

SECTION 10: EXCEPTIONS

SA-1: 2695 Victoria Avenue (Regional Road 24)

formerly A-37

In addition to the uses in the Specialty Agricultural Zone, this land may also be used for a farm supply and service establishment and such use shall be subject to the zone requirements in the Commercial Rural Zone (Section 5.4).

SA-2: 856 Sawmill Road

formerly A-98 & H-98

In addition to the uses in the Specialty Agricultural Zone, this land may also be used for a golf course and uses, buildings and structures accessory thereto.

SA-3: 2610 Maple Street

formerly A-239

In addition to the uses in the Specialty Agricultural Zone, this land may also be used for a golf driving range with one accessory building to contain a golf ball dispensing machine only and the following special regulations shall apply thereto:

Maximum gross floor area of accessory building	10.0m ²
Parking and access	as existing
No lighting is permitted.	
Minimum Lot Frontage	186.0m
Minimum Lot Area	6.5ha
Maximum Lot Coverage	0.5%
Minimum Front Yard	10.0m
Minimum Side Yard	15.0m
Minimum Corner Side Yard	60.0m
Minimum Rear Yard	15.0m
Maximum Building Height	3.7m

SA-4: 2325 Victoria Avenue (Regional Road No. 24)

formerly A-95

In addition to the uses permitted in the Specialty Agricultural Zone, this land may also be used for a campground and open air recreational uses such as hiking, cross country

skiing, horseback riding, pleasure snowmobiling and uses, buildings and structures accessory thereto.

SA-5: 2355 Cream Street

formerly A-63

In addition to the uses permitted in the Specialty Agricultural Zone, this land may also be used for a fire hall and uses, buildings and structures accessory thereto.

SA-6: 597 Sixteen Road

formerly A-39

In addition to the uses in the Specialty Agricultural Zone, this land may also be used for a vehicle body shop, a vehicle service and repair establishment, a vehicle sales and rental establishment, light manufacturing and warehousing within wholly enclosed buildings and uses, buildings and structures accessory thereto.

SA-7: 895 Tice Road

formerly A-60

In addition to the uses in the Specialty Agricultural Zone, this land may also be used for automotive glass sales and services and uses, buildings and structures accessory thereto.

SA-8: 1732 Cream Street

formerly A-277

In addition to the uses in the Specialty Agricultural Zone, this land may also be used secondary dwelling unit designation under the *Ontario Heritage Act*, as amended.

SA-9: 569 Highway 20 West (Regional Road no. 20), w/s Cream Street and 630 Highway 20 West (Regional Road no. 20)

formerly A-142 & A-112

In addition to the uses in the Specialty Agricultural Zone, this land may also be used for an existing golf course and uses, buildings and structures accessory thereto.

SA-10: 922 Highway 20 West (Regional Road No. 20)

formerly A-109

In addition to the uses in the Specialty Agricultural Zone, this land may also be uses for a motor fuel retail outlet (gas bar) and convenience retail store containing one accessory dwelling unit and the following special regulations apply:

Motor Fuel Retail Outlet

Minimum Front Yard 5.0m

Minimum Side Yard 30m from easterly and westerly zone lines

Minimum Rear Yard 30m from northerly zone line

Convenience Retail Store

Minimum Front Yard 5.4m

Minimum Side Yard 30m from westerly zone line 27m from easterly zone line

Minimum Rear Yard 30m from northerly zone line

SA-11: 1350 Maple Street

formerly A-01

In addition to the uses in the Specialty Agricultural Zone, this land shall also be used for a vehicle repair shop, light manufacturing, assembly, processing and fabrication, warehouse and uses buildings and structures accessory thereto but does not include the warehouse of food-stuff or the manufacture and warehouse of explosive materials.

SA-12: 1261 Victoria Avenue (Regional Road No. 24)

formerly A-48

In addition to the uses in the Specialty Agricultural Zone, this land shall also be used for a salvage yard and uses, buildings and structures accessory thereto.

A-13: 920 Pelham Street

formerly A-163

In addition to the uses in the Agricultural Zone, this land may also be used for a senior citizens apartment house and nursing home and the regulations of Section 5.1 shall apply.

A-14: 952 Foss Road and Southside Foss Road

formerly A-51

In addition to the uses in the Agricultural Zone, this land may also be used for a farm produce retail store; processing of locally grown produce and value-added products; retail sale of locally grown farm produce and value-added products produced or manufactured on the property and; uses, buildings and structures accessory to the foregoing permitted uses and the following special regulations shall apply thereto:

Minimum Interior Side Yard	15.0m
Maximum Building Height	11.0m
Maximum Lot Coverage of all on-farm diversified uses, including but not limited to all buildings, outdoor storage landscaped areas, berms, well and septic systems, parking and access roads	2%
Minimum GLFA of retail sales floor area	50m ²
Maximum GLFA of retail sales floor area dedicated to the sale of products produced or manufactured on the farm property	25m ²

A-15: 731 Church Street

formerly A-53

In addition to the uses in the Agricultural Zone, this land may also be used for a contractor’s yard and uses, buildings and structures accessory thereto, a vehicle repair shop and a vehicle body shop subject to the following special regulations:

- a) Outside storage shall only be permitted within a rear yard which is screened from view from the street.
- b) The maximum number of pieces of contractor’s equipment to be stored on site at any given time shall not exceed 15.
- c) The maximum number of disabled vehicles to be stored on site accessory to the vehicle repair shop and the vehicle body shop shall not exceed 6 at any given time.
- d) Notwithstanding the special regulations above, the maximum combined number of pieces of contractor’s equipment and disabled vehicles to be stored on site shall not exceed 15.
- e) The maximum weight limit for contractor’s equipment stored at the site shall not exceed 10 ton per piece of equipment.

A-16: 809 Poth Street

formerly A-151

In addition to the uses in the Agricultural Zone, this land shall also be used for a group home and the following special regulations shall apply:

Maximum number of residents	8
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No private garage or carport is required.

A-17: 571 Poth Street

formerly A-246

Notwithstanding the regulations of the Agricultural Zone, the following special regulations shall apply:

Maximum building height for an accessory structure	6.09m
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Maximum number of horses	7
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A-18: 313 Victoria Avenue (Regional Road No. 24)

formerly A-97 & H-97

In addition to the uses in the Agricultural Zone, this land may also be used for a golf course and uses, buildings and structures accessory thereto.

A-19: 304 Church Street

formerly A-54

In addition to the uses in the Agricultural Zone, this land may also be used for a warehouse, excluding a warehouse for food stuffs, and the regulations of the Commercial Rural zone shall apply thereto.

A-20: 380 Cream Street

formerly A-249

Maximum height for an accessory structure 6.09m

A-21: 259 Farr Street

formerly A-232

In addition to the uses in the Agricultural Zone, this land may also be used for a kennel subject to the following regulations:

Minimum lot area 1.9ha

Minimum rear yard 15.0m

A-22: 275 Church Street

formerly A-226

Notwithstanding the regulations of the Agricultural Zone, this land may only be used for forestry and conservation uses excluding buildings and structures.

A-23: 275 Church Street

formerly A-227

In addition to the uses in the Agricultural Zone, this land may also be used for the repair and service of farm vehicles and implements within the existing agricultural building subject to the following regulations:

Farm vehicles and implements shall be limited to farm plated trucks and tow trailers, vehicles and implements designed to be used in the production of crops and/or raising of livestock.

Outside storage shall be limited to a maximum of 3 farm vehicles or implements at any one time

Maximum floor area within existing building 130.0m²

A-24: 206 Webber Road (Regional Road no. 29)

formerly A-99, H-99

In addition to the uses in the Agricultural Zone, this land may also be used for a golf course, restaurant/banquet hall and uses, buildings and structures accessory thereto.

A-25: 119 River Road and Southside River Road

formerly A-192, H-194, H-193, H-195

In addition to the uses in the Agricultural Zone, this land may also be used for a golf course.

A-26: 144 River Road

formerly A-139

Notwithstanding the regulations of the Agricultural Zone, a septic area will only be permitted within the A-26 zone.

CR-27: 708 Highway 20 West (Regional Road no. 20)

formerly CR-148

In addition to the uses in the Commercial Rural Zone, this land may also be used for a vehicle body shop subject to the following special regulations:

- a) Open storage shall be directly related to the permitted use on the lot.
- b) Open storage shall be permitted in the rear and interior side yard but not within the exterior side yard.
- c) Open storage shall not be permitted within 6m of a residential use.
- d) Open storage shall be screen from view at a plane level which is a minimum of 1.5m from grade level of an adjacent street; or when abutting a residential use at a plan level which is a minimum of 1.5m from the finished grade level at the property line; and by means of landscaping features to be located within a landscape strip.

SA-28: 576 Highway 20 West (Regional Road no. 20)

formerly A-133

In addition to the uses in the Specialty Agricultural Zone, this land may also be used for a floral wholesale distribution business with associated office facilities and includes the sale of flowers not produced on site; and an agriculturally related research and development and training radar based facility with associated radio transmitter antenna subject to the following special regulations:

Minimum Easterly Side Yard	17.98m
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RM1-29: OakHaven Estates Subdivision

formerly RMV1-205, 233, 234, 235, 236 & 237

Notwithstanding the regulations of the Residential Multiple 1 Zone, no buildings or structures shall be permitted on the lands.

OS-30: 73 Cherry Ridge Boulevard

formerly OS-204

Notwithstanding the regulations of the Open Space Zone, no buildings or structures shall be permitted on the lands.

RM1-31: 1128 Cream Street

formerly RV1-199

Notwithstanding the regulations of the Residential Multiple 1 Zone, the minimum rear yard for all structures shall be 91.0m.

RM1-32: 1106 Balfour Street

formerly RV1-156

In addition to the uses in the Residential Multiple 1 Zone, this land may also be used for a construction trades establishment with no outside storage.

CR-33: 854 Canboro Road

formerly CR-132

Notwithstanding the Commercial Rural Zone, this land may only be used for a farm supply establishment, a warehouse, manufacturing, assembly, processing and fabrication of wood products such as kitchen cupboards, furniture, wood crafts, windows, doors and offices subject to the following special regulations:

Minimum front yard	14.0m
Minimum easterly side yard	7.5m
Minimum westerly side yard	20.0m
Minimum rear yard	22.5m

All activities shall be carried on entirely within the wholly-enclosed buildings with no outside storage, manufacturing, assembly, processing and fabrication or display of goods for sale being permitted.

Any manufacturing, assembly, processing and fabrication requiring municipal water service is prohibited.

All parking and loading areas and their approaches are not required to have cement, asphalt or other permanent type surface. Any required dust collection system shall be located within a building.

R1-34: 808 Canboro Road

formerly RV1-279

Notwithstanding the Residential 1 Zone, the lands shall be subject to the following special regulations:

Minimum lot area	679.0m ²
Minimum front yard	3.8m to a covered porch or deck and 5.6m to a dwelling

SA-35: 200 Highway 20 East

formerly A-46

In addition to the uses in the Specialty Agricultural Zone, this land may also be used for a bank, church, personal service shop, clinic, dry cleaning outlet, hotel, motel, tavern, office, public and private club, restaurant, retail use, service shop and uses, buildings and structures accessory thereto and subject to the regulations in the Downtown Corridor Zone.

SA-36: 214 Highway 20 East (Regional Road no. 20)

formerly A-145

In addition to the uses in the Specialty Agricultural Zone, this land may also be used for a Group Home consisting of two dwellings on one lot and subject to the following special regulations:

Maximum number of residents	19
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SA-37: 1369 Rice Road

formerly A-82

In addition to the uses in the Specialty Agricultural Zone, this land may also be used for a church subject to the following special regulations:

Maximum Lot Coverage	20%
Minimum Front Yard	20.0m
Minimum Side Yard	9.0m
Minimum Rear Yard	9.0m
Maximum Building Height	12.0m

R1-38: 1014 Church Street

formerly RV1-56a & 56

In addition to the uses in the Residential 1 zone, this land may also be used for the manufacture of concrete burial vaults and uses, buildings and structures accessory thereto subject to the following special regulations:

Minimum Side Yard	6.0m except the minimum side yard adjacent to a Residential Zone shall be 9.0m
Minimum Rear Yard	7.5m except the minimum rear yard adjacent to a Residential Zone shall be 15.0m
Landscaping Requirements	A landscaped amenity area of a minimum width of 3.0m shall be provided adjacent to any residential or commercial zone or a street that abuts the side or rear yard
Exterior Lighting	Exterior lighting and illuminated signage shall be directed away from any adjacent residential zone
Loading Spaces	Required loading spaces shall not be located in any front yard or any yard adjacent to a residential zone

R1-39: 956 Church Street and 958 Church Street

formerly RV2-05

In addition to the uses in the Residential 1 Zone, this land may also be used for the storage of petroleum products and uses, buildings and structures accessory thereto.

OS-40: Centennial Park

formerly OS-179

Notwithstanding the regulations of the Open Space Zone, no buildings shall be constructed within 15 metres of the watercourses.

NC-41 (H): 788 & 792 Welland Road

formerly NC-262 & NC-262(H)

In addition to the uses in the Neighbourhood Commercial zone, this land may also be used for dwelling units above the ground floor and at grade at side and rear yards and the following special regulations apply:

Commercial Uses

Maximum Lot Coverage	45%
Maximum Gross Floor Area	65% of lot area

Minimum Front Yard	0m
Minimum Side Yard	0m where abutting a commercial or industrial use 3.0m where abutting a residential or institutional use
Minimum Rear Yard	6.0m where abutting a commercial or industrial use 3.0m where abutting a residential or institutional use

Residential Uses

- a) Dwelling units are permitted about the ground floor of any commercial use and at the side and rear yards.
- b) No maximum gross floor area for dwelling units.
- c) A minimum landscaped amenity area of 30.0m² shall be provided for each dwelling unit.
- d) Parking Requirements
 - i. 1.5 parking spaces per dwelling unit
 - ii. 1 parking space per 30m² of net floor area for retail or office uses
 - iii. 1 space per 4 persons seating capacity for eating establishments
- e) Ingress and Egress
 - i. Ingress and egress to and from the required parking spaces and areas shall be provided by means of unobstructed driveways or passageways at least 3.0m wide where only one-way traffic is permitted and have a minimum width of 6.5m but not more than 9.0m in perpendicular width where two-way traffic is permitted.
- f) Parking Area Location on Lot
 - i. Apartment Dwelling and Boarding House Dwelling: All yards provided that no part of any parking area, other than a driveway, is located closer than 7.5m to any street line and no closer than 1.0m to any side lot line or rear lot line.
- g) Landscape strips
 - i. Where land is required to be used for no other purpose than a landscape strip, it shall have a minimum width of 1.0m, except where adjacent to an at-grade patio at the north-west corner of the site where the landscape strip shall have a minimum width of 0.5m and a privacy fence, measured perpendicular to the lot line it adjoins.

h) Unenclosed porches, balconies, steps and patios

- i. Notwithstanding the yard provisions of this By-law to the contrary, unenclosed porches, balconies, steps and patios, covered or uncovered may project into any required yard a maximum distance of 2.0m provided that, in the case of porches, steps or patios, such uses are not more than 2.0m above ground. Patios may project into any required rear yard provided they are not more than 0.6m above grade.

The lifting of the holding (H) provision for the NC-262 (H) zone for 788 Welland Road shall be subject to the Ministry of Tourism, Culture and Sport issuing an acknowledgement letter for the submitted Stage 1 and 2 Archaeological Assessment for 788 Welland Road and the Town receiving a copy of the letter.

P-42: 766 Welland Road

formerly P-222

Notwithstanding the provision of the Open Space Zone, the following special regulations shall apply:

Minimum Lot Coverage	50%
Minimum Front Yard	15.0m
Minimum Side Yard	15.0m
Minimum Easterly Side Yard	3.0m
Minimum Parking Requirements	60 spaces

The parking area and driveway connecting the parking area with the street shall be maintained with a stable surface which is treated so as to prevent the raising of dust or loose particles.

The maximum width for the driveway ramp measured along the street line shall be 16.0m.

A landscaping area in the form of a landscape strip shall be planted with trees to form a visual screen of at least 3.0m in height adjacent to every portion of any lot line that abuts the boundary of any Residential Zone, except where prohibited by the Niagara Peninsula Conservation Authority.

R1-43: 754 Welland Road and s/s Welland Road

formerly RV1-03

In addition to the uses in the Residential 1 Zone, this land may also be used for a greenhouse and accessory retail use.

SA-44: 1040 Balfour Street

formerly I-70

In addition to the uses in the Specialty Agricultural Zone, this land may also be used for a church.

SA-45: 916 Church Street

formerly A-203

Notwithstanding the Specialty Agricultural Zone, the following special regulations shall apply:

Minimum side yard	10.8m north 20.0m south
Minimum distance separation for the existing agricultural building	as existing

A-46: 807 Church Street

formerly A-06

In addition to the uses in the Agricultural Zone, this land may also be used for a welding shop and uses, buildings and structures accessory thereto.

R1-47: 760 Foss Road

formerly RV1-123

In addition to the uses in the Residential 1 Zone, this land may also be used for a greenhouse and uses, buildings and structures accessory thereto subject to the following special regulations:

- a) Greenhouses shall be located a minimum of 15.0m from a lot line except where ventilating fans exhaust into the side or rear yard of any adjacent lot, in which case the minimum setback distance of greenhouses from the lot line shall be 25.0m.
- b) Greenhouses shall be located a minimum distance of 30.0m from any residential use on an adjacent lot.
- c) No manure compost or equipment storage area on the subject lands shall be permitted within 30.0m of a residential use on an adjacent lot.

SA-48: 461 Canboro Road

formerly I-72

In addition to the uses in the Specialty Agricultural zone, this land may also be used for a church.

SA-49: 418 Canboro Road

formerly I-73

In addition to the uses in the Specialty Agricultural Zone, this land may also be used for a church.

SA-50: 350 Highway 20 West

formerly I-75

In addition to the uses in the Specialty Agricultural Zone, this land may also be used for a school.

SA-51: 1368 Effingham Street

no former exception

In addition to the uses in the Specialty Agricultural Zone, this land may also be used for the warehouse of a public utility.

SA-52: 495 Canboro Road

formerly A-137

Notwithstanding the Specialty Agricultural Zone, the following regulations shall apply:

Minimum rear yard	2.5m
Minimum side yard	1.0m
Maximum lot coverage	11%
Maximum lot coverage for accessory structures	2.9%
Minimum easterly side yard	0.8m
Minimum front yard for an accessory structure	4.4m
Minimum easterly side yard for an accessory structure	2.4m

SA-53: 1162 Centre Street

formerly I-74

Notwithstanding the Specialty Agricultural Zone, this land may only be used for a school.

SA-54: 406, 408 & 410 Canboro Road

formerly A-10

In addition to the uses in the Specialty Agricultural Zone, this land may also be used for two existing single detached dwelling units and one existing secondary dwelling unit in an existing dwelling, the manufacturing and sale of lumber and wood products, a construction trades establishment and uses, buildings and structures accessory thereto.

The manufacturing and sale of lumber and wood products, construction trades establishment and uses, buildings and structures accessory thereto shall be subject to the regulations of the Rural Employment Zone.

SA-55: 398 Canboro Road

formerly A-141

In addition to the uses in the Specialty Agricultural Zone, this land may also be used for a seasonal restaurant and farm produce market subject to the following special regulations:

Minimum front yard	12.5m
Maximum retail floor area including restaurant	148m ²
Parking Spaces	20 spaces

Seasonal is defined as having a duration of 6 months commencing May 1st to November 1st each calendar year.

Seasonal farm produce market shall provide a minimum of 70% of the retail floor area for Ontario Grown Produce; a maximum of 25m² of the retail floor area for bakery items and processed fruit, deli and dairy products and locally hand crafted products; and locally grown greenhouse and nursery products.

SA-56: 308 Welland Road

formerly A-08

In addition to the uses in the Specialty Agricultural Zone, this land may also be used for a vehicle repair shop and uses, buildings and structures accessory thereto.

RM1-57: 42 Concord Street

formerly RM1-97

Notwithstanding the Residential Multiple 1 Zone, this land shall be used for block townhouse dwellings and where the lands are adjacent to lands zoned Environmental Protection 1, the only permitted use is a private passive yard use defined as a natural or landscaped area, used for passive amenity purposes but does not include a building, structure, swimming pools, parking lot or active recreational use.

SA-58: 563 Highway 20 West (Regional Road no. 20)

formerly A-14

In addition to the uses in the Specialty Agricultural Zone, this land may also be used for a vehicle repair shop, machine shop, vehicle sales or rental establishment and uses, buildings and structures accessory thereto.

SA-59: 345 Highway 20 West (Regional Road no. 20)

formerly A-157

In addition to the uses in the Specialty Agricultural Zone, this land may also be used for a welding business which includes ancillary manufacture and sale of trailers, trailer accessories and hitches and subject to the following special regulations:

Maximum lot coverage	15%
Minimum side yard	3.0m
Minimum rear yard	6.0m
Maximum height	6.4m

Outside storage of goods and materials related to the welding business is not permitted, save and except the exterior display for sale of products manufactured on site.

No private garage or carport is required.

SA-60: 337 Highway 20 West (Regional Road no. 20)

formerly A-20

In addition to the uses in the Specialty Agricultural Zone, this land may also be used for a vehicle sales or rental establishment, a service shop, a retail use, a farm supply and service establishment, the storage of all vehicles except commercial vehicles and uses buildings and structures accessory thereto subject to the regulations in the Commercial Rural zone.

SA-61: 299 Highway 20 West (Regional Road no. 20)

formerly A-18

In addition to the uses in the Specialty Agricultural Zone, this land may also be used for a motel.

SA-62: 220 Tice Road

formerly A-160

Notwithstanding the Specialty Agricultural Zone, this land may only be used for agricultural uses not including greenhouses and a golf driving range.

A-63: 1615 Lookout Street

formerly A-17

In addition to the uses in the Agricultural Zone, this land may also be used by a public or private utility.

R1-64: Residence at Lookout Point Subdivision

formerly R1-180, 182, 183, 184, 185, 186 & 187

Notwithstanding the provisions of Section 3 and the Residential 1 Zone, no buildings or structures, including but not limited to storage sheds, garages, pool houses, swimming pools, decks and gazebos shall be permitted within 15.0m of the rear lot line.

OS-65: Residences at Lookout Point Subdivision

formerly OS-188

Notwithstanding the provisions of the Open Space Zone, no buildings or structures, including but not limited to, storage sheds, garages and gazebos shall be permitted.

R2-66: Timmsdale Estates Subdivision

formerly RM1-175

Notwithstanding the provisions of the Residential 2 Zone, no structural development, including but not limited to storage sheds, garages, pool houses, swimming pools, decks and gazebos shall be permitted within 7.5m of the top of bank, as approved by the Niagara Peninsula Conservation Authority.

RM1-67: Timmsdale Estates Subdivision

formerly RM1-176

Notwithstanding the provisions of the Residential Multiple 1 Zone, no structural development, including but not limited to storage sheds, garages, pool houses, swimming pools, decks and gazebos shall be permitted within 7.5m of the top of bank, as approved by the Niagara Peninsula Conservation Authority.

R2-68: 175 Canboro Road

formerly R2-22

Notwithstanding the provisions of the Residential 2 Zone, this land may also be used for a greenhouse and uses, buildings and structures accessory thereto.

A-69: 310 Cream Street

formerly I-76

In addition to the uses in the Agricultural Zone, this land may also be used for a school.

A-70: Land surrounding the Airport

formerly A-25

Notwithstanding the provisions of the Agricultural Zone, the maximum height of all buildings and structures shall be 12.0m.

M1-71: 491 Webber Road (Regional Road no. 29)

formerly M1-114

Notwithstanding the provisions of the Rural Employment Zone, one dwelling unit internal to the existing building shall be permitted accessory to the uses permitted in the Rural Employment zone.

M1-72: 550 Webber Road (Regional Road no. 29)

formerly M2-124

Notwithstanding the provisions of the Rural Employment Zone, one dwelling unit internal to the existing building shall be permitted accessory to the uses permitted within the Rural Employment zone.

M1-73: 472 Webber Road (Regional Road no. 29)

formerly M2-103

Notwithstanding the provisions of the Rural Employment zone, this land may only be used for manufacturing, industrial and warehousing uses, but not including obnoxious or dangerous uses, automobile service stations and construction trades establishments and uses, buildings and structures accessory thereto as well as one dwelling unit internal to the existing building as of February 4, 1991 accessory to the foregoing permitted uses and the following special regulations shall apply:

Minimum side yard 9.0m where adjacent to a residential zone or 0m where adjacent to a railway spur

Minimum rear yard 15.0m where adjacent to a residential zone or 0m where adjacent to a railway spur

Outside storage shall only be permitted within a rear yard which is screen from public view.

A landscaped amenity area with a minimum width of 3.0m shall be provided adjacent to any residential or commercial zone or a street that abuts the side or rear yard.

Exterior lighting and illuminated signage shall be directed away from any adjacent residential zone.

Required loading spaces shall not be located in any front yard or in any yard adjacent to a residential zone.

R1-74: 1551 Haist Street

formerly R1-225

Notwithstanding the Residential 1 zone, the following special regulations shall apply:

Minimum Northerly Interior Side Yard 7.5m

Minimum Southerly Interior Side Yard 1.8m

No driveways and buildings or structures, including but not limited to, storage sheds, garages, pool houses, swimming pools, decks and gazebos shall be permitted within 7.5m of the top of bank as approved by the Niagara Peninsula Conservation Authority.

RM1-75: Davis Heights

formerly RM1-253

Notwithstanding the Residential Multiple 1 zone, this land shall be used for a maximum of 36 block townhouse dwellings subject to the following special regulations:

Maximum Lot Coverage	25.51%
Minimum Area per Unit	226.9m ²
Minimum Frontage per Unit	9.6m
Minimum Ground Floor Area	88m ² for a one storey dwelling 50m ² for a two storey dwelling
Minimum Setbacks of all Buildings	As shown on Schedule B
Minimum Side Yard between Block Townhouse Dwellings	As shown on Schedule B
Minimum Structural Setback from Top of Bank	As shown on Schedule B
Minimum Amenity Area per Dwelling Unit	14m ²
Minimum Landscaped Area	25%

Unenclosed porches, balconies, steps and patios, covered or uncovered may project into any required yard shown on Schedule B provided that in the case of porches, steps or patios, such uses are not more than 3.0m above ground.

DC-76: 1465 Station Street

formerly RM1-276

Notwithstanding the provisions of the Residential Multiple zone, this land may only be used for block townhouse dwellings subject to the following special regulations:

Maximum density	45 dwelling units per hectare
Minimum front yard (Station Street)	7.0m for a dwelling 4.0m for a covered porch or deck

Minimum setback between front of dwelling and internal roadway	4.0m for a dwelling and covered porch and 6.0m for a garage door
Minimum Side Yard from North Property Line	7.0m for a dwelling and 4.0m for a covered porch or deck
Minimum Side Yard from South-West Property Line	3.0m for a dwelling, covered porch or deck
Minimum Side Yard for most South-Easterly Dwelling Unit (south-east property line)	1.2m for dwelling side walls and 0.3m for covered porch or deck
Minimum Setback between side of Dwelling and Internal Road	2.0m for dwelling side walls, covered porch or deck
Minimum Setback between sides of Dwelling Units	2.4m
Minimum Rear Yard (East Property Line)	7.0m for a dwelling and 4.0m for a covered porch or deck
Minimum Rear Yard for most Easterly Dwelling Unit (north-east property line)	1.2m for a dwelling, covered porch or deck
Minimum Rear Yard for most Easterly Dwelling Unit (south-east property line)	4.0m for a dwelling and 2.0m for a covered porch or deck
Distance between buildings on the same lot	Any face of one townhouse shall be no closer than 11.0m to any face of another townhouse Any side of any townhouse shall be no closer than 2.4m to any side of another townhouse
Minimum Ground Floor Area for a Dwelling	88m ² one-storey 50m ² two-storey
Minimum Landscaped Area	25%
Landscape strip	1.2m in width where the boundary of the RM1 zone abuts an R1 or R2 zone. If a swale is required at the most easterly dwelling unit of the townhouse block (north-east property line) a minimum landscape strip of 0.5m with a privacy fence is required.

Amenity Area	minimum of 2.5m ² for each one-bedroom unit and a minimum of 5.0m ² for each two or more-bedroom units in one location for recreational use for the residents of the development.
Minimum Internal Roadway Width	6.0m
Minimum Garage Width	3.4m
Maximum Lot Coverage	42%
Parking Requirements	2 parking spaces per dwelling unit, which may include a space in a garage and a tandem parking space in the associated unit driveway.
Parking Space Size	2.7m wide by 5.8m long

DC-77: 105 Highway 20 East (Regional Road no. 20)

formerly GC-275

Minimum Above Grade Building Setback:

Minimum Side yard (North property line of the mixed use Condominium domain and the townhouse condominium domain)	7.5m
Minimum rear yard (east property line)	15.0m for main building and 13.0m for balconies
Minimum corner side yard (Highway 20 east)	0m
Minimum setback for Sub-grade structures and ramps	0m
Minimum Landscape Area and Amenity Area	25%
Grade Level Internal Roadway Width	6.0m along shared roadway locations
Parking Requirements	1.25 spaces per apartment dwelling 3 spaces per 100m ² of commercial floor area

1 space per 4 persons seating capacity for restaurants

Parking area on Lot All yards provided that no part of any parking area other than a driveway is located closer than 3.0m to any street line and no closer than 0m to any side lot line or 3.0m to the rear lot line

Sub-grade parking level internal roadway width Minimum 6.0m

Parking space size 2.7m wide by 5.8m long

DC-78: 110 Highway 20 East (Regional Road no. 20)

formerly HC-162

In addition to the permitted uses in the Downtown Corridor zone, a retail use and supermarket retail establishment may be permitted in accordance with the following:

A supermarket is defined as: "a retail establishment having a minimum floor area of 300 square metres and a maximum floor area of 3,800 square metres, primarily selling food and grocery items and which may sell other accessory merchandise such as household supplies and personal care products but not including a pharmacy, a photo shop, a dry cleaners, or a florist."

Maximum Lot Coverage	40%
Front Yard Setback	6.0m
Minimum number of Loading Spaces	2
Minimum number of Parking Spaces	180
Minimum ingress and egress from a required parking space	7.3m
Minimum landscape strip width along RR 20	6.0m
Minimum landscape strip width along easterly Boundary	1.2 m

R1-79: 23 Highland Avenue

formerly R1-31

Notwithstanding the provisions of the Residential 1 zone, this land may also be used for the manufacture and sale of monuments and uses, buildings and structures accessory thereto.

NC-80: 1292 Pelham Street

no former exception

In addition to the uses in the Neighbourhood Commercial zone, this land may also be used for a funeral home and uses, buildings and structures accessory thereto.

NC-81: 1145 Pelham Street

formerly GC-89

In addition to the uses in the Neighbourhood Commercial zone, this land may also be used for professional and business offices, restaurants, personal service shops, clinics, custom workshops, daycare centre, dry cleaning outlets, banks and trust companies, undertaking establishments and uses, buildings and structures accessory thereto. The following special regulations shall apply:

- a) Maximum of 20 dwelling units above the ground floor
- b) Maximum gross floor area for the commercial uses shall be 50% of the lot area.
- c) Maximum gross floor area for dwelling units shall be 72%.
- d) Dwelling units shall only be permitted above the ground floor of any commercial use.
- e) Minimum landscaped amenity area 51.85m² per dwelling unit

NC-82: 1022 Pelham Street

formerly NC-108

In addition to the uses in the Neighbourhood Commercial zone, this land may also be used for business and professional offices, parking lots, restaurants, studios, agencies and personal service shops on the ground floor only and uses, buildings and structures accessory thereto subject to the following special regulations:

Commercial Uses

Maximum lot coverage	17%
Maximum gross floor area	34%
Minimum side yard	0m where abutting a commercial or industrial use 4.5m where abutting a residential or institutional use
Minimum rear yard	6.0m where abutting a commercial or industrial use 12.0m where abutting a residential or institutional use

Maximum building height	8.0m
Maximum gross floor area per permitted use	235m ²
Maximum gross commercial floor area	930m ²

Accessory Residential Uses:

- a) Maximum of one accessory dwelling unit for each commercial use.

RM1-83 (H): 703 Quaker Road

formerly RM1-281(H)

Notwithstanding the Residential Multiple 1 zone, this land shall only be used for block townhouse dwellings and the following site-specific regulations shall apply:

Minimum Lot Frontage	8.8m
Minimum Setback from Quaker Road	30.0m
Minimum Setback from Internal Roadway	4.5m to dwelling unit or 6.0m to garage
Minimum Side Yard	1.5m
Minimum Rear Yard	6.0m to back of dwelling unit 1.5m to side of dwelling unit
Distance between buildings on same lot	Any side of any townhouse shall be no closer than 3.0m
Landscape strip	A landscape strip of 1.3m minimum in width shall provided where the boundary of an RM1 zone abuts an R1 or R2 zone except for along the west property line of 695 Quaker Road a 0.5m buffer strip with a privacy fence is required

Unenclosed porches, balconies, steps and patios, covered or uncovered, may project into any required yard a maximum distance of 3.5m provided that, in the case of porches, steps or patios, such uses are not more than 1.3m above ground.

Removal of the holding (H) provision will occur subject to execution of condominium and site plan agreements addressing servicing and drainage to the satisfaction of the Director of Public Works.

R1-84: 1078 Quaker Road, 1080 Quaker Road, 1082 Quaker Road, 1084 Quaker Road, 1088 Quaker Road, 1090 Quaker Road, 1092 Quaker Road, 1094 Quaker Road, 1096 Quaker Road, and 1098 Quaker Road

formerly R1-26

The following special regulation shall apply to these lands:

Minimum rear yard 61.0m

DC-85: 209 Highway 20 East

formerly HC-127

Notwithstanding the Downtown Corridor zone, this land shall only be used for a bank, personal service shops, business and professional office and dwelling units above the first floor subject to the following special regulations:

Maximum floor area devoted to health care practitioners	225m ²
Maximum number of dwelling units	12
Minimum number of parking spaces	58
Minimum number of parking spaces per health care practitioner	5
Required setback of parking spaces along south-easterly property line	1.5m
Location of dwelling unit parking	Not required in a garage or carport
Location of required loading space	Exterior side yard
Required setback of loading space abutting Rice Road	1.5m
Minimum maneuvering aisle width in the parking garage	6.4m
Minimum driveway width for the parking garage	5.4m
Maximum building height	12.06m from the finished floor elevation of 190.73m
Minimum landscaped amenity area	430m ²
Minimum indoor residential amenity area	160m ² to be located in the cellar
Minimum front yard	17.8m

DC-86: 227 Highway 20 East

no former exception

In addition to the uses in the Downtown Corridor zone, this land may also be used a vehicle repair shop and a vehicles sales or rental establishment.

R1-87: 1120 Haist Street

Formerly R1-282

Notwithstanding the provisions of the Residential 1 zone, the following special regulations shall apply:

Minimum Front Yard	6m and 6.5m to garage
Maximum Front Yard	6m
Maximum garage door width	Lesser of 50% of the lot width or 60% of the dwelling width

RM1-88: 120 Haist Street

Formerly RM1-283

Notwithstanding the provisions of the Residential Multiple 1 zone, this land may only be used for block townhouse dwellings, street townhouse dwellings, home occupation and one accessory dwelling unit or home occupation located above a garage subject to the following special regulations:

Minimum Lot Frontage	7.2m for interior end units
Minimum Lot Depth	32m
Minimum Front Yard	4.5m
Minimum Interior Side Yard	1.2m
Minimum Exterior Side Yard	3m
Minimum Rear Yard	10.5m

Notwithstanding Section 2: Definitions, for street townhouse dwellings that abut the Public (P) zone, the north lot line abutting the Public zone will be considered the front lot line.

Notwithstanding the requirements of Section 4: Parking and Loading Requirements, the following shall apply:

- a) Ingress and egress for all driveway and garages shall be from a rear lane.

- b) The minimum rear yard for a garage shall be 0.5m.
- c) The maximum garage height shall be 7m.

Notwithstanding Section 3: General Provisions, the following shall apply:

- a) Garages shall have a 0m interior side yard setback with a shared masonry wall on one side and have a minimum interior side yard setback of 2.75m on the other side.
- b) The minimum porch depth shall be 2m.
- c) Porches may encroach a maximum of 2m into a required front or exterior side yard. Steps associated with a porch may encroach up to the lot line.

Block Townhouse Dwellings

The following specification regulations shall apply to block townhouse dwellings:

- a) The minimum setback from an internal roadway shall be 4.5m.
- b) The minimum setback from a rear lane shall be 10.5m.
- c) The setback of the building face from the northerly lot line shall be 4.5m.
- d) The minimum setback of the side of building to lot line, rear lane internal roadway shall be 1.2m.
- e) The minimum setback of the side of building to any side of another side of building shall be 1.2m.
- f) The minimum porch depth shall be 2m.
- g) Porches may encroach a maximum of 2m closer to an internal roadway and the northerly lot line. Steps associated with a porch may encroach up to the internal roadway or northerly lot line.

Notwithstanding Section 4: Parking and Loading Requirements, the following special regulations shall apply:

- a) Ingress and egress for all driveway and garages shall be from a rear lane.
- b) The minimum garage setback from a rear lane shall be 0.5m.
- c) The maximum garage height shall be 7m.
- d) Garages shall have a shared masonry wall on one side and be located a minimum of 5.5m from another garage on the other side.

R2-89: 120 Haist Street

Formerly R2-284

Notwithstanding the provisions of the Residential 2 zone, the following special regulations shall apply:

Minimum Lot Depth	32m
Minimum Front Yard	4.5m 6m to garage
Minimum Interior Side Yard	1.2m
Minimum Exterior Side Yard	3m
Minimum Rear Yard	7.5m or 10m where backing onto an existing residential property
Maximum garage door width	Lesser of 50% of the lot width or 60% of the dwelling unit
Minimum setback from internal roadway	4.5m 6m to garage
Minimum setback between single detached dwellings	2.4m
Minimum setback from east/west lot line	1.2m
Minimum setback from south lot line	10m

Notwithstanding Section 3: General Provisions, the following special regulations shall apply:

- a) The minimum porch depth shall be 2m.
- b) Porches may encroach a maximum of 2m into a required front or exterior side yard or internal roadway. Steps associated with a porch may encroach up to the lot line or internal roadway.

RM2-90: 163 Port Robinson Road

Formerly RM2-285

Notwithstanding the provisions of the Residential Multiple 2 zone, the following site-specific regulations shall also apply:

Minimum Lot Area per Dwelling Unit	115m ²
Minimum Lot Depth	36m

Maximum Density	70 units per hectare
Maximum Lot Coverage	50%
Minimum Front Yard	3m
Minimum Interior Side Yard	2.25m
Minimum Landscaped Area	25%
Maximum Building Height	3 Storeys
Amenity Area	Every unit shall be provided with a balcony of at least 5m ² in floor area

Notwithstanding the provisions of Section 4: Parking and Loading Requirements, the following site-specific regulations shall also apply:

Minimum Parking Requirements - Apartment Dwelling	1.08 spaces per dwelling unit
Ingress and Egress - Two-way Traffic	6m
Parking Area Location – Apartment Dwelling	All yards provided that no part of any parking area, other than a driveway is located closer than 7.5m to any street line, 0m to any rear lane and no closer than 1 m to any side lot line.

R2-91: River Estates Phase 2 Subdivision

Formerly R2-286

Notwithstanding the provisions of the Residential 2 zone, the following site-specific regulations shall also apply:

Maximum Lot Coverage	None
Minimum Front Yard	4.5m 6m for Garages
Minimum Interior Side Yard	1.2m
Minimum Exterior Side Yard	3m
Minimum Ground Floor Area for a Dwelling	88m ² – One-storey 50m ² – Two-storey

RM1-92: River Estates Phase 2 Subdivision

Formerly RM1-287

Section 2: Definitions is amended for the subject lands as follows:

“DAYLIGHTING TRIANGLE” means an area free of buildings or structures or other visual obstructions, and which are to be determined by measuring, from the point of intersection of street lines on a corner lot, a minimum of 6m along each such street line and joining such points with a straight line, and the triangular-shaped land between the intersecting street lines and the straight line joining the points the required distance along the street lines is the “daylighting triangle”.

Notwithstanding Section 4: Parking and Loading Requirements, the following special regulations shall apply:

- a) Ingress and egress for all driveways/garages shall be from the laneway.
- b) The minimum rear yard for garages shall be 0.5m.
- c) Garages shall have a 0m interior side yard setback with a shared masonry wall on one side and a minimum interior side yard setback of 2.4m on the other side.

Notwithstanding the provisions of the Residential Multiple 1 zone, these lands may only be used for street townhouse dwellings and uses, buildings and structures accessory thereto, and the following site-specific regulations shall apply:

Minimum Lot Frontage	6m per dwelling unit
Minimum Corner Lot Frontage	7.5m per dwelling unit
Minimum Lot Area	170m ²
Minimum Front Yard	4.5m
Minimum Exterior Side Yard	3.0m
Minimum Interior Side Yard	3.0m or 0m for a common wall

RM1-93: River Estates Phase 2 Subdivision

Formerly RM1-288

Notwithstanding Section 4: Parking and Loading Requirements, the following special regulations shall apply:

- a) Ingress and egress for all driveways/garages shall be from an internal road.

Notwithstanding the regulations of the Residential Multiple 1 zone, these lands may only be used for block townhouse dwellings and uses, buildings and structures accessory thereto, and the following site-specific regulations shall apply:

Minimum Front Yard	3m
Minimum Side Yard	1.5m except that where the rear of a building faces the side yard, the minimum side yard shall be 6m
Minimum Rear Yard	3m
Distance between buildings on the same lot	3m
Landscape strip	0m
Minimum setback from internal roadway	3m to building front, or 6m to rear of building, or 6m to front access garages 0m to rear access garages

The front of all buildings flanking Port Robinson Road shall be facing Port Robinson Road

RM1-94: 100 Welland Road

Formerly RM1-289

Notwithstanding the provisions of Section 3: General Provisions, the following site-specific regulations shall also apply:

- a) Notwithstanding the yard provisions of this By-law, unenclosed porches, balconies, steps and patios, covered or uncovered shall not be permitted within 1m of the front lot line provided that, such uses are not more than 1.3m above ground. Such uses shall not be within 3.6m of the rear lot line provided that, such uses are not more than 2m above ground. Patios may project into any require rear yard provided they are not more than 0.6m above grade

Notwithstanding the provisions of Section 4: Parking and Loading Requirements, the following site-specific regulations shall also apply:

Ingress and Egress – Two-way Traffic	6m drive aisle width (clear width measured from curb-face to curb-face)
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Notwithstanding the regulations of the Residential Multiple 1 zone, these lands may be used for block townhouse dwellings and uses, buildings and structures accessory thereto, and the following site-specific regulations shall apply:

Minimum Front Yard	2.9m to street or private lane
Minimum Side Yard	1.2m to lot line or private lane
Minimum Rear Yard	6m

Distance between buildings on the same lot Any side of any block townhouse shall be no closer than 1.3m to any side of another block townhouse

Landscape strip A minimum landscape strip width of 1 m shall be provided where the boundary of an RM1 zone abuts an R1 or R2 zone

One second dwelling unit accessory to each dwelling of a two-block townhouse dwelling shall be permitted.

R2-95: Saffron Meadows Ph. 3 Subdivision

Formerly R2-290

Section 2: Definitions is amended for the subject lands as follows:

“SECOND DWELLING UNIT” means a second dwelling unit on a lot with a principle dwelling that is created through converting part of, or adding on to the existing dwelling that maintains an independent entrance, or within a detached accessory building (e.g. in-law suite, basement suite, coach house).

Section 3: General Provisions is amended for the subject lands as follows:

- a) Where this By-law provides that a lot, building or structure may be erected or used for a purpose, that purpose shall include any accessory building, structure or accessory use, but shall not include any occupation for gain or profit conducted within or accessory to a dwelling unit except as in this By-law is specifically permitted.
- b) Only one second dwelling unit is permitted per lot in a single detached, semi-detached, or townhouse dwelling, or in their accessory building provided:
 - i. The maximum floor area does not exceed 60m²;
 - ii. A maximum of one entrance is permitted to face a street, inclusive of the principle dwelling;
 - iii. A minimum of one parking stall is required;
 - iv. Compliance with the Ontario Building Code and Fire Code, as applicable;
- c) Except as otherwise provided herein, no accessory building shall exceed 3.7m in height and no accessory building containing a second dwelling unit shall exceed 6m in height.
- d) Notwithstanding the yard provisions of this By-law, unenclosed porches, balconies, steps and patios, covered or uncovered shall not be permitted within 2m of the front lot line or exterior side lot line, and 4.5m of the rear lot line provided that, in the cases of porches, steps and patios, such uses are not more than 1.3m above ground. Uncovered patios and decks shall not be permitted within 1.2m of a rear or side lot line provided that, such uses are not more than 0.3m above ground.

Notwithstanding the provisions of Section 4: Parking and Loading Requirements, the following site-specific regulations shall apply:

- a) Ingress and egress to and from required parking spaces and areas, shall be provided by means of unobstructed driveways or passageways at least 3m wide, where only one-way traffic is permitted or if the number of residential units being served is three or less, and a minimum width of 6.5m, but not more than 7.3m in perpendicular width where two-way traffic is permitted.
- b) All uses fronting Port Robinson Road and Street 'C' (Klager Avenue) from a point no less than 220m south of Port Robinson Road shall be accessed from a public or private rear laneway.
- c) The maximum width of any joint ingress and egress driveway ramp measured along the street line shall be 7.3m.

Notwithstanding the regulations of the Residential 2 zone, these lands may be used for one single detached dwelling, uses, buildings and structures accessory thereto, and home occupations, and the following site-specific regulations shall apply:

Minimum Lot Area	360m ²
Minimum Lot Frontage	12m
Minimum Front Yard	4m to dwelling front face and 6m to garage
Maximum Front Yard	5.5m to dwelling front face
Minimum Interior Side Yard	1.2m on both sides where carport or garage is attached, or 1.2m on one side and 3m on the other side where there is no attached carport or garage
Minimum Exterior Side Yard	3m to dwelling 6m to garage
Minimum Rear Yard	7.5m
Maximum Attached Garage Width	7.5m or 50% of the lot frontage, or 20% of the lot depth, whichever is less
Maximum Driveway Width	7m or 50% of the lot frontage, or 20% of the lot depth, whichever is less

RM1-96: Saffron Meadows Ph. 3 Subdivision

Formerly RM1-291

Section 2: Definitions is amended for the subject lands as follows:

“SECOND DWELLING UNIT” means a second dwelling unit on a lot with a principle dwelling that is created through converting part of, or adding on to the existing dwelling that maintains an independent entrance, or within a detached accessory building (e.g. in-law suite, basement suite, coach house).

Section 3: General Provisions is amended for the lands identified as RM1-96 as follows:

- a) Where this By-law provides that a lot, building or structure may be erected or used for a purpose, that purpose shall include any accessory building, structure or accessory use, but shall not include any occupation for gain or profit conducted within or accessory to a dwelling unit except as in this By-law is specifically permitted.
- b) Only one second dwelling unit is permitted per lot in a single detached, semi-detached, or townhouse dwelling, or in their accessory building provided:
 - i. The maximum floor area does not exceed 60m²;
 - ii. A maximum of one entrance is permitted to face a street, inclusive of the principle dwelling;
 - iii. A minimum of one parking stall is required;
 - iv. Compliance with the Ontario Building Code and Fire Code, as applicable;
- c) Except as otherwise provided herein, no accessory building shall exceed 3.7m in height and no accessory building containing a second dwelling unit shall exceed 6m in height.
- d) Notwithstanding the yard provisions of this By-law, unenclosed porches, balconies, steps and patios, covered or uncovered shall not be permitted within 2m of the front lot line or exterior side lot line, and 4.5m of the rear lot line provided that, in the cases of porches, steps and patios, such uses are not more than 1.3m above ground. Uncovered patios and decks shall not be permitted within 1.2m of a rear or side lot line provided that, such uses are not more than 0.3m above ground.

Notwithstanding the provisions of Section 4: Parking and Loading Requirements, the following site-specific regulations shall apply:

- a) Ingress and egress to and from required parking spaces and areas, shall be provided by means of unobstructed driveways or passageways at least 3m wide, where only one-way traffic is permitted or if the number of residential units being served is three or less, and a minimum width of 6.5m, but not more than 7.3m in perpendicular width where two-way traffic is permitted.
- b) All uses fronting Port Robinson Road and Street 'C' (Klager Avenue) from a point no less than 220m south of Port Robinson Road shall be accessed from a public or private rear laneway.
- c) The maximum width of any joint ingress and egress driveway ramp measured along the street line shall be 7.3m.

Notwithstanding the regulations of the Residential Multiple 1 zone, these lands may be used for semi-detached dwellings, duplex dwellings, triplex dwellings, fourplex dwellings, converted dwellings, street townhouse dwellings, block townhouse dwellings, uses, buildings and structures accessory thereto, and home occupations, and the following site-specific regulations shall apply:

Minimum Lot Area	360m ²
Minimum Lot Frontage	12m
Minimum Front Yard	4m to dwelling front face and 6m to garage
Maximum Front Yard	5.5m to dwelling front face
Minimum Interior Side Yard	1.2m on both sides where carport or garage is attached, or 1.2m on one side and 3m on the other side where there is no attached carport or garage
Minimum Exterior Side Yard	3m to dwelling 6m to garage
Minimum Rear Yard	7.5m
Maximum Attached Garage Width	7.5m or 50% of the lot frontage, or 20% of the lot depth, whichever is less
Maximum Driveway Width	7m or 50% of the lot frontage, or 20% of the lot depth, whichever is less

Semi-detached, Duplex, Triplex, Fourplex and Converted Dwellings

The following special regulations shall apply to semi-detached, duplex, triplex, fourplex and converted dwellings:

Minimum Lot Area	150m ² per dwelling unit
Minimum Lot Frontage	16m
Minimum Front Yard	4m to dwelling front face and 6m to garage
Maximum Front Yard	5.5m to dwelling front face
Minimum Interior Side Yard	1.2m on both sides where carport or garage is attached, or 1.2m on one side and 3m on the other side where there is no attached carport or garage
Minimum Exterior Side Yard	3m to dwelling 6m to garage

Minimum Rear Yard	7.5m
Maximum Attached Garage Width	7.5m or 50% of the lot frontage, or 20% of the lot depth, whichever is less
Maximum Driveway Width	7m or 50% of the lot frontage, or 20% of the lot depth, whichever is less

Street Townhouse Dwellings

The following special regulations shall apply to street townhouse dwellings:

Minimum Lot Area	180m ² per dwelling unit
Minimum Lot Frontage	6m per dwelling unit
Minimum Front Yard	4m to dwelling front face 6m to garage
Maximum Front Yard	5.5m to dwelling front face
Minimum Interior Side Yard	1.2m on both sides where carport or garage is attached, or 1.2m on one side and 3m on the other side where there is no attached carport or garage
Minimum Exterior Side Yard	3m to dwelling 6m to garage
Minimum Rear Yard	7.5m
Maximum Height	12.0m
Maximum Attached Garage Width	7m or 50% of the lot frontage, or 20% of the lot depth, whichever is less

Block Townhouse Dwellings

The following special regulations shall apply to block townhouse dwellings:

Minimum Lot Area	2000m ²
Minimum Lot Frontage	30m
Minimum Front Yard	2.5m on a street or internal laneway 6m to garage on a street or internal laneway
Maximum Front Yard	5m on a street or internal laneway

Minimum Interior Side Yard	1.2m to dwelling, except where the rear of a building faces the side yard, the minimum side yard shall be 6m. Detached garages shall have a 0m setback on one side and a 2.4m setback on the other side
Minimum Exterior Side Yard	3m on a street or internal laneway 6m to garage on a street or internal laneway
Maximum Exterior Side Yard	5m on a street or internal laneway
Minimum Rear Yard	6m, except where the side of a building faces the rear yard, the minimum rear yard shall be 1.2m 0.5m to garage on internal laneway
Maximum Height	12.0m
Distance between buildings on the same lot	A 'face' of a building means the longest wall of a building. Each building shall be deemed to have two faces. A 'side' of a building means the shortest wall of a building. Each building shall be deemed to have two sides. Any face of one townhouse shall be no closer to any side of another townhouse than 7.2m Any face of any townhouse shall be no closer than 11m to any face of another townhouse Any side of any townhouse shall be no closer than 3m to any side of another townhouse
Maximum Attached Garage Width	7.5m or 50% of the lot frontage, or 20% of the lot depth, whichever is less
Minimum Landscaped Area	25%
Amenity Area	5m ² of amenity area shall be provided for each unit in one location for recreational use of the residents

OS-97: Saffron Meadows Ph. 3 Subdivision

Formerly OS-292

Notwithstanding the regulations of the Open Space zone, these lands may be used for public parkland, conservation and flood control projects, recreational uses such as trails, fences and picnic facilities, and uses, buildings and structures accessory thereto and the following site-specific regulations shall also apply:

Minimum Lot Area	0.4ha
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Minimum Lot Frontage	15m
Minimum Lot Coverage	10%
Minimum Front Yard	4m
Minimum Exterior Side Yard	4m
Minimum Side Yard	4m
Minimum Rear Yard	7.5m
Maximum Building Height	12m

OS-98: Saffron Meadows Ph. 3 Subdivision

Formerly OS-293

Notwithstanding the regulations of the Open Space zone, these lands may be used for forest, fish and wildlife management uses, conservation and flood control projects, stormwater management facilities, and small-scale passive recreational uses such as trails, fences, docks and picnic facilities that will have no negative impact on natural heritage features or on their ecological functions, and the following site-specific regulations shall also apply:

Minimum Lot Area	0.4ha
Minimum Lot Frontage	15m

EP1-99: Saffron Meadows Ph. 3 Subdivision

Formerly EP-294

Notwithstanding the regulations of the Environmental Protection 1 zone, these lands may be used for forest, fish and wildlife management uses, conservation and flood control projects, stormwater management facilities, and small-scale passive recreational uses such as trails, fences, docks and picnic facilities that will have no negative impact on natural heritage features or on their ecological functions.

RM1-100: 155 Port Robinson Road

Formerly RM1-295

Notwithstanding the regulations of the Residential Multiple 1 zone, the following site-specific regulations shall apply:

Minimum Exterior Side Yard	6m
Minimum Interior Side Yard	3m or 0m for common walls

DC-101: 1440 Pelham Street

Formerly GC-296

Notwithstanding the requirements of the Downtown Commercial zone, the following site-specific regulations shall apply:

Maximum Gross Floor Area	123% of lot area
Maximum Height	4 storeys

- a) The rooftop area shall be used for outdoor amenity space which is accessory to the dwelling units only.
- b) A minimum 2.8m step-back shall be provided for the front building façade of the fourth storey.
- c) A minimum 3m step-back shall be provided for the elevator and mechanical penthouse.

R2-102: 695,697 Quaker Road

Formerly R2-297

Section 2: Definitions is amended for the subject lands as follows:

“SECOND DWELLING UNIT” means a second dwelling unit on a lot with a principle dwelling that is created through converting part of, or adding on to the existing dwelling that maintains an independent entrance, or within a detached accessory building (e.g. in-law suite, basement suite, coach house).

Section 3: General Provisions is amended for the lands identified as RM1-96 as follows:

- a) Where this By-law provides that a lot, building or structure may be erected or used for a purpose, that purpose shall include any accessory building, structure or accessory use, but shall not include any occupation for gain or profit conducted within or accessory to a dwelling unit except as in this By-law is specifically permitted.
- b) Only one second dwelling unit is permitted per lot in a single detached, semi-detached, or townhouse dwelling, or in their accessory building provided:
 - i. The maximum floor area does not exceed 60m²;
 - ii. A maximum of one entrance is permitted to face a street, inclusive of the principle dwelling;
 - iii. A minimum of one parking stall is required; and
 - iv. Compliance with the Ontario Building Code and Fire Code, as applicable.

- c) Except as otherwise provided herein, no accessory building shall exceed 3.7m in height and no accessory building containing a second dwelling unit shall exceed 6m in height.

R1-103: 1084 Quaker Road

Formerly R1-298

In addition to the uses permitted in the Residential 1 zone, these lands may also be used for a duplex dwelling and the following site-specific regulation shall apply:

Minimum Rear Yard	61m
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RM1-104: 1307 Haist Street

Formerly RM1-299

Notwithstanding the requirements of the Residential Multiple 1 zone, these lands may be used for street townhouse dwellings and uses, buildings and structures accessory and the following site-specific regulations shall apply:

Minimum Lot Frontage	17m
Minimum Lot Area	400m ² per dwelling unit
Minimum Front Yard	4.5m to front building face and 6m to a garage
Minimum Exterior Side Yard	4.5m
Minimum Rear Yard	7m
Maximum Building Height	6m

Second dwelling units are prohibited.

RM1-105: Saffron Valley Ph. 2 Subdivision

Formerly RM1-300

Notwithstanding the requirements of Section 3: General Provisions and Section 4: Parking and Loading Requirements, the following regulations shall apply:

- a) Ingress and Egress shall be provided by unobstructed driveways with a maximum width of 7m for two-way traffic.
- b) Unenclosed porches, balconies, steps and patios, covered or uncovered may project into any required yard a maximum distance of 3m provided that, in the case of porches, steps or patios, such uses are not more than 1.3m above ground. Patios may project into any required yard provided they are not more than 0.6m above grade.

Notwithstanding the provisions of the Residential Multiple 1 zone, the following site-specific regulations shall apply:

Minimum Lot Frontage	7.1m
Minimum Front Yard	4.5m to front building face 6m to a garage on a street or internal roadway
Minimum Side Yard	i) Where the rear wall of a building faces and interior side yard, the minimum require yard shall be 6m ii) Unit 6 – 5.3m iii) Unit 13 – 2.1m iv) Unit 17 – 3.8m v) Unit 24 & 35 – 1.5m vi) Units 9, 12, 18, 23, 29 & 30 may be located no closer than 3m from the inside radius of an internal street (i.e. intersection or turn) vii) Where abutting an internal roadway – 4.2m
Minimum Rear Yard	6.1m
Distance Between Buildings	Any face of one townhouse shall be no closer to any side of another townhouse than 9m. Any face of any townhouse shall be no closer than 15m to any face of another townhouse. Any side of any townhouse shall be no closer than 3m to any side of another townhouse.

R1-106: 1, 1A, 3C Hurricane Road

Formerly R1-302

Section 2: Definitions is amended for the subject lands as follows:

“SECOND DWELLING UNIT” means a second dwelling unit on a lot with a principle dwelling that is created through converting part of, or adding on to the existing dwelling that maintains an independent entrance, or within a detached accessory building (e.g. in-law suite, basement suite, coach house).

“DWELLING – FRONT FACE” means where a setback is measured from the ‘dwelling front face’, this shall include any portion of a building face exposed to the street line including the front door, but does not include a covered porch.

Notwithstanding the requirements of Section 3: General Provisions, the following regulations shall apply:

- a) Where this By-law provides that a lot, building or structure may be erected or used for a purpose, that purpose shall include any accessory building, structure or

accessory use, but shall not include any occupation for gain or profit conducted within or accessory to a dwelling unit except as in this by-law is specifically permitted.

- b) Only one second dwelling unit is permitted per lot in a single detached, semi-detached, or townhouse dwelling, or in their accessory building provided:
 - i. The maximum floor area does not exceed 65m²;
 - ii. A maximum of one entrance is permitted to face a street, inclusive of the principle dwelling;
 - iii. A minimum of one parking stall is required; and
 - iv. Compliance with the Ontario Building Code and Fire Code, as applicable.
- c) Except as otherwise provided herein, no accessory building shall exceed 6m in height.
- d) The maximum width of any joint ingress and egress driveway ramp measured along the street line shall be 7.3m.
- e) Dwelling units below grade are not permitted.

Notwithstanding the provisions of the Residential 1 zone, the following site-specific regulations shall apply:

Minimum Lot Area	620m ²
Maximum Lot Frontage	17m
Minimum Front Yard	6m to dwelling face and 7.7m to garage
Maximum Front Yard	7.7 to dwelling face
Minimum Interior Side Yard	1.8m or 3m to a laneway

No minimum ground floor area requirement.

R1-107: 3, 3A Hurricane Road

Formerly R1-303

Section 2: Definitions is amended for the subject lands as follows:

“SECOND DWELLING UNIT” means a second dwelling unit on a lot with a principle dwelling that is created through converting part of, or adding on to the existing dwelling that maintains an independent entrance, or within a detached accessory building (e.g. in-law suite, basement suite, coach house).

“DWELLING – FRONT FACE” means where a setback is measured from the ‘dwelling front face’, this shall include any portion of a building face exposed to the street line including the front door, but does not include a covered porch.

Notwithstanding the requirements of Section 3: General Provisions, the following regulations shall apply:

- a) Where this By-law provides that a lot, building or structure may be erected or used for a purpose, that purpose shall include any accessory building, structure or accessory use, but shall not include any occupation for gain or profit conducted within or accessory to a dwelling unit except as in this by-law is specifically permitted.
- b) Only one second dwelling unit is permitted per lot in a single detached, semi-detached, or townhouse dwelling, or in their accessory building provided:
 - i. The maximum floor area does not exceed 65m²;
 - ii. A maximum of one entrance is permitted to face a street, inclusive of the principle dwelling;
 - iii. A minimum of one parking stall is required; and
 - iv. Compliance with the Ontario Building Code and Fire Code, as applicable.
- c) Except as otherwise provided herein, no accessory building shall exceed 6m in height.
- d) The maximum width of any joint ingress and egress driveway ramp measured along the street line shall be 7.3m.
- e) Dwelling units below grade are not permitted.

Notwithstanding the provisions of the Residential 1 zone, the following site-specific regulations shall apply:

Maximum Lot Frontage 4.7m

Existing accessory buildings are permitted.

No minimum ground floor area requirement.

A-108: Concession 17, Part Lot 17 (Form. Part of 855 Chantler Road)

Formerly A-304

Notwithstanding the requirements of the Agricultural zone, these lands may be used for agricultural uses including greenhouses, uses, buildings and structures accessory and forestry and conservation uses and the following site-specific regulations shall apply:

Minimum Lot Frontage 91m

A-109: 855 Chantler Road

Formerly A-305

Notwithstanding the requirements of the Agricultural zone, the following site-specific regulations shall apply:

Maximum Lot Coverage	6.4% provided the maximum lot coverage of all buildings does not exceed 10%
Maximum Building Height	Existing as of the date of passing or 3.7m

R2-110: Park Place South Subdivision

Formerly R2-306

Section 2: Definitions is amended for the subject lands as follows:

“SECOND DWELLING UNIT” means a second dwelling unit on a lot with a principle dwelling that is created through converting part of, or adding on to the existing dwelling that maintains an independent entrance, or within a detached accessory building (e.g. in-law suite, basement suite, coach house).

Notwithstanding the requirements of Section 3: General Provisions, the following regulations shall apply:

- a) Where this By-law provides that a lot, building or structure may be erected or used for a purpose, that purpose shall include any accessory building, structure or accessory use, but shall not include any occupation for gain or profit conducted within or accessory to a dwelling unit except as in this by-law is specifically permitted.
- b) Only one second dwelling unit is permitted per lot in a single detached, semi-detached, or townhouse dwelling, or in their accessory building provided:
 - i. The maximum floor area does not exceed 65m²;
 - ii. A maximum of one entrance is permitted to face a street, inclusive of the principle dwelling;
 - iii. A minimum of one parking stall is required; and
 - iv. Compliance with the Ontario Building Code and Fire Code, as applicable
- c) Except as otherwise provided herein, no accessory building shall exceed 3.7m in height and no accessory building containing a second dwelling unit shall exceed 6m in height.
- d) Detached garages shall be located in the rear yard with a minimum rear setback of 6.0m to laneways, minimum 1.5m setback from end wall to interior side lot line or 0m setback from common wall to interior side lot line.
- e) The maximum lot coverage shall be 15%

- f) Dwelling units below grade are not permitted.
- g) Notwithstanding the yard provisions of this By-law, unenclosed porches, balconies, steps and patios, covered or uncovered shall not be permitted within 2m of the front lot line or exterior side lot line, and 4.5m of the rear lot line provided that, such uses are not more than 2m above ground. Uncovered patios and decks shall not be permitted within 1.2m of a rear or side lot line provided that such uses are not more than 0.3m above ground.

Notwithstanding the provisions of Section 4: Parking and Loading Requirements, the following site-specific regulations shall apply:

- a) Ingress and egress to and from required parking spaces and areas, shall be provided by means of unobstructed driveways or passageways at least 3m wide, where only one-way traffic is permitted or if the number of residential units is 3 or less, and have a minimum width of 6.5m, but not more than 8m in perpendicular width where two-way traffic is permitted.
- b) All uses fronting Summersides Boulevard shall be accessed from a public or private laneway.
- c) The maximum width of any joint ingress and egress driveway ramp measured along the street line shall be 8m.

Notwithstanding the requirements of the Residential 2 zone, the following site-specific regulations shall apply:

Minimum Lot Area	360m ²
Minimum Lot Frontage	12m
Maximum Lot Coverage	There is no maximum lot coverage requirement
Minimum Front Yard	4m to dwelling front face and 6m to garage
Minimum Interior Side Yard	1.2m
Minimum Exterior Side Yard	3m
Minimum Rear Yard	6m
Maximum Height	3 storey or 12m, whichever is greater
Minimum Ground Floor Area for Dwelling	One Storey: 88m ² Two or Three Storey: 50m ²

RM1-111: Park Place South Subdivision

Formerly RM1-307

Section 2: Definitions is amended for the subject lands as follows:

“SECOND DWELLING UNIT” means a second dwelling unit on a lot with a principle dwelling that is created through converting part of, or adding on to the existing dwelling that maintains an independent entrance, or within a detached accessory building (e.g. in-law suite, basement suite, coach house).

Notwithstanding the requirements of Section 3: General Provisions, the following regulations shall apply:

- a) Where this By-law provides that a lot, building or structure may be erected or used for a purpose, that purpose shall include any accessory building, structure or accessory use, but shall not include any occupation for gain or profit conducted within or accessory to a dwelling unit except as in this by-law is specifically permitted.
- b) Only one second dwelling unit is permitted per lot in a single detached, semi-detached, or townhouse dwelling, or in their accessory building provided:
 - i. The maximum floor area does not exceed 65m²;
 - ii. A maximum of one entrance is permitted to face a street, inclusive of the principle dwelling;
 - iii. A minimum of one parking stall is required; and
 - iv. Compliance with the Ontario Building Code and Fire Code, as applicable
- c) Except as otherwise provided herein, no accessory building shall exceed 3.7m in height and no accessory building containing a second dwelling unit shall exceed 6m in height.
- d) Detached garages shall be located in the rear yard with a minimum rear setback of 6.0m to laneways, minimum 1.5m setback from end wall to interior side lot line or 0m setback from common wall to interior side lot line.
- e) The maximum lot coverage shall be 15%
- f) Dwelling units below grade are not permitted.
- g) Notwithstanding the yard provisions of this By-law, unenclosed porches, balconies, steps and patios, covered or uncovered shall not be permitted within 2m of the front lot line or exterior side lot line, and 4.5m of the rear lot line provided that, such uses are not more than 2m above ground. Uncovered patios and decks shall not be permitted within 1.2m of a rear or side lot line provided that such uses are not more than 0.3m above ground.

Notwithstanding the provisions of Section 4: Parking and Loading Requirements, the following site-specific regulations shall apply:

- a) Ingress and egress to and from required parking spaces and areas, shall be provided by means of unobstructed driveways or passageways at least 3m wide, where only one-way traffic is permitted or if the number of residential units is 3 or less, and have a minimum width of 6.5m, but not more than 8m in perpendicular width where two-way traffic is permitted.
- b) All uses fronting Summersides Boulevard shall be accessed from a public or private laneway.
- c) The maximum width of any joint ingress and egress driveway ramp measured along the street line shall be 8m.

Notwithstanding the requirements of the RM1 zone, the following site-specific regulations shall apply:

Minimum Lot Frontage	6m
Minimum Corner Lot Frontage	7.5m
Minimum Front Yard	3m to dwelling front face and 6m to garage
Minimum Interior Side Yard	1.2m, 0m to common wall
Minimum Exterior Side Yard	3m
Minimum Rear Yard	6m
Maximum Height	3 storey or 12m, whichever is greater
Minimum Ground Floor Area for Dwelling	One Storey: 88m ² Two or Three Storey: 50m ²
Landscape strips	There are no landscape strip requirements.

RM1-112: Park Place South Subdivision

Formerly RM1-308

Section 2: Definitions is amended for the subject lands as follows:

“DWELLING, BACK-TO-BACK TOWNHOUSE” means a townhouse dwelling that contains dwelling units divided vertically from each other by common side walls and common rear walls.

“SECOND DWELLING UNIT” means a second dwelling unit on a lot with a principle dwelling that is created through converting part of, or adding on to the existing dwelling that maintains an independent entrance, or within a detached accessory building (e.g. in-law suite, basement suite, coach house).

Notwithstanding the requirements of Section 3: General Provisions, the following regulations shall apply:

- a) Where this By-law provides that a lot, building or structure may be erected or used for a purpose, that purpose shall include any accessory building, structure or accessory use, but shall not include any occupation for gain or profit conducted within or accessory to a dwelling unit except as in this by-law is specifically permitted.
- b) Only one second dwelling unit is permitted per lot in a single detached, semi-detached, or townhouse dwelling, or in their accessory building provided:
 - i. The maximum floor area does not exceed 65m²;
 - ii. A maximum of one entrance is permitted to face a street, inclusive of the principle dwelling;
 - iii. A minimum of one parking stall is required; and
 - iv. Compliance with the Ontario Building Code and Fire Code, as applicable
- c) Except as otherwise provided herein, no accessory building shall exceed 3.7m in height and no accessory building containing a second dwelling unit shall exceed 6m in height.
- d) Detached garages shall be located in the rear yard with a minimum rear setback of 6.0m to laneways, minimum 1.5m setback from end wall to interior side lot line or 0m setback from common wall to interior side lot line.
- e) The maximum lot coverage shall be 15%
- f) Dwelling units below grade are not permitted.
- g) Notwithstanding the yard provisions of this By-law, unenclosed porches, balconies, steps and patios, covered or uncovered shall not be permitted within 2m of the front lot line or exterior side lot line, and 4.5m of the rear lot line provided that, such uses are not more than 2m above ground. Uncovered patios and decks shall not be permitted within 1.2m of a rear or side lot line provided that such uses are not more than 0.3m above ground.

Notwithstanding the provisions of Section 4: Parking and Loading Requirements, the following site-specific regulations shall apply:

- a) Ingress and egress to and from required parking spaces and areas, shall be provided by means of unobstructed driveways or passageways at least 3m wide, where only one-way traffic is permitted or if the number of residential units is 3 or less, and have a minimum width of 6.5m, but not more than 8m in perpendicular width where two-way traffic is permitted.
- b) All uses fronting Summersides Boulevard shall be accessed from a public or private laneway.

- c) The maximum width of any joint ingress and egress driveway ramp measured along the street line shall be 8m.

Notwithstanding the requirements of the Residential Multiple 1 zone, back-to-back townhouse dwellings shall also be permitted subject to the following site-specific regulations:

Minimum Lot Frontage	6m
Minimum Corner Lot Frontage	10m
Minimum Lot Area	110m ² per dwelling unit
Minimum Front Yard	7.5m
Minimum Interior Side Yard	1.2m, 0m to common wall
Minimum Exterior Side Yard	3m
Minimum Rear Yard	0m
Maximum Height	3 storey or 12m, whichever is greater
Minimum Ground Floor Area for Dwelling	One Storey: 88m ² Two or Three Storey: 50m ²

A-113: 588 Chantler Road

Formerly A-309

Notwithstanding the requirements of the Agricultural zone, the following site-specific regulations shall apply:

Maximum Lot Coverage	1.58% provided the maximum lot coverage of all buildings does not exceed 10%
Maximum Building Height	5.9m

A-114: Concession 13, Part of Lot 11 (Form. Part of 588 Chantler Road)

Formerly A-310

The lands identified as A-114 prohibits the use of the lands for residential purposes as result of a Farm Surplus Severance (File No. B21/2021P) and be rezoned as Agricultural Purposes Only (APO).

I-115: 1105 Baxter Lane & 769 Welland Road (Baxter Hall)

Formerly I-265

Notwithstanding the requirements of the Institutional zone, these lands may be used for:

- a) Cemetery;
- b) Clinics;
- c) Daycare Centres;
- d) Long-term Care Facility or Retirement Homes;
- e) Municipal, Government or Public Uses;
- f) Offices;
- g) Personal Service Uses;
- h) Places of Worship;
- i) Public or Private Clubs;
- j) Retail uses with a floor area of less than 185m²;
- k) Schools; and
- l) Uses, buildings and structures accessory to the foregoing uses

Notwithstanding the requirements of the Institutional zone, these lands are subject to the following site-specific regulations:

Maximum Lot Coverage	43.4%
Minimum Front Yard	0.9m
Minimum Exterior Side Yard	3m
Minimum Side Yard	4m
Maximum Building Height	12m
Parking Requirements	70 spaces total

Ingress and Egress shall be provided by means of unobstructed driveways or passageways of at least:

One-way Traffic: 3 metres

Two-way Traffic: 5.8 metres but not more than 9 metres in perpendicular width

Planting Strips 1.8m measured perpendicular to the lot line it adjoins

Yard Encroachments

Unenclosed porches, balconies, steps and patios, covered or uncovered may project into any required yard a maximum of 3.5m

DC-116: 151 Highway 20 East (Regional Road no. 20)

no former exception

In addition to the uses in the Downtown Corridor Zone, this land may also be used for a car wash.

DC-117: 158 Highway 20 West (Regional Road no. 20)

no former exception

In addition to the uses in the Downtown Corridor Zone, this land may also be used for a car wash.

A-118: 799 Balfour Road

no former exception

In addition to the uses in the Agricultural Zone, this land may also be used for an existing Landscape Contractor.

A-119: 605 Chantler Road

no former exception

In addition to the uses in the Agricultural Zone, this land may also be used for an existing Landscape Contractor.

EP1/EP2-120: 110 Chantler Road

no former exception

In addition to the uses in the Environmental Protection 1 and Environmental Protection 2 Zones, this land may also be used for an existing Construction Company.

SA-121: 854 Canboro Road

no former exception

In addition to the uses in the Specialty Agricultural Zone, this land may also be used for the existing storage and retail sale of fireworks.

A-122: 421 Poth Street

no former exception

In addition to the uses in the Agricultural Zone, this land may also be used for an existing Tree Removal Service Contractor.

SA-123: 2320 Maple Street

no former exception

In addition to the uses in the Specialty Agricultural Zone, this land may also be used for an existing Excavation Services Company.

A-124: 137 Chantler Road

no former exception

In addition to the uses in the Agricultural Zone, this land may also be used for an existing Construction Company.

VC-125: 1522 Pelham Street

*Formerly GC-311

Notwithstanding the requirements of the Village Commercial Zone, the following site-specific regulations shall apply:

Maximum Lot Coverage	50%
Maximum Gross Floor Area for Dwelling Units	96%
Maximum Building Height	13.0m
Parking Requirements	1.2 spaces per dwelling unit

No minimum landscaped amenity area shall be required for dwelling units

No planting strip shall be required between the parking area and the interior lot line.

RM2-126: Park Place North Subdivision

*Formerly RM2-312

Section 2: Definitions is amended for the subject lands as follows:

“PEDESTRIAN BRIDGE OR CANOPY” means a structure connected to two buildings for use by pedestrians to pass between two buildings.

Notwithstanding the requirements of Section 3: General Provisions, the following regulations shall apply:

- a) Notwithstanding the yard requirements of this By-law, unenclosed porches, balconies, steps and patios, covered or uncovered shall not be permitted within 2.0m of the front lot line or exterior side lot line and 2.0m of the rear lot line provided that, such uses are not more than 1.3m above ground. Uncovered patios and decks shall not be permitted within 1.2m of a rear or side lot line provided that, such uses are not more than 0.3m above the ground.

Notwithstanding the requirements of Section 4: Parking and Loading Requirements, the following shall apply:

Use	Minimum # of Parking Spaces
Apartment Dwelling	1.25 spaces per dwelling unit
Block Townhouse Dwelling	1.5 spaces per dwelling unit
Nursing Home or Senior Citizens House Unit	0.5 spaces per unit

In addition to the uses permitted in the RM2 Zone, block townhouses, nursing homes and senior citizen apartment houses shall also be permitted, provided that block townhouse dwellings do not constitute more than 50% of the total number of dwelling units and the following site-specific regulations shall apply:

Block Townhouse Dwellings

Minimum Lot Frontage	Block townhouses may be accessed via private road within the subdivision plan
Minimum Lot Area	2000m ²
Maximum Density	20-60 units per hectare
Minimum Front Yard	3.0m to front face or 6.0m to garage
Minimum Interior Side Yard	1.2m, except where the rear of the building faces a side yard, the minimum side yard shall be 6.0m and the minimum side yard abutting a street or internal roadway shall be 2.0m
Minimum Rear Yard	6.0m
Maximum Building Height	12.0m
Minimum Distance Between Dwellings on the Same Lot	Any face of one townhouse shall be no closer to any side of another townhouse than 9.0m Any face of any townhouse shall be no closer than 15.0m to any face of another townhouse. Any side of any townhouse shall be no closer than 3.0m to any side of another townhouse
Minimum Landscaped Area	25%

Apartment Dwellings or Nursing Homes and Senior Citizens Apartment Houses

Minimum Lot Area	75m ² per dwelling unit
Minimum Lot Frontage	30m for entire site Frontage requirement deleted for land division subsequent to Plan registration, subject to site plan approval.
Minimum Lot Depth	38.0m
Minimum Lot Density	130.2 units per hectare
Maximum Lot Coverage	30%
Minimum Front Yard	4.0m to Meridian Way Front yard setback to lot lines created subsequent to plan registration is deleted subject to site plan approval.
Minimum Interior Side Yard	4.5m, except 0m for an enclosed or unenclosed pedestrian bridge.
Minimum Exterior Side Yard	One half the height of the building or 7.0m to Meridian Way, whichever is greater.
Minimum Landscaped Area	35%
Maximum Height	5 storeys

R3-127(H): 1553 Pelham Street

*Formerly R3-313(H)

Notwithstanding the requirements of the Residential 3 zone, the following site-specific regulations shall apply:

Maximum Lot Coverage	45%
Minimum Interior Side Yard	1.2m, except that no interior side yard setback shall be required where a pair of semi-detached dwellings on adjacent lots are attached by a common wall along the shared property line separating such lots.

The lifting of the holding (H) provision for the R3-127 (H) Zone for 1553 Pelham Street shall be subject to acknowledgement that a Stage 1-2 Archaeological Assessment(s) has been completed and the clearance letter(s) from the Ministry of Heritage, Sport, Tourism and Culture Industries are provided to the Town of Pelham.

R1-128: 30, 54, 64-68 Philmori Boulevard

*Formerly R1-314 and R1-315

In addition to the provisions of the Residential 1 zone, the following site-specific regulations shall apply:

Minimum Rear Yard 7.5m

Notwithstanding any provisions of the Zoning By-law to the contrary, no buildings or structures, including but not limited to, storage sheds, garages, pool houses, swimming pools, decks and gazebos, shall be permitted within 7.5m of the rear lot line.

A minimum 1.5m fence with no gate shall be provided along the rear lot line

R2-129: Forest Park Subdivision

*Formerly R2-316

Notwithstanding the requirements of Section 3: General Provisions, the following shall apply:

- a) Unenclosed porches, balconies, steps and patios, covered or uncovered shall not be permitted within 2.0m of the front lot line or exterior side lot line, and 4.5m of the rear lot line provided that, such uses are not more than 1.3m above ground. Uncovered patios and decks shall be permitted up to 1.2m from a rear or side lot line provided that such uses are not more than 0.3m above ground.

Notwithstanding the requirements of Section 4: Parking and Loading Requirements, the following shall apply:

- a) Ingress and egress to and from required parking spaces and areas, shall be provided by means of unobstructed driveways or passageways at least 3.0m wide, where only one-way traffic is permitted or if the number of residential units is 3 or less, and have a minimum width of 6.5m, but not more than 7.3m in perpendicular width where two-way traffic is permitted.
- b) All uses fronting Port Robinson Road and Station Street from a point no more than 190m south of Port Robinson Road shall be accessed from a public or private rear laneway or internal private driveway.
- c) The maximum width of any joint ingress and egress driveway ramp measured along the street line shall be 7.3m.

Notwithstanding the uses in the Residential 2 zone, these lands shall only be used for one single detached dwelling; uses, buildings and structures accessory thereto; and home occupations and the following site-specific regulations shall apply:

Minimum Lot Area 360m²

Minimum Lot Frontage	12.0m
Minimum Front Yard	4.0m to front face and 6.0m to garage
Minimum Interior Side Yard	1.2m on both sides where carport or garage is attached, or 1.2m on one side and 3.0m on the other side where there is no attached carport or garage.
Minimum Exterior Side Yard	3.0m
Minimum Rear Yard	6.0m
Maximum Height	12.0m
Max. Attached Garage Width Frontage	7.0m or 50% of the lot frontage
Max. Driveway Width Frontage	7.5m or 50% of the lot frontage

RM1-130: Forest Park Subdivision

*Formerly RM1-317

Notwithstanding the requirements of Section 3: General Provisions, the following shall apply:

- a) Unenclosed porches, balconies, steps and patios, covered or uncovered shall not be permitted within 2.0m of the front lot line or exterior side lot line, and 4.5m of the rear lot line provided that, such uses are not more than 1.3m above ground. Uncovered patios and decks shall be permitted up to 1.2m from a rear or side lot line provided that such uses are not more than 0.3m above ground.

Notwithstanding the requirements of Section 4: Parking and Loading Requirements, the following shall apply:

- a) Ingress and egress to and from required parking spaces and areas, shall be provided by means of unobstructed driveways or passageways at least 3.0m wide, where only one-way traffic is permitted or if the number of residential units is 3 or less, and have a minimum width of 6.5m, but not more than 7.3m in perpendicular width where two-way traffic is permitted.
- b) All uses fronting Port Robinson Road and Station Street from a point no more than 190m south of Port Robinson Road shall be accessed from a public or private rear laneway or internal private driveway.
- c) The maximum width of any joint ingress and egress driveway ramp measured along the street line shall be 7.3m.

Notwithstanding the uses in the Residential Multiple 1 zone, these lands shall only be used for a semi-detached dwelling; a duplex dwelling; a triplex dwelling; a fourplex dwelling; a converted dwelling; street townhouse dwellings; uses, buildings and structures accessory thereto; and home occupations and the following site-specific regulations shall apply:

Semi-Detached, Duplex, Triplex, Fourplex and Converted Dwelling

Minimum Lot Area	150m ² per dwelling unit
Minimum Lot Frontage	15.0m
Minimum Front Yard	4.0m to front face and 6.0m to garage
Minimum Interior Side Yard	1.2m on both sides where carport or garage is attached, or 1.2m on one side and 3.0m on the other side where there is no attached carport or garage.
Minimum Exterior Side Yard	3.0m
Minimum Rear Yard	6.0m
Maximum Height	12.0m
Max. Attached Garage Width Frontage	7.5m or 60% of the lot frontage
Max. Driveway Width Frontage	7.0m or 50% of the lot frontage

Street Townhouse Dwellings

Minimum Lot Area	180m ² per dwelling unit
Minimum Lot Frontage	6.0m per dwelling unit, or 7.0m per dwelling unit attached on one side only.
Minimum Front Yard	4.0m to front face and 6.0m to garage
Minimum Interior Side Yard	1.5m
Minimum Exterior Side Yard	3.0m
Minimum Rear Yard	6.0m
Maximum Height	12.0m
Max. Attached Garage Width Frontage	7.5m or 60% of the lot frontage

Max. Driveway Width Frontage 7.0m or 60% of the lot frontage, or 20% of the lot depth, whichever is less

RM2-131: Forest Park Subdivision

*Formerly RM2-318

Notwithstanding the requirements of Section 3: General Provisions, the following shall apply:

- a) Unenclosed porches, balconies, steps and patios, covered or uncovered shall not be permitted within 2.0m of the front lot line or exterior side lot line, and 4.5m of the rear lot line provided that, such uses are not more than 1.3m above ground. Uncovered patios and decks shall be permitted up to 1.2m from a rear or side lot line provided that such uses are not more than 0.3m above ground.

Notwithstanding the requirements of Section 4: Parking and Loading Requirements, the following shall apply:

Apartment Dwelling 1.25 spaces per dwelling unit

- a) Ingress and egress to and from required parking spaces and areas, shall be provided by means of unobstructed driveways or passageways at least 3.0m wide, where only one-way traffic is permitted or if the number of residential units is 3 or less, and have a minimum width of 6.5m, but not more than 7.3m in perpendicular width where two-way traffic is permitted.
- b) All uses fronting Port Robinson Road and Station Street from a point no more than 190m south of Port Robinson Road shall be accessed from a public or private rear laneway or internal private driveway.
- c) The maximum width of any joint ingress and egress driveway ramp measured along the street line shall be 7.3m.

Notwithstanding the uses in the Residential Multiple 2 zone, these lands shall only be used for an apartment dwelling; an apartment dwelling above at-grade commercial or daycare centre; street townhouse dwellings; block townhouse dwellings; daycare centre; convenience retail and service commercial uses; uses, buildings and structures accessory thereto; and home occupations and the following site-specific regulations shall apply:

Apartment Dwelling or Apartment Dwelling with At-Grade Commercial or Daycare Centre

Minimum Lot Area	0.75ha for Daycare Centre
Minimum Lot Frontage	30.0m
Minimum Lot Depth	38.0m
Minimum Density	35 units per hectare

Maximum Density	160 units per hectare within 100.0m of Station Street and Port Robinson Road, or 75 units per hectare elsewhere
Minimum Front Yard	3.0m
Minimum Interior Side Yard	3.0m or 10.0m when abutting single detached, semi-detached or townhouse dwellings
Minimum Exterior Side Yard	3.0m
Minimum Rear Yard	3.0m or 10.0m where abutting single detached, semi-detached or townhouse dwellings
Minimum Height	12.0m or 3-storeys, whichever is greater
Maximum Height	22.0m or 6-storeys whichever is less within 100.0m of Station Street and Port Robinson Road, or 17.0m or 5-storeys whichever is less, elsewhere
Minimum Landscaped Area	25%
Maximum Commercial Floor Area	150m ² per unit/max 3 units

Street Townhouse Dwellings

Minimum Lot Area	120m ² per dwelling unit
Minimum Lot Frontage	6.0m per dwelling unit, or 7.0m per dwelling end unit and 6.0m per dwelling end unit where garage access from rear lane
Minimum Front Yard	3.0 m to front face, 6.0m to garage
Minimum Interior Side Yard	1.5m
Minimum Exterior Side Yard	3.0m to dwelling and 6.0m to garage
Minimum Rear Yard	6.0m
Maximum Height	12.0m
Max. Attached Garage Width Frontage	7.5m or 60% of the lot frontage
Max. Driveway Width	7.0m or 60% of the lot frontage, or 20% of the lot depth, whichever is less

Block Townhouse Dwellings

Minimum Lot Area	2000m ² per dwelling unit
Minimum Lot Frontage	22.0m
Minimum Density	20 units per hectare
Minimum Front Yard	3.0m on a street or internal laneway
Minimum Interior Side Yard	1.2m to dwelling, except where the rear of a building faces the side yard, the minimum side yard shall be 6.0m
Detached Garage	May have a 0m setback with a shared wall on one side and a 1.5m setback on the other side
Minimum Exterior Side Yard	3.0m on a street or internal laneway and 6.0m to garage on a street or internal roadway
Minimum Rear Yard	6.0m, except where the side of a building faces the rear yard, the minimum rear yard shall be 1.2m, or 0.5m to a garage on internal laneway
Distance between buildings on the same lot	<p>A FACE of a building means, one or other of the longest walls of a building. Each building shall be deemed to have two faces.</p> <p>A SIDE of a building means, one or other of the shortest walls on a building. Each building shall be deemed to have two sides.</p> <p>Any face of one townhouse shall be no closer to any side of another townhouse than 7.2m.</p> <p>Any side of any townhouse shall be no closer than 3.0m to any side of another townhouse.</p>
Maximum Height	12.0m
Max. Attached Garage Width w/o Rear Lane Access	7.5m or 60% of the dwelling

RM1-132 (H): 690 Quaker Road

*Formerly RM1-321 (H)

Notwithstanding the requirements of the Residential Multiple 1 zone, the following site-specific regulations shall apply:

Minimum Lot Frontage	6.0m per dwelling unit, except in the case of an interior lot containing a dwelling attached on one side, the minimum lot frontage required shall be 8.0m
Minimum Interior Side Yard	1.5m
Maximum Height	8.5m
Planting Strip	Encroachment of the existing accessory building into the 1.5m width planting strip where the boundary of the RM1-135 Zoe abuts the R1 Zone is permitted
Landscape Strip	A minimum landscape strip of 1.5m wide and 2.1m high shall be provided along the rear lot line

The lifting of the holding (H) provision for the RM1-133(H) Zone for 690 Quaker Road shall be subject to acknowledgement from the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) confirming that all archaeological resource concerns on the subject property have met licensing and resource conservation requirements.

RM1-133 (H): 701 Quaker Road

*Formerly RM1-281 (H)

Notwithstanding the requirements of Section 3: General Provisions, the following shall apply:

- a) Unenclosed porches, balconies, steps and patios covered or uncovered, may project into any required yard a maximum distance of 3.5m, but not less than 2.5m from any lot line provided that, in the case of any porches, steps or patios such uses are not more than 1.3m above the ground.

Notwithstanding the requirements of the Residential Multiple 1 zone, this property shall only be used for block townhouse dwellings and the following site-specific regulations shall apply:

Minimum Lot Frontage	8.79m
Minimum Setback from Quaker Road	30.0m
Minimum Setback from Internal Roadway	2.9m to a dwelling, 6.0m to a garage

Minimum Site Yard	6.0m to rear of dwelling, 1.5 m to side of dwelling	
Minimum Rear Yard	6.0m to rear of dwelling, 1.5m to side of dwelling	
Distance between buildings on the same lot	Face to Side	7.0m
	Face to Face	15.0m
	Side to Side	3.0m
Planting Strip	A planting strip of 0.5m minimum in width shall be provided along the eastern property line of 703 Quaker Road and a planting strip 1.2m minimum in width shall be provided along the western property line of 695 Quaker Road	
Amenity Area	Each dwelling unit shall be provided with a yard 6.0m in depth measured from the rear wall of the dwelling to the lot line, as private amenity space.	

The lifting of the holding (H) provision for the RM1-133 (H) Zone for 701 Quaker Road shall be subject to the execution of Condominium and Site Plan Agreements addressing servicing and drainage to the satisfaction of the Director of Public Works or their designate.

EF-MU1-134: Village of East Fonthill

*Formerly EF-MU1

1.0 Permitted Uses

The following uses are permitted within the East Fonthill Mixed - Use 1 (EF - MU1) Zone:

- a) Commercial, professional, medical and/or government offices;
- b) Retail commercial uses including retail stores, restaurants and personal services, with Gross Leasable Floor Areas greater than 150 m² (1,615 ft²) per business; and retail commercial uses including retail stores, restaurants and personal services, with Gross Leasable Floor Areas between 100 m² (1076.39 ft²) and 150 m² (1614.59 ft²) per business are permitted up to a maximum of 18% of the total Gross Leasable Floor Area per lot.
- c) Space extensive retail uses selling products such as:
 - i. automotive related products;
 - ii. large and bulky goods such as furniture and appliances;

- iii. hardware and home improvement materials;
- iv. food/groceries; and
- v. nursery or garden supply products;
- d) Hotels and tourist accommodations;
- e) Conference and convention centres;
- f) Cultural, recreational and entertainment uses;
- g) Public and private institutional uses;
- h) Parks and urban squares;
- i) Public uses and public and private utilities;
- j) Public art installations; and
- k) Public roads, active transportation facilities and transit facilities.

2.0 *Development Regulations*

- a) Retail uses including retail stores, restaurants and personal services shall be required at-grade in all buildings, with the following exceptions:
 - i. A hotel, where at-grade uses may include hotel functions in conjunction with hotel-related commercial uses. Hotel-related commercial uses may include associated retail stores, restaurants and personal services that may have Gross Leasable Floor Areas of less than 150 m² (1,615 ft²), as long as they are wholly incorporated with the primary hotel use; or
 - ii. A medical office, where at-grade uses may include office and office-related functions in conjunction with retail stores, restaurants and personal service uses; or
 - iii. A conference or convention centre, cultural, recreational and entertainment uses, and public and private institutional uses, where at-grade uses may include the primary use, as well as retail stores, restaurants and personal service uses.
- b) A maximum of two (2) drive-through facilities are permitted within this Zone, to be generally located as identified symbolically on Schedule 1.
- c) The EF- MU1 Zone may accommodate a maximum total Gross Floor Area of 30,000 m² (322,917 ft²) for all permitted uses.

- d) Minimum building height: 2-storeys, or 6.0 m (19.7 ft), whichever is greater.
- e) Maximum building height: 10-storeys, or 35.0 m (114.8 ft), whichever is less.
- f) For all yards abutting Highway 20 East (Regional Road 20), Street B, or Street C, there shall be no distinction between what is the Front Yard, Rear Yard or Exterior Side Yard. For any buildings abutting or adjacent to Highway 20 East (Regional Road 20), Street B, or Street C the following Build-Within Zones shall apply:
- i. Buildings that abut, or are adjacent to Highway 20 East (Regional Road 20) shall provide a front façade and main front wall in a Build-Within Zone of 0.0 to 3.0 m (0.0 to 9.8 ft), measured from the lot line abutting Highway 20 East (Regional Road 20) (as per Schedule 4).
 - ii. Notwithstanding i. above, the front façade/main front wall of the two permitted drive-through facilities identified symbolically on Schedule 1, shall have a Build-Within Zone of 2.0 to 24.0 m (6.6 ft to 78.7 ft), and shall include a landscaped area of 2.0 m (6.6 ft) abutting the front property line (as per Schedule 4). The identified landscaped area shall include decorative fencing and plantings that screen the drive-through lane and parking in front of the permitted drive-through uses.
 - iii. Buildings that abut, or are adjacent to both Highway 20 East (Regional Road 20) and Street B (the corner location) shall provide a front façade or an exterior side façade with the same level of design and materiality as the front façade, in a Build-Within Zone of 0.0 to 12.0 m (0.0 to 39.4 ft), measured from the Street B Right-of-Way (as per Schedule 4). The façade abutting or adjacent to Highway 20 East (Regional Road 20) shall have a Build-Within Zone of 0.0 to 3.0 m (0.0 to 9.8 ft) (as per Schedule 4).
 - iv. Where a building abuts or is adjacent to Street B, the front façade and main front wall of the building shall be developed within the 0.0 to 3.0 m (0.0 to 9.8 ft) Build-Within Zone (as per Schedule 4).
 - v. Where a building abuts or is adjacent to Street C, west of Street B, the building wall shall be developed with a minimum setback of 4.0 m (13.1 ft), and shall include a minimum 4.0 m (13.1 ft) landscaped buffer strip abutting the Street C Right-of-Way (as per Schedule 4).
 - vi. Where a building abuts or is adjacent to Street C, east of Street B, the front façade and main front wall of the building shall be developed within the 0.0 to 3.0 m (0.0 to 9.8 ft) Build-Within Zone (as per Schedule 4).
 - vii. Where a building abuts, or is adjacent to the OS Zone, the adjacent building wall shall be developed within the 1.5 to 4.0 m (4.9 to 13.1 ft) Build-Within Zone (as per Schedule 4). Lands within 0.0 and 1.5 m (0.0 to 4.9 ft) of the property line shall include a landscape buffer strip abutting Street B and/or the EF - OS zone. An exception to this requirement affects the development of the northwest quadrant of the intersection of Street B and Street C as

identified symbolically on Schedule 1. In this location, a phased development is anticipated, and the following regulations shall apply:

- i. In Phase 1, the Build-Within Zone shall be 21.5 to 26.5 m (70.5 to 86.9 ft) from the boundary of the EF - OS Zone. The lands located within that Build-Within Zone shall be appropriately landscaped, and shall not be used for a permanent or temporary parking lot; and
 - ii. In Phase 2, the Build-Within Zone shall be 1.5 to 6.5 m (4.9 to 21.3 ft) from the boundary of the EF - OS Zone.
- viii. Where a building abuts or is adjacent to the westerly boundary of the EF - MU1 Zone, the building wall shall be developed with a minimum setback of 2.0 m (6.6 ft).
- ix. Where a parking lot or parking space abuts Highway 20 East (Regional Road 20), it shall be set back a minimum of 3.0 m (9.8 ft) from the road right-of-way, except where developed in conjunction with either of the two (2) drive-through facilities identified on Schedule 1. For parking spaces developed as part of either drive-through facility, the minimum setback from Highway 20 East (Regional Road 20) Right-of-Way shall be 2.0 m (6.6 ft).
- x. Where a parking lot or parking space abuts Street A, Street B, or Street C east of Street B, it shall be set back a minimum of 3.0 m (9.8 ft) from the road right-of-way.
- xi. Where a parking lot or parking space abuts Street C west of Street B, it shall be set back a minimum of 3.0 m (9.8 ft) from the road right-of-way.
- xii. The minimum distance separation between buildings shall be 4.0 m (13.1 ft) for any buildings less than 3-storeys in height. Buildings taller than 3-storeys shall be separated by a minimum of 5.0 m (16.4 ft).
- g) The building envelopes established by this Zone are identified on Schedules 2 and 3. The Build-Within Zones for buildings are identified on Schedule 4.

3.0 Parking Requirements

- a) All development shall include parking for vehicles and bicycles located at-grade and/or located within a structure. Within the specified parking space requirements, all development shall include appropriate spaces for visitors parking, parking for persons with disabilities, and/or parking for parents with young children, wherever appropriate.
- b) For all permitted office uses – 2.75 to 3.25 spaces per 100 m² (1,076.4 ft²) of Gross Leasable Floor Area.

- c) Notwithstanding b) above, for a medical office use, the parking requirement shall be between 4.0 and 5.25 spaces per 100 m² (1,076.4 ft²) of Gross Leasable Floor Area.
- d) For all permitted retail and service commercial uses, including restaurants – 4.25 to 5.25 spaces per 100 m² (1,076.4 ft²) of Gross Leasable Floor Area.
- e) For all other permitted uses – 3.0 to 4.0 spaces per 100 m² (1,076.4 ft²) of Gross Floor Area.

EF-MU2-135: Village of East Fonthill

*Formerly EF-MU2

1.0 Permitted Uses

The following uses are permitted within the East Fonthill Mixed - Use 2 (EF - MU2) Zone:

- a) Commercial, professional, medical and/or government offices;
- b) Retail commercial uses including retail stores, restaurants and personal services, with Gross Leasable Floor Areas greater than 100 m² (1,076.39 ft²) and less than 1,000 m² (10,763.9 ft²) per business;
- c) Hotels and tourist accommodations;
- d) Conference and convention centres;
- e) Cultural, recreational and entertainment uses;
- f) Public and private institutional uses;
- g) Townhouses and apartment buildings;
- h) Housing for seniors and/or special needs housing;
- i) Child care facilities;
- j) Parks and urban squares;
- k) Public uses and public and private utilities;
- l) Public art installations; and
- m) Public roads, active transportation facilities and transit facilities.

2.0 Development Regulations

- a) A maximum of two drive-through facilities of any kind are permitted in the EF-MU2-135 Zone.

- b) Minimum building height: 2-storeys, or 6.0 m (19.7 ft), whichever is greater.
- c) Maximum building height: 10-storeys, or 35.0 m (114.8 ft), whichever is less.
- d) For all yards abutting Highway 20 East (Regional Road 20), Street C or Rice Road (Regional Road 54), there shall be no distinction between what is the Front Yard, Rear Yard or Exterior Side Yard. For any buildings abutting or adjacent to Highway 20 East (Regional Road 20), Street C, or Rice Road (Regional Road 54), the following Build-Within Zones shall apply:
 - i. Where a building abuts or is adjacent to Street C or Rice Road (Regional Road 54), the front façade and main front wall of the building shall be developed within the 0.0 to 3.0 m (0.0 to 9.8 ft) Build-Within Zone. Buildings which abut the storm sewer easement may have a Build-Within Zone of 9.69 to 16.57 m (31.8 to 54.4 ft).
 - ii. Where a building abuts or is adjacent to Street C or Rice Road (Regional Road 54), the front façade and main front wall of the building shall be developed within the 0.0 to 3.0 m (0.0 to 9.8 ft) Build-Within Zone (as per Schedule 4). A larger setback may be required for residential uses that abut Rice Road (Regional Road 54), subject to the requirements of a Noise Mitigation Report.
 - iii. Where a building abuts, or is adjacent to an EF - SWM Zone, it shall be set back from the boundary of the EF - SWM Zone a minimum of 3.0 m (9.8 ft) (as per Schedule 4). A landscape buffer shall be included within the requirement development setback.
 - iv. Where a parking lot or parking space abuts Highway 20 East (Regional Road 20) or Rice Road (Regional Road 54), it shall be set back a minimum of 3.0 m (9.8 ft). A landscape buffer shall be included within the requirement development setback.
 - v. The minimum distance separation between buildings shall be 3.0 m (9.8 ft) for townhouse/live-work buildings 3-storeys or less, or 4.0 m (13.1 ft) for any other buildings less than 3-storeys in height. Buildings taller than 3-storeys shall be separated by a minimum of 5.0 m (16.4 ft).
- e) The building envelopes established by this Zone are identified on Schedules 2 and 3. The Build-Within Zones for buildings are identified on Schedule 4.

3.0 *Parking Requirements*

- a) All development shall include parking for vehicles and bicycles located at-grade and/or located within a structure. Within the specified parking space requirements, all development shall include appropriate spaces for visitors parking, parking for persons with disabilities, and/or parking for parents with young children, wherever appropriate.

- b) For all permitted residential uses – 1.00 to 1.25 spaces per unit. Seniors housing has a parking requirement of between 0.5 and 0.75 spaces per unit.
- c) For all permitted office uses – 2.75 to 3.25 spaces per 100 m² (1,076.4 ft²) of Gross Leasable Floor Area.
- d) Notwithstanding c) above, for a medical office use, the parking requirement shall be between 4.0 and 5.25 spaces per 100 m² (1,076.4 ft²) of Gross Leasable Floor Area.
- e) For all permitted retail and service commercial uses, including restaurants – 4.25 to 5.25 spaces per 100 m² (1,076.4 ft²) of Gross Leasable Floor Area.
- f) For all other permitted uses – 3.0 to 4.0 spaces per 100 m² (1,076.4 ft²) of Gross Floor Area.

EF-MU3-136: Village of East Fonthill

*Formerly EF-MU3

1.0 Permitted Uses

The following uses are permitted within the East Fonthill Mixed - Use 3 (EF - MU3) Zone:

- a) A Multi-Use Recreational Facility, including cultural, recreational and entertainment uses;
- b) Commercial, professional, medical and/or government offices;
- c) Retail commercial uses including retail stores, restaurants and personal services, with Gross Leasable Floor Areas greater than 150 m² (1,614.6 ft²) and less than 1,000 m² (10,763.9 ft²) per business;
- d) Hotels and tourist accommodations;
- e) Conference and convention centres;
- f) Public and private institutional uses;
- g) Townhouses and apartment buildings;
- h) Housing for seniors and/or special needs housing;
- i) Child care facilities;
- j) Parks and urban squares;
- k) Public uses and public and private utilities;
- l) Public art installations; and,

m) Public roads, active transportation facilities and transit facilities.

2.0 Development Regulations

- a) Minimum building height: 2-storeys, or 6.0 m (19.7 ft), whichever is greater.
- b) Maximum building height: 10-storeys, or 35.0 m (114.8 ft), whichever is less.
- c) For all yards abutting Street B, Street C, Street D, or Rice Road (Regional Road 54), there shall be no distinction between what is the Front Yard, Rear Yard or Exterior Side Yard. For any buildings abutting or adjacent to Street B, Street C, Street D or Rice Road (Regional Road 54), the following setbacks shall apply:
 - i. Buildings that abut, or are adjacent to Street B, Street C or Street D shall provide a front façade and main front wall in a Build-Within Zone of 0.0 to 3.0 m (0.0 to 9.8 ft) (as per Schedule 4).
 - ii. Where a building abuts or is adjacent to Rice Road (Regional Road 54), the front façade and main front wall of the building shall be developed within the 0.0 to 3.0 m (0.0 to 9.8 ft) Build-Within Zone (as per Schedule 4). A larger setback may be required for residential uses that abut Rice Road (Regional Road 54), subject to the requirements of a Noise Mitigation Report.
 - iii. Where a building abuts, or is adjacent to an OS Zone, it shall be set back from the boundary of the OS Zone a minimum of 3.0 m (9.8 ft) (as per Schedule 4). A landscape buffer shall be included within the requirement development setback.
 - iv. Where a building abuts, or is adjacent to an OS Zone, it shall provide a main front wall or front façade within a Build-Within Zone of 0.0 to 3.0 m (0.0 to 9.8 ft) (as per Schedule 4). A landscape buffer shall be included within the requirement development setback.
 - v. Where a parking lot or parking space abuts Street B, Street C, Street D, or Rice Road (Regional Road 54), it shall be set back a minimum of 3.0 m (9.8 ft). A landscape buffer shall be included within the requirement development setback.
 - vi. The minimum distance separation between buildings shall be 3.0 m (9.8 ft) for townhouse/live-work buildings 3-storeys or less, or 4.0 m (13.1 ft) for any other buildings less than 3-storeys in Height. Buildings taller than 3-storeys shall be separated by a minimum of 5.0 m (16.4 ft).
- d) The building envelopes established by this Zone are identified on Schedules 2 and 3. The Build-Within Zones for buildings are identified on Schedule 4.

3.0 *Parking Requirements*

- a) All development shall include parking for vehicles and bicycles located at-grade and/or located within a structure. Within the specified parking space requirements, all development shall include appropriate spaces for visitors parking, parking for persons with disabilities, and/or parking for parents with young children, wherever appropriate.
- b) For all permitted residential uses – 1.00 to 1.25 spaces per unit. Seniors housing has a parking requirement of between 0.5 and 0.75 spaces per unit.
- c) For all permitted office uses – 2.75 to 3.25 spaces per 100 m² (1,076.4 ft²) of Gross Leasable Floor Area.
- d) Notwithstanding c) above, for a medical office use, the parking requirement shall be between 4.0 and 5.25 spaces per 100 m² (1,076.4 ft²) of Gross Leasable Floor Area.
- e) For all permitted retail and service commercial uses, including restaurants – 4.25 to 5.25 spaces per 100 m² (1,076.4 ft²) of Gross Leasable Floor Area.
- f) For a permitted Multi-Use Recreational Facility, that includes any continuation of cultural, recreational and/or entertainment uses, as well as associated office space, and/or retail stores, restaurants and personal service uses – 2.0 to 3.5 spaces per 100 m² (1,076.4 ft²) of Gross Floor Area.
- g) For all other permitted uses – 3.0 to 4.0 spaces per 100 m² (1,076.4 ft²) of Gross Floor Area.

R2-137: Summersides Village

*Formerly R2-322

Notwithstanding the requirements of Section 3: General Provisions, the following regulations shall apply:

- a) Notwithstanding the yard provisions of this By-law, unenclosed porches, balconies, steps and patios, covered or uncovered shall not be permitted within 2.0m of the front lot line or exterior side lot line, and 4.5m of the rear lot line provided that such uses are not more than 1.3m above ground. Uncovered patios and decks shall not be permitted within 1.2m of a rear or side lot line provided that such uses are not more than 0.3m above ground.

Notwithstanding the regulations of the Residential 2 Zone, the following site-specific regulations shall apply:

Minimum Front Yard	4.0m to dwelling front face and 6.0m to garage
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Minimum Interior Side Yard 1.2m on both sides where a carport or garage is attached, 1.2m on one side and 3.0m on the other side where there is no attached carport or garage

Minimum Exterior Side Yard 4.0m

R2-138: Saffron Meadows Phase 1 and 2

*Formerly R2-266

Notwithstanding the provisions of Section 3: General Provisions, the following shall apply:

- a) A covered porch is permitted to encroach into a front and exterior side yard 1.5m and into a rear yard 3.0m.

Notwithstanding the provisions of the Residential 2 zone, the following site-specific regulations shall apply:

Minimum Front Yard 4.5m to the front face of the dwelling and 6.0m to the front face of the garage

Minimum Exterior Side Yard 3.0m

Minimum Interior Side Yard 1.2m and 3.0m on the other side where there is no attached carport or garage or 1.2 on both sides where there is an attached carport or garage

Minimum Rear Yard 6.0m

R2-139 (H): Saffron Meadows Phase 1 and 2

*Formerly R2-266 (H)

Notwithstanding the provisions of Section 3: General Provisions, the following shall apply:

- a) A covered porch is permitted to encroach into a front and exterior side yard 1.5m and into a rear yard 3.0m.

Notwithstanding the provisions of the Residential 2 zone, the following site-specific regulations shall apply:

Minimum Front Yard 4.5m to the front face of the dwelling and 6.0m to the front face of the garage

Minimum Exterior Side Yard 3.0m

Minimum Interior Side Yard	1.2m and 3.0m on the other side where there is no attached carport or garage or 1.2 on both sides where there is an attached carport or garage
Minimum Rear Yard	6.0m

RM1-140: Saffron Meadows Phase 1 and 2

*Formerly RM1-267

Notwithstanding the provisions of the Residential Multiple 1 zone, these lands may only be used for block townhouse dwellings and uses, buildings and structures accessory thereto, and the following site-specific regulations shall apply for block townhouse dwellings:

Minimum Lot Frontage	12.0m
Minimum Lot Area	1.4ha
Minimum Density	Minimum 22 units per hectare
Minimum Side Yard	1.5m except where the rear of a building faces the side yard the minimum side yard shall be 6.0m and the minimum side yard abutting a street or an internal roadway shall be 3.0m
Minimum Rear Yard	6.0m
Distance Between Buildings on the Same Lot	<p>A FACE OF A BUILDING means one or other of the longest walls of a building. Each building shall be deemed to have two faces.</p> <p>A SIDE OF A BUILDING means one or other of the shortest walls on a building. Each building shall be deemed to have two sides.</p> <p>Any face of one townhouse shall be no closer to any side of another townhouse than 9.0m</p> <p>Any face of any townhouse shall be no closer than 15.0m to any face of another townhouse</p> <p>Any side of any townhouse shall be no closer than 3.0m to any side of another townhouse</p>

RM1-141: Saffron Meadows Phase 1 and 2

*Formerly RM1-268

Notwithstanding the provisions of Section 3: General Provisions, the following shall apply:

- b) A covered porch is permitted to encroach into a front and exterior side yard 1.5m and into a rear yard 3.0m.

Notwithstanding the provisions of the Residential Multiple 1 zone, these lands may only be used for street townhouse dwellings and uses, buildings and structures accessory thereto, and the following site-specific regulations shall apply for street townhouse dwellings:

Minimum Lot Frontage	6.0m per dwelling unit
Minimum Corner Lot Frontage	11.0m
Minimum Lot Area	180m ²
Minimum Front Yard	4.5m to the front face of the dwelling and 6.0m to the front face of the garage
Minimum Exterior Side Yard	3.0m
Minimum Interior Side Yard	1.2m or 0 for a common wall
Minimum Rear Yard	6.5m
Planting Strip	No requirement

RM1-142 (H): Saffron Meadows Phase 1 and 2

*Formerly RM1-268 (H)

Notwithstanding the provisions of Section 3: General Provisions, the following shall apply:

- a) A covered porch is permitted to encroach into a front and exterior side yard 1.5m and into a rear yard 3.0m.

Notwithstanding the provisions of the Residential Multiple 1 zone, these lands may only be used for street townhouse dwellings and uses, buildings and structures accessory thereto, and the following site-specific regulations shall apply for street townhouse dwellings:

Minimum Corner Lot Frontage	12.0m
Minimum Lot Area	180m ²
Minimum Front Yard	4.5m to the front face of the dwelling and 6.0m to the front face of the garage
Minimum Exterior Side Yard	3.0m
Minimum Interior Side Yard	1.2m or 0 for a common wall

Minimum Rear Yard	6.5m
Planting Strip	No requirement

RM1-143 (H): Saffron Meadows Phase 1 and 2

*Formerly RM1-269 (H)

Notwithstanding the provisions of the Residential Multiple 1 zone, these lands may only be used for block townhouse dwellings and uses, buildings and structures accessory thereto, and the following site-specific regulations shall apply for block townhouse dwellings:

Minimum Lot Frontage	10.0m
Minimum Lot Area	0.9ha
Minimum Density	Minimum 20 units per hectare
Minimum Side Yard	1.5m except where the rear of a building faces the side yard the minimum side yard shall be 6.0m and the minimum side yard abutting a street or an internal roadway shall be 3.0m
Minimum Rear Yard	6.0m
Distance Between Buildings on the Same Lot	<p>A FACE OF A BUILDING means one or other of the longest walls of a building. Each building shall be deemed to have two faces.</p> <p>A SIDE OF A BUILDING means one or other of the shortest walls on a building. Each building shall be deemed to have two sides.</p> <p>Any face of one townhouse shall be no closer to any side of another townhouse than 9.0m</p> <p>Any face of any townhouse shall be no closer than 15.0m to any face of another townhouse</p> <p>Any side of any townhouse shall be no closer than 3.0m to any side of another townhouse</p>

VC-144: Church Hill (Corner of Church Hill and Hwy #20 – Fonthill United Church)

*no former exception

In addition to the use of the Village Commercial zone, the subject lands may be used as a parking area for the Fonthill United Church located at 42 Church Hill.

R2-145: River Estates Subdivision

*formerly R2-254

Notwithstanding the provisions of the Residential 2 zone, the following special regulations shall apply:

Minimum Lot Frontage	12.0m
Minimum Corner Lot Frontage	15.0m
Minimum Lot Area	360m ²
Minimum Front Yard	4.5m to the front face of the dwelling and 6.0m to the front face of the garage
Minimum Exterior Side Yard	3.0m
Minimum Interior Side Yard	1.2m
Minimum Rear Yard	7.5m
Minimum GFA for a Dwelling	93m ² – 1 Storey 55m ² – 2 Storey
Maximum Building Height	3 storeys or 12.0m whichever is less

RM2-146: River Estates Subdivision

*formerly RM2-256

Notwithstanding the regulations of the Residential Multiple 2 zone, these lands may be used for apartment dwellings; block townhouse dwellings; and uses, buildings and structures accessory to the foregoing permitted uses, and the the following special regulations shall apply:

Apartment Dwellings

Minimum Lot Frontage	30.0m
Minimum Density	78 units per hectare
Minimum Lot Depth	38.0m
Minimum Lot Coverage	40%
Minimum Front Yard	3.0m
Minimum Exterior Side Yard	3.0m
Minimum Interior Side Yard	3.0m

Minimum Rear Yard	7.5m
Minimum Landscaped Area	30%
Maximum Building Height	10 storeys or 35.0m whichever is less
Minimum Building Height	3 storeys or 11.0m whichever is greater
Minimum First Floor Building Height	4.0m

Block Townhouse Dwellings

Minimum Lot Frontage	30.0m
Minimum Lot Area	0.2ha
Minimum Density	35 dwelling units per hectare
Minimum Front Yard	4.5m to the front face of the dwelling and 6.0m to the front face of the garage
Minimum Interior Side Yard	3.0m where abutting a street or internal roadway
Minimum Rear Yard	6.0m
Minimum GFA for a Dwelling	88m ² – 1 Storey 50m ² – 2 Storey
Maximum Building Height	12.0m
Distance Between Buildings on the Same Lot	<u>Interior Side Yard</u> From End Wall 2.69m From Rear Wall 6.0m <u>Rear Yard</u> From End Wall 3.0m From Rear Wall 6.0m <u>Between Buildings</u> Between End Walls 3.0m Between Rear Walls 8.0m Between End and Rear Wall 6.0m <u>Minimum Distance to Private Road</u> To Attached Garage 6.0m To Dwelling 2.45m
Maximum Unit Driveway Width	50%

Minimum Landscaped Area 25%

RM1-147: Hummel Properties Inc.

*formerly RM1-263

Notwithstanding the provisions of the Residential Multiple 1 zone, the following special regulations shall apply:

Minimum Corner Lot Frontage 9.0m

Minimum Exterior Side Yard 1.5m

Minimum Interior Side Yard 1.5m or 0m to a common wall