipal Board has authorized a minor variance in accordance with Section 45(1) of the Planning Act R.S.O. 1990 c.P.13 as amended, in respect of any land, **building** or **structure** and the decision of the Committee of Adjustment or the Ontario Municipal Board authorizing such minor variance has become final and binding prior to the effective date of this By-law, the provisions of this By-law, as they apply to such land, **building** or **structure**, are deemed to be modified to the extent necessary to give effect to such minor variance. This provision shall apply only to minor variances that have been granted since April 1, 2017.

This Section shall lapse and is deemed to be deleted two (2) years of the effective date of this By-law. For clarity, this provision shall not require an amendment to this By-law to take effect.

## 1.11 Illustrations

All illustrations or photos in this By-law are deemed to not be part of this By-law and are included only to assist with the interpretation of the By-law.

## 1.12 Technical Revisions to the Zoning By-law

Provided that the purpose, effect, intent, meaning and substance of this By-law are in no way affected, the following technical revisions to this By-law are permitted without a zoning by-law amendment:

- a) Changes to the numbering, cross-referencing, format and arrangement of the text, tables, schedules and maps;
- b) Additions to and revisions of technical information on maps and schedules including, but not limited to: **infrastructure** and topographic information, notes, legends, shading and title blocks;
- c) Alterations of punctuation;
- d) Correction of grammatical, dimensional, boundary, mathematical or typographic errors;

- e) Changes to the illustrations or the Preamble, which are not considered to form part of this By-law;
- f) Changes to the Environmental Protection (EP) Zone limits based on an approved Natural Heritage Evaluation; and
- g) Changes to the Lake Simcoe Region Conservation Authority regulated areas and Flood Hazard Lands as shown in Appendix A.



## Part 2.0 - Classification Of Zones

### 2.1 Zones

The provisions of this By-law apply to all lands within the limits of the **Town** of East Gwillimbury. All lands in the **Town** are contained within one or more of the following zones:

#### **Mixed Use Zones**

- Mixed Use One (MU1)
- Mixed Use Two (MU2)
- Mixed Use Three (MU3)
- Mixed Use Four (MU4)
- Mixed Use Five (MU5)
- Mixed Use Six (MU6)
- Mixed Use Seven (MU7)

#### **Residential Zones**

- Residential Private Services (RPS)
- Residential One (R1)
- Residential Two (R2)
- Residential Three (R3)
- Residential Four (R4)
- Residential Five (R5)
- Residential Six (R6)
- Estate Residential (ER)
- Hamlet Residential (HR)

#### **Commercial Zones**

- Commercial Corridor (C1)
- Commercial Marine (C2)
- Community Commercial (C3)
- Neighbourhood Commercial (C4)

#### **Employment Zones**

- Employment Prestige (M1)
- Employment General (M2)

#### **Institutional Zones**

- Institutional One (I1)
- Institutional Two (I2)

### **Rural and Aggregate Resource Zones**

- Rural (RU)
- Aggregate Extraction / Resource (AER)

### **Environmental and Open Space Zones**

- Environmental Protection (EP)
- Open Space One (OS1)
- Open Space Two (OS2)

### **Oak Ridges Moraine Zones**

- Oak Ridges Moraine Core (ORMC)
- Oak Ridges Moraine Core Linkage (ORMCL)
- Oak Ridges Moraine Countryside (ORMCS)
- Oak Ridges Moraine Industrial Extractive (ORMIE)

## 2.2 Abbreviations

All of the **Zones** identified in Section 2.1 of this By-law are abbreviated in the remainder of this By-law, and the full name of the **Zone** is as per Section 2.1.

## 2.3 Zone Schedules

The **Zones** and **Zone** boundaries are shown on Schedule “A” (which includes Maps 1 through 15), which form part of this By-law.

## 2.4 Determining Zone Boundaries

When determining the boundary of any **Zone** as shown on any Schedule forming part of this By-law, the following provisions apply:

- a) A boundary indicated as following a **street, lane**, railway right-of-way, **utility** corridor or watercourse is the **centre-line** of such **street, lane**, railway right-of-way, **utility** corridor or watercourse;
- b) A boundary indicated as substantially following **lot lines** shown on a registered plan of subdivision follows such **lot lines**;
- c) Where a boundary is indicated as running substantially parallel to the boundary of a **street** and the distance from the **street** is not indicated, the boundary is deemed to be parallel to such a **street** and the distance from the street is to be determined according to the scale shown on the schedule(s);
- d) A boundary indicated as following a shoreline follows such shoreline and in the event of a natural change in the shoreline, the boundary will move with the actual shoreline;

- e) A boundary indicated as following the limit of an environmental feature and/or its associated buffer shall follow the limit of that feature and/or buffer as determined through a site specific Natural Heritage Evaluation;
- f) Where a **lot** falls into two or more **Zones**, each portion of the **lot** is to be used in accordance with the provisions of this By-law for the applicable **Zone**; and,
- g) Where none of the above provisions apply, the **Zone** boundary is to be scaled from the Schedule(s).

In no case is a **Zone** boundary dividing a **lot** into two or more **Zone** categories intended to function as a property boundary for the purposes of calculating **yards, setbacks** and **coverage**. In all cases, the property line must be used for the purposes of calculating **setbacks**, unless otherwise specified by this By-law.

## 2.5 Exception Zones

Where a number within a set of brackets follows a **Zone** symbol on the attached Schedules to this By-law, the number refers to a site-specific exception that applies to the lands noted. Site-specific exceptions are listed in Part 16.0 of this By-law. Unless specifically amended by the **Zone** exception, all other provisions of this By-law apply.

### 2.5.1 Oak Ridges Moraine

Where a Zone symbol is followed by the letters "ORM" (for example HR ORM) the lands so noted are subject to all the provisions of the Main Zone represented at the beginning of such symbol except as otherwise provided by the policies of Section 4.20.

## 2.6 Holding Zones

Notwithstanding any other provision in this By-law, where a **Zone** symbol is followed by the letter (H), no person can **use** the land to which the letter (H) applies for any **use** other than the **use** which legally existed on the date the by-law applying the Holding provision came into effect, or expand or replace an **existing building** or **structure**, as the case may be until the (H) is removed in accordance with the policies of the Official Plan.

Notwithstanding the above, this provision does not apply to the following **uses**, which are permitted without the need to remove the Holding provision:

- a) Temporary construction and sales **uses** in accordance with Section 4.29 of this By-law;



- b) Sales offices and **model homes** in accordance with Section 4.29 of this By-law;
- c) **agricultural uses** where permitted by this By-law; and,
- d) Permitted **uses** outlined in Part 14.0 for lands subject to an associated holding provision.

In addition, the existence of the Holding provision does not prevent the issuance of a **building** permit to make structural repairs, carry out façade improvements, improve and/or replace plumbing and electrical systems and/or replace openings. Site-specific or area-specific holding zones are detailed in Part 14.0 of this By-law.

## 2.7 Definitions

For the convenience of the reader, all words that are **bolded** are defined in Part 3.0 of this By-law.

## 2.8 Land Ownership

The **Town** makes no representation or implication, nor should any inference be drawn from the Schedules attached to this By-law as to the ownership of any land and/or rights of access to such land. Ownership and access rights are legal matters that fall solely within the purview of a Court of competent jurisdiction.

## Part 3.0 - Definitions

**ABATTOIR** (otherwise known as a slaughter plant): an establishment where food animals are slaughtered and may include any part of the establishment where,

- a) Food animals are received, kept or handled before they are slaughtered;
  - b) Carcasses derived from food animals are dressed;
  - c) Carcasses, parts of carcasses or meat products derived from food animals are produced, processed, packaged, labelled, handled, stored, distributed or sold;
  - d) Inedible materials are processed, packaged, labelled, handled, stored; distributed or sold; or
- (d.1) Slaughtered carcasses are skinned or farm slaughtered carcasses and products are processed, handled, stored, packaged and labelled.

**ACCESSORY APARTMENT:** a separate **dwelling unit** that is subsidiary to and contained within a **single-detached, semi-detached, duplex, townhouse, back-to-back townhouse, or stacked townhouse dwelling unit**.

**ACCESSORY BUILDING OR STRUCTURE:** a detached **building or structure**, the **use** of which is naturally and normally incidental to, subordinate to, or exclusively devoted to the **main use or building**, and located on the same **lot**.

**ACCESSORY FARM EMPLOYEE ACCOMMODATION:** **buildings or structures** on a farm that are designed to be used for the accommodation of employees of the farm on a temporary or permanent basis.

**ACCESSORY USE:** a **use** naturally and normally incidental to, subordinate to or exclusively devoted to a **main use** and located on the same **lot**.

**ACCESS RAMP:** a **structure** that is designed to provide access to a **parking garage** or a **parking area** by **motor vehicles**.

**ADULT ENTERTAINMENT PARLOUR:** an establishment or part thereof in which there is provided, in pursuance of a trade, calling, business or occupation, goods or services appealing to, or designed to appeal to, erotic or sexual appetites or inclinations, which includes:

- a) Goods or services of which a principal feature or characteristic is the nudity or partial nudity of any person; and
- b) Goods or services in respect of which the word “nude”, “naked”, “topless”, “bottomless”, “sexy”, or any other word, picture, symbol or representation having like meaning or implication is used in any advertisement.

In the context of **adult entertainment uses**, goods include books, magazines, pictures, slides, films, disks, phonograph records, pre-recorded magnetic tape and any other viewing or listening matter, clothing and accessories

**ADULT ENTERTAINMENT USE:** includes an **adult entertainment parlour**, **adult specialty store** and **body rub parlour**, whether any such **use** is a primary land **use** or an **accessory use**.

**ADULT SPECIALTY STORE:** an establishment specializing in the sale or rental of goods or materials appealing to, or designed to appeal to, erotic or sexual appetites or inclinations, which includes,

- a) Goods or services of which a principal feature or characteristic is the nudity or partial nudity of any person; and
- b) Goods or services in respect of which the word “nude”, “naked”, “topless”, “bottomless”, “sexy”, or any other word, picture, symbol or representation having like meaning or implication is used in any advertisement.

In the context of **adult entertainment uses**, goods may include, but are not limited to, books, magazines, pictures, slides, films, disks, phonograph records, pre-recorded magnetic tape and any other viewing or listening matter, clothing and accessories

**AGRICULTURAL USE:** the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; beekeeping; agro-forestry; maple syrup production; **equestrian uses**; and associated on-farm **buildings and structures**, including, but not limited to livestock facilities, manure storages, value-retaining facilities. An **accessory farm employee accommodation** may be permitted subject to a zoning by-law amendment, when the size and nature of the operation requires additional employment.

**AGRICULTURAL-RELATED USE:** those farm-related commercial and farm-related **industrial uses** that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity and may include a **brewery/winery/distillery** as an **accessory use**.

**AGRI-TOURISM USES:** farm-related tourism **uses** that promote the enjoyment, education or activities related to the farm operation such as farm machinery and equipment exhibitions (on a temporary basis), farm tours, petting zoos, hay rides and sleigh rides, processing demonstrations, pick-your-own produce establishments, small-scale farm theme playgrounds and small-scale educational establishments that focus on farming instruction, including **day camps**. Overnight camping, amusement parks and recreational **uses** are not permitted under this definition.

**AISLE:** the area used by **motor vehicles** for access to and from all off-street **parking spaces**, but does not include an access **driveway**.

**AMENITY AREA:** indoor or outdoor common areas used for recreational **uses** or social activities and which may include, but are not limited to **patios** and landscaped areas, **balconies**, **decks**, **swimming pools**, rooftop **patios**, and communal lounges.

**ANCILLARY USE:** small scale supportive **use** to permitted uses that primarily serve the business function on employment lands.

**ANIMAL CLINIC:** an establishment used by a veterinarian or group of veterinarians where animals are evaluated and/or treated for medical conditions and which may include the overnight care of animals (indoors) supervised by a licensed veterinarian.

**ANIMAL DAYCARE CENTRE:** an establishment where the caring, grooming, or training of household pets occurs on a short-term basis (less than 12 hours within a 24-hour period) during daytime hours, but does not include a **kenel** or an **animal clinic**.

**APARTMENT BUILDING:** a **building** containing four or more **dwelling units** that share access to the outdoors through a common vestibule and/or a common corridor system. A **dwelling** in any other type of **building** is not an **apartment building**.

**ART GALLERY:** an establishment used for the preservation, exhibition and/or sale of paintings, sculptures, photographs or other works of art.

**ASPHALT PLANT:** an establishment that produces and/or recycles asphalt or similar coated road stone and has equipment designed to heat and dry aggregate and to mix **mineral aggregate** with bitumen and/or tar, and includes:

- a) Facilities for the administration or management of the business;
- b) The stockpiling and storage of bulk materials used in the process or finished product(s) manufactured on the premises; and/or
- c) The storage and maintenance of equipment.

**BALCONY:** a horizontal platform that is attached to a **building** above the **first storey**, may be partially enclosed with at least one face open to the movement of air and is only directly accessible from within the **building**.

**BANQUET HALL:** an establishment used for catering to banquets, weddings, receptions or similar functions for which food and beverages may be prepared and/or served, but does not include a **restaurant** or a **trade and convention centre**.

**BARRIER-FREE:** a **building** and its facilities, which can be approached, entered and used by persons with physical or sensory disabilities.

**BASEMENT:** the portion of a **building** between the first floor and any floor below the level of the first floor.

**BAY, BOX OR BOW WINDOW:** a window with a projection from the outer wall of a **building**, which may or may not be supported by a foundation wall.

**BED AND BREAKFAST ESTABLISHMENT:** an establishment within a **single detached dwelling** that provides sleeping accommodation (including breakfast and other meals, services, facilities and amenities for the exclusive **use** of guests) for the travelling or vacationing public in up to three guest rooms within a single dwelling that is the principle residence of the proprietor of the establishment.

**BOARDING, LODGING OR ROOMING HOUSE:** a **building** in which lodging is provided for more than four persons other than the lessee, tenant, or owner of said **building** in return for remuneration or for the provision of services or for both, and in which the **lodging rooms** do not have both bathrooms and kitchen facilities for the exclusive **use** of individual occupants, but does not include a **hotel/motel, hospital, long term care facility** or any other **dwelling** defined herein.

**BODY RUB:** includes the kneading, manipulating, rubbing, massaging, touching or stimulating, by any means, of a person's body or thereof but does not include medical or therapeutic treatment giving by a person duly qualified, licensed or registered to do so under the laws of the Province of Ontario

**BODY RUB PARLOUR:** an establishment where a **body rub** is performed, offered or solicited in pursuance of a trade, calling, business or occupation, but does not include any premises or part thereof where **body rubs** are performed for the purpose of medical or therapeutic treatment and are performed by persons duly qualified, licensed or registered to do so under the laws of the Province of Ontario.

**BREWERY/WINERY/DISTILLERY:** an establishment where the **main use** is the manufacturing, processing and distribution of beer, spirits, cider or wine. **Nanobreweries** or the incidental brewing, distilling and making of wine or spirits in a **restaurant** are not considered a **brewery/winery/distillery**.

**BUILDING:**

- a) a **structure**, temporary or permanent, consisting of a wall, roof and floor or any combination thereof, or a structural system serving the function thereof, including all plumbing, works, fixtures and service systems appurtenant thereto; or
- b) structures designated in the Ontario Building Code; or
- c) a tent as specified in the Ontario Building Code Act and Regulations.

**BULK STORAGE TANK:** a tank or container for the bulk storage of petroleum, gasoline, diesel or other fuels, oil, gas, propane, or flammable liquid or fluid, but does not include a container for flammable liquid, gas or fluid legally and properly kept in a **retail store** or a tank for storage incidental to some other **use** of any premises where such tank or container is located.

**BUSINESS OFFICE:** an establishment used by an agency, business or organization for the transaction of administrative, clerical or management business, the practice of a profession and/or the provision of government or social services and other similar services, but which does not include a **medical office**.

**CAMPGROUND:** an establishment used for the parking of **recreational vehicles** or tents on a temporary or seasonal basis.

**CANOPY:** a roof-like **structure** projecting from the exterior face of the **building**.

**CARPORT:** a **building** or **structure** that is not wholly enclosed, is supported by the **main building** and is used for the parking or storage of one or more **motor vehicles**.

**CATERER'S ESTABLISHMENT:** an establishment in which food and beverages are prepared for consumption off the **premises**.

**CEMETERY:**

- a) Land that has been established as a **cemetery** under the Funeral, Burial and Cremation Services Act, 2002, S.O. 2002, Chapter 33, a private Act or a predecessor of one of them that related to cemeteries, or
- b) Land that was recognized by the registrar as a **cemetery** under a predecessor of the Funeral, Burial and Cremation Services Act, 2002, S.O. 2002, Chapter 33, that related to cemeteries,
- c) And includes, land that, in the prescribed circumstances, has been otherwise set aside for the interment of human remains, and
- d) A mausoleum or columbarium intended for the interment of human remains.

**CENTRE-LINE:** a line drawn parallel to and an equal distance from the limits of the **street** or from the edges of the paved surface of a **street**.

**CHILD CARE CENTRE:** an establishment providing temporary care or guidance for children as regulated in accordance with the Child Care and Early Years Act, as amended.

**COACH HOUSE:** a separate, self-contained **dwelling unit** that is accessory to and located on the same **lot** as an associated principal **dwelling unit**, but is contained in its own **building** that may also contain uses accessory to the principal dwelling (such as a detached **private garage**), but does not include a **garden suite**.

**COMMERCIAL FITNESS CENTRE:** an establishment where physical fitness and recreation equipment and/or instruction is provided for use by the general public for compensation.

**COMMERCIAL MOTOR VEHICLE:** a **motor vehicle** having permanently attached thereto a truck or delivery body and includes ambulances, hearses, fire apparatus, buses and tractors used for hauling purposes.

**COMMERCIAL RECREATION USE:** a privately owned sports or recreation establishment operated for use by private members and/or the general public for compensation and includes **uses** such as, but not limited to a swimming pool, tennis courts, squash courts, curling club, and volleyball courts, as well as a **commercial fitness centre**.

**COMMERCIAL SELF-STORAGE FACILITY:** an establishment used for the temporary storage of items, which contains secured storage areas or lockers that are generally accessible by individual loading doors for each storage unit or locker.

**COMMUNITY CENTRE:** a facility owned and operated by the **Town** or a non-profit community service group that provides social, recreational or other similar facilities for use by the general public. Examples of facilities include cultural facilities, libraries, and sports/fitness facilities (such as arenas, indoor **swimming pools**, gymnasiums, tennis courts, and playing fields).

**COMMUNITY GARDEN:** an area of land, rooftop, or other space managed and maintained by individuals and/or non-profit organizations, to grow and harvest:

- a) food crops; and/or
- a) non-food, ornamental crops, such as flowers for personal or group use, consumption or donation. **Community gardens** may be divided into separate plots or may be farmed collectively and may include common areas maintained and used by **community garden** members.

**CONCRETE BATCHING PLANT:** an establishment where concrete or concrete products used in **building** or construction is produced, and includes facilities for the:

- a) Administration or management of the business;
- b) Stockpiling of bulk materials used in the production process or of finished products manufactured on the premises; and/or
- c) Storage and maintenance of required equipment, but does not include the retail sale of finished concrete products.

**CONSERVATION USE:** an area of land that is generally left in its natural state and which is used for any combination of preservation, protection, or improvement of components of the natural heritage system and which may include, as an **accessory use**, passive recreational **uses** (such as hiking trails and cross country ski trails), and **buildings** and **structures** (such as nature interpretation centres, outdoor education centres and public information centres).

**CONTRACTOR YARD:** a **lot** used by any general contractor or builder to offer a trade or service within a **building or structure**. **Accessory uses** may include the storage of equipment and materials or where a contractor and/or builder performs shop and assembly work, and/or offers a trade or service, which is not generally open to the public, and includes, but is not limited to, landscaping services, excavators, roofing, industrial electricians, general construction services, and welding services, or other similar services but does not include any other **use** as defined by this By-law.

**DAY CAMP:** a facility that admits persons for a continuous period not exceeding 24 hours for recreation, educational or institutional purposes.

**DAYLIGHTING OR SIGHT TRIANGLE:** an unobstructed triangular area on a **corner lot** as determined by measuring from the point of intersection of **street lines**, the distance required by the Town's Engineering Design Standards and Region of York requirements, whichever is greater, along each such **street line** and joining such points with a straight line. In the case of a **corner lot** with a **daylighting triangle**, the **exterior side lot line** is deemed to extend to its hypothetical point of intersection with the extension of the front **lot line** and/or rear **lot line** for the purposes of calculating the **lot frontage, front, rear and exterior side yard setbacks**, but at no point may a **building** or legal encroachment extend into the **daylighting triangle**.

**DECK:** a **structure** without a roof that rests upon the ground or is supported by a foundation that extends from the ground, which may be intended for **use** as an outdoor **amenity area** and may include a pergola or **canopy**, but does not include a **balcony, patio or porch**.

**DENSE NON AQUEOUS PHASE LIQUID (DNAPL):** chemicals that are both denser than water and do not dissolve readily in water. Because of these traits, DNAPLs tend to sink below the water table and only stop when they reach impenetrable bedrock. This makes them difficult to locate and clean up. DNAPLs of concern may include but are not limited to: 1, 4-Dioxane, Tetrachloroethylene/Perchloroethylene (PCE), Trichloroethylene (TCE), Vinyl Chloride (VC) and Polycyclic Aromatic Hydrocarbons (PAHs).

**DEVELOPMENT:** the creation of a new **lot**, a change in land **use**, or the construction or enlargement of **buildings or structures**, any of which require approval under the Planning Act, the Environmental Assessment Act, or the Drainage Act, but does not include,

- a) The construction of facilities for transportation, **infrastructure** or **utilities** by a public authority;
- d) Activities or works under the Drainage Act; or
- e) The carrying out of agricultural practices on land that was being used for **agricultural uses** on the date the By-law came into effect.



**DISTRICT ENERGY SYSTEM:** a system of **infrastructure** providing thermal energy (heating and/or cooling) through a piped system, from a central plant, or network of plants to **buildings** for which such **infrastructure** is owned, operated and managed either by the **Town** or by the **Town** in partnership with private parties subject to the approval of Council. Such system may include electricity generation and distribution through the process of co-generation or combined heat and power (CHP).

**DRIVE-IN THEATRE:** an outdoor place of public assembly intended for the screening and viewing of motion pictures, consisting of a larger outdoor movie screen, projection booth, concession stand and large **parking area**.

**DRIVE-THROUGH SERVICE FACILITY:** the **use** of land, **buildings** or **structures**, or parts thereof including **stacking lanes**, to provide or dispense products or services, either wholly or in part, through an attendant or a window or an automated machine, to customers remaining in **motor vehicles**.

**DRIVEWAY:** a defined area providing access for **motor vehicles** from a **street** or a **lane** to a **parking area**, **parking lot**, **loading space**, **private garage**, **carport**, **building** or **structure**.

**DWELLING, BACK-TO-BACK TOWNHOUSE:** a **building** containing four or more **dwelling units** divided vertically above grade by common walls, including a common rear wall without a **rear yard** and whereby each unit has an independent entrance to the unit from the outside accessed through the **front yard** or **exterior side yard**. A **dwelling** in any other type of **building** is not a **back-to-back townhouse dwelling**. This may also include an **accessory apartment** where permitted by the By-law.

**DWELLING, DUPLEX:** a **building** that is divided horizontally into two **dwelling units**, each of which has an independent entrance either directly to the outside or through a common vestibule or a combination of both, as well as independent heating, cooling and electrical systems. A **dwelling unit** in any other type of **building** is not a **duplex dwelling**. This may also include an **accessory apartment** where permitted by the By-law.

**DWELLING, MULTIPLE:** a **building** containing three or more **dwelling units** divided vertically and horizontally, or horizontally, each of which has an independent entrance either directly to the outside or through a common vestibule or a combination of both. A **dwelling unit** in any other type of **building** is not a **multiple dwelling**.

**DWELLING, SEMI-DETACHED:** a **building** that is divided vertically into two **dwelling units** that share a common wall above or below grade. A **dwelling unit** in any other type of **building** is not a **semi-detached dwelling**. This may also include an **accessory apartment** where permitted by the By-law.

**DWELLING, SINGLE-DETACHED:** a **building** containing only one **dwelling unit**. This may also include an **accessory apartment** where permitted by the By-law.

**DWELLING, STACKED TOWNHOUSE:** a **building** that is divided vertically and horizontally into four or more **dwelling units**, each of which has an independent entrance to the outside. A **dwelling unit** in any other type of **building** is not a **stacked townhouse dwelling**. This may also include an **accessory apartment** where permitted by the By-law.

**DWELLING, TOWNHOUSE:** a **building** that is vertically divided into a minimum of three **dwelling units**, each of which has an independent entrance to the outside at the front, rear, and/or side of the **building**. A **dwelling unit** in any other type of **building** is not a **townhouse dwelling**. This may also include an **accessory apartment** where permitted by the By-law.

**DWELLING UNIT:** one or more habitable rooms, occupied or capable of being occupied as an independent and separate housekeeping establishment, in which separate kitchen and sanitary facilities are provided for the exclusive use of the occupants.

**DWELLING UNIT, ASSISTED LIVING:** one or more habitable rooms, occupied or capable of being occupied as an independent and separate housekeeping establishment, in which separate sanitary facilities are provided for the exclusive use of the occupants. Separate kitchen facilities may or may not be provided for the exclusive use of the occupants.

**EQUESTRIAN USES:** the **use** of land or **buildings** for the boarding of horses, the training of horses and riders and the staging of equestrian events.

**EQUIPMENT RENTAL ESTABLISHMENT:** an establishment where residential, industrial and/or commercial equipment is kept for rental to the general public or contractors and includes, but is not limited to, such things as lawn and garden tools, floor cleaning equipment, masonry tools, painting and decorating equipment, moving tools, plumbing tools and power tools.

**ESTABLISHED GRADE:** the average level of the proposed or finished level of the ground adjacent and parallel to the front wall of a **building** or **structure**, excluding grades artificially adjusted through the placement of retaining walls adjacent to the front wall.

**EXISTING USES, BUILDINGS AND STRUCTURES (applies to ORM zones only):** the **use** of any land, **building** or **structure** for a purpose, if the land, **building** or **structure** was legally used for that purpose on November 15, 2001 and continues to be used for that purpose.

**FARM IMPLEMENT SALES AND SUPPLY ESTABLISHMENT:** an establishment used for the purpose of the sale, maintenance, rental or repair of farm implements and related equipment, parts and supplies. An **outdoor display and sales area** is considered a permitted **accessory use**, subject to the provisions in Section 4.22.

**FARM PRODUCE OUTLET:** a **retail store** accessory to an **agricultural use** where the products sold are produced or grown on the farm on the same **lot** or as part of the farm operation.

**FINANCIAL INSTITUTION:** an establishment such as a bank, credit union, trust company or similar institution for monetary transactions, excluding other businesses that offer financing for financial products sold or purchased at that business.

**FIRST STOREY:** the **storey** that has its floor level closest to **established grade** and its ceiling or underside of the roof more than 1.8 m above **established grade**.

**FLOOR AREA, GROSS:** the aggregate of the areas of each floor of a **building** or **structure** above or below **established grade**, measured between the exterior faces of the exterior walls of the **building** or **structure**, or where there are common walls between uses or **buildings** or **structures**; measured to the centre-line of a common wall.

**FLOOR AREA, GROUND:** the floor area of the **first storey** of a **building** approximately at or above the finished grade level excluding any **basement**, which area is measured between the exterior faces of the exterior wall at the floor level of such **storey**.

**FLOOR AREA, GROSS LEASABLE:** the aggregate of the floor areas of a **building** containing a number of retail and similar **uses** that are leased to tenants for their exclusive use, above or below **established grade**. For the purposes of this definition, common areas and parking areas that are not designed nor leased for the exclusive use of a tenant are not included in the calculation of **gross leasable floor area**.

**FLOOR AREA, NET:** the aggregate of the floor areas of a **building** above or below **established grade**, but excluding:

- a) **Motor vehicle parking areas** within the **building**;
- b) Stairways;
- c) Elevator shafts and other service and mechanical shafts;
- d) Service/mechanical rooms and penthouses;
- e) Washrooms;
- f) Waste/recycling rooms;

- g) Staff locker and lunch rooms;
- h) Bicycle lockers;
- i) Loading areas;
- j) Any space with a floor to ceiling **height** of less than 1.8 metres; and,
- k) Any part of a **basement** that is unfinished.

**FLOOR SPACE INDEX (FSI):** the **gross floor area** of all **buildings** on a **lot** divided by the **lot area**.

**FOREST MANAGEMENT:** the management of woodlands, including **accessory uses** such as the construction and maintenance of forest access roads and maple syrup production facilities,

- a) For the production of wood and wood products, including maple syrup;
- b) To provide outdoor recreation opportunities;
- c) To maintain, and where possible improve or restore, conditions for wildlife, and
- d) To protect water supplies.

**FUNERAL HOME:** an establishment used for the temporary placement of human remains which may include a funeral parlour, undertaking establishment, funeral establishment, or similar **use** used for furnishing funeral supplies and services to the public and may include facilities intended for the care and preparation of the human body for interment or cremation and facilities for the coordination of rites and ceremonies with respect to interment or cremation.

**GARAGE, PRIVATE:** an enclosed **building** that is detached or part of the **main building**, and is designed and/or used primarily for the storage of one or more **motor vehicles**.

**GARDEN CENTRE:** an establishment used primarily for the display and sales of plants, gardening and landscaping supplies and equipment. An **outdoor display and sales area** is considered a permitted **accessory use**, subject to the provisions in Section 4.22.

**GARDEN SUITE:** a detached residential **structure** containing bathroom and kitchen facilities that is accessory to an existing residential **structure** and that is designed to be temporary.

**GOLF COURSE:** an area of land laid out for the purpose of playing golf with a series of holes and may include, as an **accessory use**, a **golf driving range**, a **miniature golf course**, a club house, a **banquet hall**, a **commercial fitness centre**, a **retail store** selling golf equipment and accessories, and other **buildings** and **structures** devoted to the maintenance and operation of the **golf course**.

**GOLF COURSE, MINIATURE:** an area operated for the playing of miniature golf on a course constructed for that purpose and includes accessory **structures** devoted to the maintenance, administration and operation of the facility.

**GOLF DRIVING RANGE:** an area operated for the purpose of the practice of golf by the hitting of golf balls on a large open area. This may include **accessory uses** including a practice putting/chipping area, sales of golf equipment and accessories and refreshment shop.

**GREENHOUSE:** a **building** used for the growing of flowers, fruits, vegetables, plants, shrubs, trees and other similar agricultural products, under glass, fiberglass or plastic, that are used as inputs on the farm or may be sold either on-site or off-site and does not include a **medical marijuana production facility**.

**GROUP HOME:** residential accommodation in a **single detached dwelling** for up to 10 people (exclusive of staff) with special needs beyond economic requirements, including physical, social and mental needs, which require support functions for daily living.

**HEIGHT:** with reference to a **building** or **structure**, the vertical distance measured from the **established grade** of such **building** or **structure** to:

- a) The highest point of the roof surface or the parapet, whichever is the greater, of a flat roof. Any roof having a flat portion that is greater than 15% of the total roof area is deemed to be a flat roof;
- b) The decline of a mansard roof;
- c) The mean level between eaves and the highest ridge of a gabled, hip or gambrel roof or any other type of pitched roof;
- d) In case of a **structure** with no roof, the highest point of the said **structure**.

Notwithstanding the above, the following is not to be included in the calculation of **height** for the purposes of this definition: any ornamental features including towers, steeples, cupolas, ornamental domes and other roof **structures** which are used only as an ornament and all stairways, solar panels and all heating, ventilation and air conditioning equipment (HVAC) that is not enclosed with walls.

**HOME BUSINESS:** an occupation that,

- a) Involves providing personal or professional services or producing custom or artisanal products, and
- b) Is carried on as a small-scale **accessory use** within a **dwelling unit** or, where permitted, a **structure** accessory to the **dwelling unit**.

**HOME CHILD CARE:** the caring of children as an **accessory use** in a **dwelling unit** as regulated by the Child Care and Early Years Act, as amended and which is not a **child care centre**.

**HOSPITAL:** a facility established for the purpose of the treatment of persons, and that is approved and regulated as a **hospital** under The Public Hospitals Act, R.S.O. 1990, Chapter P40, as amended, or any successor legislation.

**HOTEL / MOTEL:** an establishment containing **lodging rooms** for the travelling public and may include accessory meeting facilities, recreation facilities, a **restaurant**, public hall, and **retail stores** which are incidental and subordinate to the primary lodging function and located in the same **building**.

**IMPERVIOUS SURFACE:** a surface that does not permit the infiltration of water, such as a rooftop, sidewalk, paved roadway, **driveway** or **parking lot**.

**INDUSTRIAL MALL:** a **building** or group of **buildings** held in single ownership or by participants in a condominium corporation or cooperative and divided into more than one unit for separate occupancy by different **industrial uses** and **ancillary uses** for which common loading and parking facilities and other common services may or may not be provided.

**INDUSTRIAL USE:** an establishment used for the indoor warehousing of goods and materials, the assembly of manufactured goods, the manufacturing of goods, the repair and servicing of goods, data processing, and similar **uses**, research laboratories, and printing establishments, but does not include uses such as, a **motor vehicle repair garage**, a **motor vehicle body shop** or a **motor vehicle gas bar**.

**INFRASTRUCTURE:** physical **structures** (facilities and corridors) that form the foundation for **development**. **Infrastructure** includes: sewage and water systems, septic treatment systems, stormwater management systems, **waste** management systems, electricity generation facilities, electricity transmission and distribution systems, **renewable energy systems**, communications/telecommunications, transit and transportation corridors and facilities, oil and gas pipelines and associated facilities, and may include a **district energy system**.

**KENNEL:** an establishment where household pets are boarded overnight (7:00 pm to 7:00 am), trained, bred or cared for in return for remuneration or kept for the purposes of sale, and may include the operation of an **animal daycare centre**, but does not include an **animal clinic**.

**LANDING:** a raised platform that forms part of a set of stairs or a slab on grade and provides access to a principal **building**, but does not include a **deck**. A **landing** shall be permitted to a maximum width of 120% of the width of the stairs.

**LANE:** a right of way, which may be public or private, that is not intended for general traffic circulation and which provides **motor vehicle** access to an abutting property, but does not include an **aisle**.

**LIBRARY:** a community facility used for the collection of printed, digital and audio-visual material for **public use** for the purposes of study, reference, and recreation, and which may include space for community **use**, activity areas, cafeteria, and space for recreational **uses**.

**LOADING SPACE:** an unobstructed area of land that is used for temporary parking while merchandise or materials are being loaded or unloaded from such **motor vehicle**.

**LODGING ROOM:** a room provided for rent or hire, which is used or designed to be used for temporary sleeping accommodation.

**LONG TERM CARE FACILITY:** a facility consisting of **assisted living dwelling units**, where a broad range of personal care, support and health services are provided for elderly, disabled or chronically ill occupants in a supervised setting as regulated by Provincial legislation, and may include one or more **accessory uses**, such as common dining, lounging, kitchen, recreational or **medical offices**, but does not include a **retirement home**.

**LOT:** a parcel of land that is registered as a legally conveyable parcel of land in the Land Titles Registry Office.

**LOT AREA:** the total horizontal area within the **lot lines** of a **lot**. In the case of a **corner lot** having **street lines** rounding at one or more corners with a radius of 6.0 metres or less, the **lot** area of such lot is to be calculated as if the **lot lines** were projected to intersection points of these lines. In the case of a **corner lot** with a **daylighting triangle**, the **daylighting triangle** is excluded from these **lot** area calculations.

**LOT, CORNER:** a **lot** at the intersection of two or more **streets** or a 0.3 metre **reserve** abutting said **street(s)**, or upon two parts of the same **street** with such **street** or **streets** containing an angle of less than or equal to 135 degrees.

**LOT COVERAGE:** the total horizontal area of a **lot** covered by the **first storey** of all roofed **buildings** and **structures** on the **lot**, but not including unenclosed **swimming pools**, **decks** or **porches**.

**LOT DEPTH:** the horizontal distance between the mid-point of the **front lot line** and the mid-point of the **rear lot line**.

**LOT FRONTAGE:** the horizontal distance between two **interior side lot lines** or between an **interior side** and **exterior side lot line** or between two **exterior side lot lines** with such distance being measured perpendicularly to the line joining the mid-point of the **front lot line** with the mid-point of the **rear lot line** at a point on that line that is 7.5 metres from the **front lot line**.

In the case of a **lot** with no rear **lot line**, the point where two side **lot lines** intersect is deemed to be the point from which a line is drawn to the mid-point of the front

**lot line.** In the case of a **corner lot** with a **daylighting triangle**, the **exterior side lot line** is deemed to extend to its hypothetical point of intersection with the extension of the front **lot line** for the purposes of calculating **lot frontage**.

**LOT, INTERIOR:** a **lot** situated between adjacent **lots** and having access to one **street**.

**LOT LINE:** a line delineating any boundary of a **lot**.

**LOT LINE, EXTERIOR SIDE:** the **lot line** of a **corner lot**, other than the **front lot line**, which divides the **lot** from a **street** or a 0.3 metre **reserve** abutting said **street**.

**LOT LINE, FRONT:** the **lot line** that divides the **lot** from the **street** or a 0.3 metre **reserve** abutting said **street(s)**. In the case of a **corner lot**, the shorter **lot line** that abuts a **street** is deemed to be the **front lot line** and the longer **lot line** that abuts a **street** is deemed to be an **exterior side lot line**. In the case of a **through lot**, only one **lot line** shall be considered the **front lot line**. In the case of a **through lot** or a **corner lot** with **street lines** of equal length, the Town may designate the **front lot line**.

**LOT LINE, INTERIOR SIDE:** a **lot line**, other than a **rear lot line** that does not abut a **street**.

**LOT LINE, REAR:** the **lot line** opposite to, and most distant from the **front lot line**. For the purpose of this definition, a point where 2 **interior side** or 2 **exterior side** or 1 **exterior side** and 1 **interior side lot lines** intersect shall be deemed as a **rear lot line**.

**LOT, THROUGH:** a **lot** that is not a **corner lot** but has frontage on more than one **streets** or a 0.3 metre **reserve** abutting said **street(s)**.

**LOW INTENSITY ACCESSORY USES:** includes, but not limited to, trails, boardwalks, footbridges, fences, docks and picnic facilities.

**LOW INTENSITY USES:** recreational **uses** that have minimal impact on the natural environment, and require very little terrain or vegetation modification and few, if any, **buildings** or **structures**, including, but not limited to, the following:

- a) Non-motorized trail **uses**;
- b) Natural Heritage appreciation;
- c) Unserviced camping on public and institutional land;
- d) **Accessory uses**.

**LSRCA:** Lake Simcoe Region Conservation Authority.

**MAIN BUILDING:** the **building** from which the **main use** of a **lot** is conducted.



**MAIN FACE:** the exterior front wall of the **first storey** of a **building** as measured by the average **setback** of the **building** or **porch** from the **front lot line**, exclusive of an attached **private garage**.

**MAIN USE:** the principal **use** of the **lot**.

**MAIN WALL:** the exterior front, side and/or rear wall of a **building** and all structural components essential to the support of a fully enclosed space.

**MARINA:** an establishment where a boat house, boat storage, boat repair facility, boat rental, pier, dock, or jetty facility or any combination of the foregoing are available for all types of marine pleasure craft and may include a gasoline pump for the fueling of marine craft and a **building** or **structure** for the sale of marine craft, accessories, and/or refreshments.

**MECHANICAL PENTHOUSE:** a room or enclosure on the roof of a **building** exclusively used for mechanical equipment, a stair or elevator tower, elevator equipment, or any combination thereof.

**MEDICAL MARIHUANA PRODUCTION FACILITY:** a **building** used for growing, producing, packaging, testing, destroying, storing or distribution of medical marihuana or cannabis authorized by a license under the Marihuana for Medical Purposes Regulations, SOR/2013-119, under the Controlled Drugs and Substances Act, SC 1996, c 19, as amended.

**MEDICAL OFFICE:** an establishment used for the medical, dental, surgical and/or therapeutic treatment of human beings including clinics operated by a number and/or variety of medical professionals, but does not include a **hospital**.

**MINERAL AGGREGATE:** gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock or other material prescribed under the Aggregate Resources Act, but does not include metallic ores, asbestos, graphite, kyanite, mica, nepheline syenite, talc, wollastonite, or other material prescribed under that Act.

**MINERAL AGGREGATE OPERATION:** means,

- a) An operation, other than a **wayside pit**, conducted under a licence or permit under the Aggregate Resources Act; and
- b) Associated facilities used in the extraction, transportation, beneficiation, processing or recycling of **mineral aggregate** or the production of related by-products.

**MOBILE HOME:** a **dwelling unit** 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:** a **building** which is used on a temporary basis as a sales office or as an example of the type of dwelling that is for sale in a related **development** and which is not occupied or used as a residential **dwelling** prior to the date of registration of the subdivision, condominium, or similar **development** agreement.

**MOTOR VEHICLE:** an automobile, a motorcycle, a motor-assisted bicycle, and any other vehicle propelled or driven otherwise than by muscular power, but does not include a street car or other **motor vehicle** running only upon rails, a power-assisted bicycle, a motorized snow vehicle, a traction engine, a farm tractor, or a road-building machine, as defined in the Highway Traffic Act.

**MOTOR VEHICLE BODY SHOP:** an establishment used for the painting and/or repairing of the exterior and/or the undercarriage of **motor vehicle** bodies.

**MOTOR VEHICLE GAS BAR:** an establishment used for the sale of **motor vehicle** fuels and **motor vehicle** accessories, and may also include **accessory retail** sales of convenience foods and beverages, car washes, propane filling station, but does not include a **motor vehicle repair garage**.

**MOTOR VEHICLE REPAIR GARAGE:** an establishment where services are performed on **motor vehicles** for compensation and may include the installation of exhaust systems, repair of the electrical systems, transmission repair, brake repair, radiator repair, tire repair and installation, rustproofing, **motor vehicle** diagnostic centre, major and minor mechanical repairs, oil changes or similar use.

**MOTOR VEHICLE SALES / RENTAL ESTABLISHMENT:** an establishment where new and/or used **motor vehicles** are kept for sale, lease or rent and may include a **motor vehicle repair garage** as accessory thereto. **Outdoor display and sales area** is considered a permitted **accessory use**.

**MOTOR VEHICLE WASHING ESTABLISHMENT:** an establishment in which the mechanical or hand washing of **motor vehicles** is carried out.

**MUSEUM:** an establishment used for the preservation of a collection of paintings and/or other works of art and/or objects of natural history and/or mechanical scientific and/or philosophical inventions, instruments, models and/or designs and which may also include libraries, reading rooms, laboratories and accessory offices.

**NANOBREWERY:** a **building** or part thereof used for the small-scale production of beer, wine, cider, and/or spirits in conjunction with and ancillary to a **restaurant**.

**NET DEVELOPABLE AREA:** the area of a site, less any area that is within a key natural heritage feature or hydrologically sensitive feature.

**NOISE BARRIER:** a **structure** designed to minimize the impact of noise pollution on inhabitants of the adjacent lot.

**NON-COMPLYING:** a **building, structure** or **lot** that does not comply with this By-law.

**NON-CONFORMING:** a **use** that is not a permitted **use** in the **zone** in which the said **use** is situated in accordance with this By-law.

**NURSERY:** land, **buildings or structures** used for the purpose of growing plants, bushes, trees, and other vegetation for commercial purposes, which may be sold either on-site or off-site and may include a **greenhouse**. An **outdoor display and sales area** is considered a permitted **accessory use**, subject to the provisions in Section 4.22.

**OAK RIDGES MORaine:** the designated area on Schedule “A”, Zoning Maps, to this By-law.

**ON-FARM DIVERSIFIED USE:** uses that are secondary to the principal **agricultural uses** of the property, and are limited in area. **On-farm diversified uses** include, but are not limited to, **home businesses, agri-tourism uses**, and uses that produce value-added agricultural products.

**ORGANIC SOLVENT:** a substance, usually a liquid, capable of dissolving another liquid. **Organic solvents** include, but are not limited to carbon tetrachloride, chloroform, methylene chloride (dichloromethane) and pentachlorophenol.

**OUTDOOR DISPLAY AND SALES AREA:** an outdoor open space area, used in conjunction with and ancillary to a business within the **main building** on the same **lot**, for the accessory display and/or sale of produce, merchandise in association with the **main use** of the **lot** or supply of services, but does not include a **motor vehicle sales / rental establishment**. Such a display and/or sales area may be wholly or partially contained within a temporary **structure**.

**OUTDOOR STORAGE:** an area of land used for the **outdoor storage** of goods and materials in the open air or in portable objects, such as shipping containers, in association with the **main use** of **lot** and does not include an **outdoor display and sales area** or an **outdoor storage use**.

**OUTDOOR STORAGE USE:** an establishment where **outdoor storage** forms the **main use** of a **lot**, but does not include a **contractor yard** or **equipment rental establishment** as defined by this By-law.

**PARK, PRIVATE:** an open space or recreational area other than a **public park**, operated on a commercial and/or private member basis, and which includes one or more recreational **uses**.

**PARK, PUBLIC:** any area of land under the jurisdiction of a **public authority** that is designed and/or maintained for recreational purposes. Without limiting the generality of the foregoing, a park may include municipal parks and playgrounds,

trails, **swimming pools**, trails, tennis courts, bowling greens, arenas, boating facilities and sports fields and ancillary retail **uses**.

**PARKING AREA:** an open area of land not located within a public **road** or **lane** that is intended for the use of parking of **motor vehicles** in marked **parking spaces**, but does not include a **driveway** or any area where **motor vehicles** for sale, rent or repair are kept or stored.

**PARKING GARAGE:** a **building**, or part thereof, intended to be used for the parking of **motor vehicles**.

**PARKING LOT:** an area of land used for the parking of **motor vehicles**.

**PARKING SPACE:** an unobstructed space for the parking of a **motor vehicle**.

**PARKING SPACE, TANDEM:** a **parking space** that is located behind another **parking space** and which, if used, prevents the other space from being accessed by a **motor vehicle**.

**PARTIAL SERVICE:** connections linking a **building** to,

- a) a communal sewage or water service or a full municipal sewage or water service, and
- b) an individual on-site sewage or water system.

**PATIO:** a **structure** with or without a roof not more than 0.3 metres above the lowest adjacent ground level to the finished top elevation of the **patio**. Vertical enclosure of the **patio** area is permitted up to 50 percent of the perimeter of the **patio**, excluding the **main wall** of the **building**.

**PIT:** an opening or excavation in or working of the ground for the purpose of searching for or removal of mineral, soil, rock, quartz, limestone, earth, clay, sand or gravel, and any smelting furnace, mill, work or place, used for or in connection with crushing, reducing, smelting, refining, or treating any of the substances listed in this definition and all ways, works, plant, **buildings** and premises either below or above the ground and belonging to or used in connection with any activities listed in this definition, and also includes a quarry.

**PLACE OF AMUSEMENT:** an establishment that contains facilities that offer games for the amusement of the public, such as a bowling alley, motion simulation rides, virtual reality games, video games, computer games, laser games and similar types of uses, and bingo halls but does not include casinos or any other establishment accommodating gambling or gaming activities, wagering or betting, video lottery or gaming machines or any other gambling use.

**PLACE OF WORSHIP:** a facility 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, but does not include a **private school**.

**PLANTING STRIP:** an area of land that is used exclusively for landscaping and can be crossed by **driveways** and walkways accessing a **lot** from the **street**.

**POOL, SWIMMING:** any artificially enclosed body of water, including a hot tub, not less than 0.4 m deep, that is intended for recreational or competitive swimming, diving, or other bathing activities, but does not include a farm pond.

**PORCH:** a **structure** with a roof and at least one side that is open and unenclosed that may be accessed by stairs from grade.

**PORTABLE ASPHALT PLANT:** a temporary **building** or **structure**, to be dismantled at the completion of a construction project, where,

- a) Equipment is used to heat and dry **mineral aggregate** and to mix it with bituminous asphalt to produce asphalt paving material, and
- b) Bulk materials used in the process described in clause (a) are kept.

**PORTABLE CONCRETE PLANT:** a temporary **building** or **structure** to be dismantled at the completion of a construction project, where:

- a) 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; and,
- b) Which is not of permanent construction, but which is designed to be dismantled at the completion of the construction project.

**PRIVATE CLUB:** an establishment used as a meeting place for community, social or cultural purposes, but is not a **place of worship**.

**PUBLIC AUTHORITY:** any commission, board, or authority or any quasi-public body that is controlled by the Federal and/or Provincial governments and/or any commission, board, or authority or any quasi-public body that is controlled by the **Region** of York and/or **Town** of East Gwillimbury, provided it is owned or operated by or for, or under the authority of, the **Region** of York or the **Town** of East Gwillimbury.

**PUBLIC USE:** any **use** of land, **buildings** or **structures** by or on behalf of a **public authority**.

**RAPID INFILTRATION BASIN:** a basin or system of basins at or below surface grade that is constructed on porous soil and punctures through a relatively impermeable layer to gain access to a more permeable sand or gravel layer, so as to rapidly infiltrate into the ground, at a single point or area of concentration, surface runoff collected from **impervious surfaces**.

**RAPID INFILTRATION COLUMN:** a column or system of columns at or below surface grade that is constructed in porous soil and punctures through a relatively impermeable layer to gain access to a more permeable sand or gravel layer, so as to rapidly infiltrate into the ground, at a single point or area of concentration, surface runoff collected from **impervious surfaces**.

**RECONSTRUCTION:**

- a) The rebuilding or replacement of more than 50 percent of an **existing building** or **structure** above the footings or foundation walls;
- b) The rebuilding or repair of an **existing building** or **structure** that has suffered damage by any cause whatsoever to at least 50 percent of the **building** or **structure**, to the extent that such damage has rendered that portion unusable or unsafe; or
- c) Making structural alterations or changes to more than 50 percent of an **existing building** or **structure**.

**RECREATIONAL VEHICLE:**

- a) a **motor vehicle** that is primarily designed to provide temporary living quarters for recreational camping, travel or seasonal use, whether it has its own motor power or is mounted on or towed by another vehicle, and includes motorized homes, travel trailers, fifth wheel travel trailers, tent trailers and campers whether or not the camper is or is not attached to a truck or other **motor vehicle** and does not include a **mobile home** or a manufactured home; and/or,
- b) Personal watercraft, snowmobiles, all-terrain vehicles and other similar vehicles used for recreational purposes.

**REGION:** the Regional Municipality of York.

**RENEWABLE ENERGY SYSTEM:** The production of electrical power from an energy source that is renewed by natural processes including, but not limited to, wind, water, a biomass resource or product, solar and geothermal energy, or as more specifically defined by the Green Energy Act.

**REPAIR OR SERVICE SHOP:** an establishment used for the servicing or repair of, but not limited to, radio and television receivers, vacuum cleaners, refrigerators, washing machines, sewing machines, and other domestic appliances; musical instruments, sound and public address systems, hosiery, shoes, cameras, toys, jewelry, watches, clocks, safes and locks, bicycles, wheel chairs and orthopedic appliances, as well as accessory retail.

**RESERVE:** a strip of land abutting a **street** and owned by a **public authority** having jurisdiction over such **street**.

**RESTAURANT:** an establishment in which the **main use** is the preparation and serving of food and beverages to the public for consumption within or outside the **building** and which may include the preparation of food in a ready-to-consume state for consumption off the premises.

**RETAIL, ACCESSORY:** an area of manufacturing or warehousing **use** which is devoted to the sale of goods to the general public which are either manufactured or warehoused on the site, provided that such area be no greater than 20 percent of the **gross floor area** of the **building** or unit in which the manufacturing **use** or **warehouse** is located.

**RETAIL STORE:** an establishment in which goods, wares, merchandise, substances, articles or things are displayed, rented or sold directly to the public but does not include **adult specialty store** or any use otherwise defined by this By-law.

**RETIREMENT HOME:** a **building** in which,

- a) Common kitchen and dining facilities are provided for the residents; and,
- b) Common lounges, recreation rooms and health care facilities and services may also be provided for the residents; or
- c) Accommodation may be provided through **assisted living dwelling units**.

**SALVAGE YARD:** an area outside of an enclosed **building** where scrap metal and **motor vehicles** are disassembled and dismantled, or where **motor vehicles** in an inoperable condition or used **motor vehicle** parts are stored or re-sold.

**SCHOOL PORTABLE:** a temporary **building** or **structure** designed to serve as a classroom on a **lot** that is also the site of a **public school**.

**SCHOOL, POST-SECONDARY:** a university or college of applied arts and technology, and may include a dormitory, **restaurant**, **financial institution**, and service commercial establishment as **accessory uses**.

**SCHOOL, COMMERCIAL:** an establishment where instruction, training, or certification in a specific trade, service, or skill is provided, including, but not limited to, a dance studio, an art school, a business or trade school and any other specialized school.

**SCHOOL, PRIVATE:** a **building** or part of a **building**, which may also include ancillary outdoor areas, used as an academic school. For the purposes of this definition, **school portables** are only permitted on the same **lot** as the **main building** used for the **private school**.

**SCHOOL, PUBLIC:** a **building** or part of a **building**, which may also include ancillary outdoor areas, used as an academic school under the jurisdiction of a Provincially approved educational institution. For the purposes of this definition, **school portables** are only permitted on the same **lot** as the **main building** used for the **public school**.

**SERVICE COMMERCIAL USE:** an establishment providing services related to the grooming and non-medical care of persons (such as, but not limited to, a barber or salon), or the maintenance of a residence or business (such as, but not limited to, private mail box, photocopying, or custodial services).

**SETBACK:** the distance between a **lot line** and the nearest point of any **building** or **structure** for which a **setback** is required. For a **corner lot** with a **daylighting triangle**, the **exterior side lot line** is deemed to extend to its hypothetical point of intersection with the extension of the **front lot line** and/or **rear lot line** for the purposes of calculating the **front, rear** and **exterior side yard setbacks**, but at no point may a **building** or legal encroachment extend into the **daylighting triangle**.

**SHORT TERM RENTAL ACCOMMODATION:** a **dwelling unit** or **structure** of any part thereof that operates or offers a place of temporary residence, lodging or occupancy by way of concession, permit, lease, license, rental agreement or similar commercial arrangement for any period less than thirty (30) consecutive calendar days, throughout all or any part of a calendar year. **Short term rental accommodation** shall not mean or include a **hotel/motel, bed and breakfast establishment**, tourist cabin or cottage, **hospital**, commercial resort unit or similar commercial or institutional use.

**SIGNIFICANT THREAT AREA '1':** the geographic location of the 100 metre pathogen zone within a **wellhead protection area** with a Vulnerability Score of 10 as identified in the Source Protection Plan for the purposes of describing a vulnerable area.

**SIGNIFICANT THREAT AREA '2':** the geographic location of the area containing portions of a **wellhead protection area** with a Vulnerability Score of 10 as identified in the Source Protection Plan for the purposes of describing a vulnerable area.

**SIGNIFICANT THREAT AREA '3':** the geographic location of the area containing portions of a **wellhead protection area** with a Vulnerability Score of 8 as identified in the Source Protection Plan for the purposes of describing a vulnerable area.

**SIGNIFICANT THREAT AREA '4':** the geographic location of the area around a wellhead described as **Wellhead Protection Area C (WHPA-C)** as identified in the Source Protection Plan for the purposes of describing a vulnerable area.



**SITE ALTERATION:** activities such as filling, grading and excavation that would change the landform and natural vegetative characteristics of land, but does not include,

- a) The construction of facilities for transportation, **infrastructure** and **utilities** by a public authority, or
- b) Activities or works under the Drainage Act; or
- c) The carrying out of agricultural practices on land that was being used for **agricultural uses** on the date the By-law came into effect.

**SITE RESTORATION:** the treatment of land from which aggregate has been excavated so that the use or condition of the land is restored to its former use or condition.

**STACKING LANE:** a continuous on-site queuing **lane** that includes **stacking spaces** for **motor vehicles** that is separated from other vehicular traffic and pedestrian circulation by barriers, markings or signs.

**STACKING SPACE:** a rectangular space that may be provided in succession and is designed to be used for the temporary queuing of a **motor vehicle** in a **stacking lane**.

**STOREY:** a level of a **building**, other than a **basement**, located between any floor and the floor, ceiling or roof immediately above it.

**STORMWATER MANAGEMENT FACILITY:** 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.

**STREET:** a public thoroughfare available for use by vehicular and pedestrian traffic which is assumed or dedicated by/under the jurisdiction of the Town of East Gwillimbury, Region of York or Province of Ontario, but does not include an unopened road allowance. A private road in a registered plan of condominium is also a **street** for the purposes of this By-law, but does not include a **lane**.

**STREET LINE:** the boundary between a **street** and a **lot**.

**STRUCTURE:** anything that is erected, built or constructed of parts joined together and attached or fixed permanently to the ground or any other **structure**. For the purpose of this By-law, a fence, a light standard, transformers, an antenna and a sign are deemed to not be **structures**. For the purpose of **setback** calculations, natural gas or electricity meters, dog houses, freestanding mail boxes, **driveway** entrance pillars, statues, storage lockers under 1m high, pool pumps and filters not inside **accessory buildings**, flag poles, free standing trellises, shopping cart enclosures, **waste** receptacles, school bus shelters, composters, planters, and barbeques are not considered **structures** for the determination of **setbacks**.

**TEMPORARY FARMERS MARKET:** an area of outdoor food stands using temporary **structures** to sell food products to the public.

**TEMPORARY STRUCTURE:** a **structure** that is not attached to or fixed permanently to the ground or any other **structure** and is only permitted for up to a maximum of 30 days per calendar year. For the purpose of this By-law items such as, storage containers, storage bins for refuse and temporary tents (less than 60 metres in area) may be considered **temporary structures**.

**THEATRE:** a place of public assembly intended for the production and viewing of the performing arts or the screening and viewing of motion pictures, and consisting of an auditorium with permanently fixed seats intended solely for a viewing audience.

**TOWN:** the Corporation of the **Town** of East Gwillimbury, and includes its Council and any tribunal, licensing officer or employee of the **Town** responsible for, or whose duties include, the administration or enforcement of this By-law, or the exercise of any duty or power to which this By-law relates.

**TRADE AND CONVENTION CENTRE:** an establishment where facilities are provided for the displaying of goods and/or services for the general public, such as an auto show or a computer trade show, or where groups of people meet for civic, educational, political, religious or social purposes, but is not a **place of worship**.

**TRANSPORT TERMINAL:** an establishment used for the purpose of storing, servicing, washing, repairing or loading of trucks or **transport trucks** with materials or goods that are not manufactured, assembled or processed on the same **lot** and may include a **warehouse**.

**TRANSPORT TRUCK:** a **motor vehicle** having attached thereto a delivery body and includes ambulances, hearses, casket wagons, fire apparatus, buses and tractors used for hauling purposes.

**TRUCK REFUELING STATION:** an establishment used only for the sale of **motor vehicle** fuels for **transport trucks** and **motor vehicle** accessories, and may also include **accessory retail** sales of convenience foods and beverages, but does not include a **motor vehicle repair garage**.

**TRUCK RENTAL OR STORAGE FACILITY:** an establishment where trucks or **transport trucks** are rented, leased, kept for hire, or stored or parked for remuneration, or from which trucks or **transport trucks**, stored or parked on the property, are dispatched for hire as common carriers, and which may include a **warehouse**.

**USE:** the purpose for which any land, **building** or **structure** is arranged, designed, intended, operated, occupied or maintained.

**USE, DRY:** those uses that do not use water for processing, cooling or washing and do not generate more than 4,500 litres per day of employee **waste**.

**UTILITY(IES):** An essential public service, such as electricity, gas, or communications/ telecommunications networks that is provided by a regulated company or government agency.

**WAREHOUSE:** a **building** or part thereof, which is used primarily for the housing, storage, adapting for sale, packaging or wholesale distribution of goods, wares, merchandise, food stuff substances and articles, but does not include a **transport terminal, commercial self-storage facility** or a fuel storage tank.

**WASTE:** a material licensed or included within an Environmental Compliance 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:** any substance or material licensed or included within an Environmental Compliance 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.

**WASTE PROCESSING STATION:** a facility within an enclosed **building** whose primary purpose is the sorting and processing of **waste** to create a new product or raw material on site.

**WASTE TRANSFER STATION:** a facility within an enclosed **building** whose primary purpose is the collection and storage of **waste** or **hazardous waste** for shipment, and which may include limited sorting or preparation of that **waste** to facilitate its shipment for final disposal or to a **waste processing station**, but does not include **salvage yards** or scrap metal yards.

**WAYSIDE PIT:** a temporary **pit** opened or used by or for a public authority solely for the purpose of a particular project of road construction and not located on the road right of way.

**WELLHEAD PROTECTION AREA:** the surface and subsurface area surrounding a water well or well field that supplies a municipal water system and through which contaminants are reasonably likely to move so as eventually to reach the water well or well field.

**WHOLESALE ESTABLISHMENT:** a **building or structure** used for the sale and distribution of goods or materials for resale purposes only and may include a **warehouse**.

**WORSHIP AREA:** means the **net floor areas** within the walls of sanctuary(s), hall(s) or meeting room(s) that a religious group uses for the practice of its religious rites, including any **balcony** or other area that, by the removal or opening of any walls or partitions, can expand the area of the sanctuary, hall or meeting room(s), and any choir or musicians area. **Net floor areas** intended solely for the use of the worship group leader, such as altar or pulpit areas are not included in the **worship area**.

**WORSHIP AREA CAPACITY:** means the number of persons for whom the **worship area(s)** is designed, and is determined by adding the total of (i) and (ii) below: (i) Where there are fixed seats in the **worship area(s)**: The number of fixed seats in the **worship area(s)**, (where fixed seating is provided in the form of open benches each 0.5 metres bench width shall be considered as one seat); and (ii) Where there are no fixed seats in the **worship area(s)**: The number of square metres of **worship area floor area(s)** divided by 0.75.

**YARD:** an open, uncovered space on a **lot** pertaining to a **building** and unoccupied by **buildings** or **structures** except as specifically permitted in this By-law.

**YARD, EXTERIOR SIDE:** the **yard** of a **corner lot** extending from the **front yard** to the **rear yard** between the **exterior side lot line** and the nearest **main walls** of the **main building** or **structure** on the **lot**.

**YARD, FRONT:** a **yard** extending across the full width of the **lot** between the **front lot line** and the nearest **main walls** of the **main building** or **structure** on the **lot**.

**YARD, INTERIOR SIDE:** a **yard** other than an **exterior side yard** that extends from the **front yard** to the **rear yard** between the **interior side lot line** and the nearest **main walls** of the **main building** or **structure** on the **lot**.

**YARD, MAXIMUM:** the maximum distance of a **yard** from a **lot line**. In calculating the **maximum yard**, the minimum horizontal distance from the respective **lot line** is to be used.

**YARD, MINIMUM:** the minimum distance of a **yard** required from a **lot line**. In calculating **minimum yards**, the minimum horizontal distance from the respective **lot lines** is to be used.

**YARD, REAR:** a **yard** extending across the full width of the **lot** between the **rear lot line** and the nearest **main walls** of the **main building** or **structure** on the **lot**.

**ZONE:** a designated area of land **use** shown on the Schedules of this By-law.



## Part 4.0 - General Provisions

### 4.1 Accessory Apartments

Where permitted in a **single detached, semi-detached or townhouse dwelling**, a maximum of one **accessory apartment** is permitted per **dwelling unit** provided that:

- a) Notwithstanding any provision to the contrary, no more than one entrance is permitted into the **front yard**, including below grade walkouts.
- b) An **accessory apartment** is not permitted on a **lot** where there is a **garden suite** or **coach house** also situated; and,
- c) Notwithstanding the above, an **accessory apartment** is not permitted in the Environmental Protection (EP), Oak Ridges Moraine Core (ORMC), Oak Ridges Moraine Core Linkage (ORMCL), or the Oak Ridges Moraine Countryside (ORMCS) **Zones**.

### 4.2 Accessory Uses, Buildings and Structures

#### 4.2.1 Accessory Uses

Unless otherwise specified, **accessory uses** are permitted in all **zones**.

#### 4.2.2 Accessory Buildings and Structures

Unless otherwise specified, **accessory buildings and structures** are permitted in all **zones**. All **accessory buildings and structures** are subject to the following provisions:

- a) No **accessory building or structure** can be erected on a **lot** prior to the erection of the **main building** on the **lot**.
- b) No **accessory building or structure** can be used for human habitation or as a **home business**, unless expressly permitted by this By-law.
- c) **Coach houses** are regulated by Section 4.2.3, and not this Section.
- d) No **accessory building or structure** or part thereof can be located:
  - i) Within an easement;
  - ii) Any closer to the **front** or **exterior side lot line** than the **main building**, except on any **lot** in a Rural (RU), Oak Ridges Moraine Core (ORMC), Oak Ridges Moraine Core Linkage (ORMCL) or Oak Ridges Moraine Countryside (ORMCS) **Zone** that is 0.4 hectares or greater in size;
  - iii) Within any **daylighting or sight triangle**;
  - iv) Within the **minimum front** and **exterior side yards**; or

- v) Within 1.0 metre from any **building or structure** on the **lot** or as permitted by the Ontario Building Code.
- e) **Accessory buildings and structures** must be located no closer than 1.0 metre from the **rear lot line** and **interior side lot line**.
- f) The maximum **height** of **accessory buildings or structures** in all **zones** except the Rural (RU), Oak Ridges Moraine Core (ORMC), Oak Ridges Moraine Core Linkage (ORMCL) or Oak Ridges Moraine Countryside (ORMCS) **Zones** is 4.5 metres.
- g) The maximum **height** of **accessory buildings or structures** in a Rural (RU), Oak Ridges Moraine Core (ORMC), Oak Ridges Moraine Core Linkage (ORMCL) or Oak Ridges Moraine Countryside (ORMCS) **Zones** is 11.0 metres.
- h) The maximum **lot coverage** of all **accessory building and structures** (including a detached **private garage**) on a **lot** is 10 percent and is included as part of the total **lot coverage** permitted in the **zone**. Notwithstanding the above, the total maximum **ground floor area** of all detached **private garages** on a **lot** shall not exceed 120 square metres.
- i) A **structure** is not considered an **accessory structure** if attached to the **main building** in any way. For the purposes of this Section, where a breezeway connects a **private garage** to the **main building** on the **lot**, forming part of the **main building**, the following criteria must be met:
  - a. The breezeway is structurally connected to both **buildings**;
  - b. The breezeway is a roofed **structure** with more than 60% of the total perimeter of the breezeway enclosed by walls, doors or windows;
  - c. The breezeway is at least 1.8 metres in width to a maximum of 2.5 metres in width, and no more than 9 metres in length.
- j) No more than three detached **accessory buildings or structures** are permitted on a **lot** in any Residential **Zone**, unless otherwise permitted by this By-law.
- k) A boathouse, dock or wharf may be located in a **yard** adjoining a body of water provided that the approval of any other governmental authority having jurisdiction has been obtained and provided that the boathouse, dock or wharf is located no closer than 3.0 metres to the **interior or exterior side lot line** and will not encroach into the area underwater that would be in front of an abutting **lot** when the **lot lines** are extended into the waterbody.

#### 4.2.3 Coach Houses

Where permitted, **coach houses** are subject to the following provisions:

- a) The living area of a **coach house** is located entirely on the second storey above a detached **private garage** on a **townhouse dwelling lot** with rear **lane** access.
- b) **Coach houses** must be located no closer than 1.0 metre from the **rear lot line** and **interior side lot line**.
- c) The maximum **height** of **coach houses** in all **zones** is 7 metres.
- d) The **lot** must be serviced by municipal water and wastewater.

#### 4.3 Accessory Farm Employee Accommodation

An **accessory farm employee accommodation** may be permitted subject to a zoning by-law amendment, when the size and nature of the operation requires additional employment. Where permitted by this By-law, **accessory farm employee accommodation** shall be subject to the following provisions:

- a) Minimum **lot area** - 20 hectares;
- b) Access to the **accessory farm employee accommodation** shall be provided by way of the same **driveway** and entrance-way as the **dwelling unit** in the **main building**.
- c) The **accessory farm employee accommodation** shall be located within 100 metres of the **dwelling unit** in the **main building**; and,
- d) The **accessory farm employee accommodation** is located on a **lot** that is the site of a commercial farm.

#### 4.4 Adult Entertainment Uses

Where permitted by this By-law, **adult entertainment parlours**, **body rub parlours**, or **adult specialty stores** are subject to the following provisions:

- a) The minimum distance between any **adult entertainment parlour** or **body rub parlour** and:
  - i) A provincial highway, major arterial, or collector road right-of-way, as identified in the **Town's** Official Plan is 100 metres; and,
  - ii) Any Institutional or Residential **Zone** boundary, a **dwelling unit** in any **zone** or a school is 200 metres.
- b) The minimum distance between any **adult entertainment parlour** or **body rub parlour** and another **adult entertainment parlour** or **body rub parlour** is 500 metres.
- c) **Adult entertainment parlours** are only permitted on an **interior lot**.



- d) An **adult entertainment parlour** must be located within a free-standing, single **storey building** and must be the sole **use** on a **lot**.
- e) A **body rub parlour** or **adult specialty store** shall be located in a multi-occupancy **building** and shall occupy no more than 15 percent of the total **gross floor area** of the **building** or 150 square metres, whichever is less.
- f) **Accessory uses** are not permitted in conjunction with any **adult entertainment parlour**.
- g) Notwithstanding any other provision in this By-law, in no case shall an **adult entertainment parlour** or a **body rub parlour** be considered an **accessory use**.
- h) **Adult entertainment parlours** are only permitted on **lots** that are connected to full municipal services.

#### 4.5 Barrier-free Access Ramps and Lifts

Nothing in this By-law prevents the establishment of **barrier-free** entrances and ramps in accordance with the requirements of the Ontario Building Code. In addition, nothing prevents the location of **barrier-free** entrances and ramps in a **private garage** that is attached to a **dwelling unit** provided the required number of **parking spaces** can still be provided.

#### 4.6 Daylighting or Sight Triangles

- a) Notwithstanding anything to the contrary, **buildings or structures** are prohibited within a **daylighting or sight triangle**.
- b) Landscaping, street furniture and/or walkway features may be permitted within a **daylighting or sight triangle** up to a maximum **height** of 1.0 metre, measured from the adjacent **street line** elevation, provided it does not obstruct the vision of drivers of motor vehicles or cyclists approaching the intersection.
- c) For the purposes of measuring **front** and **exterior side yard setbacks** for a lot which abuts a **daylighting triangle**, **setbacks** shall be measured from the **front** and **exterior side lot lines**, not the **daylighting triangle**, but at no point may a **building, structure** or legal encroachment extend into the **daylighting triangle**.

#### 4.7 Deck Regulations

**Decks** are subject to the following provisions:

- a) **Decks** that have a floor **height** of 3.0 metres or less measured from the average grade level adjacent to the **deck** are permitted in the **interior side, exterior side** and **rear yard** provided that the **decks** are:
  - i) No closer than the minimum required **yard** for the **main building** from the **front, interior** and **exterior side lot line**;
  - ii) No closer than 3.0 metres from the **rear lot line**.
- b) **Decks** that have a floor **height** of more than 3.0 metres measured from the average grade level adjacent to the **deck** are only permitted in the **rear yard** provided that the **deck** is no closer than the required minimum **interior side yard** and is no closer than 5.0 metres from the **rear lot line**.
- c) Notwithstanding the above provisions, stairs used to access **decks** shall be setback at least 0.5 metres from any **lot line** or meet the **minimum yard setback**, whichever is lesser.

#### 4.8 Encroachments into Required Yards (Excluding Decks)

Encroachments of the following **structures** or features shall be permitted in accordance with Table 4A below, but at no point may an encroachment extend into the **daylighting triangle** or easement:

<b>Structure or Feature</b>	<b>Yards in which Structure or Feature is Permitted</b>	<b>Required Setback or Permitted Encroachment</b>
Accessibility ramps	All <b>yards</b>	No required setback
Air conditioners and heat pumps	<b>Interior side and rear yard</b>	Must be set back a minimum of 0.3 metres from the <b>interior</b> and <b>rear lot lines</b>
	<b>Exterior side yard</b>	Must be set back a minimum of 1.5 metres from the <b>exterior side lot line</b>
	<b>Front yard</b>	Not permitted in <b>front yard</b>
Cornices, coves, belt courses, eaves, gutters, pilasters, sills, or weather-shielding <b>structures</b>	All <b>yards</b>	May encroach by no more than 0.6 metres into any <b>minimum yard</b>

<b>Structure or Feature</b>	<b>Yards in which Structure or Feature is Permitted</b>	<b>Required Setback or Permitted Encroachment</b>
<b>Balconies</b>	<b>Front and exterior side yards</b>	Must be set back 1.2 metres from the <b>exterior side lot line</b> and the <b>front lot line</b>
	<b>Rear yard</b>	May encroach by no more than 1.8 metres into the <b>minimum rear yard</b>
	<b>Interior side yard</b>	No encroachment permitted into the <b>minimum interior side yard</b>
<b>Bay, box and bow windows</b> that are supported by the <b>main wall</b> or not, with a maximum width of 3.0 metres	<b>Front, rear and exterior side yard</b>	May encroach by no more than 1.0 metres into any <b>minimum yard</b>
	<b>Interior side yard</b>	No encroachment permitted into <b>minimum interior side yard</b>
Chimneys and gas fireplace projections and chases with a maximum width of 1.8 metres	<b>All yards</b>	May encroach by no more than 0.6 metres into any <b>minimum yard</b> and must be set back a minimum of 0.6 metres from the <b>lot line</b>
Fire escapes	<b>All yards</b>	May encroach by no more than 1.5 metres into any <b>minimum yard</b> and must be set back a minimum of 0.6 metres from the <b>interior side lot line</b>
Stairs and <b>landings</b> that access any part of the <b>main building</b> at or above grade, which may include stairs associated with a <b>porch</b>	<b>Rear yard</b>	May encroach by no more than 3 metres into <b>minimum rear yard</b>
	<b>Front and exterior side yards</b>	No part of the stairs or <b>landing</b> may be closer than 0.5 metres from the <b>front and exterior side lot lines</b>
	<b>Interior side yard</b>	Must be set back a minimum of 0.5 metres from the <b>interior side lot line</b> or meet the <b>minimum interior side yard</b> , whichever is lesser.
Stairs that access the <b>main building</b> below grade	<b>Rear yard</b>	May encroach by no more than 1.5 metres into <b>minimum yard</b>
	<b>Front yard</b>	Not permitted in <b>front yard</b>

<b>Structure or Feature</b>	<b>Yards in which Structure or Feature is Permitted</b>	<b>Required Setback or Permitted Encroachment</b>
	<b>Exterior and interior side yards</b>	No encroachment permitted in to <b>minimum exterior and interior side yards</b>
<b>Porches, Canopies</b> (above doorways and not supported by the ground) and porticos	<b>Front, interior and exterior side yards</b>	No part may be closer than 1.2 metres from the <b>front lot line</b> or <b>exterior side lot line</b> and no closer than the required <b>interior side yard</b> for the <b>main building</b>
	<b>Rear yard</b>	May encroach by no more than 3.0 metres into the <b>required rear yard</b>
Eaves and gutters associated with a <b>porch</b>	<b>All yards</b>	May encroach an additional 0.6 metres beyond what is permitted by this section into any <b>minimum yard</b>
<b>Patio</b>	<b>All yards</b>	Must be set back a minimum of 0.5 metres from all <b>lot lines</b> or meet the <b>minimum yard setbacks</b> , whichever is lesser.

#### 4.9 Established Building Line

Notwithstanding any other provision in this By-law, where a vacant **lot** exists or is created between two developed **lots** or where an addition to a legally existing **building** is proposed, and where the **buildings** on the abutting **lots** on either side are located closer to the **front lot line** than is required by this By-law, the minimum **front yard** shall be the average of the **front yard** of the two abutting **lots**.

#### 4.10 Flood Hazard Lands

The Flood Hazards Lands as identified in Appendix “A” to this By-law are lands within a Regional Floodplain or are subject to erosion, loose soils or steep slopes as identified by the Lake Simcoe Region Conservation Authority. In addition to the underlying Zone standards, the regulations of the Conservation Authority may further restrict **development** and the use of the lands. Notwithstanding any other provision of this By-law, written approval of the Conservation Authority shall be required and submitted with any **building** permit application and prior to the addition or removal of fill, whether originating on the site or elsewhere for any lands located within the regulated areas. All uses, **buildings** or **structures** shall meet all other provisions of this By-law. Appendix “A” may be amended without the need for a zoning by-law amendment.

#### 4.11 Frontage on a Street

Unless otherwise specified by this By-law, no person can erect or use any **building** or **structure** in any **Zone** unless the **lot** to be used, or upon which the **building** or **structure** is situated or proposed to be erected:

- a) Abuts or fronts on a **street** or a 0.3 metre **reserve** abutting said **street**. For the purpose of this section, a **street** does not include an unopened road allowance; or,
- b) Is being constructed pursuant to a Subdivision, Site Plan or Condominium Agreement with a **public authority**; or,
- c) Has legal access to a public **street**. For the purpose of this Section, a **lot** with legal access to a public **street** is deemed to meet the **lot frontage** requirements of the applicable zone.

#### 4.12 Group Homes

Where a **group home** is permitted in a **zone**, the following provisions shall apply:

- a) Only 1 **group home** shall be permitted per **dwelling unit**;
- b) The minimum distance between a **group home** and any other **group home** shall be 500 metres measured in a straight line from **lot line** to **lot line**;
- c) The minimum required **gross floor area** per resident is 23.0 square metres.

#### 4.13 Height Exceptions

- a) The **height** requirements of this By-law shall not apply to:
  - i) **Place of worship** belfries and spires;
  - ii) Clock towers and flagpoles;
  - iii) Communication towers and antennas;
  - iv) Water storage tanks;
  - v) Any ornamental roof construction features including but not limited to domes, towers, cupolas, and steeples;
  - vi) Aggregate processing facilities;
  - vii) Solar panels;
  - viii) Storage tanks and silos associated with an **industrial use** in an **Employment Zone**;

- ix) **Buildings** and **structures** associated with a public or **municipal works depot**; and,
  - x) Agricultural **buildings** and **structures**, including silos and grain elevators.
- b) The following ornamental features are permitted to project a maximum of 5.0 metres above the highest point of the roof surface, regardless of the **height** of the **building**, provided they do not occupy more than 30% of the area of the roof:
- i) Skylights;
  - ii) Vents;
  - iii) Chimneys; and
  - iv) Bulkheads.
- c) All heating, ventilation and air conditioning equipment (hvac) that may or may not be enclosed in a **mechanical penthouse** may be permitted to project subject to Section 4.27.

#### 4.14 Home Businesses

Where a **home business** is permitted in a **zone**, the following provisions shall apply:

- a) Not more than one non-resident employee, shall be engaged in the **home business**;
- b) The **use** is entirely restricted to the **dwelling unit** and/or an **accessory building or structure** or **private garage** where permitted;
- c) An **accessory building or structure** may only be used for the purpose of a **home business** if the **lot** is a minimum of 2.5 hectares in size and the **home business** does not occupy more than 50 square metres of the **accessory building or structure**;
- d) The maximum **gross floor area** dedicated to the **home business** shall be 25 percent of the **gross floor area** of the **dwelling unit** or 50 square metres whichever is the lesser;
- e) The **home business use** shall be clearly secondary to the **main use** of the **dwelling unit** and there is no change in the external character of the **dwelling unit** or **lot** as a private residence, with the exception a legal sign erected in accordance with The **Town** of East Gwillimbury Sign By-law;
- f) There shall be no **outdoor storage** or **outdoor display and sales area** of materials or goods in conjunction with the **home business**;

- g) A **home business** shall not create noise and dust that is detectable outside of the **dwelling unit**, or any odorous, toxic or noxious matters or vapours;
- h) An **animal daycare centre** with 5 or less household pets may be permitted as a **home business**;
- i) **Uses** that shall not be permitted as a **home business**, include, but are not limited to, the following:
  - i) **Adult entertainment use**;
  - ii) **Animal clinic**;
  - iii) Dating/escort services;
  - iv) **Contractor yard**;
  - v) **Kennel**;
  - vi) Taxi service depot and limousine businesses;
  - vii) Paint shop or furniture stripping; and,
  - viii) The on-site storage, repair, maintenance sale, and/or towing of **motor vehicles, recreational vehicles** or engines.

#### 4.15 Kennels

Where permitted by this By-law, a **kennel** is subject to the following provisions:

- a) Maximum **gross floor area**, inclusive of outdoor exercise areas and pens – 100 square metres.
- b) Minimum **setback** from any **lot line** for all **kennel** related facilities – 60 metres.
- c) Minimum separation distance between **kennels** on separate **lots** – 500 metres.

#### 4.16 Legal Non Compliance and Legal Non-Conformity

##### 4.16.1 Non-Complying Buildings and Structures

- a) A **non-complying building** or **structure** that does not comply with this By-law, but which was legally erected/alterd in accordance with a Zoning By-law that was in effect in accordance with Section 34 of the Planning Act R.S.O. c. P. 13 as amended at the time of construction and/or alteration may be enlarged, repaired, **reconstructed** or renovated provided that the enlargement, repair, **reconstruction** or renovation:
  - i) Does not further encroach into a **minimum** required **setback**;

- ii) Does not increase the amount of floor area or volume in a **minimum** required **setback**;
  - iii) Does not in any other way increase a situation of non-compliance; and,
  - iv) Complies with all other applicable provisions of this By-law.
- b) Nothing in this By-law shall prevent the continuation of **existing buildings** or **structures** within the **Oak Ridges Moraine** provided the **building** or **structure** was legally in existence as of November 15, 2001.
  - c) The replacement or **reconstruction** within the same location and dimensions of a legally **existing building** or **structure** that is damaged or destroyed by causes beyond the owner's control is permitted and the **reconstructed building** or **structure** shall be deemed to be an **existing building** or **structure** if there is no change in use.

#### 4.16.2 Non-Complying Lots

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

#### 4.16.3 Non-Compliance as a Result of Land Acquisition by a Public Authority

Notwithstanding any other provision in this By-law, where, as a result of an acquisition of land by the **Town**, **Region**, the Province of Ontario, the Government of Canada or any department, board, commission or agency thereof, and where such acquisition results in a contravention of this By-law, the following applies:

- a) If the acquisition results in a contravention of this By-law with respect to minimum **lot frontage** and **lot area** requirements, the remaining **lot frontage** and/or **lot area** shall be deemed to be legal **non-complying**;
- b) If the acquisition results in a contravention of this By-law with respect to parking, loading, **planting strip**, **front yard**, **interior side yard**, **exterior side yard**, **rear yard**, **lot coverage** or landscaped open space requirements, the lands so affected are deemed to comply with this By-law to the extent it complied with this By-law on the day before the acquisition was finalized; and



- c) Notwithstanding subsection (b), no new **building, structure** or addition to a legally **existing building or structure** shall be erected or located except in accordance with all the provisions of this By-law, excluding subsection (a).

#### 4.16.4 Non-Conforming Uses

- a) No lands can be used and no **building or structure** can be used except in conformity with the provisions of this By-law unless such **use** legally existed before the date of passing this By-law and provided that it has continued and continues to be used for such purpose, and that such **use**, when established, was not contrary to any By-law in force at that time.
- b) Nothing in this By-law shall prevent the continuation of **existing uses** within the **Oak Ridges Moraine** provided the use was legally in existence as of November 15, 2001.

#### 4.17 Medical Marihuana Production Facilities

Where **medical marihuana production facilities** are permitted in this By-law, the following provisions shall apply:

- a) **Medical marihuana production facilities** are prohibited in **dwelling units**.
- b) **Medical marihuana production facilities** are prohibited from locating within 70 metres, measured property line to property line, of the following uses:
  - i) **Community centres;**
  - ii) **Child care centres;**
  - iii) **Dwelling units in any zone;**
  - iv) **Public parks and private parks; and,**
  - v) **Public and private schools.**

Notwithstanding the above, no **medical marihuana production facility** legally established under these provisions shall be deemed to be in violation under this section by the subsequent erection of the above uses constructed on another lot.

- c) No store fronts or onsite retail distribution shall be permitted in conjunction with a **medical marihuana production facility**
- d) No outdoor signage or advertising shall be permitted.
- e) No part of a **medical marihuana production facility** including storage and **accessory uses**, may be located outside.

#### 4.18 Multiple Uses and Zones on one Lot

- a) Where any **building, structure** or **lot** is used for more than one purpose as provided by this By-law, the said **building, structure** or **lot** must comply with the provisions of this By-law relating to each **use**, unless otherwise specified in this By-law.
- b) Where a **lot** is divided into more than one **zone**, each portion of the **lot** must be used for a purpose that is permitted within each applicable **zone**.
- c) In no case shall the **zone** boundary function as a **lot line** for the purposes of determining required **setbacks** and **minimum yards**. Notwithstanding the above, the maximum permitted **lot coverage** shall apply only to the portion of the **lot** that is within each respective **zone**, as required.
- d) Notwithstanding subsection (b) 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 an Environmental Protection (EP) Zone.

#### 4.19 Number of Dwelling Units on a Lot

Unless specifically permitted by this By-law, no more than one **dwelling unit** is permitted on a **lot**.

#### 4.20 Oak Ridges Moraine Provisions

##### 4.20.1 General

- a) The policies of this Section apply to lands within the **Oak Ridges Moraine** as shown on Schedule “A” to this By-law.
- b) New **rapid infiltration basins** and new **rapid infiltration columns** are prohibited on lands within the **Oak Ridges Moraine**, as shown on Schedule “A” to this By-law.
- c) The construction or expansion of **partial services** is prohibited within the **Oak Ridges Moraine**.

##### 4.20.2 Areas of High Aquifer Vulnerability

Except for where specifically permitted in this By-law, the following **uses** are prohibited within an Area of High Aquifer Vulnerability as indicated by the corresponding overlay **zone** on the Maps comprising Schedule “B” hereto:

- a) Generation or storage of hazardous or liquid industrial **waste**;

- b) **Waste** disposal sites and facilities, organic soil conditioning sites, and snow storage and disposal facilities;
- c) Underground or above-ground **bulk storage tanks** that are not equipped with a secondary containment device; and,
- d) Any other contaminant listed in Schedule 3 (Severely Toxic Contaminants) to Regulation 347 as amended from time to time.

#### 4.20.3 Landform Conservation Areas

Notwithstanding any other provision of this By-law, except for **existing uses, buildings and structures** as defined in Part 3.0 and the provisions of Section 4.20.1 of this By-law, **development** or **site alteration** on Category 1 and 2 lands as indicated on Schedule “C” shall also be subject to the following provisions. **Buildings** or **structures** that are greater than 500 square metres may only be permitted in accordance with the **Oak Ridges Moraine** Conservation Plan.

##### (Category 1)

Within any Landform Conservation Area (Category 1) as indicated on Schedule “C” attached hereto and forming part of this By-law:

- a) The **net developable area** of the site that is disturbed shall not exceed 25 percent of the total site area; and
- b) The **net developable area** of the site that has **impervious surfaces** shall not exceed 15 percent of the total site area.

##### (Category 2)

Within a Landform Conservation Area (Category 2) as indicated on Schedule “C” attached hereto and forming part of this by-law:

- a) The **net developable area** of the site that is disturbed shall not exceed 50 percent of the total site area; and
- b) The **net developable area** of the site that has **impervious surfaces** shall not exceed 20 percent of the total site area.

#### 4.21 Outdoor Commercial Patios

Where an outdoor **patio** is located on a **lot** in conjunction with a **restaurant** on the same **lot**, the following provisions apply:

- a) The outdoor **patio** must be set back a minimum of 12 metres from a Residential **Zone** boundary.
- b) The outdoor **patio** must be located outside of any required **parking spaces** and required **planting strips**.

- c) The **patio** must be located outside of any required **daylighting or sight triangle**.
- d) The outdoor **patio** shall not exceed more than 50 percent of the **gross floor area** of the **restaurant** to which the outdoor commercial **patio** is associated.
- e) Rooftop outdoor **patios** shall be designed to prevent seating or standing within 1 metre of the edge of the **building**.

#### 4.22 Outdoor Display and Sales Areas

Where an **outdoor display and sales area** is permitted on a **lot**, the following provisions apply:

- a) The **outdoor display and sales area** must be set back a minimum of 12 metres from a Residential **Zone** boundary.
- b) The **outdoor display and sales area** must be located outside of any required **parking spaces, daylighting or sight triangles** and required **planting strips**.
- c) Notwithstanding subsection (b), if the **outdoor sales and display area** is temporary, it may occupy up to 10 percent of the **parking spaces** required by this By-law for the **uses** that exist on the same **lot**.
- d) For the purposes of this Section, temporary shall mean a period of time not to exceed 90 days in a calendar year.
- e) The **outdoor display and sales area** must not obstruct pedestrian and vehicular traffic.

#### 4.23 Outdoor Storage

Where **outdoor storage** is permitted in conjunction with a **building** or **structure** on the same **lot** and is not an **outdoor storage use**, the following provisions apply:

- a) **Outdoor storage** is only permitted on a **lot** if there is also a **building** or **structure** on the same **lot**. **Outdoor storage** cannot exceed the total **ground floor area** of all **buildings** and **structures** on the **lot**.
- b) **Outdoor storage** is only permitted in a **rear** or **interior side yard** and must not be located any closer than 20 metres to any **lot line** abutting a **street**.
- c) **Outdoor storage** shall be screened by opaque fencing or a masonry wall with a minimum **height** of 1.8 metres or a berm with a minimum **height** of 3.0 metres.

- d) No materials (other than machinery and equipment) in an outdoor storage area shall exceed 6.0 metres in **height**.
- e) **Outdoor storage** is not permitted within any **yard** abutting a Residential **Zone** boundary.

#### 4.24 Outdoor Swimming Pools and Hot Tubs

The following regulations apply to outdoor **swimming pools** and hot tubs:

- a) Outdoor **swimming pools** and hot tubs are permitted in the **interior side, rear** and **exterior side yards**, provided they are set back a minimum of 1.2 metres from the **interior side** and **rear lot lines** and 1.5 metres from the minimum required **exterior side yard** for the **main building**, with the **setback** measured from the water's edge of the **swimming pool** or hot tub.
- b) The maximum **height** of a **swimming pool** or hot tub is 1.5 metres above grade.
- c) **Swimming pool** pumps, filters and heaters, are permitted in the **interior side, rear** and **exterior side yards**, provided they are set back a minimum of 0.6 metres from the **interior side** and **rear lot lines** and 1.5 metres from the minimum required **exterior side yard** for the **main building**.

#### 4.25 Planting Strips

- a) A minimum 3.0 metre wide **planting strip** abutting the full length of a **lot line** is required on a **lot** in any Mixed Use, Institutional, Commercial or Employment **Zone** that abuts an **interior side** or **rear lot line** of a **lot** in any Residential **Zone**.
- b) Where there is a wall or fence having a **height** of 1.5 metres or more along an **interior side** or **rear lot line**, the width of the **planting strip** established in subsection (a) can be reduced to 1.5 metres in width.
- c) **Planting strips** required by this section of the By-law can be counted as part of any landscaped open space requirement of this By-law.

#### 4.26 Residential Backyard Hens

- a) Notwithstanding any other provision of this By-law, the keeping or raising of hen(s) may be permitted in a Residential Zone for **lots** with a **lot area** greater than 1 acre and only in the **rear yard**.
- b) A rooster is not permitted in any Residential Zone.

#### 4.27 Rooftop Mechanical Equipment and Mechanical Penthouses

The following provisions apply where rooftop mechanical equipment or **mechanical penthouses** are located on a roof:

- a) Mechanical equipment or a **mechanical penthouse**, including any appurtenances thereto, shall not exceed 5.0 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**; and,
- 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.

#### 4.28 Special Setbacks

##### 4.28.1 Railway Right of Way Setback

Notwithstanding any other provision in this By-law, all residential, commercial, and institutional **buildings** and **structures**, with the exception of **parking garages**, must be located no closer than 30 metres from a railway right-of-way.

##### 4.28.2 Provincial Highway Setback

Notwithstanding any other provision of this By-law, all **buildings** and **structures** must be located no closer than 14 metres from a Provincial highway right-of-way. Any **development** or proposed access within a Provincial Permit Control Area or Controlled Access Highway area will require the appropriate Provincial approvals in accordance with Provincial policies and guidelines.

##### 4.28.3 Watercourse Setback

Notwithstanding any other provision of this By-law, all **buildings** and **structures**, other than water-related **buildings** and **structures**, such as boathouses and **marina buildings**, must be located no closer than 30 metres from the top of bank of any watercourse. This provision shall not prevent the expansion or replacement of a **building** or **structure** that

existed within the setback area on the effective date of this By-law, provided the expansion or replacement does not have the effect of reducing the setback from the top of bank of any watercourse or increasing the volume or floor area of a **building** or **structure** in a **minimum yard**.

#### 4.28.4 Minimum Distance Separation

Notwithstanding any other provision of this by-law, the following shall apply:

- a) No **building** or **structure** associated with any residential, institutional, commercial, industrial, or recreational use shall be constructed or used on a lot unless it complies with Minimum Distance Separation Formulae (MDS I) for all nearby livestock facilities.
- b) No **building** or **structure** to be used for the purpose of housing livestock or manure shall be erected or expanded unless it complies with the Minimum Distance Separation (MDS II) Formulae.

#### 4.29 Temporary Uses

##### 4.29.1 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 in all **zones**, subject to the following provisions:

- a) Such **uses** are permitted only for so long as they are necessary for work in progress that has neither been finished nor discontinued for a period of 60 days;
- b) A valid **building** permit or **site alteration** permit for the construction remains in place, if such a permit was required; and,
- c) **Uses** incidental to construction may be undertaken on the **lot** prior to the erection of the **main building**.

##### 4.29.2 Model Homes

**Model homes** are permitted in all Residential and Mixed Use **Zones** on lands that have received draft plan of subdivision or condominium or site plan approval for residential purposes provided that:

- a) The **model home** is built within a **lot** defined by the draft approved plan of subdivision or condominium or approved site plan;
- b) Not more than the lesser of 5 dwellings or 10 percent of the total

number of residential units contained in the approved draft plan or site plan are constructed as **model homes**;

- c) The **model home** complies with all other requirements of this By-law for the applicable type of **dwelling unit**; and,
- d) The **buildings** are used for the purpose of **model homes** only and must not be occupied prior to the date of registration of the subdivision, condominium, site plan, or similar **development agreement**.



#### 4.29.3 Temporary Sales Offices

Temporary sales offices used for the sale of residential, employment or commercial **lots** or units in a plan of subdivision, condominium or site plan are permitted in Commercial **zones** or in any **zone** within 120 metres of the approved **development**, subject to the following provisions:

- a) The temporary sales office is not permitted until an applicable plan of subdivision or condominium has received draft plan approval or the Site Plan has received **Town** approval or the property is in a **Zone** that permits the proposed **development**.
- b) Any temporary sales office is removed within 60 days after occupancy of the last unit or **dwelling unit** as the case may be.
- c) The temporary sales office must comply with the **minimum yards, height** and parking standards for the applicable **zone**.

#### 4.29.4 Garden Suites

A **garden suite** may be permitted by way of a Temporary Use By-law. Where permitted by this By-law, the following provisions shall apply to **garden suites**:

- a) The maximum **height** is the lesser of 4.6 metres or one **storey**.
- b) The **garden suite** shall be located no closer to the **front lot line** than the main **dwelling unit**.
- c) The **garden suite** shall be located no closer than 2.5 metres from the **rear lot line** and be set back no closer to the **interior side** and **exterior side lot lines** than what is required for the **main building** on the **lot**.
- d) The **garden suite** shall be set back a minimum of 1.2 metres from any other **building** on the **lot**.
- e) The **garden suite** shall be accessed by the same **driveway** that accesses the **main building** on the **lot**.
- f) The maximum floor area of a **garden suite** shall not **exceed** 65 percent of the **gross floor area** of the **main building** on the **lot**.
- g) On **lots** not serviced by municipal water and sewage systems, a **garden suite** may only be permitted on **lots** with a minimum **lot** size of 0.8 hectares.

## 4.30 Uses Permitted in any Zone

### 4.30.1 Public Uses and Infrastructure

- a) **Public uses** are permitted in all **Zones**, with the exception of the **Oak Ridges Moraine Zones**. **Infrastructure** is permitted in all **Zones**.
- b) Where a **public use** and **infrastructure** are permitted, the following provisions apply:
  - i) Such **public use** and **infrastructure** must comply with all applicable **zone** standards, and parking requirements of the **zone** in which it is located.
  - ii) No **outdoor storage** or **outdoor storage use** is permitted unless specifically permitted in the **zone** in which the **public use** is located.
  - iii) Any **accessory use** to a **public use** must be clearly incidental and accessory to the **main use**.
- c) Notwithstanding 4.30.1(a), all new transportation, **infrastructure** and **utility uses** listed below, and all upgrading or extension of existing transportation, **infrastructure** and **utilities uses**, including the opening of a road within an unopened road allowance, may be permitted to cross lands within the Oak Ridges Moraine Core (ORMC) and Oak Ridges Moraine Core Linkage (ORMCL) **zones** as shown on Schedule "A" to this By-law, provided such use is in accordance with the policies in the **Oak Ridges Moraine Conservation Plan**:
  - i) Public highways and **streets**;
  - ii) Transit lines, railways and related facilities;
  - iii) Gas and oil pipelines;
  - iv) Sewage and water service systems and lines and **stormwater management facilities**;
  - v) Power transmission lines;
  - vi) Telecommunication lines and facilities, including broadcasting towers;
  - vii) Bridges, interchanges, stations, and other **structures**, above and below ground, that are required for the construction, operation or **use** of the facilities listed in clauses i) to vi) above; and
  - viii) Rights of way required for the facilities listed in clauses i) to vii) above.

#### 4.30.2 Other Uses

Other **uses** permitted in any **Zone** are listed below:

- a) **Community gardens;**
- b) **Temporary farmers markets;**
- c) **Low intensity uses and low intensity accessory uses;**
- d) **Accessory uses;**
- e) **Accessory buildings and structures.**

#### 4.31 Uses Prohibited in any Zone

The following uses are not permitted by this By-law:

- a) The use of any tent, trailer, **recreational vehicle** or **motor vehicle** for human habitation, except where such tent, trailer, **recreational vehicle** or **motor vehicle** is located in a **campground**, a trailer park or in a **mobile home** park, that is expressly permitted by this By-law;
- b) The use of any **accessory building or structure** for human habitation, unless such uses are specifically permitted by this By-law;
- c) The use of a truck, bus, coach body or rail car for human habitation or for storage purposes;
- d) The storage of disused rail cars, streetcars, buses, truck bodies or trailers without wheels;
- e) The parking or storage of trailers or **commercial motor vehicles** on a vacant **lot** unless **outdoor storage use** is specifically permitted on the **lot** by this By-law;
- f) The parking or storage of trailers or **commercial motor vehicles** on a **lot** for the sole purposes of advertising;
- g) The **outdoor storage** of partially dismantled or unplated **motor vehicles** or trailers or **motor vehicle** or trailer parts unless otherwise specifically permitted by this By-law;
- h) The manufacturing, refining, rendering or distillation of acid, ammonia, ammunition, chlorine, coal, creosote, explosives, fireworks, glue, petroleum or tar; and
- i) The extraction of peat in all wetlands.

#### 4.32 Waste Storage Areas

- a) All **waste** generated by the occupants of 6 or more **dwelling units** on a **lot** or from any commercial, industrial or institutional **use** must be stored inside a **building** or **structure** on the same **lot** or deposited in purpose built fully enclosed, stationary receptacle(s) that are designed for that purpose and which can only be moved by a **motor vehicle** or machine provided the **waste** storage **building** or **structure** or purpose built fully enclosed, stationary receptacle:
  - i) Is located within the **interior side** or **rear yard**;
  - ii) Is located no closer to any **lot line** than required for an **accessory building or structure** by this By-law;
  - iii) Does not occupy any required **parking spaces** and the access to **parking** and **loading spaces**; and,
  - iv) Is located outside of any required **planting strip**.
- b) Where a **waste** storage **building** or **structure** is provided in accordance with subsection (a) above, the **building** or **structure** must be surrounded on all sides by masonry, concrete, or wooden walls in order to provide screening. This provision does not apply to a purpose built fully enclosed, stationary receptacle.
- c) Notwithstanding subsections (a) and (b) above, the temporary storage of **waste** in any type of container or receptacle is permitted anywhere on a **lot** if construction, demolition, or **site alteration** works are occurring on the same **lot**, and only as long as these activities are occurring.

#### 4.33 Wellhead Protection Areas

The following uses are designated Restricted Land Uses for the purposes of Section 59 under the Clean Water Act, 2006, where the Risk Management Official will determine if a Risk Management Plan is required, under Section 58, within **Wellhead Protection Area C**:

- a) Agricultural outdoor confinement or farm animal **yards** where the number of confined animals would generate more than 300 nutrient units/hectare/year
- b) Agricultural Storage **Buildings** used for agricultural source material (ASM) which includes, but is not necessarily restricted to the following materials:
  - i) Animal manure including bedding materials
  - ii) Milk house wash water
  - iii) Mushroom compost
  - iv) Regulated compost

#### 4.33.1 General Provisions

- a) The following provisions apply to all lands shown as **Significant Threat Areas 1, 2, 3 and 4** on Schedule “D” to this By-law.
  - i) Where this is a conflict between this By-law, the Official Plan or the South Georgian Bay Lake Simcoe Source Protection Plans, the more restrictive provisions shall prevail.
  - ii) Where a use is prohibited in STA-1, STA-2, STA-3 and STA-4 and the use exists and was legally established prior to the effective date of this By-law, the use shall continue to be permitted in accordance with the use provisions of the underlying **Zone**, but no expansion of any **building** or **structure** for a use listed in Section 4.33 of this By-law shall be permitted.

#### 4.33.2 Source Water Protection Significant Threat Area 4 (STA-4)

- a) Notwithstanding any other provisions of this By-law to the contrary, the following uses are prohibited within **Significant Threat Area 4 (STA-4)** as shown on Schedule “D” of this By-law:
  - i) Establishments or facilities for the handling, storage, processing and manufacturing of **dense non-aqueous phase liquids (DNAPLs)** including, but not necessarily restricted to the following:
    1. Dry Cleaning and Laundry Plants which utilize **DNAPLs** in the cleaning process;
    2. Automotive Sales and Service Establishments which use degreasers, paints, enamels, cleaners and adhesives that contain **DNAPLs**;
    3. Printing, Publishing and Allied Industrial Establishments which use **DNAPLs** as part of the printing process;
    4. Establishments selling paints, enamels, furniture strippers, paint thinners, lacquers which contain **DNAPLs**;
    5. Establishments which store, use or sell cleaning supplies and glass cleaners which contain **DNAPLs**;
    6. Manufacturing Industrial Establishments that utilize **DNAPLs** as part of the manufacturing and or processing.

#### 4.33.3 Source Water Protection Significant Threat Area 3 (STA-3)

- a) Notwithstanding any other provisions of this By-law to the contrary, the following uses are prohibited within **Significant Threat Area 3 (STA-3)** as shown on Schedule “D” of this By-law:

- i) All of the prohibited uses in **Significant Threat Area 4**,
- ii) **Waste Storage Sites, Waste Processing Stations, Waste Transfer Stations** and Facilities for the Landfilling of Municipal **Waste** and/or Solid Non-hazardous Industrial or Commercial **Waste**, and
- iii) **Waste Disposal Sites** where Liquid Industrial **Waste** is injected into a Well.

#### 4.33.4 Source Water Protection Significant Threat Area 2 (STA-2)

- a) Notwithstanding any other provisions of this By-law to the contrary, the following uses are prohibited within **Significant Threat Area 2 (STA-2)** as shown on Schedule “D” of this By-law:
  - i) All of the prohibited uses in **Significant Threat Areas 3 and 4**,
  - ii) **Waste Water Treatment Plant & Disposal Facilities** (includes lagoons, communal/municipal sewage treatment facilities, large sewage vaults at sewage pumping stations) but exclude facilities regulated under the Nutrient Management Act,
  - iii) **Waste Storage and Disposal Sites & Facilities** for hazardous liquid industrial **waste** at landfills and transfer stations,
  - iv) **Waste Storage and Disposal Sites and Facilities** for **wastes** described in the clauses for p, q, r, s, t and u of the definition of **hazardous waste** (O.Reg 347) at landfills and transfer stations as outlined in the Assessment Reports,
  - v) **Waste Storage and Disposal Sites for PCB Waste**,
  - vi) **Waste Storage, Treatment and Disposal Sites & Facilities for Tailings from Mines**,
  - vii) Petroleum Refining **Waste Sites and Facilities for Landfarming**,
  - viii) **Hazardous Waste Storage, Treatment and Disposal Sites and Facilities**.
  - ix) Road Salt Storage Facilities where the quantity is more than 5,000 tonnes,
  - x) Snow Storage Facilities and Disposal Sites (includes **parking lots**): at or above grade where the storage area is more than 1 hectare in area, except in emergency scenarios or below grade where the storage area is more than 0.01 hectares in area.
  - xi) Non-residential, Industrial, Commercial, Institutional, Agricultural and Multi-residential Liquid Fuel and Fuel Oil Storage Facilities where the fuel is stored partially or below grade where the fuel quantity is more than 250 Litres or 2,500 Litres above grade which includes, but is not necessarily restricted to the following establishments:

1. Permanent or mobile fuel or gasoline retail outlets
  2. Gasoline stations
  3. Bulk plants
  4. **Marinas**
  5. Private fuel outlets
  6. Farms
- b) Establishments or Facilities for the handling, storage and processing of **Organic Solvents** which includes, but not necessarily restricted to the following:
- i) **Motor vehicle sales / rental establishments and motor vehicle repair garages** which use degreasers, paints, enamels, cleaners and adhesives containing **organic solvents**
  - ii) Establishments which store, use or sell cleaning supplies and glass cleaners which contain **organic solvents**
- c) Agricultural Storage **Buildings** used for agricultural source material (ASM) which includes, but is not necessarily restricted to the following materials:
- i. Animal manure including bedding materials
  - ii. Milk house wash water
  - iii. Mushroom compost
  - iv. Regulated compost
  - v. Animal **yard** run-off and manure
- d) Commercial Fertilizer Storage Facilities for retail sale or storage where the total mass in any form (liquid or solid) is more than 2,500 kg
- e) Residential **dwelling units** where fuel oil storage of more than 250 L of fuel oil is located partially or below grade
- f) **Agricultural uses** which include livestock grazing and pasturing that generates nutrient units at an annual rate that is greater than 0.5 nutrient units/acre
- g) Storage Facilities which contain pesticides for retail sale or storage in relation to its use in extermination where the total mass in any form (liquid, solid or gas) is more than 250 kg, and
- h) Establishments where pesticides are manufactured, processed or wholesaled for retail and extermination where the total mass is more than 2,500 kg.

#### 4.33.5 Source Water Protection Significant Threat Area 1 (STA-1)

- a) Notwithstanding any other provisions of this By-law to the contrary, the following uses are prohibited within **Significant Threat Area 1 (STA-1)** as shown on Schedule “D” of this By-law:
  - i) All of the activities prohibited in **Significant Threat Areas 4, 3 and 2**, and
  - ii) Agricultural outdoor confinement or farm-animal **yards** where the number of confined animals would generate more than 300 nutrient units/hectare/year, and
  - iii) Storage Facilities for Non-Agricultural Source Material (NASM) – Category 1.



## Part 5.0 - Parking and Loading Standards

### 5.1 Applicability of this Section

- a) The **parking** and **loading space** requirements of this By-law apply to all new **uses**, **buildings**, and **structures**, a change of **use** and additions to legally existing **buildings** and **structures** on the effective date of this By-law.
- b) Notwithstanding 5.1(a), the **parking** and **loading space** requirements of this By-law do not apply to any legal **use**, **building** or **structure** in existence at the date of passing of this By-law so long as the floor area that existed on that date, is not increased and there is no change in **use**.

### 5.2 General Parking Provisions

#### 5.2.1 Restriction on Use of Land and Buildings

No person can use any land or **building** in any **zone** for any purpose permitted by this By-law, unless the minimum number of **parking spaces** required are provided as specified by this By-law.

#### 5.2.2 Calculation of Parking Requirements

Where the minimum number of **parking spaces** is calculated on the basis of a rate or ratio, the required number of **parking spaces** must be rounded up to the next whole number.

#### 5.2.3 More than One Use on a Lot

The parking requirements for more than one **use** on a **lot** or for a **building** containing more than one **use**, must be the sum total of the parking requirements for each of the component **uses**, unless otherwise specified in this By-law.

#### 5.2.4 Exclusive Use of a Parking Space

All required **parking spaces** must be unobstructed and available for general parking purposes and used for that purpose at all times, unless otherwise specified in this By-law.

### 5.2.5 Surface Treatment

- a) All **parking spaces** and **parking areas** and all **driveways** to any **parking area** in any **Zone** must be surface treated with asphalt, concrete, concrete pavers, interlocking brick or similar hardscaped material and/or similar materials that provide stability and prevent erosion, usable in all seasons, and where possible, allow infiltration of surface water.
- b) Notwithstanding subsection (a) above, the surface treatment of **parking spaces, parking areas** and **driveways** in the Rural (RU), Oak Ridges Moraine Core (ORMC), or Oak Ridges Moraine Countryside (ORMCS) **Zones**, may be loose sand and/or gravel.

### 5.2.6 Size of Parking Spaces

- a) Where **parking spaces** are provided in a **parking area, private garage** or in a **parking garage**, each **parking space** must have an unobstructed width of not less than 2.75 metres and an unobstructed length of not less than 5.8 metres, except for accessible **parking spaces** as prescribed in Section 5.12 of this By-law.
- b) Notwithstanding subsection (a) above, **parking areas, private garages** and **parking garages** that existed on the effective date of this By-law or subject to an approved Site Plan under Section 1.9 are exempt from the **parking space** minimum size requirement set out in subsection (a).
- c) Where **parking spaces** are angled, each **parking space** must have an unobstructed width of not less than 2.75 metres and an unobstructed length of not less than 6.0 metres.
- d) A parallel **parking space** shall have a minimum width of 2.75 metres and a minimum length of 6.5 metres.
- e) Notwithstanding subsection (a) above, within a **private garage**, stairs are permitted to encroachment into the required **parking spaces** provided that the size of each **parking space** is no less than 5.5 metres in length and 2.6 metres in width.

### 5.2.7 Parking Area Setback from Buildings

**Parking areas** must be set back a minimum of 1.5 metres from any **building** on the same **lot**.

### 5.2.8 Width of Parking Aisles

- a) The minimum width of a parking **aisle** within a **parking area** or **parking garage** shall be 6.0 metres.
- b) Notwithstanding the above, **parking areas** and **parking garages** that

legally existed on the effective date of this By-law or subject to an approved Site Plan under Section 1.9 are exempt from the minimum **aisle** width requirements set out in subsection (a).

#### 5.2.9 Width of Access Ramps and Driveways to a Parking Area or Parking Garage

- a) **Access ramps** and **driveways** accessing a **parking area** or **parking garage** must be a minimum of 3.8 metres in width for one-way traffic and a minimum of 6.5 metres in width for two-way traffic.
- b) Notwithstanding the above, a two-way **driveway** may be reduced to 4.0 metres in width when accessing a **parking area** or **parking garage** with 10 **parking spaces** or less.

#### 5.3 Permitted Locations for Required Parking Spaces

- a) All **parking spaces** required by this By-law must be located on the same **lot** as the **use** that requires the parking.
- b) Notwithstanding 5.3(a), within Mixed Use and Commercial **Zones**, **parking spaces** may be located within 90 metres of the **lot** it is intended to serve and within the same **Zone**, as long as an appropriate parking agreement is registered on title.
- c) **Parking spaces** must not extend into any part of a **lot** that is required to be used for **planting strips** as specified by this By-law.

#### 5.4 Parking in Residential Zones

- a) The parking of **motor vehicles** associated with a residential **use** in a Residential **Zone** is only permitted:
  - i) In a **parking garage**;
  - ii) In a **parking area**;
  - iii) In a **private garage**;
  - iv) In a **carport**;
  - v) On a **driveway**.
- b) Where a **private garage** is detached from the **main building** and is accessed by a **driveway** crossing the **front lot line**, the **driveway** must be located no closer to the **interior side lot line** than the minimum **setback** required for **accessory buildings or structures from the interior side lot line**.

- c) Where a **private garage** is detached from the **main building** and is accessed by a **driveway** crossing the **exterior side lot line**, the **driveway** must be located no closer to the **rear lot line** than the minimum **setback** required for **accessory buildings or structures** from the **rear lot line**.
- d) Notwithstanding subsections (b) and (c) above, the **setback** for the **driveway** may be less to match the **setback** of a **private garage** that legally existed on the effective date of this By-law.
- e) The maximum width of an attached **private garage** or **carport** that faces the **front** or **exterior side lot line** is:
  - i) No more than 55% of the width of a **lot** with a **lot frontage** of 12.0 metres or less;
  - ii) No more than 6.5 metres wide on a **lot** that has a **lot frontage** of greater than 12.0 metres and less than 18 metres; or,
  - iii) No more than 9.0 metres wide for a **lot** having a **lot frontage** equal to or greater than 18.0 metres.
- f) The width of the **private garage** specified in subsection (e) above is the greatest distance between the interior wall(s). In the case of a **carport**, the width is measured from the wall of the **main building** to the outside of the post supporting the roof of the **carport**.
- g) The width of a **driveway** can be 0.5 metres wider than the attached **private garage**.
- h) If there is no **private garage** or **carport**, the **driveway** can have a maximum width of 6.0 metres and must be located no closer than 0.3 m from the **interior side lot line**.
- i) Notwithstanding the above, **driveways**, attached **private garages** and **carports** that legally existed on the effective date of this By-law are exempt from the requirements set out in subsection (e).

## 5.5 Parking Garages

- a) **Parking garages** must comply with the provisions for the **main building** in accordance with this By-law.
- b) Notwithstanding the above, the portion of a **parking garage** that is entirely below **established grade** are permitted to extend to within 1.0 metre of any **lot line**. This exemption also applies to external ventilation shafts, and other similar facilities.

## 5.6 Landscaping in Parking Areas

- a) **Parking areas** that have 20 **parking spaces** or more must contain a minimum of 5 percent of their area as landscaping area. Landscaping areas must be calculated on the basis of the net parking facilities, which includes parking stalls, access drives, **aisles**, and walkways, but does not include required landscaping adjacent to **streets**.
- b) Notwithstanding subsection (a) above, **parking areas** that legally existed on the effective date of this By-law are exempt from the minimum landscaping area requirements set out in subsection (a).
- c) Notwithstanding subsection (a) above, **parking areas** for **public school** sites that have 20 parking spaces or more must contain a minimum of 3 percent of their area as landscaping area.

## 5.7 Parking of Commercial Motor Vehicles in Residential Zones

The following provisions apply to the parking of **commercial motor vehicles** in Residential **Zones**:

- a) The **commercial motor vehicle** must be parked in a **private garage** or on a **driveway**.
- b) **Commercial motor vehicles** are not permitted on any lot unless a **main building** has been constructed on that same **lot**.
- c) The **commercial motor vehicle** must be no more than 6.6 metres in length (exclusive of hitch/tongue).
- d) The **commercial motor vehicle** must be no more than 3 metres in **height**, measured from the ground to the highest point of the vehicle.
- e) The **commercial motor vehicle** must not be used for human habitation purposes while parked on the **lot**.

## 5.8 Parking of Recreational Vehicles, Trailers and Boats

The following provisions apply to the outdoor parking or storage of any **recreational vehicle**, trailer or boat:

- a) The **recreational vehicle**, trailer or boat must not be used for human habitation purposes while parked on the **lot**, except where expressly permitted by this By-law.
- b) For **lots** greater than 0.4 hectares in size within the Rural (RU), Oak Ridges Moraine Core (ORMC), Oak Ridges Moraine Countryside (ORMCS) or Oak Ridges Moraine Core Linkage (ORMCL) **Zones**, the total number of **recreational vehicles**, trailers and boats stored on a **lot** at any time shall not exceed 3. For all other **Zones**, only one **recreational vehicle** or trailer and only one boat are permitted on a **lot**, unless expressly permitted by this By-law.

- c) The **recreational vehicle**, trailer or boat must be parked in the **interior side** or **rear yards** only, and/or on a **driveway** extending from a **private garage** or **carport** to the **street**.
- d) Only one **driveway** on a **lot** can be used for the parking of **recreational vehicles**, trailers and boats.
- e) A **recreational vehicle**, trailer or boat must not occupy required **parking spaces**.
- f) A **recreational vehicle**, trailer or boat must be located no closer than 0.5 metres from any **lot line**.
- g) Where a **recreational vehicle** is kept on a trailer, the **recreational vehicle** and the trailer together shall be counted as one (1) **recreational vehicle**.

## 5.9 Residential Parking Requirements

The number of **parking spaces** required for residential **uses** must be calculated in accordance with the standards set out in Table 5A, below:

**Table 5A - Residential Parking Requirements**

<b>Use</b>	<b>Minimum Parking Space Requirement</b>
<b>Accessory apartment</b>	1 in addition to the required parking for the <b>dwelling unit</b> (1)
<b>Apartment building (2)</b>	1 per dwelling unit plus 0.25 per <b>dwelling unit</b> for visitors
<b>Bed and breakfast establishment</b>	1 per <b>lodging room</b> in addition to the required parking for the <b>dwelling unit</b>
<b>Boarding, lodging or rooming house</b>	1 per <b>lodging room</b>
<b>Dwelling unit</b> in a non-residential building	1 per <b>dwelling unit</b>
<b>Garden suite</b>	1 in addition to the required parking for the <b>dwelling unit</b> (1)
<b>Group home</b>	No requirement beyond required parking for dwelling type
<b>Home business</b>	No requirement beyond required parking for dwelling type
<b>Multiple dwelling</b>	1 per <b>dwelling unit</b> , plus 0.25 per unit for visitors in cases where the multiple <b>dwelling units</b> do not front on a <b>street</b>
<b>Long term care facility</b>	0.25 per <b>assisted living dwelling unit</b>
<b>Retirement home</b>	0.40 per <b>assisted living dwelling unit</b> plus 0.20 per <b>assisted living dwelling unit</b> for visitors
<b>Single detached, semi-detached, duplex and townhouse dwelling</b>	2 per <b>dwelling unit</b> (1)

Use	Minimum Parking Space Requirement
Townhouse dwelling with rear lane access, subject to a Plan of Condominium	2 per dwelling unit (1) plus 0.25 per unit for visitors

Special Provisions:

- (1) The required **parking space** can be a **tandem parking space**.
- (2) A minimum of 50% of the minimum required **parking spaces** for the **apartment buildings** shall be provided within a **parking garage**, if the **dwelling units** are located within 500 metres of the East Gwillimbury GO station.

## 5.10 Non-Residential Parking Requirements

### 5.10.1 Minimum Number of Parking Spaces Required

The number of **parking spaces** required for non-residential **uses** must be calculated in accordance with the standards set out in Table 5B, below:

**Table 5B - Non-Residential Parking Requirements**

Use	Minimum Parking Space Requirement (net floor area unless otherwise noted)
Adult entertainment use	1/20 m <sup>2</sup>
Agricultural use	No requirement
Animal clinic	1/20 m <sup>2</sup>
Art gallery	1/20 m <sup>2</sup>
Asphalt plant	1/30 m <sup>2</sup> for office component
Banquet hall	1/10 m <sup>2</sup>
Business office	1/30 m <sup>2</sup>
Cemetery	No requirement
Concrete batching plant	1/30 m <sup>2</sup> for office component
Commercial fitness centre	1/20 m <sup>2</sup>
Commercial school	1/30 m <sup>2</sup>
Community centre	1/20 m <sup>2</sup>
Child care centre	1.5 per classroom plus 1/30 m <sup>2</sup>
Equipment rental establishment	1/30 m <sup>2</sup> for office and <b>retail</b> components
Farm implement sales and supply establishment	1/30 m <sup>2</sup> for office and <b>retail</b> components
Financial institution	1/25 m <sup>2</sup>
Funeral home	Minimum 10 plus 1/13 m <sup>2</sup>

Use	Minimum Parking Space Requirement (net floor area unless otherwise noted)
<b>Garden centre</b>	1/30 m <sup>2</sup>
<b>Golf course</b>	3 per hole plus 1/50 m <sup>2</sup> of <b>net floor area</b> of clubhouse
<b>Golf course, miniature</b>	1.5 per tee
<b>Hospital</b>	3 per every 4 beds
<b>Hotel / Motel</b>	1.3 per <b>lodging room</b> plus 1/10 m <sup>2</sup> for banquet hall or conference centre
<b>Industrial use in a building with 2 or more industrial uses</b>	1/50 m <sup>2</sup>
<b>Industrial uses in a single-use building</b>	1/100 m <sup>2</sup> for the first 10,000 m <sup>2</sup> of floor area and 1/200 m <sup>2</sup> for any floor area after the first 10,000 m <sup>2</sup>
<b>Kenel</b>	1/30 m <sup>2</sup> for office component
<b>Marina</b>	1/20 m <sup>2</sup> of total retail <b>floor area</b> and 1/boat slip
<b>Medical marihuana production facility</b>	1/100 m <sup>2</sup> for the first 10,000 m <sup>2</sup> of floor area and 1/200 m <sup>2</sup> for any floor area after the first 10,000 m <sup>2</sup>
<b>Medical office</b>	1/20 m <sup>2</sup>
<b>Mineral aggregate operation</b>	No requirement
<b>Model home</b>	No less than 10
<b>Motor vehicle body shop</b>	1/20 m <sup>2</sup> for office and <b>retail</b> components
<b>Motor vehicle gas bar</b>	1/30 m <sup>2</sup>
<b>Motor vehicle repair garage</b>	1/30 m <sup>2</sup>
<b>Motor vehicle sales / rental establishment</b>	1/30 m <sup>2</sup>
<b>Motor vehicle washing establishment</b>	1/30 m <sup>2</sup>
<b>Outdoor display and sales area</b>	No requirement
<b>Outdoor storage</b>	1/30 m <sup>2</sup> for office component
<b>Place of amusement</b>	1/20 m <sup>2</sup>
<b>Place of worship</b>	<p>Must be the greater of:</p> <ul style="list-style-type: none"> <li>(i) 1 per 4 persons of the <b>worship area capacity</b>; or</li> <li>(ii) 1 per 9 m<sup>2</sup> of the <b>net floor area</b> of the <b>worship area(s)</b> and any <b>accessory use</b> areas, excluding any residential <b>uses</b>.</li> </ul> <p>The number of <b>parking spaces</b> required for all other <b>uses</b> in association with a <b>place of worship</b> shall also be provided in accordance with Table 5B.</p>



Use	Minimum Parking Space Requirement (net floor area unless otherwise noted)
Portable asphalt plant	No requirement
Portable concrete plant	No requirement
Private club	1 per 4 persons of permitted Building Code capacity
Repair or service shop	1/20 m <sup>2</sup> for the <b>first storey</b> and 1/40m <sup>2</sup> in any <b>storey</b> above the <b>first storey</b>
Restaurant	1/15 m <sup>2</sup>
Retail store or accessory retail	1/20 m <sup>2</sup> in <b>first storey</b> and 1/40m <sup>2</sup> in any <b>storey</b> above the <b>first storey</b>
Salvage yard	1/30 m <sup>2</sup> for office component
Post-secondary school	1/20 m <sup>2</sup>
School, private School, public	1.5 per classroom for elementary schools 4.0 per classroom for secondary schools
Self-service storage building	1/5 m <sup>2</sup> for office component
Service commercial use	1/20 m <sup>2</sup>
Short Term Rental Accommodation	1 per bedroom (1)
Theatre	1/20 m <sup>2</sup>
Trade and convention centre	1/10 m <sup>2</sup>
Transport terminal	1/30 m <sup>2</sup> for office component
Warehouse	1/185 m <sup>2</sup> plus the requirement for office and <b>retail</b> components
Other <b>uses</b> not listed above	1/30m <sup>2</sup>
Any place of assembly not listed above	1 space per 4 persons of permitted Building Code Capacity

- (1) The required **parking spaces** can be included as part of the **parking space** requirements in Table 5A and can be **tandem parking spaces**. This requirement is not applicable for **short term rental accommodations** within **apartment buildings** or **dwelling units** in non-residential **buildings**.

#### 5.11 Shared Parking

- a) Notwithstanding the minimum non-residential **parking space** requirements set out in Table 5B, where there are two or more **dwelling units** and one or more non-residential uses in the same **building**, the number of **parking spaces** provided for non-residential uses may be reduced by 20% of what is required.

- b) Notwithstanding the minimum **parking space** requirements set out in Table 5B, the number of **parking spaces** required for non-residential uses within 500 metres of the East Gwillimbury GO Station may be reduced by 25% of what is required.
- c) Notwithstanding the minimum non-residential **parking space** requirements set out in Table 5B, where a **building** or a group of **buildings** containing at least three individual commercial uses, which has been designed and developed as a single, comprehensively planned shopping centre **development**, the number of **parking spaces** required may be calculated using a ratio of 1 **parking space** per 25 m<sup>2</sup> of total **gross leasable floor area** to a maximum of 1 **parking space** per 20 m<sup>2</sup> of total **gross leasable floor area**. Where **restaurants** occupy more than 20% of the **gross leasable floor area** of the **development**, the parking standard of 1 space per 15.0 m<sup>2</sup> of **gross leasable floor area** shall apply to that portion of **restaurants** that are above the 20% level.

#### 5.12 Accessible Parking Space Requirements

- a) Accessible **parking spaces** are required for **apartment buildings** in Table 5A and for all non-residential **uses** in Table 5B, in accordance with Table 5C.
- b) The minimum dimensions of an accessible **parking space** shall be as follows:

<b>Type</b>	<b>Width</b>	<b>Length</b>
Type A	3.4	5.8 m
Type B	2.4	5.8 m

- c) A minimum distance separation of 1.5 metres is required abutting the entire length of one side of an accessible **parking space**. The minimum distance separation may be shared by two accessible **parking spaces**.
- d) Where the minimum number of accessible **parking spaces** required is an even number, an equal number of Type A and Type B accessible **parking spaces** shall be required.
- e) Where the minimum number of accessible **parking spaces** required is an odd number, the additional accessible **parking space** shall be a Type B accessible **parking space**.
- f) Where there are twelve (12) or fewer required **parking spaces**, a Type A accessible **parking space** is required.

- g) Where the minimum required **parking spaces** is equal to or less than twelve (12), the minimum required accessible **parking spaces** shall be inclusive of the required **parking spaces**.
- h) Where the minimum required **parking spaces** is greater than twelve (12), the minimum required accessible **parking spaces** shall be additional to the total provided **parking spaces**.

**Table 5C - Accessible Parking Space Requirements**

<b>Number of Parking Spaces Required by Tables 5A and 5B</b>	<b>Required Number of Accessible Parking Spaces</b>
1 - 12	1
13 - 100	4% of the total number of <b>parking spaces</b> provided
101 - 200	1 + 3% of the total number of <b>parking spaces</b> provided
201 - 1,000	2 + 2% of the total number of <b>parking spaces</b> provided
1,000 or greater	11 + 1% of the total number of <b>parking spaces</b> provided

### 5.13 Loading Spaces

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

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

- e) Access to **loading spaces** must be by means of a **driveway** that is at least 6 metres wide contained within the **lot** on which the **loading spaces** are located.
- f) All vehicular movements required to access the **loading space** must be on private property.

5.14 Bicycle Parking Requirements

- a) Bicycle **parking spaces** that are a minimum of 60 centimetres wide and 1.8 metres long are required for the **uses** listed in Table 5D, below in addition to any required **parking spaces** for **motor vehicles**:

**Table 5D – Bicycle Parking Requirements**

Use	Required Parking Standards (per net floor area)
Retail, service commercial, institutional	The greater of 3 spaces or 3.0 spaces/1000 m <sup>2</sup>
Elementary and secondary school	1 /10 students of design capacity & 1 space/35 employees
Multi-unit residential <b>buildings</b> with more than 6 <b>dwelling units</b>	1 space per 3 <b>dwelling units</b> or 2 spaces for the first 6 units plus 2 spaces for each additional 6 units or fraction thereof
<b>Post-secondary school</b>	1 /20 students of design capacity

- b) For multi-unit residential **buildings** with more than 6 **dwelling units**, required bicycle **parking spaces** shall be provided within:
  - i) A **building** or **structure**; or
  - ii) An enclosure with secure entrance; or
  - iii) Bicycle lockers.
- c) **Motor vehicle** parking requirements may be reduced in the Employment **Zones** at the rate of 1 **motor vehicle parking space** required for every 5 bicycle **parking spaces** provided.

5.15 Drive-Through Service Facilities

Where **drive-through service facilities** are permitted, the provisions of this Section apply.

5.15.1 Stacking Lane Requirements

**Stacking lanes** are required and must be exclusive of any other **parking space** and **loading space** and **aisle** requirements contained within this By-law and must be provided in accordance with Table 5E.

**Table 5E – Minimum Number of Ingress and Egress Spaces Required**

<b>Use Associated with Drive-Through Service Facility</b>	<b>Minimum Required Ingress Spaces</b>	<b>Minimum Required Egress Spaces</b>
<b>Restaurant</b>	7	3
<b>Motor vehicle washing establishment</b>	5	1
<b>Financial institution and all other uses</b>	4	1

5.15.2 Location of Ingress and Egress Spaces

- a) Required ingress spaces must be located and calculated from the entrance of the **stacking lane** to the product pick-up window.
- b) The required egress spaces must be located after the service product pick-up window or dispensing machine.
- c) The vehicle space at the product pick-up window will count towards the minimum egress spaces.

5.15.3 Size of Stacking Space

All **stacking spaces** must be rectangular in shape, with a minimum length of 6.0 metres and a minimum width of 3.0 metres.

5.15.4 Setbacks from Residential Zone Boundary

**Stacking lanes** and all order boxes using voice communication to order must be located no closer than 15.0 metres from any Residential **Zone** boundary.

5.15.5 Location of Stacking Lanes, Order Boxes, and Wall Openings Associated with a Drive-through Service Facility in Relation to Front and Exterior Side Lot Lines

No **stacking lanes**, order boxes, or wall openings associated with a **drive-through service facility** can be located in any minimum required **yard**, or in front of a wall facing the **front** or **exterior side lot line** unless all of the components of a **drive-through service facility** are located a minimum of 10 metres from the **front** and **exterior lot lines**.



## Part 6.0 - Mixed Use Zones

**Description:** The following is a description of the Mixed Use Zones. It is provided for the purposes of assisting readers.

- Mixed Use One (MU1) Zone is based on the existing Commercial General Zone (C1) but is modified to implement the Village Core Areas designation in the OP.
- Mixed Use Two (MU2) Zone implements the 2<sup>nd</sup> Concession/Green Lane Major Local Centre identified in the OP where a mix of commercial, residential and major office uses are planned with building heights ranging from 4 to 12 storeys.
- Mixed Use Three (MU3) Zone implements the Yonge Street/Green Lane Major Local Centre identified in the OP where a mix of commercial, residential and office uses are also planned with higher mid-rise buildings in key locations.
- Mixed Use Four (MU4) Zone implements the Queensville Centre designation identified in the OP where a mix of commercial, residential and office uses are also planned with a maximum building height of 6 storeys.
- Mixed Use Five (MU5) implements the Residential Mixed Use designation permitting a mix of retail and service commercial, institutional, office, medium and high density residential, recreation and community facility uses.
- Mixed Use Six (MU6) Zone implements Regional Corridors identified in the OP.
- Mixed Use Seven (MU7) Zone implements Local Corridors identified in the OP.

## 6.1 Permitted Uses

**Uses** permitted in a Mixed Use **Zone** are denoted by the symbol ‘**X**’ in the column applicable to that **Zone** and corresponding with the row for a specific permitted **use** in Table 6A. A number(s) following the symbol ‘**X**’ or identified permitted **use**, indicates that one or more special provisions apply to the **use** noted or, in some cases, to the entire **zone**. Special provisions are listed below Table 6A (if applicable).

**Table 6A – Permitted Residential Uses in Mixed Use Zones**

USE	MU1	MU2	MU3	MU4	MU5	MU6	MU7
<b>Residential Uses</b>							
<b>Accessory apartment</b>	X						X
<b>Boarding, lodging or rooming house</b>	X	X	X	X	X	X	X
<b>Building apartment</b>		X	X	X	X	X	X
<b>Coach house</b>	X						X
<b>Dwelling, duplex</b>							X
<b>Dwelling, multiple</b>		X	X	X	X	X	X
<b>Dwelling, single-detached (3)</b>	X (3)						X (3)
<b>Dwelling, townhouse</b>							X
<b>Dwelling, townhouse with rear lane access</b>	X (3)						X
<b>Dwelling, back-to-back townhouse</b>							X
<b>Home business</b>	X	X	X	X	X	X	X
<b>Home child care</b>	X	X	X	X	X	X	X
<b>Long term care facility</b>	X	X	X	X	X	X	X
<b>Retirement home</b>	X	X	X	X	X	X	X
<b>Short term rental accommodation (5)</b>	X (5)	X (5)	X (5)	X (5)	X (5)	X (5)	X (5)
<b>Dwelling unit within a non-residential building</b>	X	X	X	X	X	X	X



USE	MU1	MU2	MU3	MU4	MU5	MU6	MU7
<b>Non-Residential Uses</b>							
Animal clinic	X	X	X	X	X	X	X
Animal daycare centre	X	X	X	X	X	X	X
Art gallery	X	X	X	X	X	X	X
Banquet hall	X	X	X	X	X	X	X
Business office	X	X	X	X	X	X	X
Caterer's establishment	X		X	X	X		
Child care centre	X	X	X	X	X	X	X
Commercial school	X	X	X	X	X	X	X
Commercial fitness centre	X	X	X	X	X	X	X
Community centre	X	X	X	X	X	X	X
Financial institution	X	X	X	X	X	X	X
Financial institution with a drive-through service facility							X
Funeral Home	X						
Garden Centre (1)	X (1)		X (1)	X (1)	X (1)	X (1)	X (1)
Hotel / Motel	X	X	X	X		X	
Library	X	X	X	X	X	X	X
Medical office	X	X	X	X	X	X	X
Museum	X	X	X	X	X	X	X
Nanobrewery	X	X	X	X	X	X	X
Outdoor display and sales area (4)	X	X	X	X	X	X	X
Place of amusement	X		X	X		X	
Place of worship	X			X	X		X
Private club	X	X	X	X	X	X	X
Restaurant	X	X	X	X	X	X	X
Restaurant with a drive-through service facility							X
Retail store	X (2)	X	X	X	X	X	X
Service commercial use	X	X	X	X	X	X	X
School, private	X	X	X	X	X	X	X
School, public						X	X
Theatre	X	X	X	X			

USE	MU1	MU2	MU3	MU4	MU5	MU6	MU7
Trade and convention centre		X	X	X			

Special Provisions:

- (1) A temporary **garden centre** is permitted as an **accessory use** subject to the requirements of Section 4.22.
- (2) Maximum **gross floor area** per individual use is 500 m<sup>2</sup>.
- (3) Permitted only where the use legally existed on the **lot** on the effective date of this By-law, subject to the R1 **zone** provisions outlined in Table 7C.
- (4) Subject to the requirements of Section 4.22.
- (5) Subject to Site Plan approval.

## 6.2 Zone Standards

Regulations for uses permitted in Section 6.1 are set out in Table 6B. A number(s) following the **Zone** standard, **Zone** heading or description of the standard, indicates that one or more special provisions apply. These special provisions are listed below Table 6B.

**Table 6B – Standards for Mixed Use Zones**

STANDARD	MU1	MU2	MU3	MU4	MU5	MU6	MU7
Maximum <b>front yard</b> for <b>buildings</b> that have a <b>net floor area</b> that is 500 m <sup>2</sup> or less (1)	-	3.0 m			-		
Minimum <b>rear yard</b> adjacent to any Residential <b>Zone</b>	3.0 m (2)				6.0 m	3.0 m (2)	
Minimum <b>interior side yard</b> adjacent to any residential <b>Zone</b> boundary	-	2.0 m					
Minimum <b>exterior side yard</b>	-				1.0 m	-	1.0 m
Maximum <b>exterior side yard buildings</b> that have a <b>net floor area</b> that is 500 m <sup>2</sup> or less (1)	-	3.0 m			5.0 m	3.0 m	5.0 m
Minimum <b>height within 15.0 metres of the front and exterior side lot lines</b>		16.5 m	13.5 m	-			
Maximum <b>height – duplex, back-to-back townhouses, and townhouse dwellings</b>	12.0 m						
Maximum <b>height</b> (except <b>duplex, back-to-back townhouses, and townhouse dwellings</b> )	16.0 m	37.5 m	37.5 m	19.5 m	30.0 m	19.5 m	13.5 m
Minimum <b>first storey height</b> (1)		4.5 m					

Special Provisions:

- (1) Does not apply to: **duplex, multiple and townhouse dwellings; group homes; long term care facilities; and retirement homes.**
- (2) **Townhouse dwellings** are subject to appropriate residential zone standards.
- (3) Single detached dwellings are subject to the R1 zone provisions outlined in Table 7C.



## Part 7.0 - Residential Zones

**Description:** The following is a description of the Residential Zones. It is provided for the purposes of assisting readers.

- The Residential Private Services (RPS) Zone replaces the portions of the existing Residential Urban (R1) Zone for **lots** serviced with municipal water only or entirely on private services. The RPS Zone also replaces the existing Residential Urban (R2) Zone.
- The Residential One (R1) Zone replaces the portions of the existing Residential Urban (R1) Zone for **lots** with full municipal services and the existing Residential Urban (R3) Zone.
- The Residential Two (R2) Zone (and Sub-zones R2-1, R2-2, R2-3 and R2-4) replace the Residential Urban (R4), (R5) and (R6) Zones, and the portions of the existing Residential Urban (R7) Zone related to single detached dwellings.
- The Residential Three (R3) Zone replaces the portions of the existing Residential Urban (R7) Zone related to semi-detached dwellings and the Residential Urban (R8) Zone.
- The Residential Four (R4) Zone permits townhouses, replacing the existing Residential Urban (R9) Zone and the Multiple Residential (RM1) Zone. The new R4 Zone also permits duplexes, multiples and retirement homes.
- The Residential Five (R5) Zone replaces the existing Multiple Residential (RM2) Zone and implements the Medium Density Residential designation in the Queensville, Yonge Street/Green Lane and 2<sup>nd</sup> Concession/Green Lane Centres and Regional and Local Corridors identified in the OP. The R5 Zone permits townhouses and low-rise apartment buildings.
- The Residential Six (R6) Zone also replaces the existing Multiple Residential (RM2) Zone and implements the High Density Residential designation in the Yonge Street/Green Lane and 2<sup>nd</sup> Concession/Green Lane Centres and Regional Corridors identified in the OP. The R6 Zone permits apartment buildings.
- The Estate Residential (ER) Zone replaces the existing Estate Residential (ER) Zone.
- The Hamlet Residential (HR) Zone replaces the existing Hamlet Residential (HR) Zone.

## 7.1 Permitted Uses

**Uses** permitted in a Residential **Zone** are denoted by the symbol ‘X’ in the column applicable to that **Zone** and corresponding with the row for a specific permitted **use** in Table 7A. Note that the R2 **Zone** consists of R1-1, R1-2, R1-3 and R1-4 Sub-**Zones** for the purposes of **Zone** standards set out in Section 7.2.

A number or numbers following the symbol ‘X’, or following the **Zone** heading, or following the name of a permitted **use**, indicates that one or more special provisions apply to the noted **use** or **Zone**. Special provisions are listed at the end of each table. If a **use** is not listed on the table, it is not permitted.

**Table 7A – Permitted Uses in Residential Zones**

USE	RPS	R1	R2	R3	R4	R5	R6	ER	HR
Accessory apartment	X	X	X	X	X(1)	X(1)	X(1)	X	X
Bed and breakfast establishment	X	X							X
Building, apartment					X	X	X		
Coach house					X	X	X		
Dwelling, back-to-back townhouse					X	X	X		
Dwelling, duplex					X				
Dwelling, multiple					X				
Dwelling, semi-detached				X					
Dwelling, single-detached	X	X	X					X	X
Dwelling, townhouse					X	X			
Dwelling, townhouse with rear lane access					X	X	X		
Group home(2)	X(2)	X(2)	X(2)					X(2)	X(2)
Home business	X	X	X	X	X	X	X	X	X
Home child care	X	X	X	X	X	X	X	X	X
Long term care facility					X	X	X		

USE	RPS	R1	R2	R3	R4	R5	R6	ER	HR
Retirement home					X	X	X		

Special Provisions:

- (1) Permitted in **townhouse dwellings** only.
- (2) Subject to Section 4.12.

## 7.2 Zone Standards

Regulations for uses permitted in Section 7.1 are set out in Tables 7B, 7C and 7D. A number(s) following the **Zone** standard, **Zone** heading or description of the standard, indicates that one or more special provisions apply. These special provisions are listed below Tables 7B, 7C and 7D (as applicable).

**Table 7B – Standards for RPS Zone**

Minimum <b>lot frontage</b>	(with municipal water) (with no municipal water or sewer)	18.0 m 30.0 m
Minimum <b>lot area</b>	(with municipal water) (with no municipal water or sewer)	695 m <sup>2</sup> 1,300 m <sup>2</sup>
Minimum <b>front yard</b>		7.0 m
Minimum <b>rear yard</b>		7.0 m
Minimum <b>interior side yard</b>		1.2 m
Minimum <b>exterior side yard</b>		6.0 m
Maximum <b>height</b>		10.0 m
Maximum <b>lot coverage</b> (for all <b>buildings</b> and <b>structures</b> )		40%

**Table 7C – Standards for R1, ER and HR Zones**

STANDARD	R1	ER	HR
Minimum <b>lot frontage</b>	15.0 m	45.0 m	30.0 m
Minimum <b>lot area</b>	450.0 m <sup>2</sup>	0.6 ha	1,858 m <sup>2</sup>
Minimum <b>front yard</b>	6.0 m (1)	15.0 m	11.0 m
Minimum <b>rear yard</b>	7.0 m	23.0 m	12.0 m
Minimum <b>interior side yard</b>	1.2 m	9.0 m	1.5 m
Minimum <b>exterior side yard</b>	6.0 m		7.0 m
Maximum <b>height</b>	10.0 m		
Maximum <b>lot coverage</b> (for all <b>buildings</b> and <b>structures</b> )	40%	15%	30%
Maximum <b>ground floor area</b> of all <b>buildings</b> per lot			500 m <sup>2</sup>

Special Provisions:

- (1) If the **main face** of the **dwelling unit** is greater than 6.0 metres from the **front lot line**, a **private garage** is permitted to project a maximum of 1.0 metres closer to the **front lot line** than the **main face** of the **dwelling unit** or **porch** facing the **front lot line**, but no closer than the minimum required **setback** for a **private garage**.

**Table 7D – Standards for R2 Sub-Zones**

STANDARD	R2-1	R2-2	R2-3	R2-4
Minimum <b>lot frontage</b>	13.7 m	12.0 m	10.7 m	9.0 m
Minimum <b>front yard</b>	4.0 m			
Minimum <b>rear yard</b>	7.0 m			
Minimum <b>interior side yard</b>	1.2 m on one side and 0.6 m on the other side			
Minimum <b>exterior side yard</b>	3.0 m			
Maximum <b>height</b>	12.0 m			
Minimum <b>setback</b> for a <b>private garage</b> from <b>front lot line</b>	6.0 m (1)			

Special Provisions:

- (1) If the **main face** of the **dwelling unit** is greater than 6.0 metres from the **front lot line**, a **private garage** is permitted to project a maximum of 1.0 metres closer to the **front lot line** than the **main face** of the **dwelling unit** or **porch** facing the **front lot line**, but no closer than the minimum required **setback** for a **private garage**.



**Table 7E – Standards for R3, R4, R5 and R6 Zones**

	Dwelling Types (where permitted)										
	Semi-detached	Duplex	Townhouse		Townhouse with rear lane access		Back-to-Back Townhouse		Multiple	Apartment (R4 & R5 zones)	Apartment, long term care facility and retirement home
Minimum lot frontage	7.0 m (2)	15.0 m	6.0 m (2)		7.0 m (2)		6.0 (2)		20.0 m	30.0 m	
Minimum front yard	4.0 m (1)	4.0 m (1)	4.0 m (1)		3.0 m		4.0 m (1)		3.0 m (1)	3.0 m	
Minimum rear yard	7.0 m				1.0 m to garage (3)		0 m		7.0 m	7.5 m	
Minimum interior side yard	1.2 m / 0.0 m (2)	1.5 m / 0.6 m (2)	End Unit 1.2 m / 0.0 m	Inside Unit 0.0 m	End Unit 1.2 m / 0.0 m	Inside Unit 0.0 m	End Unit 1.2 m / 0.0 m	Inside Unit 0.0 m	3.0 m	7.5 m	
Minimum distance between the detached private garage & the interior side yard					1.0 / 0.0 (2)						
Minimum exterior side yard	2.4 m										
Minimum height	n/a										13.0 m
Maximum height	12.0 m								13.0 m		40.0 m
Minimum first storey height	n/a										4.5 m

Special Provisions:

- (1) The minimum **front yard** for the face of the attached or detached **private garage** facing the **street** is 6.0 metres. If the **main face** of the **dwelling unit** is greater than 6.0 metres from the **front lot line**, a **private garage** is permitted to project a maximum of 1.0 metres closer to the **front lot line** than the **main face** of the **dwelling unit** or **porch** facing the **front lot line**, but no closer than the minimum required **setback** for a **private garage**.
- (2) Per **dwelling unit**.
- (3) The minimum separation between the detached **private garage** and the main **dwelling unit** shall be 5.0 metres. **Decks** may encroach from the rear of the main **dwelling unit** a maximum of 2.0 metres.

## Part 8.0 - Commercial Zones

**Description:** The following is a description of the Commercial Zones. It is provided for the purposes of assisting readers.

- Commercial Corridor (C1) Zone is intended to recognize any properties currently zoned Commercial Highway (C2) Zone.
- The existing Commercial Local (C3) and Commercial Shopping Centre (C4) Zones have been incorporated into other Commercial or Mixed Use categories.
- Commercial Marine (C2) Zone replaces existing Commercial Marine (C5) Zone.
- Community Commercial (C3) Zone to implement Community Commercial designation in OP.
- New Neighbourhood Commercial (C4) Zone to implement the Neighbourhood Commercial designation in the OP.
- The existing Commercial Business Park (C6) Zone is deleted and replaced with the Employment Prestige (M1) Zone with some special provisions as required.

## 8.1 Permitted Uses

**Uses** permitted in a Commercial **Zone** are denoted by the symbol ‘**X**’ in the column applicable to that **Zone** and corresponding with the row for a specific permitted **use** in Tables 8A.

**Table 8A – Permitted Uses in Commercial Zones**

<b>Use</b>	<b>C1</b>	<b>C2</b>	<b>C3</b>	<b>C4</b>
<b>Adult specialty store</b>	X		X	
<b>Animal clinic</b>	X		X	X
<b>Animal daycare centre</b>	X		X	X
<b>Art gallery</b>			X	X
<b>Banquet hall</b>	X		X	
<b>Business office</b>			X	X
<b>Caterer’s establishment</b>			X	X
<b>Child care centre</b>			X	X
<b>Commercial school</b>			X	X
<b>Commercial fitness centre</b>			X	X
<b>Commercial recreation use</b>	X		X	X
<b>Community centre</b>			X	X
<b>Dwelling units in a non-residential building (4)</b>	X(4)		X(4)	X(4)
<b>Equipment rental establishment</b>	X			
<b>Farm implement sales and supply establishment</b>	X			
<b>Financial institution</b>	X		X	X
<b>Financial institution with drive-through service facility</b>	X		X	
<b>Funeral home</b>	X		X	
<b>Garden centre (5)</b>	X (5)		X(5)	X(5)
<b>Golf course, miniature</b>	X			
<b>Golf driving range</b>	X			
<b>Hotel / Motel</b>	X			
<b>Library</b>			X	X
<b>Marina</b>		X(1)		
<b>Medical office</b>			X	X
<b>Motor vehicle body shop</b>	X			
<b>Motor vehicle repair garage</b>	X			
<b>Motor vehicle sales / rental establishment</b>	X(1)			
<b>Motor vehicle washing establishment</b>	X			
<b>Museum</b>			X	X

Use	C1	C2	C3	C4
Nanobrewery	X		X	X(3)
Outdoor display and sales area (6)	X (6)		X (6)	X (6)
Place of amusement			X	X
Place of worship			X	X
Private club			X	X
Repair or service shop			X	
Restaurant	X		X	X(3)
Restaurant with drive-through service facility	X		X	
Retail store	X(2)		X(2)	X(3)
School, private			X	X(3)
Service commercial use			X	X(3)
Theatre			X	X

Special Provisions:

- (1) The sale and service of snowmobiles shall also be permitted.
- (2) Maximum **gross floor area** per individual **use** is 1,000 m<sup>2</sup>
- (3) Maximum **gross floor area** per individual **use** – 500 m<sup>2</sup>.
- (4) **Dwelling units** only permitted if located above non-residential uses on **first storey**.
- (5) A temporary **garden centre** is permitted as an **accessory use** subject to the requirements of Section 4.22.
- (6) Subject to the requirements of Section 4.22.

## 8.2 Zone Standards

Regulations for uses permitted in Section 8.1 are set out in Table 8B. A number(s) following the **Zone** standard, **Zone** heading or description of the standard, indicates that one or more special provisions apply. These special provisions are listed below Table 8B (as applicable).

**Table 8B – Standards for the C1, C2, C3 and C4 Zones**

<b>Standard</b>	<b>C1</b>	<b>C2</b>	<b>C3</b>	<b>C4</b>
Minimum <b>lot frontage</b>	23.0 m	60.0 m	nil	
Minimum <b>lot area</b>	nil		5 ha	1 ha
Maximum <b>lot area</b>	nil		15 ha	5 ha
Minimum <b>front yard</b>	7.5 m	7.5 m	3.0 m	
Minimum <b>rear yard</b>	7.5 m	7.5 m	3.0 m (1)	
Minimum <b>interior side yard</b>	6.0 m	6.0 m	3.0 m (1)	
Minimum <b>exterior side yard</b>	6.0 m	6.0 m	3.0 m	
Maximum <b>height</b>	12.0 m			

Special Provisions:

- (1) Increased to 7.5 metres where abutting Residential **Zone** boundary.

## Part 9.0 - Employment Zones

**Description:** The following is a description of the Employment Zones. It is provided for the purposes of assisting readers.

The following Employment Zones would replace all existing zones that currently apply, as follows:

- The Employment Prestige (M1) Zone is a new Zone that implements the Prestige Industrial designation in the new OP.
- The Employment General (M2) Zone replaces the existing Industrial Restricted (M1), General Industrial (M2) and Industrial Storage (M4) Zones, and implements the General Employment designation in the new OP.

## 9.1 Permitted Uses

**Uses** permitted in an Employment **Zone** are denoted by the symbol 'X' in the column applicable to that **Zone** and corresponding with the row for a specific permitted **use** in Table 9A.

**Table 9A – Employment Uses Permitted in Employment Zones**

<b>Use</b>	<b>M1</b>	<b>M2</b>
<b>Abattoir</b>		X
<b>Accessory retail</b>	X (1)	X (1)
<b>Adult entertainment parlour</b>		X (3)
<b>Body rub parlour</b>		X
<b>Brewery/winery/distillery</b>	X	X
<b>Business office</b>	X	X
<b>Commercial self-storage facility</b>	X	X
<b>Contractor yard</b>		X
<b>Equipment rental establishment</b>		X
<b>Hotel / Motel</b>	X	
<b>Industrial mall</b>	X	X
<b>Industrial use</b>	X	X
<b>Medical marihuana production facility</b>	X	X
<b>Motor vehicle body shop</b>		X
<b>Motor vehicle gas bar</b>		X (2)
<b>Motor vehicle repair garage</b>		X
<b>Outdoor Display and Sales Area (5)</b>	X (5)	X (5)
<b>Outdoor storage</b>		X (6)
<b>Trade and convention centre</b>	X	
<b>Transport terminal</b>		X
<b>Warehouse</b>	X	X
<b>Waste processing station</b>		X
<b>Waste transfer station</b>		X
<b>Wholesale establishment</b>	X	X



<b>Ancillary Uses Permitted</b>		
<b>Animal daycare centre</b>	X(4)	
<b>Child care centre</b>	X (4)	
<b>Commercial fitness centre</b>	X (4)	
<b>Commercial school</b>	X (4)	
<b>Financial institution</b>	X (4)	X (4)
<b>Restaurant</b>	X (4)	X (4)
<b>Service commercial use</b>	X (4)	X (4)

Special Provisions:

- (1) Total **gross floor area** of all **accessory uses** shall not exceed 10% of the total floor area of the main employment **use(s)** on a **lot** and shall be located within the same **building** as the **main use** on the **lot**.
- (2) A **motor vehicle gas bar** shall not be permitted on any **lot** less than 0.6 hectares in size.
- (3) Only permitted in locations established by the Official Plan and subject to the requirements of Section 4.4 of this By-law.
- (4) **Ancillary uses** are only permitted:
  - i. within an **industrial mall** and shall have a **net floor area** that does not exceed 300 m<sup>2</sup>; or
  - ii. within a **building** that is at least two **storeys** in **height**. The combined floor space occupied by all **ancillary uses** shall not exceed the total **ground floor area** of the **building**.
- (5) Subject to the requirements of Section 4.22.
- (6) Only permitted as an **accessory use** subject to the requirements of Section 4.23.

## 9.2 Zone Standards

Regulations for uses permitted in Section 9.1 are set out in Table 9A. A number(s) following the **Zone** standard, **Zone** heading or description of the standard, indicates that one or more special provisions apply. These special provisions are listed below Table 9B (as applicable).

**Table 9B – Standards for Employment Zones**

<b>USE</b>	<b>M1</b>	<b>M2</b>
<b>Minimum lot frontage</b>	15.0 m	
<b>Minimum front yard</b>	6.0 m	
<b>Minimum rear yard</b>	7.5 m (15 m abutting residential or institutional <b>Zone</b> )	
<b>Minimum interior side yard</b>	3.0 m (15 m abutting residential or institutional <b>Zone</b> )	
<b>Minimum exterior side yard</b>	7.5 m	
<b>Minimum landscaping area</b>	10%	

## Part 10.0 - Institutional Zones

**Description:** The following is a description of the Institutional Zones. It is provided for the purposes of assisting readers.

- The Institutional One (I1) Zone is a new Zone to implement the Institutional designation in the new OP.
- The Institutional Two (I2) Zone is a new Zone that consolidates the existing Institutional (I1) and Institutional Elementary School (I2) Zones, and implements the Elementary and Secondary School designations in the new OP.

### 10.1 Permitted Uses

**Uses** permitted in the Institutional **Zone** are denoted by the symbol ‘**X**’ in the column applicable to the **Zone** and corresponding with the row for a specific permitted **use** in Table 10A.

**Table 10A – Permitted Uses in Institutional Zone**

USE	I1	I2
Art gallery	X	
Cemetery	X (1)	
Community centre	X	X
Child care centre	X	X
Funeral home	X	
Hospital	X	
Library	X	X
Long term care facility	X	
Museum	X	
Place of worship	X	
Retirement home	X	
School, post-secondary	X	X
School, private	X	
School, public	X	X

Special Provisions:

- (1) Permitted only where the **use** legally existed on the **lot** on the effective date of this By-law.

## 10.2 Zone Standards

Regulations for uses permitted in Section 10.1 are set out in Table 10B. A number(s) following the **Zone** standard, **Zone** heading or description of the standard, indicates that one or more special provisions apply. These special provisions are listed below Table 10B (as applicable).

**Table 10B – Standards for Institutional Zones**

<b>STANDARD</b>	<b>I1 &amp; I2</b>
<b>Minimum front yard</b>	6.0 m
<b>Minimum rear yard</b>	7.5 m
<b>Minimum interior side yard</b>	3.0 m
<b>Minimum exterior side yard</b>	6.0 m
<b>Maximum building height</b>	15.0 m

## Part 11.0 - Rural and Aggregate Resource Zones

**Description:** The following is a description of the Rural and Aggregate Resource Zones. It is provided for the purposes of assisting readers.

- The Rural (RU) Zone applies to lands designated Prime Agricultural Area, Holland Marsh Specialty Crop Area, Rural Area, Agricultural/Long Term Growth Area and Environmental Protection Area in the Town's new OP. The RU Zone also applies to future development lands within the settlement area boundary that are designated for development purposes, but require additional zoning approvals. The Rural (RU) Zone replaces the existing Rural (RU) zone.
- The Aggregate Extraction / Resource (AER) Zone implements the Aggregate Extraction and Resource Areas designation in the OP and replaces the existing Industrial Extractive (M3) Zone.

### 11.1 Permitted Uses

**Uses** permitted in the Rural and Aggregate Resource **Zones** are denoted by the symbol '**X**' in the column applicable to that **Zone** and corresponding with the row for a specific permitted **use** in Table 11A.

**Table 11A – Permitted Uses in Rural and Aggregate Resource Zones**

Use	RU	AER
Accessory apartment	X	
Agricultural use	X	X
Agricultural-related use	X	
Agri-tourism uses	X (2)	
Animal clinic	X	
Asphalt plant		X
Bed and breakfast establishment	X	
Commercial fill operation for the purpose of <b>site restoration</b>		X
Concrete batching plant		X
Conservation use	X	
Dwelling, single-detached	X	
Equestrian Uses	X	
Farm implement sales and supply establishment	X	
Farm produce outlet	X(1)	
Forest management	X	X
Greenhouse	X	
Group home	X(4)	
Home child care	X	

Use	RU	AER
Home business	X	
Kennel	X (3)	
Mineral aggregate operation		X
Nursery	X	
On farm diversified use	X	
Portable asphalt plant		X
Portable concrete plant		X

Special Provisions:

- (1) Maximum **gross floor area** of retail sales per lot – 500 m<sup>2</sup>.
- (2) **Buildings and structures** shall not exceed 250 m<sup>2</sup> of **gross floor area**.
- (3) Subject to Section 4.15.
- (4) Subject to Section 4.12.

## 11.2 Zone Standards

Regulations for uses permitted in Section 11.1 are set out in Table 11B. A number(s) following the **Zone** standard, **Zone** heading or description of the standard, indicates that one or more special provisions apply. These special provisions are listed below Table 11B (as applicable).

**Table 11B – Zone standards for the RU and AER Zones**

<b>STANDARD</b>	<b>RU</b>	<b>AER</b>
<b>Minimum lot frontage</b>	60.0 m	-
<b>Maximum lot area</b> for legally existing <b>single detached dwelling unit</b> deemed surplus to farming operation	2.0 acres	-
<b>Minimum front yard</b>	7.5 m	15.0 m
<b>Minimum rear yard</b>	7.5 m	
<b>Minimum interior side yard</b>	7.5 m	
<b>Minimum exterior side yard</b>	7.5 m	
<b>Maximum building height</b>	11.0 m (1)	-
<b>Maximum lot coverage</b>	15 %	-

### Special Provisions

- (1) In accordance with Section 4.13, maximum **height** shall not apply to **buildings and structures** used for:
- i. **Agricultural uses;**
  - ii. **Agricultural-related uses;**
  - iii. **Agri-tourism uses;**
  - iv. **Equestrian uses;** and,
  - v. **Greenhouse.**





## Part 12.0 - Environmental and Open Space Zones

**Description:** The following is a description of the Environmental and Open Space Zones. It is provided for the purposes of assisting readers.

- The Environmental Protection (EP) Zone would prohibit development and site alteration in the Town's significant environmental features. It would apply to the Town's Core Areas shown in the new OP.
- The Open Space One (OS1) Zone would apply to lands designated Parks and Open Space in the new OP.
- The Open Space Two (OS2) Zone would apply to lands designated Recreation Area in the new OP.

### 12.1 Permitted Uses

**Uses** permitted in the Environmental and Open Space **Zones** are denoted by the symbol 'X' in the column applicable to that **Zone** and corresponding with the row for a specific permitted **use** on Table 12A.

**Table 12A –Permitted Uses in Environmental and Open Space Zones**

Use	EP	OS1	OS2
<b>Agricultural use</b> (existing on the effective date of the By-law)	X	X	X
<b>Campground</b>			X
<b>Conservation use</b>	X	X	X
<b>Day Camp</b>		X	X
<b>Forest Management</b>	X	X	X
<b>Golf course</b>			X
<b>Golf driving range</b>			X
<b>Miniature golf course</b>			X
<b>Park, private</b>			X

## 12.2 Zone Standards

Regulations for uses permitted in Section 12.1 are set out in Tables 12A. A number(s) following the **Zone** standard, **Zone** heading or description of the standard, indicates that one or more special provisions apply. These special provisions are listed below Table 12B (as applicable).

**Table 12B – Zone standards for the EP, OS1 and OS2 Zones**

<b>STANDARD</b>	<b>EP</b>	<b>OS1, OS2</b>
<b>Minimum front yard</b>	7.5 m	7.5 m
<b>Minimum rear yard</b>	7.5 m	7.5 m
<b>Minimum interior side yard</b>	7.5 m	7.5 m
<b>Minimum exterior side yard</b>	7.5 m	7.5 m
<b>Maximum building height</b>	11.0 m	11.0 m

## Part 13.0 - Oak Ridges Moraine Zones

**Description:** The following is a description of the **Oak Ridges Moraine Zones**. It is provided for the purposes of assisting readers.

- The Oak Ridges Moraine Core (ORMC) Zone replaces the existing Oak Ridges Moraine Core and Core Buffer Zones.
- The Oak Ridges Moraine Core Linkage (ORMCL) Zone replaces the existing Oak Ridges Moraine Core Linkage (ORMCL) Zone.
- The Oak Ridges Moraine Countryside (ORMCS) Zone replaces the existing Oak Ridges Moraine Countryside (ORMCS) Zone.
- The Oak Ridges Moraine Industrial Extractive (ORMIE) Zone replaces the existing Oak Ridges Moraine Industrial Extractive (ORMM3) Zone.

### 13.1 Permitted Uses

**Uses** permitted in the Oak Ridges Moraine **Zones** are denoted by the symbol 'X' in the column applicable to that **Zone** and corresponding with the row for a specific permitted **use** on Table 13A.

**Table 13A – Permitted Uses in Oak Ridges Moraine Zones**

Use	ORMC	ORMCL	ORMCS	ORMIE
<b>Existing agricultural uses, buildings or structures</b> (which existed on November 15, 2001)	X	X	X	X
<b>New agricultural uses</b>			X	X
<b>New agriculture buildings or structures</b>	X (4)	X (4)	X (3)	X (3)
<b>Farm produce outlet (3)(5)</b>	X		X	
<b>Fish, wildlife and forest management</b>	X	X	X	X
<b>One single detached dwelling (1)</b>	X		X	X
<b>Accessory uses, buildings and structures (2)</b>	X	X	X	X
<b>Bed and breakfast establishment (2)</b>	X		X	X
<b>Home business (2)</b>	X		X	X

Use	ORMC	ORMCL	ORMCS	ORMIE
<b>Mineral aggregate operation</b>				X
Commercial fill operation for the purpose of <b>site restoration</b>				X

Special Provisions:

- (1) The establishment of one new **dwelling unit** on an existing vacant **lot** of record (existing as of November 15, 2001), expansion, **reconstruction** or replacement of a legally existing **dwelling unit** is permitted subject to Site Plan approval in accordance with Section 41 of the Planning Act, as amended, wherein the application shall demonstrate to the extent possible the use, erection and location will not adversely effect the ecological integrity of the effected area.
- (2) **Accessory uses, buildings and structures**, including **swimming pools, home businesses and bed and breakfast establishments**, related to a legally existing residential use, are permitted in accordance with any other applicable regulations of this By-law, subject to Site Plan approval in accordance with Section 41 of the Planning Act, as amended, wherein the application shall demonstrate to the extent possible the use, erection and location will not adversely effect the ecological integrity of the effected area.
- (3) New agricultural **buildings and structures** are permitted in accordance with any other applicable regulations of this By-law, subject to Site Plan approval in accordance with Section 41 of the Planning Act, as amended, wherein the application shall demonstrate to the extent possible the use, erection and location will not adversely effect the ecological integrity of the effected area.
- (4) New agricultural **buildings and structures** are only permitted if related to an existing **agricultural use** and in accordance with any other applicable regulations of this By-law, subject to Site Plan approval in accordance with Section 41 of the Planning Act, as amended, wherein the application shall demonstrate to the extent possible the use, erection and location will not adversely effect the ecological integrity of the effected area.
- (5) Maximum **gross floor area – 500 m<sup>2</sup>**

## 13.2 Zone Standards

Regulations for uses permitted in Section 13.1 are set out in Tables 13A. A number(s) following the **Zone** standard, **Zone** heading or description of the standard, indicates that one or more special provisions apply. These special provisions are listed below Table 13B (as applicable).

**Table 13B – Zone standards for the ORMC, ORMCS, ORMCL and ORMIE Zones**

STANDARD	ORMC, ORMCL, ORMCS	ORMIE
Minimum lot frontage	60.0 m	In accordance with the Aggregate Extraction / Resource (AER) Zone
Minimum lot area	40 ha	
Minimum front yard	7.5 m	
Minimum rear yard	7.5 m	
Minimum interior side yard	7.5 m	
Minimum exterior side yard	7.5 m	
Maximum building height	11.0 m (1)	
Maximum total ground floor area of all buildings per lot	500 m <sup>2</sup> (2)	

Special Provisions:

- (1) Maximum **height** shall not apply to **buildings and structures** used for **agricultural uses** in accordance with Section 4.13.
- (2) Additional **ground floor area** may be permitted for **buildings** used for **agricultural uses** subject to the requirements of the Oak Ridges Moraine Conservation Plan, in accordance with the following provisions:
  - a. For **lots** 5 acres or less, the maximum total **ground floor area** for all **buildings** shall be 1,000 m<sup>2</sup>;
  - b. For **lots** greater than 5 acres, the total **ground floor area** for all **buildings** shall be the lesser of 5% **lot coverage** or 0.4 ha.

The maximum total **ground floor area** of all non-agricultural uses is limited to 500 m<sup>2</sup>.



## Part 14.0 - Holding Provisions

Lands subject to a Holding (H) provision are listed in Table 14A in accordance with Section 2.6 of this By-law.

**Table 14A: Holding Provisions**

	Conditions for Removal
H1	The Region and the Town have confirmed that servicing allocation is available and that the Town has allocated sufficient capacity to this <b>development</b> .
H2	The Town has approved a Site Plan application in accordance with Section 41 of the Planning Act.
H3	The Town has approved a Natural Heritage Evaluation.
H4	The Town has confirmed that full municipal servicing is available and that the Town has allocated sufficient allocation to this <b>development</b> . In the interim, only the following uses are permitted: <ul style="list-style-type: none"> <li>• <b>Animal clinic</b></li> <li>• <b>Animal daycare centre</b> without grooming</li> <li>• <b>Art gallery</b></li> <li>• <b>Business offices</b></li> <li>• <b>Commercial school</b></li> <li>• <b>Financial institution</b></li> <li>• <b>Library</b></li> <li>• <b>Medical office</b></li> <li>• <b>Museum</b></li> </ul>
H5	No person shall use any lot or erect, alter or use any building or structures for large-format retail stores until the submission and approval of a market impact study which demonstrates the proposal is justified and viable and which assesses to the satisfaction of the Town the impact of the proposed large-format retail store on commercial uses in the Town and on the planned function of the Village Core Areas. Such study is to be undertaken at the expense of the applicant by a qualified consultant. In the interim, all uses permitted in Exception (142) shall be permitted, with the exception of retail store.
H6	No person shall use any lot or erect, alter or use any building or structures for large-format retail stores until the submission and approval of a traffic impact study which assesses, to the satisfaction of the Town and/or the Region, the traffic impact and appropriate measures to handle traffic from the proposed use. Such study is to be undertaken at the expense of the applicant by a qualified consultant. In the interim, all uses permitted in Exception (142) shall be permitted, with the exception of retail store.





## Part 15.0 - Temporary Uses

Where on Schedules to this By-law, a **Zone** symbol is followed by the letter “T” and a number, one or more additional **uses** are permitted on the lands noted until the permission granted by the site specific Temporary **Use** By-law expires Table 15A identifies where temporary **uses** are permitted.

**Table 15A: Temporary Uses**

	<b>Zone</b>	<b>Property/ Legal Description</b>	<b>Temporary Use(s)</b>	<b>Special Provisions</b>	<b>Date Enacted</b>	<b>Date Expires</b>
T1	Rural (RU)	18565 Bathurst Street	<b>Garden Suite</b>		November 4, 2013	November 3, 2033
T2	Rural (RU)	132 Park Avenue	<b>Garden Suite</b>		March 17, 2014	March 16, 2034
T3	Rural (RU)	Pt. Lot 102, Conc. 1 WYS	Two <b>single detached dwellings</b>		November 2, 2016	November 1, 2019
T4	Rural (RU)	18326 Leslie Street	i. <b>Temporary Sales Office</b> ii. <b>Business Office</b> iii. <b>Accessory Parking Lot</b>	Sales office and <b>business office</b> uses to be contained within the <b>existing</b> sales office <b>structure</b> .	October 2, 2018	October 1, 2021

	Zone	Property/ Legal Description	Temporary Use(s)	Special Provisions	Date Enacted	Date Expires
T5	Rural (RU)	20120 East Townline	<b>Garden Suite</b>		November 5, 2012	November 4, 2032
T6	ORMCS	17569 Centre St	i. Indoor farm- related commercial playground as an <b>agri- tourism use</b> ; ii. <b>Accessory uses</b> to the foregoing including, but not limited to, a seating area with tables and a parking lot.	Total ground floor area of all <b>buildings and structures</b> on the property shall be 0.4 ha, subject to the requirements of the Oak Ridges Moraine Conservation Plan.  All <b>agricultural-related uses</b> and <b>on-farm diversified uses</b> , including associated parking areas, shall occupy no more than 1 hectare of the property and the gross floor area of all associated <b>buildings</b> used for such <b>uses</b> shall be limited to 800 m <sup>2</sup> .	June 5, 2018	June 4, 2021
T7	RU	19794 Highway 48	i. <b>Day Camp/Child Care Centre</b>	A maximum of 100 campers per day at any one time is permitted.	June 19, 2018	June 18, 2021
T8						
T9						
T10						
T11						
T12						

## Part 16.0 - Exceptions

The provisions of this By-law are modified as set out in Table 16A below, as follows:

- a) The first column sets out the exception number of each **Zone** exception which corresponds to an area of the **Town** identified on the Schedules by the same number, preceded by a dash and the letter “E”, denoting an exception;
- b) The second column identifies the **Zone** subject to the exception;
- c) The third column sets out the additional **uses** permitted in the **Zone** exception, if applicable;
- d) The fourth column sets out the prohibited **uses** in the **Zone** exception, if applicable;
- e) The fifth column sets out the new or modified standards for the **Zone** exception, if applicable;
- f) The sixth column sets out the location and/or address of the exception, as well as the corresponding Map on which the exception can be found; and,
- g) The seventh column sets out the site specific By-law Number through which the exception was approved, if applicable.

**Table 16A: Exceptions**

Exception No.	Zone	Permitted Uses	Uses Prohibited	Special Provisions	Location	By-Law No.
1	RU	i. All <b>uses</b> permitted in the RU zone ii. <b>Accessory Farm Employee Accommodation</b>		No future severance shall be permitted.	Pt. Lot 22, Conc. 6 (Map 9)	76-27
					Pt. Lots 22 & 23, Conc. 5 (Map 9)	77-24
					Pt. Lot 25, Conc. 4 (Map 9)	78-25
					Pt. Lots 13 & 14, Conc. 2 (Map 4)	79-44
					Pt. Lot 12, Conc. 4 (Map 11)	80-14
					Pt. Lot 4, Conc. 3 (Map 15)	80-18
					Pt. Lot 24, Conc. 3 (Map 8)	81-54
					Pt. Lot 3, Conc. 5 (Map 15)	82-53
					Pt. Lot 8, Conc. 8 (Map 14)	83-26
					Pt. Lot 6, Conc. 8 (Map 14)	84-68
					Pt. Lot 17, Conc. 4 (Map 11)	86-113
					Pt. Lot 27, Conc. 2 (Map 8)	88-80
					Pt. Lot 27, Conc. 2 (Map 14)	88-125
					Pt. Lot 24, Conc. 4 (Map 9)	91-27
					Pt. Lot 29, Conc. 3 (Map 8)	95-63
Pt. of Lot 11, Conc. 4 (Map 11)	2005-54					
Part of Lot 22, Conc. 5 (Map 9)	2006-98					

Exception No.	Zone	Permitted Uses	Uses Prohibited	Special Provisions	Location	By-Law No.
2	RU	i. All <b>uses</b> permitted in the <b>RU zone</b> ii. <b>Accessory Farm Employee Accommodation</b>		A separate <b>driveway</b> may be used for <b>accessory farm employee accommodation</b> . No future severance shall be permitted.	Pt. Lot 9, Conc. 8 (Map 14)	89-70
					Pt. Lot 15, Conc. 8 (Map 6)	2010-001
3	C1	Limited to: i. <b>Golf driving range</b> ii. <b>Miniature golf course</b> iii. <b>Garden centre</b> iv. <b>Commercial recreation use</b> v. <b>Equipment rental establishment</b> vi. <b>Retail store</b> vii. <b>Wholesale establishment</b> which conduct retail sales on the same <b>lot</b>	i. <b>Outdoor display and sales area</b> associated with additional permitted uses (vi) through (vii).	Maximum <b>gross floor area</b> for <b>retail stores</b> : 1,000 m <sup>2</sup>	Pt. Lot 19, Conc. 4 (Map 11) 20287 Woodbine Ave	
					Pt. Lot 11, Conc. 2 (Map 4) 893 Mount Albert Rd	
					Pt. Lot 1, Conc. 3 (Map 15) 2238 Davis Dr	
					Pt. Lot 1, Conc. 3 (Map 15) 2220 Davis Dr	
4	RU	Limited to: i. <b>Motor vehicle repair garage</b>			Pt. Lot 10, Conc. 4 (Map 13) 18928 Warden Ave	86-110 2002-57

Exception No.	Zone	Permitted Uses	Uses Prohibited	Special Provisions	Location	By-Law No.
5	RU	Limited to: i. <b>Motor vehicle repair garage</b> ii. <b>Motor vehicle sales</b> (maximum 5 <b>motor vehicles</b> at one time)			Pt. Lot 15, Conc. 7 (Map 12) 19652 Highway 48	82-46 95-79 86-110
6	RU	Limited to: i. Existing outdoor truck parking area to only be used for the parking of commercial trucks.	i. <b>Buildings, structures or outdoor storage</b>		Pt. Lot 35, Conc. 5 (Map 7B) 3689 Ravenshoe Rd	99-62

Exception No.	Zone	Permitted Uses	Uses Prohibited	Special Provisions	Location	By-Law No.
7	C1	Limited to: i. <b>Golf driving range</b> ii. <b>Miniature golf course</b> iii. <b>Garden centre</b> iv. <b>Commercial recreation use</b> v. <b>Equipment rental establishment</b> vi. <b>Retail store</b> vii. <b>Wholesale establishment</b> which conduct retail sales on the same lot viii. <b>Restaurant</b> ix. <b>Dwelling unit</b> within a non-residential <b>building</b>	i. <b>Outdoor display and sales area</b> associated with additional permitted uses (vi) through (viii).	Maximum <b>gross floor area</b> for <b>retail stores</b> and <b>restaurants</b> : 1,000 m <sup>2</sup> Minimum <b>front yard</b> : 7.4 m	Pt. Lot 20, Conc. 8 (Map 12) 20473 Highway 48	
8	RU	i. All <b>uses</b> permitted in the <b>RU zone</b> ii. Children's mental health centre for day treatment school purposes licensed under the Children's Mental Health Services Act for no more than 30 students, excluding staff.		Minimum <b>interior side yard</b> : 3.0 m	Pt. Lot 20, Conc. 4 (Map 11) 2417 Queensville Sdrd	84-17

Exception No.	Zone	Permitted Uses	Uses Prohibited	Special Provisions	Location	By-Law No.
9	HR	<ul style="list-style-type: none"> <li>i. All <b>uses</b> permitted in the <b>HR zone</b></li> <li>ii. <b>Retail store</b></li> </ul>			Pt. Lot 35, Conc. 5 (Map 7B) 22741 Catering Rd	
10	C1	Limited to: <ul style="list-style-type: none"> <li>i. <b>Restaurant</b></li> <li>ii. <b>Golf driving range</b></li> <li>iii. <b>Miniature golf course</b></li> <li>iv. <b>Garden centre</b></li> <li>v. <b>Commercial recreation use</b></li> <li>vi. <b>Equipment rental establishment</b></li> <li>vii. <b>Retail store</b></li> <li>viii. <b>Wholesale establishment</b> which conduct retail sales on the same lot</li> </ul>	<ul style="list-style-type: none"> <li>i. <b>Outdoor display and sales area</b> associated with additional permitted uses (i), (vii) through (viii).</li> </ul>	Maximum <b>gross floor area</b> for <b>retail stores</b> : 1,000 m <sup>2</sup>	Pt. Lot 19, Conc. 4 (Map 11) 20215 Woodbine Ave	



Exception No.	Zone	Permitted Uses	Uses Prohibited	Special Provisions	Location	By-Law No.
11	RU	<ul style="list-style-type: none"> <li>i. All <b>uses</b> permitted in the <b>RU zone</b></li> <li>ii. Haulage and excavating business and <b>accessory uses</b>, including a garage for mechanical repairs and storage</li> <li>iii. <b>Business office</b></li> <li>iv. <b>Outdoor storage</b> of topsoil, gravel and similar materials; excavating machines and trucks</li> </ul>		Total <b>floor area</b> of <b>buildings</b> and areas used for additional permitted uses (ii) to (iv) shall be limited to <b>buildings</b> and areas existing at the time of passing By-law 97-50 and as indicated in the site plan agreement for this property dated August 13, 1997.	Pt. Lot 15, Conc. 8 (Map 6) 19658 Centre St	97-82

Exception No.	Zone	Permitted Uses	Uses Prohibited	Special Provisions	Location	By-Law No.
12	M2	Limited to: i. <b>Industrial use</b> within a wholly enclosed <b>building</b>		<b>Industrial use ground floor area</b> maximum: 1,000 m <sup>2</sup>	Pt. Lot 22, Conc. 7 (Map 10) 20672 Highway 48	
					Pt. Lot 103, Conc. 1 EYS (Map 15) 18599 Yonge St	
					Pt. Lot 103, Conc. 1 EYS (Map 15) 18581 Yonge St	
					Pt. Lot 103, Conc. 1 EYS (Map 15) 18563 Yonge St	
					Pt. Lot 115, Conc. 1 WYS (Map 3) 20451 Bathurst St	
13	M2	Limited to: i. <b>Industrial use</b> within a wholly enclosed <b>building</b> ii. <b>Single detached dwelling</b>		Total <b>floor area</b> for <b>industrial uses</b> shall be limited to <b>buildings</b> existing as of the date of passing of this By-law.	Pt. Lot 16, Conc. 3 (Map 5) 19757 Leslie St	
14	C1	Limited to: i. Storage, repair and sale of household goods, fixtures, furnishings, appliances, and used farm machinery and equipment. ii. <b>Outdoor display and sales area.</b>		Total <b>floor area</b> shall be limited to <b>buildings</b> existing as of August 3, 1982.	Pt. Lot 17, Conc. 4 (Map 11) 19937 Woodbine Ave	78-54 82-59

Exception No.	Zone	Permitted Uses	Uses Prohibited	Special Provisions	Location	By-Law No.
15	RU	Limited to: i. <b>Single detached dwelling</b> ii. <b>Business office</b>		Total <b>floor area</b> of <b>business office use</b> shall be limited to <b>buildings</b> existing as of February 4, 2002.	Pt. Lot 1, Conc. 4 (Map 13) 2768 Davis Dr	2002-11
16	C1	Limited to: i. <b>Business office</b> ii. <b>Medical office</b> iii. <b>Service commercial use</b> iv. <b>Wholesale establishment</b> which conduct retail sales on the sale lot v. <b>Restaurant</b> vi. <b>Retail store</b> vii. <b>Private club</b>		Total <b>floor area</b> of <b>service commercial uses, retail stores restaurants and private club</b> shall be limited to <b>buildings</b> existing as of the effective date of this By-law. An addition to the existing <b>building</b> may be permitted provided such expansion does not exceed 25% of the total <b>floor area</b> of the existing <b>building</b> as of the effective date of this By-law.	Pt. Lot 6, Conc. 3 (Map 15) 18335 Leslie St	2018-065
17	C1	Limited to: i. <b>Motor vehicle gas bar</b> ii. <b>Restaurant with drive-through service facility</b>	<b>Outdoor storage</b>	A retaining wall less than 2 m in height shall be deemed not to be a <b>structure</b> .	Pt. Lot 6, Conc. 3 (Map 15) 18273 Leslie St	94-62 2003-12

Exception No.	Zone	Permitted Uses	Uses Prohibited	Special Provisions	Location	By-Law No.
18	M2	Limited to: i. Machine or welding shop; ii. <b>Single detached dwelling</b> subject to the RU zone provisions.			Pt. Lot 15, Conc. 4 (Map 11) 2261 Doane Rd	76-32
19	C1	Limited to: i. <b>Motor vehicle repair garage</b> ii. <b>Motor vehicle gas bar</b> iii. <b>Motor vehicle sales/rental establishment</b> iv. <b>Motor vehicle washing establishment</b>			Pt. Lot 35, Conc. 2 (Map 7A) 22746 Leslie St & 22740 Leslie St	87-71
20	C1	Limited to: i. <b>Drive-in theatre</b> ii. <b>Restaurant</b>			Pt. Lot 11, Conc. 2 (Map 4) 893 Mount Albert Rd	77-35

Exception No.	Zone	Permitted Uses	Uses Prohibited	Special Provisions	Location	By-Law No.
21	C1	Limited to: i. <b>Motor vehicle repair garage</b> ii. <b>Golf driving range</b> iii. <b>Miniature golf course</b> iv. <b>Garden centre</b> v. <b>Commercial recreation use</b> vi. <b>Equipment rental establishment</b> vii. <b>Retail Store</b> viii. <b>Wholesale establishment</b> which conduct retail sales on the same lot	i. <b>Outdoor display and sales area</b> associated with permitted uses (vii) through (viii).	Maximum <b>gross floor area</b> for retail stores: 1,000 m <sup>2</sup>	Pt. Lot 11, Conc. 2 (Map 4) 983 Mount Albert Rd	

Exception No.	Zone	Permitted Uses	Uses Prohibited	Special Provisions	Location	By-Law No.
22	RU	<ul style="list-style-type: none"> <li>i. All <b>uses</b> permitted in the <b>RU zone</b></li> <li>ii. <b>Group home</b> with no more than 25 residents.</li> <li>iii. Recreational facilities and <b>accessory uses</b>, including a locker room and change area</li> <li>iv. Solarium</li> <li>v. Administrative offices</li> </ul>	Residential uses or dwellings, except for those associated with the Group Home facility.	No more than a maximum of 8 staff members, who are not ordinarily residents of the <b>Group Home</b> , may be provided with overnight accommodation.	Pt. Lots 14 and 15, Conc. 3 (Map 4) 19601 Leslie St	89-41; 94-77; 96-70
23	C4	<ul style="list-style-type: none"> <li>i. All <b>uses</b> permitted in the <b>C4 zone</b></li> <li>ii. <b>Group home</b> with no more than 5 residents.</li> </ul>			Pt. Lot 14, Conc. 3 (Map 4) 19591 Leslie St	2001-62

Exception No.	Zone	Permitted Uses	Uses Prohibited	Special Provisions	Location	By-Law No.
24	RU	<ul style="list-style-type: none"> <li>i. All <b>uses</b> permitted in the <b>RU zone</b></li> <li>ii. <b>Group home</b></li> <li>iii. Transitional housing on a short-term basis often in emergency situations</li> <li>iv. <b>Business office</b> associated with the foregoing</li> </ul>			Pt. Lot 104 & 105, Conc. 1, WYS (Map 1) 18838 Highway 11	95-88; 2002-116
25	RU	<ul style="list-style-type: none"> <li>i. All <b>uses</b> permitted in the <b>RU zone</b></li> <li>ii. <b>Group home</b> with no more than 20 residents.</li> </ul>			Pt. Lot 115, Conc. 1, EYS 511 Queensville Sdrd (Map 3)	82-36 2004-16
26	M2	Limited to: <ul style="list-style-type: none"> <li>i. Bus storage area</li> </ul>			Pt. Lot 6, Conc. 3 (Map 15) 1590 Green Lane E	
27	I1 ORM	<ul style="list-style-type: none"> <li>i. All <b>uses</b> permitted in the <b>I1 zone</b></li> <li>ii. Legion hall</li> </ul>			Pt. Lot 11, Conc. 8 (Map 6) 31 Princess St	83-67
28	M2	<ul style="list-style-type: none"> <li>i. All <b>uses</b> permitted in the <b>M2 zone</b></li> <li>ii. <b>Farm produce outlet</b></li> </ul>			Pt. Lot 19, Conc. 3 (Map 5) 20278 Woodbine Ave	78-15

Exception No.	Zone	Permitted Uses	Uses Prohibited	Special Provisions	Location	By-Law No.
29	C1	Limited to: i. <b>Hotel/motel</b> ii. <b>Golf driving range</b> iii. <b>Miniature golf course</b> iv. <b>Garden centre</b> v. <b>Commercial recreation use</b> vi. <b>Equipment rental establishment</b> vii. <b>Retail Store</b> viii. <b>Wholesale establishment</b> which conduct retail sales on the same <b>lot</b>	i. <b>Outdoor display and sales area</b> associated with permitted uses (i), (vii) and (viii).	Maximum <b>gross floor area</b> for <b>retail stores</b> : 1,000 m <sup>2</sup>	Pt. Lot 103, Conc. 1 EYS (Map 15) 18667 Yonge St	
30	RU	i. All <b>uses</b> permitted in the <b>RU zone</b> ii. Garden and nursery sales and supply establishment			Pt. Lot 116, Conc. 1, EYS (Map 3) 402 Queensville Sdrd	80-81
31	RU			Recognition of a former waste disposal site, subject to the policies of the Official Plan.		



Exception No.	Zone	Permitted Uses	Uses Prohibited	Special Provisions	Location	By-Law No.
32	R1			Minimum rear yard for a <b>corner lot</b> : 3 m	Pt. Lots 104, 105 and 106, Conc. 1, EYS (Map 2)	75-56
33	MU1	i. All <b>uses</b> permitted in the MU1 <b>zone</b> ii. <b>Apartment building</b> containing a maximum of 6 <b>dwelling units</b> .			Pt. Lot 107, Conc. 1, EYS (Map 2)	88-55
34	RPS	i. All <b>uses</b> permitted in the RPS <b>zone</b> ii. A furniture upholstery repair shop and sale of household furniture ii. <b>Business office</b>		Total <b>floor area</b> for additional permitted uses (ii) to (iii) shall be limited to the <b>building</b> existing as of November 6, 1978.	Pt. Lot 19, Conc. 3 (Map 5)	78-77, 79-68 & 80-67
35	R1			An <b>accessory building</b> with a maximum <b>gross floor area</b> of 55 m <sup>2</sup> may be used for the purpose of a <b>home business</b> .	Pt. Lot 11, Conc. 8 (Map 6)	82-49
36	R1	i. All <b>uses</b> permitted in the R1 <b>zone</b> ii. A converted dwelling with a maximum 5 <b>dwelling units</b> .			Pt. Lot 107, Conc. 1 WYS	86-69

Exception No.	Zone	Permitted Uses	Uses Prohibited	Special Provisions	Location	By-Law No.
37	RPS			Minimum <b>front yard</b> : 3 m	Pt. Lots 116 & 117, Conc. 1 WYS (Map 3)	94-22
38	R1			Minimum <b>front yard</b> : 3 m	Pt. Lot 107, Conc. 1 WYS (Map 1)	
39	RPS			Minimum <b>lot area</b> : 2300 m <sup>2</sup> Minimum <b>lot frontage</b> : Nil Section 4.11 does not apply.	Pt. Lot 108, Conc. 1, WYS (Map 1)	2003-107
40	R1			Minimum <b>lot area</b> : 1600 m <sup>2</sup> Minimum <b>lot frontage</b> : 20 m Minimum <b>front yard</b> :15 m Minimum <b>rear yard</b> : 15 m	Pt. Lot 12, Conc. 8 (Map 6)	2009-75
41	RPS	i. All <b>uses</b> permitted in the RPS <b>zone</b> ii. <b>Medical clinic</b>		A minimum of 8 <b>parking spaces</b> shall be provided. A gravel <b>parking lot</b> may be permitted.	Pt. Lot 12, Conc. 2 (Map 4)	2014-140

Exception No.	Zone	Permitted Uses	Uses Prohibited	Special Provisions	Location	By-Law No.
42	RPS	i. All <b>uses</b> permitted in the RPS zone ii. <b>Business office.</b> Permitted <b>uses</b> on full municipal servicing: iii. <b>financial institution</b> iv. medical or dental clinic v. <b>restaurant</b> vi. <b>retail store</b> vii. <b>service commercial use.</b>			Pt. Lot 12, Conc.3 (Map 4)	2015-047
43	R2-1			Minimum <b>lot frontage:</b> 18 m Minimum <b>rear yard:</b> 10 m	Pt. Lot 9, Conc. 2 (Map 4)	2010-091; 2014-039
					Pt. Lot 8, Conc. 2 (Map 2)	2010-092; 2012-017
44	R2-1			Minimum <b>lot frontage:</b> 18 m Minimum <b>rear yard:</b> 10 m Minimum <b>front yard:</b> 6 m Minimum setback for a <b>private garage</b> from <b>front lot line:</b> 7.5 m	Pt. Lots 8 & 9, Conc. 2 (Map 4)	2010-095; 2014-040

Exception No.	Zone	Permitted Uses	Uses Prohibited	Special Provisions	Location	By-Law No.
45	R2-2			A single storey <b>private garage</b> , attached or unattached to the <b>main building</b> , may encroach into the required <b>interior side yard</b> to a maximum of 0.6 m from the <b>interior side lot line</b> , and may encroach into the required <b>exterior side yard</b> to a maximum of 2.6 m from the <b>exterior side lot line</b> . The minimum required <b>setback</b> for a <b>private garage</b> from the <b>front lot line</b> is 5.8m.	Pt. Lot 10, Conc. 8 (Map 6)	2015-057

Exception No.	Zone	Permitted Uses	Uses Prohibited	Special Provisions	Location	By-Law No.
46	R2-3			<p>Minimum <b>interior side yard</b>: 1.0 m / 0.6 m</p> <p>A single storey <b>private garage</b>, attached or unattached to the <b>main building</b>, may encroach into the required <b>interior side yard</b> to a maximum of 0.6 m from the <b>interior side lot line</b>, and may encroach into the required <b>exterior side yard</b> to a maximum of 2.6 m from the <b>exterior side lot line</b>.</p> <p>Notwithstanding the above, the minimum required <b>setback</b> from the common <b>lot line</b> between attached units shall be nil for the <b>main building</b> and <b>private garage</b>.</p>	Pt. Lot 10, Conc. 8 (Map 6)	2015-057
47	R5			<p>Minimum <b>lot frontage</b>: 5.5 m</p>		97-62A; 2011-138

Exception No.	Zone	Permitted Uses	Uses Prohibited	Special Provisions	Location	By-Law No.
48	R2-3	i. All <b>uses</b> permitted in the R2-3 <b>zone</b> ii. <b>Commercial service use</b> iii. <b>Business office</b> iv. <b>Child care centre</b> v. Convenience store		Maximum <b>gross floor area</b> for non-residential uses shall be 200 m <sup>2</sup> .	Pt. Lot 100, Conc. 1, WYS (Map 15)	2006-63 2007-66
49	R2-3			Minimum <b>rear yard</b> : 6 m to <b>main building</b> and 1.5 m to attached <b>private garage</b> and portion of <b>building</b> above.	Pt. Lot 15, Conc. 2 (Map 4)	2014-142
50	R2-3			Minimum depth of <b>porch</b> : 1.2 m	Pt. Lots 16-19, Conc. 2 (Map 5)	2015-027
					Pt. Lots 5, 6 & 7, Conc. 2 (Map 15)	2015-080
51	R2-3			Minimum <b>rear yard</b> : 6 m <b>Decks</b> with a floor height of more than 3.0 m may be no closer than 4.5 m from the <b>rear lot line</b> .	Pt. Lot 15, Conc. 2 (Map 4)	2016-026
52	R2-4			Minimum depth of <b>porch</b> : 1.2 m	Pt. Lots 5, 6 & 7, Conc. 2 (Map 15)	2015-080

Exception No.	Zone	Permitted Uses	Uses Prohibited	Special Provisions	Location	By-Law No.
53	R2-4	Limited to: i. <b>Single detached dwelling</b> with rear <b>lane</b> access ii. <b>Accessory Apartment</b> iii. <b>Coach house</b> iv. <b>Home Business</b> v. <b>Home child care</b>		<p>Minimum <b>lot frontage</b> (interior): 7.6 m  Minimum <b>lot frontage</b> (<b>corner lot</b>): 9.4 m  Minimum <b>front and exterior side yard</b>: 3 m to <b>dwelling unit</b>  Minimum <b>rear yard</b>: 0.5 m to <b>private garage</b>  <b>Driveway</b> cannot cross <b>front lot line</b>.  The <b>private garage</b> can only be attached to the <b>dwelling unit</b> via a breezeway with a maximum width of 2.5 m.  The minimum separation between the detached or attached <b>private garage</b> and the main <b>dwelling unit</b> shall be 5 m. <b>Decks</b> may encroach from the rear of the main <b>dwelling unit</b> a maximum of 2 m.  Maximum interior <b>private garage</b> width: 6 m  Maximum <b>driveway</b> width: 6.5 m  Minimum <b>interior side yard</b> for <b>private garage</b>: 0.6 m  Minimum depth of <b>porch</b>: 1.2 m</p>	Pt. Lots 5, 6 & 7, Conc. 2 (Map 15)	2015-080

Exception No.	Zone	Permitted Uses	Uses Prohibited	Special Provisions	Location	By-Law No.
54	R3			Minimum <b>lot frontage</b> : 5.5 m per <b>dwelling unit</b>		97-62A; 2011-138
55	R3			<p>Minimum distance between <b>dwelling</b>s: 1.8 m</p> <p>A single storey <b>private garage</b>, attached or unattached to the main <b>structure</b>, may encroach into the required <b>interior side yard</b> to a maximum of 0.6 m from the <b>lot line</b>, and may encroach into the required <b>exterior side yard</b> to a maximum of 2.6 m from the <b>lot line</b>.</p> <p>Notwithstanding the above, the minimum required <b>setback</b> from the common <b>lot line</b> between attached units shall be nil for the <b>main building</b> and <b>private garage</b>.</p> <p><b>Deck(s)</b> may encroach 1.5 m into the minimum required <b>front</b> and <b>exterior side yards</b>.</p> <p>The minimum required <b>setback</b> for a <b>private garage</b> from the <b>front lot line</b> is 5.8m.</p>	Pt. Lot 10, Conc. 8 (Map 6)	2015-057



Exception No.	Zone	Permitted Uses	Uses Prohibited	Special Provisions	Location	By-Law No.
56	R4			Minimum <b>lot frontage</b> : 5.5 m per <b>dwelling unit</b>	Pt. Lots 9-10, Conc. 2 (Map 4)	2010-90; 2010-091; 2014-037; 2014-039
						97-62A; 2011-138
57	R4			Minimum <b>lot frontage</b> : 6.7 m per <b>dwelling unit</b> Minimum <b>front yard</b> : 3.0 m Minimum <b>rear yard</b> : 0.25 m to <b>private garage</b> Minimum distance between the <b>private garage</b> and the <b>interior side yard</b> : 0.6 m / 0.0 m The <b>private garage</b> can only be attached to the main <b>dwelling unit</b> via a breezeway with a maximum width of 2.5 m.	Pt. Lots 10-11, Conc. 2 (Map 4)	2010-090; 2010-093; 2012-017; 2014-037
58	R4			Minimum <b>lot frontage</b> : 6.0 m per <b>dwelling unit</b> Minimum <b>rear yard</b> : 6.0 m	Pt. Lot 20, Conc. 3 (Map 5)	2012-146

Exception No.	Zone	Permitted Uses	Uses Prohibited	Special Provisions	Location	By-Law No.
59	R4			Minimum <b>lot frontage</b> : 5.0 m per <b>dwelling unit</b> Minimum <b>exterior side yard</b> when abutting a <b>lane</b> : 1.2 m	Pt. Lot 11, Conc. 2 (Map 4)	2014-038
60	R4			Minimum <b>lot frontage</b> : 6.25 m per <b>dwelling unit</b> Minimum <b>rear yard</b> : 0.6 m A <b>private garage</b> accessed by a <b>lane</b> may be detached or attached to the <b>dwelling unit</b> . There shall be no minimum distance from a <b>dwelling unit</b> to <b>private garage</b> .	Pt. Lot 11, Conc. 2 (Map 4)	2014-038
61	R3			Minimum <b>lot frontage</b> : 6.5 m per <b>dwelling unit</b> Minimum <b>rear yard</b> : 5.5 m Minimum <b>exterior side yard</b> : 2.19 m for Lot 2 <b>Decks</b> with a floor height of more than 3.0 m may be no closer than 4.0 m from the <b>rear lot line</b> .	Pt. Lot 13, Conc. 8 (Map 6)	2014-133

Exception No.	Zone	Permitted Uses	Uses Prohibited	Special Provisions	Location	By-Law No.
62	R4			Minimum <b>lot frontage</b> : 6.5 m per <b>dwelling unit</b> Minimum <b>rear yard</b> : 5.5 m Minimum number of visitor <b>parking spaces</b> : 6 <b>Decks</b> with a floor height of more than 3.0 m may be no closer than 4.0 m from the <b>rear lot line</b> .	Pt. Lot 13, Conc. 8 (Map 6)	2014-133
63	R4			Minimum <b>lot frontage</b> : 5.5 m per <b>dwelling unit</b> Minimum <b>porch</b> depth: 1.2 m	Pt Lots 16-19, Conc. 2 (Map 5)	2015-027
64	R4			Minimum <b>lot frontage</b> : 5.5 m per <b>dwelling unit</b> Maximum <b>driveway</b> width for <b>townhouse</b> with rear <b>lane</b> access: 6.5 m The <b>private garage</b> can only be attached to the main <b>dwelling unit</b> via a breezeway with a maximum width of 2.5 m. The minimum separation between the detached or attached <b>private garage</b> and the main <b>dwelling unit</b> shall be 5 m. <b>Decks</b> may encroach from the rear of the main <b>dwelling unit</b> a maximum of 2 m. Minimum <b>porch</b> depth: 1.2 m	Pt Lots 16-19, Conc. 2 (Map 5)	2015-027

Exception No.	Zone	Permitted Uses	Uses Prohibited	Special Provisions	Location	By-Law No.
65	R4			<p>Minimum <b>rear yard</b>: 5.35 m</p> <p>Minimum <b>exterior side yard</b>: 2.0 m</p> <p>A <b>parking space</b> shall have a minimum area of 15.0 m, measuring a minimum of 6.0 m by 2.50 m exclusive of any <b>aisles</b> or ingress and egress lanes.</p> <p><b>Decks</b> with a floor height of more than 3.0 m may be no closer than 4.0 m from the <b>rear lot line</b>.</p>	Pt. Lot 107, Conc. 1 EYS (Map 2)	2015-061

Exception No.	Zone	Permitted Uses	Uses Prohibited	Special Provisions	Location	By-Law No.
66	R4			<p>Minimum <b>lot frontage</b>: 5.5 m per <b>dwelling unit</b></p> <p>Minimum <b>front yard</b>: 3.0 m</p> <p>Minimum <b>rear yard</b>: 5.35 m</p> <p>0.3 m to <b>private garage</b></p> <p>10.4 m from <b>main building</b></p> <p>Minimum <b>exterior side yard</b>: 2.0 m</p> <p><b>Private garages</b> shall only be attached to the <b>main building</b> via a roofed or enclosed breezeway with a maximum width of 2.5 m. Minimum separation between a detached <b>private garage</b> and <b>main building</b> shall be 4.0 m.</p> <p>A <b>parking space</b> shall have a minimum area of 15.0 m, measuring a minimum of 6.0 m by 2.50 m exclusive of any <b>aisles</b> or ingress and egress lanes.</p> <p><b>Decks</b> with a floor height of more than 3.0 m may be no closer than 4.0 m from the <b>rear lot line</b>.</p>	Pt. Lot 107, Conc. 1 EYS (Map 2)	2015-061

Exception No.	Zone	Permitted Uses	Uses Prohibited	Special Provisions	Location	By-Law No.
67	R4			<p>Minimum <b>rear yard</b>: 6.0 m</p> <p>A <b>parking space</b> shall have a minimum area of 15.0 m, measuring a minimum of 6.00 m by 2.50 m exclusive of any <b>aisles</b> or ingress and egress lanes.</p>	Part of Registered Plan 98 (Map 2)	2015-061
68	R4			<p>Minimum <b>lot frontage</b>: 6.0 m per <b>dwelling unit</b></p> <p>Minimum <b>rear yard</b>: 0.5 m to <b>private garage</b></p> <p><b>Private garages</b> shall only be attached to the <b>main building</b> via a roofed or enclosed breezeway with a maximum width of 2.5 m.</p> <p>For <b>townhouses</b> with rear <b>lane</b> access, the maximum <b>driveway</b> width is 6.5 m.</p> <p>Minimum <b>porch</b> depth: 1.2m</p>	Pt Lots 5, 6 & 7, Conc. 2 (Map 15)	2015-080

Exception No.	Zone	Permitted Uses	Uses Prohibited	Special Provisions	Location	By-Law No.
69	R4			<p>Minimum <b>lot frontage</b>: 5.49 m per <b>dwelling unit</b></p> <p>Minimum <b>front yard</b>: 2.7 m</p> <p>Minimum <b>rear yard</b>: 5.5 m</p> <p>A <b>deck</b> is permitted on the second storey, projecting up to 4.5 m into the <b>rear yard</b>, 1.2 m on the <b>interior side yard</b>, 3.0 m on the <b>exterior yard</b>, and 0.0 m to a common <b>lot line</b>.</p> <p>A roof <b>deck</b> is permitted.</p>	Pt Lot 15, Conc. 2 (Map 4)	2016-026
70	R4			<p>Minimum <b>lot frontage</b>: 6.0 m</p>	Pt. Lot 15, Conc. 2 (Map 4)	2016-026
71	R4			<p>Minimum <b>lot frontage</b>: 6.0 m</p> <p>Minimum <b>rear yard</b>: 6.0 m</p> <p><b>Decks</b> with a floor <b>height</b> of more than 3.0 m may be no closer than 4.5 m from the <b>rear lot line</b>.</p>	Pt. Lot 15, Conc. 2 (Map 4)	2016-026
72	R4			<p>Minimum <b>rear yard</b>: 6.0 m</p>	Pt Lots 12 & 13, Conc. 8 (Map 6)	2004-122

Exception No.	Zone	Permitted Uses	Uses Prohibited	Special Provisions	Location	By-Law No.
73	R4			An attached <b>private garage</b> may project up to a maximum of 3.0 m in front of the <b>main face</b> or <b>porch</b> , but shall be <b>setback</b> a minimum of 6.0 m from the <b>front lot line</b> .	Pt Lot 10, Conc. 8 (Map 6)	2008-92
74	R4			A single storey <b>private garage</b> , attached or unattached to the main <b>structure</b> , may encroach into the required <b>interior side yard</b> to a maximum of 0.6 m from the <b>lot line</b> , and may encroach into the required <b>exterior side yard</b> to a maximum of 2.6 m from the <b>lot line</b> . Notwithstanding the above, the minimum required <b>setback</b> from the common <b>lot line</b> between attached units shall be nil for the <b>main building</b> and <b>private garage</b> . The minimum required <b>setback</b> for a <b>private garage</b> from the <b>front lot line</b> is 5.8m.	Pt Lot 10, Conc. 8 (Map 6)	2015-057



Exception No.	Zone	Permitted Uses	Uses Prohibited	Special Provisions	Location	By-Law No.
75	R4	Limited to: i. <b>Townhouse dwelling</b> with rear <b>lane</b> access ii. <b>Home business</b>		Minimum <b>lot frontage</b> : 5.75 m per <b>dwelling unit</b> Minimum <b>rear yard</b> : 0.70 m to <b>private garage</b> Minimum <b>exterior side yard</b> : 1.2 m Minimum landscaped open space: 12.5% lot coverage	Pt. Lot 12, Conc. 2 (Map 4)	2017-135
76	R4	Limited to: i. <b>Townhouse dwelling</b> ii. <b>Home business</b>		Minimum <b>lot frontage</b> : 6.1 m per <b>dwelling unit</b> Minimum <b>rear yard</b> : 4 m Minimum <b>exterior side yard</b> : 1.2 m Minimum landscaped open space: 8% lot coverage	Pt. Lot 12, Conc. 2 (Map 4)	2017-135
77	R5			Minimum landscaped area: 20% Parking shall be permitted in the <b>exterior side yard</b> on Thompson Drive. There shall be a treed <b>planting strip</b> having a minimum width of 1.5 m between Thompson Drive and any parking areas abutting Thompson Drive.	Pt. Lot 108, Conc. 1 EYS (Map 2)	90-78

Exception No.	Zone	Permitted Uses	Uses Prohibited	Special Provisions	Location	By-Law No.
78	ER			Minimum <b>front yard</b> : 8.0 m Minimum <b>rear yard</b> : 11.0 m Minimum <b>side yard</b> : 3.0 m	Pt. Lot 104, Conc. 1, EYS (Map 2)	80-24
79	ER	i. All <b>uses</b> permitted in the <b>ER zone</b> ii. <b>Group home</b> for up to 11 residents		No enlargement or extension to the existing residential <b>building</b> , as it existed as of July 7, 2003, shall be permitted.	Pt. Lot 107, Conc. 1, EYS (Map 2)	2003-67
80	RPS	i. All <b>uses</b> permitted in the <b>RPS zone</b> ii. <b>Dwelling unit</b> for owner or staff iii. Private nursing home and rest home		Minimum <b>front yard</b> : 30.0 m Minimum <b>rear yard</b> : 20.0 m Minimum <b>side yard</b> : (i) north side only: 1.8 m (ii) all other sides: 15.0 m Maximum floor area: 700.0 m <sup>2</sup>	Pt. Lot 112 & 113, Conc. 1 WYS (Map 3)	80-49 92-102
81	MU1	i. All <b>uses</b> permitted by the <b>MU1 zone</b> ii. <b>Motor vehicle washing establishment</b> iii. Laundry mat				

Exception No.	Zone	Permitted Uses	Uses Prohibited	Special Provisions	Location	By-Law No.
82	MU1	i. <b>Child care centre</b> is also permitted under the H4 holding symbol		The required planting strip in the <b>front yard</b> and southern <b>interior side yard</b> may be surfaced with an asphalt, concrete or other impermeable paving material provided an opaque fence is erected thereon.	Pt. Lot 10, Conc. 3 (Map 4)	87-121
83	C1			A maximum of six <b>dwelling units</b> may be permitted in a non-residential <b>building</b> with a private water supply and sewage system. All commercial uses shall be of a dry nature.	Pt. Lot 116, Conc. 1, WYS (Map 3)	91-28
84	MU5	i. All <b>uses</b> permitted in the MU5 zone ii. <b>Townhouse dwelling</b> iii. <b>Townhouse dwelling</b> with rear <b>lane</b> access iv. <b>Back-to-back townhouse dwelling</b> v. <b>Hotel/motel</b>			Pt. Lots 5, 6 & 7, Conc. 2 (Map 15)	2015-080

Exception No.	Zone	Permitted Uses	Uses Prohibited	Special Provisions	Location	By-Law No.
85	MU1			A <b>planting strip</b> of 0.5 m is permitted along the westerly property line. A minimum <b>parking space</b> length of 5.7 m is permitted.	Pt. Lot 108, Conc. 1 WYS (Map 1)	2016-003
86	HR ORM	i. All <b>uses</b> permitted in the <b>HR zone</b> ii. Motor vehicle repair garage iii. Repair or service shop	<b>Outdoor storage</b>		Pt. Lot 10, Conc. 7 (Map 7D)	88-81
87	M2	i. All <b>uses</b> permitted in the <b>M2 zone</b> ii. <b>Motor vehicle gas bar</b> iii. <b>Financial institution</b> iv. <b>Hotel / Motel</b> v. <b>Service commercial use</b> vi. <b>Retail store</b> vii. <b>Retail showroom accessory to a warehousing use within an enclosed building</b>	<b>Outdoor storage</b>	A strip of land not less than 4.6 metres in width along the Woodbine Avenue frontage shall be used for no purpose other than landscaping. The provisions herein shall not apply to prevent the provision of a road access or pedestrian walkway across the said landscaped strip.	Pt. Lots 9 and 10, Conc. 4 (Map 13) 18879 and 18917 Woodbine Ave	90-18

Exception No.	Zone	Permitted Uses	Uses Prohibited	Special Provisions	Location	By-Law No.
88	M2	<ul style="list-style-type: none"> <li>i. All <b>uses</b> permitted in the M2 <b>zone</b></li> <li>ii. <b>Financial institution</b></li> <li>iii. <b>Commercial school</b></li> <li>iv. <b>Retail showroom accessory to a warehousing use within an enclosed building</b></li> </ul>			Pt. Lots 9 and 10, Conc. 4 (Map 13) 18879 and 18917 Woodbine Ave	90-18
89	MU6	<ul style="list-style-type: none"> <li>i. All <b>uses</b> permitted in the MU6 <b>zone</b></li> <li>ii. <b>Motor vehicle sales / rental establishment</b></li> <li>iii. <b>Motor vehicle repair garage</b></li> <li>iv. <b>Motor vehicle gas bar</b></li> <li>v. <b>Motor vehicle washing establishment</b></li> </ul>		For the purpose of this zone, a “public <b>street</b> ” shall include a private <b>driveway</b> .	Pt. Lot 100, Conc. 1, WYS (Map 15)	2001-110

Exception No.	Zone	Permitted Uses	Uses Prohibited	Special Provisions	Location	By-Law No.
90	I1			Children's play equipment/ <b>structures</b> accessory to the Montessori school shall be permitted in the <b>front yard</b> . A 1.5 m <b>planting strip</b> adjacent to north <b>lot line</b> is required.	Pt. Lot 22, Conc. 2 (Map 5)	2004-063
91	C1			A maximum of 4 <b>dwelling units</b> may be permitted in a non-residential <b>building</b> with municipal water supply and private sewage system	Pt. Lot 116, Conc. 1, WYS (Map 3)	84-85
92	C4	<ul style="list-style-type: none"> <li>i. All <b>uses</b> permitted in the C4 <b>zone</b></li> <li>ii. <b>Motor vehicle gas bar</b> located immediately east of the future north-south local collector road right-of-way and adjacent to the Queensville Sideroad right-of-way</li> <li>iii. <b>Restaurant with drive-through facility</b></li> </ul>	<b>Motor vehicle washing establishment</b>	A maximum of three gas bar islands are permitted. One gas bar <b>canopy</b> structure with an area of no more than 384 m <sup>2</sup> is permitted. An accessory convenience retail structure with a <b>ground floor area</b> of no more than 290 m <sup>2</sup> is permitted.	Pt. Lot 20, Conc. 3 (Map 5)	2012-146

Exception No.	Zone	Permitted Uses	Uses Prohibited	Special Provisions	Location	By-Law No.
93	MU3			Maximum <b>height</b> : 58 m Recreational Amenity shall be provided at a rate of 2.5 m <sup>2</sup> per <b>dwelling unit</b> . For purposes of this provision, Recreational Amenity shall mean indoor or outdoor common areas provided for the use of the occupants of the <b>dwelling units</b> and may include but not be limited to such areas as swimming pools, fitness and recreation facilities, meeting rooms, gardens, roof top terraces, lounges, etc.	Pt. Lot 101, Conc. 1, EYS (Map 15)	75-33, 75-59, 2010-041, 2012-071
94	C4	i. All <b>uses</b> permitted in the C4 zone ii. <b>Repair or service shop</b>		Maximum <b>gross floor area</b> of grocery store: 1,750 m <sup>2</sup> Maximum <b>gross floor area</b> for <b>restaurant, retail store, service commercial use, repair or service shop</b> : 755 m <sup>2</sup> per individual use Minimum <b>interior side yard</b> : Nil (increased to 3.0 m abutting a Residential zone boundary)	Pt. of Lot 11, Conc. 3 (Map 4) 19101 Leslie St	

				<p>Minimum <b>setback</b> for <b>outdoor display and sales areas</b>:  4 m from any lot line  Notwithstanding Section 5.6(a), the <b>parking area</b> must contain a minimum of 3% of the area as landscaping.  Notwithstanding Section 5.11(c), the number of <b>parking spaces</b> required may be calculated using a ratio of 1 <b>parking space</b> per 24 m<sup>2</sup> of total <b>gross leasable floor area</b> to a maximum of 1 parking space per 20 m<sup>2</sup> of total <b>gross leasable floor area</b>.  Where <b>restaurants</b> occupy more than 20% of the <b>gross leasable floor area</b> of the <b>development</b>, the parking standard of 1 <b>parking space</b> per 15 m<sup>2</sup> of <b>gross leasable floor area</b> shall apply to that portion of <b>restaurants</b> that are above the 20% level.</p>		
95	C4-6 ORM			<p>Maximum <b>height</b>:  17.2 metres</p>	Pt. Lot 10, Conc. 8 (Map 6)	2017-042



Exception No.	Zone	Permitted Uses	Uses Prohibited	Special Provisions	Location	By-Law No.
96	C2	<ul style="list-style-type: none"> <li>i. All <b>uses</b> permitted in the <b>C2 zone</b></li> <li>ii. <b>Hotel/motel</b> or tourist cabins</li> <li>iii. One <b>dwelling unit</b> on the second storey of a <b>building</b> used for storage of boats, provided the <b>building</b> shall not be used to service boats or motorized vehicles or to store gasoline of other flammable materials or substances.</li> </ul>			Pt. Lot 119, Conc. 1, WYS (Map 8)	75-57 76-29
97	C2	<ul style="list-style-type: none"> <li>i. All <b>uses</b> permitted in the <b>C2 zone</b></li> <li>ii. <b>Single detached dwelling</b></li> </ul>			Pt. Lot 121, Conc. 1, WYS (Map 8)	76-49
98	C3 ORM	<ul style="list-style-type: none"> <li>i. All <b>uses</b> permitted in the <b>C3 zone</b></li> <li>ii. <b>Warehouse</b></li> <li>iii. <b>Outdoor storage</b></li> </ul>		Maximum <b>gross floor area</b> for <b>retail store</b> : 2,000 m <sup>2</sup>	Pt. Lot 12, Conc. 8 (Map 6) 6 Princess Street and 19219 Highway 48	

Exception No.	Zone	Permitted Uses	Uses Prohibited	Special Provisions	Location	By-Law No.
99	C4 ORM	Limited to: i. <b>Equipment rental establishment</b> ii. <b>Business office</b> iii. <b>Garden Centre</b> iv. <b>Restaurant</b> v. <b>Retail store</b> vi. <b>Financial institution</b> vii. <b>Medical office</b> viii. <b>Commercial School</b> ix. <b>Commercial fitness centre</b> x. <b>Animal daycare</b>		Minimum <b>front yard</b> : 1.5m Minimum width of <b>access ramp(s)</b> and <b>driveway(s)</b> accessing a <b>parking area</b> or <b>parking garage</b> : 6.0m for two-way traffic A <b>loading space</b> is permitted within the minimum required <b>interior side yard</b> .	Pt. Lot 10, Conc. 8 (Map 6) 2 Don Rose Blvd.	
100	M2	i. All <b>uses</b> permitted in the <b>M2 zone</b> ii. <b>Single detached dwelling</b>			Pt. Lot 112, Conc. 1, WYS (Map 3)	90-94; 2009-94
101	M1	i. All <b>uses</b> permitted in the <b>M1 zone</b> ii. <b>Motor vehicle sales / rental establishment</b>	<b>Outdoor storage</b> of any goods or materials which are obnoxious, visually or otherwise,	Minimum <b>interior side and rear yard for outdoor storage</b> : 3 m Maximum <b>lot coverage for outdoor storage</b> : 25%	19752 Holland Landing Rd Pt. Lot 110, Conc. 1 WYS (Map 1)	2000-046

		iii. <b>Outdoor storage</b> iv. <b>Bulk storage tank</b> facility limited to propane	including derelict or scrap vehicles or machinery, and worn-out appliances or equipment.	Minimum landscaping area around the perimeter of the property: 6 m		
<b>Exception No.</b>	<b>Zone</b>	<b>Permitted Uses</b>	<b>Uses Prohibited</b>	<b>Special Provisions</b>	<b>Location</b>	<b>By-Law No.</b>
102	M2	i. All uses permitted in the M2 zone ii. <b>Financial institution</b> iii. <b>Garden Centre</b> iv. <b>Hotel / Motel</b> v. <b>Trade and convention centre</b> vi. <b>Restaurant</b> vii. <b>Restaurant with drive through facility</b> viii. <b>Service commercial use</b> ix. <b>Place of amusement</b> x. <b>Retail store</b> xi. <b>Animal clinic</b> xii. <b>Commercial recreation use</b> xiii. <b>Motor vehicle sales/rental establishment</b>		Maximum height: 16 m	Pt. Lot 5, Conc. 3 (Map 15)	2005-082; 2005-113

		xiv. <b>Motor vehicle washing establishment</b> xv. <b>Child Care Centre</b> as an ancillary use				
<b>Exception No.</b>	<b>Zone</b>	<b>Permitted Uses</b>	<b>Uses Prohibited</b>	<b>Special Provisions</b>	<b>Location</b>	<b>By-Law No.</b>
<b>103</b>	M2			Minimum <b>rear yard</b> : 6 m Minimum <b>exterior side yard</b> : 4.8 m Maximum <b>lot coverage</b> for <b>outdoor storage</b> : 25% Section 4.23(c) does not apply to the <b>exterior lot line</b> .	Pt. Lot 1, Conc. 4 (Map 13) 2740 Davis Dr	2013-020
<b>104</b>	M2	i. All <b>uses</b> permitted in the M2 <b>zone</b> ii. <b>Concrete batching plant</b> ii. <b>Accessory uses</b> , which shall include a hopper, silo, conveyor belt, truck washing pad, <b>outdoor storage</b> of aggregate and the parking of commercial		Minimum <b>rear yard</b> and <b>interior side yard setback</b> : Nil Minimum <b>exterior side yard</b> : 6 m Maximum <b>lot coverage</b> for <b>outdoor storage</b> : 60% Section 4.21 shall not apply. Section 4.23(c) does not apply to the <b>exterior lot line</b> . Section 5.6 shall not apply. Notwithstanding Table 9B, the minimum landscaping area shall be as approved	Pt. Lot 1, Conc. 4 (Map 13) 2696 Davis Dr	2012-065; 2013-127

		machinery and equipment.		through the Site Plan application. A retaining wall may be permitted within a <b>minimum yard</b> as approved through the Site Plan application.		
Exception No.	Zone	Permitted Uses	Uses Prohibited	Special Provisions	Location	By-Law No.
105	M2			Maximum <b>lot coverage</b> for <b>outdoor storage</b> is 60% Minimum <b>rear yard</b> for <b>outdoor storage</b> : 6 m Minimum <b>rear yard</b> : 6 m A retaining wall may be permitted within a <b>minimum yard</b> as approved through the Site Plan application.	Pt. Lot 1, Conc. 4 (Map 13) 2696 Davis Dr	2012-065; 2013-127
106	M2			Maximum <b>lot coverage</b> for <b>outdoor storage</b> is 30% Minimum <b>rear yard</b> for <b>outdoor storage</b> : 6 m Minimum <b>exterior side yard</b> : 6 m	Pt. Lot 1, Conc. 4 (Map 13) 2696 Davis Dr	2012-065; 2013-127
107	M1	i. All <b>uses</b> permitted in the <b>M1 zone</b> ii. <b>Motor vehicle gas bar</b>			Pt. Lot 16, Conc. 3 (Map 5)	2016-049

		ii. <b>Restaurant with drive-through facility</b>				
<b>108</b>	M2	i. All <b>uses</b> permitted in the M2 <b>zone</b> ii. Truck storage facility			Pt. Lot 112, Conc. 1 WYS (Map 3)	83-48

Exception No.	Zone	Permitted Uses	Uses Prohibited	Special Provisions	Location	By-Law No.
109	M2	<ul style="list-style-type: none"> <li>i. All <b>uses</b> permitted in the <b>M2 zone</b></li> <li>ii. <b>Concrete batching plant</b></li> <li>ii. <b>Accessory uses</b>, which shall include a hopper, silo, conveyor belt, truck washing pad, <b>outdoor storage</b> of aggregate and the parking of commercial machinery and equipment.</li> </ul>			Pt. Lot 1, Conc. 4 (Map 13)	2005-44
110	M2	<ul style="list-style-type: none"> <li>i. All <b>uses</b> permitted in the <b>M2 zone</b></li> <li>ii. <b>Motor vehicle sales / rental establishment</b></li> </ul>			Pt. Lot 1, Conc. 4 (Map 13)	2006-111

Exception No.	Zone	Permitted Uses	Uses Prohibited	Special Provisions	Location	By-Law No.
111	M2	<ul style="list-style-type: none"> <li>i. All <b>uses</b> permitted in the M2 <b>zone</b></li> <li>ii. Truck storage facility</li> <li>iii. Boat and marine supply, storage, repair, and/or sales establishment</li> </ul>			Pt. Lot 112, Conc. 1 WYS (Map 3)	2007-92
112	M2	<ul style="list-style-type: none"> <li>i. All <b>uses</b> permitted in the M2 <b>zone</b></li> <li>ii. Truck storage facility</li> <li>iii. Boat and marine supply, storage, repair, and/or sales establishment</li> </ul>		Minimum <b>front yard</b> : 5 m Minimum <b>exterior side yard</b> : 5 m	Pt. Lot 11, Conc. 8 (Map 6)	2012-061
113	I1	<ul style="list-style-type: none"> <li>i. All <b>uses</b> permitted in the I1 <b>zone</b></li> <li>ii. <b>Single detached dwelling</b></li> </ul>			Pt. Lot 9, Conc. 2 (Map 4)	80-17
114	I1			Minimum <b>front yard</b> : 3.5 m Minimum <b>rear yard</b> : 3.5 m Maximum <b>height</b> : nil	Pt. Lot 10, Conc. 8 (Map 6)	78-65



Exception No.	Zone	Permitted Uses	Uses Prohibited	Special Provisions	Location	By-Law No.
115	I1	Limited to: i. <b>Child care centre</b> and associated <b>accessory structures</b>		Maximum <b>height</b> : 9 m Minimum width of <b>planting strip</b> : 2 m	Pt. Lot 12, Conc. 8 (Map 6)	2006-081
116	I1	Limited to: i. <b>Agricultural use</b> ii. <b>Conservation use</b> iii. A residential care facility iv. Associated <b>parking area</b> with 67 <b>parking spaces</b> v. <b>Business office</b> vi. <b>Private park</b>			Pt. Lot 103, Conc. 1, WYS (Map 15)	2009-087
117	I1			Minimum <b>planting strip</b> : • North <b>lot line</b> : nil • South <b>lot line</b> : 1 m	Pt. Lot 11, Conc. 8 (Map 6)	2012-131
118	RU			Minimum side yard: 2.4 m	Pt. Lot 35, Conc. 2 (Map 7A)	87-71
119	RU	i. All <b>uses</b> permitted in the <b>RU zone</b> ii. The processing of poultry and poultry products.			Pt. Lot 22, Conc. 2 (Map 5)	89-86

Exception No.	Zone	Permitted Uses	Uses Prohibited	Special Provisions	Location	By-Law No.
120	RU	i. All <b>uses</b> permitted in the <b>RU zone</b> ii. <b>Cemetery</b>			Pt. Lots 8 and 9, Conc. 4 (Map 13)	74-30; 96-25; 96-61; 96-98
121	RU			Minimum <b>interior side yard</b> : 3.0 m	Pt. Lot 21, Conc. 4 (Map 9)	97-45
122	RU			One detached <b>private garage</b> shall be permitted to have a maximum floor area of 167.0 m <sup>2</sup>	Pt. Lot 109, Conc. 1 WYS (Map 1)	98-91
123	RU	i. All <b>uses</b> permitted in the <b>RU zone</b> ii. A <b>kennel</b> accessory to an <b>animal clinic</b> ; iii. Municipal cat pound facility			Pt. Lot 1, Conc. 4 (Map 13)	
124	RU			Minimum <b>interior side yard</b> : 1.5 m / 3.0 m Maximum <b>lot coverage</b> : 30%	Pt. Lot 11, Conc. 2 (Map 4)	2000-83
125	RU	i. All <b>uses</b> permitted in the <b>RU zone</b> ii. <b>Accessory Farm Employee Accommodation</b>		<b>Accessory farm employee accommodation</b> shall not be used for residential purposes between the last day of November and March 15 <sup>th</sup> .	Pt. Lots 34 & 35, Conc. 2 (Map 8)	2000-104

Exception No.	Zone	Permitted Uses	Uses Prohibited	Special Provisions	Location	By-Law No.
126	RU		<ul style="list-style-type: none"> <li>i. <b>Single detached dwelling</b></li> <li>ii. <b>Accessory farm employee accommodation</b></li> </ul>		Pt. Lot 26, Conc. 2 (Map 8)	2012-031
127	RU	<ul style="list-style-type: none"> <li>i. All <b>uses</b> permitted in the <b>RU zone</b></li> <li>ii. Storage of farm machinery, implements and rental equipment;</li> <li>iii. Farm related commercial and industrial uses including fertilizer sales, mulch sales, and feed and seed sales;</li> <li>iv. Sale of seasonal produce or goods, primarily grown or made on local farms.</li> </ul>			Pt. Lot 34, Conc. 3 (Map 8) 22517 Leslie St	2014-101

Exception No.	Zone	Permitted Uses	Uses Prohibited	Special Provisions	Location	By-Law No.
128	M2			Notwithstanding Table 9B, the minimum landscaping area shall be 8%. Minimum <b>interior side yard</b> and <b>rear yard</b> for retaining walls: 0 m	Pt. Lot 5, Conc. 3 (Map 15) 125 Corcoran Crt	
129	AER	i. All <b>uses</b> permitted in the <b>AER zone</b> ii. Trucking operation		<b>Building</b> associated with trucking operation cannot exceed 920 m <sup>2</sup> of <b>ground floor area</b> .	22481 Kennedy Rd	
130	I1	Limited to: i. <b>Post-secondary institution</b>			Pt. Lots 21 and 22, Conc. 3. (Map 5)	
131	OS2	i. All <b>uses</b> permitted in the <b>OS2 zone</b> ii. <b>Single detached dwelling</b> iii. Recreational uses, including volleyball courts iv. Clubhouse	i. <b>Golf course</b> ii. <b>Swimming pool</b> iii. Indoor skating rink iv. <b>Day camp</b> v. <b>Community centre</b> vi. <b>Marina</b>		Pt. Lot 19, Conc. 6 (Map 12)	78-57

Exception No.	Zone	Permitted Uses	Uses Prohibited	Special Provisions	Location	By-Law No.
132	OS2			<ul style="list-style-type: none"> <li>i. Maximum number of <b>recreational vehicle</b> sites: 295</li> <li>ii. Minimum <b>lot area</b> of <b>recreational vehicle</b> each site: 370.0 m<sup>2</sup></li> <li>iii. Minimum <b>lot frontage</b> of <b>recreational vehicle</b> each site: 9.5 m</li> <li>iv. <b>Setback</b> of <b>recreational vehicle</b>: 7.5 m from adjacent property held in separate ownership</li> </ul>	Pt. Lot 27, Conc. 8 (Map 10)	86-135
133	OS2	<ul style="list-style-type: none"> <li>i. All <b>uses</b> permitted in the <b>OS2 zone</b></li> <li>ii. <b>Restaurant</b></li> <li>iii. 20-unit <b>hotel</b></li> </ul>		<b>Restaurant</b> cannot exceed 250 m <sup>2</sup>	Pt. Lot 27, Conc. 8 (Map 10)	86-135
134	OS2	<ul style="list-style-type: none"> <li>i. All <b>uses</b> permitted in the <b>OS2 zone</b></li> <li>ii. One <b>apartment dwelling unit</b> for caretaker/ owner</li> </ul>			Pt. Lot 102, Conc. 1, WYS, (Map 15)	94-55
135	EP			One right-of-access, <b>driveway</b> , or <b>street</b> or road shall be permitted to provide access to lands subject to this exception.		97-62A; 2011-138

Exception No.	Zone	Permitted Uses	Uses Prohibited	Special Provisions	Location	By-Law No.
136	ORMC		Single detached dwelling		Pt. Lot 1, Conc. 8 (Map 14)	2013-088
137	ORMCS		Single detached dwelling		Pt. Lot 1, Conc. 8 (Map 14)	2013-088
138	ORMCL			Minimum lot area: 0.6 ha Minimum lot frontage: 30.0 m Maximum lot coverage: 15%	Pt. Lot 6, Conc. 4 (Map 13)	2003-64
139	ORMCL	Limited to: i. Conservation use ii. Passive recreation iii. Stormwater management facility		No part of any <b>building, structure or accessory use</b> , including, but not limited to, <b>driveways</b> , patios, <b>swimming pools</b> , fences, landscaping shall be erected or allowed to encroach on these lands. Notwithstanding the above, a reserve septic bed area may be permitted subject to the approval of the Town. Any land may be included in the calculation of any zone provisions for the same lot which is in the registered plan of subdivision	Pt. Lot 6, Conc. 4 (Map 13)	2003-64

Exception No.	Zone	Permitted Uses	Uses Prohibited	Special Provisions	Location	By-Law No.
140	ORMCL	Limited to: i. <b>Conservation use</b> ii. <b>Stormwater management facility</b>		A fence or other suitable <b>structure</b> , as determined by the Town, shall be erected and maintained on the boundary to clearly demarcate its boundaries within the <b>lots</b> . Any land may be included in the calculation of any zone provisions for the same lot which is in the registered plan of subdivision		2003-64
141	C2	Limited to: i. All <b>uses</b> permitted in the <b>EP zone</b> ii. <b>Marina</b>			Pt. Lot 6, Conc. 4 (Map 13)	

Exception No.	Zone	Permitted Uses	Uses Prohibited	Special Provisions	Location	By-Law No.
142	M1	<ul style="list-style-type: none"> <li>i. All <b>uses</b> permitted in the M1 <b>zone</b></li> <li>ii. <b>Motor vehicle</b> or <b>recreational vehicle sales / rental establishment</b></li> <li>iii. <b>Garden Centre</b></li> <li>iv. <b>Equipment rental establishment</b></li> <li>v. <b>Motor vehicle gas bar</b></li> <li>vi. <b>Restaurant</b></li> <li>vii. <b>Restaurant with drive through facility</b></li> <li>viii. <b>Theatre</b></li> <li>ix. <b>Commercial recreational use</b></li> <li>x. <b>Retail store</b> (subject to H5 and H6 holding provisions)</li> </ul>			Pt. Lot 108, Conc 1 WYS (Map 1)	97-62A; 2011-138
143	MU1	<ul style="list-style-type: none"> <li>i. All <b>uses</b> permitted in the MU1 <b>zone</b></li> <li>ii. <b>Single detached dwelling</b> subject to the R2-1 zone provisions</li> </ul>			Pt. Lot 9, Conc 2 (Map 4)	2010-091; 2014-039



Exception No.	Zone	Permitted Uses	Uses Prohibited	Special Provisions	Location	By-Law No.
144	MU1	<ul style="list-style-type: none"> <li>i. All <b>uses</b> permitted in the MU1 <b>zone</b></li> <li>ii. <b>Motor vehicle repair garage</b></li> </ul>			Pt. Lot 12, Conc 8 (Map 6)	
145	C1	Limited to: <ul style="list-style-type: none"> <li>i. <b>Golf driving range</b></li> <li>ii. <b>Miniature golf course</b></li> <li>iii. <b>Garden centre</b></li> <li>iv. <b>Retail store</b></li> <li>v. <b>Commercial recreation use</b></li> <li>vi. <b>Equipment rental establishment</b></li> <li>vii. <b>Wholesale establishment</b> which conduct retail sales on the same <b>lot</b></li> <li>viii. <b>Outdoor display and sales area</b> associated with additional permitted uses (iii) through (vii).</li> </ul>		Maximum <b>gross floor area</b> for <b>retail stores</b> : 1,000 m <sup>2</sup> Maximum <b>lot coverage</b> : 25% Maximum <b>ground floor area</b> of <b>outdoor display and sales area</b> : 20 m <sup>2</sup> as per approved Site Plan	Pt. Lot 5, Conc. 4 (Map 13) 18237 Woodbine Ave	

Exception No.	Zone	Permitted Uses	Uses Prohibited	Special Provisions	Location	By-Law No.
146	MU1	<ul style="list-style-type: none"> <li>i. All <b>uses</b> permitted in the MU1 <b>zone</b></li> <li>ii. <b>Group home</b> with no more than 12 residents and 2 live-in staff</li> </ul>			Pt. of Lot 11, Conc. 8 (Map 6) 19111 Centre St	
147	RU	<ul style="list-style-type: none"> <li>i. All <b>uses</b> permitted in the RU <b>zone</b></li> <li>ii. Electrical contracting business</li> </ul>			Pt. of Lot 23, Conc. 3 (Map 8) 20894 Woodbine Ave	
148	MU1	<ul style="list-style-type: none"> <li>i. All <b>uses</b> permitted in the MU1 <b>zone</b></li> <li>ii. <b>Group home</b> with no more than 26 residents</li> </ul>			Pt. of Lot 107, Conc. 1 EYS (Map 2) 9 School Street	

Exception No.	Zone	Permitted Uses	Uses Prohibited	Special Provisions	Location	By-Law No.
149	C1	Limited to: i. <b>Golf driving range</b> ii. <b>Miniature golf course</b> iii. <b>Garden centre</b> iv. <b>Commercial recreation use</b> v. <b>Equipment rental establishment</b> vi. <b>Retail store</b> vii. <b>Wholesale establishment</b> which conduct retail sales on the same lot viii. <b>Motor vehicle gas bar</b> ix. <b>Restaurant with drive through facility</b>	<b>Outdoor display and sales area</b> associated with permitted uses (vi) through (vii).	Maximum <b>gross floor area</b> for retail stores: 1,000 m <sup>2</sup>	Pt. Lot 103, Conc. 1 WYS (Map 15) 18582 Yonge St	
150	M2	i. All <b>uses</b> permitted in the M2 <b>zone</b> ii. <b>Outdoor storage</b> of boats, trucks, buses and <b>recreational vehicles</b>			Pt. of Lot 110, Conc. 1 WYS (Map 1) 19715 Bathurst St	

Exception No.	Zone	Permitted Uses	Uses Prohibited	Special Provisions	Location	By-Law No.
151	ORM CS	<ul style="list-style-type: none"> <li>i. All <b>uses</b> permitted in the ORMCS <b>zone</b></li> <li>ii. <b>Contractor yard</b></li> <li>iii. <b>Business office</b></li> <li>iv. <b>Outdoor storage</b></li> </ul>		<p>Maximum <b>lot coverage</b> for <b>outdoor storage</b>: 10%</p> <p><b>Outdoor storage</b> shall be fully enclosed by a 1.8 m fence.</p>	Pt. Lot 11, Conc. 7 (Map 12) 4894 Mount Albert Rd	
152	C1	Limited to: <ul style="list-style-type: none"> <li>i. <b>Motor vehicle repair garage</b></li> <li>ii. <b>Motor vehicle body shop</b></li> </ul>		There shall be no mechanical repair of motor vehicles, auto body repairs and spray painting performed outside of the <b>building</b> .	Pt. Lot 35, Conc. 8 (Map 7C) 5401 Ravenshoe Rd	77-71 80-35 83-46
153	M2	Limited to: <ul style="list-style-type: none"> <li>i. <b>Motor vehicle repair garage</b></li> <li>ii. <b>Single detached dwelling</b> subject to the RPS provisions</li> </ul>		Total <b>floor area</b> for <b>motor vehicle repair garage</b> use shall be limited to <b>buildings</b> existing as of the effective date of this By-law.	Pt. Lot 110, Conc. 1 WYS (Map 1) 141 Toll Rd	
154	M2	Limited to: <ul style="list-style-type: none"> <li>i. <b>Industrial use</b></li> <li>ii. Accessory retail</li> <li>iii. <b>Business office</b></li> </ul>			Pt. Lot 110, Conc. 1 WYS (Map 1) 34 Centennial Avenue	

Exception No.	Zone	Permitted Uses	Uses Prohibited	Special Provisions	Location	By-Law No.
155	RU	<ul style="list-style-type: none"> <li>i. All <b>uses</b> permitted in the RU zone</li> <li>ii. <b>Golf driving range</b></li> <li>iii. <b>Miniature golf course</b></li> <li>iv. <b>Garden centre</b></li> <li>v. <b>Commercial recreation use</b></li> <li>vi. <b>Equipment rental establishment</b></li> <li>vii. <b>Retail store</b></li> <li>viii. <b>Wholesale establishment</b> which conduct retail sales on the same lot</li> </ul>	<b>Outdoor display and sales area</b> associated with additional permitted uses (vii) through (viii).	Maximum <b>gross floor area</b> for <b>retail stores</b> : 1,000 m <sup>2</sup>	Pt. Lot 18, Conc. 7 (Map 12) 20122 Highway 48	
156	C3 ORM			Maximum <b>gross floor area</b> for <b>retail store</b> : 2,000 m <sup>2</sup>	Pt. Lot 12, Conc. 8 (Map 6) 19263 Highway 48	

Exception No.	Zone	Permitted Uses	Uses Prohibited	Special Provisions	Location	By-Law No.
157	M1	<p>Limited to:</p> <ul style="list-style-type: none"> <li>• <b>Brewery/winery/distillery</b></li> <li>• <b>Business office</b></li> <li>• <b>Commercial self-storage facility</b></li> <li>• <b>Hotel/motel</b></li> <li>• <b>Industrial mall</b></li> <li>• <b>Industrial use</b></li> <li>• <b>Trade and convention centre</b></li> <li>• <b>Warehouse</b></li> </ul> <p>Ancillary uses may only be permitted in accordance with the special provisions of this exception and shall be limited to the following uses:</p> <ul style="list-style-type: none"> <li>• <b>Service commercial uses</b></li> <li>• <b>Restaurants and restaurants with drive-thru service facility</b></li> <li>• <b>Financial</b></li> </ul>		<p>Ancillary uses may also be permitted in single-storey standalone buildings provided that any individual ancillary use or unit does not exceed a maximum gross floor area of 1,000m<sup>2</sup>.</p> <p>Ancillary uses shall only be permitted once a building permit has been obtained for the 5,900m<sup>2</sup> industrial mall. The total gross floor uses shall not exceed 2,300m<sup>2</sup>.</p> <p>An additional 3,750m<sup>2</sup> of single-storey standalone ancillary uses may be permitted upon completion of the industrial mall with a floor area not less</p>	Pt. Lot 1, Conc. 4 (Map 13) 17611 Woodbine Avenue	

		<p><b>institutions</b></p> <ul style="list-style-type: none"> <li>• <b>Commercial schools</b></li> <li>• <b>Commercial fitness centres</b></li> <li>• <b>Child care centres</b></li> <li>• <b>Retail stores</b></li> </ul>		<p>than 5,900 m<sup>2</sup>.</p> <p>For the purposes of this By-law, the west property line abutting Woodbine Avenue shall be deemed the Front Lot Line.</p> <p>The arrangement of buildings, parking, landscaping and phasing shall be in general conformity with the site plan included as Appendix 1 of this By-law.</p>		
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Exception No.	Zone	Permitted Uses	Uses Prohibited	Special Provisions	Location	By-Law No.
158	C1	Limited to: i. <b>Single detached dwelling</b> ii. <b>Golf driving range</b> iii. <b>Miniature golf course</b> iv. <b>Garden centre</b> v. <b>Commercial recreation use</b> vi. <b>Equipment rental establishment</b> vii. <b>Retail store</b> viii. <b>Wholesale establishment</b> which conduct retail sales on the same lot	ii. <b>Outdoor display and sales area</b> associated with additional permitted uses (vii) through (viii).	Maximum <b>gross floor area</b> for retail stores: 1,000 m <sup>2</sup>	Pt. Lot 35, Conc. 8 (Map 7C) 22625 Highway 48	
					Pt. Lot 11, Conc. 2 (Map 4) 947 Mount Albert Rd	



Exception No.	Zone	Permitted Uses	Uses Prohibited	Special Provisions	Location	By-Law No.
159	C1	Limited to: i. <b>Golf driving range</b> ii. <b>Miniature golf course</b> iii. <b>Garden centre</b> iv. <b>Commercial recreation use</b> v. <b>Equipment rental establishment</b> vi. <b>Retail store</b> vii. <b>Wholesale establishment</b> which conduct retail sales on the same lot viii. <b>Financial institution</b> ix. <b>Business office</b> x. <b>Commercial school</b> xi. <b>Farm implement sales and supply establishment</b> xii. <b>Medical office</b> xiii. <b>Private club</b> xiv. <b>Service commercial use</b> xv. <b>Taxi service depot</b>			Pt. Lot 18, Conc. 4 (Map 11) 20091 Woodbine Ave	2018-065

Exception No.	Zone	Permitted Uses	Uses Prohibited	Special Provisions	Location	By-Law No.
160	M1 and M2			Notwithstanding Table 5B, the minimum required number of parking spaces for the Operations Centre with a ground floor area of 5,320 m <sup>2</sup> is 110 spaces.	Pt. Lot 16, Conc. 3 (Map 5) 19850 Woodbine Ave	2018-071
161	C1	<ul style="list-style-type: none"> <li>• All <b>uses</b> in the <b>C1 zone</b></li> <li>• <b>Medical Office</b></li> <li>• <b>Business Office</b></li> </ul>		<ul style="list-style-type: none"> <li>• Minimum <b>interior side yard</b>: 0m</li> <li>• Minimum number of required <b>parking spaces</b> is inclusive of the required accessible <b>parking spaces</b>.</li> <li>• Minimum width of <b>access ramp(s)</b> and <b>driveway(s)</b> accessing a <b>parking area</b> or <b>parking garage</b>: 6.0m for two-way traffic.</li> </ul>	Pt. Lot 80, Judge's Plan 402 (Map 5) 20415 Leslie Street	0

Exception No.	Zone	Permitted Uses	Uses Prohibited	Special Provisions	Location	By-Law No.
162	R6-162, R6-162(H1)	<ul style="list-style-type: none"> <li>i. All uses permitted in the R6 Zone</li> <li>ii. Dwelling, Townhouse</li> <li>iii. Dwelling, Stacked Townhouse</li> </ul>		<ul style="list-style-type: none"> <li>i. Notwithstanding Section 5.2.9(a), the minimum width of a <b>driveway</b> accessing a <b>parking area</b> shall be 6.0 metres for two-way traffic.</li> <li>ii. Notwithstanding Section 4.7(a)(ii), <b>decks</b> are permitted within a <b>rear yard</b> to a point no closer than 1.5 metres from the <b>rear lot line</b>.</li> <li>iii. Notwithstanding section 4.8, a <b>porch</b> may encroach to a point no closer than 0.60 metres from an <b>interior side yard</b> abutting an <b>end unit</b>.</li> </ul> <p>Townhouse:</p> <ul style="list-style-type: none"> <li>iv. Minimum <b>Front Yard</b> setback to</li> </ul>	Pt. Lot 12, Concession 2 (Map 4)	2019-077

				<p>the face of an attached private garage: 5.8 metres</p> <p>v. Minimum <b>Rear Yard</b>: 4.2 metres</p> <p>Townhouse with rear lane access:</p> <p>i. For the purposes of this By-law, the <b>front lot line</b> of a <b>through lot</b> shall be that lot line which is not traversed by a driveway.</p> <p>ii. Minimum <b>Lot Frontage</b>: 5.7 metres per unit</p> <p>iii. Minimum <b>Front Yard</b>: 2.4 metres</p> <p>iv. Minimum <b>Rear Yard</b> to a building with an integral garage: 1.0 metres</p> <p>v. Minimum <b>Exterior Side Yard</b>: 1.40 metres</p> <p>Stacked Townhouse:</p>		
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				<ul style="list-style-type: none"> <li>i. <b>Stacked Townhouse Dwellings</b> shall only be permitted on lands to a point not more than 60 metres north of the Mount Albert Road property line.</li> <li>ii. <b>Minimum Lot Frontage:</b> 6.0 metres</li> <li>iii. <b>Minimum Front Yard:</b> 3.0 metres</li> <li>iv. <b>Minimum Rear Yard:</b> 1.0 metres</li> <li>v. <b>Minimum Interior Side Yard:</b> 1.2 metres</li> <li>vi. <b>Minimum Exterior Side Yard:</b> 1.2 metres</li> <li>vii. <b>Maximum Height:</b> 14.0 metres</li> <li>viii. <b>Minimum setback</b> to a building with an attached private</li> </ul>	
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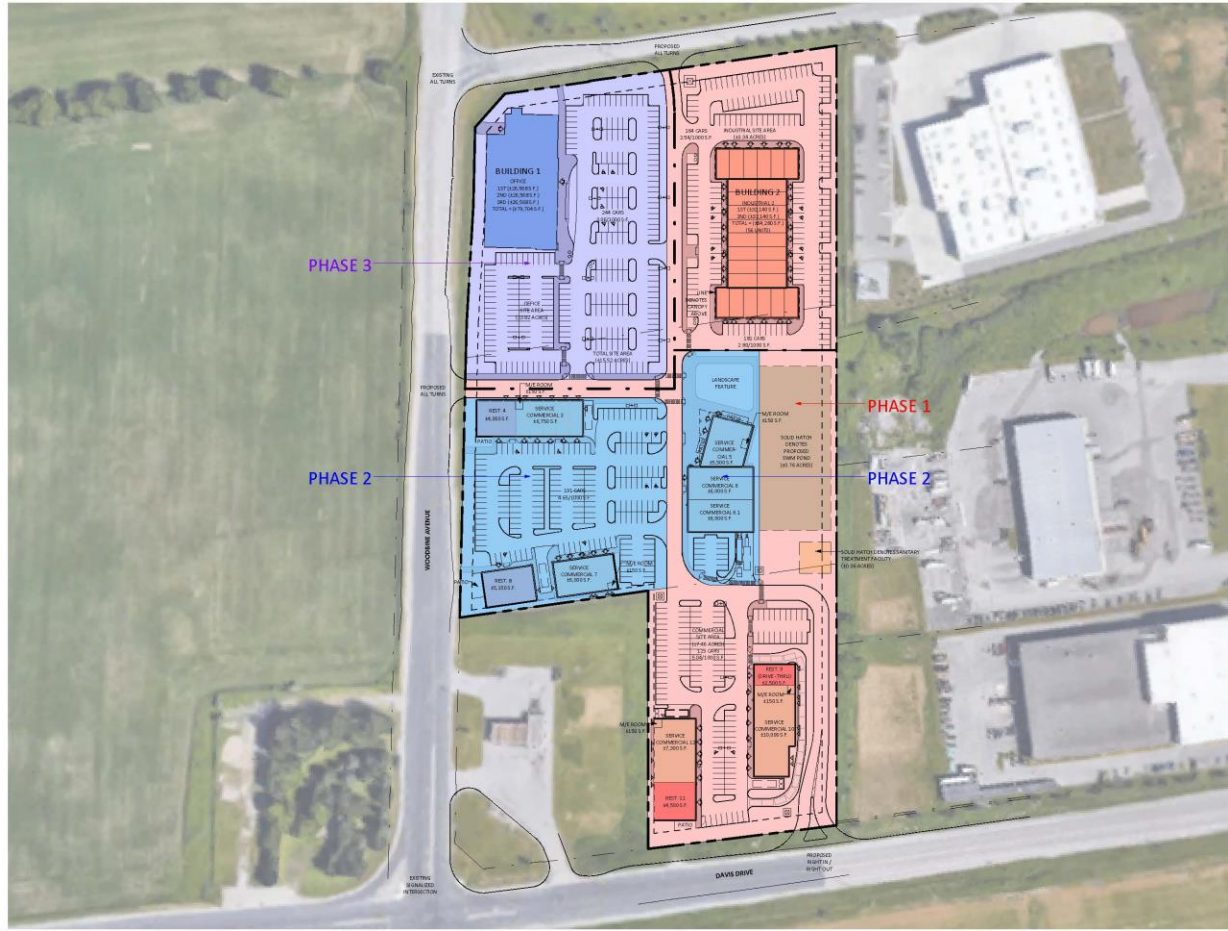
				<p>garage: 1.0 metres</p> <p>ix. Minimum separation distance between buildings: 2.4 metres</p> <p>x. The <b>Multiple Dwelling</b> parking requirements of Table 5A shall apply to this use.</p> <p>Retirement Home:</p> <p>i. For the purposes of this By-law, the <b>front lot line</b> shall be the lot line abutting Regional Road 13.</p> <p>ii. Maximum number of <b>assisted living dwelling units:</b> 204</p> <p>iii. Minimum <b>Front Yard:</b> 1.5 metres</p> <p>iv. Minimum <b>Front Yard</b> setback to</p>		
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				<p>a canopy: 0.0 metres</p> <p>v. Minimum <b>Front Yard</b> setback to a Patio Wall Enclosure: 0.0 metres</p> <p>vi. Minimum <b>Rear Yard</b>: 6.0 metres</p> <p>vii. Minimum <b>Interior Side Yard</b>: 3.0 metres</p> <p>viii. Notwithstanding the requirements of Section 5.9, a total parking supply of 90 <b>parking spaces</b> shall be provided on the subject property, inclusive of 4 <b>accessible parking spaces</b></p> <p>ix. A minimum of 4 bicycle parking shall be required</p> <p>x. Notwithstanding Section 5.13, the minimum</p>		
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				dimensions of a loading space shall be 3.5 metres by 10.1 metres		
Exception No.	Zone	Permitted Uses	Uses Prohibited	Special Provisions	Location	By-Law No.
163	R4 (163)			<p>Minimum <b>frontage</b>: 6 metres</p> <p>Minimum rear yard setback to the garage: 0.6 metres</p> <p>Maximum building <b>height</b>: 13.0 metres</p>		2019-125



Appendix 1  
 Part of Lot 1, Concession 4  
 Town of East Gwillimbury, Regional Municipality of York  
 As it relates to Section 16, Exception No, 157



**TURNER  
 FLEISCHER**

**PHASING LEGEND**

- PHASE 1
- PHASE 2
- PHASE 3

**17611 WOODBINE  
 AVENUE**

EAST GWILLIMBURY, ONTARIO  
 17 222  
 PHASING PLAN

**PRELIMINARY**

DWG # A1-20.1  
 2019-03-06  
 SCALE = As indicated



Project: 17611 Woodbine Avenue, East Gwillimbury, ONT. Agency: Turner Fletcher #17222-03-06 (190307) 1/4