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How to Use This By-law

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

STEP 1 - Locate the Property on a Map

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

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

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

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

Also note that more recent amendments may not be included in the version of the By-law you are using. Staff in the Town’s Development Services Department will be able to assist you to confirm if your property has been subject to a more recent By-law Amendment or Minor Variance.
STEP 3 - Permitted Uses and Zone Standards

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

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

STEP 4 - General Provisions

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

STEP 5 - Parking and Loading

There is one final section of the By-law that you should review when determining what permissions apply. Part 5.0 (Parking and Loading) provides the parking and loading requirements for all permitted uses in the Town.
BY-LAW NO. XX-XX
OF THE
CORPORATION OF THE TOWN OF EAST GWILLIMBURY

A By-law to prohibit the use of land and the erection and use of buildings and structures except for certain purposes, and to regulate the type of construction and the height, bulk, location, size, floor area, density, character and use of buildings.

NOW THEREFORE, THE COUNCIL OF THE CORPORATION OF THE TOWN OF EAST GWILLIMBURY ENACTS AS FOLLOWS:
Part 1.0 - Interpretation And Administration

1.1 Title

This By-law may be referred to as the “Town of East Gwillimbury Zoning By-law” and applies to all lands within the Town of East Gwillimbury, as shown on Schedules __ to __ of this By-law.

1.2 Conformity and Compliance With By-Law

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

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

1.3 Interpretation

Nothing in this By-law shall serve to relieve any person from any obligation to comply with the requirements of any other By-law of the Town or any other requirement of the Region of York, the Province of Ontario or the Government of Canada that may affect the use of lands, buildings or structures in the Town of East Gwillimbury.

1.4 Enforcement

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

1.5 Severability

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

1.6 Repeal of Former By-Law and Effective Date

Zoning By-law 97-50 and all amendments thereto are hereby repealed. This By-law shall come into force the day it was passed if no appeals are received. If an appeal(s) is received, this By-law, or portions thereof, shall come into force upon the approval of the Ontario Municipal Board and in accordance with the provisions of the Planning Act, R.S.O. 1990, c.P.13, as amended.
1.7 References to Provincial Acts
Where this By-law refers to a Provincial Act, the latest in-effect version of that Act and any relevant section shall be relied upon as necessary.

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

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

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

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

a) Changes to the numbering, cross-referencing, format and arrangement of the text, tables, schedules and maps;

b) Additions to and revisions of technical information on maps and schedules including, but not limited to: infrastructure and topographic information, notes, legends, shading and title blocks;

c) Alterations of punctuation or language; and

d) Correction of grammatical, dimensional, boundary, mathematical or typographic errors.
Part 2.0 – Classification Of Zones

2.1 Zones

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

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

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

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

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

**Institutional Zones**
- Institutional One (I1)
- Institutional Two (I2)
Non-urban Zones
- Agricultural (A)
- Rural (R)
- Aggregate Extraction / Resource (AER)

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

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

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

2.3 Zone Schedules
The Zones and Zone boundaries are shown on Schedules __, which form part of this By-law.

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

a) A boundary indicated as following a street, lane, railway right-of-way, utility corridor or watercourse is the centre-line of such street, lane, railway right-of-way, utility corridor or watercourse;

b) A boundary indicated as substantially following lot lines shown on a registered plan of subdivision follows such lot lines;

c) Where a boundary is indicated as running substantially parallel to the boundary of a street and the distance from the street is not indicated, the boundary is deemed to be parallel to such a street and the distance from the highway is to be determined according to the scale shown on the schedule(s);

d) A boundary indicated as following a shoreline follows such shoreline and in the event of a natural change in the shoreline, the boundary will move with the actual shoreline;
e) A boundary indicated as following the limit of an environmental feature and/or its associated buffer shall follow the limit of that feature and/or buffer as determined through a site specific Natural Heritage Evaluation;

f) Where a lot falls into two or more Zones, each portion of the lot is to be used in accordance with the provisions of this By-law for the applicable Zone; and,

g) Where none of the above provisions apply, the Zone boundary is to be scaled from the Schedule(s).

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

2.5 Exception Zones

Where a number within a set of brackets follows a Zone symbol on the attached Schedules to this By-law, the number refers to a site-specific exception that applies to the lands noted. Site-specific exceptions are listed in Part 14.0 of this By-law. Unless specifically amended by the Zone exception, all other provisions of this By-law apply.

2.6 Holding Zones

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

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

a) Temporary construction and sales uses in accordance with Section 4.28 of this By-law; and,

b) Sales offices and model homes in accordance with Section 4.28 of this By-law.

In addition, the existence of the Holding provision does not prevent the issuance of a building permit to make structural repairs, carry out façade improvements, improve and/or replace plumbing and electrical systems and/or replace openings. Site-specific or area-specific holding zones are detailed in Part 15.0 of this By-law.
2.7 Definitions
For the convenience of the reader, all words that are bolded are defined in Part 3.0 of this By-law.

2.8 Land Ownership
The Town makes no representation or implication, nor should any inference be drawn from the Schedules attached to this By-law as to the ownership of any land and/or rights of access to such land. Ownership and access rights are legal matters that fall solely within the purview of a Court of competent jurisdiction.
Part 3.0 – Definitions

ABATOIR (otherwise known as a slaughter plant): an establishment where food animals are slaughtered, and includes any part of the establishment where,

a) Food animals are received, kept or handled before they are slaughtered;

b) Carcasses derived from food animals are dressed;

c) Carcasses, parts of carcasses or meat products derived from food animals are produced, processed, packaged, labelled, handled, stored, distributed or sold;

d) Inedible materials are processed, packaged, labelled, handled, stored; distributed or sold; or

(d.1) From slaughtered carcasses are skinned or farm slaughtered carcasses and products are processed, handled, stored, packaged and labelled.

ACCESSORY APARTMENT: a separate accessory dwelling unit that is contained within a single-detached, semi-detached or townhouse dwelling unit.

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

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

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

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

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

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

ADULT SPECIALTY STORE: an establishment specializing in the sale of goods and materials appealing to, or designed to appeal to, erotic or sexual appetites or inclinations.
ADULT VIDEO STORE: an establishment where re-recorded video tapes, video discs, films and/or slides appealing to, or designed to appeal to, erotic or sexual appetites or inclinations, or depicting sexual acts, are offered for rent or sale. An adult video store shall not include facilities or the screening or viewing of such products.

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

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

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

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

ALTERATION: the modification of a structural component of a building or structure that results in a change of use or structural change, or any increase or decrease in the volume or floor area of a building or structure.

AMENITY AREA: indoor or outdoor common areas used for recreational uses and which may include patios and landscaped areas, balconies, decks, swimming pools, rooftop patios, communal lounges and other similar areas.

ANCILLARY USES: small scale retail and commercial uses that primarily serve the business function on employment lands.

ANIMAL CLINIC: an establishment used by a veterinarian or group of veterinarians where animals are evaluated and/or treated for medical conditions and which may include the overnight care of animals (indoors) supervised by a licensed veterinarian.
ANIMAL DAYCARE CENTRE: an establishment where the caring, grooming, and training of household pets occurs on a short term basis (less than 12 hours within a 24-hour period) without outdoor pens or exercise areas but does not include a kennel or an animal clinic.

APPEALING TO, OR DESIGNED TO APPEAL TO, EROTIC OR SEXUAL APPETITES OR INCLINATIONS: when used to describe goods and services, includes,

a) Goods or services of which a principal feature or characteristic is the nudity or partial nudity of any person; and

b) Goods or services in respect of which the word “nude”, “naked”, “topless”, “bottomless”, “sexy”, or any other word, picture, symbol or representation having like meaning or implication is used in any advertisement.

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

ASPHALT PLANT: an establishment that produces and/or recycles asphalt or similar coated road stone and has equipment designed to heat and dry aggregate and to mix mineral aggregate with bitumen and/or tar, and includes the stockpiling and storage of bulk materials used in the process or finished product(s) manufactured on the premises, the storage and maintenance of equipment, and facilities for the administration or management of the business.

BALCONY: a horizontal platform that is attached to a building above the first storey, is intended for use as an outdoor private amenity space and is only directly accessible from within the building.

BANQUET HALL: an establishment used for catering to banquets, weddings, receptions or similar functions for which food and beverages may be prepared and/or served.

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

BASEMENT: one or more storeys of a building located below the first storey.

BAY OR BOW WINDOW: a window with at least three panels set at different angles to create a projection from the outer wall of a building, which may or may not be supported by a foundation wall.

BED AND BREAKFAST ESTABLISHMENT: an establishment within a single detached dwelling that provides sleeping accommodation (including breakfast and other meals, services, facilities and amenities for the exclusive use of guests) for the travelling or vacationing public in up to three guest rooms within a single dwelling that is the principle residence of the proprietor of the establishment.
BOARDING, LODGING OR ROOMING HOUSE: a building in which lodging is provided for more than four persons in return for remuneration or for the provision of services or for both, and in which the lodging rooms do not have both bathrooms and kitchen facilities for the exclusive use of individual occupants.

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

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

BREEZEWAY: a roofed structure with no basement that connects a detached accessory building and the main building on the lot, is used as a walkway between buildings and for no other purpose, is physically attached to both buildings, is accessed by a doorway opening into each building and has walls that enclose no less than 60% of the total perimeter of the breezeway.

BREWERIY/WINERY: an establishment where the main use is the manufacturing, processing and distribution of beer, cider or wine. The incidental brewing and making of wine in a restaurant is not a brewery/winery.

BUILDING: a structure consisting of a wall, roof and floor or any of them, or a structural system serving the function thereof, including all plumbing, works, fixtures and services system appurtenant thereto.

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

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

CAMPGROUND: an establishment under single ownership used for the parking of tourist or travel trailers or tents on a temporary or seasonal basis.

CANOPY: a roof-like structure projecting from the exterior face of the building.
CARPORT: a building or structure that is not wholly enclosed, is attached to the main building, and is used for the temporary parking or storage of one or more motor vehicles.

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

CEMETERY:

a) Land that has been established as a cemetery under the Funeral, Burial and Cremation Services Act, 2002, S.O. 2002, Chapter 33, a private Act or a predecessor of one of them that related to cemeteries, or

b) Land that was recognized by the registrar as a cemetery under a predecessor of the Funeral, Burial and Cremation Services Act, 2002, S.O. 2002, Chapter 33, that related to cemeteries,

c) And includes, land that, in the prescribed circumstances, has been otherwise set aside for the interment of human remains, and

d) A mausoleum or columbarium intended for the interment of human remains.

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

CHILD CARE CENTRE: an establishment operated by a person that is licensed in accordance with the Child Care and Early Years Act, as amended.

COMMERCIAL FILL OPERATION: the placing or dumping of fill involving remuneration paid, or any other form of consideration provided, to the owner or occupier of the land, whether or not the remuneration or consideration provided to the owner is the sole reason for the placing or dumping of the fill.

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

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

COMMERCIAL RECREATION USE, PRIVATE: a privately owned sports or recreation establishment operated for use by private members and/or the general public for compensation and includes uses such as a pool room, bowling alley, roller rink, dance hall, gym, bingo hall, off track betting facility and miniature golf.

COMMERCIAL SELF-STORAGE FACILITY: an establishment used for the temporary storage of items, which contains secured storage areas or lockers that are generally accessible by individual loading doors for each storage unit or locker.
COMMERCIAL SCHOOL: an establishment where instruction, training, or certification in a specific trade, service, or skill is provided, including, but not limited to, a dance studio, an art school, a business or trade school and any other specialized school.

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

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

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

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

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

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

CONTRACTORS YARD: an establishment used by any general contractor or builder where equipment and materials are stored, or where a contractor and/or builder performs shop and assembly work, and/or offers a trade or service, which is not generally open to the public, and includes, but is not limited to, landscaping services, excavators, roofing, industrial electricians, general construction services, and welding services, or other similar services but does not include any other use as defined by this By-law.
DAY CAMP: a facility that admits persons for a continuous period not exceeding twenty-four hours for recreation or institutional purposes.

DAYLIGHTING OR SIGHT TRIANGLE; an unobstructed triangular area where the front lot line and exterior side lot line meet on a corner lot.

DECK: a structure that rests upon the ground or is supported by posts or blocks that extend from the ground, which is intended for use as an outdoor amenity area, but does not include a balcony or porch.

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

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

a) The construction of facilities for transportation, infrastructure or utilities by a public body;

b) Activities or works under the Drainage Act; or

c) The carrying out of agricultural practices on land that was being used for agricultural uses on the date the By-law came into effect.

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

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

DRIVEWAY: a defined area providing access for motor vehicles from a street or a lane to a parking area, parking lot, loading space, private garage, carport, building or structure.
DWELLING, APARTMENT: a dwelling unit in a building containing four or more dwelling units that share a common access to the outdoors through a common vestibule and/or a common corridor system. A dwelling in any other type of building is not an apartment dwelling.

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

DWELLING, DUPLEX: a dwelling unit in a building that is divided horizontally into two dwelling units, each of which has an independent entrance either directly to the outside or through a common vestibule or a combination of both. A dwelling in any other type of building is not a duplex dwelling.

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

DWELLING, SEMI-DETACHED: a dwelling unit in a building that is divided vertically into two dwelling units that share a common wall above grade. A dwelling in any other type of building is not a semi-detached dwelling.

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

DWELLING, TOWNHOUSE: a dwelling unit in a building that is vertically divided into a minimum of three dwelling units, each of which has an independent entrance to the outside at the front, rear, and/or side of the building. A dwelling in any other type of building is not a townhouse dwelling.

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

DWELLING UNIT, ASSISTED LIVING: one or more habitable rooms, occupied or capable of being occupied as an independent and separate housekeeping establishment, in which separate sanitary facilities are provided for the exclusive use of the occupants. Separate kitchen facilities may or may not be provided for the exclusive use of the occupants.
**EQUESTRIAN USES:** the use of land or building for the boarding of horses, the training of horses and riders and the staging of equestrian events.

**EQUIPMENT RENTAL ESTABLISHMENT:** an establishment where residential, industrial and/or commercial equipment is kept for rental to the general public or contractors and includes such things as lawn and garden tools, floor cleaning equipment, masonry tools, painting and decorating equipment, moving tools, plumbing tools and power tools.

**ESTABLISHED BUILDING LINE:** the average distance from the street line to the nearest wall of any existing buildings in any block fronting on a street where more than half the lot frontage has been built upon, at the date of the final passing of this By-law.

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

**FARM IMPLEMENT SALES AND SUPPLY ESTABLISHMENT:** an establishment used for the purpose of the sale, maintenance or repair of farm implements and related equipment, parts and supplies.

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

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

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

**FLOOR AREA, GROSS:** the aggregate of the areas of each floor of a building or structure above or below established grade, measured between the exterior faces of the exterior walls of the building or structure, or where there are common walls between uses or buildings or structures; measured to the centre-line of a common wall, excluding the sum of the areas of each floor used, or designed or intended for the parking of motor vehicles, unless the parking of motor vehicles is the main use of the building or structure.

**FLOOR AREA, GROUND:** the floor area of the lowest storey of a building approximately at or first above the finished grade level excluding any basement or cellar, which area is measured between the exterior faces of the exterior wall at the floor level of such storey but excludes areas to accommodate parking within the building.
FLOOR AREA, GROSS LEASABLE: the aggregate of the floor areas of a building containing a number of retail and similar uses that are leased to tenants for their exclusive use, above or below established grade. For the purposes of this definition, common areas that are not designed nor leased for the exclusive use of a tenant are not included in the calculation of gross leasable floor area.

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

a) Motor vehicle parking areas within the building;
b) Stairways;
c) Elevator shafts and other service and mechanical shafts;
d) Service/mechanical rooms and penthouses;
e) Washrooms;
f) Waste/recycling rooms;
g) Staff locker and lunch rooms;
h) Bicycle lockers;
i) Loading areas;
j) Any space with a floor to ceiling height of less than 1.8 metres; and,
k) Any part of a basement that is unfinished.

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

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

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

d) To protect water supplies.

FUNERAL HOME: an establishment used for the temporary placement of human remains which may include a funeral parlour, undertaking establishment, funeral establishment, or similar use used for furnishing funeral supplies and services to the public and may include facilities intended for the care and preparation of the human body for internment or cremation and facilities for the coordination of rites and ceremonies with respect to internment or cremation.
GARAGE, PRIVATE: an enclosed building that is detached or part of the main building, and is designed and/or used for the storage of one or more motor vehicles.

GARDEN CENTRE: an establishment used primarily for the display and sales of plants, gardening and landscaping supplies and equipment.

GARDEN SUITE: a one-unit detached residential structure containing bathroom and kitchen facilities that is ancillary to an existing residential structure and that is designed to be temporary.

GOLF COURSE: an area of land laid out for the purpose of playing golf with a series of holes and may include an accessory golf driving range, club house, and other buildings and structures devoted to the maintenance and operation of the golf course.

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

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

GOODS: in the context of adult entertainment uses includes books, magazines, pictures, slides, films, disks, phonograph records, pre-recorded magnetic tape and any other viewing or listening matter, clothing and accessories

GRADE, ESTABLISHED: the average level of the proposed or finished the level of the ground adjacent to the outside wall of a building or structure.

GREENHOUSE: a building used for the growing of flowers, fruits, vegetables, plants, shrubs, trees and other similar agricultural products, under glass, fiberglass or plastic, that are used as inputs on the farm or may be sold either on-site or off-site.

GROSS WEIGHT: the combined weight of vehicle and load of a motor vehicle.

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

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

a) The highest point of the roof surface or the parapet, whichever is the greater,
of a flat roof;
b) The deckline of a mansard roof;
c) The mean level between eaves and ridge of a gabled, hip or gambrel roof or other type of pitched roof;
d) In case of a structure with no roof, the highest point of the said structure.

Notwithstanding the above, the following is not to be included in the calculation of height for the purposes of this definition: any ornamental features including towers, steeples, cupolas, ornamental domes and other roof structures which are used only as an ornament and all stairways, solar panels and all heating, ventilation and air conditioning equipment (HVAC) that is not enclosed with walls. The following ornamental and mechanical features are permitted to project a maximum of 5.0 metres above the highest point of the roof surface, regardless of the height of the building, provided they do not occupy more than 30% of the area of the roof:

a) Skylights;
b) Vents;
c) Chimneys;
d) Bulkheads; and,
e) Mechanical penthouses.

HOME BUSINESS: an occupation that,

a) Involves providing personal or professional services or producing custom or artisanal products,
b) Is carried on as a small-scale accessory use within a dwelling unit by one or more of its residents, and
c) Does not include uses such as, but not limited to, an auto repair or paint shop or furniture stripping.

HOME CHILD CARE: the caring of children in a dwelling unit in accordance with the Child Care and Early Years Act, as amended and which is not a child care centre.

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

HOTEL / MOTEL: an establishment containing lodging rooms for the travelling public and may include accessory meeting facilities, recreation facilities, a restaurant, public hall, and retail stores which are incidental and subordinate to the primary lodging function and located in the same building.
**IMPERVIOUS SURFACE**: a surface that does not permit the infiltration of water, such as a rooftop, sidewalk, paved roadway, *driveway* or parking lot.

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

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

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

**INORGANIC**: substances, materials, chemicals or compounds not having a chemical or biological structure of living things, and which are not hydrocarbons or associated derivatives.

**KENNEL**: an establishment where four or more dogs or cats are maintained, boarded, trained, bred or cared for in return for remuneration or kept for the purposes of sale, and may include enclosed outdoor exercise areas or pens.

**LANE**: a right of way that is not intended for general traffic circulation and which provides *motor vehicle* access to an abutting property.

**LIBRARY**: a facility used for the collection of printed, electronic, and pictorial material for *public use* for the purposes of study, reference, and recreation, and which may include meeting rooms for community *use*, activity areas, cafeteria, and space for recreational *uses*.

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

**LODGING ROOM**: a room provided for rent or hire, which is used or designed to be used for temporary sleeping accommodation.
LONG TERM CARE FACILITY: a facility consisting of assisted living dwelling units, where a broad range of personal care, support and health services are provided for elderly, disabled or chronically ill occupants in a supervised setting licensed pursuant to Provincial legislation, and may include one or more accessory uses, such as common dining, lounging, kitchen, recreational or medical offices, but does not include a retirement home.

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

LOT AREA: the total horizontal area within the lot lines of a lot.

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

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

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

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

In the case of a lot with no rear lot line, the point where two side lot lines intersect is the point from which a line is drawn to the mid-point of the front lot line. In the case of a corner lot with a daylighting triangle, the exterior side lot line is deemed to extend to its hypothetical point of intersection with the extension of the front lot line for the purposes of calculating lot frontage.

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

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

LOT LINE, EXTERIOR SIDE: the lot line of a corner lot, other than the front lot line, which divides the lot from a street.

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

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

LOT LINE, REAR: the lot line opposite the front lot line. For the purpose of this section, a point shall be deemed as a rear lot line.

LOT, THROUGH: a lot that is not a corner lot but has frontage on more than one street.

LOW INTENSITY ACCESSORY USES: includes trails, boardwalks, footbridges, fences, docks and picnic facilities.

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

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

LUMBER YARD: an establishment where the primary use is the storage of wood and building supplies for sale at retail or wholesale.

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

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

MAIN USE: the principal use of the lot.

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

MAJOR DEVELOPMENT: development consisting of:

a) The creation of four or more lots;
b) The construction of a building(s) with a ground floor area of 500m² or more; or
c) The establishment of a major recreational use requiring large-scale modification of terrain, vegetation or both, including, but not limited to, a golf course, a marina, serviced playing fields, serviced campgrounds and ski hills or resort facilities.
MAJOR OFFICE: a freestanding office building of 10,000 m² or greater or with 500 jobs or more.

MAJOR RECREATIONAL USE: Recreational uses that require large-scale modification of terrain, vegetation or both and usually also require large-scale buildings or structures, including but not limited to the following: golf courses, serviced campgrounds, serviced playing fields and ski hills.

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

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

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

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

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

MINERAL AGGREGATE OPERATIONS: means,

a) An operation, other than a wayside pit, conducted under a licence or permit under the Aggregate Resources Act, R.S.O. 1990, c. A. 8; and

b) Associated facilities used in the extraction, transportation, beneficiation, processing or recycling of mineral aggregate or the production of related by-products.

MINERAL AGGREGATE RESOURCES: gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock or other material prescribed under the Aggregate Resources Act, R.S.O. 1990, c. A. 8. suitable for construction, industrial, manufacturing and maintenance purposes but does not include metallic ores, asbestos, graphite, kyanite, mica, nepheline syenite, salt,
talc, wollastonite, mine tailings or other material prescribed under the Mining Act R.S.O. 1990, c. M. 14.

**MOBILE HOME:** a dwelling unit designed to be mobile and constructed or manufactured to provide a permanent residence for one or more persons in accordance with the applicable Canadian Standards Association standard.

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

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

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

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

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

**MOTOR VEHICLE SALES / RENTAL ESTABLISHMENT:** an establishment where new and/or used motor vehicles are kept for sale, lease or rent and may include a motor vehicle repair garage.

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

**MUSEUM:** an establishment used for the preservation of a collection of paintings and/or other works of art and/or objects of natural history and/or mechanical scientific and/or philosophical inventions, instruments, models and/or designs and which may also include libraries, reading rooms, laboratories and accessory offices.
NET DEVELOPABLE AREA: the area of a site, less any area that is within a key natural heritage feature or hydrologically sensitive feature.

NOISE BARRIER: an exterior structure designed to protect inhabitants from noise pollution.

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

NON-CONFORMING: a use that is not a permitted use in the zone in which the said use is situated.

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

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

OUTDOOR DISPLAY AND SALES AREA: an outdoor open space area, used in conjunction with and ancillary to the main building on the same lot, for the accessory display and/or sales of produce, merchandise or the supply of services in association with the main use of the lot. Such a display and/or sales area may be wholly or partially contained within a tent structure.

OUTDOOR PROCESSING: the conducting of manufacturing or repair outdoors.

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

OUTDOOR STORAGE USE: an establishment where outdoor storage forms the main use of a lot, such as a contractors, construction equipment or materials yard.

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

PARK, PUBLIC: any area of land under the jurisdiction of a public authority that is designed and/or maintained for recreational purposes. Without limiting the generality of the foregoing, a park may include municipal parks and playgrounds, trails, swimming pools, tennis courts, bowling greens, arenas, boating facilities and sports fields and ancillary retail uses.
PARKING AREA: an open area of land not located within a public road or lane that is intended for the use of parking of motor vehicles in marked parking spaces, but does not include a driveway or any area where motor vehicles for sale, rent or repair are kept or stored.

PARKING GARAGE: a building, or part thereof, intended to be used for the storage or parking of motor vehicles for a number of dwelling units and/or a number of different uses.

PARKING LOT, COMMERCIAL: an area of land used for the parking of motor vehicles for a fee.

PARKING LOT, MUNICIPAL: an area of land used for the parking of motor vehicles that is owned and/or controlled by a public authority.

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

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

PARTIAL SERVICE: connections linking a building to,

a) a communal sewage or water service or a full municipal sewage or water service, and

b) an individual on-site sewage or water system.

PATIO: a structure without a roof or walls, or other enclosure not more than 0.3 metres above the lowest adjacent ground level to the finished top elevation of the patio. Enclosure of the patio is permitted up to 40 percent of the perimeter of the pit, excluding the main wall of the dwelling.

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

PLACE OF AMUSEMENT: an establishment that contains facilities that offer games for the amusement of the public, such as a bowling alley, motion simulation rides, virtual reality games, video games, computer games, laser games and similar types of uses, but does not include casinos or any other establishment accommodating gambling or gaming activities, wagering or betting, video lottery or gaming machines or any other similar type of gambling use.
PLACE OF WORSHIP: a facility used for the practice of religion and faith-based spiritual purposes wherein people assemble for religious worship, faith-based teaching, fellowship and community social outreach.

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

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

PORCH: a structure with a roof and at least one side that is open and unenclosed that may be accessed by stairs from grade and which provides access to the first storey of a dwelling unit.

PORTABLE ASPHALT PLANT: a temporary facility, to be dismantled at the completion of a construction project, where,

a) Equipment is used to heat and dry mineral aggregate and to mix it with bituminous asphalt to produce asphalt paving material, and

b) Bulk materials used in the process described in clause (a) are kept.

PORTABLE CONCRETE PLANT: a building or structure:

a) With equipment designed to mix cementing materials, aggregate, water and admixtures to produce concrete, and includes stockpiling and storage of bulk materials used in the process; and,

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

PRIVATE CLUB: an establishment used as a meeting place by members and guests of members of nonprofit and non-commercial organizations for community, social or cultural purposes.

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

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

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

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

**RECONSTRUCTION:**

a) The rebuilding or replacement of more than 50 percent of an existing building or structure above the footings or foundation walls;

b) The rebuilding or repair of an existing building or structure that has suffered damage by any cause whatsoever to at least 50 percent of the building or structure, to the extent that such damage has rendered that portion unusable or unsafe; or

c) Making structural alterations or changes to more than 50 percent of an existing building or structure.

**RECREATIONAL VEHICLE:** a motor vehicle that is primarily designed to provide temporary living quarters for recreational camping, travel or seasonal use, whether it has its own motor power or is mounted on or towed by another vehicle, and includes motor homes, travel trailers, fifth wheel travel trailers, tent trailers and campers whether or not the camper is or is not attached to a truck or other motor vehicle and does not include a mobile home or a manufactured home.

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

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

**REPAIR OR SERVICE SHOP:** an establishment used for the sale, servicing or such uses as repairing of radio and television receivers, vacuum cleaners, refrigerators, washing machines, sewing machines, and other domestic appliances; musical instruments, sound and public address systems, hosiery, shoes, cameras, toys, jewelry, watches, clocks, safes and locks, bicycles, wheel chairs and orthopedic appliances.

**RESERVE:** a strip of land abutting a street and owned by a public authority having jurisdiction over such street.
RESTAURANT: an establishment in which the main use is the preparation and serving of food and beverages to the public for consumption within or outside the building and which may include the preparation of food in a ready-to-consume state for consumption off the premises.

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

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

RETIREMENT HOME: a building in which,

a) Accommodation is provided through assisted living dwelling units, mainly for retired persons;

b) Common kitchen and dining facilities are provided for the residents; and,

c) Common lounges, recreation rooms and health care facilities may also be provided for the residents.

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

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

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

SCHOOL, PRIVATE: a building or part of a building, which may also include ancillary outdoor areas, used as an academic school.

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

SCHOOL PURPOSES VEHICLE: a passenger vehicle, other than a bus, that is operated by or under a contract with a school board or other authority in charge of a school for the transportation of six or more adults with a developmental disability, six or more children or six or more persons from both categories.
SELF-SERVICE STORAGE BUILDING: a building that is used to provide individual storage spaces to the public and that is open to the public only for those purposes.

SERVICE COMMERCIAL USE: an establishment providing services related to the grooming and non-medical care of persons (such as a barber or salon or the maintenance, or repair of personal articles and accessories), or an establishment providing services related to the maintenance of a residence or business (such as private mail box, photocopying, or custodial services).

SETBACK: the minimum distance between a lot line and the nearest point of any building or structure for which a setback is required.

SHOPPING CENTRE: a commercial development, containing at least three individual business establishments, conceived and designed as a single, comprehensively planned development project with appropriate relationships between the shopping centre buildings, activities, open spaces, parking areas, loading areas, driveways, other shared facilities, public areas and adjoining streets, and held in single ownership or by participants in a condominium corporation or commercial cooperative.

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

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

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

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

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

a) The construction of facilities for transportation, infrastructure and utilities uses by a public body, or

b) Activities or works under the Drainage Act; or
c) The carrying out of agricultural practices on land that was being used for agricultural uses on the date the By-law came into effect.

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

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

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

STOREY: the portion of a building that is situated between the top of any floor and the top of the floor next above it, or, is situated between the top of the floor and the ceiling above the floor, if there is no floor above it.

STORMWATER MANAGEMENT FACILITY: an end-of-pipe, managed detention or retention basin, which may include a permanent pool, designed to temporarily store and treat collected stormwater runoff and release it at a controlled rate or direct it for an intended reuse.

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

STREET: as defined in the Highway Traffic Act, as amended, provide vehicular access to a lot. A private road in a registered plan of condominium is also a street for the purposes of this By-law, but does not include a lane.

STRUCTURE: anything that is erected, built or constructed of parts joined together and attached or fixed permanently to the ground or any other structure. For the purpose of this By-law, a fence that has a height of 1.8 metres or less, a light standard, transformers, an antenna and a sign are deemed to not be structures. For the purpose of setback calculations, natural gas or electricity metres and air conditioning units, dog houses, freestanding mail boxes, driveway entrance pillars, statues, storage lockers under 1m high, pool pumps and filters not inside accessory buildings, flag poles, free standing trellises, shopping cart enclosures, waste receptacles, school bus shelters, composters, planters, and barbeques are not considered structures for the determination of setbacks.

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

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

**TOURIST OR TRAVEL TRAILER**: a tent trailer, truck camper or house trailer that is used or intended to be used for a short term and is located or parked on a site for a temporary or seasonal period.

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

**TRADE AND CONVENTION CENTRE**: an establishment where facilities are provided for the displaying of goods and/or services for the general public, such as an auto show or a computer trade show or where groups of people meet for civic, educational, political, religious or social purposes.

**TRAILER, TRANSPORT**: a *motor vehicle* having attached thereto a truck or delivery body and includes ambulances, hearses, casket wagons, fire apparatus, buses and tractors used for hauling purposes on the highways.

**TRANSPORT TERMINAL**: an establishment where land is used for the purpose of storing, servicing, washing, repairing or loading of trucks or transport trailers with materials or goods that are not manufactured, assembled, warehoused or processed on the same *lot*.

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

**UNSERVICED PARK**: a park that provides recreational opportunities and facilities, including playing fields, but without outdoor lighting, accessory commercial facilities, paved parking *lots* or permanent water or sewer facilities.

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

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

**WAREHOUSE**: a *building* or part thereof, which is used primarily for the housing, storage, adapting for sale, packaging or wholesale distribution of goods, wares, merchandise, food stuff substances and articles, but does not include a fuel storage tank.
**WASTE**: a material licensed or included within a Certificate of Approval issued by Federal, Provincial, or Regional Governments which is not hazardous and not needed by the generator of that material, that is destined for either final disposal or for reprocessing to create a usable product or material, but does not include a by-product of a manufacturing process that is used unaltered in another manufacturing process.

**WASTE, HAZARDOUS**: any substance or material licensed or included within a Certificate of Approval issued by Federal, Provincial, or Regional Governments that, by reason of its toxic, caustic, corrosive or otherwise injurious properties, may be detrimental or deleterious to the health of any person handling or otherwise coming into contact with such material or substance.

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

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

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

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

**WHOLESALE ESTABLISHMENT**: an establishment for the sale and distribution of goods or materials for resale purposes only.

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

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

WORSHIP AREA FLOOR AREA: means the net floor area of all floors in a building used as worship area(s).

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

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

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

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

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

YARD, MINIMUM: the minimum distance of a yard required from a lot line. No part of a minimum yard for a building or structure is to be included as part of a minimum yard for another building or structure. In calculating minimum yards, the minimum horizontal distance from the respective lot lines is to be used.

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

ZONE: a designated area of land use shown on the Schedules of this By-law.
Part 4.0 - General Provisions

4.1 Accessory Apartments

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

a) The accessory apartment use is entirely within the same building as the main use on the same lot;

b) The maximum floor area used for an accessory apartment shall not exceed 40 percent of the gross floor area of the building;

c) An accessory apartment is not permitted on a lot where there is a garden suite also situated; and,

d) Notwithstanding the above, an accessory apartment is not permitted in the Environmental Protection (EP), Oak Ridges Moraine Core (ORMC), Oak Ridges Moraine Core Linkage (ORMCL), or the Oak Ridges Moraine Countryside (ORMCS) Zones.

4.2 Accessory Uses, Buildings and Structures

4.2.1 Accessory Uses

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

4.2.2 Accessory Buildings and Structures

All accessory buildings and structures are subject to the following provisions:

a) No accessory building or structure can be erected on a lot prior to the erection of the main building on the lot.

b) No accessory building or structure can be used for human habitation or as a home business, unless expressly permitted by this By-law.

c) No accessory building or structure or part thereof can be located:

i) Within an easement that is in favour of a public authority;

ii) Any closer to the front or exterior side lot line than the main building, except on any lot in a Rural (RU), Agricultural (A), Oak Ridges Moraine Core (ORMC), or Oak Ridges Moraine Countryside (ORMCS) Zone that is 0.4 hectares or greater in size;

iii) Within any sight triangle;

iv) Within the minimum front and exterior side yards; and,

v) Within 1.0 metre from the main building on the lot.

d) Accessory buildings and structures in an interior side yard must be
located no closer than 1.0 metre from the interior side lot line if the minimum yard for the main building is 1.0 metre or greater. If the minimum yard for the main building is less than 1.0 metre, the minimum setback for the accessory building or structure is the same as the minimum interior side yard for the main building.

e) Accessory buildings and structures in a rear yard must be located no closer than 0.6 metres from the rear lot line.

f) The maximum height of accessory buildings or structures in all zones except the Rural (RU), Agricultural (A), Oak Ridges Moraine Core (ORMC), or Oak Ridges Moraine Countryside (ORMCS) Zones is 4.5 metres.

g) The maximum height of accessory buildings or structures in a Rural (RU), Agricultural (A), Oak Ridges Moraine Core (ORMC), or Oak Ridges Moraine Countryside (ORMCS) Zones is 11.0 metres.

h) The maximum lot coverage of all accessory building and structures (including a detached private garage) on a lot is 10 percent. Notwithstanding the above, the total maximum gross floor area of all detached private garages on a lot shall not exceed 120 square metres.

i) No more than three detached accessory buildings or structures are permitted on a lot in any Residential Zone, unless otherwise permitted by this By-law.

j) A boathouse, dock or wharf may be located in a yard adjoining a body of water provided that the approval of any other governmental authority having jurisdiction has been obtained and provided that the boathouse, dock or wharf is located no closer than 3.0 metres to the interior or exterior side lot line and will not encroach into the area underwater that would be in front of an abutting lot when the lot lines are extended into the waterbody.

4.3 Accessory Farm Employee Accommodation

Where permitted by this By-law, accessory farm employee accommodation shall be subject to the following provisions:

a) Minimum lot area - 40 hectares.

b) Access to the accessory farm employee accommodation shall be provided by way of the same driveway and entrance-way as the dwelling unit in the main building.

c) The accessory farm employee accommodation shall be located within 100 metres of the dwelling unit in main building.
4.4 Adult Entertainment Uses
Where permitted by this By-law, adult entertainment parlours, body rub parlours, adult specialty stores or adult video stores are subject to the following provisions:

a) The minimum distance between any adult entertainment parlour or body rub parlour and:
   i) A provincial highway, major arterial, or collector road right-of-way, as identified in the Town’s Official Plan is 100 metres; and,
   ii) Any Institutional or Residential Zone boundary, a dwelling unit in any zone or a school is 200 metres.

b) The minimum distance between any adult entertainment parlour or body rub parlour and another adult entertainment parlour or body rub parlour is 500 metres.

c) Adult entertainment parlours are only permitted on an interior lot.

d) An adult entertainment parlour must be located within a free-standing, single storey building and must be the sole use on a lot.

e) A body rub parlour, adult specialty store or adult video store shall be located in a multi-occupancy building and shall occupy no more than 15 percent of the total gross floor area of the building or 150 square metres, whichever is less.

f) Accessory uses are not permitted in conjunction with any adult entertainment parlour.

g) Notwithstanding any other provision in this By-law, in no case shall an adult entertainment parlour or a body rub parlour be considered an accessory use.

h) Adult entertainment parlours are only permitted on lots that are connected to full municipal services.

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

Decks are subject to the following provisions:

a) Decks that have a floor height of 3.0 metres or less measured from established grade and the associated stairs are permitted in the interior side, exterior side and rear yard provided that the deck and stairs are:
   i) No closer than the minimum required yard for the main building from the interior and exterior side lot line;
   ii) No closer than 3.0 metres from the rear lot line.

b) Decks that have a floor height of more than 3.0 metres measured from established grade and the associated stairs are only permitted in the rear yard provided that the deck and stairs are a minimum of 1.2 metres from the interior side lot line and are no closer than 5.0 metres from the rear lot line.

c) Decks are not permitted in the front yard.

4.7 Encroachments into Required Yards (Excluding Decks)

Encroachments of the following structures or features shall be permitted in accordance with Table 4a below:

<table>
<thead>
<tr>
<th>Structure or Feature</th>
<th>Yards in which Structure or Feature is Permitted</th>
<th>Required Setback or Permitted Encroachment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Air conditioners and heat pumps</td>
<td>Interior side and rear yard</td>
<td>Must be set back a minimum of 0.3 metres from the interior and rear lot lines</td>
</tr>
<tr>
<td></td>
<td>Exterior side yard</td>
<td>Must be set back a minimum of 1.5 metres from the exterior side lot line</td>
</tr>
<tr>
<td></td>
<td>Front yard</td>
<td>Not permitted in front yard</td>
</tr>
<tr>
<td>Awnings, cornices, coves, belt courses, eaves, gutters, pilasters, sills, or</td>
<td>All yards</td>
<td>May encroach by no more than 0.6 metres into any minimum yard</td>
</tr>
<tr>
<td>weather-shielding structures</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Structure</strong> or Feature</td>
<td><strong>Yards</strong> in which <strong>Structure</strong> or Feature is Permitted</td>
<td>Required Setback or Permitted Encroachment</td>
</tr>
<tr>
<td>--------------------------</td>
<td>--------------------------------------------------------</td>
<td>-------------------------------------------</td>
</tr>
<tr>
<td>Canopies (above doorways and not supported by the ground) and porticos</td>
<td>Front, rear and exterior side yard</td>
<td>Must be set back a minimum of 1.5 metres from the front, rear and exterior side lot lines</td>
</tr>
<tr>
<td></td>
<td>Interior side yard</td>
<td>May encroach by no more than 1.2 metres into the minimum interior side yard</td>
</tr>
<tr>
<td>Bay and bow windows that are supported by the main wall or not, with a maximum width of 3.0 metres</td>
<td>Front, rear and exterior side yard</td>
<td>May encroach by no more than 1.0 metres into any minimum yard</td>
</tr>
<tr>
<td></td>
<td>Interior side yard</td>
<td>No encroachment permitted into minimum interior side yard</td>
</tr>
<tr>
<td>Chimneys and gas fireplace projections and chases with a maximum width of 1.8 metres</td>
<td>All yards</td>
<td>May encroach by no more than 0.6 metres into any minimum yard</td>
</tr>
<tr>
<td>Fire escapes</td>
<td>All yards</td>
<td>May encroach by no more than 1.5 metres into any minimum yard and must be set back a minimum of 0.6 metres from the interior side lot line</td>
</tr>
<tr>
<td>Stairs and landings that access any part of the main building (except a accessory apartment) at or above grade and which are not associated with a deck or porch</td>
<td>Rear yard</td>
<td>May encroach by no more than 1.5 metres into minimum rear yard</td>
</tr>
<tr>
<td></td>
<td>Front and exterior side yards</td>
<td>No part of the stairs or landing may be closer than 0.6 metres from the front and exterior side lot lines</td>
</tr>
<tr>
<td></td>
<td>Interior side yard</td>
<td>No encroachment permitted in to minimum interior side yard</td>
</tr>
<tr>
<td>Stairs that access the main building (except an accessory apartment) below grade</td>
<td>Rear yard</td>
<td>May encroach by no more than 1.5 metres into minimum yard</td>
</tr>
<tr>
<td></td>
<td>Front yard</td>
<td>Not permitted in front yard</td>
</tr>
<tr>
<td></td>
<td>Exterior and interior side yards</td>
<td>No encroachment permitted in to minimum exterior and interior side yards</td>
</tr>
<tr>
<td>Structure or Feature</td>
<td>Yards in which Structure or Feature is Permitted</td>
<td>Required Setback or Permitted Encroachment</td>
</tr>
<tr>
<td>----------------------------</td>
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<td>-------------------------------------------</td>
</tr>
<tr>
<td>Balconies</td>
<td>Front and exterior side yards</td>
<td>May encroach by no more than 1.5 metres into the required front and exterior side yards, and in no case shall a balcony be located closer than 1.2 metres from the exterior side lot line and the front lot line</td>
</tr>
<tr>
<td></td>
<td>Rear yard</td>
<td>May encroach by no more than 1.5 metres into the minimum rear yard</td>
</tr>
<tr>
<td></td>
<td>Interior side yard</td>
<td>No encroachment permitted in to minimum interior side yard</td>
</tr>
<tr>
<td>Porches and the stairs accessing the porch</td>
<td>Front, interior and exterior side yards</td>
<td>No part of the porch may be closer than 1.2 metres from the front lot line or exterior side lot line and no closer than the required interior side yard for the main building</td>
</tr>
<tr>
<td></td>
<td>Rear yard</td>
<td>May encroach by no more than 3.0 metres into the required rear yard</td>
</tr>
<tr>
<td>Eaves associated with a porch</td>
<td>All yards</td>
<td>May encroach an additional 0.6 metres beyond what is permitted by this section into any minimum yard</td>
</tr>
<tr>
<td>Gutters associated with a porch</td>
<td>All yards</td>
<td>No restrictions</td>
</tr>
</tbody>
</table>

4.8 Established Building Line

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

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

a) Abuts or fronts on a street or a 0.3 metre reserve abutting said street. For the purpose of this section, a street does not include an unopened road allowance; or,

b) Is being constructed pursuant to a Subdivision, Site Plan or Condominium Agreement with a public authority; or,

c) Fronts on a year round maintained street that was not established as a consequence of registering a Plan of Subdivision.

4.10 Height Exceptions

a) The height requirements of this By-law shall not apply to:

i) Place of worship belfries and spires;

ii) Clock towers and flagpoles;

iii) Communication towers and antennas;

iv) Water storage tanks;

v) Monuments;

vi) Any ornamental roof construction features including but not limited to domes, towers, cupolas, and steeples;

vii) All heating, ventilation and air conditioning equipment (hvac) that is not enclosed in a mechanical penthouse;

viii) Aggregate processing facilities;

ix) Solar panels;

x) Storage tanks and silos associated with an industrial use in an Employment Zone;

xi) Buildings and structures associated with a public or municipal works depot; and,

xii) Agricultural buildings and structures, including silos and grain elevators.

b) The following ornamental features are permitted to project a maximum of 5.0 metres above the highest point of the roof surface, regardless of the height of the building, provided they do not occupy more than 30% of the area of the roof:

i) Skylights;
ii) Vents;
iii) Chimneys; and
iv) Bulkheads.

4.11 Home Businesses

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

a) Not more than one non-resident employee, shall be engaged in the home business;

b) The use is entirely restricted to the dwelling unit and shall not be conducted in whole or in part in any accessory building or structure or private garage;

c) Notwithstanding subsection (b), an accessory building or structure may be used for the purpose of a home business if the lot is a minimum of 2.5 hectares in size and the home business does not occupy more than 50 square metres of the accessory building or structure;

d) No more than one home business shall be permitted in any dwelling unit;

e) The maximum gross floor area dedicated to the home business shall be 25 percent of the gross floor area of the dwelling unit or 50 square metres whichever is the lesser;

f) The home business use shall be clearly secondary to the main use of the dwelling unit and there is no change in the external character of the dwelling unit or lot as a private residence, with the exception a legal sign erected in accordance with The Town of East Gwillimbury Sign By-law;

g) There shall be no goods, wares or merchandise offered or exposed for sale, or sold or kept for sale on the lot;

h) There shall be no outdoor storage or outdoor display and sales area of materials, goods or vehicles in conjunction with the home business;

i) A home business shall not create noise and dust that is detectable outside of the dwelling unit, or any odorous, toxic or noxious matters or vapours;

j) Uses that shall not be permitted as a home business, include, but are not limited to, the following:

i) Adult entertainment use;
ii) Animal clinics;  
iii) Dating/escort services;  
iv) Contractors yards;  
v) Animal daycare centre;  
vi) Kennels;  
vii) Tattoo parlours;  
viii) Taxi service depot/dispatch establishments and limousine businesses;  
ix) Any use involving the storage, repair, maintenance and/or towing of motor vehicles, recreational vehicles or engines; and,  
x) Any use requiring ventilation, other than ventilation typically found in any residence.

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

a) Lot area minimum – 4 hectares.  
b) Maximum gross floor area, inclusive of outdoor exercise areas and pens – 100 square metres.  
c) Minimum setback from any lot line for all kennel related facilities – 60 metres.  
d) Minimum separation distance between kennels on separate lots – 500 metres.

4.13 Legal Non Compliance and Legal Non-Conformity  
4.13.1 Non-Complying Buildings and Structures  

a) A non-complying building or structure that does not comply with this By-law, but which was legally erected/Altered in accordance with a by-law that was in effect in accordance with Section 34 of the Planning Act R.S.O. c. P. 13 as amended at the time of construction and/or alteration may be enlarged, repaired or renovated provided that the enlargement, repair or renovation:  

i) Does not further encroach into a minimum yard;  
ii) Does not increase the amount of floor area or volume in a minimum yard;  
iii) Does not in any other way increase a situation of non-compliance; and,  
iv) Complies with all other applicable provisions of this By-law.
b) Nothing in this By-law shall apply to prevent the restoration, repair or renovation, or the replacement of any lawfully constructed building or structure existing prior to the passing of this By-law, provided that such restoration, repair or renovation, or replacement will not increase the height, size, volume or change the use of such building or structure except in conformity with this By-law.

c) Nothing in this By-law shall prevent the continuation of existing buildings or structures within the Oak Ridges Moraine provided the building or structure was legally in existence as of November 15, 2001.

d) Within the Oak Ridges Moraine, the reconstruction within the same location and dimensions of an existing building or structure that is damaged or destroyed by causes beyond the owner's control is permitted and the reconstructed building or structure shall be deemed to be an existing building or structure if there is no change in use and no intensification of the use.

4.13.2 Non-Complying Lots

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

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

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

a) If the acquisition results in a contravention of this By-law with respect to minimum lot frontage and lot area requirements, the remaining lot frontage and/or lot area shall be deemed to be legal non-complying;

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

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

a) No lands can be used and no building or structure can be used except in conformity with the provisions of this By-law unless such use legally existed before the date of passing this By-law and provided that it has continued and continues to be used for such purpose, and that such use, when established, was not contrary to any By-law in force at that time.

b) Nothing in this By-law shall prevent the continuation of existing uses within the Oak Ridges Moraine provided the use was legally in existence as of November 15, 2001.

4.14 Medical Marihuana Production Facilities

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

a) Medical marihuana production facilities are prohibited in dwelling units.

b) Medical marihuana production facilities are prohibited from locating within 70 metres, measured property line to property line, of the following uses:

   i) Community centres;
   ii) Child care centres;
   iii) Dwelling units in any zone;
   iv) Public parks and private parks; and,
   v) Public and private schools.

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

c) No store fronts or onsite retail distribution shall be permitted in conjunction with a medical marihuana production facility

d) No outdoor signage or advertising shall be permitted.

e) No part of a medical marihuana production facility including storage and accessory uses, may be located outside.
4.15 Multiple Uses and Zones on one Lot

a) Where any **building, structure or lot** is used for more than one purpose as provided by this By-law, the said **building, structure or lot** must comply with the provisions of this By-law relating to each **use**.

b) Where a **lot** is divided into more than one **zone**, each portion of the **lot** must be used for a purpose that is permitted within each applicable **zone**.

c) **Accessory buildings and structures** must be located in the same **zone** as the **main building**.

d) In no case shall the **zone** boundary function as a **lot line** for the purposes of determining required **setbacks** and **minimum yards**. Notwithstanding the above, the maximum permitted **lot coverage** shall apply only to the portion of the **lot** that is within each respective **zone**, as required.

4.16 Number of Dwelling Units on a Lot

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

4.17 Oak Ridges Moraine Provisions

4.17.1 General

a) The policies of this Section apply to lands within the **Oak Ridges Moraine** as shown on Schedule “A” to this By-law.

b) New **rapid infiltration basins** and new **rapid infiltration columns** are prohibited on lands within the **Oak Ridges Moraine**, as shown on Schedule ____ to this By-law.

c) The construction or expansion of **partial services** is prohibited within the **Oak Ridges Moraine**.

4.17.2 Areas of High Aquifer Vulnerability

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

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

b) **Waste** disposal sites and facilities, organic soil conditioning sites, and snow storage and disposal facilities;

c) Underground or above-ground **bulk storage tanks** that are not equipped with a secondary containment device; and,

d) Any other contaminant listed in Schedule 3 (Severely Toxic Contaminants) to Regulation 347 as amended from time to time.
4.17.3 Landform Conservation Areas

Notwithstanding any other provision of this By-law, except for existing uses, buildings and structures as defined in Part 3.0 and the provisions of Section 4.17.1 of this By-law, development or site alteration on Category 1 and 2 lands as indicated on Schedule ___ shall also be subject to the following provisions. Buildings or structures that are greater than 500 square metres may only be permitted in accordance with the Oak Ridges Moraine Conservation Plan.

(Category 1)

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

a) The net developable area of the site that is disturbed shall not exceed 25 percent of the total site area; and

b) The net developable area of the site that has impervious surfaces shall not exceed 15 percent of the total site area.

(Category 2)

Within a Landform Conservation Area (Category 2) as indicated on Schedule ___ attached hereto and forming part of this By-law:

a) The net developable area of the site that is disturbed shall not exceed 50 percent of the total site area; and

b) The net developable area of the site that has impervious surfaces shall not exceed 20 percent of the total site area.

4.18 Outdoor Display and Sales Areas

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

a) The outdoor display and sales area must be set back a minimum of 12 metres from a Residential Zone boundary.

b) The outdoor display and sales area must be located outside of any required parking spaces, loading spaces, sight triangles and required planting strips.

c) Notwithstanding subsection (b), if the outdoor sales and display area is temporary, it may occupy up to 10 percent of the parking spaces required by this By-law for the uses that exist on the same lot.

d) For the purposes of this Section, temporary shall mean a period of time not to exceed 90 days in a calendar year.
4.19 Outdoor Commercial Patios

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

a) The outdoor patio must be set back a minimum of 12 metres from a Residential Zone boundary.

b) The outdoor patio must be located outside of any required parking spaces, loading spaces and required planting strips.

c) The patio must be located outside of any required sight triangle.

d) No patio shall provide for more than 50 percent of the restaurant seating permitted under the Liquor License Act within which the outdoor commercial patio is associated.

4.20 Outdoor Storage

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

a) Outdoor storage is only permitted on a lot if there is also a building or structure on the same lot that has a minimum lot coverage of 15%.

b) Outdoor storage is only permitted in a rear or interior side yard and must not be located any closer than 20 metres to any lot line abutting a street.

c) Outdoor storage shall be screened by opaque fencing or masonry wall with a minimum height of 1.8 metres or a berm with a minimum height of 3.0 metres.

d) No materials (other than machinery and equipment) in an outside storage area shall exceed 6.0 metres in height.

e) Outdoor storage is not permitted within any yard abutting a Residential Zone boundary.

4.21 Outdoor Storage Use

All of the provisions in Section 4.20 with the exception of (a) apply to an outdoor storage use.

4.22 Outdoor Swimming Pools and Hot Tubs

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

a) Outdoor swimming pools and hot tubs are permitted in the interior side, rear and exterior side yards, provided they are set back a minimum of 1.5 metres from the interior side and rear lot lines and 1.5 metres from the minimum required exterior side yard for the...
main building, with the setback measured from the water’s edge of the swimming pool or hot tub.

b) The maximum height of a swimming pool or hot tub is 1.5 metres above grade.

c) Swimming pool pumps, filters and heaters, are permitted in the interior side, rear and exterior side yards, provided they are setback a minimum of 0.6 metres from the interior side and rear lot lines and 1.5 metres from the minimum required exterior side yard for the main building.

4.23 Planting Strips

a) A minimum 3.0 metre wide planting strip abutting the full length of a lot line is required on a lot in any Mixed Use, Institutional, Commercial or Employment Zone that abuts an interior side or rear lot line of a lot in any Residential Zone.

b) Where there is a wall or fence having a height of 1.5 metres or more along an interior side or rear lot line, the width of the planting strip established in sub-section (a) can be reduced to 1.5 metres in width.

c) A minimum 3.0 metre wide planting strip abutting the full length of the lot line is required along the front and exterior side lot lines in any Employment Zone.

d) Planting strips required by this section of the By-law can be counted as part of any landscaped open space requirement of this By-law.

4.24 Rooftop Mechanical Equipment and Mechanical Penthouses

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

a) Mechanical equipment or a mechanical penthouse, including any appurtenances thereto, shall not exceed 5.0 metres in height;

b) Rooftop mechanical equipment, including any appurtenances thereto, that exceeds 2.0 metres in height shall be fully enclosed within a mechanical penthouse; and,

c) Rooftop mechanical equipment shall be set back a minimum of 5.0 metres from all edges of a roof if it is not fully enclosed within a mechanical penthouse or screened by an architectural feature.

4.25 Special Setbacks

4.25.1 Railway Right of Way Setback

Notwithstanding any other provision in this By-law, all buildings and structures containing a dwelling unit, a place of worship, a child care centre and/or a private or public school must be located no closer than 30 metres from a railway right-of-way.
4.25.2 Provincial Highway Setback

Notwithstanding any other provision of this By-law, all buildings and structures must be located no closer than 14 metres from a Provincial highway right-of-way.

4.26 Temporary Uses
4.26.1 Construction Uses

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

a) Such uses are permitted only for so long as they are necessary for work in progress that has neither been finished nor discontinued for a period of 60 days;

b) A valid building permit or site alteration permit for the construction remains in place, if such a permit was required; and,

c) Uses incidental to construction may be undertaken on the lot prior to the erection of the main building provided it is used for no purpose other than storage.

4.26.2 Model Homes

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

a) The model home is built within a lot defined by the draft approved plan of subdivision or condominium or approved site plan;

b) Not more than the lesser of 5 dwellings or 10 percent of the total number of residential units contained in the approved draft plan or site plan are constructed as model homes;

c) The model home complies with all other requirements of this By-law for the applicable type of dwelling unit; and,

d) The buildings are used for the purpose of model homes only and must not be occupied prior to the date of registration of the subdivision, condominium, site plan, or similar development agreement.
4.26.3 Temporary Sales Offices

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

a) The temporary sales office is not permitted until an applicable plan of subdivision or condominium has received draft plan approval or the Site Plan has received Town approval or the property is in a Zone that permits the proposed development.

b) Any temporary sales office is removed within 60 days after completion of the last unit or dwelling unit as the case may be.

c) The temporary sales office must comply with the minimum yards for the applicable zone.

4.26.4 Garden Suites

Where permitted by this By-law, the following provisions shall apply to garden suites:

a) The maximum height is 4.6 metres and one storey.

b) The garden suite shall be located no closer to the front lot line than the main dwelling unit.

c) The garden suite shall be located no closer than 2.5 metres from the rear lot line and be set back no closer to the interior side and exterior side lot lines than what is required for the main building on the lot.

d) The garden suite shall be set back a minimum of 1.2 metres from any other building on the lot.

e) The garden suite shall be accessed by the same driveway that accesses the main building on the lot.

f) The maximum floor area of a garden suite shall not exceed 65 percent of the gross floor area of the main building on the lot.

g) On lots not serviced by municipal water and sewage systems, a garden suite may only be permitted on lots with a minimum lot size of 0.8 hectares.

4.27 Through Lots

On any through lot, the front yard requirements of this By-law shall apply on each street in accordance with the provisions of the zone in which such lot is located.
4.28 Uses Permitted in any Zone
4.28.1 Public Uses and Infrastructure

a) Public uses and infrastructure are permitted in all Zones, with the exception of the Oak Ridges Moraine Zones.

b) Where a public use is permitted, the following provisions apply:
   i) Such public use must comply with all applicable zone standards, and parking and loading requirements of the zone in which it is located.
   ii) No outdoor storage or outdoor storage use is permitted unless specifically permitted in the zone in which the public use is located.
   iii) Any accessory use to a public use must be clearly incidental and accessory to the main use.

c) All new transportation, infrastructure and utility uses listed below, and all upgrading or extension of existing transportation, infrastructure and utilities uses, including the opening of a road within an unopened road allowance, may be permitted to cross lands within the Oak Ridges Moraine Core (ORMC) and Oak Ridges Moraine Core Linkage (ORMCL) zones as shown on Schedule “A” to this By-law, provided such use is in accordance with the policies in the Oak Ridges Moraine Conservation Plan:
   i) Public highways;
   ii) Transit lines, railways and related facilities;
   iii) Gas and oil pipelines;
   iv) Sewage and water service systems and lines and stormwater management facilities;
   v) Power transmission lines;
   vi) Telecommunication lines and facilities, including broadcasting towers;
   vii) Bridges, interchanges, stations, and other structures, above and below ground, that are required for the construction, operation or use of the facilities listed in clauses i) to vi) above; and
   viii) Rights of way required for the facilities listed in clauses i) to vii) above.
4.28.2 Other Uses

Other uses permitted in any zone are listed below:

a) Public parks;

b) Community gardens;

c) Emergency services, such as police and fire stations and ambulance dispatch;

d) Municipal parking areas and parking garages;

e) Public transit stations; and

f) Temporary farmers markets.

4.29 Uses Prohibited in any Zone

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

a) The use of any tent, trailer or motor vehicle for human habitation, except where such tent, trailer or motor vehicle is located in a campground, a trailer park or in a mobile home park, that is expressly permitted by this By-law;

b) The use of any accessory building or structure for human habitation or for gain or profit, unless such uses are specifically permitted by this By-law;

c) The use of a truck, bus, coach body or rail car for human habitation or for storage purposes;

d) The storage of disused rail cars, streetcars, buses, truck bodies or trailers without wheels;

e) The parking or storage of trailers or commercial motor vehicles on a vacant lot;

f) The storage or use of shipping containers on a lot unless outdoor storage is specifically permitted on the lot by this By-law;

g) The parking or storage of trailers or commercial motor vehicles on a lot for the purposes of advertising;

h) The outdoor storage of partially dismantled motor vehicles or trailers or motor vehicle or trailer parts unless otherwise specifically permitted by this By-law; and

i) The manufacturing, refining, rendering or distillation of acid, ammonia, ammunition, chlorine, coal, creosote, explosives, fireworks, glue, petroleum or tar.
4.30 Waste Storage Areas

a) All waste generated by the occupants of 6 or more dwelling units on a lot or from any commercial, industrial or institutional use must be stored inside a building or structure on the same lot or deposited in purpose built non-metal receptacle(s) that are designed for that purpose and which can only be moved by a motor vehicle or machine provided the waste storage building or structure or purpose built non-metal receptacle:

i) Is located within the interior side or rear yard;

ii) Is located no closer to any lot line than required for an accessory building or structure by this By-law;

iii) Does not occupy any required parking spaces, loading spaces and the access to these parking and loading spaces; and,

iv) Is located outside of any required planting strip.

b) Where a waste storage building or structure is provided in accordance with sub-section (a) above, the building or structure must be surrounded on all sides by masonry, concrete, or wooden walls in order to provide screening. This provision does not apply to a purpose built non-metal receptacle.

c) Notwithstanding subsections (a) and (b) above, the temporary storage of waste in any type of container or receptacle is permitted anywhere on a lot if construction, demolition, or site alteration works are occurring on the same lot, and only as long as these activities are occurring.

4.31 Wellhead Protection Areas

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

a) Agricultural outdoor confinement or farm animal yards where the number of confined animals would generate more than 300 nutrient units/hectare/year

b) Agricultural Storage Buildings used for agricultural source material (ASM) which includes, but is not necessarily restricted to the following materials:

i) Animal manure including bedding materials

ii) Milk house wash water

iii) Mushroom compost

iv) Regulated compost
4.31.1 General Provisions

a) The following provisions apply to all lands shown as Significant Threat Areas 1, 2, 3 and 4 on Schedule ___ to this By-law.

i) Where this is a conflict between this By-law, the Official Plan or the South Georgian Bay Lake Simcoe Source Protection Plans, the more restrictive provisions shall prevail.

ii) Where a use is prohibited in STA-1, STA-2, STA-3 and STA-4 and the use exists and was legally established prior to the effective date of this By-law, the use shall continue to be permitted in accordance with the use provisions of the underlying Zone, but no expansion of any building or structure for a use listed in Section ___ of this By-law shall be permitted.

4.31.2 Source Water Protection Significant Threat Area 4 (STA-4)

a) Notwithstanding any other provisions of this By-law to the contrary, the following uses are prohibited within Significant Threat Area 4 (STA-4) as shown on Schedule ___ of this By-law:

i) Establishments or facilities for the handling, storage, processing and manufacturing of dense non-aqueous phase liquids (DNAPLs) including, but not necessarily restricted to the following:
   1. Dry Cleaning and Laundry Plants which utilize DNAPLs in the cleaning process;
   2. Automotive Sales and Service Establishments which use degreasers, paints, enamels, cleaners and adhesives that contain DNAPLs;
   3. Printing, Publishing and Allied Industrial Establishments which use DNAPLs as part of the printing process;
   4. Establishments selling paints, enamels, furniture strippers, paint thinners, lacquers which contain DNAPLs;
   5. Establishments which store, use or sell cleaning supplies and glass cleaners which contain DNAPLs;
   6. Manufacturing Industrial Establishments that utilize DNAPLs as part of the manufacturing and or processing.
4.31.3 Source Water Protection Significant Threat Area 3 (STA-3)

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

i) All of the prohibited uses in **Significant Threat Area 4**,  

ii) **Waste** Storage Sites & Facilities for the Landfilling of Municipal **Waste** and/or Solid Non-hazardous Industrial or Commercial **Waste**, and  

iii) **Waste** Disposal Sites where Liquid Industrial **Waste** is injected into a Well.

4.31.4 Source Water Protection Significant Threat Area 2 (STA-2)

a) Notwithstanding any other provisions of this By-law to the contrary, the following uses are prohibited within **Significant Threat Area 2 (STA-2)** as shown on Schedule __ of this By-law:

i) All of the prohibited uses in **Significant Threat Areas 3 and 4**,  

ii) **Waste** Water Treatment Plant & Disposal Facilities (includes lagoons, communal/municipal sewage treatment facilities, large sewage vaults at sewage pumping stations) but exclude facilities regulated under the Nutrient Management Act,  

iii) **Waste** Storage and Disposal Sites & Facilities for hazardous liquid industrial **waste** at landfills and transfer stations,  

iv) **Waste** Storage and Disposal Sites and Facilities for **wastes** described in the clauses for p, q, r, s, t and u of the definition of **hazardous waste** (O.Reg 347) at landfills and transfer stations as outlined in the Assessment Reports,  

v) **Waste** Storage and Disposal Sites for **PCB Waste**,  

vi) **Waste** Storage, Treatment and Disposal Sites & Facilities for Tailings from Mines,  

vii) Petroleum Refining **Waste** Sites and Facilities for Landfarming,  

viii) **Hazardous Waste** Storage, Treatment and Disposal Sites and Facilities.  

ix) Road Salt Storage Facilities where the quantity is more than 5,000 tonnes,  

x) Snow Storage Facilities and Disposal Sites (includes parking **lots**): at or above grade where the storage area is more than 1 hectare in area, except in emergency scenarios or below grade where the storage area is more than 0.01 hectares in area.
xi) Non-residential, Industrial, Commercial, Institutional, Agricultural and Multi-residential Liquid Fuel and Fuel Oil Storage Facilities where the fuel is stored partially or below grade where the fuel quantity is more than 250 Litres or 2,500 Litres above grade which includes, but is not necessarily restricted to the following establishments:

1. Permanent or mobile fuel or gasoline retail outlets
2. Gasoline stations
3. Bulk plants
4. Marinas
5. Private fuel outlets
6. Farms

b) Establishments or Facilities for the handling, storage and processing of Organic Solvents which includes, but not necessarily restricted to the following:

i) Automotive sales and service establishments which use degreasers, paints, enamels, cleaners and adhesives containing organic solvents

ii) Establishments which store, use or sell cleaning supplies and glass cleaners which contain organic solvents

c) In addition to the uses listed above in Section 4.33.4(a) the following uses are prohibited:

i) Agricultural Storage Buildings used for agricultural source material (ASM) which includes, but is not necessarily restricted to the following materials:

1. Animal manure including bedding materials
2. Milk house wash water
3. Mushroom compost
4. Regulated compost
5. Animal yard run-off and manure

ii) Commercial Fertilizer Storage Facilities for retail sale or storage where the total mass in any form (liquid or solid) is more than 2,500 kg

iii) Residential dwelling units where fuel oil storage of more than 250 L of fuel oil is located partially or below grade

iv) Agricultural uses which include livestock grazing and pasturing that generates nutrient units at an annual rate that is greater than 0.5 nutrient units/acre
v) Storage Facilities which contain pesticides for retail sale or storage in relation to its use in extermination where the total mass in any form (liquid, solid or gas) is more than 250 kg, and

vi) Establishments where pesticides are manufactured, processed or wholesaled for retail and extermination where the total mass is more than 2,500 kg.

4.31.5 Source Water Protection Significant Threat Area 1 (STA-1)

a) Notwithstanding any other provisions of this By-law to the contrary, the following uses are prohibited within Significant Threat Area 1 (STA-1) as shown on Schedule ___ of this By-law:

i) All of the activities prohibited in Significant Threat Areas 4, 3 and 2, and

ii) Agricultural Storage **Buildings** used for agricultural source material (ASM) which includes, but is not necessarily restricted to the following materials:

   1. Animal manure including bedding materials
   2. Milk house wash water
   3. Mushroom compost
   4. Regulated compost
   5. Animal *yard* run-off and manure

iii) Storage Facilities which contain pesticides for retail sale or storage in relation to its use in extermination where the total mass in any form (liquid, solid or gas) is more than 250 kg,

iv) Establishments where pesticides are manufactured, processed or wholesaled for retail and extermination where the total mass is more than 2,500 kg,

v) Commercial Fertilizer Storage Facilities for retail sale or storage where the total mass in any form (liquid or solid) is more than 2,500 kg,

vi) Agricultural outdoor confinement or farm-animal *yards* where the number of confined animals would generate more than 300 nutrient units/hectare/year, and

Part 5.0 Parking And Loading Standards

5.1 Applicability of this Section

a) The parking and loading space requirements of this part of the By-law do not apply to any use in existence at the date of passing of this By-law so long as the floor area, that existed on that date, is not increased.

b) Additional parking and loading spaces shall be provided in accordance with the provisions of this By-law for all uses and all net floor area on a lot in the following circumstances:
   i) Where a new building is erected or additional net floor area is added to a legal or legal non-conforming building existing on the effective date of this By-law; and/or,
   ii) Where a change in use occurs that has the effect of requiring the additional spaces identified in subsection (b) above.

5.2 General Parking Provisions

5.2.1 Restriction on Use of Land and Buildings

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

5.2.2 Calculation of Parking Requirements

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

5.2.3 More than One Use on a Lot

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

5.2.4 Exclusive Use of a Parking Space

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

a) All parking spaces and parking areas and all driveways to any parking area in any Zone must be surface treated with asphalt, concrete, concrete pavers, interlocking brick or similar hardscaped material and/or similar materials that provide stability and prevent erosion, usable in all seasons, and allow infiltration of surface water.

b) Notwithstanding the above, the surface treatment of parking spaces, parking areas and driveways in the Rural (RU), Agricultural (A), Oak Ridges Moraine Core (ORMC), or Oak Ridges Moraine Countryside (ORMCS) Zones, may be loose sand and/or gravel.

5.2.6 Size of Parking Spaces

a) Where parking spaces are provided in a parking area, private garage or in a parking garage, each parking space must have an unobstructed width of not less than 2.7 metres and an unobstructed length of not less than 5.8 metres, except for accessible parking spaces as prescribed in Section 5.12 of this By-law.

b) Notwithstanding the above, parking areas, private garages and parking garages that existed on the effective date of this By-law are exempt from the parking space minimum size requirements set out in sub-section (a).

c) Where parking spaces are angled, each parking space must have an unobstructed width of not less than 2.7 metres and an unobstructed length of not less than 6.0 metres.

d) Within a private garage, stair encroachments into the parking spaces required in subsection (a) are permitted provided that the size of each parking space is no less than 5.5 metres in length and 2.6 metres in width.

5.2.8 Parking Area Setback from Buildings

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

5.2.9 Width of Parking Aisles

a) The minimum width of a parking aisle within a parking area or parking garage shall be 6.0 metres, except for one-way aisles that have parking spaces on one side, where the minimum aisle width is 3.5 metres.

b) Notwithstanding the above, parking areas and parking garages that legally existed on the effective date of this By-law are exempt from the minimum aisle width requirements set out in sub-section (a).
5.2.10 Width of Access Ramps and Driveways to a Parking Area or Parking Garage

a) **Access ramps** and **driveways** accessing a **parking area** or **parking garage** must be a minimum of 3.8 metres in width for one-way traffic and a minimum of 6.5 metres in width for two-way traffic.

b) Notwithstanding the above, a two-way **driveway** may be reduced to 4.0 metres in width when accessing a **parking area** or **parking garage** with 10 **parking spaces** or less.

5.3 Permitted Locations for Required Parking Spaces

a) All **parking spaces** required by this By-law must be located on the same **lot** as the **use** that requires the parking.

b) **Parking spaces** must not extend into any part of a **lot** that is required to be used for **planting strips** as specified by this By-law.

5.4 Parking in Residential Zones

a) The parking of **motor vehicles** associated with a residential **use** in a **Residential Zone** is only permitted:
   i) In a **parking garage**;
   ii) In a **parking area**;
   iii) In a **private garage**;
   iv) In a **carport**;
   v) On a **driveway**.

b) Where a **private garage** is detached from the **main building** and is accessed by a **driveway** crossing the **front lot line**, the **driveway** must be located no closer to the **interior side lot line** than the minimum **setback** required for **accessory buildings or structures** from the **interior side lot line**.

c) Where a **private garage** is detached from the **main building** and is accessed by a **driveway** crossing the **exterior side lot line**, the **driveway** must be located no closer to the **rear lot line** than the minimum **setback** required for **accessory buildings or structures** from the **rear lot line**.

d) Notwithstanding subsections (b) and (c) above, the **setback** for the **driveway** may be less to match the **setback** of a **private garage** that existed on the effective date of this By-law.
e) The maximum width of a driveway leading to an attached private garage or carport and the maximum width of an attached private garage or carport that faces the front or exterior side lot line is:
   i) No more than 55% of the width of a lot with a lot frontage of 12.0 metres or less;
   ii) No more than 6.5 metres wide on a lot that has a lot frontage of greater than 12.0 metres; or,
   iii) No more than 9.0 metres wide for a lot having a lot frontage equal to or greater than 18.0 metres.

f) The width of the private garage specified in subsection (e) above is the shortest distance between the interior wall(s). In the case of a carport, the width is measured from the wall of the main building to the outside of the post supporting the roof of the carport.

g) Notwithstanding the above, the width of a driveway can be 0.5 metres wider than the attached private garage, regardless of the width of the attached private garage.

h) Notwithstanding the above, driveways, attached private garages and carports that legally existed on the effective date of this By-law are exempt from the requirements set out in sub-section e).

5.5 Parking Garages

a) Parking garages must comply with the provisions for the main building in accordance with this By-law.

b) Notwithstanding the above, the portion of a parking garage that is entirely below established grade are permitted to extend to within 1.0 metre of any lot line. This exemption also applies to external ventilation shafts, stairwells, landings, and other similar facilities.

5.6 Landscaping in Parking Areas

a) Parking areas that have 20 parking spaces or more must contain a minimum of five percent of their area as landscaping area. Landscaping areas must be calculated on the basis of the net parking facilities, which includes parking stalls, access drives, aisles, and walkways, but does not include required landscaping adjacent to streets.

i) Notwithstanding subsection (a) above, parking areas that existed on the effective date of this By-law are exempt from the minimum landscaping area requirements set out in subsection (a).
5.7 Parking of Commercial Motor Vehicles in Residential Zones
The following provisions apply to the parking of commercial motor vehicles in Residential Zones:

a) The commercial motor vehicle must be parked in a private garage or on a driveway.

b) Commercial motor vehicles are not permitted on any lot unless a main building has been constructed on that same lot.

c) The commercial motor vehicle must be no more than 6 metres in length (exclusive of hitch/tongue).

d) The commercial motor vehicle must be no more than 2.4 metres in height, measured from the ground to the highest point of the vehicle.

e) The commercial motor vehicle must not be used for human habitation purposes while parked on the lot.

5.8 Parking of Recreational Vehicles and Boats
The following provisions apply to the outdoor parking or storage of any recreational vehicle or boat in a Residential Zone:

a) The recreational vehicle or boat must not be used for human habitation purposes while parked on the lot.

b) Only one recreational vehicle and only one boat are permitted on a lot.

c) The recreational vehicle or boat must be parked in the interior side or rear yards only, and/or on a driveway extending from a private garage or carport attached to the dwelling to the street.

d) Only one driveway on a lot can be used for the parking of recreational vehicles and boats.

e) A recreational vehicle or boat must not occupy required parking spaces.

f) A recreational vehicle or boat, if located on the driveway, must be located no closer than 0.5 metres from the lot line.
5.9 Residential Parking Requirements

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

**Table 5A - Residential Parking Requirements**

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

Special Provisions:

(1) The required parking space can be a tandem parking space.

(2) A minimum of 50% of the minimum required parking spaces for the apartment dwellings shall be provided within a parking garage, if the dwelling units are located within 500 metres of the East Gwillimbury GO station.
5.10 Non-Residential Parking Requirements

5.10.1 Minimum Number of Parking Spaces Required

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

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

<table>
<thead>
<tr>
<th>Use</th>
<th>Minimum Parking Space Requirement (net floor area unless otherwise noted)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adult entertainment use</td>
<td>1/20 m²</td>
</tr>
<tr>
<td>Agricultural use</td>
<td>No requirement</td>
</tr>
<tr>
<td>Animal clinic</td>
<td>1/20 m²</td>
</tr>
<tr>
<td>Art gallery</td>
<td>1/20 m²</td>
</tr>
<tr>
<td>Asphalt plant</td>
<td>1/30 m² for office component</td>
</tr>
<tr>
<td>Banquet hall</td>
<td>1/20 m²</td>
</tr>
<tr>
<td>Business office</td>
<td>1/30 m² in first storey and 1/60 m² in any storey above the first storey</td>
</tr>
<tr>
<td>Business office, major</td>
<td></td>
</tr>
<tr>
<td>Cemetery</td>
<td>No requirement</td>
</tr>
<tr>
<td>Concrete batching plant</td>
<td>1/30 m² for office component</td>
</tr>
<tr>
<td>Commercial fitness centre</td>
<td>1/20 m²</td>
</tr>
<tr>
<td>Commercial school</td>
<td>1/30 m²</td>
</tr>
<tr>
<td>Community centre</td>
<td>1 per 4 persons of permitted Fire Code capacity</td>
</tr>
<tr>
<td>Child care centre</td>
<td>1.5 per classroom plus 1/30 m²</td>
</tr>
<tr>
<td>Equipment rental establishment</td>
<td>1/30 m² for office and retail components</td>
</tr>
<tr>
<td>Farm implement sales and supply establishment</td>
<td>1/30 m² for office and retail components</td>
</tr>
<tr>
<td>Financial institution</td>
<td>1/23 m² or 1/30 m² if the financial institution also has a drive through component</td>
</tr>
<tr>
<td>Funeral home</td>
<td>Minimum 10 plus 1/13 m²</td>
</tr>
<tr>
<td>Garden centre</td>
<td>1/30 m²</td>
</tr>
<tr>
<td>Golf course</td>
<td>4 per hole plus 1/100 m² of net floor area of clubhouse</td>
</tr>
<tr>
<td>Golf course, miniature</td>
<td>1.5 per tee</td>
</tr>
<tr>
<td>Hospital</td>
<td>2.2 per bed</td>
</tr>
<tr>
<td>Hotel / Motel</td>
<td>1.3 per lodging room</td>
</tr>
<tr>
<td>Industrial use in a building with 2 or more industrial uses</td>
<td>1/50 m²</td>
</tr>
<tr>
<td>Industrial uses in a single-use building</td>
<td>1/100 m² for the first 10,000 m² of floor area and</td>
</tr>
<tr>
<td>Use</td>
<td>Minimum Parking Space Requirement (net floor area unless otherwise noted)</td>
</tr>
<tr>
<td>------------------------------</td>
<td>-------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td></td>
<td>1/200 m² for any floor area after the first 10,000 m²</td>
</tr>
<tr>
<td></td>
<td>1/30 m² for office component</td>
</tr>
<tr>
<td></td>
<td>1/30 m² for office component</td>
</tr>
<tr>
<td></td>
<td>1/18.6 m² of total retail <strong>floor area</strong> and 1/boat slip</td>
</tr>
<tr>
<td><strong>Medical marihuana production facility</strong></td>
<td>1/28 m² of <strong>gross floor area</strong> (for the first 2,800 m²) and 1/93 m² of <strong>gross floor area</strong> (in excess of the first 2,800 m²)</td>
</tr>
<tr>
<td><strong>Medical office</strong></td>
<td>1/20 m²</td>
</tr>
<tr>
<td><strong>Mineral aggregate operation</strong></td>
<td>No requirement</td>
</tr>
<tr>
<td><strong>Motor vehicle body shop</strong></td>
<td>1/20 m² for office and <strong>retail</strong> components</td>
</tr>
<tr>
<td><strong>Motor vehicle gas bar</strong></td>
<td>1/30 m²</td>
</tr>
<tr>
<td><strong>Motor vehicle repair garage</strong></td>
<td>1/30 m²</td>
</tr>
<tr>
<td><strong>Motor vehicle sales / rental establishment</strong></td>
<td>1/30 m²</td>
</tr>
<tr>
<td><strong>Motor vehicle washing establishment</strong></td>
<td>1/30 m²</td>
</tr>
<tr>
<td><strong>Outdoor display and sales area</strong></td>
<td>No requirement</td>
</tr>
<tr>
<td><strong>Outdoor storage</strong></td>
<td>1/30 m² for office component</td>
</tr>
<tr>
<td><strong>Place of amusement</strong></td>
<td>1/20 m²</td>
</tr>
</tbody>
</table>
| **Place of worship** | Must be the greater of:  
  (i) 1 per 4 persons of the **worship area capacity**; or  
  (ii) 1 per 9 square metres of the **net floor area** of the **worship area**(s) and any **accessory use** areas, excluding any residential uses.  
  The number of **parking spaces** required for all other **uses** in association with a **place of worship** shall also be provided in accordance with Table 5B. |
| **Portable asphalt plant** | No requirement                                                                                                                                         |
| **Portable concrete plant** | No requirement                                                                                                                                         |
| **Private club** | 1 per 4 persons permitted Fire Code capacity unless otherwise noted                                                                                       |
| **Repair or service shop** | 1/20 m² for the **first storey** and 1/40m² in any **storey** above the **first storey** unless otherwise noted                                                                              |
| **Restaurant** | 1/15 m²                                                                                                          |
Use | Minimum Parking Space Requirement (net floor area unless otherwise noted)
---|---
Restaurant with drive-through service facility | 1/20 m²
Retail store or accessory retail | 1/20 m² in first storey and 1/40m² in any storey above the first storey unless otherwise noted
Salvage yard | 1/30 m² for office component
Post-secondary school | 1/20 m²
School, private School, public | 1.5 per classroom for elementary schools 5.0 per classroom for secondary schools
Self-service storage building | 1/5 m² for office component
Service commercial use | 1/20 m² unless otherwise described
Shopping centre | 1/20 m² to a maximum of 20%
Theatre | 1/20 m²
Trade and convention centre | 1/20 m²
Transport terminal | 1/30 m² for office component
Warehouse | 1/185 m² plus the requirement for office and retail components
Other uses not listed above | 1/30m²
Any place of assembly not listed above | 1 space per permitted Fire Code Capacity

5.11 Shared Parking

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

b) Notwithstanding the minimum parking space requirements set out in Tables 5A and 5B, the number of parking spaces required for non-residential uses within 500 metres of the East Gwillimbury GO Station may be reduced by 25% of what is required.

5.12 Accessible Parking Space Requirements

a) Of the parking spaces required for apartment buildings in Table 5A and for all non-residential uses in Table 5B, a certain number of those required spaces must be dedicated and used as Type A and Type B accessible parking spaces in accordance with Table 5C. In cases where this By-law establishes a parking requirement that is greater or lesser than what is required in Tables 5A or 5B, the amended parking requirement is to be used instead. Where the application of this
requirement results in a numeric fraction, a fraction of less than 0.5 must be rounded down to the nearest whole number. Fractions equal to or greater than 0.5, are to be rounded up to the nearest whole number.

b) Type A parking spaces accommodate people who use vans with a mechanical lift on the side, which is used to get in and out of the vehicles. These parking spaces (Type A) must be provided in accordance with Table 5C.

c) The minimum width of a Type A accessible parking space must be 3.4 metres wide, and must be provided adjacent to an access aisle that is 2.0 metres wide.

d) Type B parking spaces to accommodate people who transfer in and out of their vehicles manually. These parking spaces (Type B) must be provided in accordance with Table 5C.

e) The minimum width of a Type B accessible parking space must be 2.4 metres wide, and must be provided adjacent to an access aisle that is 2.0 metres wide.

### TABLE 5C - Accessible Parking Space Requirements

<table>
<thead>
<tr>
<th>Number of Parking Spares Required by Tables 5A and 5B</th>
<th>Type A Accessible Parking Space Requirement</th>
<th>Type B Accessible Parking Space Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-25</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>26-50</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>51-75</td>
<td>1</td>
<td>2*</td>
</tr>
<tr>
<td>76-100</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>101-133</td>
<td>2</td>
<td>3*</td>
</tr>
<tr>
<td>134-166</td>
<td>3</td>
<td>3</td>
</tr>
<tr>
<td>167-250</td>
<td>3</td>
<td>4*</td>
</tr>
<tr>
<td>251-300</td>
<td>4</td>
<td>4</td>
</tr>
<tr>
<td>301-350</td>
<td>4</td>
<td>5*</td>
</tr>
<tr>
<td>351-400</td>
<td>5</td>
<td>5</td>
</tr>
<tr>
<td>401-450</td>
<td>5</td>
<td>6*</td>
</tr>
<tr>
<td>451-500</td>
<td>6</td>
<td>6</td>
</tr>
<tr>
<td>501-550</td>
<td>6</td>
<td>7*</td>
</tr>
<tr>
<td>601-650</td>
<td>7</td>
<td>7</td>
</tr>
<tr>
<td>651-700</td>
<td>7</td>
<td>8*</td>
</tr>
<tr>
<td>701-750</td>
<td>8</td>
<td>8</td>
</tr>
<tr>
<td>751-800</td>
<td>8</td>
<td>9*</td>
</tr>
<tr>
<td>801-850</td>
<td>9</td>
<td>9</td>
</tr>
</tbody>
</table>
TABLE 5C - Accessible Parking Space Requirements

<table>
<thead>
<tr>
<th>Number of Parking Spaces Required by Tables 5A and 5B</th>
<th>Type A Accessible Parking Space Requirement</th>
<th>Type B Accessible Parking Space Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>851-900</td>
<td>9</td>
<td>10*</td>
</tr>
<tr>
<td>901-950</td>
<td>10</td>
<td>10</td>
</tr>
<tr>
<td>950-1000</td>
<td>10</td>
<td>11*</td>
</tr>
<tr>
<td>1001 and over</td>
<td>11</td>
<td>11</td>
</tr>
<tr>
<td>11 + 1% of the total number of spaces (rounded up to the next whole number), divided equally between Types A and B. If an odd number of spaces is required, the extra space may be Type B.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*Where an uneven number of total accessible parking spaces are required, the extra Type B space may be changed to a Type A space.

5.13 Loading Spaces

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

a) The minimum dimensions of a loading space must be 3.5 metres in width and 12.0 metres in length, with a minimum vertical clearance of 4.2 metres.

b) A loading space must abut the building for which the loading space is provided.

c) A loading space must be set back 7.5 metres from any Residential Zone boundary, except if it is located entirely within a structure. This subsection does not apply to a loading space located in a Residential Zone.

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

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

5.14 Bicycle Parking Requirements

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

**Table 5D – Bicycle Parking Requirements**

<table>
<thead>
<tr>
<th>Use</th>
<th>Required Parking Standards (per net floor area)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail, service commercial, institutional</td>
<td>The greater of 2.5 spaces or 3.0 spaces/1000 m²</td>
</tr>
<tr>
<td>Elementary and secondary school</td>
<td>1 /10 students of design capacity &amp; 1 space/35 employees</td>
</tr>
<tr>
<td>Multi-unit residential <strong>buildings</strong> with more than 6 <strong>dwelling units</strong></td>
<td>1 space per 3 <strong>dwelling units</strong> or 2 spaces for the first 6 units plus 2 spaces for each additional 6 units or fraction thereof</td>
</tr>
<tr>
<td>Post-secondary school</td>
<td>1 /20 students of design capacity</td>
</tr>
</tbody>
</table>

b) For multi-unit residential **buildings** with more than 6 **dwelling units**, required bicycle **parking spaces** shall be provided within:

i) A **building** or **structure**; or

ii) An enclosure with secure entrance; or

iii) Bicycle lockers.

c) **Motor vehicle** parking requirements may be reduced in the Employment **Zones** at the rate of one **motor vehicle parking space** required for every 5 bicycle **parking spaces** provided.

d) Bicycle **parking spaces** shall be located either within 15 metres of the main public entrance of the **building** or facility.

5.15 Drive-Through Service Facilities

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

5.15.1 Stacking Lane Requirements

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

<table>
<thead>
<tr>
<th>Use Associated with Drive-Through Service Facility</th>
<th>Minimum Required Ingress Spaces</th>
<th>Minimum Required Egress Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Restaurant</td>
<td>7</td>
<td>3</td>
</tr>
<tr>
<td>Motor vehicle washing establishment</td>
<td>5</td>
<td>1</td>
</tr>
<tr>
<td>Financial institution and all other uses</td>
<td>4</td>
<td>N/A</td>
</tr>
</tbody>
</table>

5.15.2 Location of Ingress and Egress Spaces

a) Required ingress spaces must be located and calculated from the entrance of the stacking lane to the product pick-up window.

b) The required egress spaces must be located after the service product pick-up window or dispensing machine.

c) The vehicle space at the product pick-up window will count towards the minimum egress spaces.

5.15.3 Size of Stacking Space

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

5.15.4 Setbacks From Residential Zone Boundary

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

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

No stacking lanes, order boxes, or wall openings associated with a drive-through service facility can be located in any minimum required yard, or in front of a wall facing the front or exterior side lot line unless all of the components of a drive-through service facility are located a minimum of 10 metres from the front and exterior lot lines.
Part 6.0 – Mixed Use Zones

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

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

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

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

<table>
<thead>
<tr>
<th>USE</th>
<th>MU1</th>
<th>MU2</th>
<th>MU3</th>
<th>MU4</th>
<th>MU5</th>
<th>MU6</th>
<th>MU7</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Uses</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dwelling, apartment</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Dwelling, duplex</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Dwelling, multiple</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Dwelling, townhouse</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>x</td>
</tr>
<tr>
<td>Dwelling, townhouse with lane access</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>x</td>
</tr>
<tr>
<td>Dwelling, back-to-back townhouse</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>x</td>
</tr>
<tr>
<td>Home business</td>
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<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
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<tr>
<td>Long term care facility</td>
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<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Retirement home</td>
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<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Dwelling unit within a non-residential building</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Non-Residential Uses</td>
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<td>Art gallery</td>
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<td>X</td>
<td>X</td>
<td>X</td>
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<td>X</td>
<td></td>
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<tr>
<td>Banquet hall</td>
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<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
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<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
</tr>
<tr>
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<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
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<td>Commercial school</td>
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<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
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<tr>
<td>Commercial fitness centre</td>
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<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Community centre</td>
<td>X</td>
<td>X</td>
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<td>X</td>
<td>X</td>
<td></td>
<td></td>
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TOWN OF EAST GWILLIMBURY ZONING BY-LAW
ZONING BY-LAW FOR DISCUSSION PURPOSES
October 2016

78
<table>
<thead>
<tr>
<th>USE</th>
<th>MU1</th>
<th>MU2</th>
<th>MU3</th>
<th>MU4</th>
<th>MU5</th>
<th>MU6</th>
<th>MU7</th>
</tr>
</thead>
<tbody>
<tr>
<td>Financial institution</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
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<td>Funeral Home</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Garden Centre</td>
<td>X(1)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hotel / Motel</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Library</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Medical office</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
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<td>Museum</td>
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<td>X</td>
<td>X</td>
<td>X</td>
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<td>X</td>
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<td>Place of amusement</td>
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<tr>
<td>Place of worship</td>
<td>X</td>
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<td>X</td>
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<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
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<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Retail store</td>
<td>X(2)</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Service commercial use</td>
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<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>School, private</td>
<td></td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>School, public</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>X</td>
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<tr>
<td>Theatre</td>
<td></td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Trade and convention centre</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Special Provisions:

(1) A temporary garden centre is permitted as an accessory use subject to the requirements of Section 4.18

(2) Maximum gross floor area per individual use is 500 m².
6.2 Zone Standards

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

Table 6B – Standards for Mixed Use Zones

<table>
<thead>
<tr>
<th>STANDARD</th>
<th>MU1</th>
<th>MU2</th>
<th>MU3</th>
<th>MU4</th>
<th>MU5</th>
<th>MU6</th>
<th>MU7</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum front yard for buildings that have a net floor area that is 500 m² or less (1)</td>
<td>-</td>
<td>3.0 m</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>Minimum rear yard adjacent to any Residential Zone</td>
<td>3.0 m</td>
<td>6.0 m</td>
<td>3.0 m</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>Minimum interior side yard adjacent to any residential Zone boundary</td>
<td>-</td>
<td>2.0 m</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>Minimum exterior side yard</td>
<td>-</td>
<td>1.0 m</td>
<td>-</td>
<td>-</td>
<td>1.0 m</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>Maximum exterior side yard buildings that have a net floor area that is 500 m² or less (1)</td>
<td>-</td>
<td>3.0 m</td>
<td>5.0 m</td>
<td>3.0 m</td>
<td>5.0 m</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>Minimum height within 15.0 metres of the front and exterior side lot lines</td>
<td>16.5 m</td>
<td>13.5 m</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>Maximum height – duplex and townhouse dwellings</td>
<td>12.0 m</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maximum height (except duplex and townhouse dwellings)</td>
<td>16.0 m</td>
<td>37.5 m</td>
<td>37.5 m</td>
<td>19.5 m</td>
<td>30.0 m</td>
<td>19.5 m</td>
<td>13.5 m</td>
</tr>
<tr>
<td>Minimum first storey height (1)</td>
<td>4.5 m</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minimum floor space index</td>
<td>-</td>
<td>-</td>
<td>1.0</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>Maximum floor space index</td>
<td>0.75(1)</td>
<td>2.5</td>
<td>1.5</td>
<td>-</td>
<td>1.5</td>
<td>-</td>
<td>0.65</td>
</tr>
<tr>
<td>Maximum net residential density</td>
<td>32 units/net hectare</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Special Provisions:
(1) Does not apply to: duplex, multiple and townhouse dwellings; group homes; long term care facilities; and retirement homes.
Part 7.0 - Residential Zones

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

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

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

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

Table 7A – Permitted Uses in Residential Zones

<table>
<thead>
<tr>
<th>USE</th>
<th>RPS</th>
<th>R1</th>
<th>R2</th>
<th>R3</th>
<th>R4</th>
<th>R5</th>
<th>R6</th>
<th>ER</th>
<th>HR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accessory apartment</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X(1)</td>
<td>X(1)</td>
<td>X</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Bed and breakfast establishment</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Dwelling, apartment</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Dwelling, back-to-back townhouse</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Dwelling, duplex</td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Dwelling, multiple</td>
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<td>Dwelling, semi-detached</td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Dwelling, single-detached</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td>X</td>
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<tr>
<td>Dwelling, townhouse</td>
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<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Dwelling, townhouse with lane access</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Group home</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Home business</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Long term care facility</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Retirement home</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
</tbody>
</table>

Special Provisions:
(1) Permitted in townhouse dwellings only.
7.2 Zone Standards

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

**Table 7B – Standards for RPS Zone**

<table>
<thead>
<tr>
<th>Minimum lot frontage</th>
<th>(with municipal water)</th>
<th>18.0 m</th>
<th>30.0 m</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>(with no municipal water or sewer)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minimum lot area</td>
<td>(with municipal water)</td>
<td>695 m²</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(with no municipal water or sewer)</td>
<td>1,300 m²</td>
<td></td>
</tr>
<tr>
<td>Minimum front yard</td>
<td></td>
<td>7.0 m</td>
<td></td>
</tr>
<tr>
<td>Minimum rear yard</td>
<td></td>
<td>7.0 m</td>
<td></td>
</tr>
<tr>
<td>Minimum interior side yard</td>
<td></td>
<td>1.2 m</td>
<td></td>
</tr>
<tr>
<td>Minimum exterior side yard</td>
<td></td>
<td>6.0 m</td>
<td></td>
</tr>
<tr>
<td>Maximum height</td>
<td></td>
<td>12.0 m</td>
<td></td>
</tr>
<tr>
<td>Maximum lot coverage (for all buildings and structures)</td>
<td></td>
<td>40%</td>
<td></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>STANDARD</th>
<th>R1</th>
<th>ER</th>
<th>HR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum lot frontage</td>
<td>15.0 m</td>
<td>45.0 m</td>
<td>30.0 m</td>
</tr>
<tr>
<td>Minimum lot area</td>
<td>450.0 m²</td>
<td>0.6 ha</td>
<td>1,858 m²</td>
</tr>
<tr>
<td>Minimum front yard</td>
<td>6.0 m (1)</td>
<td>15.0 m</td>
<td>11.0 m</td>
</tr>
<tr>
<td>Minimum rear yard</td>
<td>7.0 m</td>
<td>23.0 m</td>
<td>12.0 m</td>
</tr>
<tr>
<td>Minimum interior side yard</td>
<td>1.2 m</td>
<td>9.0 m</td>
<td>1.5 m</td>
</tr>
<tr>
<td>Minimum exterior side yard</td>
<td>6.0 m</td>
<td></td>
<td>7.0 m</td>
</tr>
<tr>
<td>Maximum height</td>
<td>12.0 m</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maximum lot coverage (for all buildings and structures)</td>
<td>40%</td>
<td>15%</td>
<td>30%</td>
</tr>
</tbody>
</table>

Special Provisions:

(1) If the front face of the dwelling unit facing the street is greater than 6.0 metres from the street line of the street it faces, a private garage is permitted to project a maximum of 1.0 metres closer to the front or exterior side lot line than the main face of the dwelling unit facing the front or exterior side lot line.
### Table 7D – Standards for R2 Sub-Zones

<table>
<thead>
<tr>
<th>STANDARD</th>
<th>R2-1</th>
<th>R2-2</th>
<th>R2-3</th>
<th>R2-4</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum lot frontage</td>
<td>13.7 m</td>
<td>12.0 m</td>
<td>10.7 m</td>
<td>9.0 m</td>
</tr>
<tr>
<td>Minimum front yard</td>
<td></td>
<td>4.0 m</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minimum rear yard</td>
<td></td>
<td></td>
<td>7.0 m</td>
<td></td>
</tr>
<tr>
<td>Minimum interior side yard</td>
<td></td>
<td>1.2 m on one side and 0.6 m on the other side</td>
<td>1.0 m</td>
<td></td>
</tr>
<tr>
<td>Minimum exterior side yard</td>
<td></td>
<td></td>
<td></td>
<td>2.4 m</td>
</tr>
<tr>
<td>Maximum height</td>
<td></td>
<td></td>
<td></td>
<td>12.0 m</td>
</tr>
<tr>
<td>Minimum setback for a private garage from front lot line</td>
<td>6.0 m (1)</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Special Provisions:**

(1) If the front face of the dwelling unit facing the street is greater than 6.0 metres from the street line of the street it faces, a private garage is permitted to project a maximum of 1.0 metres closer to the front or exterior side lot line than the main face of the dwelling unit facing the front or exterior side lot line.
## Table 7E – Standards for R3, R4 and R5 Zones

<table>
<thead>
<tr>
<th>Dwelling Types (where permitted)</th>
<th>Semi-detached</th>
<th>Duplex</th>
<th>Townhouse</th>
<th>Townhouse with lane access</th>
<th>Multiple</th>
<th>Apartment (includes long term care facility and retirement home)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum lot frontage</td>
<td>7.0 m (2)</td>
<td>15.0 m</td>
<td>6.0 m (2)</td>
<td>6.0 m (2)</td>
<td>20.0 m</td>
<td>30.0 m</td>
</tr>
<tr>
<td>Minimum front yard</td>
<td>4.0 m (1)</td>
<td>3.0 m (1)</td>
<td>4.0 m (1)</td>
<td>3.0 m</td>
<td>3.0 m (1)</td>
<td>3.0 m</td>
</tr>
<tr>
<td>Minimum rear yard</td>
<td>7.0 m (3)</td>
<td>1.0 m (4)</td>
<td>7.0 m (3)</td>
<td>7.5 m</td>
<td>7.5 m</td>
<td></td>
</tr>
<tr>
<td>Minimum interior side yard</td>
<td>1.2 m / 0.0 m</td>
<td>1.5 m / 0.6 m</td>
<td>1.2 m / 0.0 m</td>
<td>1.2 m / 0.0 m</td>
<td>3.0 m</td>
<td>7.5 m</td>
</tr>
<tr>
<td>Minimum exterior side yard</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>2.4 m</td>
<td></td>
</tr>
<tr>
<td>Minimum height</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>n/a</td>
<td>13.0 m</td>
</tr>
<tr>
<td>Maximum height</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>12.0 m</td>
<td>13.0 m</td>
</tr>
<tr>
<td>Minimum first storey height</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>n/a</td>
<td>4.5 m</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>4.0 m</td>
</tr>
</tbody>
</table>

### Special Provisions:

1. The minimum **front yard** for the face of the attached or detached **private garage** facing the **street** is 6.0 metres. If the front face of the **dwelling unit** facing the **street** is greater than 6.0 metres from the **street line** of the **street** it faces, a **private garage** is permitted to project a maximum of 1.0 metres closer to the **front** or **exterior side lot line** than the **main face** of the **dwelling unit** facing the **front** or **exterior side lot line**.

2. **Minimum lot frontage** shall be per **dwelling unit**.

3. **Does not apply to back-to-back townhouse dwellings**

4. **Applies to attached or detached private garage**. The minimum separation between the **private garage** and the main **dwelling unit** shall be 5.0 m. The **private garage** can only be attached to the main **dwelling unit** via a **breezeway** with a maximum width of 2.5 m. **Decks** may encroach from the rear of the main **dwelling unit** a maximum of 2.0 m.
Part 8.0 - Commercial Zones

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

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

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

Table 8A – Permitted Uses in Commercial Zones

<table>
<thead>
<tr>
<th>Use</th>
<th>C1</th>
<th>C2</th>
<th>C3</th>
<th>C4</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adult specialty store</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Adult video store</td>
<td></td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Animal clinic</td>
<td></td>
<td></td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Banquet hall</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Business office</td>
<td></td>
<td>X</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Child care centre</td>
<td></td>
<td></td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Commercial school</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Commercial fitness centre</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Community centre</td>
<td></td>
<td>X</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Dwelling unit in a non-residential building</td>
<td>X(5)</td>
<td>X(5)</td>
<td>X(5)</td>
<td></td>
</tr>
<tr>
<td>Equipment rental establishment</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Farm implement sales and supply establishment</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Financial institution</td>
<td>X</td>
<td></td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Funeral home</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Garden centre</td>
<td>X(6)</td>
<td>X(6)</td>
<td>X(6)</td>
<td></td>
</tr>
<tr>
<td>Golf course, miniature</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Golf driving range</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hotel / Motel</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Library</td>
<td></td>
<td>X</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Marina</td>
<td></td>
<td></td>
<td></td>
<td>X(2)</td>
</tr>
<tr>
<td>Medical office</td>
<td>X</td>
<td></td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Motor vehicle repair garage</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Motor vehicle sales / rental establishment</td>
<td></td>
<td></td>
<td></td>
<td>X(2)</td>
</tr>
<tr>
<td>Motor vehicle washing establishment</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Outdoor display and sales area</td>
<td>X</td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Outdoor storage</td>
<td>X(1)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Place of amusement</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Place of worship</td>
<td></td>
<td>X</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Private club</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Repair or service shop</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Restaurant</td>
<td>X</td>
<td>X</td>
<td>X(4)</td>
<td></td>
</tr>
</tbody>
</table>
Use | C1 | C2 | C3 | C4  
--- | --- | --- | --- | ---  
Retail store | X(3) | | X(3) | X(4)  
Retirement home | | | |  
School, private | X | | X(4) |  
Service commercial use | X | | X(4) |  
Theatre | X | | |  

Special Provisions:

1. **Outdoor storage** is prohibited in any **yard** abutting a **Residential Zone**.
2. The sale and service of snowmobiles shall also be permitted.
3. Maximum **gross floor area** per individual use is 1,000 m².
4. Maximum **gross floor area** per individual use – 500 m².
5. **Dwelling unit** only permitted if located above non-residential use on first storey.
6. A temporary **garden centre** is permitted as an **accessory use** to a supermarket subject to the requirements of Section 4.18.
8.2 Zone Standards

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

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

<table>
<thead>
<tr>
<th>Standard</th>
<th>C1</th>
<th>C2</th>
<th>C3</th>
<th>C4</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum lot frontage</td>
<td>23.0 m</td>
<td>60.0 m</td>
<td>nil</td>
<td></td>
</tr>
<tr>
<td>Minimum lot area</td>
<td>nil</td>
<td>5 ha</td>
<td>1 ha</td>
<td></td>
</tr>
<tr>
<td>Maximum lot area</td>
<td>nil</td>
<td>15 ha</td>
<td>5 ha</td>
<td></td>
</tr>
<tr>
<td>Minimum front yard</td>
<td>7.5 m</td>
<td>24.0 m (from water boundary)</td>
<td>3.0 m</td>
<td></td>
</tr>
<tr>
<td>Minimum rear yard</td>
<td>7.5 m</td>
<td>7.5 m</td>
<td>3.0 m (1)</td>
<td></td>
</tr>
<tr>
<td>Minimum interior side yard</td>
<td>6.0 m</td>
<td>6.0 m</td>
<td>3.0 m</td>
<td></td>
</tr>
<tr>
<td>Minimum exterior side yard</td>
<td>6.0 m</td>
<td>6.0 m</td>
<td>10.0 m</td>
<td></td>
</tr>
<tr>
<td>Maximum height</td>
<td>11.0 m</td>
<td>11.0 m</td>
<td>11.0 m</td>
<td></td>
</tr>
<tr>
<td>Maximum floor space index (for non-residential development)</td>
<td>n/a</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maximum net residential density</td>
<td>n/a</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Special Provisions:

(1) Increased to 7.5 metres where abutting residential Zone boundary.
Part 9.0 - Employment Zones

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

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

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

Uses permitted in an Employment Zone are denoted by the symbol ‘X’ in the column applicable to that Zone and corresponding with the row for a specific permitted use in Tables 9A and 9B.

Table 9A – Employment Uses Permitted in Employment Zones

<table>
<thead>
<tr>
<th>Use</th>
<th>M1</th>
<th>M2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Abattoir</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Accessory retail</td>
<td>X (1)</td>
<td>X (1)</td>
</tr>
<tr>
<td>Adult entertainment parlour</td>
<td></td>
<td>X (3)</td>
</tr>
<tr>
<td>Body rub parlour</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Business office</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Commercial self-storage facility</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Contractor’s yard</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Hotel / Motel</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Industrial use</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Lumber yard</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Medical marihuana production facility</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Motor vehicle gas bar</td>
<td></td>
<td>X (2)</td>
</tr>
<tr>
<td>Outdoor storage</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Trade and convention centre</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Transport terminal</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Warehouse</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Waste processing station</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Waste transfer station</td>
<td></td>
<td>X</td>
</tr>
</tbody>
</table>

Special Provisions:

1. Total gross floor area of all accessory uses shall not exceed 10% of the total floor area of the main employment use(s) on a lot. No individual ancillary retail store shall exceed 1,000 m² gross floor area.

2. A motor vehicle gas bar shall not be permitted on any lot less than 0.6 hectares in size.

3. Only permitted in locations established by the Official Plan.
Table 9B – Ancillary Uses Permitted in Employment Zones

<table>
<thead>
<tr>
<th>Use</th>
<th>M1</th>
<th>M2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Child care centre</td>
<td>X (1)</td>
<td>-</td>
</tr>
<tr>
<td>Financial institution</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Restaurant</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Service commercial use</td>
<td>X (1)</td>
<td>X</td>
</tr>
</tbody>
</table>

Special Provisions:

(1) Only permitted within an industrial mall and shall have a net floor area that does not exceed 300 m²

9.2 Zone Standards

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

Table 9C – Standards for Employment Zones

<table>
<thead>
<tr>
<th>USE</th>
<th>M1</th>
<th>M2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum lot frontage</td>
<td>15.0 m</td>
<td></td>
</tr>
<tr>
<td>Minimum front yard</td>
<td>6.0 m</td>
<td></td>
</tr>
<tr>
<td>Minimum rear yard</td>
<td>7.5 m (15 m abutting</td>
<td>6.0 m (15 m abutting</td>
</tr>
<tr>
<td></td>
<td>residential or institutional</td>
<td>residential or institutional</td>
</tr>
<tr>
<td></td>
<td>Zone)</td>
<td>Zone)</td>
</tr>
<tr>
<td>Minimum interior side yard</td>
<td>3.0 m (15 m abutting</td>
<td></td>
</tr>
<tr>
<td></td>
<td>residential or institutional</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Zone)</td>
<td></td>
</tr>
<tr>
<td>Minimum exterior side yard</td>
<td></td>
<td>7.5 m</td>
</tr>
<tr>
<td>Minimum landscaping area</td>
<td></td>
<td>10%</td>
</tr>
</tbody>
</table>
Part 10.0 – Institutional Zones

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

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

10.1 Permitted Uses

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

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

<table>
<thead>
<tr>
<th>USE</th>
<th>I1</th>
<th>I2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Art gallery</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Community centre</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Child care centre</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Funeral home</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Hospital</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Library</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Long term care facility</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Museum</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Place of worship</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Retirement home</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>School, post-secondary</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>School, private</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>School, public</td>
<td>X</td>
<td>X</td>
</tr>
</tbody>
</table>
10.2 Zone Standards

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

Table 10B – Standards for Institutional Zones

<table>
<thead>
<tr>
<th>STANDARD</th>
<th>I1 &amp; I2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum front yard</td>
<td>6.0 m</td>
</tr>
<tr>
<td>Minimum rear yard</td>
<td>7.5 m</td>
</tr>
<tr>
<td>Minimum interior side yard</td>
<td>3.0 m</td>
</tr>
<tr>
<td>Minimum exterior side yard</td>
<td>6.0 m</td>
</tr>
<tr>
<td>Maximum building height</td>
<td>13.0 m</td>
</tr>
</tbody>
</table>
Part 11.0 – Non-Urban Zones

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

- The Agricultural (A) Zone applies to lands designated Prime Agricultural Area and Holland Marsh Specialty Crop Area in the Town’s new OP.
- The Rural (R) Zone applies to lands designated Rural Area in the Town’s new OP.
- The Aggregate Extraction / Resource (AER) Zone implements the Aggregate Extraction and Resource Areas designation in the OP and replaces the existing Industrial Extractive (M3) Zone.

11.1 Permitted Uses

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

### Table 11A – Permitted Uses in Other Zones

<table>
<thead>
<tr>
<th>Use</th>
<th>A</th>
<th>R</th>
<th>AER</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accessory apartment</td>
<td>X</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Agricultural use</td>
<td>X</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Agricultural-related use</td>
<td>X</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Agri-tourism uses</td>
<td>X (1)</td>
<td>X (1)</td>
<td></td>
</tr>
<tr>
<td>Animal clinic</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Asphalt plant</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bed and breakfast establishment</td>
<td>X</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Commercial fill operation for the purpose of site restoration</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Concrete batching plant</td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Conservation use</td>
<td>X</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Dwelling, single-detached</td>
<td>X</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Equestrian Uses</td>
<td>X</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Farm produce outlet (maximum of 500 m² per lot)</td>
<td>X</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Forest management</td>
<td>X</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Greenhouse</td>
<td>X</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Group home</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Home business</td>
<td>X</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Kennel</td>
<td>X</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Mineral aggregate operation</td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Portable asphalt plant</td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Portable concrete plant</td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Wayside pits and quarries</td>
<td></td>
<td>X</td>
<td></td>
</tr>
</tbody>
</table>
11.2 Zone Standards

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

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

<table>
<thead>
<tr>
<th>STANDARD</th>
<th>A and R</th>
<th>AER</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum lot frontage</td>
<td>60.0 m</td>
<td>-</td>
</tr>
<tr>
<td>Minimum lot area</td>
<td>40.0 ha</td>
<td>-</td>
</tr>
<tr>
<td>Minimum front yard</td>
<td>7.5 m</td>
<td></td>
</tr>
<tr>
<td>Minimum rear yard</td>
<td>7.5 m</td>
<td>15.0 m</td>
</tr>
<tr>
<td>Minimum interior side yard</td>
<td>3.0 m</td>
<td></td>
</tr>
<tr>
<td>Minimum exterior side yard</td>
<td>6.0 m</td>
<td></td>
</tr>
<tr>
<td>Maximum building height</td>
<td>11.0 m</td>
<td>-</td>
</tr>
</tbody>
</table>
Part 12.0 – Environmental and Open Space Zones

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

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

12.1 Permitted Uses

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

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

<table>
<thead>
<tr>
<th>Use</th>
<th>EP</th>
<th>OS1</th>
<th>OS2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agricultural use (existing on the effective date of the By-law)</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Campground</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Conservation use</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Forest Management</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Golf course</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Golf driving range</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Marina</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Miniature golf course</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Park, private</td>
<td></td>
<td>X(1)</td>
<td></td>
</tr>
</tbody>
</table>

Special Provisions:

(1) Permitted uses are limited to low intensity accessory uses.
12.2 Zone Standards

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

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

<table>
<thead>
<tr>
<th>STANDARD</th>
<th>EP</th>
<th>OS1, OS2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum front yard</td>
<td>9.5 m</td>
<td>7.5 m</td>
</tr>
<tr>
<td>Minimum rear yard</td>
<td>9.5 m</td>
<td>7.5 m</td>
</tr>
<tr>
<td>Minimum interior side yard</td>
<td>9.5 m</td>
<td>7.5 m</td>
</tr>
<tr>
<td>Minimum exterior side yard</td>
<td>9.5 m</td>
<td>7.5 m</td>
</tr>
<tr>
<td>Maximum building height</td>
<td>11.0 m</td>
<td>11.0 m</td>
</tr>
</tbody>
</table>
Part 13.0 – Oak Ridges Moraine Zones

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

- The Oak Ridges Moraine Core (ORMC) Zone replaces the existing Oak Ridges Moraine Core and Core Buffer Zones.
- The Oak Ridges Moraine Core Linkage (ORMCL) Zone replaces the existing Oak Ridges Moraine Core Linkage (ORMCL) Zone.
- The Oak Ridges Moraine Countryside (ORMCS) Zone replaces the existing Oak Ridges Moraine Countryside (ORMCS) Zone.
- The Oak Ridges Moraine Industrial Extractive (ORMIE) Zone replaces the existing Oak Ridges Moraine Industrial Extractive (ORMMM3) Zone.

13.1 Permitted Uses

Uses permitted in the Environmental and Open Space Zones are denoted by the symbol ‘X’ in the column applicable to that Zone and corresponding with the row for a specific permitted use on Table 13A.

Table 13A – Permitted Uses in Oak Ridges Moraine Zones

<table>
<thead>
<tr>
<th>Use</th>
<th>ORMC</th>
<th>ORMCL</th>
<th>ORMCS</th>
<th>ORMIE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing agricultural uses, buildings or structures (which existed on November 15, 2001)</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>New agriculture buildings or structures associated with an existing agricultural use (which existed on November 15, 2001) (3)</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Fish, wildlife and forest management</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>One single detached dwelling (1)</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Accessory uses, buildings and structures (2)</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Home business</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Low intensity uses (with the exception of accessory uses)</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Use</td>
<td>ORMC</td>
<td>ORMCL</td>
<td>ORMCS</td>
<td>ORMIE</td>
</tr>
<tr>
<td>----------------------------------------------------------------------</td>
<td>------</td>
<td>-------</td>
<td>-------</td>
<td>-------</td>
</tr>
<tr>
<td>Sand, gravel or rock quarry extraction operation</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Sand, gravel or rock processing, washing, sorting, screening or crushing operation</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
</tbody>
</table>

Special Provisions:

1. The establishment of one new **dwelling unit** on an existing vacant **lot** of record (existing as of November 15, 2001), expansion, **reconstruction** or replacement of an existing **dwelling unit** is permitted subject to Site Plan approval in accordance with Section 41 of the Planning Act, as amended, wherein the application shall demonstrate to the extent possible the use, erection and location will not adversely effect the ecological integrity of the effected area.

2. **Accessory uses, buildings and structures**, including **swimming pools**, home occupations, related to an existing residential use, are permitted in accordance with any other applicable regulations of this By-law, subject to Site Plan approval in accordance with Section 41 of the Planning Act, as amended, wherein the application shall demonstrate to the extent possible the use, erection and location will not adversely effect the ecological integrity of the effected area.

3. New agricultural **buildings and structures**, related to an existing agricultural use (existing as of November 15, 2001), are permitted in accordance with any other applicable regulations of this By-law, subject to Site Plan approval in accordance with Section 41 of the Planning Act, as amended, wherein the application shall demonstrate to the extent possible the use, erection and location will not adversely effect the ecological integrity of the effected area.
13.2 Zone Standards

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

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

<table>
<thead>
<tr>
<th>STANDARD</th>
<th>ORMC, ORMCL, ORMCS</th>
<th>ORMIE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum lot frontage</td>
<td>60.0 m</td>
<td></td>
</tr>
<tr>
<td>Minimum lot area</td>
<td>40 ha</td>
<td></td>
</tr>
<tr>
<td>Minimum front yard</td>
<td>7.5 m</td>
<td></td>
</tr>
<tr>
<td>Minimum rear yard</td>
<td>7.5 m</td>
<td></td>
</tr>
<tr>
<td>Minimum interior side yard</td>
<td>7.5 m</td>
<td></td>
</tr>
<tr>
<td>Minimum exterior side yard</td>
<td>7.5 m</td>
<td></td>
</tr>
<tr>
<td>Maximum building height</td>
<td>11.0 m</td>
<td></td>
</tr>
</tbody>
</table>

Notwithstanding any provision in this By-law, where development is permitted, the total ground floor area of all buildings or structures on the lot cannot exceed 500 square metres.
Part 14.0 - Exceptions

The provisions of this By-law are modified as set out in Table 14A below, as follows:

a) The first column sets out the exception number of each Zone exception which corresponds to an area of the Town identified on the Schedules by the same number, preceded by a dash and the letter “E”, denoting an exception;

b) The second column identifies the Zone subject to the exception;

c) The third column sets out the additional uses permitted in the Zone exception, if applicable;

d) The fourth column sets out the prohibited uses in the Zone exception, if applicable; and,

e) The fifth column sets out the new or modified standards for the Zone exception, if applicable.

Table 14A: Exceptions

<table>
<thead>
<tr>
<th>Exception Number</th>
<th>Zone</th>
<th>Additional Permitted Uses</th>
<th>Uses Prohibited</th>
<th>Special Provisions</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>4</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>7</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Part 15.0 - Holding Provisions

Lands subject to a Holding (H) provision are listed in Table 15A in accordance with Section 2.6 of this By-law.

Table 15A: Holding Provisions

<table>
<thead>
<tr>
<th>Zone Designation</th>
<th>Property/Legal Description</th>
<th>Permitted Uses</th>
<th>Conditions for Removal</th>
<th>Date Enacted</th>
</tr>
</thead>
<tbody>
<tr>
<td>H1</td>
<td></td>
<td></td>
<td>The Region and the Town have confirmed that servicing allocation is available and that the Town has allocated sufficient capacity to this development.</td>
<td></td>
</tr>
<tr>
<td>H2</td>
<td></td>
<td></td>
<td>The Town has approved a Site Plan application in accordance with Section 41 of the Planning Act.</td>
<td></td>
</tr>
<tr>
<td>H3</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>H4</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>H5</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>H6</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>H7</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Part 16.0 - Temporary Uses

Where on Schedules to this By-law, a Zone symbol is followed by the letter “T” and a dash, one or more additional uses are permitted on the lands noted until the permission granted by the site specific Temporary Use By-law expires Table 16A identifies where temporary uses are permitted.

Table 16A: Temporary Uses

<table>
<thead>
<tr>
<th>Zone Designation</th>
<th>Property/ Legal Description</th>
<th>Temporary Uses</th>
<th>Date Enacted</th>
<th>Date Expires</th>
</tr>
</thead>
<tbody>
<tr>
<td>T1 Agricultural (A)</td>
<td>18565 Bathurst Street</td>
<td>Garden Suite</td>
<td>November 4, 2013</td>
<td>November 3, 2033</td>
</tr>
<tr>
<td>T2 Agricultural (A)</td>
<td>132 Park Avenue</td>
<td>Garden Suite</td>
<td>March 17, 2014</td>
<td>March 16, 2034</td>
</tr>
<tr>
<td>T3 Agricultural (A)</td>
<td>19841 Leslie Street</td>
<td>Sales Centre</td>
<td>July 7, 2014</td>
<td>July 6, 2017</td>
</tr>
<tr>
<td>T4 Agricultural (A)</td>
<td>19794 Highway 48</td>
<td>Day camp / child care centre</td>
<td>April 21, 2015</td>
<td>April 20, 2018</td>
</tr>
<tr>
<td>T5 Agricultural (A)</td>
<td>18326 Leslie Street</td>
<td>Sales Centre</td>
<td>November 17, 2015</td>
<td>November 16, 2018</td>
</tr>
<tr>
<td>T6</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>T7</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>T8</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>T9</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>T10</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>T11</td>
<td></td>
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<tr>
<td>T12</td>
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<td>T13</td>
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<td>T14</td>
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<td>T15</td>
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<tr>
<td>T16</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>T17</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Part 17.0 - Enactment