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## **5.0 RESIDENTIAL**

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### **5.1 GENERAL**

No persons shall hereafter use any lands, nor erect, alter, enlarge or use any buildings or structures in any Residential Zone except in accordance with the provisions of this section and of Section 4 of this By-law.

### **5.2 PERMITTED USES**

#### **5.2.1 Single Family**

(By-law 95-279)

(By-law 89-304)

Single family dwellings shall be permitted in the RH, R1, R2, R3, R4, RM1, RM2, RM2-TH, RA1 and RA2 zones. In the RM1, RM2, RM2-TH, RA1, and RA2 zones, the R2 standards shall apply. Permitted uses in the R1 zone do not require the availability of full municipal services.

#### **5.2.2 Multiple Family**

(By-law  
95-279)

Two family uses shall be permitted in the RM1, RM2, RM2-TH, RA1, and RA2 zones. In the RM2, RM2-TH, RA1, and RA2, zones the RM1 standards shall apply.

##### **5.2.2.1**

(By-law  
92-69)

Three or more family uses shall be permitted in the RM2, RM2-TH, RA1 and RA2 zones. In the RA1, and RA2 zones the RM2 standards shall apply.

##### **5.2.2.2**

(By-law  
92-69)

Street, Cluster and Block Townhouse developments shall be permitted in the RM2-TH zones. Walk up apartments and/or stacked townhousing shall not be permitted in the RM2-TH zone.

##### **5.2.2.3 Group Housing Project**

(By-law  
92-69)

Group housing projects shall be permitted in a multi-family dwelling zone or any apartment dwelling zone.

With the exception of minimum lot frontage and minimum lot area, the standards of Section 5.3.1 of this By-law shall apply to each building in a group housing project as if each building is located on a separate lot, and shall be the standards for the zone under which each building, as a particular type of residential use, is permitted in this By-law.

#### **5.2.3 Apartment Dwellings**

Apartment dwellings shall be permitted in the RA1 and RA2 zones.

## **5.2.4 Institutional Uses**

The standards of the zone in which the uses are located shall apply.

### **5.2.4.1 Group Homes**

(By-law  
90-18)

Group homes shall be permitted in all residential zones. All residential and major institutional structures used for group homes must be fully detached. Group home facilities shall be separated from each other by a minimum distance of 300 metres.

### **5.2.4.2 Rest Homes**

Rest homes shall be permitted in all residential zones. There shall be a minimum floor area of 20m<sup>2</sup> for each person accommodated in a Rest Home.

### **5.2.4.3 Day Nurseries**

(By-law  
90-18)

Day nurseries shall be permitted in the RM1, RM2, RA1 and RA2 zones.

### **5.2.4.4 Crisis Care Facility**

(By-law  
86-265)

A crisis care facility shall be permitted in the RM2, RA1 and RA2 zones. A crisis care facility must be in a fully detached building. Crisis care facilities shall be separated from each other by a minimum distance of three hundred metres.

### **5.2.4.5 Nursing Homes, Places of Worship, and Libraries**

(By-law  
90-309)

(By-law  
90-364)

Libraries & nursing homes shall be permitted in the RM2, RA1, and RA2 zones. Places of Worship shall be permitted in all residential zones.

### **5.2.4.6 Student Residences**

Student residences shall be permitted in the RM2, RA1 and RA2 zones.

### **5.2.4.7 Senior Citizen Homes**

(By-law  
86-265)

Senior citizen homes shall be permitted in the RM2, RA1 and RA2 zones.

## **5.2.5 Accessory Uses**

Structures and uses that are subordinate and incidental to the principle use of the building are permitted in all residential zones.

### 5.2.5.1 Home Occupation

(By-law  
99-74)

(By-law  
2000-39)

Home occupations shall be permitted in all residential zones. Any dwelling containing a home occupation shall maintain as a residence the minimum dwelling unit floor area required for the zone in which the dwelling is located. The floor area devoted to the home occupation shall not exceed thirty percent (30%) of the total floor area of the dwelling. The home occupation shall be confined to the main building on the lot on which it is located except for a fenced outdoor play area for private home day care facilities. The home occupation shall not change the character of the dwelling unit from that of a private residence. That notwithstanding the provisions of section 4.2.1.4 of By-law 85-95, a single non-illuminated, non-motion sign with a maximum size of 0.2 square metres be permitted only on the main building. The operation of the home occupation shall not have a negative impact on the residential character of the neighbourhood as a consequence of such impacts as parking, noise and the frequency of external contact. Only one non-residential employee other than members of the family residing in the residence containing the home occupation shall be permitted in home occupations located in single or semi-detached dwelling units. A minimum of one parking space for a non-residential employee shall be provided in addition to all other parking spaces required by this By-law, all such spaces to be provided on the same lot as the home occupation. Retail uses of any kind and escort services shall not be permitted. Home occupations shall be restricted to the following:

**Professional Offices:** includes but is not limited to accountants, architects, engineers, financial services, lawyers, land use planners, real estate agents, and marketing and advertising agents.

**Health and Social Services:** includes but is not limited to doctors, dentists, veterinarians, psychiatrists, chiropractors, message therapists, naturopaths, day care, baby sitting and family counselling.

**Personal Services:** includes but is not limited to barbers, beauticians, cleaning services, pet grooming, caterers, wedding planners, travel consultants, disc jockey services and entertainment services.

**Business Services:** includes but is not limited to word processing, secretarial, courier/transport services, bookkeeping, printing and copying.

**Arts, Crafts and Instructional Services:** includes but is not limited to photographers, arts and crafts services, artists, sculptors, wood crafts, music instructors, tutors, furniture makers, graphic designers, jewelers, composers, and sign makers. Instructional services are not to exceed one student at a time.

**Trade Businesses:** includes but is not limited to plumbers, electricians, cabinet makers, lawn and garden care, pool maintenance, small appliance repair, snow removal and home repair services, but shall not include repair and servicing of motorized vehicles.

**Computer and Electronic services:** includes but is not limited to computing services and programming, consulting, software engineering, computer hardware repair, electronic service and repair.

### **5.2.5.2 Day Nursery**

(By-law  
90-18)

Accessory day nursery uses shall be permitted in all residential zones. The day nursery use shall be confined to the main building on the lot in which it is located except for a fenced outdoor play area. The character of the residential building shall not be changed from that of a private residential building. A maximum of 5 children shall be permitted.

### **5.2.5.3 Bed and Breakfast Establishment**

(By-law  
94-122)

Bed and Breakfast Establishments shall be permitted pursuant to section 4.2.1.6. Bed and Breakfast uses shall be located in a detached dwelling unit; be owner occupied; and are restricted to a maximum of three (3) guest rooms.

### **5.2.6 Boarding, Lodging or Rooming Houses**

Boarding, lodging or rooming houses shall be permitted in any Multiple-Family Dwelling Second Density Zone (RM2) or Apartment Dwelling First Density Zone (RA1) and Second Density Zone (RA2).

**5.2.6.1** For each person to be accommodated in any boarding or lodging house there shall be a minimum of 14m<sup>2</sup> of habitable living space in addition to the requirements set out in Section 5.3 of this By-law for a Single Detached Dwelling Second Density (R2).

### **5.2.7 Converted Dwellings**

Notwithstanding any other provision of this By-law, the creation of a converted dwelling shall be permitted only in accordance with the following provisions:

#### **5.2.7.1**

**Residential conversions shall be restricted to detached dwellings that meet the following conditions:**

By-law  
86-265)

- the building must be constructed prior to 1945.
- the building must be comprised of more than one storey.

- the building shall have a minimum gross floor area of 140m<sup>2</sup> at the date of the passing of the Zoning By-law.

**5.2.7.2** Converted dwellings shall be permitted in all residential zones.

**5.2.7.3** A 10% increase from the existing size of the building shall be permitted to occur at the rear, side or on the top floor of the building provided all setbacks are maintained and lot coverage requirements are met.

**5.2.7.4** There shall be a minimum side yard on at least one side of every lot containing a converted dwelling of 3.0 metres, and all such lots containing converted dwellings shall be exempted from the provisions of the Table of Standards for Permitted Uses in residential zones, Section 5.3.1 with respect to side yard requirements.

**5.2.7.5** Every dwelling unit contained within a converted dwelling shall have a minimum floor area in accordance with the following:

- bachelor unit - 35m<sup>2</sup>
- all other dwelling units - 35m<sup>2</sup> plus 10m<sup>2</sup> per each additional bedroom
- in the subsections above, where any converted dwelling contains locker storage or common laundry facilities, the minimum floor area may be reduced a maximum of 5m<sup>2</sup>.

**5.2.7.6** The maximum lot coverage for any lot containing a converted dwelling shall be 35% of the lot area.

**5.2.7.7** Every lot containing a converted dwelling shall provide a minimum landscaped open space of 35% of the lot area.

**5.2.7.8** No lot containing a converted dwelling shall contain an exterior stairway in the front yard except where such stairway commences at grade and terminates at the first floor level of the converted dwelling.

**5.2.7.9** Except as varied or permitted in Section 5.2 all other provisions of this By-law shall apply to converted dwellings.

## **5.2.8 Trailer Camps**

Trailer Camps, provided they existed prior to the passing of this By-law, shall be permitted in a Multiple-Family Zone (RM2-T).

**5.2.8.1** Each lot, parcel or area of ground occupied by a mobile home or trailer shall have a minimum area of 220m<sup>2</sup> per mobile home trailer.

**5.2.8.2** No mobile home or trailer shall be located closer than 7.0 metres to any street line or adjoining property.

**5.2.8.3** No structure accessory to a mobile home or trailer shall cover more than 10m<sup>2</sup> of the lot area allocated to the said mobile home or trailer.

**5.2.8.4 Mobile Home**

The mobile home is designed for long term year round occupancy. It has facilities for cooking, eating, living, sleeping and sanitation. A mobile home shall be equipped to connect to approved sewage disposal facilities and hydro service. Provision will be made for the safe anchorage of the mobile home unit to prevent wind damage. A mobile home shall be constructed by a registered mobile home manufacturer to meet The Ontario Building Code Act regulations and the requirements of all relevant By-laws of the municipality.

**5.2.9 Block/Cluster/Street/Stacked Townhouse Development and Walk-up Apartments**

(By-law  
92-69)

- (a) a maximum of 40 units per hectare of block/cluster townhouse development is permitted;
- (b) a maximum of 45 units per hectare of street townhouse development is permitted;
- (c) a maximum of 53 units per hectare for walk-up apartments or stack townhouse development is permitted in RM2 zones;
- (d) a minimum outdoor amenity area of 12 square metres per unit in consolidated form in addition to the required per unit rear yard area exclusive of any on site community centre building(s) is required for cluster/block townhousing development within the RM2-TH zone;

- (e) a minimum driveway length of 6 metres per unit is required when provided within the RM2-TH zone;
- (f) all other standards of the Residential RM2 zone shall apply where appropriate;
- (g) all existing Residential RM2 zoned lands be permitted to develop as street and/or cluster/block townhousing and/or walk-up apartments. That development be required to comply with density and other site standards associated with the specific form of medium density proposed;
- (h) walk-up apartments and/or block/cluster/stacked townhousing developed under the RM2 zone be required to provide a consolidated outdoor amenity area based on a minimum 12 square metres per unit and which is not inclusive of the minimum required yard area from the building and exclusive of any on site community centre building(s);
- (i) these standards shall apply to all site plan control applications submitted after September 16, 1991. Site plan control applications submitted on or before September 16, 1991, may be developed in accordance with the RM2 standards in force at the time of said application.

(By-law 88-177)  
(Repealed by By-law 91-97)

## **5.2.10 Temporary Uses**

### **5.2.10.3 Temporary Uses**

(By-law 93-205)

For the property being Part Lot 125 and Lot 126, Plan 2 known municipally as 90 Mulcaster Street and 19 Codrington Street, City of Barrie, County of Simcoe. An office shall be permitted as a temporary use for a period of three years commencing November 1, 1993 in accordance with the provisions of Section 39 of The Planning Act, R.S.O., 1990, c.P.13 where after this sub clause shall be deemed repealed.

### **5.2.10.7**

For the property being Part of Lot 5 and Part of Lot 6, Plan 6, municipally known as 95 Cook Street, City of Barrie, County of Simcoe. A Children's Montessori School shall be permitted as a temporary use for a period of 2 years commencing July 10, 1995, in accordance with the provisions of Section 39 of The Planning Act, R.S.O., 1990, c.P.13 where after this sub clause shall be deemed repealed.

### **5.2.10.8**

For the property being Lot 1, Registered Plan 51M-416, in the City of Barrie, in the County of Simcoe, municipally known as 234 Kozlov Street, as shown on Schedule "A"

to this By-law shall be permitted to be used for temporary access to the adjacent school site. Further, the use of the above described lands shall be excepted from Section. 5.3.7.6 of By-law 85-95. This use shall be permitted as a temporary use for a period of three years commencing November 6, 1995, in accordance with the provisions of s. 39 of The Planning Act, R.S.O., 1990, c.P.13 after which time this section shall be deemed repealed.

### 5.2.10.9

For the property being Lots 43 to 46, Plan 959, in the City of Barrie, in the County of Simcoe, municipally known as 94 Patterson Road, as shown on Schedule "A" to this By-law shall be permitted a school. This use shall be permitted as a temporary use for a period of three years commencing June 28, 1999, in accordance with the provisions of s. 39 of the Planning Act, R.S.O. 1990, c.P.13 after which time this section shall be deemed to be repealed. Notwithstanding the Off-Street Parking Requirements set out in Section 5.3.7.2 the said lands shall provide off-street parking spaces on the basis of 1 space for each classroom and 1 space for each office. Notwithstanding the provisions with respect to Off-Street Parking in Front Yards set out in Section 5.3.7.8. the said lands shall be permitted paved parking and driveway areas in the front yard.

(By-law 95--  
159)  
(By-law 99-166

(By-law  
95-270)

### 5.2.11 Temporary Uses

(By-law  
99-151)

- (1) For the property described as Lot 12, Plan M-446, City of Barrie, County of Simcoe, and municipally known as 45 Commerce Park Drive, Unit C, City of Barrie, County of Simcoe, South Simcoe Montessori School shall be permitted as a temporary use for a period of three years commencing the 21<sup>st</sup> day of June, 1999 in accordance with the provisions of Section 39 of the *Planning Act*, R.S.O. 1990 where after this sub clause shall be deemed repealed.
- (2) Section 1 herein shall apply to the lands therein described and shown on Schedule "A" attached hereto and forming part of this by-law.
- (3) That all provisions of By-law 85-95 applicable to the lands referred in Section 1 and Schedule "A" herein and with respect to a school shall apply to the said land except as varied by Section 1 of this By-law.

## 5.3 STANDARDS

Standards for each residential zone shall be as set out in table 5.3.1; the numerals 5.3.2.1 to 5.3.4 contained in the table have reference to the following additional provisions which shall also apply.

### 5.3.1 Standards for Residential Zones

Apartment Dwelling Second Density	(By-law 91-129)									
Apartment Dwelling First Density	(By-law 91-129)									
Multiple-Family Dwelling Second Density	(By-law 91-129)									
Multiple-Family Dwelling First Density	(By-law 89-304)									
One-Family Detached Dwelling Fourth Density	(By-law 89-304)									
One Family Detached Dwelling Third Density										
One-Family Detached Dwelling Second Density										
One-Family Detached Dwelling First Density	(By-law 90-365)									
Residential Holding	RH	R1	R2	R3	R4	RM1	RM2	RA1	RA2	
Lot Area	Min m <sup>2</sup>	4Ha	1860 (kh)	500	400	335	600 (eg)	720 (df)	1100	1300
Lot Frontage	Min m	150	*22	15	12	10	18(eg)	21(f)	24	30
Front Yard	Min m	12	4.5	4.5	4.5	4.5	4.5	7(m)	7	7
Side Yards (a.c.)	Min m	7	1.2(b)	1.2(b)	1.2(b)	1.2(b)	1.2(bj)	1.8(lbfij)	5 (l)(j)	5 (l)(j)
Rear Yard	Min m	12	7	7	7	7	7	7	7	7
Landscaped Open Space	Min % of lot area	-	--	--	--	--	--	35	35	35
Dwelling Unit Floor Area	Min m <sup>2</sup>	100	*110	90	70	70	70 (g)	35/ bachelor + 10/ bedroom		
Lot Coverage	Max. % of lot area	35	45	45	45	45	45	35(n)	35	35
Gross Floor Area	Max. % of lot area	--	--	--	--	--	--	60	100	200
Height of Main Building	Max. m	10	10	10	10	10	10	10	--(0)	--(0)

By-law 2000-79

By-law 2000-79

By-law 90-281

a) - See 5.3.2.1	(f) - See 5.3.3.2	(k) - See 5.3.3.5
(b) - See 5.3.2.2	(g) - See 5.3.3.3	(l) - See 5.3.2.5 (By-law 92-83)
(c) - See 5.3.2.3	(h) - See 5.3.3.4 By-law 90-365	(m) - See 5.3.3.2.1
(d) - See 5.3.3	(i) - See 5.3.4	(n) - See 5.3.3.2.2
(e) - See 5.3.3.1	(j) - See 5.3.2.4	(o) - See 5.3.1.1

\* See Zoning By-law 87-25 re: 200B Dock Road

<b>5.3.1.1</b>	<b>HEIGHT REQUIREMENTS</b>
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<b>ZONE</b>	<b>MAXIMUM BUILDING HEIGHT</b>
Apartment Dwelling First Density-1 (RA1-1)	10 m
Apartment Dwelling First Density-2 (RA1-2)	15m
Apartment Dwelling First Density-3 (RA1-3)	30 m*
Apartment Dwelling Second Density-1 (RA2-1)	30 m*
Apartment Dwelling First Density-2 (RA2-2)	45 m*

\* In the RA1-3, RA2-1 and RA2-2 zones, building height shall include roof or penthouse structures accommodating an elevator, staircase, tank, ventilating or similar equipment.

## **5.3.2 Side Yard Variations**

**5.3.2.1** Except where any side yard abuts a street, in which case the side yard shall not be less than 3.0 metres.

**5.3.2.2** Except where, on the same lot, there is no carport or where a garage is not attached to the main building in which case the minimum side yard on one side shall be 3.0 metres to provide sufficient area for driveway access to the side yard for parking purposes.

**5.3.2.3** Except for any uses permitted under Section 4.2.1.1, or any libraries, Places of Worship, day nurseries, nursing homes or rest homes in which case the minimum side yards shall be 4.5 metres.

(By-law 90-309)  
(By-law 90-364)

**5.3.2.4** Except in the case of attached units, in which case no side yard shall be required on the interior side.  
(By-law 86-265)

**5.3.2.5** Where a multiple family dwelling unit or an Apartment dwelling unit has a secondary means of access to the exterior area at ground level such area shall be a minimum of 7 metres in depth from the face of the building wall for each such unit. This section shall not apply to any project which was either submitted for site plan control prior to February 18, 1991 or which has already been constructed.  
(By-law 92-83)

### **5.3.3 Lot Variations**

(By-law 92-69) Except where the number of dwelling units is greater than three, in which case the minimum lot area shall be increased by 185m<sup>2</sup> for each additional dwelling unit. This provision shall apply to walk-up Apartments or stacked Townhouse developments and to those applications submitted for site plan control on or before September 16, 1991.

#### **5.3.3.1 Semi-Detached**

(By-law 89-304) Except where a pair of semi-detached dwellings or in the case of a lot on a Registered Plan of Subdivision which was either registered or draft approved on or before July 31, 1989 where two fully detached dwellings have been erected, or are to be erected, in which case the minimum lot frontage shall be 9.0 metres and the minimum lot area shall be 300m<sup>2</sup> per dwelling unit.

#### **5.3.3.2 Street Townhouses**

(By-law 90-249)  
(By-law 91-129)  
(Repealed  
(By-law 92-83)) Except where street townhouse dwelling units are to be erected in which case the minimum lot frontage shall be 6.0 metres and the minimum lot area shall be 200m<sup>2</sup> per dwelling unit. No more than eight units shall be constructed in a row.

**5.3.3.2.1.** That notwithstanding the Table of Standards for Residential Zones set out in Section 5.3.1., Street Townhouses shall provide a minimum front yard of 4.5m.  
(By-law 2000-79)

**5.3.3.2.2.** That notwithstanding the Table of Standards for Residential Zones set out in Section 5.3.1. Street Townhouses shall be permitted a maximum lot coverage of 45% of lot area.  
(By-law 2000-79)

#### **5.3.3.3 Duplexes**

The minimum lot area shall be 560m<sup>2</sup> with a minimum lot frontage of 17 metres. The main unit must be a minimum of 70m<sup>2</sup> with the second unit a

minimum of 35m<sup>2</sup> for a bachelor unit. For each additional bedroom a minimum of 10m<sup>2</sup> shall be required.

**5.3.3.4** Except for the 11 lot subdivision described as Part of the West half of Lot 22, Concession VII formerly in the Township of Vespra, which may have a minimum lot area of 1,390m<sup>2</sup>.

**5.3.3.5** Except that all lots existing in the One Family Detached Dwelling First Density Zone (R1) as of October 22, 1991 which may have a minimum lot area of 1400m<sup>2</sup>.

(By-law  
90-365)

### **5.3.4 Maintenance Easements**

(Deletion  
By-law  
90-365)

### **5.3.5 Accessory Buildings**

No other building or structure, except a parking structure underground which is accessory to any residential use in any zone shall:

(By-law  
92-91)

(By-law  
90-17)

(By-law  
92-91)

(By-law  
91-166)

- exceed a height of 5.0 metres.
- occupy any part of a front yard, except for an inground swimming pool or attached garages or carports or an unenclosed porch.
- be erected prior to the erection of the main building on the same lot, except for construction facilities.
- be erected closer than 3.0 metres from the exterior side lot line in the case of a corner lot; except for the rear yard in which case the minimum setbacks shall be 1.0 metres.
- be erected closer than 7.0 metres from the front lot line except for an unenclosed porch which may project a distance of not more than 1.5 metres.
- be erected closer than 0.6 metres from the rear lot line.
- be erected closer than 0.6 metres from the side lot line.
- Notwithstanding the foregoing, heat pumps and air conditioning units shall not be erected closer than the following:

- a) Interior side yard 1.2m
- b) Exterior side yard 3.0m
- c) Rear Yard 6.0m
- d) Front Yard 7.0m
- e) Window or through-wall air conditioning unit would be permitted to encroach a maximum of 0.5 metres into required yards.

### 5.3.6 Yards

Minimum front, side and rear yards shall be provided in accordance with the requirements of Section 5.3 of this By-law, subject also to the following provisions:

#### 5.3.6.1 Every part of any required yard, required by this By-law shall be open and unobstructed by any structure from grade level to the sky, with the following exceptions:

(Deletion  
By-law 92-91)

(By-law  
99-57)

- sills, belt courses, cornices, eaves and gutters, chimney breasts or pilasters, which may project a distance of not more than 0.6 metres into a required yard;
- fire escapes, which may project a distance of not more than 1.2 metres into a required side or rear yard, but in no case shall the side or rear yard, except where none is required, be reduced to less than 0.6 metres;
- balconies on apartment dwellings, where located at a greater height than the bottom of the first floor ceiling joists, may project a distance of not more than 1.5 metres into a required yard, but in no case shall the side yard, except where none is required, be reduced to less than 0.6 metres to any side lot line.

#### 5.3.6.2 Underground Parking Setback

No part of any parking structure underground shall be closer to the lot line adjoining a street than 3.0 metres and no other minimum yards are required.

### 5.3.7 Off-Street Parking

Permanent off-street parking spaces shall be provided and maintained in accordance with the following requirements and shall be provided on the same lot as the building or use for which they are required.

#### 5.3.7.1 Number of Off-Street Parking Spaces Required

Permanent off-street parking spaces required for each permitted use shall be provided in accordance with the following table; where two or more uses are permitted in any one building or on any one lot, then the off-street parking requirements for each use shall be calculated as if each use is a separate use, and the total number of off-street parking spaces so calculated shall be provided.

### 5.3.7.2 Off-Street Parking Requirements

Use of Building and/or Lot	No. Of Off-Street Spaces Required	
	Any residential building containing not more than 3 dwelling units, Group Homes, converted dwellings	1 space per dwelling unit
	Any residential building containing more than 3 dwelling units	1.35 spaces per dwelling unit
	Boarding, lodging or rooming houses	1 space for every 2 lodging rooms or suites
	Condominium Projects	1.5 spaces per dwelling unit
(Deletion By-law 86-265)	Rest Homes and Nursing Homes	1 space for every 4 persons to be accommodated according to maximum permitted capacity
	Crisis Care Facilities	1 space for every 2 persons to be accommodated according to maximum permitted capacity
	Any institutional uses other than those specified	1 space for each 50m <sup>2</sup> of gross floor area
	Day Nurseries	1 space for each classroom and each office contained in the building
(By-law 94-122)	Bed and Breakfast Establishment	1 space per guest bedroom to be provided in the side or rear yard. Tandem parking will be permitted.
(Deletion By-law 90-364)		

Use of Building and/or Lot		No. Of Off-Street Spaces Required
	Student Residence	1 space for every 3 persons to be accommodated according to maximum permitted capacity
(By-law 93-107)	Places of Worship	1 space for every 5 persons to be accommodated according to the maximum permitted capacity of the sanctuary in the Place of Worship
(Deletion By-law 86-265)	Senior Citizen Homes	1 space for every two dwelling units
(Deletion By-law 88-334)		
(Deletion By-law 90-341)		

### 5.3.7.3 Off-Street Parking - Additions to Building or Uses

Enlargements to any buildings or uses shall be provided with permanent off-street parking spaces in accordance with the provisions of Section 5.3.7 of this By-law. Such spaces being additional to any existing permanent off-street parking spaces but to no more than the minimum number required by Section 5.3.7 for both the original buildings or uses plus the enlargements.

### 5.3.7.4 Size of Off-Street Parking Spaces

Any off-street parking space shall have a minimum width of 2.7 metres and a minimum length of 5.5 metres and shall include such additional area (aisle) as required which shall have a minimum width in accordance with the following Table.

### 5.3.7.5 Aisle Width of Off-Street Parking Spaces

<u>Angle of Parking</u>	<u>Minimum Aisle Width</u>
30 degrees	2.8 metres
45 degrees	3.4 metres
60 degrees	5.2 metres
90 degrees	6.4 metres

(Repealed  
By-law 86-265  
by By-law 92-187)

### 5.3.7.6 Surface Treatment

All off-street parking spaces, driveways and aisles which are required or intended to accommodate the parking of more than two vehicles, shall be constructed and maintained with a stable surface which shall have a portland cement, asphaltic binder or interlocking paving stones.

### 5.3.7.7 Lighting

Where lighting facilities are provided in conjunction with any off-street parking spaces, such lighting shall be so arranged as to deflect light onto the off-street parking spaces and away from adjoining properties or streets.

### 5.3.7.8 Off-Street Parking in Front Yards

(By-law  
92-187)

- no owner shall provide any off-street parking spaces within the front yard of any lot.
- except in the case of a private attached garage or carport.
- except that up to two (2) front yard parking spaces each of a maximum size of 3.7 metres in width and 7 metres in length located within the driveway area of the lot shall be permitted on lots containing single detached or multiple family dwellings containing a maximum of two dwelling units to which the Multiple Family Dwelling First Density Zone (RM1) standards apply.
- where the owner provides front yard parking, the owner shall provide a minimum front yard landscape open space of 50%.
- where any garage or carport located on the said lot has been converted to habitable living space the use of any converted garage or carport shall be deemed to continue as a garage or carport use for the purposes of the minimum side yard requirements as set out in Section 5.3 of this By-law.
- except that up to 20% of the total parking area for apartment buildings shall be permitted in the front yard.

(By-law  
92-187)

### **5.3.7.9 Off-Street Parking for Apartment Dwellings**

Off-Street parking spaces including aisles required for an apartment dwelling unit in any zone shall have a maximum lot coverage of 35%.

### **5.3.7.10 Commercial Parking**

The parking or storage of commercially licensed vehicles in excess of 3,000 kg. gross vehicle weight is prohibited in any residential zone other than a Residential Holding Zone (RH).

### **5.3.7.11 Maximum Openings of Private Garages**

(By-law  
2000-79)

The maximum garage opening permitted in a Multiple Family Dwelling (2<sup>nd</sup> Density) (RM2)-TH zone shall be 2.6 metres. The maximum garage opening permitted in a One Family Detached Dwelling (4<sup>th</sup> Density) and Multiple Family Dwelling (1<sup>st</sup> Density) (RM 1) zones shall be 3.6 metres.

### **5.3.8 Landscaped Buffer Strip/Landscaping Treatment**

(By-law  
92-91)

A parking area which provides for more than four off-street parking spaces adjoining a residentially zoned lot requires either a continuous landscaped buffer strip of a minimum width of 2.0 metres along the lot line of the said yard or lot, or a continuous 2.0 metre high tight board fence along the said lot line. The landscaped buffer strip shall be planted with Austrian Pine or Norway Spruce which have a minimum height of 2.0 metres and shall be spaced at 3.0 metre centres in a manner which shall serve to effectively screen the yard or lot. Except that in the case where there is substantial tree or shrubbery growth in which case no additional buffering shall be required as long as the tree or shrubbery growth exists as an effective planted screen.

By-law 92-83

(By-law 91-129)

(Repealed by

### **5.3.9 Supplementary Regulations**

No person shall use any lands, nor erect, alter, enlarge or use any buildings or structures except in accordance with the following provisions:

(By-law  
89-304)

#### **5.3.9.1 Lot Area, Lot Frontage and Open Space**

No person, except a public authority engaged in the implementation of a public work, shall reduce in area or frontage any lot already built upon, either by conveyance or alteration of any portion thereof or otherwise, so that the lot coverage of the building exceeds the maximum permitted by this By-law, or so that the area or frontage of the lot will be less than the minimum permitted

by this By-law for the zone in which such lot is located. Except where in an RM2 zone, a parcel of land having a minimum lot frontage of 6.0 metres and a minimum lot area of 200m<sup>2</sup> upon which a street townhouse has been erected, and in an RM1 and RM2 zone, a parcel of land having a minimum lot frontage of 9.0 metres and a minimum lot area of 300m<sup>2</sup> upon which one of a pair of semi-detached houses has been erected, or in the case of a lot on a Registered Plan of Subdivision which was either registered or draft approved on or before July 31, 1989 where two fully detached dwellings have been erected or are to be erected, in either case, may be severed by conveyance subject to a Consent to Sever as defined in Section 52 of the Planning Act, R.S.O., 1983, Chapter 349.

**5.3.9.2** The area or frontage of a lot may be increased by conveyance of the whole or portions of the adjoining lots provided that all the provisions of this By-law applicable to the zone in which the lots are situated are complied with for each lot affected.

**5.3.9.3** No retaining wall or fence shall be permitted within 0.3 metres of any lot line abutting a street. No hedge shall be permitted within 1.0 metres of the front lot line and in the case of a corner lot within 1.0 metres of the side lot line abutting the street.

(By-law  
92-188)

**5.3.9.4 Decks**

(By-law  
92-84) Decks less than 1.8 metres above grade shall be exempted from the maximum 35% lot coverage.

**5.3.9.5.** Above ground swimming pools shall be exempted from the maximum 35% lot coverage.

(By-law  
2000-40)