



BY-LAW NO. 2021-

A By-law to Amend Zoning By-law 2010-0050, as amended, for lands described as PART OF LOTS 11 & 12, CONCESSION 11, Town of Halton Hills, Regional Municipality of Halton Georgetown

WHEREAS Council is empowered to enact this By-law by virtue of the provisions of Section 34 of the Planning Act, R.S.O. 1990, c. P.13, as amended;

AND WHEREAS Council has recommended that Zoning By-law 2010-0050 be amended as hereinafter set out;

AND WHEREAS said recommendation will conform to the Official Plan for the Town of Halton Hills;

NOW, THEREFORE, BE IT RESOLVED THAT THE COUNCIL OF THE CORPORATION OF THE TOWN OF HALTON HILLS ENACTS AS FOLLOWS:

1. That Schedule "A1" of Zoning By-law 2010-0050, as amended, is hereby further amended by rezoning the lands described as PART OF LOTS 11 & 12, CONCESSION 11, from Agriculture (A) Zone to Low Density Residential 1 – Exception AA (LDR1-AA), Low Density Residential 1 – Exception BB (LDR1-BB), Low Density Residential 1 – Exception CC (LDR1-CC), Medium Density Residential 1 – Exception DD (MDR1-DD), Mixed Use 1 – Exception EE (MU1-EE), Open Space 2 Zone – Exception FF (OS2-FF), and Open Space 3 Zone – Exception GG (OS3 – GG)
2. That Table 13.0: Exceptions is hereby amended by adding the Exception Provisions contained in Schedule "2" attached to and forming part of this By-law.

BY-LAW read and passed by the Council for the Town of Halton Hills this ____ day of _____, 2025.

MAYOR – ANN LAWLOR

CLERK – VALERIE PETRYNIA

SCHEDULE 2 to By-law 2020-_____

Zoning regulations from the parent By-law shown in **Red**

Zoning regulations not in parent By-law (NIP) shown in **Green**

13.1 EXCEPTIONS – LDR1-AA

1	Exception Number	AA	
2	Zone	Low Density Residential	
3	Municipal Address	PART OF LOTS 11 & 12, CONCESSION 11	
4	Additional Permitted Uses:	a) Dwelling, Single Detached, subject to LDR1-AA zone regulations b) Dwelling, Single Detached Dual Frontage, subject to LDR1-BB zone regulations c) Dwelling, Single Detached, subject to LDR1-CC zone regulations d) Dwelling, Semi Detached e) Dwelling, Duplex	
5	Additional Complementary Uses	a) Home Occupations b) Private Home Daycares c) Bed and Breakfast Establishments in single detached dwellings d) Day Nurseries e) Accessory Apartments f) Garden Suites g) Special Needs Housing h) Group Homes Type 1 i) Second Level Lodging Homes j) Treatment Centers k) Private Elementary Schools l) Child Care Centres m) Places of Worship n) Public Elementary Schools	
6	Only Permitted Uses	N/A	
7	Uses Prohibited	N/A	
8	Special Provisions		
	i)	Notwithstanding anything to the contrary, no non-conformity will be created as a result of any severance of the land for the purpose of mortgaging or conveying to a condominium corporation or any public authority.	
	ii)	Minimum Required Rear Yard Setback	
		a) Single Detached Dwellings	7.0 m, one storey may project into the rear yard with a minimum setback of 1.5 m for a maximum of 45% of the dwelling width measured at the rear of the main building. (7.5 m)
	iii)	Minimum Required Front Yard Setback	
		a) Single Detached Dwellings	2.0 m, 5.5 m to garage (6.0 m/5.5 m)
	iv)	Minimum Required Exterior Side Yard	
		a) Single Detached Dwellings	2.0 m (3.0 m)
	v)	Minimum Required Interior Side Yard	
		a) Single Detached Dwellings	1.0 m & 0.6 m (1.2 m)
	vi)	Maximum Height	
		a) Single Detached Dwellings	12.5 m or 3 storeys (11 m)
	vii)	Minimum Lot Frontage	
		a) Single Detached Dwellings	9.0 m (18.0 m)
	viii)	Minimum Number of Parking Spaces	
		a) Single Detached Dwellings	2 spaces / unit (2 spaces / unit)
		b) Accessory Apartments & Dwelling Units	0 spaces / unit (1 space / unit)
	ix)	Minimum Density	24 upnh (NIP)
	x)	Maximum Density	30 upnh (NIP)

	xi)	Notwithstanding Table 6.3 Lot Coverage Standards for all Dwelling Types shall be 55% (40% for 1 and 1.5 storeys, 35% for 2 and 2.5 storeys)
	xii)	Unless otherwise stated, all Dwellings shall conform to the standards applying to Street Townhouse Dwellings in the Urban Residential (UR) Zone, contained in Table 6.5;
	xiii)	Notwithstanding Section 4.4 a) air conditioners shall be permitted in the front yard for all dwelling units
	xiv)	Air conditioners shall be located a minimum of 0.6 metres (1.0 m) from the front, exterior and interior lot line.
	xv)	Notwithstanding Section 4.6.2 decks and stairs to access a deck shall be permitted no closer than 0.6 metres to the interior, exterior and rear lot line. (3.0 m to rear)
	xvi)	Notwithstanding Section 4.8 a) balconies may encroach into a minimum front yard or exterior side yard up to 1.0 metres (1.5 m) from the front or exterior lot line and are not subject to maximum total projection.
	xvii)	Notwithstanding Section 4.8 c) a bay or box out window may encroach into a required front, rear and exterior side yard for a maximum distance of 1.0 metres, for a width up to 4.0 metres with or without foundation. (NIP)
	xviii)	Notwithstanding Section 4.15 a) 10 (5) model homes shall be permitted.
	xix)	Notwithstanding Section 4.25.2 a porch shall be permitted to encroach no closer than 0.6 metres (1.5 m) to the front exterior and interior side lot lines, the maximum elevation of a porch of 5.0 meters (4.0 m)
	xx)	Notwithstanding Section 4.25.2 b porch shall be permitted to encroach into the required rear yard a distance of 4.5 meters (3.0 m)
	xxi)	Notwithstanding Section 4.32, Table 4.4, a 4.5 metres (7.0 m) sight triangle shall be permitted on local and collector streets.
	xxii)	Notwithstanding Section 5.2.10 a) on a corner lot the parking space may be a length of 5.0 metres (5.5 m) to a daylight triangle.
	xxiii)	Notwithstanding Section 5.2.10 c) and d) obstructions may encroach 0.3 metres into required parking space width and 0.6 metres into required length. (NIP)
	xxiv)	Notwithstanding Section 5.2.14 b) The maximum driveway width is 7.0 metres provided a minimum of 25% (40%) of the front or exterior side yard in which the driveway is located is the site of soft landscaping.
	xxv)	For the purposes of this zone, Table 6.1, Footnote 2 shall not apply.

13.2 EXCEPTIONS – LDR1-BB

1	Exception Number	BB
2	Zone	Low Density Residential
3	Municipal Address	PART OF LOTS 11 & 12, CONCESSION 11
4	Additional Permitted Uses:	a) Dwelling, Single Detached Dual Frontage, subject to LDR1-BB zone regulations b) Dwelling, Single Detached, subject to LDR1-AA zone regulations c) Dwelling, Single Detached, subject to LDR1-CC zone regulations d) Dwelling, Semi Detached e) Dwelling, Duplex
5	Additional Complementary Uses	a) Home Occupations b) Private Home Daycares c) Bed and Breakfast Establishments in single detached dwellings d) Day Nurseries e) Accessory Apartments f) Garden Suites g) Special Needs Housing h) Group Homes Type 1 i) Second Level Lodging Homes j) Treatment Centers k) Private Elementary Schools l) Child Care Centres m) Places of Worship n) Public Elementary Schools
6	Only Permitted Uses	N/A
7	Uses Prohibited	N/A
8	Special Provisions	
	i)	Notwithstanding anything to the contrary, no non-conformity will be created as a result of any severance of the land for the purpose of mortgaging or conveying to a condominium corporation or any public authority.
	ii)	Minimum Required Rear Yard Setback a) Single Detached Dual Frontage Dwellings 2.0 m, 5.5 m, garage is in the rear (7.5 m)
	iii)	Minimum Required Front Yard Setback a) Single Detached Dual Frontage Dwellings 2.0 m, N/A, garage is in the rear to garage (6.0 m/5.5 m)
	iv)	Minimum Required Exterior Side Yard a) Single Detached Dual Frontage Dwellings 2.0 m (3.0 m)
	v)	Minimum Required Interior Side Yard a) Single Detached Dual Frontage Dwellings 1.0 m & 0.6 m (1.2 m)
	vi)	Maximum Height a) Single Detached Dual Frontage Dwellings 12.5 m or 3 storeys (11 m)
	vii)	Minimum Lot Frontage a) Single Detached Dual Frontage Dwellings 9.0 m (18.0 m)
	viii)	Minimum Number of Parking Spaces a) Single Detached Dual Frontage Dwellings 2 spaces / unit (2 spaces / unit) b) Accessory Apartments & Dwelling Units 0 spaces / unit (1 space / unit)
	ix)	Minimum Density 24 upnh (NIP)
	x)	Maximum Density 30 upnh (NIP)
	xi)	Notwithstanding Table 6.3 Lot Coverage Standards for all Dwelling Types shall be 65%

		(40% for 1 and 1.5 storeys, 35% for 2 and 2.5 storeys)
	xii)	Unless otherwise stated, all Dwellings shall conform to the standards applying to Street Townhouse Dwellings in the Urban Residential (UR) Zone, contained in Table 6.5;
	xiii)	Notwithstanding Section 4.4 a) air conditioners shall be permitted in the front yard for all dwelling units
	xiv)	Air conditioners shall be located a minimum of 0.6 m (1 m) from the front, exterior and interior lot line.
	xv)	Notwithstanding Section 4.6.2 decks and stairs to access a deck shall be permitted no closer than 0.6 metres to the interior, exterior and rear lot line. (3.0 m to rear)
	xvi)	Notwithstanding Section 4.8 a) balconies may encroach into a minimum front yard or exterior side yard up to 1.0 m (1.5 m) from the front or exterior lot line and are not subject to maximum total projection.
	xvii)	Notwithstanding Section 4.8 c) a bay or box out window may encroach into a required front, rear and exterior side yard for a maximum distance of 1.0 metres, for a width up to 4.0 metres with or without foundation. (NIP)
	xviii)	Notwithstanding Section 4.15 a) 10 (5) model homes shall be permitted.
	xix)	Notwithstanding Section 4.25.2 a porch shall be permitted to encroach no closer than 0.6 metres (1.5 m) to the front exterior and interior side lot lines, the maximum elevation of a porch of 5.0 metres (4.0 m)
	xx)	Notwithstanding Section 4.25.2 b porch shall be permitted to encroach into the required rear yard a distance of 4.5 metres (3.0 m)
	xxi)	Notwithstanding Section 4.32, Table 4.4, a 4.5 metres (7.0 m) sight triangle shall be permitted on local and collector streets.
	xxii)	Notwithstanding Section 5.2.10 a) on a corner lot the parking space may be a length of 5.0 metres (5.5 m) to a daylight triangle.
	xxiii)	Notwithstanding Section 5.2.10 c) and d) obstructions may encroach 0.3 metres into required parking space width and 0.6 metres into required length. (NIP)
	xxiv)	Notwithstanding Section 5.2.14 b) The maximum driveway width is 7.0 metres provided a minimum of 25% (40%) of the front or exterior side yard in which the driveway is located is the site of soft landscaping.
	xxv)	For the purposes of this zone, Table 6.1, Footnote 2 shall not apply.

13.3 EXCEPTIONS – LDR1-CC

1	Exception Number	CC
2	Zone	Low Density Residential
3	Municipal Address	PART OF LOTS 11 & 12, CONCESSION 11
4	Additional Permitted Uses:	a) Dwelling. Single Detached, subject to LDR1-CC zone regulations b) Dwelling. Single Detached Dual Frontage, subject to LDR1-BB zone regulations c) Dwelling. Single Detached, subject to LDR1-AA zone regulations d) Dwelling. Semi Detached e) Dwelling. Duplex
5	Additional Complementary Uses	a) Home Occupations b) Private Home Daycares c) Bed and Breakfast Establishments in single detached dwellings d) Day Nurseries e) Accessory Apartments f) Garden Suites g) Special Needs Housing h) Group Homes Type 1 i) Second Level Lodging Homes j) Treatment Centers k) Private Elementary Schools l) Child Care Centres m) Places of Worship n) Public Elementary Schools
6	Only Permitted Uses	N/A
7	Uses Prohibited	N/A
8	Special Provisions	
	i)	Notwithstanding anything to the contrary, no non-conformity will be created as a result of any severance of the land for the purpose of mortgaging or conveying to a condominium corporation or any public authority.
	ii)	Minimum Required Rear Yard Setback a) Single Detached Dwellings 7.0 m, one storey may project into the rear yard with a minimum setback of 1.5 m for a maximum of 45% of the dwelling width measured at the rear of the main building. (7.5 m)
	iii)	Minimum Required Front Yard Setback a) Single Detached Dwellings 2.0 m, 5.5 m to garage (6.0 m/5.5 m)
	iv)	Minimum Required Exterior Side Yard a) Single Detached Dwellings 2.0 m (3.0 m)
	v)	Minimum Required Interior Side Yard a) Single Detached Dwellings 1.0 m & 0.6 m (1.2 m)
	vi)	Maximum Height a) Single Detached Dwellings 12.5 m or 3 storeys (11 m)
	vii)	Minimum Lot Frontage a) Single Detached Dwellings 10.50 m (18.0 m)
	viii)	Minimum Number of Parking Spaces a) Street Townhouse Dwellings 2 spaces / unit (2 spaces / unit) b) Accessory Apartments & Dwelling Units 0 spaces / unit (1 space / unit)
	ix)	Minimum Density 24 upnh (NIP)
	x)	Maximum Density 30 upnh (NIP)
	xi)	Notwithstanding Table 6.3 Lot Coverage Standards for all Dwelling Types shall be 55% (40% for 1 and 1.5 storeys, 35% for 2 and 2.5 storeys)
	xii)	Unless otherwise stated, all Dwellings shall conform to the standards applying to Street Townhouse Dwellings in the Urban Residential (UR) Zone, contained in Table 6.5;

	xiii)	Notwithstanding Section 4.4 a) air conditioners shall be permitted in the front yard for all dwelling units
	xiv)	Air conditioners shall be located a minimum of 0.6 metres (1.0 m) from the front, exterior and interior lot line.
	xv)	Notwithstanding Section 4.6.2 decks and stairs to access a deck shall be permitted no closer than 0.6 metres to the interior, exterior and rear lot line. (3.0 m to rear)
	xvi)	Notwithstanding Section 4.8 a) balconies may encroach into a minimum front yard or exterior side yard up to 1.0 metres (1.5 m) from the front or exterior lot line and are not subject to maximum total projection.
	xvii)	Notwithstanding Section 4.8 c) a bay or box out window may encroach into a required front, rear and exterior side yard for a maximum distance of 1.0 metres, for a width up to 4.0 metres with or without foundation. (NIP)
	xviii)	Notwithstanding Section 4.15 a) 10 (5) model homes shall be permitted.
	xix)	Notwithstanding Section 4.25.2 a porch shall be permitted to encroach no closer than 0.6 metres (1.5 m) to the front exterior and interior side lot lines, the maximum elevation of a porch of 5.0 meters (4.0 m)
	xx)	Notwithstanding Section 4.25.2 b porch shall be permitted to encroach into the required rear yard a distance of 4.5 meters (3.0 m)
	xxi)	Notwithstanding Section 4.32, Table 4.4, a 4.5 metres (7.0 m) sight triangle shall be permitted on local and collector streets.
	xxii)	Notwithstanding Section 5.2.10 a) on a corner lot the parking space may be a length of 5.0 metres (5.5 m) to a daylight triangle.
	xxiii)	Notwithstanding Section 5.2.10 c) and d) obstructions may encroach 0.3 metres into required parking space width and 0.6 metres into required length. (NIP)
	xxiv)	Notwithstanding Section 5.2.14 b) The maximum driveway width is 7.0 metres provided a minimum of 25% (40%) of the front or exterior side yard in which the driveway is located is the site of soft landscaping.
	xxv)	For the purposes of this zone, Table 6.1, Footnote 2 shall not apply.

13.4 EXCEPTIONS – MDR1-DD

OFF EXEMPTIONS - MDR1-DD										
1	Exception Number	DD								
2	Zone	MDR1 - Medium Density Residential								
3	Municipal Address	PART OF LOTS 11 & 12, CONCESSION 11								
4	Additional Permitted Uses:	a) Dwelling, Dual Frontage Townhouse, subject to MDR1-DD zone regulations b) Dwelling, Street Townhouse, subject to MDR1-DD zone regulations c) Dwelling, Back-to-Back Townhouse. subject to MDR1-DD zone regulations d) Dwelling, Block Townhouse Dwellings e) Dwelling, Semi Detached f) Dwelling, Triplex g) Dwelling, Quattroplex h) Dwelling, Apartment i) Dwelling, Multiple j) Dwelling, Stacked Townhouse								
5	Additional Complementary Uses	a) Home Occupations b) Accessory Apartments c) Garden Suites d) Special Needs Housing e) Long Term Care and Retirement Facilities, f) Private Home Daycares g) Day nurseries h) Private Elementary Schools i) Child Care Centres j) Places of Worship k) Public Elementary Schools l) Live/work units which may include residential or non-residential uses in the first storey.								
6	Definitions	a) Dwelling, Back-to-Back Townhouse – <i>A building where each unit is divided vertically by common walls, including a common rear wall, and has an independent entrance to the unit from the outside accessed through the front yard or exterior side yard.</i> b) Dwelling, Dual Frontage Townhouse - <i>A townhouse dwelling which is fronting a public street with a pedestrian access only and have a driveway access from the rear yard.</i> c) Dwelling, Stacked Townhouse – <i>A three or four-storey building divided horizontally and vertically by common walls with more than 5 dwelling units and each unit having an individual entrance directly from the outside and no common corridor. Stacked townhouses may have a common rear wall.</i>								
7	Only Permitted Uses	N/A								
8	Uses Prohibited	N/A								
9	Special Provisions									
	i)	Notwithstanding anything to the contrary, no non-conformity will be created as a result of any severance of the land for the purpose of mortgaging or conveying to a condominium corporation or any public authority.								
	ii)	<table><tr><td colspan="2">Minimum Required Rear Yard Setback</td></tr><tr><td>a) Dwelling, Dual Frontage Townhouse</td><td>2.0 m, 5.5 m to garage (7.5 m)</td></tr></table>	Minimum Required Rear Yard Setback		a) Dwelling, Dual Frontage Townhouse	2.0 m, 5.5 m to garage (7.5 m)				
Minimum Required Rear Yard Setback										
a) Dwelling, Dual Frontage Townhouse	2.0 m, 5.5 m to garage (7.5 m)									
	iii)	b) Dwelling, Street Townhouse, 6.0 m (7.5 m)								
	iv)	c) Dwelling, Back-to-Back Townhouse 0.0 m (NIP)								
	v)	<table><tr><td colspan="2">Minimum Required Front Yard Setback</td></tr><tr><td>a) Dwelling, Dual Frontage Townhouse</td><td>2.0 m (4.5 m)</td></tr><tr><td>b) Dwelling, Street Townhouse,</td><td>2.0 m, 5.5 m to garage (7.5 m)</td></tr><tr><td>c) Dwelling, Back-to-Back Townhouse</td><td>2.0 m, 5.5 m to garage (NIP)</td></tr></table>	Minimum Required Front Yard Setback		a) Dwelling, Dual Frontage Townhouse	2.0 m (4.5 m)	b) Dwelling, Street Townhouse,	2.0 m, 5.5 m to garage (7.5 m)	c) Dwelling, Back-to-Back Townhouse	2.0 m, 5.5 m to garage (NIP)
Minimum Required Front Yard Setback										
a) Dwelling, Dual Frontage Townhouse	2.0 m (4.5 m)									
b) Dwelling, Street Townhouse,	2.0 m, 5.5 m to garage (7.5 m)									
c) Dwelling, Back-to-Back Townhouse	2.0 m, 5.5 m to garage (NIP)									
	viii)	<table><tr><td colspan="2">Minimum Required Exterior Side Yard</td></tr><tr><td>a) Dwelling, Dual Frontage Townhouse</td><td>2.0 m (3.0 m)</td></tr><tr><td>b) Dwelling, Street Townhouse,</td><td>2.0 m (7.5 m)</td></tr><tr><td>c) Dwelling, Back-to-Back Townhouse</td><td>2.0 m (NIP)</td></tr></table>	Minimum Required Exterior Side Yard		a) Dwelling, Dual Frontage Townhouse	2.0 m (3.0 m)	b) Dwelling, Street Townhouse,	2.0 m (7.5 m)	c) Dwelling, Back-to-Back Townhouse	2.0 m (NIP)
Minimum Required Exterior Side Yard										
a) Dwelling, Dual Frontage Townhouse	2.0 m (3.0 m)									
b) Dwelling, Street Townhouse,	2.0 m (7.5 m)									
c) Dwelling, Back-to-Back Townhouse	2.0 m (NIP)									
	xi)	<table><tr><td colspan="2">Minimum Required Interior Side Yard</td></tr><tr><td>a) Dwelling, Dual Frontage Townhouse</td><td>1.0 m (1.2 m)</td></tr><tr><td>b) Dwelling, Street Townhouse,</td><td>1.0 m (7.5 m)</td></tr></table>	Minimum Required Interior Side Yard		a) Dwelling, Dual Frontage Townhouse	1.0 m (1.2 m)	b) Dwelling, Street Townhouse,	1.0 m (7.5 m)		
Minimum Required Interior Side Yard										
a) Dwelling, Dual Frontage Townhouse	1.0 m (1.2 m)									
b) Dwelling, Street Townhouse,	1.0 m (7.5 m)									
	xii)	b) Dwelling, Street Townhouse, 1.0 m (7.5 m)								

xiii)	c) Dwelling, Back-to-Back Townhouse	1.0 m (NIP)
xiv)	Maximum Height	
	a) Dwelling, Dual Frontage Townhouse	3 storeys or 12.5 m (11.0 m)
xv)	b) Dwelling, Street Townhouse,	3 storeys or 12.5 m (7.5 m)
xvi)	c) Dwelling, Back-to-Back Townhouse	3 storeys or 12.5 m (NIP)
xvii)	Minimum Lot Frontage	
	a) Dwelling, Dual Frontage Townhouse	5.0 m (5.5 m)
xviii)	b) Dwelling, Street Townhouse,	5.0 m (5.5 m)
xix)	c) Dwelling, Back-to-Back Townhouse	5.0 m (NIP)
xx)	Minimum Number of Parking Spaces	
	a) Dwelling, Dual Frontage Townhouse	2 spaces / unit (2 spaces / unit)
	b) Dwelling, Street Townhouse,	2 spaces / unit (2 spaces / unit)
	c) Dwelling, Back-to-Back Townhouse	2 spaces / unit (NIP)
	d) Accessory Apartments & Dwelling Units	0 spaces / unit (1 space / unit)
xxi)	Minimum Density	24 upnh (NIP)
xxii)	Maximum Density	150 upnh (NIP)
xxiii)	The maximum building height shall be 6 storeys	
xxiv)	Lot Coverage Standards for all Dwelling Types shall be 80% (NIP)	
xxv)	Notwithstanding Table 6.3 Lot Coverage Standards for all Dwelling Types shall be 80 % (NIP)	
xxvi)	Unless otherwise stated, all Dwellings shall conform to the standards applying to Street Townhouse Dwellings in the Urban Residential (UR) Zone, contained in Table 6.5;	
xxvii)	Unless otherwise stated, all Back-to-Back Townhouse Dwellings, Dual Frontage Townhouse Dwellings and Street Townhouse Dwellings shall conform to the standards applying to Street Townhouse Dwellings in the Medium Density Residential 1 (MDR1) Zone, contained in Table 6.4;	
xxviii)	Notwithstanding Section 4.4 a) air conditioners shall be permitted in the front yard for all dwelling units	
xxix)	Air conditioners shall be located a minimum of 0.6 m (1.0) from the front, exterior and interior lot line.	
xxx)	Notwithstanding Section 4.6.2 decks and stairs to access a deck shall be permitted no closer than 0.6 metres to the interior, exterior and rear lot line. (3 m to rear)	
xxxi)	Notwithstanding Section 4.8 a) balconies may encroach into a minimum front yard or exterior side yard up to 1.0 metres (1.5 m) from the front or exterior lot line and are not subject to maximum total projection.	
xxxii)	Notwithstanding Section 4.8 a) balconies may project into all yards and shall be permitted 0.0 metres to a lot line. (1.5 m)	
xxxiii)	Notwithstanding Section 4.8 c) a bay or box out window may encroach into a required front, rear and exterior side yard for a maximum distance of 1.0 metres, for a width up to 4.0 metres with or without foundation. (NIP)	
xxxiv)	Notwithstanding Section 4.15 a) 10 (5) model homes shall be permitted.	
xxxv)	Notwithstanding Section 4.25.2 a porch shall be permitted to encroach no closer than 0.6 metres (1.5 m) to the front exterior and interior side lot lines, the maximum elevation of a porch of 5.0 meters (4.0 m)	
xxxvi)	Notwithstanding Section 4.25.2 b porch shall be permitted to encroach into the required rear yard a distance of 4.5 meters (3.0 m)	
xxxvii)	Notwithstanding Section 4.32, Table 4.4, a 4.5 metres (7.0 m) sight triangle shall be permitted on local and collector streets.	
xxxviii)	Notwithstanding Section 5.2.10 a) on a corner lot the parking space may be a length of 5.0 metres (5.5 m) to a daylight triangle.	
xxxix)	Notwithstanding Section 5.2.10 c) and d) obstructions may encroach 0.3 metres into required parking space width and 0.6 metres into required length. (NIP)	
xl)	Notwithstanding Section 5.2.14 b) The maximum driveway width is 7.0 metres provided a minimum of 25% (40%) of the front or exterior side yard in which the driveway is located is the site of soft landscaping.	

	xli)	Notwithstanding Section 5.2.14 a) the minimum driveway width shall be 3.0 metres (3.0 m)
	xlii)	In the MDR1-DD Zone, Regulation 5.2.14(b) shall not apply. In its place, the following regulation shall apply: The maximum driveway width is 7.0 metres provided a minimum of 25% (40%) of the front or exterior side yard in which the driveway is located is the site of soft landscaping.
	xliii)	For the purposes of this zone, Table 6.1, Footnote 2 shall not apply.

13.5 EXCEPTIONS – MUI-EE

1	Exception Number	EE
2	Zone	MUI (Local Commercial Mixed Use Area)
3	Municipal Address	PART OF LOTS 11 & 12, CONCESSION 11
4	Additional Permitted Uses:	<ul style="list-style-type: none"> a) Dwelling, Apartment; subject to MUI- EE zone regulations; b) Long term care facilities and retirement homes; subject to MUI- EE zone regulations; c) Mixed Use Buildings; subject to MUI- EE zone regulations; d) Dwelling, Dual Frontage Townhouse, subject to MDR1-DD zone regulations e) Dwelling, Street Townhouse, subject to MDR1-DD zone regulations f) Dwelling, Back-to-Back Townhouse. subject to MDR1-DD zone regulations g) Dwelling, Stacked Townhouse h) Dwelling, Duplex, i) Dwelling, Triplex, j) Dwelling, Multiple k) Places of Worship l) Commercial Fitness Centres m) Financial Institutions and Services n) Office Uses o) Places of Entertainment; p) Private and Commercial Schools q) Public Service Uses and other Institutional Uses r) Specialty Food Stores s) Supermarkets, Pharmacies and Grocery Stores t) Open Air Farmers Market u) Community Centre v) Childcare Centres w) Emergency Service Facility x) Library y) Museum z) Public Use aa) School, Private bb) School, Public cc) Retail Stores dd) Restaurants, Restaurants take-out ee) Service Commercial ff) Medical Offices gg) Day Nurseries
5	Additional Complementary Uses	<ul style="list-style-type: none"> a) Home Occupations b) Accessory Apartments c) Special Needs Housing d) Private Home Daycares
6	Definitions	<ul style="list-style-type: none"> a) Dwelling, Back-to-Back Townhouse – <i>A building where each unit is divided vertically by common walls, including a common rear wall, and has an independent entrance to the unit from the outside accessed through the front yard or exterior side yard.</i> b) Dwelling, Dual Frontage Townhouse - <i>A townhouse dwelling which is fronting a public street with a pedestrian access only and have a driveway access from the rear yard.</i> c) Mixed Use Buildings - <i>A building which contains a combination of permitted nonresidential uses and residential dwelling units.</i> d) Dwelling, Stacked Townhouse – <i>A three or four-storey building divided horizontally and vertically by common walls with more than 5 dwelling units and each unit having an individual entrance directly from the outside and no common corridor. Stacked townhouses may have a common rear wall.</i>
7	Only Permitted Uses	N/A
8	Uses Prohibited	N/A
9	Special Provisions	

i)	Notwithstanding anything to the contrary, no non-conformity will be created as a result of any severance of the land for the purpose of mortgaging or conveying to a condominium corporation or any public authority.	
ii)	Minimum Required Front Yard	0.0 m (4.5 m)
iii)	Minimum Required Rear Yard	0.0 m (7.5 m)
iv)	Minimum Required Interior Side Yard	0.0 m (3.0 m)
v)	Minimum Required Exterior Side Yard	0.0 m (6.0 m)
vi)	Maximum Height	8 Storeys, (NIP)
vii)	Minimum Density	75 upnh (NIP)
viii)	Maximum Density	250 upnh (NIP)
ix)	Minimum setback of a parking garage	0 m (NIP)
x)	Notwithstanding Section 5.2.11, minimum width of parking aisle	6 m (6.7 m)
xi)	Notwithstanding Section 5.5.2, minimum required loading spaces	1 space (increases based on GFA)
xii)	Minimum number of parking spaces – Apartment Dwelling and Multiple Dwelling Units	0.90 spaces / unit (1.5 spaces / unit)
xiii)	Minimum number of visitor parking spaces – apartment dwellings and multiple dwellings.	0.20 spaces / unit (0.25 spaces / unit)
xiv)	Accessory Apartments & Dwelling Units	0 spaces / unit (1 space / unit)
xv)	Maximum number of combined visitor and resident parking spaces – Long Term Care Facilities and Retirement Homes	0.5 spaces / unit (0.5 spaces / bed)
xvi)	Minimum non-residential parking requirement	1 space / 80 sq m (varies by use)
xvii)	Maximum commercial GFA shall be 2,300 sq.m	
xviii)	Vehicles associated with a car share program shall be permitted to be parked in required visitor spaces.	
xix)	The total number of minimum required parking spaces may be reduced by 10 for every car-share parking space provided.	
xx)	For the purposes of this By-law, condominium roads shall be considered public roads for the purpose of determining zoning compliance;	
xxi)	Notwithstanding Section 4.8 a) balconies may project into all yards and shall be permitted 0 metres to a lot line. (1.5 m)	
xxii)	Notwithstanding Section 4.4 air conditioners shall be permitted in the front yard up to 0.6 m from the front, exterior and interior lot line where the front lot line abuts an OS zone or private amenity space associated with a registered plan of condominium.	
xxiii)	For the purposes of this zone, Table 6.1, Footnotes 3, 4, 5 and 8 shall not apply.	
xxiv)	The provisions of Section 4.32, Table 4.4 shall not apply.	

13.6 EXCEPTIONS – OS2 – FF

1	Exception Number	FF
2	Zone	OS2
3	Municipal Address	PART OF LOTS 11 & 12, CONCESSION 11
4	Additional Permitted Uses:	a) Neighbourhood Park b) Parkette
5	Additional Complementary Uses	N/A
6	Only Permitted Uses	N/A
7	Uses Prohibited	N/A
8	Special Provisions	
	i)	N/A

13.7 EXCEPTIONS – OS3 – GG

1	Exception Number	GG
2	Zone	OS3
3	Municipal Address	PART OF LOTS 11 & 12, CONCESSION 11
4	Additional Permitted Uses:	a) Stormwater Management Pond b) Stormwater Management Infrastructure c) Greenbelt Lands d) Parks e) Trails
5	Additional Complementary Uses	N/A
6	Only Permitted Uses	N/A
7	Uses Prohibited	N/A
8	Special Provisions	
	ii)	N/A

SCHEDULE '1' TO BY-LAW 2025-_____

