

Township of King

## **Zoning By-law for the Schomberg and King City Urban Areas**

By-law No. 2017-66

**Consolidation – July 3, 2018**

**Adopted by Council on June 26, 2017**

Prepared by WSP for the Township of King



NOTE: The portions of Zoning By-law 2017-66 that are covered with a blue tone are under appeal to the Local Planning Appeal Tribunal (LPAT Case No.: PL170869) and are not in force. In addition, the entirety of the By-law is under appeal on a site-specific basis limited to the following lands: (1) 13245 Jane Street; (2) 6365 Highway 9; and (3) all of the lands marked as "F- Future Use" on the Schedules.

# Preamble (How to Use this By-law)

This Preamble does not form a part of the Zoning By-law but is provided for convenience purposes only.

## 1. Overview of Zoning By-laws

A Zoning By-law is a detailed municipal by-law that regulates:

- a) the types of land uses and activities that may occur on a property or within buildings; and
- b) the height, location, massing and character of buildings and structures.

The specific matters that may be regulated by a Zoning By-law are outlined in Section 34 of the Ontario Planning Act, as amended. Zoning By-laws are used by most municipalities in Ontario to manage land use compatibility and manage the character and appearance of neighbourhoods and communities. Zoning By-laws are also prepared to implement the policies of a municipality's Official Plan, which establishes goals and policies respecting the types of permitted land uses and desired built form within different geographic areas of the municipality. The Zoning By-law is used to translate these policies into more specific permitted land uses, and requirements for lot and buildings.

A Zoning By-law is primarily implemented through the Building Permit application process. Where a property owner or occupant wishes to construct something on their property, and applies for a Building Permit, the proposal must be consistent with the provisions of the Zoning By-law. If the proposal is not consistent, the applicant can:

- a) rework their proposal so that it complies with the Zoning By-law;
- b) apply for a minor variance to seek relief from the provisions of the Zoning By-law; or
- c) apply for a rezoning (Zoning By-law Amendment) to change their zone or seek major relief from the provisions of the Zoning By-law.

## 2. Overview of the Zoning By-law for the Schomberg and King City Urban Areas

This Zoning By-law regulates the use of land and buildings and the massing, location, height and character of buildings and structures for all lands within the Schomberg and King City Urban Areas, as designated by the applicable Official Plan.

All properties in the Urban Areas of Schomberg and King City, shown on Schedule "A" as the "defined area", are subject to the provisions of this Zoning By-law. The remainder of lands within the municipality is subject to Zoning By-law 74-53, and any amendments passed since that By-law was originally passed in 1974. The Nobleton Urban Area is subject to Zoning By-law 2016-71, as amended.

The Zoning By-law for the Schomberg and King City Urban Areas is structured similarly to other comprehensive Zoning By-laws in Ontario. It contains the following components:

1. **Administrative provisions** are outlined in Part 1. This includes penalties where someone contravenes the requirements of the Zoning By-law, and clauses to govern how the Zoning By-law is to be read and interpreted.
2. **Definitions to assist in interpreting the By-law** are contained in Part 2. Definitions are critical to ensuring the Zoning By-law is interpreted consistently and can be understood by all. Accordingly, the Zoning By-law contains hundreds of definitions.
3. **General provisions** are provided in Part 3. These provisions will apply depending on the proposed use, or on the characteristics and context of the lot. These provisions include detailed requirements for swimming pools, home occupations, accessory buildings (e.g., detached garages), and many more subjects that will be applicable depending on the context.
4. **Parking and loading requirements** are outlined in Part 4, including bicycle parking requirements. Most uses are required to have a certain number of parking spaces provided to accommodate vehicles. Some uses are required to have loading spaces to accommodate. In this By-law, some uses are also required to provide and maintain a certain number of bicycle parking spaces.
5. **Part 5 defines the ‘zones.’** Part 5 goes hand in hand with Schedule “A”, the Zoning Schedule. All lands subject to the By-law are shown on Schedule “A”. All lands are also subject to a “zone” which defines permitted uses and lot and building requirements. Other special provisions are shown on Schedule “A”.
6. Parts 6 through 9 provide the **permitted uses, lot and building requirements** for the Residential Zones, Commercial Zones, Employment Zones and Other Zones, respectively, as delineated on Schedule “A”.
7. Part 10 includes **provisions that bring the Zoning By-law into effect.**

All provisions of the By-law are intended to be read in conjunction with one another. It is always important, when reading a Zoning By-law, to identify all applicable provisions throughout the document.

The headings, sections and provisions of this By-law are organized in a hierarchy, as follows:

## 1. A ‘Part’ is one of ten major sections.

**1.1 A ‘Section’ is a component of a Part, numbered in the format “1.1”, for example (Section 1 of Part 1).**

**1.1.1 A ‘Subsection’ is a numbered component of a Section, and is organized as 1.1.1, for example Subsection 1 of Section 1 of Part 1).**

**1.1.1.1 A further ‘Subsection’ may be necessary in the format of 1.1.1.1.**

a) A ‘Clause’ falls under a section or a subsection and is lettered as “a)”, for example.

i) A ‘Subclause’ is a component under a clause, and is numbered with Roman numerals, such as i).

1. A ‘Paragraph’ is a component of a subclause, and is numbered.

## 3. Checking the Zoning and Applicable Provisions for a Property

Zoning By-law users are a diverse audience. Some readers will want to examine how the Zoning By-law addresses a certain issue or regulates a certain use (e.g., how does the Zoning By-law regulate home occupations? In which Zones are apartment buildings permitted?) Other users are responsible for administering the By-law and must understand it in great detail.

Most readers, however, will use a Zoning By-law in order to determine what they are permitted to do on their property. Following is an outline of the steps one may typically take to determine what types of regulations apply to their property:

1. **Identify a property of interest on Schedule “A”:** A good first step is to locate the property on Schedule “A”. Schedule “A” consists of six maps, including an index map (Schedule A), and the Schedules “A1” to “A6”, which illustrate the zoning within one portion of Schomberg (Schedules “A1” and “A2”); and King City (Schedules “A3” through “A6”).

To locate a property’s zoning, start by identifying the applicable urban area (Schomberg or King City) and refer to the index map (Schedule “A”) to identify which of the subsequent maps (Schedule “A1” through “A6”) are likely to illustrate the zoning for the property.

Note that the provisions of Section 5 will assist in reading and interpreting Schedule “A”.

If the property of interest is not included within the defined area of this By-law, then it is subject to Zoning By-law 74-53, as amended, and not subject to this Zoning By-law. Lands located within Nobleton’s Urban Area are subject to By-law 2016-71, as amended.

2. **Make a note of what zoning applies to the property on Schedule “A”:** Once the applicable map included within Schedule “A” is identified, the applicable zoning may now be identified. The zones are identified within thick black boundaries and are also colour-coded in the legend. Make a note of the property’s applicable zone symbol (e.g., “R1”).

In some cases, the property may have suffices applying to the zone symbol (e.g., a holding symbol (H) or an exception zone, as denoted by a dash followed by a number). Make a note of any suffices that apply.

The property might also fall within an “overlay” – a black hatched area represents that your property is subject to the Regulated Area of either the Toronto and Region Conservation Authority or the Lake Simcoe Region Conservation Authority.

3. **Check if the property is affected by Schedule “B”:** Schedule “B” illustrates the wellheads in the urban areas, along with significant threat areas. If the property is within a “Significant Threat Area”, make a note of it. There are two maps that form Schedule B: Schedule B1 addresses Schomberg, and Schedule B2 addresses King City. The intent of Schedule “B” is to implement Ontario’s Clean Water Act and the applicable Source Protection Plans.
4. **Check if the property is affected by Schedule “C” (Oak Ridges Moraine Special Provisions for King City).** Schedule “C” consists of a series of maps that illustrate special provisions applying to portions of King City. If the property is in Schomberg, it will not be affected by Schedule “C”. These schedules relate to provisions for lands affected by the Oak Ridges Moraine Conservation Plan, which is a Provincial Plan aimed at conserving the Oak Ridges Moraine landform. The provisions of Section 3.21 apply to lands affected by these maps.
5. **Check the permitted uses and regulations applying to your zone:** Every property has some base zone applying to it (e.g., R1). For Residential Zones (e.g., R1, R1A, R1B, etc.), there is a list of uses that are permitted on the property in Section 6. For Commercial Zones (e.g., CAS, C1, C2, etc.) there is a list of permitted uses and lot and building requirements in Section 7. For Employment Zones (E1 and E2), the list of permitted uses, lot and buildings requirements are under Section 8, and for all other Zones, these requirements are included in Section 9.

Many properties are subject to a site-specific exception zone, as represented by a dash and a number (e.g., R1-4 is an exception zone). If this is the case, the property has special provisions that apply. These provisions will supersede all other provisions of the Zoning By-law. To find the applicable special provisions, refer to Section 6.5 for Residential zones, 7.5 for Commercial zones, 8.5 for Employment zones and 9.5 for Other zones, and locate the exception number that corresponds with the symbol shown on the property.

If the property's zoning was subject to a holding symbol (H), refer to Section 5.3. A holding symbol indicates that permitted uses will be limited until the holding symbol is lifted by by-law, and this will require the owner to meet certain conditions.

If the property's zoning was subject to the suffix "-SPA", refer to Section 5.4. Special provisions apply to these lands, which are generally in the vicinity of Schomberg's downtown (core) area.

- 6. Understanding permitted uses and lot and building requirements:** The permitted uses for each zone are organized in a matrix. The uses permitted on the property are represented by a dot corresponding with the applicable zone symbol. Similarly, the lot and building requirements are organized in a matrix. For each zone, the requirements for lot frontage, front yard setback, rear yard setback, maximum building height, and other requirements are identified.

It is important to read the definitions associated with the terminology used in this By-law. All of the uses permitted in this By-law are associated with a definition. Many technical terms are also defined, such as lot frontage, lot coverage, and front yard setback, for example. Where a term is defined, you will see it appear in *italics* in the text for convenience.

- 7. Locate the other provisions that may apply:** The types of uses permitted and lot and building requirements are principally regulated by the zone requirements. However, Section 3 contains provisions that apply to certain permitted uses. For example, there are provisions that are specifically applicable to swimming pools, accessory buildings, home occupations, automobile service stations, and many other uses.

Further, if the property of interest was included in a Significant Threat Area as shown on Schedule "B" (Step 3 outlined previously), the associated general provisions will apply. These provisions restrict the use of certain chemicals and limit land uses and activities in order to help protect our drinking water.

- 8. Consider the administrative provisions of the Zoning By-law:** Section 1 of the Zoning By-law contains some provisions that can help the reader understand how to read and use the By-law and what the penalties are for contravening the Zoning By-law. The reader should be familiar with these provisions as they may be essential depending on the specific circumstance.

#### **4. Confirming with the Township**

It is always a good idea to consult with the Township about a construction project, as Township staff will help determine whether a proposed project will comply with the applicable provisions of the Zoning By-law. For significant developments, consultation with the Township may also be required.

#### **5. Relationship to Other By-laws, Regulations, Legislation, etc.**

The Zoning By-law does not supersede or trump any other legislation, regulations or municipal by-laws. In fact, depending on the proposal or the use of your property, other laws may apply. It is the property owner's responsibility to understand what laws will apply to their land use or their construction project.

The municipality administers other by-laws that are related to this Zoning By-law. For example, the Township administers a sign by-law to regulate signs. This Zoning By-law does not regulate signage. The Township administers a by-law that regulates and provides a process for licensing certain businesses, subject to conditions, such as the Township's Kennel By-law. These by-laws essentially 'build' on the Zoning By-law's requirements, and should be considered "in addition to" the Zoning By-law's requirements.

The laws and regulations of the Province, the Federal Government and other agencies may also apply. Some uses may be subject to Provincial/Federal licensing or regulation. It is not the role of the Zoning By-law to integrate with the regulations or laws of other government. The Township can help to identify what other laws and regulations might apply to a proposed project.

# Table of Contents

<b>Preamble (How to Use this By-law)</b> .....	<b>i</b>
<b>Table of Contents</b> .....	<b>vii</b>
<b>Part 1   Administration</b> .....	<b>1</b>
1.1 Title.....	1
1.2 Defined Area.....	1
1.3 Zoning Administration.....	1
1.4 Compliance with this By-law .....	1
1.5 Certificate of Occupancy .....	1
1.6 Applications and Plans .....	1
1.7 Remedies .....	2
1.8 Severability.....	2
1.9 Inspection of Land, Buildings and Structures .....	3
1.10 Penalty .....	3
1.11 Scope .....	3
1.12 Certain Words.....	3
1.13 Abbreviations.....	3
1.14 Diagrams and Illustrations .....	3
1.15 Conflict .....	3
1.16 Relationship to Other By-laws, Legislation, etc.....	3
1.17 Transition.....	4
1.17.1 Building Permits.....	4
1.17.2 Planning Applications .....	4
1.17.3 Automatic Lapse of Transition Provisions.....	4
1.18 Technical Revisions.....	4
<b>Part 2   Definitions</b> .....	<b>6</b>
2.1 Interpretation .....	6
2.2 Defined Terms.....	6
<b>Part 3   General Provisions</b> .....	<b>47</b>
3.1 Accessory Dwelling Unit.....	47
3.2 Accessory Uses, Buildings and Structures .....	48
3.2.1 General .....	48

## Table of Contents

---

3.2.2	Setbacks .....	48
3.2.3	Height .....	48
3.2.4	Lot Coverage .....	49
3.3	Amenity Area Required .....	49
3.4	Ancillary Retail.....	49
3.5	Automobile Service Stations.....	50
3.6	Automobile Washing Establishment .....	50
3.7	Bed and Breakfast.....	51
3.8	Buildings to be Moved .....	51
3.9	Commercial Vehicles, Recreational Vehicles and Trailers in Residential Zones .....	51
3.10	Community Garden .....	52
3.11	Drive-Through.....	52
3.12	Frontage on a Street.....	53
3.13	Group Homes and Institutional Residences .....	53
3.14	Height Exceptions.....	53
3.15	Home Occupation.....	54
3.16	Minimum Front Yard Setback Reduction in Single Detached Residential Zones .....	55
3.17	Model Homes .....	55
3.18	Multiple Uses on One Lot .....	56
3.19	Non-Conformity and Non-Compliance.....	56
3.20	Number of Detached Dwellings on One Lot .....	57
3.21	Oak Ridges Moraine Conservation Plan Area Special Provisions (Schedule “C”).....	57
3.21.1	General, Transition and Existing Uses.....	57
3.21.2	Area of Influence (Schedule “C1”) .....	60
3.21.3	Landform Conservation Area Provisions (Schedule “C2”) .....	60
3.21.4	Areas of High Aquifer Vulnerability (Schedule “C3”).....	61
3.21.5	Oak Ridges Moraine Wellhead Protection Areas (Schedule “C4”) .....	61
3.22	Open Product Display.....	62
3.23	Open Storage .....	63
3.24	Patio .....	63
3.25	Pet Day Care.....	64
3.26	Planting Strips .....	64
3.27	Private Home Day Care.....	65

## Table of Contents

---

3.28	Public Uses Permitted .....	65
3.29	Renewable Energy Undertaking .....	65
3.30	Replacement of Existing Single Detached Dwelling .....	65
3.31	Residential Lot.....	66
3.32	Seasonal Commercial Use .....	66
3.33	Second Dwelling Unit .....	67
3.34	Sight Triangle .....	68
3.35	Swimming Pools .....	68
3.36	Temporary Construction Uses Permitted.....	69
3.37	Through Lot .....	69
3.38	TRCA and LSRCA Regulated Areas (Schedule “A” Overlay).....	69
3.39	Uses Prohibited .....	70
3.40	Waste Storage.....	71
3.41	Wellhead Protection Areas – Clean Water Act (Schedule “B”).....	71
3.42	Yard and Setback Encroachments Permitted.....	75
<b>Part 4  </b>	<b>Parking and Loading Requirements .....</b>	<b>77</b>
4.1	Parking Space Requirements.....	77
4.2	Calculation of Required Parking Spaces .....	82
4.2.1	Rounding.....	82
4.2.2	Multiple Uses on a Lot .....	82
4.2.3	Driveways Used as Parking Areas.....	82
4.2.4	Building Additions .....	82
4.3	Designation of Accessible Parking Spaces .....	82
4.4	Parking Area and Driveway Requirements.....	83
4.4.1	Parking Space Dimensions and Requirements.....	83
4.4.2	Driveways .....	83
4.4.3	Parking Area Aisles.....	84
4.4.4	Parking Area Surface.....	85
4.4.5	Illumination.....	85
4.4.6	Parking Area Location and Planting Strip .....	85
4.4.7	Use of Parking Spaces and Areas .....	85
4.5	Special Parking Requirements in the Core Area Zones (CAS and CAK) .....	85
4.6	Loading Area Requirements.....	86

## Table of Contents

---

4.6.1	General .....	86
4.6.2	Rounding.....	87
4.6.3	Multiple Uses on a Lot .....	87
4.6.4	Access .....	87
4.6.5	Loading Space Surface.....	87
4.6.6	Loading Space Location .....	87
4.6.7	Building Additions .....	88
4.7	Bicycle Parking Requirements.....	88
4.7.1	General .....	88
4.7.2	Rounding.....	88
4.7.3	Multiple Uses on a Lot .....	88
4.7.4	Building Additions .....	89
4.7.5	Bicycle Space and Parking Area Requirements.....	89
<b>Part 5   Zone Classifications and Zone Maps.....</b>		<b>90</b>
5.1	Establishment of Zones and Zone Symbols .....	90
5.2	Zoning Map .....	92
5.3	Holding (H) Symbol .....	92
5.4	Special Policy Area (-SPA) Suffix (Schomberg) .....	93
5.5	Zoning Map Interpretation .....	94
5.5.1	Zone Symbols .....	94
5.5.2	Site Specific Exception Zones (-X).....	94
5.5.3	Conservation Authority Regulation Limit Overlay on Schedule “A” .....	94
5.5.4	Zone Boundaries.....	95
<b>Part 6   Residential Zones .....</b>		<b>96</b>
6.1	List of Residential Zones .....	96
6.2	Permitted Uses .....	97
6.3	Lot and Building Requirements.....	99
6.4	Residential Zone Provisions .....	103
6.4.1	Special Attached Garage Requirements in the R1A Zone .....	103
6.5	Residential Zone Exceptions .....	104
<b>Part 7   Commercial Zones.....</b>		<b>130</b>
7.1	List of Commercial Zones.....	130

## Table of Contents

---

7.2	Permitted Uses .....	130
7.3	Lot and Building Requirements.....	134
7.4	Commercial Zone Provisions.....	135
7.4.1	Lot Area Exception (C2 Zone).....	135
7.4.2	Yard Exception Buffering (C3 Zone) .....	135
7.5	Commercial Zone Exceptions.....	136
<b>Part 8</b>	<b>  Employment Zones.....</b>	<b>150</b>
8.1	List of Employment Zones .....	150
8.2	Permitted Uses .....	150
8.3	Lot and Building Requirements.....	152
8.4	Employment Zone Provisions .....	152
8.4.1	Parking Restricted.....	152
8.4.2	Yard Abutting Residential Zone .....	152
8.4.3	Residential Use Prohibited.....	153
8.4.4	Gate House (E2 Zone Only).....	153
8.5	Employment Zone Exceptions.....	153
<b>Part 9</b>	<b>  Other Zones .....</b>	<b>161</b>
9.1	List of Other Zones .....	161
9.2	Permitted Uses .....	161
9.3	Lot and Building Requirements.....	163
9.4	Other Zone Provisions.....	164
9.4.1	Existing Uses in the F Zone .....	164
9.4.2	Existing Uses to Continue (EP Zone).....	164
9.5	Other Zone Exceptions.....	164
<b>Part 10</b>	<b>  Effective Date .....</b>	<b>167</b>
10.1	By-laws Repealed.....	167
10.2	Effective Date .....	167

# Part 1 | Administration

## 1.1 Title

This By-law may be cited as the “Zoning By-law for the Schomberg and King City Urban Areas.”

## 1.2 Defined Area

- a) This By-law applies to all lands designated on Schedule “A.”\*
- b) The lands subject to this By-law, as delineated on Schedule “A”\*, are hereinafter referred to as the *defined area*. The *defined area* is considered to consist of lands within the urban area boundaries of Schomberg and King City.

\*NOTE: The delineation of the F (Future Use) zone and all provisions which apply to the F (Future Use) zone remain under appeal.

**LPAT Appeal:  
PL170869**

## 1.3 Zoning Administration

This By-law shall be administered by a *person* designated from time to time by *Council*.

## 1.4 Compliance with this By-law

- a) No *person* shall *use* any land, *building* or *structure*, or *erect* any *building* or *structure*, except in accordance with the provisions of this By-law.
- b) No *person* shall change the purpose of which any land or *building* is *used* or *erect* any new *building* or *addition* to any existing *building* or sever any lands from an existing parcel if the effect of such action is to cause the original adjoining or remaining *buildings* or lands to be in contravention of this By-law.

## 1.5 Certificate of Occupancy

No change may be made in the *use* of any land or the *use* of any *building* or *structure* unless a Certificate of Occupancy is obtained from the *Municipality*.

## 1.6 Applications and Plans

A Certificate of Occupancy shall be applied for, and coincident with, every application for a building permit, in accordance with the following provisions:

- a) Every application for a Certificate of Occupancy shall be accompanied by plans, in duplicate, drawn to an appropriate scale as required by the building inspector or other

designated official of the *Municipality* based upon an actual survey by an Ontario Land Surveyor showing:

- i) the true shape and dimensions of the *lot* to be *used*, and upon which it is proposed to *erect* any *building* or *structure*;
  - ii) the proposed location, *height* and dimensions of the *building*, *structure* or work in respect of which the permit is applied for;
  - iii) the location of every *building* or *structure* already erected on or partly on such *lot*, and the location of every *building* upon contiguous *lots*;
  - iv) the proposed location of *parking spaces*, *loading spaces*, bicycle parking areas, *driveways* and *landscaping* areas including *planting strips*; and
  - v) other such information as may be necessary to determine whether or not every such *building*, *structure* and work conforms with the requirements of this By-law.
- b) Every such application shall be signed by the registered owner of the *lot* or by the owner's agent duly authorized thereunder in writing and by the *building inspector* or other designated official of the *Municipality*, and every application shall set forth in detail the current and proposed *use* of the *lot* and any *building* or *structure* thereon, together with all information necessary to determine whether or not every such proposed *use* of *land*, *building* or *structure* conforms with the requirements of this By-law.

## 1.7 Remedies

In case any *building* or *structure* is or is proposed to be *erected*, *altered*, reconstructed, *extended* or *enlarged*, or any *building* or *structure* or part thereof is or is proposed to be *used*, or any land is or is proposed to be *used*, in contravention of any requirements of this By-law, such contravention may be restrained by action at the instance of any ratepayer of the *Municipality* pursuant to the provisions of the Planning Act, as amended, in that behalf.

## 1.8 Severability

If any section, subsection, clause or other provision of this By-law including anything contained in the Schedules attached hereto, is for any reason declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the By-law as a whole or any part thereof other than the section, subsection, clause or other provision so declared to be invalid and it is hereby declared to be the intention that all the remaining sections, subsections, clauses and other provisions of this By-law shall remain in full force and effect until repealed, notwithstanding that one or more provisions thereof shall have been declared to be invalid.

## 1.9 Inspection of Land, Buildings and Structures

The *building inspector* and *by-law enforcement officer* are hereby authorized to enter at all reasonable hours for the purposes of inspection upon any property or *premises*.

## 1.10 Penalty

Every *person* who contravenes a provision of this By-law and, if the *person* is a corporation, every director or officer of this corporation who knowingly concurs in the contravention, is guilty of an offence and on conviction is liable to fines under the Planning Act, as amended.

## 1.11 Scope

In their interpretation and application, the provisions of this By-law shall be held to be the minimum requirements adopted for the promotion of the public health, safety convenience or general welfare.

## 1.12 Certain Words

In this By-law, words used in the present tense include future; words in the singular number include the plural; words in the plural include the singular number; and the word “used” includes “arranged, designed or intended to be used”; the word “shall” is mandatory and not directory.

## 1.13 Abbreviations

In this By-law:

- a) “m” means metres;
- b) “ha” means hectares; and
- c) “m<sup>2</sup>” means square metres.

## 1.14 Diagrams and Illustrations

Unless explicitly stated otherwise, diagrams and illustrations used in this By-law are provided for convenience purposes only and do not form part of this By-law.

## 1.15 Conflict

In the event of a conflict or difference between any provisions of this By-law, then the provisions that are most restrictive shall apply.

## 1.16 Relationship to Other By-laws, Legislation, etc.

- a) 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 *Municipality* or any law or regulations

of the *Region*, the Toronto and Region Conservation Authority, the Lake Simcoe Region Conservation Authority, the *Province* or the Government of Canada.

- b) In the event of conflict between this By-law and any other by-law, regulation or law, the more restrictive requirements shall apply.
- c) Where there is a conflict between this By-law and the Oak Ridges Moraine Conservation Act or the Oak Ridges Moraine Conservation Plan (Ontario Regulation 140/02 or its successor), the Oak Ridges Moraine Conservation Plan and Act prevails.

## 1.17 Transition

### 1.17.1 Building Permits

- a) Nothing in this By-law shall prevent the *erection of a building or structure* in accordance with a building permit application submitted prior to the date of passing of this By-law, provided the building permit is in accordance with all prior zoning by-laws that affected the *lot* before this By-law came into effect.
- b) This By-law is deemed to be modified to the extent necessary to permit a *building or structure* that is *erected* in accordance with clause a) of this subsection.

### 1.17.2 Planning Applications

- a) Nothing in this By-law shall prevent the *erection of a building or structure* in accordance with any minor variance, site plan, consent, plan of subdivision or plan of condominium that has been submitted and deemed complete by the *Municipality*, or approved or conditionally approved by the relevant approval authority before the passing of this By-law, provided the application complies with all prior zoning by-laws that affected the *lot* before this By-law came into effect.
- b) This By-law is deemed to be modified to the extent necessary to permit a *building or structure* that is *erected* in accordance with clause a) of this subsection.

### 1.17.3 Automatic Lapse of Transition Provisions

- a) Section 1.17 shall lapse and is deemed to be deleted three years after the date of passing of this By-law. For clarity, this provision shall not require an amendment to this By-law to take effect.

## 1.18 Technical Revisions

Provided the purpose, effect, intent and meaning of this By-law are in no way altered or affected, the following technical revisions to this By-law are permitted without a Zoning By-law Amendment:

- a) Additions to and revisions of technical information on the schedules, including but not limited to: topographic information, road labels, notes, legends, colours, shading and title blocks;
- b) Corrections to punctuation, grammar, typographic, spelling or mathematical calculation errors;
- c) Changes to illustrations and diagrams which do not form an operative part of the By-law as provided by Section 1.14; and
- d) To give effect to the lapse of transitional provisions in accordance with subsection 1.17.3 of this By-law.

# Part 2 | Definitions

## 2.1 Interpretation

- a) For the purpose of this By-law, all words shall carry their customary meaning, as defined in the Webster’s New World Dictionary, except for those defined hereinafter in section 2.2.
- b) In the event of conflict, *Council*, in consultation with the *Zoning Administrator*, shall have sole discretion for interpreting the meaning of words.
- c) For convenience purposes only, the terms defined in section 2.2 are *italicized* throughout this By-law.

## 2.2 Defined Terms

The following index is provided for convenience only and does not form part of this By-law.

<b>A</b>		Balcony..... 13
Abattoir ..... 10		Basement ..... 13
Accessory Building or Structure..... 10		Bed and Breakfast ..... 13
Use..... 10		Building..... 13
Addition..... 10		Building Inspector ..... 13
Adult Entertainment Establishment..... 10		Building Supply and Equipment Depot ..... 13
Agricultural Use ..... 11		By-law Enforcement Officer ..... 14
Alter ..... 11		
Alternative Energy Facility ..... 11		<b>C</b>
Amenity Area ..... 11		Carport..... 14
Ancillary Retail ..... 11		Cemetery ..... 14
Area of High Aquifer Vulnerability ..... 11		Child Care Centre ..... 14
Area of Influence..... 11		Clinic..... 14
Art Gallery ..... 12		Club ..... 14
Attached..... 12		Cogeneration Facility ..... 14
Automobile Body Repair Garage ..... 12		Commercial Greenhouse..... 14
Automobile Repair Garage ..... 12		Commercial School ..... 15
Automobile Sales and Service Establishment ..... 12		Commercial Use ..... 15
Automobile Service Station..... 12		Commercial Vehicle..... 15
Automobile Washing Establishment ..... 12		Committee of Adjustment ..... 15
		Community Centre..... 15
<b>B</b>		Community Garden ..... 15
Bake Shop ..... 12		Conservation Use ..... 15
Bakery..... 13		Convenience Retail Store ..... 15
		Council..... 15
		Custom Workshop ..... 16

<b>D</b>	
Day Spa .....	16
Deck.....	16
Defined Area.....	16
Dense Non Aqueous Phase Liquid.....	16
District Energy Facility .....	16
Drive-through .....	17
Driveway .....	17
Drugless Practitioner .....	17
Dry Cleaning Distribution Depot.....	17
Dry Cleaning Establishment .....	17 Dwelling
.....	17
Accessory Dwelling Unit .....	17
Apartment Dwelling.....	17
Apartment Dwelling Unit .....	18
Cluster Townhouse Dwelling .....	18
Duplex Dwelling .....	18
Duplex Dwelling Unit.....	18
Dwelling Unit.....	18
Linked Dwelling.....	18
Live-Work Dwelling Unit.....	18
Second Dwelling Unit.....	18
Semi-Detached Dwelling.....	19
Semi-Detached Dwelling Unit .....	19
Single Detached Dwelling .....	19
Street Townhouse Dwelling .....	19
Townhouse Dwelling.....	19
Townhouse Dwelling Unit .....	19
Triplex Dwelling.....	19
Triplex Dwelling Unit.....	19

<b>E</b>	
Encroach.....	19
Enlargement .....	19
Erect .....	19
Established Grade .....	20
Existing .....	20
<b>Extension.....</b>	<b>20F</b>
Farm Greenhouse.....	20
Farm Implement Dealer .....	20
Farm Produce Stand.....	20
Farmer’s Market.....	20

Feed Mill.....	20
Financial Establishment.....	21
First Storey .....	21
Fitness Centre .....	21
Floodproofing Standard .....	21
Floor Area .....	21
<b>Floor Space Index.....</b>	<b>21G</b>

Garden and Nursery Sales and Supply Establishment .....	22
Grade.....	22
Gross Floor Area .....	22
Ground Floor Area .....	22
Group Home .....	22

<b>H</b>	
Hazardous Lands .....	22
Hazardous Sites .....	22
Hazardous Substances .....	22
Hazardous Waste .....	23
Heavy Industrial Use .....	23
Heavy Manufacturing Establishment .....	23
Heavy Service Shop .....	23
Height .....	24
Home Occupation .....	24
Hospital.....	24
Hotel .....	25
Hydrologically Sensitive Feature .....	25

<b>I, J</b>	
Institutional Residence .....	25

<b>Institutional Use.....</b>	
<b>.....</b>	<b>25K</b>
Kennel .....	25
Key Natural Heritage Feature.....	26

<b>L</b>	
Landform Conservation Area.....	26
Landscaping .....	26
Light Industrial Use .....	26
Light Manufacturing Establishment .....	26
Light Service Shop .....	27



Risk Management Plan..... 38

**S**

Sanitary Sewer ..... 38  
 Scrap Yard ..... 38  
 Seasonal Commercial Use ..... 38  
 Setback ..... 39  
 Settlement Area ..... 39  
 Shopping Centre ..... 39  
 Sight Triangle ..... 39  
 Significant Threat Area ..... 39  
 Site Alteration ..... 40  
 Site Plan ..... 40  
 Special Policy Area ..... 40  
 Stacking Lane ..... 40  
 Stacking Space ..... 40  
 Step Back ..... 41  
 Storage Depot ..... 41  
 Storey ..... 41  
 Storm Sewer or Drainage ..... 41  
 Street ..... 41  
 Street Line ..... 41  
 Structure ..... 42  
 Studio ..... 42  
 Supermarket ..... 42  
 Swimming Pool ..... 42

**T**

Take-out Restaurant ..... 42  
 Taxi Dispatch Office ..... 42  
 Taxi Station ..... 42  
 Terrace ..... 43  
 Tourist Information Centre ..... 43  
 Trail ..... 43  
 Trailer ..... 43  
 Transportation, Infrastructure and Utilities ..... 43  
 Truck or Bus Terminal ..... 44

**U**

Undertaking Establishment ..... 44  
 Use ..... 44

**V**

Veterinary Clinic ..... 44

**W, X**

Walkout Basement ..... 44  
 Warehouse ..... 44  
 Waste Containment Structure ..... 45  
 Waste Disposal Facility ..... 45  
 Water Supply ..... 45  
 Watercourse ..... 45  
 Wayside Pit or Wayside Quarry ..... 45  
 Wellhead Protection Area ..... 45

**Y**

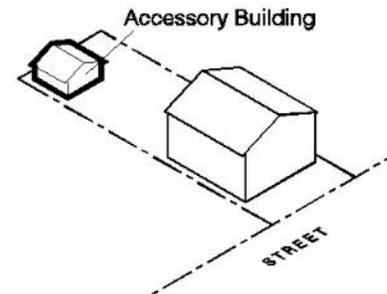
Yard ..... 45  
 Exterior Side Yard ..... 45  
 Front Yard ..... 46  
 Interior Side Yard ..... 46  
 Rear Yard ..... 46  
 Side Yard ..... 46

**Z**

Zone ..... 46  
 Zoning Administrator ..... 46

In this By-law, unless the context otherwise requires,

1. **Abattoir:** means *premises* where animals are slaughtered for the purposes of processing or rendering.
  2. **Accessory Building or Structure:** means a detached *building* or *structure* that is not *used* for human habitation, but the *use* of which is naturally and normally incidental to, subordinate to or exclusively devoted to a *principal use* or *building* and located on the same *lot* therewith, and includes a detached *private garage* or a *carport*.
  3. **Accessory Dwelling Unit:** see *dwelling*.
  4. **Accessory Use:** means a *use* naturally and normally incidental to, subordinate to, and exclusively devoted to, a *principal use* and located on the same *lot* as the *principal use*.
  5. **Addition:** means, in reference to a *building* or *structure*, an expansion of the *building* or *structure*.
  6. **Adult Entertainment Establishment:** means *premises* or part thereof, used in the pursuance of a trade, calling, business or occupation, if:
    - a) goods or services appealing to or designed to appeal to erotic or sexual appetites or inclinations, and shall include, without limiting the generality of the foregoing, the sale of goods, services or entertainment in which partial or complete nudity is a feature or characteristic; and/or
    - b) services appealing to or designed to appeal to erotic or sexual appetites or inclinations, including body rubs, but excluding any services offered or solicited for the purpose of medical or therapeutic treatment and performed or offered by persons otherwise duly qualified, licensed or registered to do so under the laws of the *Province*.
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7. **Agricultural Use:** means growing crops, including nursery and horticultural crops; raising livestock and other animals, including poultry and fish, for food and fur; raising equines; animal hospitals, kennels and boarding stables; aquaculture; and agro-forestry and maple syrup production. For the purposes of clarity, an *agricultural use* does not include a *garden and nursery sales and supply establishment* or any other use that is defined separately by this By-law.
8. **Alter:** means, in reference to a *building* or *structure*, any change in a bearing wall or partition column, beam, girder or other supporting member of a *building* or *structure* or any increase in the area or cubic contents of a *building* or *structure*. Alteration shall have a corresponding meaning.
9. **Alternative Energy Facility:** means a facility for the generation of energy from sources of energy or energy conversion processes that significant reduce the amount of harmful emissions to the environment (air, earth and water) when compared to conventional energy systems.
10. **Amenity Area:** means an outdoor space, unobstructed by *buildings* or *structures*, which is directly accessible to the *dwelling*, is not located in the *front yard* or *exterior side yard*, and is designed and intended to be used as passive or active recreational space for the residents of a *dwelling unit* or provided for communal use by residents of a *dwelling*. This may include a private or communal *deck*, *seating area*, *patio*, *balcony*, *terrace*, play area, sports facility such as a tennis court, fitness area, lounge and *swimming pool*. No portion of an *amenity area* shall be used as a *parking area* or as a *driveway*.
11. **Ancillary Retail:** means the part of a *building* or *structure* used for the *accessory* retail sale of goods or items produced on the *premises* in accordance with the provisions of this By-law.
12. **Apartment Dwelling:** see *dwelling*.
13. **Area of High Aquifer Vulnerability:** means an area of high aquifer vulnerability as described by the Oak Ridges Moraine Conservation Plan and as delineated on Schedules “C3” of this By-law.
14. **Area of Influence:** means lands within the *Oak Ridges Moraine Conservation Plan Area* that relate to *key natural*
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*heritage features* or *hydrologically sensitive features* as defined herein and as delineated on Schedule “C1” of this By-law.

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**15. Art Gallery:** means *premises* or part thereof used for the display or sale of finished artwork.

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**16. Attached:** means a *building* or *structure* that is otherwise complete in itself, which has a wall or walls shared in common with an adjacent *building* or *buildings* and/or depends upon an adjacent *building* or *buildings* for structural support.

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**17. Automobile Body Repair Garage:** means a *building* or place used as a *motor vehicle* repair shop including auto body repairs and spray painting and where automobile fuels or lubricants may be stored or kept for sale and where mechanical repairs may be carried on and which may include an *automobile washing establishment* as an *accessory use*. An automobile body repair garage shall not include the sale of *motor vehicles*.

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**18. Automobile Repair Garage:** means a *building* or place used for the mechanical repair of *motor vehicles* is carried out and where the provision of fuels or lubricants is incidental to the *principal use* and which may include an *automobile washing establishment* as an *accessory use*.

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**19. Automobile Sales and Service Establishment:** means *premises* used for the display, sale, lease or rental of new and/or used *motor vehicles*, and which may include an *automobile washing establishment* and *automobile repair garage* as *accessory uses*. An automobile sales and service establishment shall not include a *scrap yard*.

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**20. Automobile Service Station:** means *premises* where gasoline or other motor fuels are kept for sale and for delivery directly into a *motor vehicle* and which may include a *convenience retail store*, *automobile washing establishment* and/or *take-out restaurant* as *accessory uses*. An automobile service station shall not include the sale of *motor vehicles*.

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**21. Automobile Washing Establishment:** means a *building* or part thereof used for the operation of automobile washing equipment which is automatic, semi-automatic and/or coin operated.

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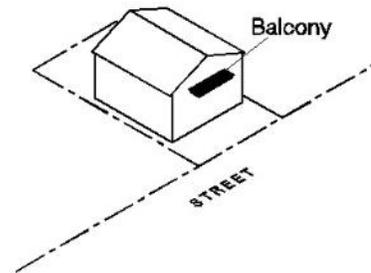
**22. Bake Shop:** means a *building* or part thereof wherein the *principal* activity is the retailing of baked goods, including

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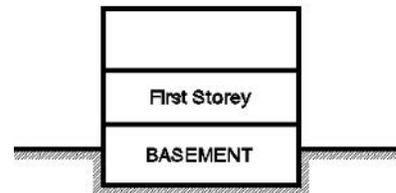
incidental baking of products for retail sale on the *premises* only.

**23. Bakery:** means a *building* or part thereof wherein the *principal* activity is the baking of goods, including the preparation, storage, wrapping and packing and other activities associated with the preparation for sale and distribution.

**24. Balcony:** means a platform with or without roofs and with or without foundation *attached* to, and extended horizontally from, one or more *main walls* of a *dwelling* with access to the platform exclusively from within the *dwelling*.



**25. Basement:** means one or more *storeys* of a *building* located below the *first storey*. **See also the definition for *walkout basement*.**



**26. Bed and Breakfast:** means an *accessory use* within an existing *single detached dwelling* that is the *principal* residence of the proprietor of the establishment that provides sleeping accommodation (including breakfast and other meals, services, facilities and amenities for the exclusive use of guests) for the traveling or vacationing public in up to three guest rooms.

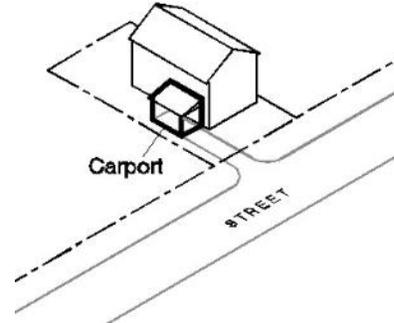
**27. Building:** means any *structure* whether temporary or permanent, *used* or built for the shelter, accommodation or enclosure of persons, animals, materials or equipment. Any tent, awning, bin, bunk or platform, silo, vessel or vehicle used for any of the said purposes shall be deemed a *building*.

**28. Building Inspector:** means the officer or employee of the *Municipality* from time to time charged by the *Municipality* with the duty of administering the provisions of the Building By-law and/or the Building Code Act, 1992, as amended.

**29. Building Supply and Equipment Depot:** means *premises used* for the storage, sale, rental and lease of equipment and supplies used in construction.

**30. By-law Enforcement Officer:** means the officer or employee of the *Municipality* from time to time charged by the *Municipality* with the duty of administering and/or enforcing the provisions of all municipal by-laws.

**31. Carport:** means a roofed *structure* intended for the temporary storage of a *motor vehicle* built in conjunction with and *attached* to a *dwelling*. No more than two (2) sides may consist of a solid or enclosed wall, nor shall there be any type of door where the automobile enters. A carport shall only be attached to the *dwelling* on one side, and for the purposes of clarity, a breezeway, *porte cochère* or similar architectural feature of a *building* shall not be considered a carport.



**32. Cemetery:** means a cemetery as defined by the Funeral, Burial and Cremation Services Act, 2002, as amended.

**33. Child Care Centre:** means a child care centre as defined in the Child Care and Early Years Act, 2014, as amended.

**34. Clinic:** means *premises used* by qualified *medical practitioners*, dentists, osteopaths or other *drugless practitioners*, having treatment rooms, laboratories, administrative *offices*, waiting rooms and facilities for at least one practitioner and used for the public or private medical, surgical, physio-therapeutic or other human health purpose.

**35. Club:** means *premises used* as a meeting place for members of an organization and includes a lodge, athletic or recreational club, social club, a fraternity or sorority house, legion and a labour union hall.

**36. Cluster Townhouse Dwelling:** see *dwelling*.

**37. Cogeneration Facility:** means a *building* or *structure* or parts thereof *used* for the generation of electricity or mechanical power and thermal energy (heating or cooling) from one fuel source in the same facility.

**38. Commercial Greenhouse:** means a *building* for the growing of flowers, fruits, vegetables, plants, shrubs, trees and similar vegetation which are not necessarily transplanted outdoors on the same *lot* containing such commercial greenhouse, but are sold directly from such *lot* at wholesale or retail. **See also the definition for *Farm Greenhouse*.**

**39. Commercial School:** means a *school* of seven or more pupils conducted for gain in such fields as academics, arts, crafts, *motor vehicle* driving, language, modeling, hairdressing, gymnastics, beauty, culture, dancing, music, golf, yoga, martial arts, photography, business or trade, engineering, computer technology and any other such specialized school conducted for gain. A commercial school does not include any other *use* as defined herein.

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**40. Commercial Use:** means the *use* of land, *buildings* or *structures* for the purpose of buying and selling commodities, and supplying of services as distinguished from such *uses* as manufacturing or assembling of goods, warehousing, transport terminals, construction and other similar *uses*.

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**41. Commercial Vehicle:** means 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.

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**42. Committee of Adjustment:** means the Committee of Adjustment for the *Municipality* as constituted by the By-law of Council pursuant to Section 44 of the Planning Act, as amended.

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**43. Community Centre:** means any tract of land, or *building* or *buildings* or any part of any *buildings used* for community activities whether *used* for commercial purposes or not.

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**44. Community Garden:** means a communal garden provided for the sole use of the public to produce flowers, herbs, fruits or vegetables and activities associated with gardening, but does not include any processing or packaging, commercial sales, or the raising of livestock or animals including poultry.

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**45. Conservation Use:** means the *use* of land dedicated towards the protection, stewardship and management of natural heritage features and functions, hydrological features and functions, ecological features and functions, and for the purposes of this By-law, includes the *structures* of a *public authority used* only for managing the resource and for managing natural hazards, such as flood and slope control.

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**46. Convenience Retail Store:** means a *retail store* serving the daily or occasional needs of the residents in the immediate area with a variety of goods such as groceries, meats, beverages, dairy products, patent medicines, sundries, tobacco, stationary, hardware, magazines and newspapers.

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47. **Corner Lot:** see *lot*.

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48. **Custom Workshop:** means *premises* where the design and/or custom production of clothing articles, drapes and slipcovers, venetian blinds, handmade leather goods, millinery, orthopedic and prosthetic appliances, weaving, awnings, signs, gold and silver engraving and other non-offensive, non-dangerous custom production of any article or thing, but does not include any factory production or any shop or factory otherwise classified or defined in this By-law.

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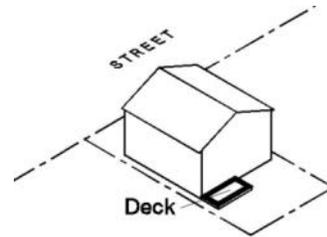
49. **Council:** means the Council of the Corporation of the Township of King.

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50. **Day Spa:** means a type of *personal service shop* used for therapeutic treatment of persons, such as massages, beauty treatment, hairdressing services and may include the retail sale of goods incidental to the services of the day spa.

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51. **Deck:** means an *attached* or freestanding platform or series of platforms not covered by a roof or *building* and which has direct access to the ground.



52. **Defined Area:** means all lands subject to this By-law as delineated on Schedule "A".

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53. **Dense Non Aqueous Phase Liquid (DNAPL):** means chemicals that are both denser than water and do not dissolve readily in water, and therefore tend to sink below the water table and only stop when they reach impenetrable bedrock. DNAPLs include, for example: 1, 4-Dioxane, Tetrachloroethylene/ Perchloroethylene (PCE), Trichloroethylene (TCE), Vinyl Chloride (VC) and Polycyclic Aromatic Hydrocarbons (PAHs).

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54. **District Energy Facility:** means a centrally located facility or linked facilities including pipeline distribution system for the production and distribution of thermal energy (heating or cooling) with or without cogeneration and that is distributed to users at a community scale.

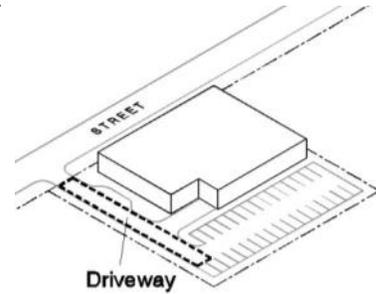
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55. **Drive-through:** means land and associated *structures* used to take orders or provide a service to patrons while

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remaining in their *motor vehicle*.

56. **Driveway:** means a vehicular accessway providing access from a *street* to a *building* or property, a *loading space*, a *parking area* or a *private garage*.



57. **Drugless Practitioner:** means a drugless practitioner within the meaning of the Drugless Practitioners Act, as amended. **See also the definition for *Medical Practitioner*.**

58. **Dry Cleaning Distribution Depot:** means a *building* or part thereof where articles of clothing or similar items are dropped off and picked up but excludes facilities where the actual dry cleaning of clothing is carried on.

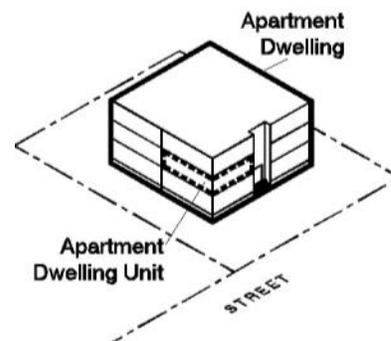
59. **Dry Cleaning Establishment:** means a *building* or part thereof used for the dry cleaning, dry dyeing or cleaning of clothing and similar articles.

60. **Duplex Dwelling:** see *dwelling*.

61. **Dwelling:** means a separate *building* containing one or more *dwelling units*.

a) **Accessory Dwelling Unit:** means a *dwelling unit* that is *accessory* to a *non-residential use* on a *lot*.

b) **Apartment Dwelling:** means a *building* with four or more *dwelling units* which have a common entrance from the *street* level and the occupants of which have the right to use in common, halls and/or stairs and/or elevators and yards. An *apartment dwelling unit* shall correspondingly mean a *dwelling unit* contained in an *apartment building* or a *dwelling unit* contained as part of a *building* used for a mix of *residential uses* and *non-residential uses*.



c) **Apartment Dwelling Unit:** means a *dwelling unit* contained in an *apartment dwelling* or a *dwelling unit* contained as part of a *mixed-use building*.

d) **Cluster Townhouse Dwelling:** means a *townhouse dwelling* that does not have individual *frontage* on a public

*street*. See also **Street Townhouse Dwelling**.

**e) Duplex Dwelling:** means a *building* that is divided horizontally into two *dwelling units* each of which has an independent entrance either directly or through a common vestibule.

**f) Duplex Dwelling Unit:** means a *building* that is divided horizontally into two *dwelling units* each of which has an independent entrance either directly or through a common vestibule.

**g) Dwelling Unit:** means 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 occupant, and which has a private entrance from outside the *building* or from a common hallway or stairway inside the *building* but does not include a tent, cabin, *trailer*, or a room or suite of rooms in a *hotel* or *motel*. A *dwelling unit* may contain a *second dwelling*, in accordance with the provisions of this By-law.

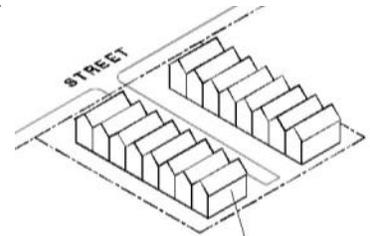
**h) Linked Dwelling:** means a *dwelling unit* that is *attached* to another *dwelling unit* below *grade* but is not *attached* above *grade*.

**i) Live-Work Dwelling Unit:** means any type of *dwelling unit* that is *used*, or may be *used*, jointly as a *dwelling unit* and a business as principal uses. This shall not include a *dwelling unit* with an accessory *home occupation use*.

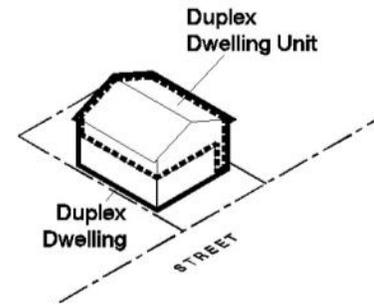
**j) Second Dwelling Unit:** means a *dwelling unit* that is secondary to a *single detached dwelling*, *linked dwelling*, *semi-detached dwelling unit* or a *townhouse dwelling unit*, and is maintained as a self-contained unit with food preparation and sanitary facilities, and in accordance with the provisions of this By-law.

**k) Semi-Detached Dwelling:** means a *building* that is divided vertically into two *dwelling units* each of which has an independent entrance.

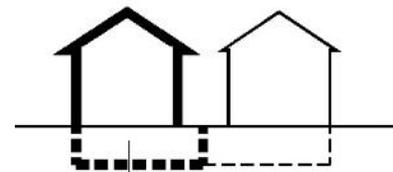
**l) Semi-Detached Dwelling Unit:** means a *dwelling unit* within a *semi-detached dwelling*.



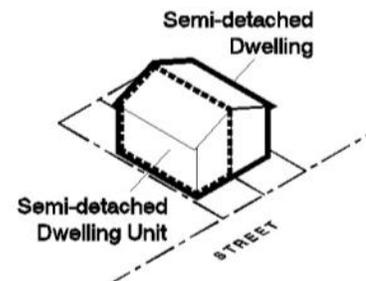
Cluster Townhouse Dwelling



Duplex Dwelling

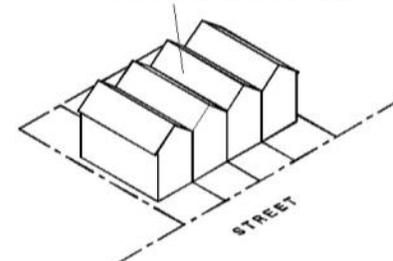


Linked Dwelling  
(attached below grade)



Semi-detached Dwelling Unit

Street Townhouse Dwelling



**m) Single Detached Dwelling:** means a completely detached *dwelling unit*.

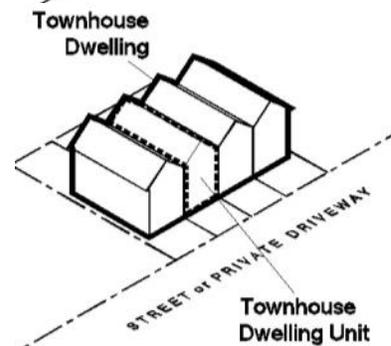
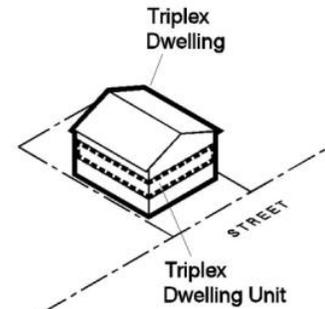
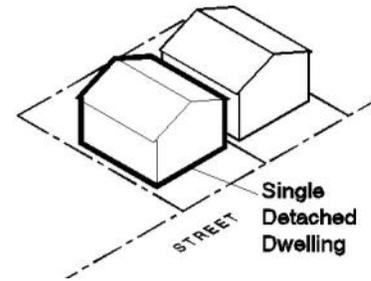
**n) Street Townhouse Dwelling:** means *townhouse dwellings*, each of which has individual *frontage* on a public *street*. **See also Cluster Townhouse Dwelling.**

**o) Townhouse Dwelling:** means a *building* that is divided vertically into at least three (3) but not more than six (6) *dwelling units*, each of which has independent entrances, to a *front yard* and *rear yard* immediately abutting the front and rear walls of each *dwelling unit*. **See also Cluster Townhouse Dwelling and Street Townhouse Dwelling.**

**p) Townhouse Dwelling Unit:** means a *dwelling unit* within a *townhouse dwelling*.

**q) Triplex Dwelling:** means a *building* that is divided horizontally into three *dwelling units*, each of which has an independent entrance either directly or through a common vestibule.

**r) Triplex Dwelling Unit:** means a *dwelling unit* within a *triplex dwelling*.



**62. Encroach:** means an intrusion of a *building* or *structure* into a required minimum *yard*, as explicitly permitted by this By-law. Encroach and encroached shall have a corresponding meaning.

**63. Enlargement:** means any *alteration* or change to an *existing structure* resulting in an increase in the existing *floor area*. Enlarge and enlarged shall have a corresponding meaning.

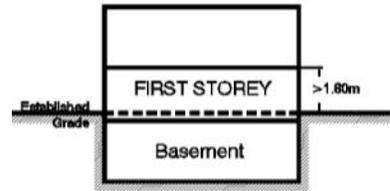
**64. Erect:** means to build, construct, reconstruct, *alter* or relocate, and without limiting the generality of the foregoing shall be taken to include any preliminary physical operations, such as excavating, berming, grading, piling, cribbing, filling or draining, structurally *altering* any *existing building* or *structure* by an *addition*, deletion, *enlargement*

or *extension*.

- 
65. **Established Grade:** means with reference to a *building* or *structure*, means the average level of proposed or finished ground adjoining a *building* at all exterior walls. **See also the definition for *Grade*.**
- 
66. **Existing:** means as legally existing as of the date of the final passing of this By-law.
- 
67. **Extension:** means an expansion of a *use* or *enlargement* of a *building* or *structure* beyond its existing dimensions.
- 
68. **Exterior Side Lot Line:** see *lot line*.
- 
69. **Exterior Side Yard:** see *yard*.
- 
70. **Farm Greenhouse:** means a *building* for the growing of plants, shrubs, trees and similar vegetation which are transplanted outdoors on the same *lot* containing such greenhouse. **See also the definition for *Commercial Greenhouse*.**
- 
71. **Farm Implement Dealer:** means *premises* used for the repair and sale of agricultural equipment including the sale of fuel, lubricants and related items for agricultural equipment on the same *premises*.
- 
72. **Farm Produce Stand:** means a *use* accessory to a principal *agricultural use* which consists of the retail sale of agricultural products predominately produced on the *lot* where such farm produce stand is located.
- 
73. **Farmer's Market:** means *premises* where opened spaces or stalls or sale areas, are leased, rented or otherwise provided to individual vendors principally for the sale of locally sourced agricultural products, including fruit, vegetables, meat, poultry, fish, dairy products, as well as plants and flowers and which may include the accessory sale of a limited range of canned or preserved products or other food products requiring minimal processing such as maple syrup, cheese, butter, refreshments or baked goods to the general public as well the sale of handmade crafts and art, but shall not include any other *use* as defined herein.
- 
74. **Feed Mill:** means *premises* in which animal feed or grain intended for livestock is stored or packaged for shipment and in which animal feeds may be prepared.
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**75. Financial Establishment:** means an establishment which provides money management services directly to the public, and shall include a bank, trust company, credit union, securities dealer, finance company or stock broker.

**76. First Storey:** means the *storey* that has its floor closest to *established grade* and its ceiling more than 1.8 m above *established grade*.



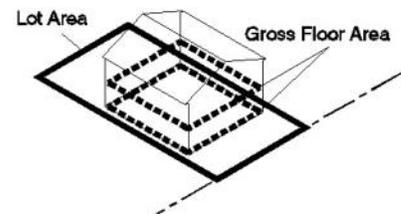
**77. Fitness Centre:** means a *building* in which facilities and exercise equipment are provided for recreational and athletic activities and which may include exercise classes. For clarity, and without limiting the generality of the foregoing, this definition shall not include any *uses* listed in the definition for a *place of entertainment*.

**78. Floodproofing Standard:** means the combination of measures incorporated into the basic design and/or construction of *buildings, structures* or properties to reduce or eliminate flooding hazards along river, stream and small inland lake systems.

**79. Floor Area:** means with reference to a *building*, the total habitable floor area within a *building* which area is measured between the exterior faces of the exterior walls or from the centre line of a common or party wall, but excluding any *private garage, breezeway, porch, balcony, sun room, attic, or basement*, except that where the natural terrain permits a *walkout basement*, 25% of the floor area of the *walkout basement* shall be included in the calculation of *floor area*. **See also the definition for Gross Floor Area and Ground Floor Area.**

**80. Floor Space Index:** means the ratio of a *building's gross floor area* to the *lot area*. For clarity, the floor space index is calculated by dividing the *gross floor area* by the *lot area*. The *gross floor area* and *lot area* must be measured with the same units (e.g., square metres).

**Floor Space Index**  
= Gross Floor Area/Lot Area



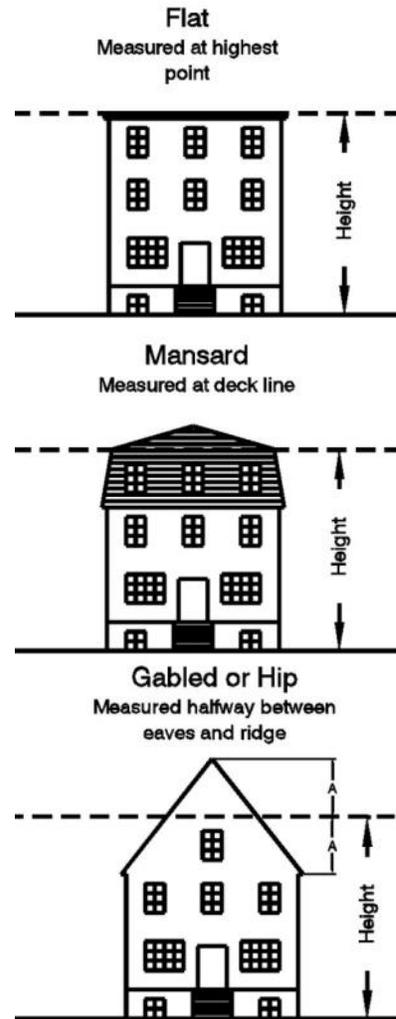
**81. Front Lot Line:** see *lot line*.

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82. **Front Yard:** see *yard*.
- 
83. **Garden and Nursery Sales and Supply Establishment:** means a retail establishment devoted primarily to the sale of nursery stock and may also include the sale of related *accessory* supplies.
- 
84. **Grade:** means the level of proposed or finished ground.  
**See also the definition for *Established Grade*.**
- 
85. **Gross Floor Area:** means the aggregate of the *floor areas* of all the *storeys* of a *building* including the *floor area* of any *basement*, where the *floor areas* are measured between the exterior faces of the exterior walls of the *building* at each floor level but excluding *parking areas* within the *building*. **See also the definition for *Floor Area* and *Ground Floor Area*.**
- 
86. **Ground Floor Area:** means the *floor area* of the *first storey*, which area is measured between the exterior faces of the exterior walls at the floor level of such *storey*, but excludes *parking areas* within the *building*.
- 
87. **Group Home:** means a *dwelling* occupied by not more than 10 *persons* exclusive of staff, who live as a single housekeeping unit in a facility licensed, approved and supervised in accordance with the requirements of the *Province*.
- 
88. **Hazardous Lands:** means property or lands that could be unsafe for *development* due to naturally occurring processes. Along river, stream and small inland lake systems, this means the land, including that covered by water, to the furthest landward limit of the flooding hazard or erosion hazard limits.
- 
89. **Hazardous Sites:** means property or lands that could be unsafe for *development* and site alteration due to naturally occurring hazards. These may include unstable soils (sensitive marine clays [leda], organic soils) or unstable bedrock (karst topography).
- 
90. **Hazardous Substances:** means substances which, individually, or in combination with other substances, are normally considered to pose a danger to public health, safety and the environment. These substances generally include a wide array of materials that are toxic, ignitable, corrosive, reactive, radioactive or pathological.
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- 91. Hazardous Waste:** has the same meaning as hazardous waste as contained in O. Reg. 347 or its successor.
- 
- 92. Heavy Industrial Use:** means the *use of building or structure* for the purpose of manufacturing, processing, fabrication, assembly, treatment, packaging and incidental storage of goods and materials, and which may include *open storage* as an *accessory use*, and which may involve noise, vibration or emissions provided they are in accordance with the *Province's* guidelines. **See also the definition for *Light Industrial Use*.**
- 
- 93. Heavy Manufacturing Establishment:** means the assembly or processing of component parts to produce finished products suitable for retail trade and which may include food, beverage, tobacco, rubber, leather, textile, wood, printing, metal fabricating and the manufacturing or processing of raw materials or similar industries in accordance with the *Province's* guidelines. A *heavy manufacturing establishment* may include *open storage* as an *accessory use*. A *heavy manufacturing establishment* may also include an *accessory retail use* of the goods manufactured on the same *lot* as the *principal use* in accordance with the provisions of this By-law. **See also *Light Manufacturing Establishment*.**
- 
- 94. Heavy Service Shop:** means a shop devoted to the servicing or repair of major appliances, heating/cooling systems, farm equipment and includes the business of renting *commercial vehicles*, light construction or lawn care equipment, and includes the regular place of business of a master electrician, plumber or other similar tradesperson or contractor. **See also the definition for *Light Service Shop*.**
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- 95. Height:** means the vertical distance measured from the *established grade* to:
- a) the highest point of the roof surface or the parapet, whichever is the greater, of a flat roof;
  - b) the declivity of a mansard roof; or
  - c) the mean level between eaves and ridge of a gabled, hip, gambrel roof or other type of pitched roof.



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- 96. Home Occupation:** means any occupation which is carried on as an *accessory use* and in accordance with the provisions of this By-law.

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- 97. Hospital:** means a private hospital as defined by the Private Hospitals Act, as amended, or a hospital as defined by the Public Hospitals Act, as amended.
-

**98. Hotel:** means a *building* or part thereof used to accommodate a travelling public for gain or profit, by supplying them with sleeping accommodation (with or without meals) but without a stove, and which may include retail *uses*, a *restaurant*, meeting rooms, an exercise room and other amenities for use by guests and which are *accessory* to the hotel. The guest rooms of a hotel are accessed by common corridors, and direct access to the rooms is not provided from the outside. A hotel does not include any other *use* otherwise defined in this By-law.

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**99. Hydrologically Sensitive Feature:** means permanent and intermittent streams, wetlands, kettle lakes, seepage and springs, and as further defined and described in accordance with the Oak Ridges Moraine Conservation Plan.

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**100. Institutional Residence:** means a *group home* containing or intended to contain more than 10 or more residents, and licensed, approved and supervised in accordance with the requirements of the *Province*.

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**101. Institutional Use:** means the *use* of land for non-commercial and non-residential purposes, and shall include *public or private schools, places of worship, child care centres, long-term care homes, fire stations, police stations, ambulance dispatch office, ambulance terminals, Provincial, Regional, Federal or municipal government offices, libraries, museums, public parks and community centres*.

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**102. Interior Lot:** see *lot*.

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**103. Interior Side Lot Line:** see *lot line*.

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**104. Interior Side Yard:** see *yard*.

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**105. Kennel:** means a *structure, shelter, building* or collection of *buildings*, a run, or other small *structures*, separate from and not including the residential *dwelling*, in which animal(s) are kept and includes those parts of a property referenced, in which dog(s) are housed, maintained, bred, boarded, trained and groomed, but does not include a *pet day care* or a location where four (4) or fewer dog(s) are kept and the dogs are licensed and owned by the *person* residing at that property.

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**106. Key Natural Heritage Feature:** means wetlands,

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significant portions of the habitat of endangered, rare and threatened species, fish habitat, areas of natural and scientific interest (life science), significant valleylands, significant woodlands, significant wildlife habitat, sand barrens, savannahs and tall grass prairies, as further defined and described by the Oak Ridges Moraine Conservation Plan.

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**107. Landform Conservation Area:** means a landform conservation area as described by the Oak Ridges Moraine Conservation Plan and as delineated on Schedules C2 of this By-law.

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**108. Landscaping:** means any combination of trees, shrubs, flowers, grass or other horticultural elements, together with decorative stonework, screening or other architectural elements, and which does not include *parking areas, patios, walkways, decks, porches, balconies, driveways* or ramps.

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**109. Light Industrial Use:** means the *use of building or structure* for the purpose of manufacturing, processing, fabrication, assembly, treatment, packaging and incidental storage of goods and materials, provided that all activities are conducted within a wholly enclosed *building*, and that the operations do not involve any furnaces or machinery that emit noxious fumes or gases, discharge dirt, dust or particle matter into the air or result in noise or vibration. **See also the definition for *heavy industrial use*.**

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**110. Light Manufacturing Establishment:** means the assembly or processing of component parts to produce finished products suitable for retail trade and does not include food, beverage, tobacco, rubber, leather, textile, wood, printing, concrete or asphalt batching or recycling plant, metal fabricating and the manufacturing or processing of raw materials or similar industries if these operations involve furnaces or machinery that emit noxious fumes or gases, discharge dirt, dust or particle matter into the air or result in noise or vibration beyond the limits of the property in excess of the *Province's* guidelines or if these operations involve stamping presses. All manufacturing or assembly activities shall be conducted entirely within one or more wholly enclosed *buildings*. A light manufacturing use may also include an *accessory retail use* of the goods manufactured on the same *lot* as the *principal use* in accordance with the provisions of this By-law. **See also**

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**Heavy Manufacturing Establishment.**

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**111. Light Service Shop:** means a *use* devoted to the service and repair of small appliances, home and office electronics, clothing/shoe/repair, bicycle repair, jewelry repair or repair and servicing of other small tools and appliances. **See also the definition for Heavy Service Shop.**

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**112. Linked Dwelling:** see *dwelling*.

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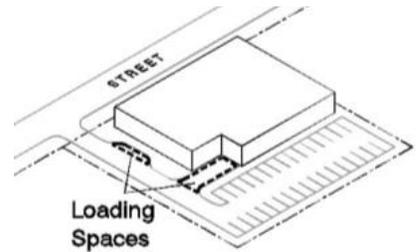
**113. Liquid Industrial Waste:** has the same meaning as hazardous waste as contained in O. Reg. 347 or its successor.

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**114. Loading Space:** means an unencumbered area of land which is provided and maintained upon the same *lot* or *lots* upon which the *principal use* is located and which area:

- a) is provided for the temporary parking of one *commercial vehicle* while merchandise or materials are being loaded or unloaded from such vehicle, and such parking shall not be for the purpose of sale or display;
- b) is suitable for the temporary parking of one *commercial vehicle*;
- c) is not upon or partly upon any *street* or lane; and
- d) has adequate access to permit ingress and egress of a *commercial vehicle* from a *street* by means of *driveways, parking aisles, maneuvering areas* or similar areas, no part of which shall be *used* for the temporary parking or storage of one or more *motor vehicles*.

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**115. Long-Term Care Home:** means a long-term care home as defined in the Long-Term Care Homes Act, 2007, as amended.

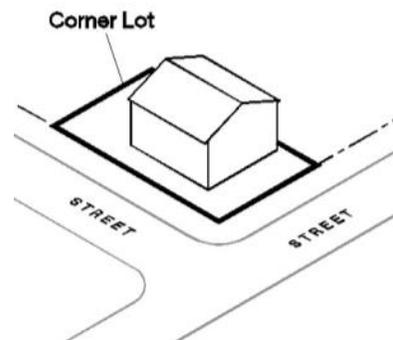
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**116. Lot:** means a parcel or tract of land capable of being conveyed as a separate parcel pursuant to the provisions of the Planning Act, as amended, but shall not include a right-of-way, easement or *reserve*.

**a) Corner Lot:** means a *lot* situated at the intersection of and abutting on two or more *streets* provided that the angle of intersection of such *streets* is not more than 135 degrees.

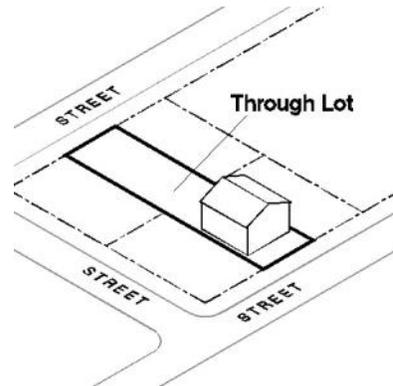
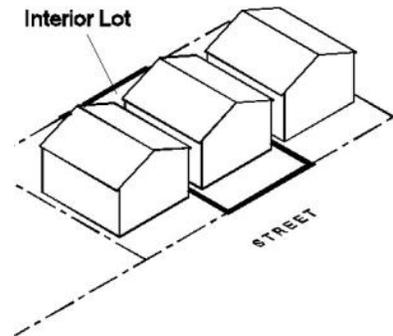
**b) Interior Lot:** means a *lot* situated between adjacent *lots*

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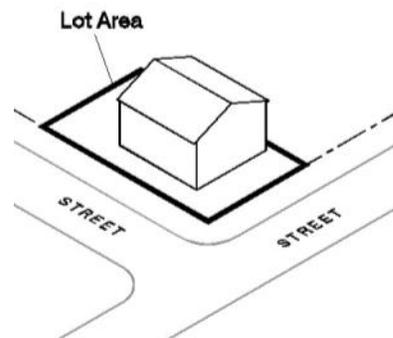
and having access to one *street*.

**c) Through Lot:** means a *lot* bounded on two opposite sides by *streets*, provided, however, that if any *lot* qualifies as being both a *corner lot* and a *through lot* as defined by this By-law, such *lot* shall be deemed a *corner lot* for the purposes of this By-law.



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**117. Lot Area:** means the total horizontal area within the *lot lines* of a *lot*.

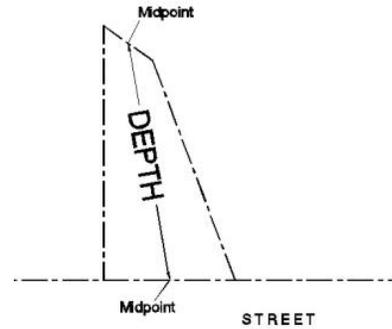


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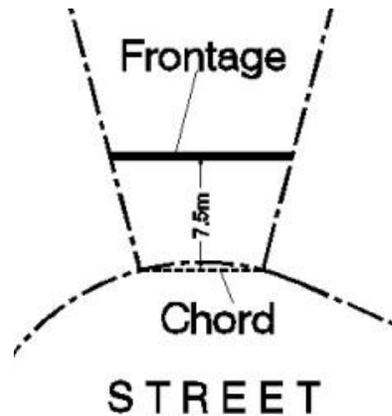
**118. Lot Coverage:** means the percentage of the *lot area*, covered by all *buildings* and *structures* above *grade*, and shall not include the portion of such *lot area* which is occupied by a *structure* or portion thereof which is completely below *grade*, and for the purposes of this definition, the *lot coverage* in each *zone* shall be deemed to apply only to that portion of such *lot* which is located within said *zone*.

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**119. Lot Depth:** means the horizontal distance between the *front* and *rear lot lines*. Where these *lot lines* are not parallel, the *lot depth* shall be the length of a line joining the mid points of the *front* and *rear lot lines*. Where there is no *rear lot line*, the lot depth shall be measured from the midpoint of the *front lot line* to the converging point of the *side lot lines*.



**120. Lot Frontage:** means the horizontal distance between the *side lot lines* measured at right angles, but excluding therefrom any distance between the *side lot lines* traversed by a right-of-way or easement or adjacent to or abutting a reserve. Where the *front lot line* is not a straight line, or where the *side lot lines* are not parallel, the *lot frontage* shall be measured by a line 7.5 m back from and parallel to the chord of the lot frontage. For the purposes of this By-law, the chord of the lot frontage is a straight line joining the two points where the *side lot lines* intersect the *front lot lines*.

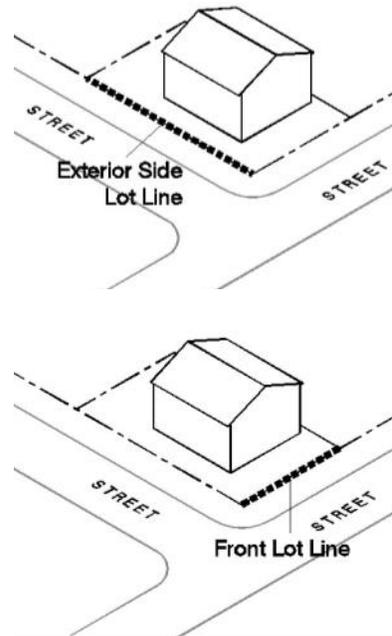


**121. Lot Line:** means any boundary of a *lot*.

**a) Exterior Side Lot Line:** means a *side lot line* which abuts the *street* on a *corner lot*.

**b) Front Lot Line:** means the *lot line* that divides the *lot* from the *street*, but,

- i) in the case of a *corner lot* with two *street lines* of unequal lengths, the *lot line* which is the shorter of the two *lot lines* shall be deemed to be the front lot line, and in the case of both streets being under the same jurisdiction, or of the same width, the *Municipality* may designate either *street line* as the front lot line;
- ii) in the case of a *corner lot* with two *street lines* of equal lengths, the *lot line* that abuts the wider *street* or abuts a Regional or Provincial road or highway shall be deemed to be the front lot line, and in the case of both *streets* being under the same



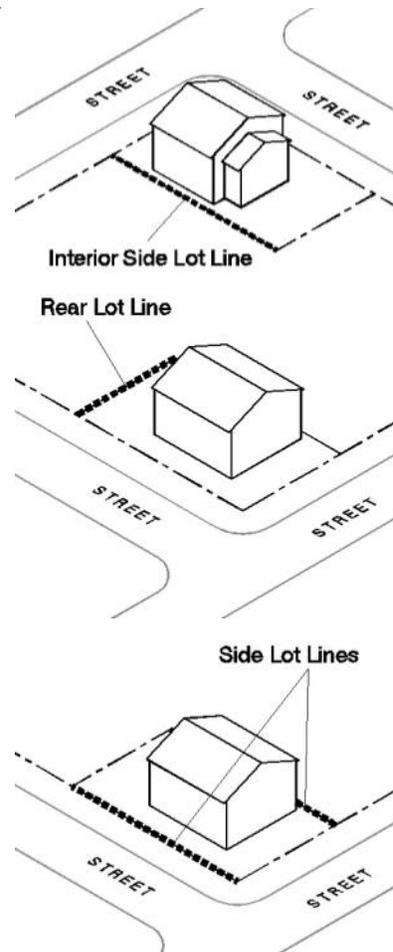
jurisdiction, or of the same width, the *Municipality* may designate either *street line* as the front lot line;

- iii) in the case of a *corner lot* abutting a 0.3 m *reserve*, the *lot* so abutting the 0.3 m *reserve* shall be deemed an *exterior side lot line* and the other *lot line* abutting the *street* shall be deemed the front lot line;
- iv) in the case of a *through lot*, the longer boundary dividing the *lot* from the *street* shall be deemed to be the front lot line and the opposite shorter boundary shall be deemed to be the *rear lot line*. In case each of such *lot lines* should be equal length the *Municipality* may designate either *street line* as the front lot line.

**c) Interior Side Lot Line:** means any *side lot line* that is not an *exterior side lot line*.

**d) Rear Lot Line:** means the *lot line* opposite the *front lot line*. In the case of a triangular *lot*, the *rear lot line* refers to the point of intersection of the *side lot lines*.

**e) Side Lot Line:** means the *lot line* other than a *front* or *rear lot line*.



**122. Low Intensity Recreational Use:** means recreational uses which have minimal impact on the natural environment and require little terrain or vegetation modification and few buildings or structures, including but not limited to non-motorized trail uses, natural heritage appreciation, unserviced camping on public and institutional land, and accessory uses to the foregoing.

**123. Main Building:** means the *building* in which the *principal use* of the *lot* or *building* is carried out.

**124. Main Wall:** means the exterior front, side or rear wall of a *building*, and all structural members essential to the support of a fully or partially enclosed space or roof, where such members are closer to a *lot line* than the said exterior wall.

**125. Major Recreational Use:** means recreational *uses* that require large-scale modification of terrain, vegetation or both and usually also require large-scale *buildings* or

*structures*, such as golf courses, serviced playing fields, serviced campgrounds, ski hills and other similar *uses*.

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**126. Medical Practitioner:** means a medical practitioner within the meaning of the Canada Health Act, 1985, as amended. **See also the definition for *Drugless Practitioner*.**

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**127. Mixed-Use Building:** means a *building* used for any combination of permitted *commercial uses* and *residential uses*, but shall not include *residential uses* in the *first storey*.

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**128. Mobile Home:** means a prefabricated *building* which is designed to be towed on its own chassis (notwithstanding that its running gear is or may be removed), and is designed and equipped for year round occupancy and containing facilities for cooking or for the installation of cooking equipment, as well as sanitary facilities including a flush toilet and shower or bathtub.

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**129. Model Home:** means a *building* which is *used* on a temporary basis as a sales office and/or as an example of the type of *dwelling* that will be for sale in a related development and which is not occupied or *used* for human habitation.

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**130. Motel:** means a *building* or *buildings* or part thereof on the same site used to accommodate the travelling public for gain or profit, by supplying them with sleeping accommodation, with or without meals. The guest rooms of a motel are accessed directly from the outside and may or may not be accessed from common corridors. A *motel* does not include any other *use* otherwise defined in this By-law.

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**131. Motor Vehicle:** means an automobile, a motorcycle, a motor-assisted bicycle, and any other vehicle propelled or driven otherwise than by muscular power.

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**132. Municipality:** means the Corporation of the Township of King.

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**133. Non-complying:** means a *lot*, *building* or *structure* which does not comply with one or more of the provisions of this By-law as of the date of the final passing thereof.

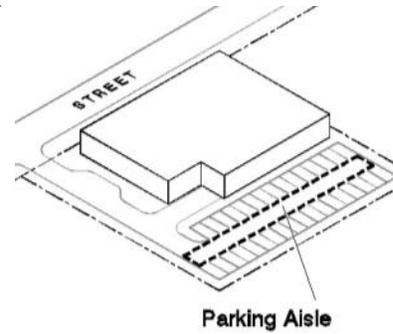
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**134. Non-conforming:** means a *use*, *building* or *structure* which does not conform to the permitted *uses* of this By-law as of the date of the final passing thereof.

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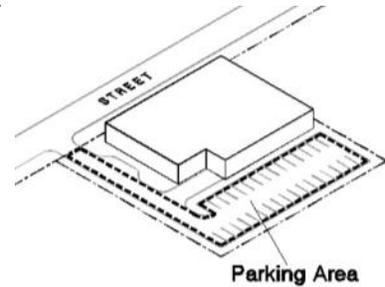
- 135. Nursery:** means *premises* where young trees or other plants are grown for transplanting and/or for sale.
- 
- 136. Oak Ridges Moraine Conservation Plan Area:** means the area of land designated by Ontario Regulation 1 / 02 or its successor as being the Oak Ridges Moraine Area, comprising the land lying within the Oak Ridges Moraine Conservation Plan Area Boundary, as indicated by Schedule “C” of this By-law.
- 
- 137. Obnoxious Use:** means a *use* which, from its nature or operation creates a nuisance or is liable to become a nuisance or offensive by the creation of noise or vibration, or by reason of the emission of gas, fumes, dust, contaminants or objectionable odours, or by reason of the unsightly storage of goods, wares, merchandise, salvage, refuse matter, waste or other material, but nothing herein shall be deemed to prohibit animal waste disposed of in accordance with normal farming practices and in accordance with the requirements of the *Province*.
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- 138. Office:** means a room or rooms where business may be transacted, a service performed or consultation given but shall not include the manufacturing of any product.
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- 139. Open Product Display:** means an area outside of a *building* or *structure*, used in conjunction with a business located on the same *lot*, for the orderly display of completely assembled or finished products, merchandise, or the supply of services, made available for sale or rent in conjunction with the *principal use* on the *lot*.
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- 140. Open Storage:** means an open area of land *used* for the temporary storage of materials, equipment, shipping containers or finished goods which are associated with the *principal use* of the *lot*. *Parking areas* shall not be considered *open storage*.
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- 141. Organic Solvent:** means a substance, usually a liquid, capable of dissolving another liquid and includes but is not limited to carbon tetrachloride, chloroform, methylene chloride (dichloromethane) and pentachlorophenol.
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**142. Parking Aisle:** means that portion of a *parking area* which is provided and maintained to be used by vehicles to access individual *parking spaces*.

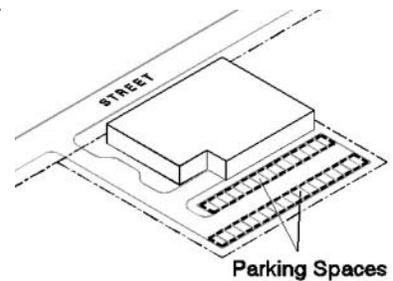


**143. Parking Area:** means an area of land which is provided and maintained upon the same *lot* or *lots* upon which the *principal use* is located and which area:

- a) comprises all *parking spaces* of at least the minimum number required according to the provisions of this By-law, and all *driveways*, *parking aisles*, maneuvering areas, entrances, exits, and similar areas used for the purpose of gaining access to or egress from the said *parking spaces*,
- b) does not include the storage of *motor vehicles* for sale; and
- c) is provided and maintained in accordance with all applicable provisions of this By-law.



**144. Parking Space:** means an area of land which is provided and maintained for the purpose of temporary storage of a *motor vehicle* or *commercial vehicle*.



**145. Patio:** means an unenclosed outdoor space, whether or not covered, *used* for the accommodation of patrons of a *restaurant*, *take-out restaurant* or *bake shop*.

**146. Pavilion:** means an enclosed *structure* having a roof, for the purpose of providing shelter from the elements during recreational activities such as picnics.

**147. Person:** means an individual, association, firm, partnership, corporation, trust, incorporated company, corporation created under the Condominium Act, as amended, any organization, trustee or agent, and the heirs executors or other legal representatives of a person to

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whom the context can apply according to law.

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- 148. Personal Service Shop:** means a *building* or part of a *building* in which persons are employed in furnishing services and otherwise administering to the individual and personal needs of persons, such as a hairdressing establishment, tattoo parlour, manicure/pedicure salon, coin-operated laundry, a *dry cleaning distribution depot*, a shoe repair and service shop, tailor shop, a *day spa* and other similar services. For clarity, and without limiting the generality of the foregoing, a personal service shop shall only include the retail sale of goods as an *accessory use*.
- 
- 149. Pervious Surface:** means an uncovered area of land that is permeable and permits the infiltration of water. For the purposes of providing clarity to this definition and without limiting the generality of the foregoing, a pervious surface includes sod, soil, flower plantings, gardens, trees or shrubs. A pervious surface excludes anything that would be impervious to water infiltration, including but not limited to a rooftop, sidewalk, paved roadway, asphalt, interlocking brick or concrete *driveway*, walkway or *parking area*.
- 
- 150. Pet Day Care:** means premises where dog(s) and other domestic pets are boarded during which, the pet(s) are socialized with other pet(s) in an open (meaning without barriers), controlled and secure setting and typically the pet(s) are not kept in individual kennels and runs. The pets boarded in a pet day care are typically boarded for short periods of time and during the majority of the pet's stay the pets are socializing and playing with other pet(s), but does not include a *kennel* as defined herein or a location where four (4) or less dog(s) are kept and the pets are licensed and owned by the *person* residing at that property as required by the *Municipality* in accordance with all other by-laws.
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- 151. Pet Grooming Establishment:** means a *building* or part of a *building* used for the grooming of domestic pets as a commercial business, but does not include any veterinary service, *pet day care*, *kennel*, any overnight boarding of pets, or any other *use* defined in this By-law.
- 
- 152. Place of Assembly:** means a *building* or part thereof used for the gathering of persons, and shall include a banquet hall, conference centre, auditorium, assembly hall, and similar *uses*, and which may include the incidental
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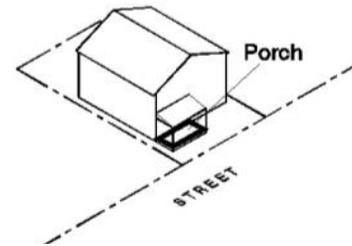
preparation and sale of food and beverages on the *premises*.

**153. Place of Entertainment:** means a *building* or part thereof used for providing entertainment, and shall include a cinema, theatre, concert hall, arcade, billiard hall, bowling alley or other indoor gaming facility, and which may include incidental preparation and sales of food and beverages on the *premises*, but does not include a casino or similar gambling facility and does not include an *adult entertainment establishment*.

**154. Place of Worship:** means a *building* dedicated to religious worship and may include a mosque, synagogue, church or other such religious institution and may include *accessory uses* such as a *place of assembly*, auditorium, *private school*, convent, parish hall and/or manse, if the manse is located on the same *lot* as the place of worship.

**155. Planting Strip:** means an area of land abutting a *lot line* used for no other purpose than *landscaping* and which may also include a fence. A *planting strip* may be traversed by walkways or *driveways*.

**156. Porch:** means an unenclosed, covered platform with direct access to the ground that is *attached* to a *dwelling*.



**157. Porte Cochère:** means a portico-like structure or architectural feature that enables vehicles to pass through a *building*, provide a temporary vehicle parking area and/or to enable passengers to be picked up or dropped off under shelter from the weather. A porte cochère shall be considered to form part of the associated *main building* and shall not be considered *accessory*.

**158. Power Generation Facility:** means a facility:

- a) used for generating electricity, including but not limited to a *cogeneration facility*, *district energy facility* and *alternative energy facility*, inclusive of any structures, equipment or things associated with the *facility*, or
- b) for providing ancillary services necessary to maintain the reliability of the grid (such as frequency

control, voltage control, reactive power and operating reserve services) as managed by an Independent Electricity System Operator as described in the Electricity Act, and excluding ancillary services provided by a transmitter or distributor through the operation of a transmission or distribution system.

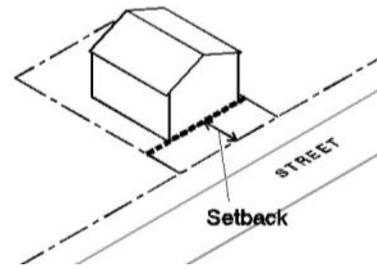
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- 159. Premises:** means the land, *buildings* or *structures* occupied, *used* or intended to be occupied or *used*.
- 
- 160. Principal or Main:** means primary, as distinguished from accessory or incidental.
- 
- 161. Printing Establishment:** means *premises* used for the primarily for printing, regardless of the method, and/or publishing of newspapers, periodicals, books, maps and similar publications.
- 
- 162. Private Garage:** means a *building* or part thereof used for the temporary parking or storage of private passenger *motor vehicles* and wherein neither servicing or repairing is carried on for remuneration.
- 
- 163. Private Home Day Care:** means a place wherein the temporary care of children is provided and is operated as an *accessory use* within a *dwelling* in accordance and licensed under the Child Care and Early Years Act, 2014, as amended, or any other applicable *Provincial* legislation, and the provisions of this By-law.
- 
- 164. Private Park:** means land *used* and maintained for active or passive outdoor recreational purposes, such as walking/hiking/cycling *trails*, picnic areas and sports fields, and which may include a refreshment stand, and which is not operated by a *public authority*. A *private park* shall not include a golf course or driving range. **See also the definition for *Public Park*.**
- 
- 165. Private School:** means a school other than a *Public School* or *Commercial School*. **See also the definitions for *Commercial School* and *Public School*.**
- 
- 166. Province:** means the Queen in the right of the Province of Ontario. Provincial shall have a corresponding meaning.
- 
- 167. Public Authority:** means Federal, *Provincial*, *Regional*, District or *Municipal* agencies and includes any commission, board, authority or department established by any such agency.
-

- 168. Public Park:** means land owned, controlled and maintained by a *public authority* or by any board, commission or other authority established under any statutes of the *Province*, which is *used* and maintained for active or passive outdoor recreational purposes, such as walking/hiking/cycling *trails*, picnic areas and sports fields, and which may include a refreshment stand. A *public park* shall not include a golf course or driving range. **See also the definition for *Private Park*.**
- 
- 169. Public Parking Lot or Public Parking Garage:** means a *parking area* that is the *principal use* of a *lot* and is operated to provide public parking whether or not for gain or profit.
- 
- 170. Public School:** means a public or separate school, a high school, a continuation school, a technical school, a college or university or any other school established and maintained by a *public authority*. **See also the definitions for *Commercial School* and *Private School*.**
- 
- 171. Rear Lot Line:** see *lot line*.
- 
- 172. Rear Yard:** see *yard*.
- 
- 173. Recreational Use:** means the *use* of land for *public or private parks*, playgrounds, tennis courts, basketball courts, soccer fields, lawn bowling greens, indoor and outdoor skating rinks, athletic fields, picnic areas, *swimming pools* and similar *uses*, together with necessary and *accessory buildings* and *structures* which may include a refreshment booth and *pavilion*. A *recreational use* does not include a golf course or driving range.
- 
- 174. Recreational Vehicle:** means a specially designed *vehicle* used for recreation purposes, whether or not it is required to be licensed, including an all-terrain vehicle, a snowmobile, a camper, a motor home, a boat or *trailer*.
- 
- 175. Region:** means the Regional Municipality of York. Regional shall have a corresponding meaning.
- 
- 176. Reserve:** means a 1 foot or 0.3 m wide strip of land conveyed to the *Municipality*, the *Region* or the *Province* for the purpose of preventing direct access to a public *street* from adjoining lands.
- 
- 177. Residential Use:** means the *use* of land, *buildings* or *structures* for human habitation.
-

- 178. Restaurant:** means a *building* or *structure* or part thereof where food and beverages are prepared and offered for sale to the public principally for consumption within the *building* or *structure*. **See also the definition for *take-out restaurant*.**
- 
- 179. Retail Store:** means a *building* or part thereof in which goods, wares, merchandise, substances, articles or things are offered or kept for sale directly to the public.
- 
- 180. Retail Warehouse:** means a *building* or part thereof in which goods and merchandise are displayed, stored and sold in a warehouse format. A warehouse format means a configuration where there is integrated display, storage and sale of goods and merchandise, or a showroom with an associated warehouse component. A retail warehouse has a *gross floor area* of at least 300.0 m<sup>2</sup>.
- 
- 181. Retirement Home:** means a retirement home as defined in the Retirement Homes Act, 2010, as amended.
- 
- 182. Risk Management Plan:** means a site specific document, approved by a Risk Management Official (RMO), as defined under Part IV of the Clean Water Act, 2006, as amended, that outlines actions required to address identified significant drinking water threats. A risk management plan regulates how significant drinking water threats are managed.
- 
- 183. Sanitary Sewer:** means a system of underground pipe or conduits, operated by the *Municipality* and/or the *Region* and/or the *Province*, which carries sewage to an approved place of treatment.
- 
- 184. Scrap Yard:** means *premises used* for the storage and/or handling of scrap, which may include waste paper, rags, bones, bottles, bicycles, vehicles, tires, metal and/or other scrap material and salvage.
- 
- 185. Seasonal Commercial Use:** means an area of land *used* on a seasonal basis for retail display and sale, and may include such uses as a temporary outdoor garden centre, produce or other food sales or a display of finished merchandise.
- 
- 186. Semi Detached Dwelling:** see *dwelling*.
-

**187. Setback:** means the distance between the *lot line* and the nearest *main wall* of any *building* or *structure* as indicated in the context in which the term is used.



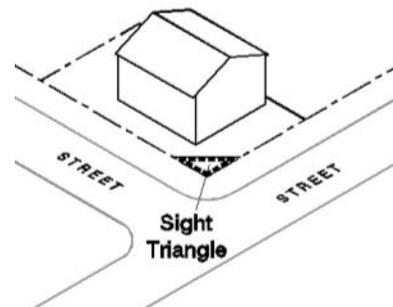
**188. Settlement Area:** means a settlement area as designated by the Oak Ridges Moraine Conservation Plan and the Township of King Official Plan.

**189. Shopping Centre:** means a group of *commercial uses*, which have been designed, developed and managed as a unit by a single owner or tenant, or a group of owners or tenants.

**190. Side Lot Line:** see *lot line*.

**191. Side Yard:** see *yard*.

**192. Sight Triangle:** means an area free of *buildings* or *structures*, and which area is to be determined by measuring, from the point of intersection of *street lines* on a *corner lot*, the distance required by this By-law along each such *street line* and joining such points with a straight line. The triangular-shaped land between the intersecting *street lines* and the straight line joining the points, the required distance along the *street lines* is the sight triangle.



**193. Significant Threat Area:** means a geographic area designated on Schedule “B” of this By-law. Two such significant threat areas are described as follows:

- Significant Threat Area 1: The geographic location of Wellhead Protection Area A (WHPA-A) representing a 100.0 m radius around a wellhead and portions of the wellhead protection area with a vulnerability score of 10.
- Significant Threat Area 2: The geographic location of the area around a wellhead described as Wellhead Protection Area C (WHPA-C) and portions of a wellhead protection area with a vulnerability score of 8.

**194. Single Detached Dwelling:** see *dwelling*.

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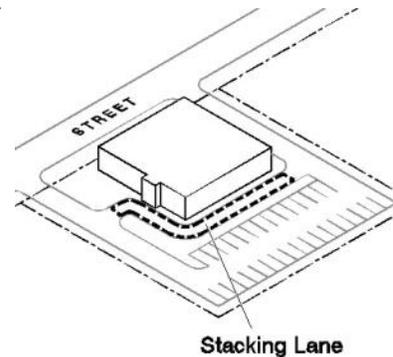
**195. Site Alteration:** means activities such as filling, grading and excavation that would change the landform and natural vegetative characteristics of land, but does not include:

- a) The construction of facilities for *transportation, infrastructure and utilities uses* by a public body, or
- b) For greater certainty, the construction, repair or maintenance of a drain approved under the Drainage Act and in existence on November 15, 2001 or the carrying out of agricultural practices on land that was being *used for agricultural uses* on November 15, 2001.

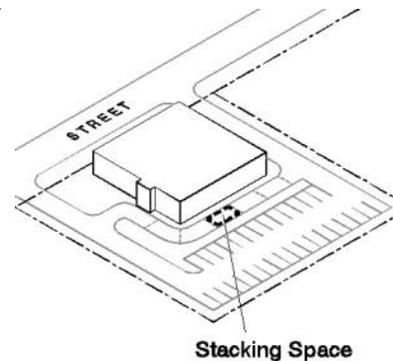
**196. Site Plan:** means a site plan as approved by or subject to approval by the *Municipality* in accordance with its Site Plan Control By-law, as may be amended from time to time.

**197. Special Policy Area:** means an area that has historically existed in the flood plain and where site-specific policies, as approved by the *Province*, are intended to provide for the continuation of existing *uses* and other site alteration and *development* in accordance with the policies of the Official Plan and the provisions of this By-law.

**198. Stacking Lane:** means a continuous on-site queuing lane that includes tandem *stacking spaces* for motorized vehicles which is separated from other vehicular traffic and pedestrian circulation, by barriers, markings or signs.



**199. Stacking Space:** means a portion of a *stacking lane* which provides standing room for *motor vehicles* in a queue and, without limiting the generality of the foregoing, includes any part of a queue for a *drive-through restaurant, an automobile washing establishment, a drive-through financial establishment or a drive-through pharmacy* where a *drive-through* is permitted by this By-law.



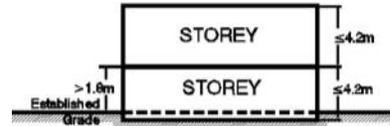
**200. Step Back:** means the portion of a *building* that is

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horizontally recessed from the *main wall* that faces the *street*. The amount of the recess and the applicable portion of the *building* that is subject to the recess are specified in the provisions of this By-law.

**201. Storage Depot:** means *premises used* for the storage of goods, materials, equipment and personal belongings in a wholly enclosed *building*, and which may include a commercial self-storage facility.

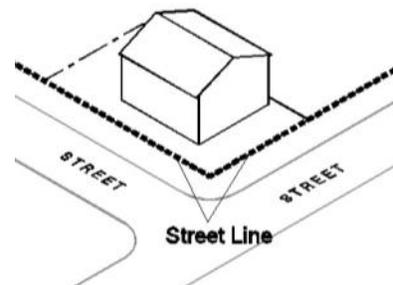
**202. Storey:** means that portion of a *building* between any floor, ceiling or roof next above, provided that any portion of a *building* partly below *grade* level shall not be deemed a storey unless its ceiling is at least 1.8 m above *established grade*. Any portion of a storey exceeding 4.2 m in *height* shall be deemed an additional *storey* for each 4.2 m or fraction thereof in excess.



**203. Storm Sewer or Drainage:** means a system of underground conduits or open ditches operated and/or maintained by the *Municipality* and/or the *Region*, which carries storm surface waters and natural drainage, but excludes sewage, household or industrial wastes.

**204. Street:** means any common and public street, road, laneway, roadway or highway, assumed and maintained by the *Municipality*, the *Region* or the *Province* and shall include a street on a registered plan of subdivision, where the street has not yet been assumed by the *Municipality* but is being maintained pursuant to a subdivision agreement with a developer entered into pursuant to Section 50 of the Planning Act, as amended, and the developer is not in default of its obligations thereunder.

**205. Street Line:** means the boundary line of a *street*, representing the dividing line between a *lot* and a *street*.



**206. Street Townhouse Dwelling:** see *dwelling*.

**207. Structure:** means anything that is *erected*, built or constructed of parts joined together or any such erection fixed to or supported by the soil and/or any other *structure*.

**208. Studio:** means a *building* or part thereof used for the portrait and commercial photography, painting, sculpting, or other forms of art and craft making, and which may include the sale of art, crafts and photography created or developed on the *premises*, or the *ancillary retail* sale of equipment used by photographers or artists, and for the purposes of this By-law shall include an *art gallery*.

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**209. Supermarket:** means a retail food store with a *floor area* greater than 1,000.0 m<sup>2</sup> and which may include the sale of household goods, small appliances, clothing, small electronics, flowers and similar goods on an incidental basis.

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**210. Swimming Pool:** means a privately owned outdoor swimming pool which includes any body of water or pool located outdoors on privately owned property contained in part or in whole by artificial means and used for intended to be used for swimming, diving or bathing, but does not include a pond for decorative, landscape agricultural or storm water management facility or a body of water or pool that is less than 0.5 m in height or depth, or a combination thereof.

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**211. Take-out Restaurant:** means a *building* or part thereof, designed, intended or *used* for the sale of food or refreshments to the general public and from which food or refreshment is made available to the customer from within the *building*, but is principally taken out and is not intended to be consumed in the *building*. A *take-out restaurant* shall not have more than 12 seats, inclusive of seats provided on a *patio*. **See also the definition for *restaurant*.**

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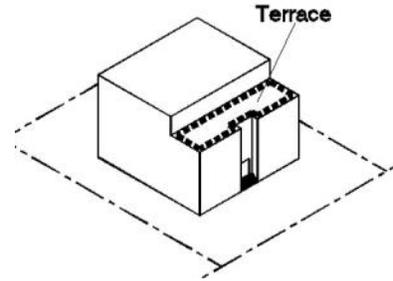
**212. Taxi Dispatch Office:** means a *building* or part thereof used as an *office* to dispatch taxis to their fares but does not include a *taxi station*.

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**213. Taxi Station:** means *premises used* for the parking, cleaning, and minor maintenance of a taxi or vehicle sharing service fleet, and which may include a *taxi dispatch office* as an *accessory use*.

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**214. Terrace:** means an unenclosed portion of a rooftop used as an outdoor amenity space.



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**215. Through Lot:** see *lot*.

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**216. Tourist Information Centre:** means *premises* used for providing tourism information to the travelling public.

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**217. Townhouse Dwelling:** see *dwelling*.

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**218. Trail:** means a pathway, whether or not paved, and intended to be used for passive, non-motorized recreational purposes such as walking, hiking, and cycling, and may include associated *accessory structures* such as signage, architectural entryway features, *landscaping* and benches.

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**219. Trailer:** means a vehicle that is at any time drawn upon a highway by a *motor vehicle*, except an implement of husbandry, another vehicle or any device or apparatus not designed to transport persons or property, temporarily drawn, propelled or moved upon such highway, and except a side car attached to a motorcycle, and shall be considered a separate vehicle and not part of the *motor vehicle* by which it is drawn.

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**220. Transportation, Infrastructure and Utilities:** means

- a) *streets* and public highways;
- b) transit lines, railways and related facilities;
- c) gas and oil pipelines;
- d) sewage and water service systems and lines and stormwater management facilities;
- e) power transmission lines;
- f) telecommunications lines and facilities, including broadcasting towers;
- g) 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 a) to f); and
- h) rights-of-way required for the facilities listed in clauses a) to g).

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**221. Triplex Dwelling:** see *dwelling*.

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**222. Truck or Bus Terminal:** means *premises used* for the storing, parking, dispatching or loading of *commercial vehicles* and buses, including incidental maintenance and repair of the vehicles on the *premises* within a wholly enclosed *building*, and without limiting the generality of the foregoing, may include a ticket office, canteen, luggage checking facilities, parcel shipping facilities, storage facilities for the parking of the vehicles and ancillary *offices*, parking for passengers, but shall not include any other *uses* as defined herein.

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**223. Undertaking Establishment:** means *premises* that are designed for the purpose of providing funeral services to the public and includes associated facilities for the purposes of conducting funeral services, and facilities intended for the preparation of deceased persons for interment or cremation, but does not include interment or cremation.

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**224. Use:** when used as a noun, means the purpose for which a *lot* or *building* or *structure* or any combination thereof, is designed, arranged, intended, occupied or maintained and “uses” shall have a corresponding meaning. “Use,” when used as a verb, or “to use,” shall have corresponding meanings.

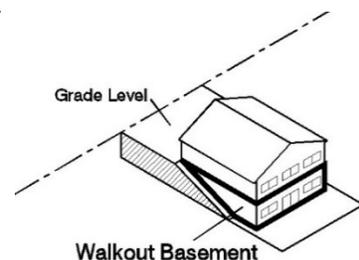
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**225. Veterinary Clinic:** means a *building* or part thereof where animals or pets are given medical or surgical treatment within which there may be limited shelter facilities provided for overnight treatment and where such a clinic is licensed by the College of Veterinarians of Ontario, but shall not include a *kennel* or include the treatment of farm animals, livestock or exotic pets.

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**226. Walkout Basement:** means that portion of a *building* which is partly underground, but which has more than 50% of the *floor area* not greater than 0.6 m below *grade*, and which has an entrance and exit at *grade* level. This definition shall only apply in an area where natural terrain permits construction of a walkout basement. **See also the definition for *basement*.**

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**227. Warehouse:** means a *building* or part of a *building used* for the storage of goods, equipment or materials.

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**228. Waste Containment Structure:** means an area of land used in conjunction with a *use* on the *lot* to store waste in bins or other receptacles and that is fully enclosed by an opaque screening of at least 1.8 m in *height*, and which may contain a gate for access.

**229. Waste Disposal Facility:** means *premises* used for the disposal of residential, commercial or industrial waste and includes a landfill, waste transfer station, recycling facility and processing facility.

**230. Watercourse:** means a natural channel for a stream and, for the purpose of this By-law, includes a natural channel for an intermittent stream.

**231. Water Supply:** means a distribution system of underground piping and related storage, including wells, pumping and purification appurtenances owned and operated by the *Municipality*, the *Region* and/or the *Province* for public use.

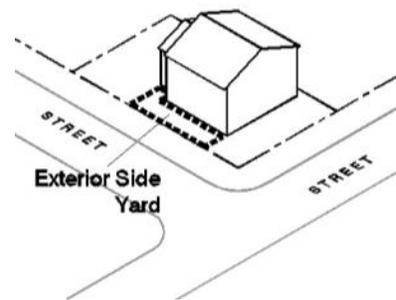
**232. Wayside Pit or Wayside Quarry:** means a temporary pit or quarry opened and *used* by a *public authority* solely for the purpose of a particular project or contract of road construction and not located on the right-of-way.

**233. Wellhead Protection Area:** means the surface and subsurface area surrounding a water well or a well field that supplies a municipal water system through which contaminants are reasonably likely to move so as to eventually reach the water well or well field.

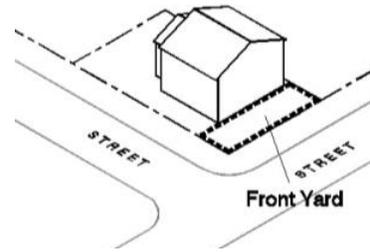
**234. Yard:** means an open, uncovered space on a *lot* appurtenant to a *main building* and unoccupied by *buildings* or *structures* except as specifically permitted elsewhere in this By-law. In determining yard measurements the minimum horizontal distance from the respective *lot lines* shall be used.

**a) Exterior Side Yard:** means the *side yard* of a *corner lot* which *side yard* extends from the *front yard* to the *rear yard* between the *street line* and the nearest wall of any *building* or *structure*. The minimum exterior yard means the minimum depth of an exterior side yard on a *lot* between the *exterior side lot line* and the nearest wall of any *building* or *structure* on the *lot*.

**b) Front Yard:** means a *yard* extending across the full

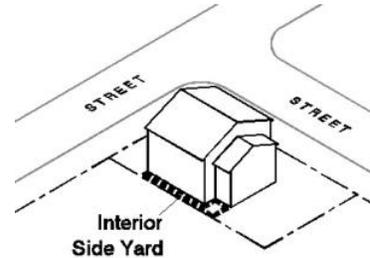


width of a *lot* between the *front lot line* and the nearest wall of any *building* or *structure* on the *lot*. The minimum *front yard* means the minimum depth of a front yard on a *lot* between the *front lot line* and the nearest wall of any *building* or *structure* on the *lot*.

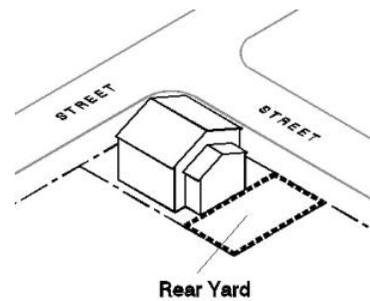


**c) Interior Side Yard:** means a *side yard* which is not an *exterior side yard*.

**d) Rear Yard:** means a *yard* extending across the full width of a *lot* between the *rear lot line* and the nearest wall of any *building* or *structure* on the *lot*. The minimum rear yard means the minimum depth of a *rear yard* on a *lot* between the *rear lot line* and the nearest wall of any *building* or *structure* on the *lot*.



**e) Side Yard:** means a *yard* extending from the *front yard* to the *rear yard* of a *lot* between a *side lot line* which is not a *street line* and the nearest wall of any *building* or *structure* on the *lot*. The minimum side yard means the minimum width of a side yard on a *lot* between a *side lot line* and the nearest *main wall* of any *main building* or *structure* on the *lot*.



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**235. Zone:** means a designated area of land *use* shown on Schedule “A” and established and designated by this By-law for the purposes of a specific *use* or group of *uses* that are *erected* and maintained in accordance with the provisions of this By-law.

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**236. Zoning Administrator:** means the officer or employee of the *Municipality* from time to time charged by the *Municipality* with the duty of administering the Zoning By-law.

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## Part 3 | General Provisions

The following provisions shall apply in all *zones* as may be applicable to the context:

### 3.1 Accessory Dwelling Unit

Where permitted by this By-law, an *accessory dwelling unit* shall be in accordance with the following provisions:

- a) A maximum of one *accessory dwelling unit* shall be permitted per *lot*.
- b) An *accessory dwelling unit* shall be permitted in a separate *accessory building*, provided that:
  - i) The *building* shall be located no closer than 3.0 m to any other non-*residential building* on the *lot*.
  - ii) The *building* shall be located in accordance with the *setback* requirements for the *main building* on the *lot*, as established in the *zone* provisions under Parts 6 – 9.
- c) An *accessory dwelling unit* shall be permitted as part of the *main building* on the *lot*, provided that:
  - i) The *accessory dwelling unit* shall be located either on the second *storey* of the *main building*, or at the rear of such *building* if the *accessory dwelling unit* is located within the *first storey*.
- d) The *accessory dwelling unit* shall have separate washroom and kitchen facilities from those of the non-*residential use*.
- e) The *accessory dwelling unit* shall have a separate *parking space* as provided in the parking requirements in Part 4.
- f) The *accessory dwelling unit* shall have an independent *building* entrance that is separate from the *building* entrance provided for the non-*residential use*.
- g) The *gross floor area* of the *accessory dwelling unit* shall not exceed fifty percent (50%) of the *gross floor area* of all other non-*residential uses* on the *lot*.
- h) An *accessory dwelling unit* shall not be permitted on the same *lot* as an *automobile service station* or an *automobile body repair garage*.
- i) A minimum *amenity area* shall be required in accordance with section 3.3.

## **3.2 Accessory Uses, Buildings and Structures**

### **3.2.1 General**

- a) Where this By-law provides for a permitted *use*, that *use* shall include any *accessory uses, buildings or structures*.
- b) An *accessory building or structure* shall not be used for human habitation, except where specifically permitted by this By-law.
- c) A *building or structure* shall not be considered *accessory* if *attached* to the *main building*. For clarity, and without limiting the generality of the foregoing, an *attached private garage* shall be considered part of the *main building* and therefore shall be subject to the *lot and building* requirements for the *main building*, as provided in the *zone* provisions.
- d) Unless otherwise specifically provided by this By-law, the *accessory building or structure* shall be located on the same *lot* as the *principal use*.
- e) In any Residential *zone*, the maximum number of *accessory buildings* shall be limited to three (3). For the purposes of clarity, this provision shall only apply to *buildings* and not *structures*, as defined by this By-law.
- f) A storage container, portable storage unit, sea can container, intermodal container or similar container shall not be permitted in any *zone* except an Employment *zone* as part of a permitted *open storage use*. This provision shall not apply to waste containers as permitted in association with construction *uses* under section 3.40.

### **3.2.2 Setbacks**

- a) Unless specifically provided by this By-law, no *accessory building or structure* shall be built closer to the *front lot line* or *side lot line* than the minimum distance required by this By-law for the *main building* on the *lot*.
- b) Unless specifically provided by this By-law, no *accessory building or structure* shall be built closer to a *street line* than the *main building*.
- c) Unless specifically provided by this By-law, no *accessory building or structure* shall be built closer than 1.2 m to any *lot line*.
- d) Unless specifically provided by this By-law, no *accessory building or structure* shall be built within 1.8 m of the *main building*.

### **3.2.3 Height**

- a) In any Residential, Commercial or Institutional *zone*, an *accessory structure* shall not exceed 4.5 m in *height*.

### 3.2.4 Lot Coverage

- a) In any Residential zone, the maximum *lot coverage* for *accessory buildings* and *structures* shall be ten percent (10%) of the *lot area* or 120.0 m<sup>2</sup>, whichever is less.
- b) Except where specifically excluded by this By-law, *accessory buildings* and *structures* shall also be included in the calculation of *lot coverage* for the purposes of determining compliance with the maximum *lot coverage* as provided in the applicable zone under Parts 6 to 9 of this By-law.

### 3.3 Amenity Area Required

Where permitted by this By-law, on a *lot* containing an *apartment dwelling*, *mixed-use building*, *accessory dwelling unit*, *duplex dwelling*, *triplex dwelling*, or *townhouse dwelling* and where any *group home*, *institutional residence* or *retirement home* contains independent suites with individual cooking and washroom facilities, *amenity areas* shall be provided accordance with the following provisions:

- a) Each *dwelling unit* or suite shall be provided with a minimum *amenity area* of 15.0 m<sup>2</sup> for the first 8 *dwelling units* or suites and 7.5 m<sup>2</sup> for each *dwelling unit* or suite in excess of 8.
- b) Notwithstanding clause a) of this section, the required amount of *amenity area* shall not be required to exceed fifteen percent (15%) of the *lot area*.
- c) Where the number of *dwelling units* or suites on the *lot* exceeds 4, a minimum of 50.0 m<sup>2</sup> of the *amenity area* shall be required in a contiguous area that is located at *grade*.

### 3.4 Ancillary Retail

Where permitted by this By-law, an *ancillary retail use* shall be in accordance with the following provisions:

- a) The ancillary retailing and display of goods shall include only goods manufactured, processed, fabricated or repaired as part of the *principal use*.
- b) The maximum *gross floor area* of the *ancillary retail use* shall be the greater of 50.0 m<sup>2</sup> or five percent (5%) of the *gross floor area* of the *principal use*. However, in no case shall the maximum *gross floor area* of the *accessory retail use* exceed 300.0 m<sup>2</sup>.
- c) Parking for the *ancillary retail use* shall be provided in accordance with the provisions of Part 4 of this By-law, in addition to the parking required for the *principal use* of the *lot*.

### 3.5 Automobile Service Stations

Where *automobile service stations* are permitted in this By-law, the following provisions shall apply:

	<i>Interior Lot</i>	<i>Corner Lot</i>
a) Minimum <i>Lot Frontage</i>	33.0 m	40.0 m
b) Minimum <i>Lot Depth</i>	40.0 m	40.0 m

- c) No portion of any fuel pump associated with an *automobile service station* shall be located closer than 6.0 m from any *front lot line* or *exterior lot line* and 12.0 m from any other *lot line*.
- d) A weather canopy associated with the fuel pumps of an *automobile service station* shall be permitted to encroach into the required *minimum front yard* and *exterior side yard* by up to 3.0 m.
- e) The maximum width of a *driveway* at the *street line* shall be not more than 9.0 m and the minimum width not less than 7.5 m.
- f) The minimum interior angle of a *driveway* to a *street line* shall be forty-five (45) degrees and the maximum interior angle of a *driveway* to a *street line* shall be ninety (90) degrees.
- g) The area included between *driveways* or between *driveways* and a *street line* or any *lot line* as required by this By-law shall not be *used* for any purpose other than *landscaping*.
- h) All other requirements of the applicable *zone* shall apply, including the required minimum required *yards*.

### 3.6 Automobile Washing Establishment

Where permitted by this By-law, an *automobile washing establishment* shall be in accordance with the following provisions:

- a) An automated or *drive-through automobile washing establishment* shall include a minimum of six (6) designated *stacking spaces*. A self-serve manual *automobile washing establishment* shall not require *stacking spaces*.
- b) A *stacking space* shall be a minimum of 5.5 m in length and 3.0 m in width.
- c) *Stacking spaces* shall not be included in the calculation of required parking and shall not be located within any *parking aisle* or *driveway*.

- d) A *stacking lane* shall not be permitted within 20.0 m of a Residential zone.
- e) Notwithstanding clause d), a *stacking lane* may be permitted between 7.5 m and 20.0 m of a Residential zone if a noise wall is provided to the satisfaction of the *Municipality*.
- f) No part of a *stacking lane* or *stacking space* shall be located in the required minimum *front yard* or the required minimum *exterior side yard*.

### 3.7 Bed and Breakfast

Where permitted by this By-law, a *bed and breakfast* shall be in accordance with the following provisions:

- a) A *bed and breakfast* shall only be permitted in a *single detached dwelling*.
- b) The *bed and breakfast* shall be operated by the *person* or *persons* whose principal residence is in the *single detached dwelling*.
- c) Parking shall be provided in accordance with Part 4.
- d) A *bed and breakfast* shall be limited to a maximum of three (3) guest rooms.

### 3.8 Buildings to be Moved

In all *zones*, no *building* normally requiring a building permit for construction shall be moved within the area covered by this By-law or shall be moved into the limits of the area covered by this By-law without a building permit from the *Municipality*.

### 3.9 Commercial Vehicles, Recreational Vehicles and Trailers in Residential Zones

- a) On a *lot* in any Residential zone, a maximum of one (1) *commercial vehicle* shall be permitted to be parked, stored or kept in a *driveway* or *private garage*, provided the vehicle and any attached equipment does not exceed 2.0 m in height above *grade* and 5.6 m in length. A *commercial vehicle* shall not be permitted in any other location on the *lot*.
- b) On a *lot* in any Residential zone, a maximum of one (1) *recreational vehicle, trailer* or similar vehicle shall be permitted to be parked, stored or kept in the *interior side yard* or *rear yard*. One (1) additional *recreational vehicle, trailer* or similar vehicle shall be permitted to be parked, stored or kept in a *private garage*. A *recreational vehicle, trailer* or similar vehicle shall not be permitted in any other location on the *lot*.
- c) In any Residential zone, a parked, stored or kept *recreational vehicle, trailer* or boat shall not exceed 7.5 m in length, excluding any hitch or tongue, and the *height* shall not exceed 3.4 m.

- d) No *commercial vehicle, recreational vehicle* or *trailer* shall be parked, stored or kept on a *lot* with no principal *dwelling*.
- e) Where one or more *commercial vehicles, recreational vehicles, trailers* or similar vehicles are kept, stored or parked on a *lot* in a Residential *zone* in accordance with the provisions of this section, the minimum number of required *parking spaces* as applicable in accordance with Part 4 shall be maintained.

### 3.10 Community Garden

Where permitted by this By-law, a *community garden* shall be provided in accordance with the following provisions:

- a) The number of *buildings* and *enclosed structures* associated with the *community garden* shall be limited to 2, and shall include only a maximum of one *accessory storage shed* and a maximum of one *accessory greenhouse*.
- b) The maximum combined *gross floor area* of all permitted *buildings* and *enclosed structures* shall be 70.0 m<sup>2</sup>.
- c) All *buildings* and *structures* associated with the *community garden* shall be subject to the *yard* requirements for *main buildings* in accordance with the applicable *zone* provisions, except that:
  - i) In no case shall a *building* or an *enclosed structure* be located closer than 3.0 m to any *lot line*.
  - ii) In no case shall a *building* or *structure* be greater than 4.0 m in *height*.

### 3.11 Drive-Through

Where permitted by this By-law, a *drive-through* shall be provided in accordance with the following provisions:

- a) A *drive-through* shall include a minimum of eight (8) designated *stacking spaces* for a *drive-through* associated with a *restaurant*, and a minimum of three (3) designated *stacking spaces* for a *drive-through* associated with any other *use*.
- b) A *stacking space* shall be a minimum of 5.5 m in length and 3.0 m in width.
- c) *Stacking spaces* shall not be included in the calculation of required parking and shall not be located within any *parking aisle* or *driveway*.
- d) A *stacking lane* shall not be permitted within 20.0 m of a Residential *zone*.
- e) Notwithstanding clause d), a *stacking lane* may be permitted between 7.5 m and 20.0 m of a Residential *zone* if a noise wall is provided to the satisfaction of the *Municipality*.

- f) No part of a *stacking lane* or *stacking space* shall be located in the required minimum *front yard* or required minimum *exterior side yard*.

### 3.12 Frontage on a Street

- a) In addition to all other provisions of this By-law, no *person* shall be permitted to *erect* any *building* or *structure* on any *lot* in any *zone* unless the *lot* has *frontage* on a *street*.
- b) If part of a *lot* has been conveyed to the *Municipality*, the *Region* or the *Province* for *street* widening or other purposes, and the owner has retained an uninterrupted and permanent right of access for *persons* and vehicles over such part, then that part of the *lot* abutting such part so conveyed and not affected by any *reserve*, *easement* or *right-of-way*, shall be deemed to have *frontage* on that portion of the public *street* adjoining the part so conveyed.

### 3.13 Group Homes and Institutional Residences

Where permitted by this By-law, a *group home* or *institutional residence* shall be in accordance with the following provisions:

- a) Parking shall be provided in accordance with Part 4.
- b) The *group home* or *institutional residence* shall comprise the sole *use* of the *dwelling*.
- c) The *group home* or *institutional residence* shall be in accordance with the provisions of the applicable *zone*.
- d) The *group home* or *institutional residence* shall be subject to *Provincial* approval or licensing as may be required.

### 3.14 Height Exceptions

The *height* requirements of this By-law shall not apply to the following *structures*:

- a) a spire or steeple associated with a *place of worship*;
- b) a belfry;
- c) a flag pole;
- d) a clock tower;
- e) a chimney;
- f) a water tank or water tower;
- g) a radio, communications or television tower or antenna;
- h) an air conditioner duct;

- i) ventilator or skylight;
- j) elevator enclosures and rooftop mechanical equipment, provided it does not exceed 4.0 m in height; and
- k) a grain elevator, silo or other *accessory structure* related to an *agricultural use*.

### 3.15 Home Occupation

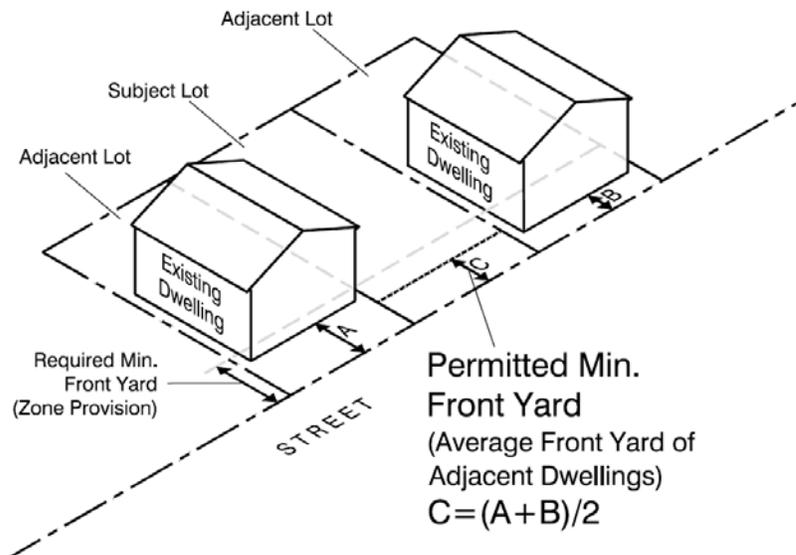
Where permitted by this By-law, a *home occupation* shall be in accordance with the following provisions:

- a) A *home occupation* shall be conducted entirely within the *dwelling unit* and shall not be permitted in any detached *accessory building* or *structure*. However, the storage of goods, materials or equipment related to the *home occupation* shall be permitted within an *accessory building*, provided that the minimum required number of *parking spaces* for the *dwelling unit* is maintained.
- b) The *home occupation* shall not occupy more than 25.0 percent of the *gross floor area* of the *dwelling unit* or 28.0 m<sup>2</sup>, whichever is lesser.
- c) The *home occupation* shall employ at least one (1) individual who resides in the *dwelling unit* and shall not employ more than one (1) other individual who does not reside in the *dwelling unit*.
- d) The *home occupation* shall not result in the *alteration* of the exterior of the *dwelling unit*.
- e) The *home occupation* shall not include the *open storage* of goods, materials or equipment or display of goods visible from outside the *dwelling unit*.
- f) The *home occupation* shall not create noise, vibration, fumes, odour, dust, glare or radiation which is beyond the normal *use* of the *dwelling unit* or which becomes offensive or obnoxious or creates a nuisance.
- g) The *home occupation* shall not result in more than two (2) clients, students or customers of the *home occupation* to be on the *premises* at any one time. Where a *home occupation* is a *private home day care*, this provision shall not apply.
- h) The *home occupation* shall not use signage or advertising media which draws attention to the fact that a *dwelling unit* is used for a *home occupation* except in accordance with the *Municipality's Sign By-law*.
- i) Without limiting the generality of the foregoing provisions or the definition of *home occupation*, the following *uses* shall not be considered *home occupations*:
  - i) *kennels*;
  - ii) *veterinary clinics*;

- iii) uses involving repairs or painting for *motor vehicles, commercial vehicles, trailers, and/or recreational vehicles*;
- iv) the *office of a medical practitioner*, or
- v) *heavy industrial uses*.

### 3.16 Minimum Front Yard Setback Reduction in Single Detached Residential Zones

- a) In any Residential zone where a *single detached dwelling* is permitted, and where the *lots* abutting each *interior side yard* have an existing *single detached dwelling* the minimum *front yard* shall be the lesser of:
  - i) the minimum *front yard* applicable to the *zone*; or
  - ii) the average *existing front yard setback* of the *dwellings* on *lots* on either side of the subject *lot* in the same *zone*. This provision shall not apply where a *lot* on either side of the subject *lot* does not have the same required minimum *front yard* as the subject *lot*.
- b) To confirm the applicability of subclause a) ii) of this section, a survey shall be submitted to the satisfaction of the *Municipality*.



### 3.17 Model Homes

- a) Notwithstanding any other provision of this By-law, *model homes* shall be permitted in any Residential zone, provided that:
  - i) Draft plan of subdivision approval has been received;

- ii) The *model home* is constructed in a *lot* on the draft plan of subdivision and complies with the provisions of the Zoning By-law;
- iii) A written agreement has been entered into with the *Municipality*; and
- iv) The *model homes* are provided in accordance with the *Municipality's* model home policy.

### 3.18 Multiple Uses on One Lot

Where any land or *building* is *used* for more than one purpose, all provisions of this By-law relating to each *use* shall be complied with.

### 3.19 Non-Conformity and Non-Compliance

- a) Nothing in this By-law shall apply to prevent the *use* of any land, *building* or *structure* for any purpose prohibited by the By-law, if such land, *building* or *structure* was lawfully *used* for such purpose on the day of the passing of this By-law, and so long as it continues to be *used* for that purpose.
- b) The provisions of this By-law shall not apply to prevent the *erection* or *use* for a purpose prohibited by this By-law of any *building* or *structure*, the plans for which have been approved by the *building inspector* prior to the date of passing of this By-law, so long as the *building* or *structure* when *erected* is *used* and continues to be *used* for the purpose for which it was *erected*.
- c) An *existing* permitted *building* or *structure* on a *lot* which does not comply with the *yard setbacks*, *height*, *floor area* and other *lot* and *building* requirements may be repaired, renovated, reconstructed and *enlarged*, provided that the *enlargement*, repair, renovation or reconstruction does not further reduce those *lot* and *building* requirements which do not comply with the By-law, and provided that all other requirements of the By-law are complied with, including but not limited to section 3.38.
- d) Notwithstanding any other provisions of this By-law, a vacant *lot* held in distinct and separate ownership on the date of passage of this By-law having less than the minimum *lot frontage* and/or *lot area* required by this By-law may be *used* for a purpose permitted in the *zone* in which said *lot* is located provided that all other applicable provisions in this By-law are complied with, including but not limited to section 3.38.
- e) Where a *lot* having a lesser *lot frontage*, *depth* or *area* than that required by this By-law is created by expropriation or highway widening or other land acquisition by the *Municipality*, the *Region*, the *Province* or the Government of Canada, or any other *public authority*, such *lot* shall be deemed to conform with this By-law and a *building* or *structure* may be *erected*, *altered* or repaired and *used* on such *lot* provided that it conforms to all other requirements of this By-law.

### 3.20 Number of Detached Dwellings on One Lot

Not more than one (1) *single detached dwelling* shall be *erected* on any *lot* unless otherwise explicitly permitted in accordance with the provisions of this By-law.

### 3.21 Oak Ridges Moraine Conservation Plan Area Special Provisions (Schedule “C”)

The provisions of this Section shall apply to all lands located within the *Oak Ridges Moraine Conservation Plan Area*. This includes lands within King City, as shown on each of the four maps in Schedule “C”.

#### 3.21.1 General, Transition and Existing Uses

##### Development in Accordance with the Official Plan (Settlement Areas)

- a) Nothing in this By-law applies to prevent a *use* or the *erection* or location of a *building* or *structure* within an Oak Ridges Moraine *Settlement Area* as designated in the King City Community Plan (Official Plan Amendment No. 54) or its successor, provided:
  - i) The *use, building* or *structure* would have been permitted by the applicable zoning by-law on November 15, 2001 and complies with the permitted *uses* and performance standards of the applicable zone in this By-law.
  - ii) The *use, building* or *structure* complies with subsections 3.21.4 (*areas of high aquifer vulnerability*) and 3.21.5 (*wellhead protection areas*) of this By-law.
  - iii) Site Plan approval is obtained under section 41 of the Planning Act if the *use, building* or *structure* is proposed within an Environmental Protection (EP) zone or the *Area of Influence* demonstrating that the expansion will not adversely affect the ecological integrity of the *Oak Ridges Moraine Conservation Plan Area*.
  - iv) Where the land is within a *landform conservation area*, a Landform Conservation Plan, prepared in accordance the policies of the King City Community Plan (Official Plan Amendment No. 54) or its successor is submitted with the Site Plan or Building Permit application.

##### Previously Authorized Single Detached Dwellings

- b) On lands located within the area defined as *Oak Ridges Moraine Conservation Plan Area* nothing in this By-law shall prevent the *use, erection* or location of a *single detached dwelling* and *accessory buildings* thereto provided:
  - i) The *use, erection* and location would have been permitted by the applicable zoning by-law on November 15, 2001.
  - ii) Where any portion of the *lot* is within a Residential zone, the performance standards of the applicable Residential zone shall apply to all *buildings* and

*structures*. Where the entire *lot* is zoned EP, the performance standards of the R1 zone shall apply to all *buildings* and *structures*. The minimum *lot area* and minimum *lot frontage* shall be as they legally existed on November 15, 2001.

- iii) Site Plan Approval is obtained under Section 41 of the Planning Act if the *single detached dwelling* is proposed within an EP Zone, the *area of influence* or a *landform conservation area* demonstrating that, to the extent possible, the *use* will not adversely affect the ecological integrity of the *Oak Ridges Moraine Conservation Plan Area*.

### **Reconstruction of Existing Buildings and Structures**

- c) On lands located within the *Oak Ridges Moraine Conservation Plan Area*, nothing in this By-law shall prevent the reconstruction, within the same location and dimensions, of an existing *building* or *structure* that is damaged or destroyed by causes beyond the owners' control, 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 site.

### **Expansion of Existing Buildings and Structures**

- d) Nothing in this By-law applies to prevent the *expansion* of an existing *building* or *structure* on the same *lot* within the *Oak Ridges Moraine Conservation Plan Area*, provided:
  - i) The performance standards for the applicable *zone* are met.
  - ii) There is no change in *use*.
  - iii) Site Plan approval is obtained under section 41 of the Planning Act if the expansion is proposed within an Environmental Protection (EP) *zone*, the *area of influence*, or if the proposal comprises major development demonstrating that the *expansion* will not adversely affect the ecological integrity of the *Oak Ridges Moraine Conservation Plan Area*.
  - iv) In accordance with Section 3.21.3, where the land is within a *landform conservation area* in a *Settlement Area*, a Landform Conservation Plan, prepared in accordance with the King City Community Plan (Official Plan Amendment No. 54) or its successor is submitted with the Site Plan or Building Permit application.

### **Transition (Building Permits in Progress)**

- e) On lands located within the *Oak Ridges Moraine Conservation Plan Area* the provisions of this By-law shall not prevent the *erection* or *use* for a purpose prohibited by this By-law of a *building* or *structure* for which a permit has been issued under subsection 8(2) of the Building Code Act, as amended, on or before November 15, 2001 if:

- i) The permit has not been revoked under subsection 8(10) of the Building Code Act, 1992, as amended.
- ii) The *building or structure* when *erected* is *used* and continues to be *used* for the purpose for which it was *erected*.

**Transition (Applications in Progress)**

- f) On lands located within the *Oak Ridges Moraine Conservation Plan Area* nothing in the By-law applies to prevent the *use, erection* and location of a *building or structure* if the *use, erection* or location was authorized by the approval of an application that was commenced before November 17, 2001 and approved after that date or commenced after November 17, 2001 and decided upon in accordance with subsection 17(1) of the Oak Ridges Moraine Conservation Act, as amended.

**Continuation of Existing Uses**

- g) Within the *Oak Ridges Moraine Conservation Plan Area*, nothing in this By-law applies to prevent the *use* of any land, *building or structure* prohibited by this By-law, if the land, *building or structure* was lawfully *used* for that purpose on November 15, 2001 and continues to be *used* for that purpose.

**Existing Institutional Uses**

- h) Nothing in this By-law applies to prevent the *expansion* of an existing *institutional use* within the *Oak Ridges Moraine Conservation Plan Area*, provided:
  - i) The performance standards set out in the applicable *zone* are met.
  - ii) There is no change in *use*.
  - iii) Site Plan approval is obtained under Section 41 of the Planning Act if the *expansion* is proposed within the *area of influence, a landform conservation area, a wellhead protection area* or an *area of high aquifer vulnerability* or if the proposal comprises major development demonstrating that the *expansion* will not adversely affect the ecological integrity of the *Oak Ridges Moraine Conservation Plan Area*.
  - iv) Where the land is within a *landform conservation area*, a Landform Conservation Plan, prepared in accordance with King City Community Plan (Official Plan Amendment No. 54) or its successor is submitted with the Site Plan or Building Permit application.
  - v) For the avoidance of doubt, in this clause h), the *expansion* of an existing *institutional use* means that there shall be no change in *use*. Such expansions shall be subject to the *zone* provisions.

### **Public Uses and Infrastructure**

- ii) Within the Oak Ridges Moraine Conservation Plan Area, new transportation, infrastructure and utilities uses shall comply with Section 41 of the Oak Ridges Moraine Conservation Plan and corresponding policies of the Township of King Official Plan, as amended.

### **Interpretation**

- j) For the purposes of interpreting the provisions of Section 3.21, notwithstanding the definition of existing as contained in Part 2 of this By-law, existing shall mean lawfully in existence on November 15, 2001 and for greater certainty does not include a *use*, *building* or *structure* that was in existence on that date without being lawful.
- k) For the purposes of interpreting the provisions of Section 3.21, development shall mean the creation of a new *lot*, a change in *use*, or the construction of *buildings* and *structures* requiring approval under the Planning Act, the Environmental Assessment Act or the Drainage Act, but does not include the construction of facilities for *transportation, infrastructure and utilities uses* as described in Section 41 of the Planning Act by a public body or for greater certainty, the reconstruction, repair or maintenance of a drain approved under the Drainage Act and in existence on November 15, 2001, or the carrying out of agricultural practices on land that was being used for *agricultural uses* on November 15, 2001.

### **Exception for Site Plan Approval Within Draft Approved Plans of Subdivision**

- l) Notwithstanding any other provision of section 3.21, Site Plan Approval for a single detached dwelling or its accessory uses shall not be required on a lot that was within a draft approved plan of subdivision and for which a related Subdivision Agreement has been entered into with the Township of King as of November 15, 2001.

#### **3.21.2 Area of Influence (Schedule “C1”)**

- a) No development, *site alteration* or change of *use* shall take place within the Area of Influence boundaries shown on Schedule “C1” unless it is in accordance with a site plan prepared under Section 41 of the Planning Act and approved by *Council*. Any such site plan shall conform with the minimum vegetation protection zone requirements of the applicable Official Plan of the Township of King and Part III of the Oak Ridges Moraine Conservation Plan.

#### **3.21.3 Landform Conservation Area Provisions (Schedule “C2”)**

- a) No development, *site alteration* or change of *use* shall take place within the areas shown as Landform Conservation Area (Category 1) and Landform Conservation Area (Category 2) on Schedule “C2”, as applicable, unless it is in accordance with a site plan prepared under Section 41 of the Planning Act and approved by *Council*. Where development or *site alteration* comprises an *expansion* to an existing *institutional use*,

the applicable provisions of subsection 3.21.1 h) shall apply. Where development or *site alteration* comprises an *expansion* of a *building* or *structure* the applicable provisions of subsection 3.21.1 d) shall apply. Where development or *site alteration* comprises previously authorized *dwelling*s and *accessory buildings* thereto, the applicable provisions of subsection 3.21.1 b) shall apply. Where the development, *site alteration* or change of *use* are located within a *Settlement Area* designation in the applicable Township of King Official Plan, the provisions of subsection 3.21.1 a) shall apply.

#### **3.21.4 Areas of High Aquifer Vulnerability (Schedule “C3”)**

- a) Notwithstanding any other provision of this By-law with the exception of the provisions for existing *institutional uses* under subsection 3.21.1 h), the following *uses* are prohibited on lands identified as *areas of high aquifer vulnerability* on Schedule “C3”, with the exception of those such *uses* lawfully existing on November 15, 2001 which may continue until the *use* ceases:
  - i) Generation and storage of *hazardous waste* or *liquid industrial waste*.
  - ii) *Waste disposal facilities*, organic soil conditioning sites, and snow storage and disposal facilities.
  - iii) Underground and above-ground storage tanks that are not equipped with an approved secondary containment device.
  - iv) Storage of a contaminant listed in Schedule 3 (Severely Toxic Contaminants) to Regulation 347 of the Revised Regulations of Ontario, 1990 or its successor.

#### **3.21.5 Oak Ridges Moraine Wellhead Protection Areas (Schedule “C4”)**

- a) Notwithstanding any other provision of this By-law with the exception of the provisions for existing *institutional uses* under subsection 3.21.1 h), the following *uses* are prohibited on lands identified as *wellhead protection area* on Schedule “C4”, with the exception of those such *uses* lawfully existing on November 15, 2001 which may continue until the *use* ceases:
  - i) Storage, except by an individual for personal or family use, of:
    1. petroleum fuels;
    2. petroleum solvents and chlorinated solvents;
    3. pesticides, herbicides and fungicides;
    4. construction equipment;
    5. inorganic fertilizers;
    6. road salt; and

7. contaminants listed in Schedule 3 (Severely Toxic Contaminants) to Regulation 347 of the Revised Regulations of Ontario, 1990 or its successor.
  - ii) Generation and storage of *hazardous waste* or *liquid industrial waste*.
  - iii) *Waste disposal facilities*, organic soil conditioning sites, and snow storage and disposal facilities.
- b) Notwithstanding any other provision of this By-law, with the exception of the provisions for existing *institutional uses* under subsection 3.21.1 h), the following *uses* are prohibited in addition to those prohibited by clause a) above on lands identified as *wellhead protection area Zero to Two Year Travel Zone* on Schedule "C3" with the exception of those such *uses* lawfully existing on November 15, 2001 which may continue until the *use* ceases:
  - i) Storage of animal manure, except by an individual for personal or family use;
  - ii) Animal agriculture, except by an individual for personal or family use; and
  - iii) Storage of agricultural equipment, except by an individual for personal or family use.
- c) For the purpose of this subsection, animal agriculture shall mean the growing, producing and raising farm animals including, without limitation:
  - i) livestock, including equines, poultry and ratites;
  - ii) fur-bearing animals;
  - iii) bees;
  - iv) cultured fish;
  - v) deer and elk; and
  - vi) game animals and birds.
- d) For the purposes of clarity, the provisions of this subsection shall be in addition to the provisions for wellhead protection areas in accordance with the Clean Water Act and the applicable Source Protection Plan, as provided in section 3.41 of this By-law. Where there is conflict, the more restrictive requirements shall apply.

### 3.22 Open Product Display

Where permitted by this By-law, *open product display* shall be in accordance with the following provisions:

- a) *Open product display* shall be permitted in any *yard*, subject to a minimum *setback* of 6.0 m from any *lot line*.
- b) Notwithstanding clause a) of this section, *open product display* shall be permitted in the *front yard* of any Core Area zone (CAS and CAK), subject to a minimum *setback* of 3.0 m from the *front lot line*.
- c) *Open product display* areas shall not exceed 20% of the *lot area*.
- d) *Open product display* shall not be located within any *parking area* or within any required *planting strip*.

### 3.23 Open Storage

Where permitted by this By-law, *open storage* shall be in accordance with the following provisions:

- a) *Open storage* shall only be permitted as an *accessory use* where it is permitted by this By-law. For the purposes of clarity and without limiting the generality of the foregoing, *open storage* shall not be permitted on a vacant *lot*.
- b) *Open storage* shall be prohibited in the *front yard* and *exterior side yard*.
- c) *Open storage* shall be prohibited in any *yard* abutting a Residential or Open Space zone.
- d) *Open storage* shall not apply to prevent the parking of *motor vehicles* or *commercial vehicles* for sale or awaiting repair in association with a permitted *use*.
- e) *Open storage* areas shall not be permitted within any of the minimum required *yards* in the applicable zone. Notwithstanding this provision, where a *side yard* or *rear yard* abuts an Employment or Commercial zone, the minimum distance between the *open storage* and the *rear* or *side lot line* shall be 3.0 m.
- f) *Open storage* areas shall not be permitted to be located closer to any *lot line* than the *main building* on the *lot*.
- g) *Open storage* areas shall not exceed 50% of the *lot area*.
- h) *Open storage* areas shall be screened on all sides with an opaque fence or *landscaping* or a combination of both. Any such fence shall not exceed a maximum *height* of 1.83 m.

### 3.24 Patio

Where permitted by this By-law, a *patio* shall be in accordance with the following provisions:

- a) A *patio* shall be permitted in any *yard* but not within 3.0 m of any *lot line*. This provision shall not apply within any Core Area zone (CAS and CAK).

- b) A *patio* shall not be permitted in any *yard* abutting a Residential *zone*.
- c) Parking shall be provided for any *patio* in accordance with the provisions of Part 4.

### 3.25 Pet Day Care

Where permitted by this By-law, a *pet day care* shall be in accordance with the following provisions:

- a) A *pet day care* shall only be permitted on a *lot* with a *lot area* of at least 4.0 ha.
- b) A *pet day care* shall not be located closer than 45.0 m to any Residential *zone* and the *use* shall be separated by at least 45.0 m from a *dwelling* on any other *lot*.

### 3.26 Planting Strips

- a) A *planting strip* with a minimum width of 1.5 m shall be required abutting the full length of the applicable *lot lines*:
  - i) Along the *front yard* or *exterior side yard*, where any *parking area* is located in the *front yard* or *exterior side yard*. For clarity, this shall not apply to *driveways* for *single detached dwellings*, *semi-detached dwellings*, *duplex dwellings* or *townhouse dwellings*.
- b) A *planting strip* with a minimum width of 3.0 m shall be required along the full length of the applicable *lot lines*:
  - i) Where a *lot* in a Commercial, Employment or Institutional *zone* abuts an *interior side lot line* or *rear lot line* of a *lot* in a Residential *zone*.
  - ii) Along the *front lot line* and *exterior side lot line* for *lots* in a Commercial, Employment or Institutional *zone*. This shall not apply to *lots zoned Core Area* (CAS and CAK).
  - iii) Where a *lot zoned Residential – Apartment* (R4) abuts an *interior side lot line* or *rear lot line* of a *lot zoned Residential – Single Detached* (R1), *Residential – Single Detached “A”* (R1A), *Residential – Semi-Detached* (R2) or *Residential – Townhouse* (R3). An opaque fence not less than 1.8 m high shall also be required as part of the *planting strip*.
- c) A *planting strip* with a minimum width of 6.0 m shall be required abutting the full length of the applicable *lot lines*:
  - i) Where a *lot zoned Employment – Restricted* (E1) or *Employment – General* (E2) abuts a *street* or a *lot* in a Residential or Open Space *Zone*.
- d) A *planting strip* with a minimum width of 15.0 m shall be required abutting the full length of the applicable *lot lines*:

- i) Where a Commercial – Shopping Centre (C3) zone abuts a *street* or a *lot* in a Residential or Open Space zone.
- e) *Driveways* and walkways shall be permitted to cross a *planting strip*.

### 3.27 Private Home Day Care

Where permitted by this By-law, a *private home day care* shall be subject to the provisions for *home occupations* (Section 3.15).

### 3.28 Public Uses Permitted

- a) The provisions of this By-law shall not apply to the *use* of any land and *zone* or to the *erection* or *use* of any *building* or *structure* for the purpose of public service by the *Municipality*, and/or any *public authority*, any department of the *Region*, any department or Ministry of the Government of Canada or the *Province*, or any telecommunications, gas or utility company, provided that where such land, *building* or *structure* is located:
  - i) No goods, materials or equipment shall be stored in the open, except as permitted in such *zone*;
  - ii) The *lot coverage*, yard setbacks, parking and loading requirements and *height* provisions shall be complied with; and
  - iii) An *office* shall be permitted as an *accessory use*, except where an *office* is a permitted *use* in the *zone*, in which case an *office* shall be a permitted *use*.
- b) Nothing in this By-law shall prevent the installation of a watermain, sanitary sewer main, storm sewer main, gas main, pipe line or overhead or underground hydro, and telecommunications line provided that the location of such main or line has been approved by the *Municipality*.
- c) Within the *Oak Ridges Moraine Conservation Plan Area*, the provisions of Section 3.21 shall apply to public uses.

### 3.29 Renewable Energy Undertaking

This By-law shall not apply to *uses*, *buildings* and *structures* considered to be a renewable energy undertaking as defined by the Planning Act, as amended. All other *structures* shall be in accordance with the provisions of this By-law.

### 3.30 Replacement of Existing Single Detached Dwelling

Where a *single detached dwelling* is intended to be demolished and replaced, a second *single detached dwelling* shall be permitted on a *lot* provided that:

- a) The *lot* shall be subject to site plan control;

- b) Only one *dwelling* is occupied at any one time;
- c) A demolition permit is issued by the *Municipality* with respect to demolition of the original *dwelling*, and an agreement with the *Municipality* has been entered into by the owner which requires the demolition of the original *dwelling* within 45 days of the issuance of the Certificate of Occupancy for the replacement *dwelling*; and
- d) All other provisions of this By-law shall apply to the replacement *dwelling* as if the original *dwelling* was demolished.

### 3.31 Residential Lot

No *person* shall *erect* or *use* any *building* or *structure* for *residential uses* unless such *building* is *erected* upon a *lot* as defined by this By-law and in accordance with all other provisions of this By-law.

### 3.32 Seasonal Commercial Use

Where permitted by this By-law, a *seasonal commercial use* shall be subject to the following provisions:

- a) Where a *seasonal commercial use* covers a portion of a *parking area*, it shall not result in a deficiency in meeting the minimum required *parking* for *existing uses* on the *lot*.
- b) A *seasonal commercial use* shall not require any additional *motor vehicle* or bicycle parking to be provided while it is in operation.
- c) A *seasonal commercial use* shall be permitted in any *yard* that does not abut a Residential zone.
- d) A *seasonal commercial use* shall be located no closer than 6.0 m to any *lot line*.
- e) A *seasonal commercial use* shall not obstruct any *driveway*.
- f) A *seasonal commercial use* shall occupy a maximum of twenty percent (20%) of the *lot area*.
- g) *Seasonal commercial uses* shall be permitted on a *lot* for a maximum of 120 total days during each calendar year. For clarity, the maximum number of days shall be inclusive of all *seasonal commercial uses* provided on the *lot* during any given calendar year.
- h) Any *buildings* or *structures* associated with the *seasonal commercial use* shall not be subject to the provisions of section 3.2, but shall be subject to the provisions of this section.

### 3.33 Second Dwelling Unit

Where permitted by this By-law, a *second dwelling unit* shall be subject to the following provisions:

- a) A maximum of one (1) *second dwelling unit* shall only be permitted within a *single detached dwelling, semi-detached dwelling, linked dwelling or townhouse dwelling*, and only within the *zones* in which a *second dwelling unit* is permitted under Section 6.2. A *second dwelling unit* shall not be permitted in association with any other *dwelling unit* type.
- b) A *second dwelling unit* shall be contained within the *principal dwelling*.
- c) The maximum *gross floor area* of a *second dwelling unit* shall be in accordance with the following:

<i>Dwelling type</i>	<i>Maximum Gross Floor Area of a Second Dwelling Unit</i>
i) One storey	50% of the <i>gross floor area</i> of the <i>dwelling</i>
ii) More than one storey	35% of the <i>gross floor area</i> of the <i>dwelling</i>

- d) A *parking space* shall be provided for the *second dwelling unit* in addition to the minimum number of required *parking spaces* for the *dwelling*, in accordance with Section 4.1 of this By-law. The required *parking space* is permitted to be configured as a tandem *parking space*.
- e) A *second dwelling unit* shall have a direct and independent entrance, which shall be:
  - i) an entrance through a common vestibule from within the *dwelling*;
  - ii) an entrance via an *attached garage*;
  - iii) an exterior direct entrance from the *rear yard*, provided there is access to the *rear yard* entrance via an *interior side yard*, which is maintained as a clear and unobstructed access with a minimum width of 1.2 m to the *rear yard*; and/or
  - iv) an entrance from an *interior side yard*, provided the *interior side yard* is maintained as a clear and unobstructed access with a minimum width of 1.2 m to the entrance.
- f) The *second dwelling unit* shall be constructed and designed in accordance with the requirements of the Building Code and all other applicable provisions of this By-law, including but not limited to section 3.38.

### 3.34 Sight Triangle

- a) On any *corner lot*, a *sight triangle* as defined in this By-law shall be provided as follows:

Intersection	Minimum <i>Sight Triangle</i> (All Zones Except Employment Zones)	Minimum <i>Sight Triangle</i> (Employment Zones)
i) Local Road and Local Road	5.0 m	10.0 m
ii) Local Road and Minor Collector Road	5.0 m	10.0 m
iii) Minor Collector Road and Minor Collector Road	10.0 m	12.0 m
iv) Minor Collector Road and Major Collector Road	15.0 m	15.0 m
v) Any Road and Arterial Road	15.0 m	15.0 m

- b) For the purposes of interpreting clause a) of this section, the road classifications shall be as indicated in the current applicable Official Plan or the Transportation Master Plan, as considered to be the most current road classification by the *Zoning Administrator*.

### 3.35 Swimming Pools

- a) A *swimming pool* shall be permitted as an *accessory use* to any *residential use*.
- b) A *swimming pool* shall be permitted in the *rear yard* of any lot provided that no part of such *swimming pool* shall be located closer to any *lot line* or *street line* than the minimum distance required for an *accessory building* located on *such lot*.
- c) A *swimming pool* shall be permitted in the *side yard* of any *lot* provided that:
- i) no part of such *swimming pool* shall be located closer to any *lot line* or *street line* than the minimum distance required for the *principal building* located on *such lot*;
  - ii) the maximum *height* of such *swimming pool* shall be 1.5 m above the *established grade* level of the ground both adjoining and within 4.5 m of such *swimming pool*; and
  - iii) any *building* or *structure*, other than the *main building*, required for changing closing or for pumping or filtering facilities, or other similar *accessory uses*, shall be in accordance with the provisions applicable to *accessory buildings* on *such lot* under section 3.2.

- d) Every *swimming pool* erected in any *zone* shall comply with the provisions of the *Municipality's Fence By-law*, which governs the enclosure of *swimming pools*.
- e) Notwithstanding any other provision of this By-law, a *swimming pool* shall be excluded in the calculation of *lot coverage*.

### 3.36 Temporary Construction Uses Permitted

Nothing in this By-law shall prevent *uses* incidental to construction such as a construction camp or other such temporary work camp, a tool shed, scaffold or other *building* or *structure* incidental to the construction, provided that these *uses* shall be permitted only for so long as the same are necessary for work in progress which has been neither finished nor abandoned, and for which a building permit has been issued and remains in force.

### 3.37 Through Lot

Where a *lot* which is not a *corner lot* has *frontage* on more than one (1) *street*, the *setback* and *front yard* requirements contained herein shall apply on each street in accordance with the provisions of the *zone* or *zones* in which such *lot* is situated.

### 3.38 TRCA and LSRCA Regulated Areas (Schedule “A” Overlay)

Schedule “A” includes an approximation of the areas regulated by the Toronto and Region Conservation Authority (TRCA) and the Lake Simcoe Region Conservation Authority (LSRCA). These areas are subject to TRCA’s regulation and the LSRCA’s regulation under Section 28 of the Conservation Authorities Act, as amended, for any development (including site alteration), any interference with wetlands and alterations to shorelines and *watercourses*. In this regard, TRCA or LSRCA must be contacted prior to any such work taking place in the regulated area.

Development in the Conservation Authorities Act, as amended, is defined as (a) the construction, reconstruction, *erection* or placing of a *building* or *structure* of any kind; (b) any change to a *building* or *structure* that would have the effect of altering the *use* or potential *use* of the *building* or *structure*, increasing the size of the *building* or *structure* or increasing the number of *dwelling units* in the *building* or *structure*; (c) site grading; or (d) the temporary or permanent placing, dumping or removal of any material, originating on the site or elsewhere.

The regulated area may differ from the area delineated on Schedule “A”, as it may be subject to changes resulting from new environmental information obtained by TRCA or LSRCA over time. The final boundaries of the Regulated Area shall be determined by TRCA or LSRCA, as applicable. Further, if there is a conflict between the description of regulated areas in the text of the regulation and the areas as shown on the regulated area mapping (as shown in the Schedule “A” Regulated Area delineation) the description of areas in the regulation prevails.

The following provisions shall apply to all lands within the Regulated Area (on Schedule “A” or to lands that meet the description of regulated areas in the regulation by TRCA or LSRCA, as applicable):

- a) Development (as defined above) is subject to TRCA or LSRCA review, as appropriate, and may require a permit pursuant to the applicable regulation, prior to any works taking place.
- b) The Regulated Area shown on Schedule “A” may be subject to change. The final boundaries of the Regulated Area shall be determined by TRCA or LSRCA, as appropriate.
- c) The following *uses* shall be prohibited in lands identified as *hazardous lands* or *hazardous sites*, as determined by the *Municipality* in consultation with TRCA or LSRCA, as appropriate:
  - i) institutional uses including *hospitals, long-term care homes, retirement homes, day cares, child care centres and schools*;
  - ii) essential emergency services including fire, police, ambulance stations and electrical substations; and
  - iii) *uses* associated with disposal, manufacture, treatment or storage of *hazardous substances*.

### 3.39 Uses Prohibited

- a) Notwithstanding any other provisions contained in this By-law, the following *uses* are prohibited in the *defined area* unless specifically permitted by this By-law: blood boiling; bone boiling; extracting oil from fish or animal matter; storing hides; soap manufacturing; tripe boiling; tanning hides and skins; manufacturing gas; manufacturing or storing fertilizers from dead animals or fish; manufacturing cement or brick; receiving, storing or dumping of liquid, jellied, congealed, or concentrated industrial wastes of any kind; metal smelting or a foundry; drop forge industries; blast furnaces; refineries; aircraft engine testing; and, an *obnoxious use*.
- b) The *use* of any land or *lot* for the purpose of a trailer park, tourist trailer park or a *mobile home* is prohibited.
- c) The *use* of any *land* or *lot* for the purposes of a track for the racing of animals, motor vehicles or motorcycles or go-carts or snowmobiles is prohibited, except such a *use* by a *club* or organization which is licensed by the *Municipality* for such *uses*.
- d) The *use* of any land or *lot* for the purpose of a *scrap yard* except as specifically provided by this By-law is prohibited.
- e) The *use* of any land or *lot* for the purpose of a *waste disposal facility* is prohibited.

- f) The making or establishment of pits or quarries is prohibited, and no *person* shall *use* land or *erect* any *building* or *structure* for the purpose of processing, washing, sorting, screening or crushing rock, sand or gravel except as expressly provided for in this By-law.
- g) The *use* of a *commercial vehicle*, *recreational vehicle*, truck, bus, coach or street car body, *trailer* or boat for the purposes of human habitation is prohibited.
- h) *Agricultural uses* are prohibited within the *defined area* except where specifically permitted by this By-law.

### 3.40 Waste Storage

The storage of garbage, recycling and other waste shall be in accordance with the following provisions:

- a) In any Commercial, Employment or Other *zone* and any R4 (Apartment) *zone*, garbage, recycling and other waste shall only be stored in a fully enclosed *waste containment structure*, with or without a roof, or within a wholly enclosed *building*.
- b) A *waste containment structure* shall only be permitted in an *interior side yard* or *rear yard*.
- c) A *waste containment structure*, where provided, shall be *setback* a minimum of 3.0 m from any abutting Residential *zone* and shall be subject to all other provisions for *accessory structures* under section 3.2.
- d) A *waste containment structure* shall not be permitted within any required *planting strip*.
- e) Notwithstanding the provisions of this section, any container temporarily *used* in association with construction activities shall be permitted in any *yard* during construction, provided it is located no closer than 1.2 m from any *lot line*.

### 3.41 Wellhead Protection Areas – Clean Water Act (Schedule “B”)

- a) Notwithstanding any other provision of this By-law, on any *lot* located within each of the following geographic areas as delineated on Schedule “B”, inclusive of Schedules “B1” through “B3”, the corresponding *uses* or activities shall be prohibited or, where indicated below, shall be subject to an approved Risk Management Plan issued by the *Region*, in accordance with Table 3.41.1.
- b) For the purposes of clarity, the provisions of this subsection shall be in addition to the provisions for *wellhead protection areas* in accordance with the Oak Ridges Moraine Conservation Plan, as provided in subsection 3.21 of this By-law and as applicable under Schedule “C4” (King City). Where there is conflict, the more restrictive requirements shall apply.

**Table 3.41.1 – Prohibited Uses and Activities in Wellhead Protection Areas**

Area (as delineated on Schedule “B”)	Prohibited Uses and Activities
<p>Source Water Protection Significant Threat Area 2 (STA-2)</p>	<p>i) The handling, storage, processing (including part of other manufacturing processes) and manufacturing of <i>dense non-aqueous phase liquid</i> (DNAPLs), including:</p> <ol style="list-style-type: none"> <li>1. Dry cleaning activities which utilize DNAPLs in the cleaning processes;</li> <li>2. Automotive sales and service which use degreasers, paints, enamels, cleaners and adhesives containing DNAPLs;</li> <li>3. Printing, publishing and allied industrial establishments which utilize DNAPLs as part of the printing process;</li> <li>4. Establishments selling paints, enamels, furniture strippers, paint thinners and lacquers containing DNAPLs;</li> <li>5. Establishments which store, use or sell cleaning supplies and glass cleaners which contain DNAPLs; and</li> <li>6. Manufacturing and industrial establishments which utilize DNAPLs as part of manufacturing and/or processing.</li> </ol> <p>ii) Waste storage sites and facilities for the landfilling of municipal waste and/or solid non-hazardous industrial or commercial waste; and</p> <p>iii) Waste disposal sites where liquid industrial waste is injected into a well.</p>
<p>Source Water Protection Significant Threat Area 1 (STA-1)</p>	<p>All of the <i>uses</i> and activities prohibited in STA-2 area above, and:</p> <ol style="list-style-type: none"> <li>ii) Waste water treatment plant &amp; disposal facility (includes lagoons, communal/municipal sewage treatment facilities, large sewage vaults at sewage pumping stations – but excluding facilities regulated under the <u>Nutrient Management Act</u>, 2002);</li> <li>ii) Waste storage and disposal sites and facilities for hazardous liquid industrial waste at landfills and transfer stations;</li> </ol>

Area (as delineated on Schedule “B”)	Prohibited Uses and Activities
	<ul style="list-style-type: none"> <li data-bbox="656 289 1446 470">iii) 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;</li> <li data-bbox="656 495 1446 821">iv) <i>Waste disposal facilities</i> including:               <ul style="list-style-type: none"> <li data-bbox="737 548 959 579">1. PCB waste;</li> <li data-bbox="737 604 1068 636">2. Tailings from mines.</li> <li data-bbox="737 661 1414 730">3. Petroleum refining waste sites and facilities for landfarming; and</li> <li data-bbox="737 753 1446 821">4. Hazardous waste storage, treatment and disposal sites and facilities.</li> </ul> </li> <li data-bbox="656 846 1430 915">v) Road salt storage facilities where the quantity is more than 5,000 tonnes;</li> <li data-bbox="656 940 1446 1230">vi) Snow storage facilities and disposal sites (includes <i>parking areas</i>):               <ul style="list-style-type: none"> <li data-bbox="737 1031 1446 1136">1. at or above <i>grade</i> where the storage area is more than 1 ha in area, except in emergency scenarios; and</li> <li data-bbox="737 1161 1446 1230">2. below <i>grade</i> where the storage area is more than 0.01 ha in area.</li> </ul> </li> <li data-bbox="656 1255 1446 1808">vii) 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 limited to the following facilities:               <ul style="list-style-type: none"> <li data-bbox="737 1503 1446 1535">1. Permanent or mobile fuel or gasoline retail outlets;</li> <li data-bbox="737 1560 1170 1591">2. <i>Automobile service stations</i>;</li> <li data-bbox="737 1617 959 1648">3. Bulk plants;</li> <li data-bbox="737 1673 922 1705">4. Marinas;</li> <li data-bbox="737 1730 1105 1761">5. Private fuel outlets; and</li> <li data-bbox="737 1787 1024 1818">6. <i>Agricultural uses</i>.</li> </ul> </li> <li data-bbox="656 1833 1430 1898">viii) The handling, storage, processing (including part of other manufacturing processes) and manufacturing of</li> </ul>

Area (as delineated on Schedule “B”)	Prohibited Uses and Activities
	<p><i>organic solvents</i> including, but not limited to the following:</p> <ol style="list-style-type: none"> <li>1. <i>Automobile sales and service establishments</i> which use degreasers, paints, enamels, cleaners and adhesives containing <i>organic solvents</i>; and</li> <li>2. Establishments which store, use or sell cleaning supplies and glass cleaners which contain <i>organic solvents</i>.</li> </ol> <p>ix) Agricultural storage <i>buildings</i> used for agricultural source material (ASM) which includes but is not limited to the following materials:</p> <ol style="list-style-type: none"> <li>1. Animal manure including bedding materials;</li> <li>2. Milk house wash water;</li> <li>3. Mushroom compost;</li> <li>4. Regulated compost; and</li> <li>5. Animal yard run-off and manure.</li> </ol> <p>x) Storage of pesticides in facilities:</p> <ol style="list-style-type: none"> <li>1. 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</li> <li>2. where it is manufactured, processed or wholesaled for retail and extermination where the total mass is more than 2,500 kg.</li> </ol> <p>xi) Commercial fertilizer storage facilities for retail sale or stored in relation to its application where the total mass in any form (liquid or solid) is more than 2,500 kg;</p> <p>xii) Agricultural outdoor confinement or farm animal yards where the number of confined animals would generate more than 300 nutrient units/ha/year; and</p> <p>xiii) Storage facilities for Non-Agricultural Source Material (NASM) – Category 1.</p>

- b) Where a *use* is prohibited in *Significant Threat Area 1* or *Significant Threat Area 2*, as indicated in Table 3.41.1, and the *use* was legally *existing* prior to the effective date of this By-law, the *use* shall continue to be permitted in accordance with the permitted

uses of the underlying Zone, but no expansion of any *building* or *structure* for the prohibited *use* as indicated in Table 3.41.1 of this By-law shall be permitted.

### 3.42 Yard and Setback Encroachments Permitted

- a) Every part of any *yard* required by this By-law shall be open and unobstructed by any *structure* from the ground to the sky, provided that the *structures* listed in Table 3.42.1 shall be permitted to *encroach* into the minimum *yards* indicated for the distances specified.

**Table 3.42.1 – Permitted Yard and Setback Encroachments**

Structure	Yard	No part of any <i>building</i> or <i>structure</i> shall project into the specified <i>yard</i> more than:
i) Architectural elements, including sills, belt, courses, cornices, gutters, chimneys, pilasters, eaves, parapets, canopies or fireplaces	Any <i>yard</i>	0.6 m
ii) Window bays	<i>Front, rear</i> and <i>exterior side yards</i> only	0.9 m, at a maximum width of 3.0 m
iii) <i>Balconies</i>	<i>Front, rear</i> and <i>exterior side yards</i> only	1.8 m
iv) <i>Porches</i> not exceeding one (1) storey in height and uncovered <i>terraces</i>	<i>Front, rear</i> and <i>exterior side yards</i> only	2.4 m including eaves and cornices
v) <i>Decks</i> with a height no greater than 0.6 m from grade	<i>Rear</i> and <i>interior side yards</i> only	Unrestricted, but no closer than 0.6 m from any <i>lot line</i>
vi) <i>Decks</i> with a height greater than 0.6 m, but less than 3.0 m, from grade	<i>Rear yard</i> only	1.5 m
vii) Air conditioners, heat pumps, <i>swimming pool</i> pumps/filters/heaters	<i>Rear, exterior side</i> and <i>interior side yards</i> only	Unrestricted, but no closer than 0.6 m from any <i>lot line</i>
viii) Unenclosed barrier-free	Any <i>yard</i>	Unrestricted, but no

Structure	Yard	No part of any <i>building or structure</i> shall project into the specified <i>yard</i> more than:
wheelchair access ramps		closer than 0.6 m from any <i>lot line</i>
ix) Rain barrels and rain harvesting system components	<i>Rear, exterior side and interior side yards</i> only	Unrestricted, but no closer than 0.6 m from any <i>lot line</i>
x) <i>Porte cochère</i> , portico or similar architectural components of <i>buildings structures</i>	Any <i>yard</i>	The required minimum <i>yard</i> in accordance with the <i>zone</i> and all other provisions of this By-law (no additional encroachment is permitted)

- b) Notwithstanding the *yard* and *setback* provisions of this By-law, drop awnings, clothes poles, flag poles, garden trellises, fences, retaining walls, signs erected in accordance with the provisions of the Municipality’s By-law regulating signs, or other similar *accessory structures* shall be permitted in any required *yard* or in the area between the road or *street line* and the required *setback*.

# Part 4 | Parking and Loading Requirements

## 4.1 Parking Space Requirements

A minimum number of *parking spaces* for *motor vehicles* shall be provided and maintained on a *lot* in accordance with Table 4.1.

**Table 4.1 – Parking Space Requirements**

<b>Use</b>	<b>Minimum Number of <i>Parking Spaces</i> Required</b>
<b>Residential Uses</b>	
<i>Accessory Dwelling Unit</i>	1.0 spaces, in addition to the parking required for the non-residential uses
<i>Apartment Dwelling Unit</i>	1.25 spaces per <i>apartment dwelling unit</i> , plus 0.25 spaces per <i>unit</i> designated for visitor parking
<i>Bed and Breakfast</i>	1.0 spaces per guest room, in addition to the parking required for the <i>principal residential dwelling</i>
<i>Duplex Dwelling</i>	1.5 spaces per <i>dwelling unit</i>
<i>Home Occupation</i> including a <i>Private Home Daycare</i>	No requirement beyond the minimum requirement for the <i>dwelling</i>
<i>Linked Dwelling</i>	2.0 spaces per <i>dwelling unit</i>
<i>Retirement Home</i>	1.0 spaces for every room or suite
<i>Second Dwelling Unit</i>	1.0 spaces per <i>second dwelling unit</i> , in addition to the parking required for the <i>principal dwelling unit</i>
<i>Semi-detached Dwelling</i>	2.0 spaces per <i>dwelling unit</i>
<i>Single Detached Dwelling</i>	2.0 spaces per <i>dwelling unit</i>
<i>Townhouse Dwelling</i>	2.0 spaces per <i>dwelling unit</i>
<i>Triplex Dwelling</i>	1.5 spaces per <i>dwelling unit</i>
<b>Commercial Uses</b>	
<i>Art Gallery</i>	1.0 spaces per 27.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Automobile Body Repair Garage</i>	4.0 spaces per service bay
<i>Automobile Repair Garage</i>	4.0 spaces per service bay
<i>Automobile Sales and Service Establishment</i>	ii.1 spaces per 27.0 m <sup>2</sup> of <i>gross floor area</i> plus 1.0 spaces per service bay

<b>Use</b>	<b>Minimum Number of <i>Parking Spaces</i> Required</b>
<i>Automobile Service Station</i>	4.0 spaces and for any uses provided as an <i>accessory use</i> to the <i>automobile service station</i> , such as a <i>convenience retail store</i> , parking requirements shall be calculated separately for each <i>use</i> in accordance with subsection 4.2.2.
<i>Automobile Washing Establishment</i>	No minimum requirement, but <i>stacking spaces</i> may be required in accordance with the General Provisions for this <i>use</i> (section 3.6)
<i>Bake Shop</i>	1.0 spaces per 9.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Child Care Centre</i>	1.0 spaces per 27.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Clinic</i>	1.0 spaces per 18.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Club</i>	1.0 spaces per 27.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Convenience Retail Store</i>	1.0 spaces per 27.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Custom Workshop</i>	1.0 spaces per 27.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Day Spa</i>	1.0 spaces per 22.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Farmer's Market</i>	1.0 spaces per 27.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Financial Establishment</i>	1.0 spaces per 27.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Fitness Centre</i>	1.0 spaces per 22.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Garden and Nursery Sales and Supply Establishment</i>	1.0 spaces per 22.0 m <sup>2</sup> of <i>gross floor area</i> devoted to <i>office uses</i> or retail display of materials, and 1.0 spaces per 37.0 m <sup>2</sup> devoted to <i>warehouse uses</i> for storage of materials that are not on display for sale
<i>Hotel</i>	1.0 spaces per suite or guest room. For any <i>uses</i> provided as an <i>accessory use</i> to the <i>hotel</i> and are open to the public, such as a <i>restaurant</i> , parking requirements shall be calculated separately for each <i>use</i> in accordance with subsection 4.2.2. For clarity, any <i>accessory uses</i> provided for use by guests only shall not be subject to an additional parking requirement, such as a fitness facility provided for use by <i>hotel</i> guests.
<i>Motel</i>	1.0 spaces per suite or guest room
<i>Office</i>	1.0 spaces per 27.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Patio</i>	1.0 spaces per 9.0 m <sup>2</sup> of <i>patio area</i>
<i>Personal Service Shop</i>	1.0 spaces per 22.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Pet Grooming Establishment</i>	1.0 spaces per 22.0 m <sup>2</sup> of <i>gross floor area</i>

<b>Use</b>	<b>Minimum Number of <i>Parking Spaces</i> Required</b>
<i>Place of Assembly</i>	1.0 spaces per 18.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Place of Entertainment</i>	1.0 spaces per 18.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Printing Establishment</i>	1.0 spaces per 27.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Restaurant</i>	1.0 spaces per 9.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Retail Store</i>	1.0 spaces per 22.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Retail Warehouse</i>	1.0 spaces per 22.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Shopping Centre</i>	1.0 spaces per 22.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Storage Depot</i>	1.0 spaces per 60.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Studio</i>	1.0 spaces per 22.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Supermarket</i>	1.0 spaces per 22.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Take-out Restaurant</i>	1.0 spaces per 9.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Taxi Dispatch Office</i>	1.0 spaces per 27.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Taxi Station</i>	1.0 spaces per 27.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Undertaking Establishment</i>	1.0 spaces per 18.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Veterinary Clinic</i>	1.0 spaces per 27.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Other Commercial Use</i>	1.0 spaces per 27.0 m <sup>2</sup> of <i>gross floor area</i>
<b><i>Agricultural and Rural Uses</i></b>	
<i>Agricultural Use</i>	No minimum requirement (parking for a <i>single detached dwelling</i> shall be provided)
<i>Commercial Greenhouse</i>	5.0 spaces or 1.0 spaces for every 23.0 m <sup>2</sup> of <i>gross floor area</i> (excluding outdoor display and storage of vehicles), whichever is greater
<i>Farm Greenhouse</i>	No minimum requirement
<i>Farm Implement Dealer</i>	5.0 spaces or 1.0 spaces for every 23.0 m <sup>2</sup> of <i>gross floor area</i> (excluding outdoor display and storage of vehicles), whichever is greater
<i>Farm Produce Stand</i>	No minimum requirement
<i>Kennel</i>	1.0 spaces for every 37.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Nursery</i>	1.0 spaces per 18.0 m <sup>2</sup> of <i>gross floor area</i> devoted to <i>office uses</i> or retail display of materials, and 1.0 spaces per 37.0 m <sup>2</sup> devoted to <i>warehouse uses</i> for storage of materials that are not on display for sale

<b>Use</b>	<b>Minimum Number of <i>Parking Spaces</i> Required</b>
<b><i>Employment Uses</i></b>	
<i>Ancillary Retail</i>	1.0 spaces per 22.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Bakery</i>	1.0 spaces for every 37.0 m <sup>2</sup> of <i>gross floor area</i> up to 3,000.0 m <sup>2</sup> , plus 1.0 spaces for each additional 100.0 m <sup>2</sup> of <i>gross floor area</i> up to 6,000.0 m <sup>2</sup> , and 1.0 spaces for each 200.0 m <sup>2</sup> over 6,000.0 m <sup>2</sup>
<i>Building Supply and Equipment Depot</i>	1.0 spaces per 27.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Heavy Manufacturing Establishment</i>	1.0 spaces for every 37.0 m <sup>2</sup> of <i>gross floor area</i> up to 3,000.0 m <sup>2</sup> , plus 1.0 spaces for each additional 100.0 m <sup>2</sup> of <i>gross floor area</i> up to 6,000.0 m <sup>2</sup> , and 1.0 spaces for each 200.0 m <sup>2</sup> over 6,000.0 m <sup>2</sup>
<i>Heavy Service Shop</i>	1.0 spaces for every 37.0 m <sup>2</sup> of <i>gross floor area</i> up to 3,000.0 m <sup>2</sup> , plus 1.0 spaces for each additional 100.0 m <sup>2</sup> of <i>gross floor area</i> up to 6,000.0 m <sup>2</sup> , and 1.0 spaces for each 200.0 m <sup>2</sup> over 6,000.0 m <sup>2</sup>
<i>Light Manufacturing Establishment</i>	1.0 spaces for every 37.0 m <sup>2</sup> of <i>gross floor area</i> up to 3,000.0 m <sup>2</sup> , plus 1.0 spaces for each additional 100.0 m <sup>2</sup> of <i>gross floor area</i> up to 6,000.0 m <sup>2</sup> , and 1.0 spaces for each 200.0 m <sup>2</sup> over 6,000.0 m <sup>2</sup>
<i>Light Service Shop</i>	1.0 spaces for every 37.0 m <sup>2</sup> of <i>gross floor area</i> up to 3,000.0 m <sup>2</sup> , plus 1.0 spaces for each additional 100.0 m <sup>2</sup> of <i>gross floor area</i> up to 6,000.0 m <sup>2</sup> , and 1.0 spaces for each 200.0 m <sup>2</sup> over 6,000.0 m <sup>2</sup>
<i>Truck or Bus Terminal</i>	1.0 spaces for every 37.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Warehouse</i>	1.0 spaces for every 37.0 m <sup>2</sup> of <i>gross floor area</i> up to 3,000.0 m <sup>2</sup> , plus 1.0 spaces for each additional 100.0 m <sup>2</sup> of <i>gross floor area</i> up to 6,000.0 m <sup>2</sup> , and 1.0 spaces for each 200.0 m <sup>2</sup> over 6,000.0 m <sup>2</sup>
<i>Other Heavy Industrial Use or Light Industrial Use</i>	1.0 spaces for every 37.0 m <sup>2</sup> of <i>gross floor area</i> up to 3,000.0 m <sup>2</sup> , plus 1.0 spaces for each additional 100.0 m <sup>2</sup> of <i>gross floor area</i> up to 6,000.0 m <sup>2</sup> , and 1.0 spaces for each 200.0 m <sup>2</sup> over 6,000.0 m <sup>2</sup>

<b>Use</b>	<b>Minimum Number of <i>Parking Spaces</i> Required</b>
<b><i>Institutional Uses</i></b>	
<i>Cemetery</i>	2.0 <i>parking spaces</i>
<i>Day Nursery</i>	1.0 spaces per 27.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Commercial School</i>	1.0 spaces per 27.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Community Centre</i>	1.0 spaces per 27.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Community Garden</i>	No minimum requirement.
<i>Conservation Uses</i>	No minimum requirement
<i>Hospital</i>	1.0 spaces for every two beds or for every 36.0 m <sup>2</sup> of <i>gross floor area</i> , whichever is greater
<i>Institutional Residence</i>	1.0 spaces for each guest room or suite
<i>Long-Term Care Home</i>	1.0 spaces for every four beds
<i>Private Park</i>	No minimum requirement. For any facilities or <i>buildings</i> provided as an <i>accessory use</i> to the <i>private park</i> , <i>parking</i> requirements shall be calculated separately for each <i>use</i> in accordance with subsection 4.2.2.
<i>Private School</i>	Elementary school: 1.5 spaces for each teaching classroom Secondary school: 4.0 spaces for each teaching classroom
<i>Public Park</i>	No minimum requirement. For any facilities or <i>buildings</i> provided as an <i>accessory use</i> to the <i>public park</i> , <i>parking</i> requirements shall be calculated separately for each <i>use</i> in accordance with subsection 4.2.2.
<i>Public School</i>	Elementary school: 1.5 spaces for each classroom Secondary school: 3.0 spaces for each classroom
<i>Place of Worship</i>	Where there are fixed seats, one parking space for every five seats or 3.0 m of bench space. Where there are no fixed seats, one parking space for every 9.0 m <sup>2</sup> of <i>gross floor area</i> or portion thereof devoted to public use
<i>Tourist Information Centre</i>	1.0 spaces per 27.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Other Institutional Use</i>	1.0 spaces per 27.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Other Recreational Use</i>	2.0 spaces per court and 10.0 spaces per playing field/rink/field/pool and no minimum requirement for a playground, <i>trail</i> or picnic area

## 4.2 Calculation of Required Parking Spaces

### 4.2.1 Rounding

Where the calculation of the required number of *parking spaces* under section 4.1 results in a fraction, the value shall be rounded up to the next whole number.

### 4.2.2 Multiple Uses on a Lot

When a *building* or *structure* accommodates more than one (1) type of *use*, as defined in this By-law, the *parking space* requirement for the whole *building* shall be the sum of the requirements for the separate parts of the *building* occupied by the separate *uses*, including any *accessory uses* with a defined parking requirement under section 4.1.

### 4.2.3 Driveways Used as Parking Areas

On a *lot* with a *single detached dwelling*, *semi-detached dwelling*, *duplex dwelling* or *townhouse dwelling*, a private *driveway* devoted to the *dwelling unit* and located on the *lot* may be included in the calculation of *parking spaces*.

### 4.2.4 Building Additions

When a *building* has an insufficient number of *parking spaces* at the date of passing of this By-law to comply with the requirements herein, this By-law shall not be construed to require that the deficiency be made up prior to the construction of any *addition*. No *addition* may be built, however, and no change of *use* may occur, the effect of which would be an increase in that deficiency.

## 4.3 Designation of Accessible Parking Spaces

- a) *Accessible parking spaces* designed to be used for *persons* with disabilities and displaying a permit granted from the *Province* accordingly shall be calculated in accordance with Table 4.3.1.

**Table 4.3.1 – Minimum Number of Parking Spaces to be Designated as Accessible**

Total Number of Required <i>Parking Spaces</i>	Minimum Number of <i>Parking Spaces</i> to be Designated as Accessible
i) 6 or fewer required <i>parking spaces</i>	None
ii) 7 to 15 required <i>parking spaces</i>	1
iii) 16 to 25 required <i>parking spaces</i>	2
iv) 26 to 99 required <i>parking spaces</i>	3

Total Number of Required <i>Parking Spaces</i>	Minimum Number of <i>Parking Spaces</i> to be Designated as Accessible
v) 100 or more <i>parking spaces</i>	4% of the total number of required <i>parking spaces</i> . Where the calculation results in a fraction, the required number of parking spaces to be designated as accessible shall be rounded down where the fraction is less than 0.5 and rounded up where the fraction is greater than or equal to 0.5.

- b) Accessible *parking spaces* shall be designated with a painted accessibility insignia and a sign.
- c) Accessible *parking spaces* shall be designated from the *parking spaces* located closest to the *principal* building entrance that is accessible from the *parking area*.
- d) Notwithstanding the provisions above, accessible *parking spaces* shall not be required for *residential uses*, except *apartment dwellings*, where they shall be calculated and designated for the required number of visitor *parking spaces*.

## 4.4 Parking Area and Driveway Requirements

### 4.4.1 Parking Space Dimensions and Requirements

- a) The minimum dimensions of a *parking space* shall be 2.8 m by 5.8 m, which shall be exclusive of any *parking aisles* or ingress and egress lanes, useable for the temporary parking or storage of *motor vehicles*, and may include a *private garage*.
- b) The minimum dimensions of an accessible *parking space* designated in accordance with section 4.3 shall be 4.5 m by 5.8 m, which shall be exclusive of any *parking aisles* or ingress and egress lanes, useable for the temporary parking or storage of *motor vehicles*.
- c) The minimum dimensions of a parallel *parking space* shall be 2.8 m by 6.7 m.
- d) A required *parking space* shall be unobstructed, and free of any *structures* and *encroachments*.

### 4.4.2 Driveways

- a) Ingress and egress to and from required *parking areas* and required *parking spaces* in any *zone* shall be provided by means of unobstructed *driveways* at least 2.8 m in width.

- b) In any Residential *zone*, the maximum width of a *driveway* shall be 9.0 m at the *street line*.
- c) In any Residential *zone*, the width of a *driveway* on the *lot* shall not exceed the width of the *attached private garage*. For the purposes of clarity, the width of the *driveway* shall be measured perpendicular to the intended direction of travel by vehicles along the *driveway*. This maximum width shall apply to the full length of the *driveway*.
- d) In any Residential *zone*, where there is no *attached private garage*, the width of the driveway shall not exceed the width of a *private detached garage* or 6.0 m, whichever is greater.
- e) A circular, secondary or dual *driveway* shall only be permitted in a Residential *zone* accordance with the following provisions:
  - i) A circular, secondary or dual driveway shall only be permitted on a *lot* with a minimum *lot frontage* of 45.0 m.
  - ii) Where a circular, secondary or dual *driveway* is provided in any Residential *zone*, the maximum combined width of all *driveway* entrances/egresses shall be 9.0 m at the *street line*.
  - iii) Where a circular, secondary or dual driveway is provided in any Residential *zone*, the minimum distance between the driveway entrances/egresses shall be 30.0 m. For the purposes of interpreting this provision, the distance between proposed *driveway* entrances/egresses shall be measured along the applicable *street line(s)* between the *driveway* entrances/egresses.
- f) The minimum distance between a *driveway* and intersection of *street lines* measured along the *street line* intersected by such *driveway* shall be 10.0 m. Notwithstanding this provision, in any Residential *zone*, the minimum distance between a *driveway* and intersection of *street lines* shall be the lesser of 6.0 m or the minimum required *exterior side yard* plus 3.0 m.
- g) The minimum angle of intersection between a *driveway* and a *street line* shall be seventy (70) degrees.
- h) Approaches or *driveways* to any *parking area*, other than that required for a *single detached dwelling, semi-detached dwelling, duplex dwelling, townhouse dwelling or triplex dwelling*, shall be defined by a curb of concrete or rolled asphalt and the limits of the *parking area* shall be defined by a fence, curb or other suitable obstruction designed to provide a neat appearance.

### 4.4.3 Parking Area Aisles

- a) Each *parking space* shall be accessed either directly by a *driveway* or a *parking aisle*. A *parking aisle* shall have a minimum width of 6.4 m.

- b) Where a *parking aisle* is designed to provide one-way traffic only, and the *parking spaces* are provided at an angle not exceeding 45 degrees measured at the *parking aisle*, the minimum width shall be 4.5 m.

#### 4.4.4 Parking Area Surface

A *parking area* and the *driveway(s)* connecting the *parking area* with a *street* shall be maintained with a stable surface which is treated so as to prevent the raising of dust or loose particles. They shall, before being used, be constructed of asphalt, concrete, permeable paving, Portland cement, or like materials, and with provisions for drainage facilities.

#### 4.4.5 Illumination

- a) Where *parking areas* are illuminated, lighting fixtures shall be so arranged that no part of any fixture shall be more than 9.0 m above the *established grade* of the *parking area*.
- b) Fixtures shall be so designed and installed that the light is directed downward, and deflected away from adjacent *lots*, roads and *streets*.

#### 4.4.6 Parking Area Location and Planting Strip

- a) In any non-Residential *zone*, where the *lot* abuts a Residential *zone*, no part of any *parking area* shall be located closer than 3.0 m to the Residential *zone*.
- b) A *parking area* shall not be permitted in the *front yard* or *exterior side yard* of any Core Area *zone* (CAS and CAK). For clarity, a *driveway* shall be permitted.
- c) *Planting strips* shall be provided in association with a *parking area* in accordance with section 3.26, as applicable.

#### 4.4.7 Use of Parking Spaces and Areas

- a) A *structure*, not more than 4.5 m in *height* and not more than 15.0 m<sup>2</sup> in *gross floor area* shall be permitted in any *parking area* for the purpose of accommodating a *parking area* attendant.
- b) No gasoline pumps or other service station equipment shall be located or maintained in any *parking area*. Stations for charging electric vehicles shall be permitted in any *parking area*.

### 4.5 Special Parking Requirements in the Core Area Zones (CAS and CAK)

- a) Notwithstanding any other provision of this By-law, the minimum number of *parking spaces* required in any Core Area *zone* (CAS and CAK) shall be 1.25 *parking spaces* per *apartment dwelling unit* with no additional requirement for designated visitor parking.

- b) Any change of *use* of existing *commercial gross floor area* within any Core Area zone (CAS and CAK) to another permitted *commercial use* shall be exempted from the requirement, if any, to provide additional *parking spaces*, provided that all existing on-site *parking spaces* are maintained.
- c) Notwithstanding any other provision of this By-law, on a *lot* zoned Core Area (CAS or CAK), any amount of the required number of *parking spaces* may be provided on another *lot*, provided that:
  - i) the *lot* proposed to accommodate parking is within 90.0 m of the subject *lot*;
  - ii) the *lot* proposed to accommodate parking is subject to any Core Area zone (CAS or CAK), any other *Commercial zone*, or an *Institutional (I) zone*;
  - iii) a Site Plan Agreement or other agreement applicable to the lot intended to accommodate the parking shall be entered into with the *Municipality*; and
  - iv) the agreement shall be registered on the title of the lands used for the *parking spaces* to ensure the maintenance of the required number of *parking spaces*.

## 4.6 Loading Area Requirements

### 4.6.1 General

- a) A minimum number of *loading space(s)* shall be provided and maintained on a *lot* in accordance with Table 4.6.1.

**Table 4.6.1 – Minimum Loading Space Requirements**

Use	Minimum Number of Required <i>Loading Spaces</i>
<b><i>Residential Uses</i></b>	
i) <i>Building</i> containing less than 30 <i>apartment dwelling units</i>	None
ii) <i>Building</i> containing 30 or more <i>apartment dwelling units</i>	1
<b><i>Offices and Clinics</i></b>	
i) Less than 2,000.0 m <sup>2</sup> of <i>gross floor area</i>	None
ii) 2,000.0 m <sup>2</sup> of <i>gross floor area</i> up to and including 10,000.0 m <sup>2</sup> of <i>gross floor area</i>	1
iii) More than 10,000.0 m <sup>2</sup> of <i>gross floor area</i>	2

Use	Minimum Number of Required <i>Loading Spaces</i>
<b>Other Commercial, Institutional and Industrial Uses</b>	
i) Less than 250.0 m <sup>2</sup> of <i>gross floor area</i>	None
ii) 250.0 m <sup>2</sup> of <i>gross floor area</i> up to or equal to 2,000.0 m <sup>2</sup> of <i>gross floor area</i>	1
iii) More than 2,000.0 m <sup>2</sup> of <i>gross floor area</i>	2

- b) A *loading space* shall be at least 3.6 m by 14.0 m with a minimum 4.2 m height clearance.
- c) A *loading space* shall be unobstructed, and free of any *structures* and *encroachments*.

**4.6.2 Rounding**

Where the calculation of the required number of *loading spaces* under subsection 4.6.1 results in a fraction, the value shall be rounded up to the next whole number.

**4.6.3 Multiple Uses on a Lot**

When a *building* or *structure* accommodates more than one (1) type of *use*, as defined in this By-law, the *loading space* requirement for the whole *building* shall be the sum of the requirements for the separate parts of the *building* occupied by the separate *uses*.

**4.6.4 Access**

Access to *loading spaces* shall be by means of a *driveway* at least 6.0 m in width contained within the *lot* on which the *loading spaces* are located within or adjoining the *zone* in which the *use* is located.

**4.6.5 Loading Space Surface**

The *driveways* and *loading spaces* shall be maintained with a stable surface which is treated so as to prevent the raising of dust or loose particles. They shall, before being used, be constructed of asphalt, concrete, permeable paving, Portland cement, or like materials, and with provisions for drainage facilities.

**4.6.6 Loading Space Location**

A *loading space* shall not be permitted in any *front yard* or *exterior side yard*.

**4.6.7 Building Additions**

When a *building* or *structure* had insufficient number of *loading spaces* at the date of the passing of this By-law to comply with the requirements herein, this By-law shall not be construed to require that the deficiency be made up prior to the construction of any *addition*. No *addition* may be built and no change of *use* may occur, however, the effect of which would be an increase in that deficiency.

**4.7 Bicycle Parking Requirements**

**4.7.1 General**

The owner or occupant of any *lot, building* or *structure erected* within any CAS, CAK, C1, C3, E1, I or R4 *zone* shall provide and maintain bicycle parking spaces in accordance with Table 4.7.1.

**Table 4.7.1 – Minimum Bicycle Parking Space Requirements**

Use	Number of Required Bicycle Parking Spaces
<b>a) Residential Uses</b>	
i) <i>Apartment Dwelling</i>	0.25 spaces per <i>apartment dwelling unit</i>
ii) <i>Retirement Home</i>	0.25 spaces per suite, room or unit
<b>b) Offices and Commercial Uses</b>	
i) <i>Office</i>	1.0 spaces per 200.0 m <sup>2</sup> of <i>gross floor area</i>
ii) <i>Any Retail Commercial Use</i>	1.0 spaces per 200.0 m <sup>2</sup> of <i>gross floor area</i>
iii) <i>Restaurant or Take-Out Restaurant or Bake Shop</i>	1.0 spaces per 100.0 m <sup>2</sup> of <i>gross floor area</i>
<b>c) Institutional Uses</b>	
i) <i>School, excluding Commercial School</i>	5.0 spaces per classroom
ii) <i>Commercial School</i>	1.0 spaces per 200.0 m <sup>2</sup> of <i>gross floor area</i>

**4.7.2 Rounding**

Where the calculation of the required number of bicycle parking spaces under 4.7.1 results in a fraction, the value shall be rounded up to the next whole number.

**4.7.3 Multiple Uses on a Lot**

When a *building* or *structure* accommodates more than one (1) type of *use*, as defined in this By-law, the bicycle parking space requirement for the whole *building* shall be the sum of the requirements for the separate parts of the *building* occupied by the separate *uses*.

#### 4.7.4 Building Additions

When a *building* has an insufficient number of bicycle parking spaces at the date of passing of this By-law to comply with the requirements herein, this By-law shall not be construed to require that the deficiency be made up prior to the construction of any *addition*. No *addition* may be built, however, and no change of *use* may occur, the effect of which would be an increase in that deficiency.

#### 4.7.5 Bicycle Space and Parking Area Requirements

- a) A bicycle parking space shall be an unobstructed space at 0.6 m by 1.8 m. A bicycle rack shall be provided to enable a bicycle to be locked in place.
- b) Bicycle parking spaces shall be accessed by an unobstructed aisle with a minimum width of 1.5 m.
- c) Notwithstanding any other provision of this By-law, bicycle parking shall be permitted in any *yard*, but not closer than 0.6 m to any *lot line*, and shall not be located within a *sight triangle*.

# Part 5 | Zone Classifications and Zone Maps

## 5.1 Establishment of Zones and Zone Symbols

- a) For the purpose of this By-law, the *defined area* is divided into *zones*, the boundaries of which are shown on the attached maps composing Schedule “A”.
- b) The *zones* are established in Table 5.1.
- c) The *zones* may be referred to by their name or their corresponding symbol, as indicated in Table 5.1.
- d) Where this By-law refers to a *zone* by its name or its symbol, it shall be interpreted that the By-law is referring to the lands delineated on Schedule “A” by the corresponding symbol.
- e) For convenience in referencing the *zones* in this By-law, the *zones* are categorized as “Residential *zones*”, “Commercial *zones*”, “Employment *zones*” and “Other *zones*” as indicated in Table 5.1.
- f) For convenience purposes only, Table 5.1 describes the purpose of the Zone in the third column. This column does not form a part of this By-law.

**Table 5.1: Establishment of Zones**

Zone	Zone Symbol	Description of the Zone
<b>a) Residential Zones</b>		
i) Residential – Single Detached	R1	Single detached dwellings on lots with a minimum lot frontage of 24.0 m.
ii) Residential – Single Detached “A”	R1A	Single detached dwellings on lots with a minimum lot frontage of 15.0 m.
iii) Residential – Singled Detached “B”	R1B	Single detached dwellings on lots with a minimum lot frontage of 12.0 m.
iv) Residential – Singled Detached “C”	R1C	Single detached dwellings on lots with a minimum lot frontage of 15.0 m.
v) Residential – Singled Detached “D”	R1D	Single detached dwellings on lots with a minimum lot frontage of 21.0 m.

Zone	Zone Symbol	Description of the Zone
vi) Residential – Singled Detached “E”	R1E	Single detached dwellings on lots with a minimum lot frontage of 28.0 m.
vii) Residential – Singled Detached “F”	R1F	Single detached dwellings on lots with a minimum lot frontage of 28.0 m.
viii) Residential – Estate	RE	This zone provides for single detached dwellings on large estate lots.
ix) Residential – Semi-Detached	R2	This zone is used for semi-detached dwellings, linked dwellings and duplexes.
x) Residential – Townhouse	R3	This zone is used for townhouse dwellings and triplexes.
xi) Residential – Apartment	R4	This zone is used for apartment dwellings and other multi-unit residential uses, such as retirement homes.
<b>b) Commercial Zones</b>		
i) Core Area – Schomberg	CAS	This zone applies to the core area of Schomberg, with a mix of permitted uses, including commercial and residential.
ii) Core Area – King City	CAK	This zone applies to the core area of King City, with a mix of permitted uses, including commercial and residential.
iii) Commercial – General	C1	A broad range of commercial uses.
iv) Commercial – Highway	C2	Permits commercial uses oriented to the travelling public.

Zone	Zone Symbol	Description of the Zone
v) Commercial – Shopping Centre	C3	A wide range of retail and similar commercial uses.
<b>c) Employment Zones</b>		
i) Employment – Restricted	E1	Permits a more limited range of employment and industrial uses.
ii) Employment – General	E2	Permits a broader range of employment and industrial uses.
<b>d) Other Zones</b>		
i) Institutional	I	A wide range of institutional uses, such as schools and government uses.
ii) Future Use	F	Permits existing uses and is intended to be rezoned in the future to accommodate future uses or development.
iii) Open Space	OS	Permits open space and park uses.
iv) Environmental Protection	EP	Uses are principally limited to conservation of natural heritage/hazard features.

**LPAT Appeal:**  
PL170869  
Table 5.1(d)(ii)

## 5.2 Zoning Map

The maps attached comprising Schedule “A”, and inclusive of Schedules “A1” through “A6”, may be cited collectively as the “Zoning Maps”, and are hereby declared to form part of this By-law.

## 5.3 Holding (H) Symbol

Where a *zone* is followed by a holding symbol (H), the following provisions shall apply:

- a) Only legally existing *uses*, *buildings* and *structures* shall be permitted until such time as the Holding Symbol (H) is removed by an amendment to this By-law passed pursuant to Section 36 of the Planning Act, as amended. *Council* may amend this By-law to remove the Holding Symbol (H) to permit the development of lands subject to

the Holding Symbol (H) in accordance with the provisions of this By-law and Section 36 of the Planning Act, as amended.

- b) *Council* may amend the By-law to remove the Holding Symbol (H) from all parts of the land or in stages.
- c) Where *Council* has passed a By-law under Section 36 of the Planning Act outlining site-specific conditions for removing the Holding Symbol (H), the removal of the Holding Symbol (H) shall be in accordance with the site-specific zoning by-law.
- d) Where there are no site-specific conditions for removing a “H” – Holding symbol passed by a By-law under Section 36 of the Planning Act, *Council* may amend this By-law to remove the Holding – “H” symbol at such time as the *Municipality* has confirmed that satisfactory arrangements have been made with respect to water and sanitary servicing, and, as may be applicable, Site Plan Control Approval under Section 41 of the Planning Act has been obtained, together with a related Site Plan Development Agreement.

#### 5.4 Special Policy Area (-SPA) Suffix (Schomberg)

Where a *zone* is followed by a “-SPA” suffix, the lands are subject to a *special policy area* in accordance with the provisions of the Official Plan, and the regulations made under the Conservation Authorities Act, as amended. Where the “-SPA” suffix applies, the following provisions shall apply:

- a) The placing or removal of fill of any kind, construction in the floodplain or alteration of any watercourse shall not be permitted without the approval of the Lake Simcoe Region Conservation Authority and any applicable Provincial ministries or authorities, in consultation with the *Municipality*.
- b) Prior to the issuance of a building permit, whether related to any new *buildings* or *structures*, and any *additions*, or the repair, renovation or reconstruction of *buildings* and *structures*, the *Municipality* shall consult with the Lake Simcoe Region Conservation Authority to assess any proposed or necessary *floodproofing standards*, and any such requirements shall be implemented to the satisfaction of the Lake Simcoe Region Conservation Authority and the *Municipality*.
- c) Prior to issuance of a Certificate of Occupancy and/or Letter of Compliance, that any required *floodproofing standards* in accordance with clause b) of this section be verified to the satisfaction of the *Municipality*, in consultation with the Lake Simcoe Region Conservation Authority.
- d) Notwithstanding any other provision of this By-law, the following *uses* shall be prohibited:
  - i) the sale and/or storage of chemical or hazardous or toxic substances which, under flood conditions or failure of flood proofing measures, would pose an

unacceptable risk to public safety in the event of discharge from the normal containment device or facility;

- ii) institutional uses such as *hospitals, long-term care homes, retirement homes, day cares including private home day cares, child care centres and schools*; and
- iii) essential emergency services, such as fire, police and ambulance services, electrical substations and utility *uses* that would be impaired during an emergency as a result of flooding or the failure of flood proofing measures.

## **5.5 Zoning Map Interpretation**

### **5.5.1 Zone Symbols**

The symbols used on Schedules “A” and “A1” through “A6” attached hereto, refer to the appropriate *zones* established in section 5.1 of this By-law. A reference in this By-law to Schedule “A” is deemed to be inclusive of Schedules “A” and “A1” through “A6”, inclusive.

### **5.5.2 Site Specific Exception Zones (-X)**

Where a *zone* symbol shown on Schedule “A” is followed by a dash (-) and a number, the affected lands shall be subject to the special provisions of the corresponding site-specific exception *zone* under section 6.5 (for Residential *zones*), section 7.5 (for Commercial *zones*), section 8.5 (for Employment *zones*) or section 9.5 (for Other *zones*).

### **5.5.3 Conservation Authority Regulation Limit Overlay on Schedule “A”**

In addition to the base mapping information, such as road labels and parcel fabric, as well as the delineation and labelling of *zones*, Schedule “A” includes an approximation of the Toronto and Region Conservation Authority Regulation Limit and the Lake Simcoe Region Conservation Authority Regulation Limit. Where this overlay is shown, the general provisions of section 3.38 shall apply.

#### 5.5.4 Zone Boundaries

The extent and boundaries of all *zones* are shown on Schedule “A” attached hereto, and all such *zones* are hereby defined as areas to which the provisions of this By-law shall respectively apply.

- a) Where a *zone* boundary is indicated as following a *street*, or is indicating as following the centre line of a *street*, the boundary of the *zone* shall be the centre line of such *street*.
- b) Where a *zone* boundary is indicated as approximately following *lot lines* shown on a registered plan of subdivision or *lots* registered in the appropriate Registry Office or Land Titles Office, the boundary shall follow such *lot lines*.
- c) Where a *zone* boundary is indicated as passing through undeveloped land, the said *zone* boundary shall be scaled from the attached Schedules.
- d) Where a *zone* boundary is indicated as following a natural heritage feature, such as a woodlot, or wetland, such *zone* boundary shall be interpreted as following the boundary of the natural heritage feature.
- e) Where a *street*, electrical transmission line right-of-way or *watercourse* is included on Schedule “A”, they shall unless otherwise indicated be included in the *zone* of the adjoining property on either side thereof.
- f) Where a *street*, electrical transmission line right-of-way, or *watercourse* is included on Schedule “A” and serves as a boundary between two or more different *zones*, a line midway on such *street*, right-of-way or *watercourse* shall be considered the boundary between *zones* unless clearly indicated otherwise.
- g) In the event a dedicated *street* shown on any Schedule forming part of this By-law is closed, the property formerly in such *street* shall be included within the *zone* of the adjoining property on either side of such closed *street*. If a closed *street* is the boundary between two or more different *zones*, the new *zone* boundaries shall be the former centre line of the closed *street*.

# Part 6 | Residential Zones

## 6.1 List of Residential Zones

For convenience purposes, the Residential zones, as defined in Table 5.1, are also shown in Table 6.1.

**Table 6.1 – Residential Zones**

Zone	Zone Symbol
<b>Residential Zones</b>	
i) Residential – Single Detached	R1
ii) Residential – Single Detached “A”	R1A
iii) Residential – Single Detached “B”	R1B
iv) Residential – Single Detached “C”	R1C
v) Residential – Single Detached “D”	R1D
vi) Residential – Single Detached “E”	R1E
vii) Residential – Single Detached “F”	R1F
viii) Residential – Estate	RE
ix) Residential – Semi-Detached	R2
x) Residential – Townhouse	R3
xi) Residential – Apartment	R4

## 6.2 Permitted Uses

No person shall *use* any *lot*, *building* or *structure* for any purpose except for one or more of the *uses* as permitted in accordance with Tables 6.2a (Residential zones for *single detached dwellings*) and 6.2b (Residential zones for other *dwelling* types). *Uses* permitted in the Residential zones are denoted by the symbol “•” in the column applicable to that *zone* and corresponding with the row for a permitted *use* in Table 6.2.

**Table 6.2a – Uses Permitted in the Residential Zones (Single Detached Dwellings)**

Use	R1	R1A	R1B	R1C	R1D	R1E	R1F	RE
<b><i>Single detached dwelling</i></b>	•	•	•	•	•	•	•	•
<b><i>Conservation uses</i></b>	•	•	•	•	•	•	•	•
<b><i>Group home</i></b> (1) (2)	•	•	•	•	•	•	•	•
<b><i>Trail</i></b>	•	•	•	•	•	•	•	•
<b><i>Specified Accessory Uses</i></b>								
<b><i>Bed and breakfast</i></b> (2)	•	•	•	•	•	•	•	•
<b><i>Home occupation</i></b> (2)	•	•	•	•	•	•	•	•
<b><i>Private home day care</i></b> (2)	•	•	•	•	•	•	•	•
<b><i>Second dwelling unit</i></b> (2)	•	•	•	•	•	•	•	•

### Special Provisions:

- (1) This *use* is subject to *amenity area* requirements under section 3.3.
- (2) This *use* is subject to special provisions under Part 3.

**Table 6.2b – Uses Permitted in the Residential Zones (Other Dwelling Types)**

<b>Use</b>	<b>R2</b>	<b>R3</b>	<b>R4</b>
<i>Semi-detached dwelling</i>	•		
<i>Duplex dwelling</i> (1)	•		
<i>Linked dwelling</i>	•		
<i>Townhouse dwelling</i> (1)		•	
<i>Triplex dwelling</i> (1)		•	
<i>Apartment dwelling</i> (1)			•
<i>Retirement home</i> (1)			•
<i>Long-term care home</i>			•
<i>Conservation uses</i>	•	•	•
<i>Group home</i> (1) (2)	•	•	•
<i>Institutional residence</i> (1) (2)			•
<i>Trail</i>	•	•	•
<b>Specified Accessory Uses</b>			
<i>Bed and breakfast</i> (2)			
<i>Home occupation</i> (2)	•	•	•
<i>Private home day care</i> (2)	•	•	
<i>Second dwelling unit</i> (2)	•	•	

**Special Provisions:**

- (1) This *use* is subject to *amenity area* requirements under section 3.3.
- (2) This *use* is subject to special provisions under Part 3.

### 6.3 Lot and Building Requirements

No *person* shall within any Residential zone use any lot, or erect, alter or use any building or structure except in accordance with Tables 6.3a, 6.3b and 6.3c.

**Table 6.3a – Lot and Building Requirements for the Residential Zones (Single Detached Dwellings)**

Requirement	R1	R1A	R1B	R1C
Minimum <i>Lot Area</i>	As legally existing	450.0 m <sup>2</sup>	As legally existing	As legally existing
Minimum <i>Lot Frontage</i>	24.0 m	15.0 m	12.0 m	15.0 m
Minimum <i>Front Yard</i>	7.5 m <sup>(1)</sup>	4.5 m <sup>(3)</sup>	The lesser of 6.0 m or as legally existing <sup>(1)</sup>	6.0 m <sup>(1)</sup>
Minimum <i>Rear Yard</i>	10.0 m	7.5 m	6.0 m	7.5 m
Minimum <i>Interior Side Yard</i>	3.6 m	1.5 m	The lesser of 2.4 m or as legally existing	Where <i>building height</i> is less than or equal to 6.0 m: 1.8 m <sup>(2)</sup>  Where <i>building height</i> is greater than 6.0 m: 2.4 m <sup>(2)</sup>  Where there is no <i>attached garage</i> , at least one minimum <i>interior side yard</i> shall be 3.0 m
Minimum <i>Exterior Side Yard</i>	4.5 m	4.5 m <sup>(3)</sup>	The lesser of 4.5 m or as legally existing	4.5 m

Requirement	R1	R1A	R1B	R1C
Maximum <i>Lot Coverage</i>	20%	35%	45%	35%
Minimum <i>Pervious Surface</i> (as a percentage of the <i>lot</i> )	40%	35%	25%	40%
Minimum <i>Pervious Surface</i> (as a percentage of the <i>front yard</i> )	50%	30%	No requirement	35%
Maximum <i>Height</i>	11.0 m	11.0 m	11.0 m	9.0 m

**Notations to Table 6.3a:**

- (1) The required minimum *front yard* may be reduced in accordance with section 3.16.
- (2) For the purposes of clarity, the *building height* shall be measured for the whole *building*. The required *interior side yard setbacks* shall be the same on either side of the *lot* based on the measured *height* of the whole *building*.
- (3) *Attached garages* in the R1A zone are subject to special provisions under subsection 6.4.1.

**Table 6.3b – Lot and Building Requirements for the Residential Zones (Single Detached Dwellings – continued)**

Requirement	R1D	R1E	R1F	RE
Minimum <i>Lot Area</i>	As legally existing	As legally existing	As legally existing	8,000.0 m <sup>2</sup>
Minimum <i>Lot Frontage</i>	21.0 m	28.0 m	28.0 m	60.0 m
Minimum <i>Front Yard</i>	7.5 m <sup>(1)</sup>	8.5 m <sup>(1)</sup>	7.0 m	9.0 m
Minimum <i>Rear Yard</i>	7.5 m	7.5 m	10.0 m	23.0 m
Minimum <i>Interior Side Yard</i>	Where <i>building height</i> is less than or equal to 6.0 m: 1.8 m <sup>(2)</sup>  Where <i>building height</i> is greater than 6.0 m: 3.6 m <sup>(2)</sup>	Where <i>building height</i> is less than or equal to 6.0 m: 2.4 m <sup>(2)</sup>  Where <i>building height</i> is greater than 6.0 m: 3.6 m <sup>(2)</sup>	3.6 m	4.5 m
Minimum <i>Exterior Side Yard</i>	4.5 m	4.5 m	4.5 m	4.5 m
Maximum <i>Lot Coverage</i>	30%	30%	30%	15%
Minimum <i>Pervious Surface</i> (as a percentage of the <i>lot</i> )	45%	45%	50%	70%
Minimum <i>Pervious Surface</i> (as a percentage of the <i>front yard</i> )	40%	45%	50%	50%
Maximum <i>Height</i>	9.0 m	10.0 m	11.0 m	11.0 m

**Notations to Table 6.3b:**

- (1) The required minimum *front yard* may be reduced in accordance with section 3.16.
- (2) For the purposes of clarity, the *building height* shall be measured for the whole *building*. The required *interior side yard setbacks* shall be the same on either side of the *lot* based on the measured *height* of the whole *building*.

**Table 6.3c – Lot and Building Requirements for the Residential Zones  
(Other Dwelling Types)**

Requirement	R2	R3	R4
Minimum <i>Lot Area</i>	225.0 m <sup>2</sup> per dwelling unit	175.0 m <sup>2</sup> per dwelling unit	1,000.0 m <sup>2</sup>
Minimum <i>Lot Frontage</i>	7.5 m (9.0 m for a corner lot)	6.0 m (9.0 m for a corner lot)	24.0 m
Minimum <i>Front Yard</i>	4.5 m	4.5 m	4.5 m
Minimum <i>Rear Yard</i>	7.5 m	7.5 m	7.5 m
Minimum <i>Interior Side Yard</i>	1.5 m (or 0.0 m where the dwelling unit is attached to another dwelling unit)	1.5 m (or 0.0 m where the dwelling unit is attached to another dwelling unit)	3.5 m
Minimum <i>Exterior Side Yard</i>	4.5 m	4.5 m	4.5 m
Maximum <i>Lot Coverage</i>	35%	40%	35%
Minimum <i>pervious surface</i> as a percentage of the <i>lot</i>	35%	30%	25%
Minimum <i>pervious surface</i> as a percentage of the <i>front yard</i>	30%	25%	20%
Maximum <i>Height</i>	11.0 m	11.0 m	11.0 m

## 6.4 Residential Zone Provisions

### 6.4.1 Special Attached Garage Requirements in the R1A Zone

The following additional provisions shall apply to the R1A zone:

- a) The maximum width of an *attached private garage* shall be in accordance with the following table:

<i>Lot Frontage</i>	<i>Maximum Width of an Attached Private Garage</i>
i) 15.0 m to less than 18.0 m	50% of the width of the <i>main building</i>
ii) 18.0 m to less than 21.0 m	50% of the width of the <i>main building</i> or 9.0 m, whichever is less
iii) 21.0 m or greater	50% of the width of the <i>main building</i> or 9.0 m, whichever is less

- b) The *attached private garage* shall be setback from the *front lot line* or *exterior side lot line*, as the case may be, by an additional 1.0 m relative to the *setback* of the *main building*.
- c) Where the width of the *attached private garage* exceeds 6.25 m, the face of the *attached private garage* in excess of 6.25 m shall be located a further 1.5 m from the *front lot line* than the front face of the initial 6.25 m face of the *attached private garage*.
- d) In no case shall an *attached private garage* be permitted to be located closer to the *front lot line* or *exterior side lot line* than the remainder of the *main building*.

## 6.5 Residential Zone Exceptions

Notwithstanding any other provision of this By-law, the following special provisions shall apply to lands referenced in this table and delineated on Schedule “A”. Unless otherwise stated in the table, all other provisions of this By-law shall apply, including the provisions of the parent zone.

No.	Exception (Schedule “A”)	By-law Number(s)	Urban Area
<b>6.5.1 R1 Zone Exceptions</b>			
<b>6.5.1.1</b>	R1-1	2007-136	Schomberg
All provisions of the R1-9 zone shall apply, except that:			
a) The minimum <i>exterior side yard</i> shall be 2.55 m.			
<b>6.5.1.2</b>	R1-2	97-136, 99-75	Schomberg
All provisions of the R1 zone shall apply, except that:			
a) The minimum <i>lot frontage</i> shall be 12.0 m. For a <i>corner lot</i> , the minimum <i>lot frontage</i> shall be 15.0 m.			
b) The minimum <i>lot area</i> shall be 360.0 m <sup>2</sup> .			
c) The minimum <i>front yard</i> shall be 4.5 m, provided that the minimum <i>front yard</i> to an <i>attached private garage</i> shall be 6.4 m.			
d) The minimum <i>rear yard</i> shall be 7.5 m.			
e) The minimum <i>interior side yard</i> shall be 1.2 m. Where there is no <i>attached private garage</i> or a <i>carport</i> , the minimum <i>side yard</i> shall be 4.5 m for one <i>side yard</i> .			
f) The minimum <i>exterior side yard</i> shall be 4.5 m.			
g) The maximum <i>lot coverage</i> shall be 40%.			
h) The maximum <i>building height</i> shall be 9.5 m.			
i) The minimum width of an <i>attached private garage</i> shall be 6.25 m.			
j) An <i>attached private garage</i> shall not project more than 2.5 m from the main front wall of either the first or second <i>storey</i> , whichever of the main front walls projects furthest towards the <i>front lot line</i> .			
<b>6.5.1.3</b>	R1-3	99-75	Schomberg
All provisions of the R1-2 zone shall apply, except that:			
a) The minimum <i>front yard</i> shall be 6.0 m.			
b) The minimum <i>rear yard</i> for lots 39, 40, and 41 on Subdivision Plan 19T-96K01 shall be 15.0 m.			

No.	Exception (Schedule "A")	By-law Number(s)	Urban Area
c)	The maximum <i>height</i> for <i>buildings</i> on Lots 39, 40, and 41 shall be 7.0 m and <i>buildings</i> with flat roofs shall be prohibited.		
6.5.1.4	R1-4	99-75	Schomberg
All provisions of the R1-2 zone shall apply, except that:			
a)	The minimum <i>rear yard</i> shall be 10.0 m.		
6.5.1.5	R1-5	99-75	Schomberg
All provisions of the R1-9 zone shall apply, except that:			
a)	The minimum <i>lot frontage</i> shall be 15.0 m.		
6.5.1.6	R1-6	2007-149	Schomberg
All provisions of the R1-9 zone shall apply, except that:			
a)	The minimum <i>rear yard</i> shall be 9.5 m.		
b)	The maximum <i>building height</i> shall be 9.5 m.		
6.5.1.7	R1-7	2007-136	Schomberg
All provisions of the R1-9 zone shall apply, except that:			
a)	A public <i>street</i> shall be deemed to include a shared common element condominium <i>driveway</i> not less than 6.0 m in width.		
b)	The minimum <i>setback</i> from Highway 9 shall be 14.0 m.		
6.5.1.8	R1-8	2007-149	Schomberg
All provisions of the R1-9 zone shall apply, except that:			
a)	The maximum <i>building height</i> shall be 9.5 m.		
6.5.1.9	R1-9	97-136	Schomberg
All provisions of the R1 zone shall apply, except that:			
a)	The minimum <i>lot frontage</i> shall be 15.0 m. For a <i>corner lot</i> , the minimum <i>lot frontage</i> shall be 18.0 m.		
b)	The minimum <i>lot area</i> shall be 450.0 m <sup>2</sup> .		
c)	The minimum <i>front yard</i> shall be 4.5 m, provided that the minimum <i>front yard</i> to an <i>attached private garage</i> shall be 6.4 m.		
d)	The minimum <i>rear yard</i> shall be 7.5 m.		
e)	The minimum <i>interior side yard</i> shall be 1.2 m. Where there is no <i>attached private garage</i> or a		

No.	Exception (Schedule "A")	By-law Number(s)	Urban Area
f) g) h) i) j)			<p><i>carport</i>, the minimum <i>side yard</i> shall be 4.5 m for one <i>side yard</i>.</p> <p>The minimum <i>exterior side yard</i> shall be 4.5 m.</p> <p>The maximum <i>lot coverage</i> shall be 40%.</p> <p>The maximum <i>building height</i> shall be 9.5 m.</p> <p>The minimum width of an <i>attached private garage</i> shall be 6.25 m.</p> <p>An <i>attached private garage</i> shall not project more than 2.5 m from the main front wall of either the first or second <i>storey</i>, whichever of the main front walls projects furthest towards the <i>front lot line</i>.</p>
6.5.1.10	R1-10	85-74	King City
a) b) c) d) e) f)			<p>All provisions of the R1 zone shall apply, except that:</p> <p>The minimum <i>lot frontage</i> shall be 36.0 m.</p> <p>The minimum <i>lot area</i> shall be 3,100.0 m<sup>2</sup>.</p> <p>The minimum <i>front yard</i> shall be 10.0 m.</p> <p>The minimum <i>rear yard</i> shall be 20.0 m.</p> <p>The minimum <i>side yard</i> shall be 5.0 m.</p> <p>The maximum <i>lot coverage</i> shall be 15%.</p>
6.5.1.11	R1-11	85-74	King City
a) b) c) d) e) f)			<p>All provisions of the R1 zone shall apply, except that:</p> <p>The minimum <i>lot frontage</i> shall be 40.0 m.</p> <p>The minimum <i>lot area</i> shall be 6,800.0 m<sup>2</sup>.</p> <p>The minimum <i>front yard</i> shall be 15.0 m.</p> <p>The minimum <i>rear yard</i> shall be 20.0 m.</p> <p>The minimum <i>side yard</i> shall be 7.5 m.</p> <p>The maximum <i>lot coverage</i> shall be 15%.</p>
6.5.1.12	R1-12	2008-46, 2009-63	King City
a) b) c)			<p>All provisions of the R1 zone shall apply, except that:</p> <p>The minimum <i>lot frontage</i> shall be 30.0 m.</p> <p>The minimum <i>lot depth</i> shall be 35.0 m.</p> <p>The minimum <i>front yard</i> shall be 10.0 m.</p>

No.	Exception (Schedule "A")	By-law Number(s)	Urban Area
<ul style="list-style-type: none"> <li>d) The minimum <i>rear yard</i> shall be 14.0 m.</li> <li>e) The minimum <i>interior side yard</i> shall be 4.5 m.</li> <li>f) The minimum <i>exterior side yard</i> shall be 6.0 m.</li> <li>g) The maximum <i>building height</i> shall be 11.0 m.</li> <li>h) The R1 zoned lot 48 on Draft Plan of Subdivision 19T-06K05 shall be subject to the R1 zone requirements, except that:                             <ul style="list-style-type: none"> <li>i) The minimum <i>lot area</i> shall be 8,000.0 m<sup>2</sup>;</li> <li>ii) The minimum <i>lot frontage</i> shall be 60.0 m;</li> <li>iii) The minimum <i>front yard</i> shall be 9.0 m;</li> <li>iv) The minimum <i>rear yard</i> shall be 23.0 m; and</li> <li>v) The maximum <i>lot coverage</i> shall be 15%.</li> </ul> </li> </ul>			
<b>6.5.1.13</b>	R1-13	2008-46, 2009-63	King City
<p>All provisions of the R1 zone shall apply, except that:</p> <ul style="list-style-type: none"> <li>a) The minimum <i>lot frontage</i> shall be 24.0 m.</li> <li>b) The minimum <i>lot depth</i> shall be 35.0 m.</li> <li>c) The minimum <i>front yard</i> shall be 8.0 m.</li> <li>d) The minimum <i>rear yard</i> shall be 10.0 m.</li> <li>e) The minimum <i>interior side yard</i> shall be 2.4 m.</li> <li>f) The minimum <i>exterior side yard</i> shall be 4.5 m.</li> <li>g) The maximum <i>building height</i> shall be 11.0 m.</li> </ul>			
<b>6.5.1.14</b>	R1-14	2008-46, 2009-63	King City
<p>All provisions of the R1 zone shall apply, except that:</p> <ul style="list-style-type: none"> <li>a) The minimum <i>lot frontage</i> shall be 18.0 m.</li> <li>b) The minimum <i>lot depth</i> shall be 30.0 m.</li> <li>c) The minimum <i>front yard</i> shall be 6.0 m.</li> <li>d) The minimum <i>rear yard</i> shall be 10.0 m.</li> <li>e) The minimum <i>interior side yard</i> shall be 1.5 m.</li> <li>f) The minimum <i>exterior side yard</i> shall be 4.5 m.</li> <li>g) The maximum <i>building height</i> shall be 11.0 m.</li> </ul>			

No.	Exception (Schedule "A")	By-law Number(s)	Urban Area
<b>6.5.1.15</b>	R1-15	2008-46, 2009-63	King City
<p>All provisions of the R1 zone shall apply, except that:</p> <ul style="list-style-type: none"> <li>a) The minimum <i>lot frontage</i> shall be 12.0 m.</li> <li>b) The minimum <i>lot depth</i> shall be 30.0 m.</li> <li>c) The minimum <i>front yard</i> shall be 4.5 m.</li> <li>d) The minimum <i>rear yard</i> shall be 7.5 m.</li> <li>e) The minimum <i>interior side yard</i> shall be 1.2 m.</li> <li>f) The minimum <i>exterior side yard</i> shall be 4.5 m.</li> <li>g) The maximum <i>building height</i> shall be 11.0 m.</li> </ul>			
<b>6.5.1.16</b>	R1-16	2008-91	King City
<p>All provisions of the R1 zone shall apply, except that:</p> <ul style="list-style-type: none"> <li>a) The minimum <i>lot frontage</i> shall be 24.0 m.</li> <li>b) The minimum <i>lot area</i> shall be 1,400.0 m<sup>2</sup>.</li> <li>c) The minimum <i>front yard</i> shall be 7.5 m.</li> <li>d) The minimum <i>rear yard</i> shall be 10.0 m.</li> <li>e) The minimum <i>interior side yard</i> shall be 2.4 m.</li> <li>f) The minimum <i>exterior side yard</i> shall be 4.5 m.</li> <li>g) The maximum <i>building height</i> shall be 9.5 m.</li> </ul>			
<b>6.5.1.17</b>	R1-17	2008-91	King City
<p>All provisions of the R1 zone shall apply, except that:</p> <ul style="list-style-type: none"> <li>a) The minimum <i>lot frontage</i> shall be 20.0 m.</li> <li>b) The minimum <i>lot area</i> shall be 800.0 m<sup>2</sup>.</li> <li>c) The minimum <i>front yard</i> shall be 7.5 m.</li> <li>d) The minimum <i>rear yard</i> shall be 7.5 m.</li> <li>e) The minimum <i>interior side yard</i> shall be 2.0 m.</li> <li>f) The minimum <i>exterior side yard</i> shall be 4.5 m.</li> <li>g) The maximum <i>building height</i> shall be 9.5 m.</li> </ul>			
<b>6.5.1.18</b>	R1-18	2008-91	King City

No.	Exception (Schedule "A")	By-law Number(s)	Urban Area
<p>All provisions of the R1 zone shall apply, except that:</p> <ul style="list-style-type: none"> <li>a) The minimum <i>lot frontage</i> shall be 18.0 m.</li> <li>b) The minimum <i>lot area</i> shall be 655.0 m<sup>2</sup>.</li> <li>c) The minimum <i>front yard</i> shall be 7.5 m.</li> <li>d) The minimum <i>rear yard</i> shall be 7.5 m.</li> <li>e) The minimum <i>interior side yard</i> shall be 1.5 m.</li> <li>f) The minimum <i>exterior side yard</i> shall be 4.5 m.</li> <li>g) The maximum <i>building height</i> shall be 9.5 m.</li> </ul>			
6.5.1.19	R1-19	2008-91	King City
<p>All provisions of the R1 zone shall apply, except that:</p> <ul style="list-style-type: none"> <li>a) The minimum <i>lot frontage</i> shall be 17.5 m.</li> <li>b) The minimum <i>lot area</i> shall be 720.0 m<sup>2</sup>.</li> <li>c) The minimum <i>front yard</i> shall be 7.5 m.</li> <li>d) The minimum <i>rear yard</i> shall be 7.5 m.</li> <li>e) The minimum <i>interior side yard</i> shall be 1.5 m.</li> <li>f) The minimum <i>exterior side yard</i> shall be 4.5 m.</li> <li>g) The maximum <i>building height</i> shall be 9.5 m.</li> </ul>			
6.5.1.20	R1-20	2012-59	King City
<p>All provisions of the R1 zone shall apply, except that:</p> <ul style="list-style-type: none"> <li>a) The minimum <i>lot frontage</i> shall be 24.0 m.</li> <li>b) The minimum <i>lot depth</i> shall be 35.0 m.</li> <li>c) The minimum <i>front yard</i> shall be 8.0 m.</li> <li>d) The minimum <i>rear yard</i> shall be 10.0 m.</li> <li>e) The minimum <i>interior side yard</i> shall be 2.4 m.</li> <li>f) The minimum <i>exterior side yard</i> shall be 4.5 m.</li> <li>g) The maximum <i>building height</i> shall be 11.0 m.</li> </ul>			
6.5.1.21	R1-21	2012-59	King City

No.	Exception (Schedule "A")	By-law Number(s)	Urban Area
<p>All provisions of the R1 zone shall apply, except that:</p> <ul style="list-style-type: none"> <li>a) The minimum <i>lot frontage</i> shall be 18.0 m.</li> <li>b) The minimum <i>lot depth</i> shall be 30.0 m.</li> <li>c) The minimum <i>front yard</i> shall be 6.0 m.</li> <li>d) The minimum <i>rear yard</i> shall be 10.0 m.</li> <li>e) The minimum <i>interior side yard</i> shall be 1.5 m.</li> <li>f) The minimum <i>exterior side yard</i> shall be 4.5 m.</li> <li>g) The maximum <i>building height</i> shall be 11.0 m.</li> </ul>			
6.5.1.22	R1-22	2012-59	King City
<p>All provisions of the R1 zone shall apply, except that:</p> <ul style="list-style-type: none"> <li>a) The minimum <i>lot frontage</i> shall be 12.0 m.</li> <li>b) The minimum <i>lot depth</i> shall be 30.0 m.</li> <li>c) The minimum <i>front yard</i> shall be 4.5 m.</li> <li>d) The minimum <i>rear yard</i> shall be 7.5 m.</li> <li>e) The minimum <i>interior side yard</i> shall be 1.2 m.</li> <li>f) The minimum <i>exterior side yard</i> shall be 4.5 m.</li> <li>g) The maximum <i>building height</i> shall be 11.0 m.</li> </ul>			
6.5.1.23	R1-23	2012-157	King City
<p>All provisions of the R1 zone shall apply, except that:</p> <ul style="list-style-type: none"> <li>a) The minimum <i>lot frontage</i> shall be 24.0 m.</li> <li>b) The minimum <i>lot area</i> shall be 1,000.0 m<sup>2</sup>.</li> <li>c) The minimum <i>front yard</i> shall be 7.5 m.</li> <li>d) The minimum <i>rear yard</i> shall be 7.5 m.</li> <li>e) The minimum <i>interior side yard</i> shall be 2.4 m.</li> <li>f) The minimum <i>exterior side yard</i> shall be 4.5 m.</li> <li>g) The maximum <i>building height</i> shall be 11.0 m.</li> </ul>			
6.5.1.24	R1-24	2012-157	King City

No.	Exception (Schedule "A")	By-law Number(s)	Urban Area
<p>All provisions of the R1 zone shall apply, except that:</p> <ul style="list-style-type: none"> <li>a) The minimum <i>lot frontage</i> shall be 20.0 m.</li> <li>b) The minimum <i>lot area</i> shall be 800.0 m<sup>2</sup>.</li> <li>c) The minimum <i>front yard</i> shall be 7.5 m.</li> <li>d) The minimum <i>rear yard</i> shall be 7.5 m.</li> <li>e) The minimum <i>interior side yard</i> shall be 2.0 m.</li> <li>f) The minimum <i>exterior side yard</i> shall be 4.5 m.</li> <li>g) The maximum <i>building height</i> shall be 11.0 m.</li> </ul>			
6.5.1.25	R1-25	2012-157	King City
<p>All provisions of the R1 zone shall apply, except that:</p> <ul style="list-style-type: none"> <li>a) The minimum <i>lot frontage</i> shall be 18.0 m.</li> <li>b) The minimum <i>lot area</i> shall be 655.0 m<sup>2</sup>.</li> <li>c) The minimum <i>front yard</i> shall be 7.5 m.</li> <li>d) The minimum <i>rear yard</i> shall be 7.5 m.</li> <li>e) The minimum <i>interior side yard</i> shall be 2.0 m.</li> <li>f) The minimum <i>exterior side yard</i> shall be 4.5 m.</li> <li>g) The maximum <i>building height</i> shall be 11.0 m.</li> </ul>			
6.5.1.26	R1-26	2014-53	King City
<p>All provisions of the R1 zone shall apply, except that:</p> <ul style="list-style-type: none"> <li>a) The minimum <i>lot frontage</i> shall be 15.0 m.</li> <li>b) The minimum <i>lot area</i> shall be 450.0 m<sup>2</sup>.</li> <li>c) The minimum <i>front yard</i> shall be 7.5 m.</li> <li>d) The minimum <i>rear yard</i> shall be 10.0 m.</li> <li>e) The minimum <i>side yard</i> shall be 1.5 m.</li> <li>f) The maximum <i>lot coverage</i> shall be 40%.</li> <li>g) A <i>lot line</i> opposite to Keele Street shall be deemed a <i>front lot line</i> and for the purposes of this By-law an <i>accessory structure</i> shall be permitted closer to Keele Street than the <i>main building</i>.</li> <li>h) The minimum <i>pervious surface</i> for the <i>front yard</i> shall be 50%.</li> </ul>			

No.	Exception (Schedule "A")	By-law Number(s)	Urban Area
i)	A <i>parking space</i> within a <i>private garage</i> shall be not less than 2.79 m by 6.0 m measured from the interior walls and exclusive of any ingress/egress from the <i>dwelling</i> or other built intrusions.		
j)	The maximum width of an <i>attached private garage</i> shall be 6.25 m.		
k)	<i>Private garages</i> with the front face facing the <i>street</i> shall not project beyond the front face of the main <i>first storey</i> front wall of the <i>dwelling</i> or the front face of the <i>first storey</i> front <i>porch</i> or entry feature whichever projects furthest towards the <i>front lot line</i> or <i>exterior lot line</i> which the <i>private garage</i> and front <i>porch</i> face. Notwithstanding, when a <i>private garage</i> projects beyond the front face of the main <i>first storey</i> front wall, but does not project beyond the front face of the <i>first storey</i> front <i>porch</i> or entry feature, the <i>private garage</i> shall not project more than 1.5 m from the front face of the main <i>first storey</i> front wall. For the purposes of this section, the main <i>first storey</i> front wall shall be measured by including any portion of the initial 50% width of the main <i>first storey</i> front wall which is located closest and immediately adjacent to the <i>private garage</i> .		
<b>6.5.1.27</b>	R1-27	2014-53	King City
All provisions of the R1 zone shall apply, except that:			
a)	The minimum <i>lot frontage</i> shall be 18.0 m. Notwithstanding this provision, the <i>lot</i> identified as Lot Number 1 on Draft Plan of Subdivision 19T-13K01, shall derive its <i>lot frontage</i> from the <i>lot line</i> adjacent to McClure Drive.		
b)	The minimum <i>lot area</i> shall be 550.0 m <sup>2</sup> .		
c)	The minimum <i>front yard</i> shall be 7.5 m. Notwithstanding this provision, the <i>lot</i> identified as Lot Number 1 on Draft Plan of Subdivision 19T-13K01, shall derive its <i>lot frontage</i> from the <i>lot line</i> adjacent to McClure Drive		
d)	The minimum <i>rear yard</i> shall be 10.0 m.		
e)	The minimum <i>interior side yard</i> shall be 1.5 m. Notwithstanding this provision, the <i>lot</i> identified as Lot Number 1 on Draft Plan of Subdivision 19T-13K01, shall have a minimum <i>interior side yard</i> of 6.0 m.		
f)	The minimum <i>exterior side yard</i> shall be 4.5 m.		
g)	The maximum <i>lot coverage</i> shall be 40%.		
h)	A <i>lot line</i> opposite to Keele Street shall be deemed a <i>front lot line</i> and for the purposes of this By-law an <i>accessory structure</i> shall be permitted closer to Keele Street than the <i>main building</i> .		
i)	The minimum <i>pervious surface</i> for the <i>front yard</i> or <i>exterior side yard</i> shall be 50%.		
j)	A <i>parking space</i> within a <i>private garage</i> shall be not less than 2.79 m by 6.0 m measured from the interior walls and exclusive of any ingress/egress from the <i>dwelling</i> or other built		

No.	Exception (Schedule "A")	By-law Number(s)	Urban Area
<p>k) The maximum width of an <i>attached private garage</i> shall be 6.25 m.</p> <p>l) <i>Private garages</i> with the front face facing the <i>street</i> shall not project beyond the front face of the main <i>first storey</i> front wall of the <i>dwelling</i> or the front face of the <i>first storey</i> front <i>porch</i> or entry feature whichever projects furthest towards the <i>front lot line</i> or <i>exterior lot line</i> which the <i>private garage</i> and front <i>porch</i> face. Notwithstanding, when a <i>private garage</i> projects beyond the front face of the main <i>first storey</i> front wall, but does not project beyond the front face of the <i>first storey</i> front <i>porch</i> or entry feature, the <i>private garage</i> shall not project more than 1.5 m from the front face of the main <i>first storey</i> front wall. For the purposes of this section, the main <i>first storey</i> front wall shall be measured by including any portion of the initial 50% width of the main <i>first storey</i> front wall which is located closest and immediately adjacent to the <i>private garage</i>.</p> <p>m) A minimum of 4.0 <i>parking spaces</i> per unit shall be required. No <i>parking space</i> shall be closer than 1.2 m from any <i>side lot line</i> or <i>rear lot line</i>.</p> <p>n) A planting strip shall be used for no other purpose than a continuous unpierced row of cedar trees measuring at least 1.8 m high with a minimum planting area of 3.0 m wide and located within 6.0 m of the <i>rear lot line</i> and <i>side lot lines</i> which abut an existing residential <i>lot</i> at the time of the passing of this By-law.</p> <p>o) A parking bay within a private garage shall be constructed with dimensions not less than 2.79 m by 6.0 m measured from the interior walls, exclusive of any ingress/egress from the dwelling or other built intrusions.</p> <p>p) An open <i>porch</i>, roofed <i>porch</i> or portico not exceeding 1.5 m in <i>height</i> shall be permitted to project to a maximum 2.5 m into the <i>front yard</i>, <i>rear yard</i> or <i>exterior side yard</i>, including eaves and cornices.</p>			
6.5.1.28	R1-28	2014-53	King City
<p>All provisions of the R1 zone shall apply, except that:</p> <p>a) The minimum <i>lot frontage</i> shall be 21.0 m. Notwithstanding this provision, the <i>lot</i> identified as Lot Number 10 on Draft Plan of Subdivision 19T-13K01, shall derive its <i>lot frontage</i> from the <i>lot line</i> adjacent to McClure Drive.</p> <p>b) The minimum <i>lot area</i> shall be 630.0 m<sup>2</sup>.</p> <p>c) The minimum <i>front yard</i> shall be 7.5 m. Notwithstanding this provision, the <i>lot</i> identified as Lot Number 6 on Draft Plan of Subdivision 19T-13K01, shall have a minimum <i>front yard</i> of 6.0 m.</p> <p>d) The minimum <i>rear yard</i> shall be 10.0 m.</p> <p>e) The minimum <i>interior side yard</i> shall be 2.1 m.</p>			

No.	Exception (Schedule "A")	By-law Number(s)	Urban Area
f)	The maximum <i>lot coverage</i> shall be 40%.		
g)	A <i>lot line</i> opposite to Keele Street shall be deemed a <i>front lot line</i> and for the purposes of this By-law an <i>accessory structure</i> shall be permitted closer to Keele Street than the <i>main building</i> .		
h)	The minimum <i>pervious surface</i> for the <i>front yard</i> shall be 50%.		
i)	A <i>parking space</i> within a <i>private garage</i> shall be not less than 2.79 m by 6.0 m measured from the interior walls and exclusive of any ingress/egress from the <i>dwelling</i> or other built intrusions.		
j)	The maximum width of an <i>attached private garage</i> shall not exceed 9.0 m. Where a garage is permitted to exceed 6.25 m in width, one bay of the garage (that portion of the garage in excess of the initial 6.25 m width of the garage) shall be located at least 0.6 m further ahead or behind the other bays of the garage than the initial 6.25 m width of the garage.		
k)	<i>Private garages</i> with the front face facing the <i>street</i> shall not project beyond the front face of the main <i>first storey</i> front wall of the <i>dwelling</i> or the front face of the <i>first storey</i> front <i>porch</i> or entry feature whichever projects furthest towards the <i>front lot line</i> or <i>exterior lot line</i> which the <i>private garage</i> and front <i>porch</i> face. Notwithstanding, when a <i>private garage</i> projects beyond the front face of the main <i>first storey</i> front wall, but does not project beyond the front face of the <i>first storey</i> front <i>porch</i> or entry feature, the <i>private garage</i> shall not project more than 1.5 m from the front face of the main <i>first storey</i> front wall. For the purposes of this section, the main <i>first storey</i> front wall shall be measured by including any portion of the initial 50% width of the main <i>first storey</i> front wall which is located closest and immediately adjacent to the <i>private garage</i> .		
l)	A minimum of 4.0 <i>parking spaces</i> per unit shall be required. No <i>parking space</i> shall be closer than 1.2 m from any <i>side lot line</i> or <i>rear lot line</i> .		
m)	A <i>planting strip</i> shall be used for no other purpose than a continuous unpierced row of cedar trees measuring at least 1.8 m high with a minimum planting area of 3.0 m wide and located within 6.0 m of the <i>rear lot line</i> and <i>side lot lines</i> which abut an existing residential <i>lot</i> at the time of the passing of this By-law.		
n)	A parking bay within a <i>private garage</i> shall be constructed with dimensions not less than 2.79 m by 6.0 m measured from the interior walls, exclusive of any ingress/egress from the <i>dwelling</i> or other built intrusions.		
o)	An open porch, roofed porch or portico not exceeding 1.5 m in <i>height</i> shall be permitted to project to a maximum 2.5 m into the <i>front yard</i> , <i>rear yard</i> or <i>exterior side yard</i> , including eaves and cornices.		
p)	An <i>attached private garage</i> shall be permitted to project beyond the main front wall or entry feature of a <i>dwelling</i> provided that the front face of the <i>private garage</i> is perpendicular to the main front wall of the <i>dwelling</i> and the front face of the <i>private garage</i> faces an <i>interior side lot</i>		

No.	Exception (Schedule "A")	By-law Number(s)	Urban Area
<p><i>line</i>, and a maximum width of any related driveway shall be 6.5 m measured along the <i>street line</i>.</p>			
6.5.1.29	R1-29	2014-76	King City
<p>All provisions of the R1 zone shall apply, except that:</p> <ul style="list-style-type: none"> <li>a) The minimum <i>lot frontage</i> shall be 12.0 m.</li> <li>b) The minimum <i>lot area</i> shall be 350.0 m<sup>2</sup>.</li> <li>c) The minimum <i>front yard</i> shall be 4.5 m.</li> <li>d) The minimum <i>rear yard</i> shall be 7.5 m.</li> <li>e) The minimum <i>side yard</i> shall be 1.2 m.</li> <li>f) The minimum exterior side yard shall be 4.5 m.</li> <li>g) There shall be no maximum <i>lot coverage</i>.</li> <li>h) The minimum <i>pervious surface</i> for the <i>front yard</i> or <i>exterior side yard</i> shall be 20%.</li> <li>i) A minimum of 2.0 <i>parking spaces</i> shall be provided per <i>unit</i>. A <i>parking space</i> within a <i>private garage</i> shall be not less than 2.75 m by 7.2 m measured from the interior walls and exclusive of any ingress/egress from the <i>dwelling</i> or other built intrusions. In the case of a two-car garage the second space shall measure not less than 2.75 m by 6.0 m.</li> <li>j) The maximum width of an <i>attached private garage</i> shall be 6.0 m.</li> <li>k) An open <i>porch</i>, roofed <i>porch</i> or portico not exceeding 1.5 m in <i>height</i> shall be permitted to project to a maximum 2.5 m into the <i>front yard</i>, <i>rear yard</i> or <i>exterior side yard</i>, including eaves and cornices.</li> <li>l) <i>Private garages</i> with the front face facing the <i>street</i> shall not project beyond the front face of the main <i>first storey</i> front wall of the <i>dwelling</i> or the front face of the <i>first storey</i> front <i>porch</i> or entry feature whichever projects furthest towards the <i>front lot line</i>.</li> <li>m) The maximum <i>building height</i> shall be 11.0 m.</li> </ul>			
6.5.1.30	R1-30	2014-76	King City
<p>All provisions of the R1 zone shall apply, except that:</p> <ul style="list-style-type: none"> <li>a) The minimum <i>lot frontage</i> shall be 18.0 m.</li> <li>b) The minimum <i>lot area</i> shall be 510.0 m<sup>2</sup>.</li> <li>c) The minimum <i>front yard</i> shall be 6.0 m.</li> <li>d) The minimum <i>rear yard</i> shall be 7.5 m.</li> <li>e) The minimum <i>side yard</i> shall be 1.5 m.</li> </ul>			

No.	Exception (Schedule "A")	By-law Number(s)	Urban Area
f)	The minimum <i>exterior side yard</i> shall be 4.5 m.		
g)	There shall be no maximum <i>lot coverage</i> .		
h)	The minimum <i>pervious surface</i> for the <i>front yard</i> or <i>exterior side yard</i> shall be 40%.		
i)	A minimum of 2.0 <i>parking spaces</i> shall be provided per <i>unit</i> . A <i>parking space</i> within a <i>private garage</i> shall be not less than 2.75 m by 7.2 m measured from the interior walls and exclusive of any ingress/egress from the <i>dwelling</i> or other built intrusions. In the case of a two-car garage the second space shall measure not less than 2.75 m by 6.0 m.		
j)	The maximum width of an <i>attached private garage</i> shall be 6.0 m.		
k)	An open <i>porch</i> , roofed <i>porch</i> or portico not exceeding 1.5 m in <i>height</i> shall be permitted to project to a maximum 2.5 m into the <i>front yard</i> , <i>rear yard</i> or <i>exterior side yard</i> , including eaves and cornices.		
l)	<i>Private garages</i> with the front face facing the <i>street</i> shall not project beyond the front face of the main <i>first storey</i> front wall of the <i>dwelling</i> or the front face of the <i>first storey</i> front <i>porch</i> or entry feature whichever projects furthest towards the <i>front lot line</i> .		
m)	The maximum <i>building height</i> shall be 11.0 m.		
<b>6.5.1.31</b>	R1-31	2014-81	King City
All provisions of the R1 <i>zone</i> shall apply, except that:			
a)	The minimum <i>lot frontage</i> shall be 18.0 m.		
b)	The minimum <i>lot area</i> shall be 900.0 m <sup>2</sup> .		
c)	The minimum <i>front yard</i> shall be 6.0 m.		
d)	The minimum <i>rear yard</i> shall be 10.0 m.		
e)	The minimum <i>interior side yard</i> shall be 1.8 m.		
f)	The minimum <i>exterior side yard</i> shall be 4.5 m.		
g)	The maximum <i>lot coverage</i> shall be 40%.		
h)	The maximum <i>building height</i> shall be 11.0 m.		
<b>6.5.1.32</b>	R1-32	2014-81	King City

No.	Exception (Schedule "A")	By-law Number(s)	Urban Area
<p>All provisions of the R1 zone shall apply, except that:</p> <ul style="list-style-type: none"> <li>a) The minimum <i>lot frontage</i> shall be 21.0 m.</li> <li>b) The minimum <i>lot area</i> shall be 1,300.0 m<sup>2</sup>.</li> <li>c) The minimum <i>front yard</i> shall be 7.0 m.</li> <li>d) The minimum <i>rear yard</i> shall be 20.0 m.</li> <li>e) The minimum <i>interior side yard</i> shall be 2.1 m.</li> <li>f) The minimum <i>exterior side yard</i> shall be 4.5 m.</li> <li>g) The maximum <i>lot coverage</i> shall be 40%.</li> <li>h) The maximum <i>building height</i> shall be 11.0 m.</li> </ul>			
<b>6.5.1.33</b>	R1-33	2014-81	King City
<p>All provisions of the R1 zone shall apply, except that:</p> <ul style="list-style-type: none"> <li>a) The minimum <i>lot frontage</i> shall be 24.0 m.</li> <li>b) The minimum <i>lot area</i> shall be 1,100.0 m<sup>2</sup>.</li> <li>c) The minimum <i>front yard</i> shall be 8.0 m.</li> <li>d) The minimum <i>rear yard</i> shall be 10.0 m.</li> <li>e) The minimum <i>interior side yard</i> shall be 2.4 m.</li> <li>f) The minimum <i>exterior side yard</i> shall be 4.5 m.</li> <li>g) The maximum <i>lot coverage</i> shall be 40%.</li> <li>h) The maximum <i>building height</i> shall be 11.0 m.</li> </ul>			
<b>6.5.1.34</b>	R1-34	N/A	King City
<p>All provisions of the R1 zone shall apply, except that:</p> <ul style="list-style-type: none"> <li>a) The minimum <i>lot frontage</i> shall be 15.0 m.</li> <li>b) The minimum <i>lot area</i> shall be 450.0 m<sup>2</sup>.</li> <li>c) The minimum <i>front yard</i> shall be 6.0 m.</li> <li>d) The minimum <i>rear yard</i> shall be 7.5 m.</li> <li>e) The minimum <i>rear yard</i> for <i>accessory buildings</i> or <i>structures</i> shall be 1.2 m.</li> <li>f) The minimum <i>interior side yard</i> shall be 1.9 m.</li> <li>g) The minimum <i>exterior side yard</i> shall be 4.5 m.</li> </ul>			

No.	Exception (Schedule "A")	By-law Number(s)	Urban Area
h)	The maximum <i>building height</i> shall be 11.0 m.		
<b>6.5.1.35</b>	R1-35	N/A	King City
All provisions of the R1 zone shall apply, except that:			
a)	The minimum <i>lot frontage</i> shall be 70.0 m.		
b)	The minimum <i>lot area</i> shall be 3,500.0 m <sup>2</sup> .		
c)	The minimum <i>front yard</i> shall be 6.0 m.		
d)	The minimum <i>rear yard</i> shall be 18.0 m.		
e)	The minimum <i>rear yard</i> for <i>accessory buildings</i> or <i>structures</i> shall be 3.0 m.		
f)	The minimum <i>interior side yard</i> shall be 7.0 m.		
g)	The minimum <i>exterior side yard</i> shall be 7.0 m.		
h)	The maximum <i>building height</i> shall be 11.0 m.		
i)	A stormwater management facility shall be permitted in accordance with an approved draft plan of subdivision.		
j)	The maximum <i>driveway</i> width for <i>lots</i> with <i>lot frontage</i> less than 18.0 m shall be 6.25 m measured at the street curb, provided circular <i>driveways</i> shall have a maximum combined width of 9.0 m at the street curb. For <i>lots</i> with a <i>lot frontage</i> greater than 18.0 m, the maximum width of a <i>driveway</i> shall be 9.0 m measured at the street curb provided circular <i>driveways</i> shall have a maximum combined width of 12.0 m measured at the street curb. Where there is no street curb, the maximum <i>driveway</i> width shall be measured at appoint that is 4.25 m from the <i>street line</i> .		
k)	No private garage or carport shall be constructed with dimensions less than 3.0 m by 6.0 m measured from the interior walls. Notwithstanding this provision, the width of the private garage may be reduced on one side by 0.3 m into the rear 1.0 m of the garage, opposite the main front entrance to the garage.		
l)	Notwithstanding any other provisions of this By-law, <i>attached</i> or detached <i>private garages</i> with the front face facing the <i>street</i> shall not project beyond the front face of the main <i>first storey</i> front wall of the <i>dwelling</i> or the front face of the <i>first storey</i> front <i>porch</i> or entry feature, whichever projects furthest towards the <i>front lot line</i> or <i>exterior lot line</i> which the <i>private garage</i> and front <i>porch</i> or entry feature face. Notwithstanding when a <i>private garage</i> projects beyond the front face of the main <i>first storey</i> front wall but does not project beyond the front face of the <i>first storey</i> front <i>porch</i> or entry feature, the <i>private garage</i> shall not project more than 1.5 m from the front face of the main <i>first storey</i> front wall. For the purposes of this section, the main <i>first storey</i> front wall shall be measured by including any portion of the initial 50% width of the main <i>first storey</i> front wall which is located closest and immediately adjacent		

No.	Exception (Schedule "A")	By-law Number(s)	Urban Area
	to the <i>private garage</i> .		
m)	An <i>attached private garage</i> may project beyond the main front wall of a dwelling provided that the front face of the <i>private garage</i> is perpendicular to the main front wall of the <i>dwelling</i> .		
n)	No <i>private garage</i> shall be located closer than 6.0 m from any <i>street line</i> .		
o)	The maximum width of an <i>attached private garage</i> shall not exceed 6.25 m for any <i>lot</i> with a <i>lot frontage</i> of less than 18.0 m. Where the <i>lot frontage</i> is 18.0 m or greater, the maximum width of an <i>attached private garage</i> shall not exceed 9.0 m provided that the portion of the face of the <i>private garage</i> in excess of the initial 6.25 m in width shall be recessed at least 1.0 m from the front face of the initial 6.25 m private garage width.		
p)	Not more than one <i>attached private garage</i> shall be permitted per <i>dwelling</i> , except for any <i>lot</i> with a <i>lot frontage</i> of 18.0 m or greater a maximum of two <i>attached private garages</i> shall be permitted provided that the total maximum width does not exceed 9.0 m. Where the <i>lot frontage</i> is 27.4 m or greater, the total garage width shall not exceed 12.0 m, provided the width of one garage does not exceed 9.0 m. If the width of any individual <i>attached private garage</i> exceeds 6.25 m, the portion of the garage in excess of 6.25 in width shall be recessed at least 1.0 m from the front face of the initial 6.25 m in width.		
q)	A minimum of 40% of the required <i>front yard</i> or <i>exterior side yard</i> shall be <i>pervious surface</i> . Where the area of a <i>rear yard</i> is greater than 185.0 m <sup>2</sup> , a minimum of 40% of that portion of the <i>rear yard</i> in excess of 185.0 m <sup>2</sup> shall be <i>pervious surface</i> .		
r)	The following shall apply to garden or storage sheds: <ul style="list-style-type: none"> <li data-bbox="245 1199 1461 1356">i) The maximum <i>floor area</i> of a <i>detached building</i> used as a garden or storage shed permitted as an <i>accessory use</i> shall be 6.0 m<sup>2</sup> on <i>lots</i> with <i>lot frontages</i> less than 12.0 m, 8.0 m<sup>2</sup> for <i>lot frontages</i> between 12.0 and 18.0 m, 13.0 m<sup>2</sup> for <i>lot frontages</i> between 18.0 m and 24.0 m and 16.0 m<sup>2</sup> for <i>lot frontages</i> greater than 24.0 m<sup>2</sup>.</li> <li data-bbox="245 1367 1461 1440">ii) The garage or storage shed shall be located in the <i>rear yard</i> with a minimum setback of 1.2 m <i>front lot line</i> or <i>rear lot line</i> or <i>interior side lot line</i>.</li> <li data-bbox="245 1451 1461 1503">iii) The maximum <i>height</i> of a garden or storage shed shall be 3.0 m.</li> <li data-bbox="245 1514 1461 1587">iv) Gutters, eaves and similar projections shall be permitted within 0.3 m into a required <i>yard</i>.</li> </ul>		
s)	The maximum <i>height</i> of an <i>accessory building</i> or <i>structure</i> shall be 4.5 m and the lowest part of the roof shall not be more than 3.0 m above <i>established grade</i> .		
t)	Architectural or design elements used as part of hard landscaping and detached from any <i>building</i> that are greater than 2.4 m height shall be set back from a <i>lot line</i> at a minimum distance that is equal to the <i>height</i> of the <i>structure</i> .		
6.5.1.36	R1-36	N/A	King City

No.	Exception (Schedule "A")	By-law Number(s)	Urban Area
<p>All provisions of the R1 zone shall apply, except that:</p> <ul style="list-style-type: none"> <li>a) The minimum <i>lot frontage</i> shall be 38.0 m.</li> <li>b) The minimum <i>lot area</i> shall be 3,500.0 m<sup>2</sup>.</li> <li>c) The minimum <i>front yard</i> shall be 6.0 m.</li> <li>d) The minimum <i>rear yard</i> shall be 18.0 m.</li> <li>e) The minimum <i>rear yard</i> for <i>accessory buildings</i> or <i>structures</i> shall be 3.0 m.</li> <li>f) The minimum <i>interior side yard</i> shall be 3.8 m.</li> <li>g) The minimum <i>exterior side yard</i> shall be 4.5 m.</li> <li>h) The maximum <i>building height</i> shall be 11.0 m.</li> </ul>			
<b>6.5.1.37</b>	R1-37	N/A	King City
<p>All provisions of the R1 zone shall apply, except that:</p> <ul style="list-style-type: none"> <li>a) The minimum <i>lot frontage</i> shall be 21.0 m.</li> <li>b) The minimum <i>lot area</i> shall be 2,000.0 m<sup>2</sup>.</li> <li>c) The minimum <i>front yard</i> shall be 6.0 m.</li> <li>d) The minimum <i>rear yard</i> shall be 7.5 m.</li> <li>e) The minimum <i>rear yard</i> for <i>accessory buildings</i> or <i>structures</i> shall be 3.0 m.</li> <li>f) The minimum <i>interior side yard</i> shall be 2.0 m.</li> <li>g) The minimum <i>exterior side yard</i> shall be 4.5 m.</li> <li>h) The maximum <i>building height</i> shall be 11.0 m.</li> </ul>			
<b>6.5.1.38</b>	R1-38	N/A	King City
<p>All provisions of the R1 zone shall apply, except that:</p> <ul style="list-style-type: none"> <li>a) The minimum <i>lot frontage</i> shall be 21.0 m.</li> <li>b) The minimum <i>lot area</i> shall be 2,000.0 m<sup>2</sup>.</li> <li>c) The minimum <i>front yard</i> shall be 6.0 m.</li> <li>d) The minimum <i>rear yard</i> shall be 7.5 m.</li> <li>e) The minimum <i>rear yard</i> for <i>accessory buildings</i> or <i>structures</i> shall be 1.2 m.</li> <li>f) The minimum <i>interior side yard</i> shall be 2.0 m.</li> <li>g) The minimum <i>exterior side yard</i> shall be 4.5 m.</li> </ul>			

No.	Exception (Schedule "A")	By-law Number(s)	Urban Area
h) The maximum <i>building height</i> shall be 11.0 m.			
<b>6.5.1.39</b>	R1-39	N/A	King City
All provisions of the R1 zone shall apply, except that:			
a) The minimum <i>lot frontage</i> shall be 19.0 m.			
b) The minimum <i>lot area</i> shall be 650.0 m <sup>2</sup> .			
c) The minimum <i>front yard</i> shall be 6.0 m.			
d) The minimum <i>rear yard</i> shall be 7.5 m.			
e) The minimum <i>rear yard</i> for <i>accessory buildings</i> or <i>structures</i> shall be 1.2 m.			
f) The minimum <i>interior side yard</i> shall be 1.9 m.			
g) The minimum <i>exterior side yard</i> shall be 4.5 m.			
h) The maximum <i>building height</i> shall be 11.0 m.			
<b>6.5.2 R1A Zone Exceptions</b>			
None at this time			
<b>6.5.3 R1B Zone Exceptions</b>			
<b>6.5.3.1</b>	R1B-1	1992-96	Schomberg
All provisions of the R1B zone shall apply, except that:			
a) The minimum <i>lot frontage</i> shall be 22.0 m.			
b) The minimum <i>lot area</i> shall be 815.0 m <sup>2</sup> .			
<b>6.5.4 R1C Zone Exceptions</b>			
<b>6.5.4.1</b>	R1C-1	81-55	Schomberg
All provisions of the R1C zone shall apply, except that:			
a) The maximum <i>lot coverage</i> for <i>accessory uses, buildings</i> and <i>structures</i> shall be 7.8%.			
<b>6.5.4.2</b>	R1C-2	97-145	Schomberg
All provisions of the R1C zone shall apply, except that:			
a) The minimum <i>lot area</i> shall be 700.0 m <sup>2</sup> .			
<b>6.5.4.3</b>	R1C-3	97-15	Schomberg

No.	Exception (Schedule "A")	By-law Number(s)	Urban Area
<p>All provisions of the R1C zone shall apply, except that:</p> <p>a) The minimum <i>lot area</i> shall be 500.0 m<sup>2</sup>.</p> <p>b) The minimum lot frontage shall be 15.0 m.</p> <p>c) The minimum rear yard setback for all <i>buildings, structures</i> and uses shall be 3.0 m as measured from the limits of the regulatory flood line.</p>			
6.5.4.4	R1C-4	2010-13	Schomberg
<p>All provisions of the R1C zone shall apply, except that:</p> <p>a) The minimum lot area shall be 665.0 m<sup>2</sup>.</p> <p>b) The minimum <i>lot frontage</i> shall be 22.0 m.</p>			
<b>6.5.5 R1D Zone Exceptions</b>			
6.5.5.1	R1D-1	98-161	Schomberg
<p>All provisions of the R1D zone shall apply, except that:</p> <p>a) The minimum <i>lot depth</i> shall be 40.3 m.</p> <p>b) The minimum <i>lot area</i> shall be 947.6 m<sup>2</sup>.</p> <p>c) The minimum <i>lot frontage</i> shall be 21.1 m.</p>			
6.5.5.2	R1D-2	2000-181	Schomberg
<p>All provisions of the R1D zone shall apply, except that:</p> <p>a) The minimum <i>lot area</i> and minimum <i>lot frontage</i> shall be as <i>existing</i>.</p>			
6.5.5.3	R1D-3	2002-124	Schomberg
<p>All provisions of the R1D zone shall apply, except that:</p> <p>a) The minimum <i>lot area</i> and minimum <i>lot frontage</i> shall be as <i>existing</i>.</p>			
6.5.5.4	R1D-4	2007-71	Schomberg
<p>All provisions of the R1D zone shall apply, except that:</p> <p>a) The minimum <i>lot area</i> and minimum <i>lot frontage</i> shall be as <i>existing</i>.</p>			
6.5.5.5	R1D-5	2012-160	King City
<p>All provisions of the R1D zone shall apply, except that:</p> <p>a) The minimum <i>lot frontage</i> shall be 20.18 m.</p> <p>b) The minimum <i>lot area</i> shall be 811.0 m<sup>2</sup>.</p>			

No.	Exception (Schedule "A")	By-law Number(s)	Urban Area
c)	The minimum <i>front yard</i> shall be 3.6 m.		
d)	The minimum <i>interior side yard</i> for the west <i>side lot line</i> shall be 3.0 m and 1.8 for the east <i>side lot line</i> .		
e)	The maximum encroachment of a <i>porch</i> into the <i>front yard</i> shall be 0.69 m.		
f)	The maximum <i>building height</i> shall be 9.25 m.		
<b>6.5.5.6</b>	R1D-6	2012-160	King City
All provisions of the R1D <i>zone</i> shall apply, except that:			
a)	The minimum <i>lot frontage</i> shall be 20.18 m.		
b)	The minimum <i>lot area</i> shall be 811.0 m <sup>2</sup> .		
c)	The minimum <i>front yard</i> shall be 7.0 m.		
d)	The minimum <i>interior side yard</i> for the west <i>side lot line</i> shall be 3.6 m and 1.8 for the east <i>side lot line</i> .		
e)	The maximum encroachment of a <i>porch</i> into the <i>front yard</i> shall be 2.51 m.		
f)	The maximum <i>building height</i> shall be 9.25 m.		
<b>6.5.6 R1E Zone Exceptions</b>			
None at this time			
<b>6.5.7 R1F Zone Exceptions</b>			
<b>6.5.7.1</b>	R1F-1	81-37	King City
All provisions of the R1F <i>zone</i> shall apply, except that:			
a)	The minimum <i>rear yard</i> shall be 23.0 m.		
<b>6.5.7.2</b>	R1F-2	88-15	King City
All provisions of the R1F <i>zone</i> shall apply, except that:			
a)	The minimum <i>lot area</i> shall be 3,500.0 m <sup>2</sup> .		
b)	The minimum <i>lot frontage</i> shall be 40.0 m.		
c)	The minimum <i>front yard</i> shall be 10.0 m.		
d)	The minimum <i>rear yard</i> shall be 20.0 m.		
e)	The minimum <i>side yard</i> shall be 5.0 m.		
f)	The maximum <i>lot coverage</i> shall be 20%.		
<b>6.5.7.3</b>	R1F-3	91-92	King City

No.	Exception (Schedule "A")	By-law Number(s)	Urban Area
All provisions of the R1F zone shall apply, except that:			
a)	The minimum <i>lot area</i> shall be 3,000.0 m <sup>2</sup> .		
b)	The minimum <i>lot frontage</i> shall be 27.0 m.		
c)	The minimum <i>front yard</i> shall be 10.0 m.		
d)	The minimum <i>rear yard</i> shall be 20.0 m.		
e)	The minimum <i>side yard</i> shall be 5.0 m.		
f)	The maximum <i>lot coverage</i> shall be 15%.		
<b>6.5.8 RE Zone Exceptions</b>			
<b>6.5.8.1</b>	RE-1	86-13	King City
All provisions of the RE zone shall apply, except that:			
a)	The minimum <i>lot frontage</i> shall be 41.0 m.		
<b>6.5.9 R2 Zone Exceptions</b>			
<b>6.5.9.1</b>	R2-1	99-75, 2007-149	Schomberg
All provisions of the R2 zone shall apply, except that:			
a)	The minimum <i>lot frontage</i> shall be 9.0 m. For a <i>corner lot</i> , the minimum <i>lot frontage</i> shall be 10.5 m.		
b)	The minimum <i>lot area</i> shall be 270.0 m <sup>2</sup> .		
c)	The minimum <i>front yard</i> shall be 4.5 m, provided that the minimum <i>front yard</i> to an <i>attached private garage</i> shall be 6.0 m.		
d)	The minimum <i>rear yard</i> shall be 7.5 m.		
e)	The minimum <i>interior side yard</i> shall be 1.2 m. Where common walls are <i>attached</i> , the minimum interior side yard shall be 0.0 m.		
f)	The minimum <i>exterior side yard</i> shall be 3.0 m.		
g)	The maximum <i>lot coverage</i> shall be 40%.		
h)	The maximum <i>building height</i> shall be 10.7 m.		
i)	The minimum width of an <i>attached private garage</i> shall be 3.25 m.		
j)	An <i>attached private garage</i> shall not project more than 2.5 m from the main front wall of either the first or second <i>storey</i> , whichever of the main front walls projects furthest towards the <i>front lot line</i> .		

No.	Exception (Schedule "A")	By-law Number(s)	Urban Area
<b>6.5.9.2</b>	R2-2	2014-76	King City
<p>a) The minimum <i>lot frontage</i> shall be 7.5 m.</p> <p>b) The minimum <i>lot area</i> shall be 205.0 m<sup>2</sup>.</p> <p>c) The minimum <i>front yard</i> shall be 4.5 m.</p> <p>d) The minimum <i>rear yard</i> shall be 7.5 m.</p> <p>e) The minimum <i>side yard</i> shall be 1.2 m. Where the <i>lot line</i> is shared by the common wall, the minimum <i>side yard</i> shall be 0.0 m.</p> <p>f) The minimum <i>exterior side yard</i> shall be 4.5 m.</p> <p>g) There shall be no maximum <i>lot coverage</i>.</p> <p>h) The minimum <i>pervious surface</i> for the <i>front yard</i> shall be 30%.</p> <p>i) A minimum of 2.0 <i>parking spaces</i> shall be provided per <i>unit</i>. A <i>parking space</i> within a <i>private garage</i> shall be not less than 2.75 m by 7.2 m measured from the interior walls and exclusive of any ingress/egress from the <i>dwelling</i> or other built intrusions.</p> <p>j) The maximum width of an <i>attached private garage</i> shall be 3.5 m.</p> <p>k) An open <i>porch</i>, roofed <i>porch</i> or portico not exceeding 1.5 m in <i>height</i> shall be permitted to project to a maximum 2.5 m into the <i>front yard</i>, <i>rear yard</i> or <i>exterior side yard</i>, including eaves and cornices.</p> <p>l) <i>Private garages</i> with the front face facing the <i>street</i> shall not project beyond the front face of the main <i>first storey</i> front wall of the <i>dwelling</i> or the front face of the <i>first storey</i> front <i>porch</i> or entry feature whichever projects furthest towards the <i>front lot line</i>.</p> <p>m) The maximum <i>building height</i> shall be 11.0 m.</p>			
<b>6.5.10 R3 Zone Exceptions</b>			
<b>6.5.10.1</b>	R3-1	99-75, 2007-149	Schomberg
<p>All provisions of the R3 <i>zone</i> shall apply, except that:</p> <p>a) The minimum <i>lot frontage</i> shall be 6.0 m. For a <i>corner lot</i>, the minimum <i>lot frontage</i> shall be 7.5 m.</p> <p>b) The minimum <i>lot area</i> shall be 180.0 m<sup>2</sup>.</p> <p>c) The minimum <i>front yard</i> shall be 4.5 m, provided that the minimum <i>front yard</i> to an <i>attached private garage</i> shall be 6.0 m.</p> <p>d) The minimum <i>rear yard</i> shall be 7.5 m.</p> <p>e) The minimum <i>interior side yard</i> shall be 1.5 m. Where there is a common wall between <i>units</i>,</p>			

No.	Exception (Schedule "A")	By-law Number(s)	Urban Area
f)	The minimum <i>exterior side yard</i> shall be 3.0 m.		
g)	The maximum <i>lot coverage</i> shall be 45%.		
h)	The maximum <i>building height</i> shall be 10.7 m.		
i)	The minimum width of an <i>attached private garage</i> shall be 3.25 m.		
j)	An <i>attached private garage</i> shall not project more than 2.5 m from the main front wall of either the first or second <i>storey</i> , whichever of the main front walls projects furthest towards the <i>front lot line</i> .		
<b>6.5.10.2</b>	R3-2	2008-113	Schomberg
All provisions of the R3 zone shall apply, except that:			
a)	The minimum <i>lot frontage</i> shall be 7.0 m.		
b)	The minimum <i>lot area</i> shall be 180.0 m <sup>2</sup> .		
c)	The minimum <i>front yard</i> shall be 10.0 m and the maximum <i>front yard</i> shall be 13.0 m. The minimum <i>front yard</i> to an <i>attached</i> or detached <i>private garage</i> which faces a public <i>street</i> shall be 13.0 m and the maximum <i>front yard</i> in this case shall be 14.0 m.		
d)	Notwithstanding any other provisions of this By-law, <i>attached</i> or detached <i>private garages</i> with the front face facing the <i>street</i> shall not project beyond the front face of the main <i>first storey</i> front wall of the <i>dwelling</i> or the front face of the <i>first storey</i> front <i>porch</i> or entry feature, whichever projects furthest towards the <i>front lot line</i> or <i>exterior lot line</i> which the <i>private garage</i> and front <i>porch</i> or entry feature face. Notwithstanding when a <i>private garage</i> projects beyond the front face of the main <i>first storey</i> front wall but does not project beyond the front face of the <i>first storey</i> front <i>porch</i> or entry feature, the <i>private garage</i> shall not project more than 1.5 m from the front face of the main <i>first storey</i> front wall. For the purposes of this section, the main <i>first storey</i> front wall shall be measured by including any portion of the initial 50% width of the main <i>first storey</i> front wall which is located closest and immediately adjacent to the <i>private garage</i> .		
e)	The minimum <i>pervious surface</i> of the <i>front yard</i> shall be 30%.		
<b>6.5.10.3</b>	R3-3	2012-59	King City
All provisions of the R3 zone shall apply, except that:			
a)	The minimum <i>lot frontage</i> shall be 7.5 m.		
b)	The minimum <i>lot depth</i> shall be 30.0 m.		
c)	The minimum <i>front yard</i> shall be 4.5 m.		
d)	The minimum <i>rear yard</i> shall be 7.5 m.		

No.	Exception (Schedule "A")	By-law Number(s)	Urban Area
e)	The minimum <i>interior side yard</i> shall be 3.0 m between end units, and 0.0 m between units in the same <i>building</i> .		
f)	The minimum <i>exterior side yard</i> shall be 4.5 m.		
g)	The maximum <i>building height</i> shall be 11.0 m.		
<b>6.5.10.4</b>	R3-4	2008-46, 2009-63	King City
All provisions of the R3 zone shall apply, except that:			
a)	The minimum <i>lot frontage</i> shall be 7.0 m.		
b)	The minimum <i>lot depth</i> shall be 33.0 m.		
c)	The minimum <i>front yard</i> shall be 4.5 m.		
d)	The minimum <i>rear yard</i> shall be 7.5 m.		
e)	The minimum <i>interior side yard</i> shall be 3.0 m between end units, and 0.0 m between units in the same <i>building</i> .		
f)	The minimum <i>exterior side yard</i> shall be 4.5 m.		
g)	The maximum <i>building height</i> shall be 11.0 m.		
<b>6.5.11 R4 Zone Exceptions</b>			
<b>6.5.11.1</b>	R4-1	2011-05	King City
All provisions of the R4 zone shall apply, except that:			
a)	The maximum density shall be one <i>dwelling unit</i> per 92.0 m <sup>2</sup> of <i>lot area</i> , and in no case shall the total number of <i>dwelling units</i> exceed 137.		
b)	A minimum of 1,000.0 m <sup>2</sup> , or 7% of <i>gross floor area</i> , whichever is greater, shall be used for common amenity space.		
c)	The minimum <i>lot area</i> shall be 12,470.0 m <sup>2</sup> .		
d)	The maximum lot coverage shall be 35%.		
e)	The minimum <i>lot frontage</i> shall be 255.0 m.		
f)	The maximum <i>height</i> shall be 17.5 m for a corner feature; 17.0 m for a pitched roof; and 17.2 m for a mansard roof.		
g)	A minimum of 50% of the <i>lot area</i> shall be used for <i>landscaping</i> .		
h)	The minimum number of <i>parking spaces</i> shall be 1.0 per <i>dwelling unit</i> , to be provided underground, in addition to 28.0 <i>parking spaces</i> to be provided at <i>grade</i> . In no case shall the total number of <i>parking spaces</i> be less than 165. Tandem <i>parking spaces</i> shall not be included to achieve the required minimum number of <i>parking spaces</i> .		

No.	Exception (Schedule "A")	By-law Number(s)	Urban Area
i) j) k) l)			
6.5.11.2	R4-2	91-53	Schomberg
<p>All provisions of the R4 zone shall apply, except that:</p> <ul style="list-style-type: none"> <li>a) The minimum <i>lot frontage</i> shall be 100.0 m.</li> <li>b) The minimum <i>lot area</i> shall be 5,700.0 m<sup>2</sup>.</li> <li>c) The maximum <i>lot coverage</i> shall be 50%.</li> <li>d) The minimum <i>front yard</i> shall be 7.5 m.</li> <li>e) The minimum <i>rear yard</i> shall be 7.5 m.</li> <li>f) The minimum <i>side yard</i> shall be 5.5 m.</li> <li>g) A minimum of 25% of the <i>lot area</i> shall be maintained as <i>landscaping</i>.</li> <li>h) The maximum <i>building height</i> shall be 11.0 m.</li> <li>i) The minimum number of <i>parking spaces</i> shall be 1.0 per two <i>dwelling units</i>.</li> <li>j) Lands in the abutting OS and EP zones may be used to calculate the minimum <i>lot area</i>.</li> <li>k) <i>Parking areas</i> shall be permitted in the <i>front yard</i>.</li> <li>l) One joint ingress and egress <i>driveway</i> shall be permitted at a maximum of 19.0 m in width, measured at the <i>street line</i>.</li> <li>m) The number of entrance and exit driveways from Rosalena Drive shall not exceed two and shall be a maximum of 7.5 m in width, measured at the <i>street line</i>.</li> <li>n) A <i>planting strip</i> shall not be required in relation to the <i>parking areas</i>.</li> <li>o) All <i>buildings</i> shall be setback at least 9.0 m from the floodplain.</li> </ul>			
6.5.11.3	R4-3	2001-156	Schomberg
<p>All provisions of the R4 zone shall apply, except that:</p> <ul style="list-style-type: none"> <li>a) The maximum density shall be one <i>dwelling unit</i> per 200.0 m<sup>2</sup> of <i>lot area</i>, and in no case shall the total number of <i>dwelling units</i> exceed 65. In addition, four <i>single detached dwellings existing</i> as of the date of passing of this By-law shall be permitted.</li> <li>b) A minimum of 102.0 m<sup>2</sup> shall be used for common amenity space.</li> <li>c) The minimum <i>lot area</i> shall be 12,470.0 m<sup>2</sup>.</li> <li>d) The maximum <i>lot coverage</i> shall be 21%.</li> </ul>			

No.	Exception (Schedule "A")	By-law Number(s)	Urban Area
e)	The minimum <i>lot frontage</i> shall be 9.7 m.		
f)	The maximum <i>height</i> shall be 13.0 m.		
g)	A minimum of 60% of the <i>lot area</i> shall be used for <i>landscaping</i> .		
h)	The minimum number of <i>parking spaces</i> shall be in accordance with this By-law, and a minimum of 65 <i>parking spaces</i> are to be provided below <i>grade</i> .		
i)	The minimum southerly <i>interior side yard</i> shall be 28.0 m.		
j)	The minimum westerly <i>interior side yard</i> shall be 11.0 m.		
k)	The minimum easterly <i>interior side yard</i> shall be 23.0 m.		
<b>6.5.11.4</b>	R4-4	2011-67	Schomberg
All provisions of the R4 zone shall apply, except that:			
a)	The maximum density shall be one <i>dwelling unit</i> per 127.0 m <sup>2</sup> of <i>lot area</i> , and in no case shall the total number of <i>dwelling units</i> exceed 127.		
b)	The maximum <i>building height</i> shall be 6 <i>storeys</i> and 20.6 m. In no instance shall the elevation exceed 255.80 m above sea level. The maximum <i>height</i> for a <i>building</i> enclosing a <i>swimming pool</i> shall be 6.0 m.		
c)	The minimum <i>lot area</i> shall be 16,120.0 m <sup>2</sup> .		
d)	The maximum <i>lot coverage</i> shall be 23%.		
e)	The minimum <i>lot frontage</i> shall be 30.0 m.		
f)	A minimum of 50% of the <i>lot area</i> shall be used for <i>landscaping</i> .		
g)	The minimum number of <i>parking spaces</i> shall be in accordance with this By-law, and a minimum of 65 <i>parking spaces</i> are to be provided below <i>grade</i> .		
h)	The minimum <i>front yard</i> shall be 50.0 m.		
i)	The minimum north <i>yard</i> shall be 8.0 m.		
j)	The minimum west <i>yard</i> shall be 25.0 m.		
k)	The minimum south and east <i>yards</i> shall be 10.0 m.		
l)	The parking garage shall be considered to be <i>attached</i> to the <i>main building</i> for the purposes of this By-law.		
m)	A minimum of 1.0 <i>parking spaces</i> per <i>dwelling unit</i> shall be provided, in addition to a minimum of 21.0 <i>parking spaces</i> for visitors. In no case shall the number of <i>parking spaces</i> be less than 148. Tandem <i>parking spaces</i> shall not contribute to the required number of <i>parking spaces</i> .		
n)	A <i>parking space</i> shall be no less than 3.0 m by 5.5 m.		

# Part 7 | Commercial Zones

## 7.1 List of Commercial Zones

For convenience purposes, the Commercial zones, as defined in Table 5.1, are also shown in Table 7.1.

**Table 7.1 – Commercial Zones**

Zone	Zone Symbol
<b>Commercial Zones</b>	
i) Core Area – Schomberg	CAS
ii) Core Area – King City	CAK
iii) Commercial – General	C1
iv) Commercial – Highway	C2
v) Commercial – Shopping Centre	C3

## 7.2 Permitted Uses

No person shall use any lot, building or structure for any purpose except for one or more of the uses as permitted in accordance with Table 7.2. Uses permitted in the Commercial zones are denoted by the symbol “•” in the column applicable to that zone and corresponding with the row for a permitted use in Table 7.2.

**Table 7.2 – Uses Permitted in the Commercial Zones**

Use	CAS	CAK	C1	C2	C3
<i>Apartment dwelling</i>		•			
<i>Apartment dwelling units</i> (2)	• (1)	•			
<i>Automobile repair garage</i> (3)			•	•	
<i>Automobile sales and service establishment</i> (3)				•	
<i>Automobile service station</i> (3) (4)			•	•	
<i>Automobile washing establishment</i> (3) (4)				•	
<i>Bake shop</i>	•	•	•	•	•
<i>Child care centre</i>	•	•	•		

Use	CAS	CAK	C1	C2	C3
<b>Clinic</b>	•	•	•	•	•
<b>Club</b>	•	•	•		
<b>Commercial school</b>	•	•	•		•
<b>Conservation uses</b>	•	•	•	•	•
<b>Convenience retail store (3)</b>	•	•	•	•	•
<b>Custom workshop (3)</b>	•	•	•	•	
<b>Day spa</b>	•	•	•		•
<b>Dry cleaning distribution depot</b>	•	•	•	•	•
<b>Dry cleaning establishment (3)</b>	•	•	•	•	•
<b>Farm implement dealer (3)</b>			•	•	
<b>Farmer's market</b>	•	•	•	•	•
<b>Financial establishment</b>	•	•	•	•	•
<b>Fitness centre</b>	•	•	•		•
<b>Garden and nursery sales and supply establishment</b>				•	
<b>Heavy service shop (3)</b>				•	
<b>Hotel</b>	•	•	•	•	
<b>Institutional uses</b>	•	•			
<b>Light service shop (3)</b>	•	•	•		•
<b>Long-term care home</b>	•	•			
<b>Mixed-use building (2) (3)</b>	•	•			
<b>Motel</b>				•	
<b>Office</b>	•	•	•		•
<b>Parking lot, public or parking garage, public (3)</b>	•	•			
<b>Personal service shop</b>	•	•	•		•
<b>Pet grooming establishment</b>	•	•	•		•
<b>Place of assembly</b>	•	•	•		
<b>Place of entertainment</b>	•	•	•	•	•
<b>Printing establishment</b>	•	•	•	•	•
<b>Restaurant</b>	•	•	•	•	•
<b>Retail store (3)</b>	•	•	•		•

Use	CAS	CAK	C1	C2	C3
<b>Retail warehouse</b> (3)					•
<b>Retirement home</b>	•	•	•		
<b>Shopping centre</b> (3)					•
<b>Single detached dwelling</b> (4)		•			
<b>Storage depot</b> (3)				•	
<b>Street townhouses</b>		•			
<b>Studio</b>	•	•	•	•	•
<b>Supermarket</b> (3)					•
<b>Take-out restaurant</b>	•	•	•	•	•
<b>Taxi dispatch office</b>			•	•	•
<b>Taxi station</b>				•	
<b>Tourist information centre</b>	•	•		•	
<b>Undertaking establishment</b>	•	•	•	•	
<b>Veterinary clinic</b>	•	•	•	•	•
<b>Specified Accessory Uses</b>					
<b>Accessory dwelling unit</b> (2) (5)			•	•	
<b>Bed and breakfast</b> (5) (6)	•	•			
<b>Drive-through</b> (5)			•	•	•
<b>Home occupation</b> (5)	•	•			
<b>Open product display</b> (5)	•	•	•	•	•
<b>Patio</b> (5)	•	•	•	•	•
<b>Private home day care</b> (5) (6)	•	•			
<b>Seasonal commercial use</b> (5)	•	•	•	•	•
<b>Trail</b>	•	•	•	•	•

**Special Provisions:**

- (1) *Apartment dwelling units* in the Core Area – Schomberg (CAS) zone shall only be permitted above the *first storey* of a *building* as part of a *mixed-use building*.
- (2) This *use* is subject to *amenity area* requirements under section 3.3.

- (3) This *use* or activities associated with this *use* may be subject to restrictions under the provisions of section 3.41 – Wellhead Protection Areas, where included on Schedule “B”.
- (4) Only legally *existing single detached dwellings* are permitted in the CAK zone.
- (5) This permitted *use* is subject to special provisions under Part 3.
- (6) This *use* is only permitted in a Core Area zone (CAS or CAK) in association with a legally *existing single detached dwelling*.

### 7.3 Lot and Building Requirements

No *person* shall within any Commercial zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with Table 7.3a (Core Area Zones) and Table 7.3b (Other Commercial Zones).

**Table 7.3a – Lot and Building Requirements for the Commercial – Core Area Zones**

Requirement	CAS (Schomberg)	CAK (King City)
Minimum <i>Lot Area</i>	350.0 m <sup>2</sup>	700.0 m <sup>2</sup>
Minimum <i>Lot Frontage</i>	12.0 m	15.0 m
Minimum <i>Front Yard</i>	0.0 m	2.0 m
Maximum <i>Front Yard</i>	2.5 m	4.5 m
Minimum <i>Rear Yard</i>	7.5 m	7.5 m
Minimum <i>Exterior Side Yard</i>	4.5 m	4.5 m
Minimum <i>Interior Side Yard</i> on one side	4.5 m	4.5 m
Minimum <i>Interior Side Yard</i> on the other side	1.0 m	1.0 m
Maximum <i>Lot Coverage</i>	70%	50%
Minimum required <i>step back</i> for all <i>storeys</i> above the second <i>storey</i>	1.0 m	1.0 m
Minimum number of <i>storeys</i> for the <i>main building(s)</i>	2	2
Minimum <i>Height</i>	7.0 m	7.0 m
Maximum <i>Height</i>	11.0 m	11.0 m
Maximum <i>Floor Space Index</i> (excluding <i>accessory buildings</i> and <i>structures</i> )	1.0 for all <i>commercial uses</i> on the <i>lot</i> ; No requirement for all other <i>uses</i>	0.5
Other minimum density requirements	No requirement	For stand-alone <i>residential uses</i> with no <i>commercial uses</i> , a maximum density of 20 <i>dwelling units</i> per hectare shall apply

**Table 7.3b – Lot and Building Requirements for the Other Commercial Zones**

Requirement	C1	C2	C3
Minimum <i>Lot Area</i>	700.0 m <sup>2</sup>	1,400.0 m <sup>2</sup>	2,250.0 m <sup>2</sup>
Minimum <i>Lot Frontage</i>	18.0 m	30.0 m	60.0 m
Minimum <i>Front Yard</i>	6.0 m	7.5 m	7.5 m
Maximum <i>Front Yard</i>	N/A	N/A	N/A
Minimum <i>Rear Yard</i>	7.5 m	7.5 m	15.0 m
Minimum <i>Exterior Side Yard</i>	4.5 m	7.5 m	4.5 m
Minimum <i>Interior Side Yard</i>	3.0 m	6.0 m	7.5 m
Maximum <i>Lot Coverage</i>	50%	30%	35%
Minimum <i>Height</i>	N/A	N/A	N/A
Maximum <i>Height</i>	11.0 m	11.0 m	11.0 m

## 7.4 Commercial Zone Provisions

### 7.4.1 Lot Area Exception (C2 Zone)

Notwithstanding any other provision of this By-law, where an *accessory dwelling unit* is established in the same *building* as one or more other permitted *uses* in the C2 zone, the minimum *lot area* shall be 1,900.0 m<sup>2</sup>.

### 7.4.2 Yard Exception Buffering (C3 Zone)

In addition to the provisions for *planting strips* under section 3.26, where a C3 zone abuts a public *street*, or a Residential or Open Space (OS) zone, then there shall be a minimum 15.0 m *yard* on the side that so abuts, *used* for no other purpose than *landscaping*.

## 7.5 Commercial Zone Exceptions

Notwithstanding any other provision of this By-law, the following special provisions shall apply to lands referenced in this table and delineated on Schedule “A”. Unless otherwise stated in the table, all other provisions of this By-law shall apply, including the provisions of the parent zone.

No.	Exception (Schedule “A”)	By-law Number(s)	Urban Area
<b>7.5.1 CAS Zone Exceptions</b>			
<b>7.5.1.1</b>	CAS-1	2002-137	Schomberg
a)	Two <i>dwelling units</i> shall be permitted in the upper storey of the existing <i>building</i> .		
b)	No <i>parking spaces</i> shall be required for the second <i>dwelling unit</i> . However, three <i>parking spaces</i> within the <i>garage</i> at the rear of the <i>existing building</i> shall be reserved for <i>residential use</i> .		
<b>7.5.1.2</b>	CAS-2	2005-44	Schomberg
a)	A <i>patio</i> associated with a <i>restaurant</i> not exceeding 54.0 m <sup>2</sup> shall be permitted in the west side of the <i>building</i> in accordance with the approved site plan.		
b)	The total <i>gross floor area</i> for <i>restaurants</i> shall not exceed 330.0 m <sup>2</sup> .		
c)	The minimum required <i>front yard</i> , <i>rear yard</i> and <i>side yards</i> shall be the legally <i>existing yards</i> on the date of passing of this By-law.		
d)	Parking shall be provided in accordance with this By-law, except that a deficiency of 20 parking spaces shall be recognized as a legal non-complying situation.		
e)	The minimum number of <i>parking spaces</i> for any <i>restaurant</i> use shall be 8.		
f)	The minimum <i>planting strips</i> as required by this By-law shall be 1.0 m.		
g)	A <i>parking space</i> shall be a minimum of 2.7 m by 5.5 m.		
<b>7.5.2 CAK Zone Exceptions</b>			
<b>7.5.2.1</b>	CAK-1	85-132	King City
a)	Each <i>parking space</i> shall be a minimum 2.7 m in width.		
b)	The minimum number of <i>parking spaces</i> for a <i>restaurant</i> shall be 23.		
<b>7.5.2.2</b>	CAK-2	87-112	King City
a)	Required <i>parking areas</i> shall be permitted to be located within an OS Zone within 90.0 m.		
b)	The minimum <i>front yard</i> shall be 4.1 m.		
c)	The minimum <i>rear yard</i> shall be 6.9 m.		
<b>7.5.2.3</b>	CAK-3 (H)	2016-88	King City
a)	Permitted uses shall include the uses permitted in the CAK Zone.		
b)	<i>Apartment dwelling units</i> , <i>child care centres</i> , <i>hotels</i> , <i>institutional uses</i> , <i>long-term care homes</i> ,		

No.	Exception (Schedule "A")	By-law Number(s)	Urban Area
<p><i>retirement homes</i> and <i>mixed use buildings</i> shall be subject to a Holding (H) symbol which shall be removed in accordance with the provisions of this By-law. All other permitted <i>uses</i> shall not be subject to the holding provision shown on Schedule "A".</p> <p>c) The minimum <i>lot area</i> shall be 1.0 ha.</p> <p>d) The minimum <i>lot frontage</i> shall be 110.0 m.</p> <p>e) The maximum <i>lot coverage</i> shall be 70%.</p> <p>f) A <i>planting strip</i> with a minimum width of 1.5 m shall be required abutting the full length of the <i>front lot line</i> and <i>exterior side lot line</i>.</p> <p>g) A <i>planting strip</i> with a minimum width of 3.0 m shall be required abutting the full length of the <i>rear yard</i>.</p> <p>h) <i>Driveways</i> and walkways shall be permitted to cross any <i>planting strips</i>:</p> <p>i) Where a holding provision is attached to a specific use, no person shall use any land, erect, alter or use any buildings or structures for such purposes until such time as the (H) Holding symbol is removed by an amendment to this By-law passed pursuant to Section 36 of the <u>Planning Act</u>.</p> <p>j) Council for the <i>Municipality</i> may amend this By-law to remove the (H) Holding symbol from all or parts of the lands to which are zoned with a (H) Holding symbol, to permit the development of the lands in accordance with the provisions of this By-law, at such time that the following provisions, as applicable to the relevant lands/uses, have been fulfilled:</p> <p>i) That the Council of the <i>Municipality</i> has assigned water and sanitary servicing allocation to those uses that require allocation;</p> <p>ii) A site plan has been approved by the <i>Municipality</i> as a Site Plan Development Agreement respecting the development of the use of the lands has been executed between the owner(s) and encumbrance(s), if any, of the these lands and the <i>Municipality</i>, and that such Agreement is registered on the title of the lands;</p> <p>iii) A Phase 2 Environmental Site Assessment has been conducted, to the satisfaction of the <i>Municipality</i>; and</p> <p>iv) A Remedial Action Plan has been completed. The <i>Municipality</i> shall be satisfied that any site remediation requirements and/or mitigation and/or monitoring measures, and clauses requiring the owner(s) to obtain a filed Record of Site Condition have been incorporated into the Site Plan Development Agreement referred to in (ii) above, as required by and to the satisfaction of the <i>Municipality</i>.</p>			
7.5.2.4	CAK-4	2012-15	King City
<p>a) The minimum <i>front yard</i> shall be 2.5 m from King Road.</p> <p>b) The minimum <i>side yard</i> shall be 3.4 m from Banner Lane.</p> <p>c) A <i>loading space</i> shall not be required.</p> <p>d) A <i>parking space</i> shall mean an area not less than 15.6 m<sup>2</sup>, measuring 2.7 m by 5.8 m</p>			

No.	Exception (Schedule "A")	By-law Number(s)	Urban Area
<p>exclusive of any aisles or ingress and egress lanes.</p> <p>e) <i>Planting strips</i> required by this By-law shall have a minimum width of:</p> <ul style="list-style-type: none"> <li>i) 2.5 m measured from the south <i>lot line</i>;</li> <li>ii) 1.5 m measured from the west <i>lot line</i>;</li> <li>iii) A <i>planting strip</i> shall include a 2.13 m high acoustic fence abutting the entire length of the south <i>lot line</i> and a 1.85 m high privacy fence abutting the west <i>lot line</i> for a distance of 29.6 m measured from the southwest corner of the <i>lot</i>.</li> </ul>			
7.5.2.5	CAK-5	2013-45	King City
<ul style="list-style-type: none"> <li>a) The minimum <i>front yard</i> shall be 3.8 m.</li> <li>b) A <i>loading space</i> shall not be required.</li> <li>c) The minimum number of parking spaces for all uses shall be 1 space for every 53.0 m<sup>2</sup> of <i>gross floor area</i>.</li> <li>d) A <i>planting strip</i> required by this by-law for the south <i>lot line</i> shall have a minimum width of 1.8 m measured from the south <i>lot line</i>.</li> </ul>			
7.5.2.6	CAK-6	2015-43	King City
<ul style="list-style-type: none"> <li>a) Permitted uses shall include: <ul style="list-style-type: none"> <li>i) Business or professional <i>offices</i>;</li> <li>ii) <i>Financial establishments</i>;</li> <li>iii) <i>Retail stores</i>;</li> <li>iv) Medical or dental <i>clinics</i>;</li> <li>v) A <i>dwelling</i> in accordance with the provisions of this By-law;</li> <li>vi) A <i>home occupation</i>;</li> <li>vii) A <i>bed and breakfast</i>;</li> <li>viii) <i>Light service shops</i> ("H-Holding");</li> <li>ix) <i>Personal service shops</i>;</li> <li>x) Artist or photographer <i>studios</i> and galleries;</li> <li>xi) <i>Custom workshops</i>;</li> <li>xii) Commercial schools;</li> <li>xiii) <i>Printing establishments</i>;</li> <li>xiv) Banks ("H-Holding");</li> <li>xv) Private <i>clubs</i> and institutions ("H-Holding");</li> <li>xvi) <i>Restaurants</i>, excluding <i>take-out restaurants</i> ("H-Holding");</li> <li>xvii) <i>Institutional uses</i> ("H-Holding"); and</li> <li>xviii) Private nursing homes ("H-Holding").</li> </ul> </li> </ul>			

No.	Exception (Schedule "A")	By-law Number(s)	Urban Area
b)	A <i>parking space</i> shall mean an area of not less than 14.248 m <sup>2</sup> , measuring 2.6 m by 5.48 m exclusive of any aisles or ingress and egress lanes.		
c)	A <i>planting strip</i> required by this by-law along the western <i>lot line</i> shall have a minimum width of 1.5 m measured from the western <i>lot line</i> .		
d)	The minimum <i>yards, lot area</i> and <i>lot frontage</i> shall be as they existed on the date of the passing of this By-law.		
e)	A <i>planting strip</i> required by this By-law shall have a minimum width of: <ul style="list-style-type: none"> <li data-bbox="248 583 893 621">i) 3.0 m measured from the southern <i>lot line</i>;</li> <li data-bbox="248 632 881 669">ii) 1.5 m measured from the western <i>lot line</i>;</li> </ul>		
f)	Where a "H" – Holding symbol is attached to a specific <i>use</i> above, no <i>person</i> shall <i>use</i> any land, <i>erect, alter</i> or <i>use</i> any <i>buildings</i> or <i>structures</i> for such purposes until such time as the "H" – Holding symbol is removed by an amendment to this By-law passed pursuant to Section 36 of the <u>Planning Act</u> , as amended, in accordance with the following: <ul style="list-style-type: none"> <li data-bbox="248 842 1466 1066">i) <i>Council</i> for the <i>Municipality</i> may amend this By-law to remove the Holding – "H" symbol to permit the <i>uses</i> subject to a Holding as indicated in clause a) above at such time as the <i>Municipality</i> has confirmed that satisfactory arrangements have been made with respect to the sanitary servicing of the use and on-site parking, and Site Plan Control Approval under Section 41 of the <u>Planning Act</u> has been obtained, together with a related Site Plan Development Agreement.</li> </ul>		
<b>7.5.3 C1 Zone Exceptions</b>			
<b>7.5.3.1</b>	C1-1	2013-41	King City
a)	Notwithstanding the provisions of this By-law, one or more of the following <i>uses</i> shall be permitted: <ul style="list-style-type: none"> <li data-bbox="248 1304 1442 1373">i) banks and financial services establishments, but shall not include a bank with a <i>drive through</i> or a financial services establishment with a <i>drive through</i>;</li> <li data-bbox="248 1388 513 1425">ii) banquet hall;</li> <li data-bbox="248 1440 1463 1509">iii) business and professional <i>offices</i>, but shall be permitted only upon development of the second or later phase of the lands zoned C3-4 and abutting the subject lands;</li> <li data-bbox="248 1524 1360 1593">iv) car rental, but shall not include automobile sales establishments, vehicle repair facilities, or other similar uses;</li> <li data-bbox="248 1608 797 1646">v) children’s pre-school / day nursery;</li> <li data-bbox="248 1661 678 1698">vi) children’s learning centre;</li> <li data-bbox="248 1713 610 1751">vii) <i>commercial schools</i>;</li> <li data-bbox="248 1766 594 1803">viii) <i>custom workshops</i>;</li> <li data-bbox="248 1818 724 1856">ix) do-it yourself winery/brewery;</li> <li data-bbox="248 1871 708 1908">x) education or training facility;</li> </ul>		

No.	Exception (Schedule "A")	By-law Number(s)	Urban Area
	xi)		equipment rental within a wholly enclosed <i>building</i> ;
	xii)		fitness or health centre;
	xiii)		medical or dental <i>clinics</i> ;
	xiv)		<i>office for medical practitioner or drugless practitioner</i> ;
	xv)		pet grooming, <i>pet day care</i> , and pet boarding establishments;
	xvi)		<i>place of entertainment</i> (bowling alley, indoor mini-putt golf, cinemas, theatre, and other similar uses);
	xvii)		private <i>clubs</i> ;
	xviii)		<i>printing establishments</i> ;
	xix)		<i>restaurants</i> and <i>take out restaurants</i> , but shall not include a <i>restaurant with drive through</i> ;
	xx)		<i>light service shops</i> , but shall not include a <i>retail store</i> ;
	xxi)		<i>personal service shops</i> ;
	xxii)		<i>studios</i> ;
	xxiii)		<i>undertaking establishments</i> ; and
	xxiv)		<i>veterinary clinic</i> .
b)	The following provisions shall apply:		
	i)		Minimum <i>lot area</i> : 0.5 ha
	ii)		Minimum <i>lot frontage</i> : 140.0 m
	iii)		Minimum <i>front yard</i> : 3.0 m
	iv)		Minimum <i>rear yard</i> : 7.5 m
	v)		Minimum <i>side yard</i> on one side: 3.0 m
	vi)		Minimum <i>side yard</i> on the other side: 1.5 m
	vii)		Maximum <i>lot coverage</i> : 50%
	viii)		Maximum <i>height</i> : 15.0 m
	ix)		For the purposes of this by-law, the <i>front lot line</i> shall be the southerly <i>lot line</i> (along Tatton Court), the rear <i>lot line</i> shall be the northerly <i>lot line</i> , and all other <i>lot lines</i> shall be <i>side lot lines</i> .
c)	Where an off-street <i>loading space</i> is required by this By-law, the following regulations respecting minimum <i>yard size</i> shall apply to the <i>yard</i> in which the <i>loading space</i> is <i>located</i> :		
	i)		<i>Front yard</i> : 3.0 m
	ii)		<i>Rear yard</i> : 4.5 m
	iii)		<i>Side yard</i> : 4.5 m
d)	A <i>parking space</i> means an area of not less than 15.5 m <sup>2</sup> , measuring 2.7 m by 5.75 m exclusive of any aisles or ingress and egress lanes, useable for the temporary parking or storage of <i>motor vehicles</i> , and may include a <i>private garage</i> . A minimum <i>parking aisle</i> width		

No.	Exception (Schedule "A")	By-law Number(s)	Urban Area
	of 6.5 m is required. The minimum <i>setback</i> between a <i>parking area</i> and the north property limit shall be 0.5 m.		
e)	The minimum number of <i>parking spaces</i> shall be 4.5 spaces per 100.0 m <sup>2</sup> of gross leasable area, including accessible <i>parking spaces</i> .		
f)	The minimum width of a required <i>planting strip</i> shall be 0.5 m.		
g)	Notwithstanding any other provisions of this By-law, where a Holding Symbol denoted as a "H" is shown as a suffix to the <i>zone</i> symbols:		
	i)	No <i>person</i> shall <i>use</i> any land, <i>erect</i> , <i>alter</i> or <i>use</i> any <i>building</i> or <i>structure</i> for any other purpose except the use which existed on the date that this By-law was passed, until such time as the Holding Symbol is removed by an amendment to this By-law passed pursuant to Section 36 of the <u>Planning Act</u> , as amended:	
	ii)	Council for the <i>Municipality</i> may amend this By-law to remove the Holding Symbol from all or parts of the lands, in whole or in stages, to permit the <i>development</i> of the lands in accordance with the provisions of this By-law at such time as the following provisions, as applicable, have been fulfilled:	
		1.	Site Plan Approval in accordance with Section 41 of the <u>Planning Act</u> , has been granted by the <i>Municipality</i> and that a Site Plan Development Agreement has been executed between the owner(s) of the lands and the <i>Municipality</i> , and any encumbrances, and that such agreement has been registered on title.
		2.	Detailed Urban and Architectural Design Guidelines have been approved by the <i>Municipality</i> and related architectural control program requirements have been included within the Site Plan Development Agreement referred to above.
		3.	The maximum gross leasable area of development within the Commercial Shopping Centre (C3) zone shall be 14,225.0 m <sup>2</sup> , with a maximum first phase GLA of 8,400.0 m <sup>2</sup> . The 'H' holding symbol shall not be lifted from any area within Phase 2 or later of development within the Commercial Shopping Centre (C4) zone until a population of 8,700 persons within the King City Community Plan area is expected through development approvals and the associated allocation of residential servicing capacity by the <i>Municipality</i> in accordance with Official Plan Amendment No. 72, with the exception that the area of a home improvement store and/or fitness centre or other similarly sized single use shall not be included in the calculation of the first phase GLA maximum providing the minimum GLA of each home improvement store and/or fitness centre or other similar sized use exceeds 2,300.0 sq.m. GLA.
		4.	The overall timing of <i>development</i> with respect to the related GLA and specific uses are in accordance with the phasing provisions of this By-law, Official Plan Amendment No. 72, and the Site Plan Development Agreement.
	iii)	Council for the <i>Municipality</i> may amend this By-law to remove the Holding Symbol in part/stages from portions of the lands and/or <i>zone</i> to which it applies subject to the	

No.	Exception (Schedule "A")	By-law Number(s)	Urban Area
<p>following:</p> <ol style="list-style-type: none"> <li>1. The criteria above as applicable to the relevant <i>zone</i> have been fulfilled.</li> <li>2. The amending By-law shall include a schedule which identifies the lands upon which the Holding Symbol is being removed and/or shall remain in place;</li> <li>3. The criteria above shall continue to apply to the lands upon which the Holding Symbol shall remain in place.</li> </ol>			
7.5.3.2	C1-2	2015-102	King City
<p>a) One or more of the following <i>uses</i> shall be permitted, except for those uses for which the "H" Holding symbol is attached:</p> <ol style="list-style-type: none"> <li>i) Banks or other <i>financial establishments</i> ("Holding");</li> <li>ii) Business or professional <i>offices</i>;</li> <li>iii) <i>Commercial schools</i>;</li> <li>iv) <i>Custom workshops</i>;</li> <li>v) A <i>dwelling</i> in accordance with the provisions of Section 3.1;</li> <li>vi) <i>Institutional uses</i>;</li> <li>vii) <i>Light service shops</i>;</li> <li>viii) Medical or dental <i>clinics</i>;</li> <li>ix) <i>Personal service shops</i>;</li> <li>x) Private <i>clubs</i> and institutions;</li> <li>xi) <i>Printing establishments</i>;</li> <li>xii) <i>Restaurants</i>, excluding take-out restaurants ("Holding");</li> <li>xiii) <i>Studios</i>; and</li> <li>xiv) <i>Undertaking establishments</i>.</li> </ol> <p>b) The minimum <i>lot area</i> shall be 1246.0 m<sup>2</sup>.</p> <p>c) The minimum <i>front yard</i> shall be 3.59 m.</p> <p>d) The minimum side yard shall be 1.04 m on one side.</p> <p>e) A <i>parking space</i> shall have a minimum area of 13.75 m<sup>2</sup>, measuring 2.5 m by 5.5 m exclusive of any aisles or ingress and egress lanes.</p> <p>f) A total of 13.0 grassed <i>parking spaces</i> shall be permitted.</p> <p>g) A <i>planting strip</i> shall have a minimum width of 2.0 m measured from the western <i>lot line</i> and 1.0 m measured from the southern <i>lot line</i>.</p> <p>h) Notwithstanding any other provisions of this By-law, where a "H" – Holding symbol is attached to a specific <i>use</i> identified in a) above, no <i>person</i> shall <i>use</i> any land, <i>erect</i>, <i>alter</i> or <i>use</i> any <i>buildings</i> or <i>structures</i> for such purposes until such time as the "H" – Holding symbol is removed by an amendment to this By-law passed pursuant to Section 36 of the <u>Planning Act</u>, as amended.</p>			

No.	Exception (Schedule "A")	By-law Number(s)	Urban Area
i)	Council for the <i>Municipality</i> may amend this By-law to remove the Holding – "H" symbol to permit the <i>uses</i> above at such time as the <i>Municipality</i> has confirmed that satisfactory arrangements have been made with respect to the sanitary servicing of the use and on-site parking, and Site Plan Control Approval under Section 41 of the <u><i>Planning Act</i></u> has been obtained, together with a related Site Plan Development Agreement.		
<b>7.5.4 C2 Zone Exceptions</b>			
7.5.4.1	C2-1	85-90	King City
a)	The permitted <i>uses</i> shall be restricted to an <i>automobile service station</i> , a <i>restaurant</i> and a <i>dwelling unit</i> .		
b)	The minimum <i>rear yard</i> shall be 9.1 m.		
c)	The minimum <i>side yard</i> shall be 0.4 m.		
<b>7.5.5 C3 Zone Exceptions</b>			
7.5.5.1	C3-1	90-89	Schomberg
a)	Notwithstanding the provisions of this By-law, the minimum <i>side yard</i> on the south side only shall be 0.15 m.		
7.5.5.2	C3-2	91-9	Schomberg
a)	Any <i>yard</i> which abuts a future road allowance, or a road allowance, or a public <i>street</i> shall be a minimum of 3.5 m in width and shall be only used as a <i>planting strip</i> .		
b)	Any joint ingress and egress <i>driveway</i> ramp shall be a maximum of 13.0 m in width, measured along the <i>street line</i> .		
c)	A building supply centre shall be a permitted <i>use</i> .		
d)	An <i>open storage</i> compound shall be permitted as an <i>accessory use</i> to an existing on-site building supply centre, provided that the size of the open storage compound shall be limited to 1.5 times the <i>ground floor area</i> of the building supply centre, to a maximum of 1,980.0 m <sup>2</sup> , and for the purposes of this calculation, only a <i>building</i> or <i>structure</i> for the storage of building materials shall be considered part of the building supply centre and that such open storage compound shall be fenced.		
e)	The location of any <i>building</i> or <i>structure</i> for the storage of building materials shall be in accordance with the provisions of this By-law.		
f)	The maximum <i>lot coverage</i> for an <i>accessory building</i> or <i>structure</i> to the building supply centre shall be 6%.		
g)	The <i>height</i> of any required continuous hedgerow of evergreens or shrubs, or combination of berm and hedgerow, shall be 2.0 m.		
h)	A <i>planting strip</i> shall not be required in any <i>rear yard</i> .		
i)	That any unshielded <i>rear yard</i> or <i>exterior side yard</i> of an open storage compound shall be		

No.	Exception (Schedule "A")	By-law Number(s)	Urban Area
j)	adequately screened.		
k)	<p>Notwithstanding any other provision of this By- law, where a Holding Symbol denoted by an "H" is shown as a suffix to the zone symbol for the Commercial Shopping Centre (C3) zone, no <i>person</i> shall <i>use</i> such lands, <i>buildings</i> or <i>structures</i> except for such purposes existing as of the date of the passing of this By-law, and furthermore, no <i>person</i> shall <i>use</i> any land, <i>erect</i>, <i>alter</i> or <i>use</i> any <i>buildings</i> or <i>structures</i> for any other purpose until such time as the Holding Symbol is removed by an amendment to this By-law passed pursuant to Section 35 of the <u>Planning Act</u>, as amended.</p> <p>Council for the <i>Municipality</i> may amend this By-law to remove the Holding Symbol from these lands, or part thereof, to permit the development of these lands, or part thereof, in accordance with the provisions of clause (a) above, at such time as:</p> <ul style="list-style-type: none"> <li>i) A Site Plan Development Agreement respecting the development of and use of these lands has been executed between the owner(s) and encumbrance(s), if any, of these lands and the <i>Municipality</i>, and that such Agreement is registered on the title of these lands;</li> <li>ii) An Agreement respecting the provision and installation of a sanitary sewer, service connections and appurtenances thereto, to the subject lands has been executed between the owner (s) and encumbrance(s), if any, of these lands and the <i>Municipality</i>, and that such Agreement is registered on the title of these lands; and</li> <li>iii) A contract has been awarded by the <i>Municipality</i> respecting the provision and installation of a sanitary sewer service connections and appurtenances thereto to the subject lands.</li> </ul>		
<b>7.5.5.3</b>	C3-3 (H)	2013-14	Schomberg
a)	<p>One or more of the following <i>uses</i> shall be permitted:</p> <ul style="list-style-type: none"> <li>i) animal hospitals;</li> <li>ii) banks or other <i>financial establishments</i>;</li> <li>iii) business or professional <i>offices</i>;</li> <li>iv) <i>commercial schools</i>;</li> <li>v) <i>dry cleaning distribution depot</i> and <i>dry cleaning establishment</i> ("H" – Holding)</li> <li>vi) <i>institutional uses</i>;</li> <li>vii) medical or dental <i>clinics</i> ("H" – Holding);</li> <li>viii) pet grooming establishment (for the purposes of this by-law, a pet grooming establishment shall mean a service commercial establishment in which a person(s) furnishes grooming services to canines or felines such as cleaning, shampooing, hair cutting, styling, tooth, skin or hair treatments, brushing, combing and ancillary clipping and grinding and other similar activities, together with uses ancillary thereto such as an administration office and accessory retail sales but does not include a kennel, <i>veterinary clinic</i> or include any overnight accommodations or boarding);</li> </ul>		

No.	Exception (Schedule "A")	By-law Number(s)	Urban Area
	ix) <i>printing establishments;</i>		
	x) <i>private clubs;</i>		
	xi) <i>private schools;</i>		
	xii) <i>restaurants, take out restaurants and restaurants including drive-throughs to a maximum of 50% of building gross floor area and that an outdoor patio shall only be permitted as an accessory use to a restaurant and shall not exceed 50% of the gross floor area devoted to patron use of the restaurant;</i>		
	xiii) <i>retail stores;</i>		
	xiv) <i>light service shops; and</i>		
	xv) <i>personal service shops.</i>		
b)	A minimum <i>front yard</i> measured from Highway 27 of 6.0 m shall be required.		
c)	A minimum <i>rear yard</i> measured from Rose Cottage Lane of 6.0 m shall be required.		
d)	A minimum <i>side yard</i> measured from Dr. Kay Drive of 6.0 m shall be required.		
e)	A minimum <i>side yard</i> measured from the north property line of 6.0 m shall be required.		
f)	A <i>yard</i> exception buffering of 6.0 m measured from Highway 27, 6.0 m measured from Dr. Kay Drive, 6.0 m measured from Rose Cottage Lane and 2.5 m measured from the north <i>lot line</i> shall be required.		
g)	The <i>loading space</i> requirement shall be 0 (zero) spaces.		
h)	A <i>parking space</i> shall mean an area not less than 15.12 m <sup>2</sup> , measuring 2.75 m by 5.5 m exclusive of any aisles or ingress and egress lanes.		
i)	A <i>parking space</i> requirement of 4.6 spaces per 100.0 m <sup>2</sup> of total <i>gross floor area</i> .		
j)	A <i>planting strip</i> with a minimum width of 2.5 m shall be required from the north <i>lot line</i> .		
k)	A <i>planting strip</i> required by this By-law shall include a wood privacy fence set at a <i>height</i> of 1.85 m.		
l)	Notwithstanding any other provisions of this By-law, a Holding Symbol denoted as an "H" to the zone symbol shall require that no <i>person</i> use any land, <i>erect, alter</i> or use any <i>building</i> or <i>structures</i> for any other purpose until such time as the Holding Symbol (H) is removed by an amendment to this By-law passed pursuant to Section 36 of the <u>Planning Act</u> .		
m)	Council for the <i>Municipality</i> may amend this By-law to remove the Holding Symbol (H) to permit the development of these lands in accordance with the provisions of the by-law at such time as a Site Plan Development Agreement relating to the development of subject lands has been executed between the <i>Municipality</i> and the owner(s) of the lands, and any encumbrance(s), and that such Agreement has been registered on the title of the land.		
n)	Notwithstanding any other provisions of this By-law, where a "H" – Holding symbol is attached to a specific use identified above, no <i>person</i> shall use any land, <i>erect, alter</i> or use any <i>buildings</i> or <i>structures</i> for such purposes until such time as the "H" – Holding symbol is removed by an amendment to this By-law passed pursuant to Section 36 of the <u>Planning Act</u> , as amended. Council for the <i>Municipality</i> may amend this By-law to remove the Holding – "H"		

No.	Exception (Schedule "A")	By-law Number(s)	Urban Area
symbol to permit the applicable <i>uses</i> at such time as the <i>Municipality</i> has confirmed the completion of a Risk Assessment and Risk Management Plan in accordance with the <u>Ontario Clean Water Act</u> , as amended.			
7.5.5.4	C3-4	2013-41	King City
a)	<p>Notwithstanding the provisions of the C3 zone, one or more of the following <i>uses</i> shall be permitted, which shall be inclusive of a shopping centre with one or more of the following:</p> <ul style="list-style-type: none"> <li>i) <i>automobile service station</i> with gas bar, with or without a <i>convenience retail store</i> and <i>restaurant</i> as an <i>accessory use</i>, but shall be limited to one only, and shall not include public garages, mechanical or autobody, or other similar vehicle repair facilities;</li> <li>ii) <i>automobile washing establishment</i>, but shall be limited to one only, and shall not include public garages, mechanical or autobody, or other similar vehicle repair facilities;</li> <li>iii) <i>bakery</i>;</li> <li>iv) <i>commercial club</i>;</li> <li>v) <i>convenience retail store</i>;</li> <li>vi) <i>banks</i> and <i>financial establishments</i> with or without <i>drive throughs</i>;</li> <li>vii) <i>business</i> and <i>professional offices</i>, but shall be permitted only in Phase 2 or later in accordance with this By-law;</li> <li>viii) <i>butcher</i>;</li> <li>ix) <i>commercial schools</i>;</li> <li>x) <i>financial services</i> (insurance broker, real estate, stock broker);</li> <li>xi) <i>fitness</i> or <i>health centre</i>;</li> <li>xii) <i>grocery store / supermarket</i>, but shall be limited to one only and a maximum gross leasable area (GLA) of 4,950.0 m<sup>2</sup>;</li> <li>xiii) <i>home improvement store</i>;</li> <li>xiv) <i>store</i> selling liquor and/or wine and/or beer;</li> <li>xv) <i>medical</i> or <i>dental clinics</i>;</li> <li>xvi) <i>office</i> for <i>medical practitioners</i> or <i>drugless practitioners</i>;</li> <li>xvii) <i>pet grooming</i>, <i>pet day care</i>, and <i>pet boarding establishments</i>;</li> <li>xviii) <i>place of entertainment</i> (bowling alley, indoor mini-putt golf, cinemas, theatre, and other similar uses);</li> <li>xix) <i>private clubs</i>;</li> <li>xx) <i>private schools</i>;</li> <li>xxi) <i>printing establishments</i>;</li> <li>xxii) <i>restaurants</i>, <i>take out restaurants</i> and <i>drive through restaurants</i>, which may include outdoor <i>patio</i> areas;</li> </ul>		

No.	Exception (Schedule "A")	By-law Number(s)	Urban Area
	xxiii)		<i>retail stores</i> with a minimum gross leasable area of 185.0 sq.m., but shall not include automobile/vehicle sales establishments;
	xxiv)		a maximum of 12 retail stores with a gross leasable area of less than 185.0 sq.m. (maximum of 6 in Phase 1), in accordance with this By-law
	xxv)		seasonal outdoor garden centre as an <i>accessory use</i> to a grocery store/ <i>supermarket</i> ;
	xxvi)		<i>light service shops</i> ;
	xxvii)		<i>personal service shops</i> , including a <i>dry cleaning distribution depots</i> ; and
	xxviii)		<i>veterinary clinic</i> .
b)			Notwithstanding the provisions of this By-law, no person shall use any lot or erect, alter or use any building or structure except in accordance with the following provisions:
	i)		Minimum <i>lot area</i> : 5.0 ha
	ii)		Minimum <i>lot frontage</i> : 170.0 m
	iii)		Minimum <i>front yard</i> : 3.0 m
	iv)		minimum <i>rear yard</i> : 4.5 m
	v)		Minimum <i>side yard</i> : 3.0 m
	vi)		Maximum gross leasable area: 14,225.0 m <sup>2</sup> (to be constructed in two or more phases in accordance with this By-law)
	vii)		Maximum <i>height</i> : 15.0 m
c)			For the purposes of this by-law, the <i>front lot line</i> shall be the southerly <i>lot line</i> (along King Road), the rear lot line shall be the northerly <i>lot line</i> (along Tatton Court), and all other <i>lot lines</i> shall be <i>side lot lines</i> .
d)			The maximum gross leasable area (GLA) of the first phase of development within the Commercial Shopping Centre (C3) <i>zone</i> shall be 8,400.0 m <sup>2</sup> until a population of 8,700 persons within the King City Community Plan area is expected through development approvals and the associated allocation of residential servicing capacity by the <i>Municipality</i> in accordance with Official Plan Amendment No. 72, with the exception that the area of a home improvement store and/or fitness centre or other similarly sized single use shall not be included in the calculation of the first phase GLA maximum provided that the minimum GLA of each home improvement store and/or fitness centre or other similar sized use exceeds 2,300.0 m <sup>2</sup> GLA.
e)			The 'H' holding symbol shall not be lifted from any area within Phase 2 or later of development (GLA in excess of 8,400.0 m <sup>2</sup> ) within the Commercial Shopping Centre (C3) <i>zone</i> until a population of 8,700 persons within the King City Community Plan area is expected through development approvals and the associated allocation of residential servicing capacity by the <i>Municipality</i> in accordance with Official Plan Amendment No. 72.
f)			A seasonal outdoor garden centre accessory to a grocery store/ <i>supermarket</i> will not be included in the calculation of any GLA limitations.
g)			A maximum of 6 <i>retail store</i> units with a GLA less than 185.0 m <sup>2</sup> shall be permitted in the first

No.	Exception (Schedule "A")	By-law Number(s)	Urban Area
			phase as identified in this By-law, and an additional 6 <i>retail store</i> units with GLA less than 185.0 m <sup>2</sup> shall be permitted in Phase 2 or later as identified in this By-law.
h)			An automobile gas bar, <i>automobile service station</i> , and/or <i>automobile washing establishment</i> shall be located a minimum of 150.0 m from the intersection of King Road and Dufferin Street. For the purposes of this section, the <i>lot lines</i> along King Road and Dufferin Street may be extended to their hypothetical point of intersection.
i)			A minimum of 50% of the street frontages of King Road and Dufferin Street will be comprised of building façade with no parking or driveway areas located between the <i>building</i> and the <i>street</i> , or in accordance with a Site Plan Development Agreement that has been executed and entered into with the <i>Municipality</i> .
j)			The single use units exceeding 2,300.0 m <sup>2</sup> GLA excepted in this By-law will be permitted in Phase 1 providing parking and access requirements are met, without amendment to this By-law.
k)			Notwithstanding any other provisions of this By-law, where an off-street <i>loading space</i> is required by this By-law, the following regulations respecting minimum <i>yard</i> size shall apply to the <i>yard</i> in which the space is located: <ul style="list-style-type: none"> <li>i) <i>Front yard</i>: 3.0 m</li> <li>ii) <i>Rear yard</i>: 4.5 m</li> <li>iii) <i>Side yard</i>: 3.0 m</li> </ul>
l)			Notwithstanding any <i>yard</i> requirements in this by-law, where a Commercial Shopping Centre (C3) zone abuts a public <i>street</i> , or a Residential or Open Space <i>zone</i> , then there shall be a minimum 3.0 m <i>yard</i> on the side that so abuts, used for no other purpose than <i>landscaping</i> .
m)			A <i>parking space</i> means an area of not less than 15.5 m <sup>2</sup> , measuring 2.7 m by 5.75 m exclusive of any aisles or ingress and egress lanes, useable for the temporary parking or storage of motor vehicles, and may include a <i>private garage</i> . A minimum <i>parking aisle</i> width of 6.5 m is required.
n)			Notwithstanding the provisions of this By-law, the minimum number of <i>parking spaces</i> shall be 4.5 <i>parking spaces</i> per 100.0 m <sup>2</sup> of GLA, including accessible spaces.
o)			The minimum width of a <i>planting strip</i> shall be 0.5 m.
p)			Notwithstanding any other provisions of this By-law, where a Holding Symbol denoted as a "H" is shown as a suffix to the Zone symbols: <ul style="list-style-type: none"> <li>i) No person shall <i>use</i> any land, <i>erect</i>, <i>alter</i> or <i>use</i> any <i>building</i> or <i>structure</i> for any other purpose except the following listed below, until such time as the Holding Symbol is removed by an amendment to this By-law passed pursuant to Section 36 of the <u>Planning Act</u>, as amended:</li> <li>ii) the use which existed on the date that this By-law was passed.</li> <li>iii) Council for the <i>Municipality</i> may amend this By-law to remove the Holding Symbol from all or parts of the lands, in whole or in stages, to permit the development of the lands in accordance with the provisions of this By-law at such time as the following</li> </ul>

No.	Exception (Schedule "A")	By-law Number(s)	Urban Area
			<p>provisions, as applicable, have been fulfilled:</p> <ol style="list-style-type: none"> <li>1. Site Plan Approval in accordance with Section 41 of the <u>Planning Act</u>, has been granted by the <i>Municipality</i> and that a Site Plan Development Agreement has been executed between the owner(s) of the lands and the <i>Municipality</i>, and any encumbrance(s), and that such agreement has been registered on title.</li> <li>2. Detailed Urban and Architectural Design Guidelines have been approved by the <i>Municipality</i> and related architectural control program requirements have been included within the Site Plan Development Agreement referred to above.</li> <li>3. The maximum gross leasable area (GLA) of development within the Commercial Shopping Centre (C3) zone shall be 14,225.0 m<sup>2</sup>, with a maximum first phase GLA of 8,400.0 m<sup>2</sup>. The 'H' holding symbol shall not be lifted from any area within Phase 2 or later of development within the Commercial Shopping Centre (C3) zone until a population of 8,700 persons within King City is expected through development approvals and the associated allocation of residential servicing capacity by the <i>Municipality</i> in accordance with Official Plan Amendment No. 72, with the exception that the area of a home improvement store and/or fitness centre or other similarly sized single use shall not be included in the calculation of the first phase GLA maximum providing the minimum GLA of each home improvement store and/or <i>fitness centre</i> or other similar sized <i>use</i> exceeds 2,300.0 m<sup>2</sup> GLA.</li> <li>4. The overall timing of <i>development</i> with respect to the related GLA and specific uses are in accordance with the phasing provisions of this By-law, Official Plan Amendment No. 72, and the Site Plan Development Agreement referred to above.</li> </ol> <p>iv) Council for the <i>Municipality</i> may amend this By-law to remove the Holding Symbol in part/stages from portions of the lands and/or <i>zone</i> to which it applies subject to the following:</p> <ol style="list-style-type: none"> <li>1. The criteria above as applicable to the relevant <i>zone</i> have been fulfilled;</li> <li>2. The amending By-law shall include a schedule which identifies the lands upon which the Holding Symbol is being removed and/or shall remain in place;</li> <li>3. The criteria above shall continue to apply to the lands upon which the Holding Symbol shall remain in place.</li> </ol>

# Part 8 | Employment Zones

## 8.1 List of Employment Zones

For convenience purposes, the Employment zones, as defined in Table 5.1, are also shown in Table 8.1.

**Table 8.1 – Employment Zones**

Zone	Zone Symbol
<b>Employment Zones</b>	
i) Employment – Restricted	E1
ii) Employment – General	E2

## 8.2 Permitted Uses

No person shall use any lot, building or structure for any purpose except for one or more of the uses as permitted in accordance with Table 8.2. Uses permitted in the Employment zones are denoted by the symbol “•” in the column applicable to that zone and corresponding with the row for a permitted use in Table 8.2.

**Table 8.2 – Uses Permitted in the Employment Zones**

Use	E1	E2
<b><i>Automobile body repair garage</i></b> (2) (3)		•
<b><i>Automobile repair garage</i></b> (2) (3)	•	•
<b><i>Bakery</i></b> (3)		•
<b><i>Building supply and equipment depot</i></b> (2) (3)		•
<b><i>Club</i></b>	•	
<b><i>Custom workshop</i></b> (2) (3)	•	•
<b><i>Dry cleaning establishment</i></b> (2) (3)	•	
<b><i>Farm implement dealer</i></b> (2)		•
<b><i>Heavy industrial use</i></b> (2) (3)		•
<b><i>Heavy service shop</i></b> (2) (3)	•	•
<b><i>Light industrial use</i></b> (2) (3)	•	•
<b><i>Light service shop</i></b> (2) (3)	•	•

Use		E1	E2
<i>Manufacturing establishment, heavy</i>	(2) (3)		•
<i>Manufacturing establishment, light</i>	(2) (3)	•	•
<i>Office</i>		•	•
<i>Place of assembly</i>		•	•
<i>Storage depot</i>	(2)	•	•
<i>Taxi dispatch office</i>		•	•
<i>Taxi station</i>			•
<i>Truck or bus terminal</i>	(2)		•
<i>Warehouse</i>	(2)	•	•
<i>Conservation uses</i>		•	•
<i>Trail</i>		•	•
<b>Specified Accessory Uses</b>			
<i>Ancillary retail</i>	(1)	•	•
<i>Open storage</i>	(1)		•

**Special Provisions:**

- (1) This *use* is subject to special provisions under Part 3.
- (2) This *use* or activities associated with this *use* may be subject to restrictions under the provisions of section 3.41 – Wellhead Protection Areas, where included on Schedule “B”.

### 8.3 Lot and Building Requirements

No *person* shall within any Employment zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with Table 8.3.

**Table 8.3 – Lot and Building Requirements for the Employment Zones**

Requirement	E1	E2
Minimum <i>Lot Area</i>	1,400.0 m <sup>2</sup>	1,400.0 m <sup>2</sup>
Minimum <i>Lot Frontage</i>	30.0 m	30.0 m
Minimum <i>Front Yard</i>	6.0 m	6.0 m
Minimum <i>Rear Yard</i>	11.0 m	11.0 m
Minimum <i>Interior Side Yard</i>	6.0 m	6.0 m
Minimum <i>Exterior Side Yard</i>	6.0 m	6.0 m
Maximum <i>Lot Coverage</i>	50%	50%
Maximum <i>Height</i>	11.0 m	11.0 m

### 8.4 Employment Zone Provisions

#### 8.4.1 Parking Restricted

- a) Notwithstanding any other provision of this By-law, in any E1 or E2 zone, a *parking area* or *loading space* as required by this By-law shall not be permitted within:
  - i) the required minimum *front yard*;
  - ii) the required minimum *exterior side yard*; and
  - iii) on *lots* less than 0.8 ha in *lot area*, *parking areas* and *loading spaces* shall not be permitted in the *front yard*.
- b) The provisions of clause a) of this subsection shall not be construed so as to restrict the location of a *driveway*, bicycle parking or pedestrian walkways.

#### 8.4.2 Yard Abutting Residential Zone

Notwithstanding any other *yard* requirement in this By-law, where an E1 or E2 zone abuts a Residential zone, then a *yard* of 30.0 m minimum shall be provided where the zones so abut, of which not less than 6.0 m shall be provided and maintained as *landscaping* in accordance with the requirements of section 3.26 (Planting Strips).

**8.4.3 Residential Use Prohibited**

Notwithstanding any other provision of the By-law, no *building* shall be *erected, altered or used* for residential purposes in an E1 or E2 zone unless such *building* was legally used for that purpose at the date of passing of this By-law.

**8.4.4 Gate House (E2 Zone Only)**

Notwithstanding the *yard* and *setback* provisions of this By-law, in an E2 zone, a gate house shall be permitted in a *front* or *side yard* or in the area between the *street line* and the required *setback*.

**8.5 Employment Zone Exceptions**

Notwithstanding any other provision of this By-law, the following special provisions shall apply to lands referenced in this table and delineated on Schedule “A”. Unless otherwise stated in the table, all other provisions of this By-law shall apply, including the provisions of the parent zone.

No.	Exception (Schedule “A”)	By-law Number(s)	Urban Area
<b>8.5.1 E1 Zone Exceptions</b>			
<b>8.5.1.1</b>	E1-1	84-88	Schomberg
a) The minimum <i>front yard</i> shall be 7.5 m. b) The <i>yard</i> abutting a Future Use (F) zone shall be 9.0 m.			<b>LPAT Appeal: PL170869</b>  Section 8.5.1.1, as it relates to the F (Future Use) zone.
<b>8.5.1.2</b>	E1-2	86-67	
a) The minimum number of <i>parking spaces</i> shall be 17. b) The minimum <i>front yard</i> shall be 18.9 m. c) The minimum <i>rear yard</i> shall be 10.0 m.			
<b>8.5.1.3</b>	E1-3	91-5	Schomberg
a) Permitted <i>uses</i> shall be limited to one of the <i>uses</i> permitted in the E1 zone. b) A minimum of 61 <i>parking spaces</i> are to be provided based upon a ratio of 1 <i>parking space</i> for each 24.0 m <sup>2</sup> of <i>gross floor area</i> for a permitted industrial <i>use</i> , up to a maximum of 1,462.0 m <sup>2</sup> and at a ratio of 1 <i>parking space</i> for each 27.0 m <sup>2</sup> of <i>gross floor area</i> thereafter.			
<b>8.5.1.4</b>	E1-4	91-5	Schomberg
a) Permitted <i>uses</i> shall be limited to one of the <i>uses</i> permitted in the E1 zone. b) The minimum <i>side yard</i> on the west side only shall be 1.8 m. c) A minimum of 55 <i>parking spaces</i> are provided based upon a ratio of 1 <i>parking space</i> for each 40.0 m <sup>2</sup> of <i>gross floor area</i> for a permitted industrial <i>use</i> , up to a maximum of 2,200.0 m <sup>2</sup> and at a ratio of 1 <i>parking space</i> for each 270.0 m <sup>2</sup> of <i>gross floor area</i> .			

No.	Exception (Schedule "A")	By-law Number(s)	Urban Area
<b>8.5.1.5</b>	E1-5	2000-71	Schomberg
<p>a) Permitted <i>uses</i> are limited to:</p> <ul style="list-style-type: none"> <li>i) manufacturing or industrial undertaking that is conducted and wholly contained in an enclosed <i>building</i> and is not a prohibited <i>use</i> by this By-law;</li> <li>ii) <i>commercial use</i> incidental to manufacturing including warehousing and storage;</li> <li>iii) business and professional <i>office</i>;</li> <li>iv) service industries, excluding public garage, engine and body repair or paint shop;</li> <li>v) regular place of business of a master electrician or plumber, the servicing or repair of exhaust or electrical systems, furnace and oil burners, water and air coolers and domestic water heaters.</li> </ul> <p>b) The minimum <i>lot frontage</i> shall be 15.0 m.</p> <p>c) The minimum <i>side yard</i> on the south side for a <i>structure</i> legally <i>existing</i> shall be 0.6 m. Any <i>addition</i> or new <i>structure</i> shall have a minimum <i>side yard</i> of 6.0 m.</p> <p>d) The maximum <i>floor area</i> shall be 185.0 m<sup>2</sup>.</p>			
<b>8.5.1.6</b>	E1-6	2009-61	Schomberg
<p>a) The <i>uses</i> permitted are limited to any manufacturing or industrial undertaking that is conducted and wholly contained within an enclosed <i>building</i> and is not considered obnoxious or hazardous by reason of sound, odour, flammability, dust, fumes or smoke and a <i>commercial use</i> incidental to manufacturing including warehousing and indoor storage, an <i>office</i>, or a plumbing shop, sheet metal shop, <i>printing establishment</i> and similar <i>uses</i>.</p> <p>b) The minimum <i>front yard</i> measured from Magnum Drive shall be 7.5 m.</p> <p>c) The minimum number of <i>loading spaces</i> shall be 0 (zero).</p> <p>d) Any <i>parking space</i> shall be a minimum of 16.2 m<sup>2</sup> (2.7 m by 6 m).</p> <p>e) The minimum number of <i>parking spaces</i> shall be 1.0 for each 37.2 m<sup>2</sup> of <i>gross floor area</i>.</p>			
<b>8.5.1.7</b>	E1-7	2007-58	Schomberg
<p>a) Permitted uses shall include the uses permitted in the E1 zone and the following:</p> <ul style="list-style-type: none"> <li>i) <i>Automobile service station</i>;</li> <li>ii) <i>Automobile washing establishment</i>;</li> <li>iii) Medical or dental <i>clinics</i>;</li> <li>iv) <i>Retail stores</i> directly related to industry or serving the industrial function and employees of the industrial area;</li> <li>v) <i>Light service shops</i>;</li> <li>vi) <i>Personal service shops</i>;</li> <li>vii) A wholesale establishment which conducts retail sales on the same premise and is directly related to industry or serves the industrial function and employees of the</li> </ul>			

No.	Exception (Schedule "A")	By-law Number(s)	Urban Area
			industrial area;
	viii)		A private or commercial <i>club</i> ;
	ix)		<i>Custom workshop</i> including woodworking or furniture manufacturing;
	x)		<i>Convenience retail store</i> ; and
	xi)		<i>Restaurants</i> , including drive-in and take-out.
b)			Notwithstanding the provisions of this By-law, heavy service shops and automobile body and engine repair shops shall not be permitted.
c)			<i>Parking areas</i> shall be permitted in the <i>front yard</i> or <i>exterior side yard</i> .
d)			A minimum <i>planting strip</i> of 6.0 m shall be provided along a <i>Regional street</i> , which shall be provided within and along the entire <i>lot frontage</i> and shall be used for no purpose other than <i>landscaping</i> , but shall not prevent an access <i>driveway</i> .
e)			Minimum <i>planting strip</i> of 3.0 m shall be provided along a <i>local street</i> , which shall be provided within and along the entire frontage of the <i>lot</i> and shall be used for no purpose other than <i>landscaping</i> , but shall not prevent an access <i>driveway</i> .
f)			Notwithstanding the provisions of this By-law, the minimum <i>setback</i> for <i>lot lines</i> opposite a public <i>street</i> for all <i>buildings, structures</i> and <i>uses</i> including a <i>parking area</i> shall be 3.0 m except where such yard <i>abuts</i> an existing residential <i>use</i> , in which case the <i>planting strip</i> provisions of this By-law shall apply. Notwithstanding these provisions, any <i>yard</i> or <i>planting strip</i> required above shall be maintained.
g)			All <i>parking areas</i> and <i>driveways</i> shall be surface treated with asphalt.
h)			The minimum <i>lot area</i> shall be 0.5 ha.
i)			The minimum <i>lot frontage</i> shall be 40.0 m.
j)			The minimum <i>exterior side yard</i> shall be 15.0 m.
k)			The <i>front lot line</i> shall be the <i>lot line</i> that divides the <i>lot</i> from the <i>street</i> but in the case of a <i>corner lot</i> the shorter of the two lines shall be deemed the <i>front lot line</i> , and provided further that in the case of a <i>corner lot</i> which has an abutting <i>sight triangle</i> the centre point of the <i>sight triangle</i> shall be deemed to be the point of intersection of the <i>front lot line</i> and <i>side lot line</i> ; or with two <i>street lines</i> of equal lengths, the <i>lot line</i> that abuts the wider <i>street</i> or abuts a Regional or Provincial road or highway shall be deemed to be the <i>front lot line</i> , and in the case of both <i>streets</i> being under the same jurisdiction and of the same width, the <i>lot line</i> where the principal access to the <i>lot</i> is provided shall be deemed to be the <i>front lot line</i> .
l)			Where a zone symbol is followed by the Holding (H) provision, no <i>person</i> shall <i>use</i> the land, <i>erect, alter</i> or <i>use</i> any <i>building</i> or <i>structures</i> to which the (H) applies for any <i>use</i> other than the <i>use</i> which existed on the date this By-law was passed, until the (H) is removed in accordance with the <u>Planning Act</u> .
m)			Council for the <i>Municipality</i> may amend this By-law to remove the (H) Holding symbol from all or parts of the land which are zoned with a Holding (H) symbol, to permit the <i>development</i> of the lands in accordance with the provisions of this By-law, at such time that the following

No.	Exception (Schedule "A")	By-law Number(s)	Urban Area
n)	provisions, as applicable to the relevant lands/zone(s), have been fulfilled.		
o)	To remove the Holding (H) symbol, the <i>Region</i> shall have advised the Municipality in writing:		
i)	that it is no earlier than six (6) months prior to the expected completion of the Schomberg Sewage Treatment Plant Expansion and the Schomberg Water Supply System Expansion; or,		
ii)	that it is satisfied that the <i>Municipality</i> has approved a transfer of servicing allocation to this development that is not dependent upon the construction of infrastructure; or,		
iii)	that the Regional Commissioner of Transportation and Works has confirmed servicing allocation for this development by a suitable alternative method;		
iv)	A Site Plan has been approved by the Municipality and a Site Plan Development Agreement respecting the development of and use of the lands has been executed between the owner(s) and encumbrance(s), if any, of these lands and the Municipality, and that such Agreement is registered on title to the lands.		
v)	An evaluation of the Ministry of Environment Guidelines for Compatibility between Industrial Facilities and Sensitive Land Uses for the specific use of any lot/block, as may be required by the <i>Municipality</i> , has been completed. The <i>Municipality</i> shall be satisfied that any special/additional setbacks or yards above the minimum required by the by-law and/or other measures to mitigate noise, dust, odour, vibration and similar matters determined to be necessary by the evaluation have been incorporated into the Site Plan and the Site Plan Development Agreement, as required by and to the satisfaction of the <i>Municipality</i> .		
<b>8.5.1.8</b>	E1-8	2007-58	Schomberg
a)	Permitted <i>uses</i> shall include uses permitted in the E1 zone and:		
i)	A private or commercial <i>club</i> ;		
ii)	<i>Custom workshop</i> including woodworking or furniture manufacturing; and		
iii)	<i>Light service shops</i> .		
b)	All <i>parking areas</i> and <i>driveways</i> shall be surface treated with asphalt or similar material.		
c)	Requirements for <i>planting strips</i> shall not apply except where this <i>zone</i> abuts a residential <i>use</i> .		
d)	<i>Parking areas</i> shall be permitted in the <i>front yard</i> or <i>exterior side yard</i> .		
e)	A minimum <i>planting strip</i> of 3.0 m shall be provided along a local <i>street</i> , which shall be provided within and along the entire frontage of the <i>lot</i> and shall be used for no purpose other than <i>landscaping</i> , but shall not prevent an <i>access driveway</i> .		
f)	The minimum <i>lot area</i> shall be 0.7 ha.		
g)	The minimum <i>lot frontage</i> shall be 50.0 m.		

No.	Exception (Schedule "A")	By-law Number(s)	Urban Area
h)	Where retail sales <i>accessory</i> to a permitted principal industrial or manufacturing use are permitted, the floor area of the accessory <i>retail use</i> shall not exceed 30% of the <i>gross floor area</i> of the entire unit devoted to the industrial or manufacturing use or a maximum of 930.0 m <sup>2</sup> , whichever is the lesser, and this floor area shall be separated from the rest of the unit by a solid partition.		
i)	Where a holding (H) symbol is shown, the holding provisions of E1-7 shall apply.		
<b>8.5.1.9</b>	E1-9 (H)	N/A	King City
a)	<p>Permitted <i>uses</i> shall include only:</p> <ul style="list-style-type: none"> <li>i) <i>offices</i>;</li> <li>ii) <i>research, education and training uses</i>;</li> <li>iii) <i>data processing and related facilities</i>;</li> <li>iv) <i>light industrial uses and light manufacturing uses</i>; and</li> <li>v) <i>parks, trails and conservation uses</i>.</li> </ul> <p>b) <i>Accessory retail uses</i> shall be permitted, up to a maximum of the lesser of 465.0 m<sup>2</sup> or 10% of the <i>gross floor area</i> of the other permitted <i>industrial</i> or employment <i>uses</i>.</p> <p>c) A pharmacy or drug dispensary shall be permitted provided it is located on the <i>first storey</i> of a <i>medical office building</i>, and the maximum <i>gross floor area</i> shall be limited to the lesser of 372.0 m<sup>2</sup> or 10% of the <i>gross floor area</i> of the <i>medical office use</i>.</p> <p>d) A maximum of one hardware <i>retail store</i> shall be permitted up to a maximum <i>gross floor area</i> of 279.0 m<sup>2</sup>, provided the hardware <i>retail store</i> is tied to a principal <i>use</i> or <i>uses</i> within the same <i>building</i>, of which the hardware <i>retail store</i> is <i>accessory</i>.</p> <p>e) <i>Accessory restaurants</i> shall be permitted up to a maximum <i>gross floor area</i> of 139.0 m<sup>2</sup>, provided that:</p> <ul style="list-style-type: none"> <li>i) The restaurant is located in the <i>first storey</i> of the <i>building</i>;</li> <li>ii) There is a maximum of one <i>restaurant</i> in each <i>building</i>;</li> <li>iii) The <i>restaurant</i> is only permitted in a <i>building</i> with <i>office uses</i>; and</li> <li>iv) Exterior access to the <i>restaurant</i> is not provided.</li> </ul> <p>f) Employment <i>uses</i> shall be subject to a Holding (H) symbol. Until such time as the Holding symbol is lifted, only <i>existing uses</i> are permitted. The Council for the <i>Municipality</i> may amend this By-law to remove the Holding – "H" symbol provided the <i>Municipality</i> has confirmed that satisfactory arrangements have been made with respect to the sanitary servicing of the use, and Site Plan Control Approval under Section 41 of the <i>Planning Act</i> has been obtained, together with a related Site Plan Development Agreement.</p>		
<b>8.5.1.10</b>	E1-10 (H)	N/A	King City
a)	Permitted <i>uses</i> shall include only:		

No.	Exception (Schedule "A")	By-law Number(s)	Urban Area
	<ul style="list-style-type: none"> <li>i) <i>offices;</i></li> <li>ii) <i>research, education and training uses;</i></li> <li>iii) <i>data processing and related facilities;</i></li> <li>iv) <i>light industrial uses and light manufacturing uses; and</i></li> <li>iv) <i>parks, trails and conservation uses.</i></li> </ul>		<ul style="list-style-type: none"> <li>b) In addition to the permitted uses under clause a) of this subsection, a maximum of 3,716.0 m<sup>2</sup> of <i>gross floor area</i> for <i>commercial uses</i> shall be permitted on lands zoned E1-10. Of this maximum:               <ul style="list-style-type: none"> <li>i) A maximum of 279.0 m<sup>2</sup> shall be permitted for <i>convenience retail stores</i>.</li> <li>ii) A maximum of 279.0 m<sup>2</sup> shall be permitted for computer software stores.</li> <li>iii) An office supply store shall be permitted.</li> <li>iv) A maximum of 372.0 m<sup>2</sup> shall be permitted for no more than one <i>financial institution</i>.</li> <li>v) A maximum of 372.0 m<sup>2</sup> shall be permitted for <i>print establishments</i>.</li> <li>vi) A maximum of 372.0 m<sup>2</sup> shall be permitted for <i>child care centres</i>.</li> <li>vii) A <i>fitness centre</i> shall be permitted.</li> <li>viii) A maximum of 465.0 m<sup>2</sup> shall be permitted for a maximum of three <i>restaurants</i>. Of this, only one <i>restaurant</i> shall be permitted to include a <i>drive-through</i>.</li> <li>ix) A maximum of 372.0 m<sup>2</sup> shall be permitted for personal service shops.</li> <li>x) Automated banking machines shall be permitted.</li> </ul> </li> <li>c) For the purposes of clarifying clause b) of this subsection, the following <i>uses</i> shall not be permitted:               <ul style="list-style-type: none"> <li>i) <i>food stores, grocery stores and supermarkets;</i></li> <li>ii) <i>department stores or other general merchandise stores, and retail warehouse uses;</i></li> <li>iii) <i>retail stores;</i></li> <li>iv) <i>service commercial uses;</i></li> <li>v) <i>home improvement centres, building centres, garden centres, or any combination of these uses;</i></li> <li>vi) <i>tires, batteries, automotive parts and/or accessories stores;</i></li> <li>vii) <i>automobile service stations, automobile repair garages, automobile body repair garages, automobile sales and service establishments and automobile washing establishments;</i></li> <li>viii) <i>open storage and open product display;</i></li> <li>ix) <i>storage depots; and</i></li> <li>x) <i>new uses which include the storage or manufacture of materials or use of petroleum-based fuels and/or solvents; pesticides, herbicides, fungicides or fertilizers; construction equipment; inorganic chemicals; road salt and contaminants as identified</i></li> </ul> </li> </ul>

No.	Exception (Schedule “A”)	By-law Number(s)	Urban Area
			<p>by the Province; the generation and storage of hazardous waste or liquid industrial waste, and waste disposal sites and facilities; organic soil conditioning sites and the storage and application of agricultural and non-agricultural source organic materials; and snow storage and disposal facilities.</p> <p>d) Employment <i>uses</i> and <i>ancillary uses</i> shall be subject to a Holding (H) symbol. Until such time as the Holding symbol is lifted, only existing uses are permitted. The Council for the <i>Municipality</i> may amend this By-law to remove the Holding – “H” symbol in accordance with the following provisions:</p> <p>i) The holding symbol may be removed at such time as the <i>Municipality</i> has confirmed that satisfactory arrangements have been made with respect to the sanitary servicing of the use, and Site Plan Control Approval under Section 41 of the <i>Planning Act</i> has been obtained, together with a related Site Plan Development Agreement.</p> <p>ii) The holding symbol may be removed to permit the ancillary <i>commercial uses</i> in accordance with the following provisions:</p> <ol style="list-style-type: none"> <li>1. A maximum of 1,858.0 m<sup>2</sup> of permitted ancillary <i>commercial uses</i>, including up to two <i>restaurants</i>, shall be permitted only upon construction and occupation of 1,858.0 m<sup>2</sup> of <i>office, employment and institutional uses</i> on lands zoned E1-9, E1-11 or E1-12.</li> <li>2. A further 465.0 m<sup>2</sup> of permitted ancillary <i>commercial uses</i> shall be permitted only upon construction and occupation of a further 1,858.0 m<sup>2</sup> of employment <i>uses</i> on lands zoned E1-9, E1-11 or E1-12.</li> <li>3. The remaining 1,394.0 m<sup>2</sup> of permitted ancillary <i>commercial uses</i> shall be permitted to be constructed only upon construction and occupation of a further 2,787.0 m<sup>2</sup> of employment <i>uses</i> on lands zoned E1-9, E1-11 or E1-12.</li> </ol>
<b>8.5.1.11</b>	E1-11 (H)	N/A	King City
			<p>a) All of the provisions of the E1-9 zone shall apply, except that <i>institutional uses</i> shall be additional permitted <i>uses</i>.</p> <p>b) The provisions of the E1-9 zone shall apply with respect to the holding symbol.</p>
<b>8.5.1.12</b>	E1-12 (H)	N/A	King City
			<p>a) All of the provisions of the E1-9 zone shall apply, except that:</p> <ol style="list-style-type: none"> <li>i) A cafeteria, <i>fitness centre</i> and recreational facilities for private use shall be additional permitted ancillary <i>uses</i>.</li> <li>ii) The maximum <i>height</i> shall be 20.0 m.</li> <li>iii) The minimum interior side yard shall be 4.5 m.</li> </ol>

No.	Exception (Schedule "A")	By-law Number(s)	Urban Area
<b>8.5.2 E2 Zone Exceptions</b>			
<b>8.5.2.1</b>	E2-1	2007-58	Schomberg
a)	Permitted <i>uses</i> shall include those uses in the E2 zone, as well as <i>light service shops</i> , private or commercial <i>clubs</i> and <i>custom workshops</i> including woodworking or furniture manufacturing.		
b)	All <i>parking areas</i> and <i>driveways</i> shall be surface treated with asphalt.		
c)	<i>Planting strip</i> requirements shall not apply except where the <i>zone</i> abuts a residential <i>use</i> .		
d)	Minimum <i>planting strip</i> of 3.0 m shall be provided along a local <i>street</i> , which shall be provided within and along the entire frontage of the lot and shall be used for no purpose other than landscaping, but shall not prevent an access driveway.		
e)	The minimum <i>lot area</i> shall be 0.35 ha.		
f)	The minimum <i>lot frontage</i> shall be 50.0 m.		
g)	The minimum <i>exterior side yard</i> shall be 15.0 m.		
h)	The <i>front lot line</i> shall be the <i>lot line</i> that divides the lot from the <i>street</i> but in the case of a <i>corner lot</i> the shorter of the two lines shall be deemed the <i>front lot line</i> , and provided further that in the case of a <i>corner lot</i> which has an abutting <i>sight triangle</i> the centre point of the <i>sight triangle</i> shall be deemed to be the point of intersection of the <i>front lot line</i> and <i>side lot line</i> ; or with two <i>street lines</i> of equal lengths, the <i>lot line</i> that abuts the wider <i>street</i> or abuts a Regional or Provincial road or highway shall be deemed to be the <i>front lot line</i> , and in the case of both <i>streets</i> being under the same jurisdiction and of the same width, the <i>lot line</i> where the principal access to the <i>lot</i> is provided shall be deemed to be the <i>front lot line</i> .		
i)	Where retail sales <i>accessory</i> to a permitted principal industrial or manufacturing use are permitted, the <i>gross floor area</i> of the <i>accessory retail use</i> shall not exceed 30% of the <i>gross floor area</i> of the entire unit devoted to the industrial or manufacturing use or a maximum of 930.0 m <sup>2</sup> , whichever is the lesser, and this <i>gross floor area</i> shall be separated from the rest of the unit by a solid partition.		
j)	Where a holding (H) symbol is shown, the holding provisions of E1-7 shall apply.		
<b>8.5.2.2</b>	E2-2	2007-58	Schomberg
a)	The provisions of E2-1 shall apply, except that the minimum <i>lot area</i> shall be 1.0 ha.		
b)	A <i>community centre</i> shall be permitted.		

# Part 9 | Other Zones

## 9.1 List of Other Zones

For convenience purposes, the Other zones, as defined in Table 5.1, are also shown in Table 9.1.

**Table 9.1 – Other Zones**

Zone	Zone Symbol
<b>Other Zones</b>	
i) Institutional	I
ii) Future Use	F
iii) Open Space	OS
iv) Environmental Protection	EP

**LPAT Appeal: PL170869**  
 Table 9.1 (ii)  
 Table 9.2 as it relates to the F (Future Use zone only).

## 9.2 Permitted Uses

No person shall use any lot, building or structure for any purpose except for one or more of the uses as permitted in accordance with Table 9.2. Uses permitted in the Other zones are denoted by the symbol “•” in the column applicable to that zone and corresponding with the row for a permitted use in Table 9.2.

**Table 9.2 – Uses Permitted in the Other Zones**

Use	I	F	OS	EP (4)
<b>Agricultural use</b> (1) (2)		•	•	
<b>Cemetery</b>	•			
<b>Child care centre</b>	•			
<b>Club</b>	•			
<b>Commercial greenhouse</b> (1) (2)		•		
<b>Community centre</b>	•			
<b>Community garden</b> (3)	•		•	
<b>Farmer’s market</b>	•			
<b>Farm greenhouse</b> (1) (2)		•		
<b>Hospital</b>	•			

Use	I	F	OS	EP (4)
<b>Institutional residence</b> (3)	•			
<b>Institutional uses</b>	•			
<b>Long-term care home</b>	•			
<b>Nursery</b> (1)		•		
<b>Place of assembly</b>	•			
<b>Place of worship</b>	•			
<b>Private park</b>	•		•	
<b>Private school</b>	•			
<b>Public park</b>	•		•	
<b>Public school</b>	•			
<b>Recreational use</b>	•		•	
<b>Retirement home</b>	•			
<b>Single detached dwelling</b> (1) (4)		•		
<b>Tourist information centre</b>	•			
<b>Conservation uses</b>	•	•	•	•
<b>Trail</b>	•	•	•	•
<b>Specified Accessory Uses</b>				
<b>Accessory dwelling unit</b> (3)	•			
<b>Accessory retail</b> (3)	•			
<b>Bed and breakfast</b> (1) (3)		•		
<b>Farm produce stand</b> (1)		•		
<b>Home occupation</b> (1) (3)		•		
<b>Private home day care</b> (1) (3)		•		

**Special Provisions:**

- (1) Only legally *existing uses* are permitted.
- (2) This *use* or activities associated with this *use* may be subject to restrictions under the provisions of section 3.41 – Wellhead Protection Areas, where included on Schedule “B”.

- (3) This *use* is subject to special provisions under Part 3.
- (4) Permitted *uses* in the EP Zone as it applies to portions of King City may include other *uses*, as provided in accordance with the provisions for the Oak Ridges Moraine Conservation Plan Area under Section 3.21. This may include previously authorized *single detached dwellings* in accordance with this By-law and Part 1, Section 7 of the Oak Ridges Moraine Conservation Plan.

**LPAT Appeal: PL170869**  
 Table 9.3 as it relates to the F (Future Use zone only).

### 9.3 Lot and Building Requirements

No *person* shall within any Other *zone* use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with Table 9.3.

**Table 9.3 – Lot and Building Requirements for the Other Zones**

Requirement	I	F	OS	EP
Minimum <i>Lot Area</i>	1,900.0 m <sup>2</sup>	10.0 ha	N/A	N/A
Minimum <i>Lot Frontage</i>	30.0 m	180.0 m	N/A	N/A
Minimum <i>Front Yard</i>	7.5 m	15.0 m ( <i>detached dwelling</i> ) 18.0 m ( <i>other uses</i> )	9.0 m	N/A
Minimum <i>Rear Yard</i>	15.0 m	23.0 m	9.0 m	N/A
Minimum <i>Interior Side Yard</i>	4.5 m or ½ <i>height</i> of main <i>building</i> , whichever is greater	9.0 m	9.0 m	N/A
Minimum <i>Exterior Side Yard</i>	7.5 m	15.0 m	9.0 m	N/A
Maximum <i>Lot Coverage</i>	30%	20% (60% for <i>commercial</i> or <i>farm green-houses</i> )	20%	N/A
Maximum <i>Height</i>	11.0 m	11.0 m	N/A	N/A

## 9.4 Other Zone Provisions

**LPAT Appeal: PL170869**

### 9.4.1 Existing Uses in the F Zone

Section 9.4 as it relates to the F (Future Use zone only).

In the F zone, only legally *existing uses* are permitted.

### 9.4.2 Existing Uses to Continue (EP Zone)

Where a *building or structure* had previously been legally *erected* and/or land legally *used* at the date of the passing of this By-law, such *buildings* and lands may continue to be *used* for the same purposes, but shall not be *enlarged*. Where these zones are regulated by a Conservation Authority, any proposed works may be subject to the applicable regulation as described under section 3.38.

## 9.5 Other Zone Exceptions

Notwithstanding any other provision of this By-law, the following special provisions shall apply to lands referenced in this table and delineated on Schedule “A”. Unless otherwise stated in the table, all other provisions of this By-law shall apply, including the provisions of the parent zone.

No.	Exception (Schedule “A”)	By-law Number(s)	Urban Area
<b>9.5.1 I Zone Exceptions</b>			
<b>9.5.1.1</b>	I-1	95-104	Schomberg
a)	The minimum <i>side yard</i> on the east side shall be 1.7 m.		
b)	The <i>parking spaces</i> shall be provided on the basis of one space for each 17.8 m <sup>2</sup> of ground floor area for the initial 250.0 m <sup>2</sup> of ground floor area and in accordance with the provisions of this By-law for any additional floor area.		
<b>9.5.1.2</b>	I-2	88-86	Schomberg
A <i>retirement home</i> and <i>accessory uses, buildings and structures</i> shall be permitted subject to the following requirements:			
a)	The minimum <i>lot area</i> shall be 6.8 ha.		
b)	The minimum <i>lot frontage</i> shall be 18 0 m.		
c)	The minimum <i>front yard</i> for a principal <i>building or structure</i> shall be 13 0 m.		
d)	The minimum <i>rear yard</i> for a principal <i>building or structure</i> shall be 35.0 m.		
e)	The minimum <i>side yard</i> for a principal <i>building or structure</i> on the west side only, shall be 3.0 m.		
f)	The minimum <i>side yard</i> for a principal <i>building or structure</i> , on the east side only, shall be 20.0 m.		
g)	The maximum <i>floor area</i> for a principal <i>building or structure</i> shall be 1,400 m <sup>2</sup> .		
h)	The maximum <i>lot coverage</i> shall be 850.0 m <sup>2</sup> .		

No.	Exception (Schedule "A")	By-law Number(s)	Urban Area
i)	The maximum <i>height</i> for <i>all</i> buildings and <i>structures</i> shall be 11.0 m.		
j)	The maximum number of persons boarded and lodged shall be 32.		
k)	Each habitable suite shall have a minimum floor area of 18.0 m <sup>2</sup> and each habitable suite shall provide a minimum floor area of 9.0 m <sup>2</sup> per person.		
l)	Notwithstanding the provisions above, <i>accessory buildings</i> or <i>structures</i> may be located closer to the <i>front lot line</i> and <i>side lot line</i> than a principal <i>building</i> or <i>structure</i> provided that: <ul style="list-style-type: none"> <li>i) The minimum <i>front yard</i> shall be 75.0 m;</li> <li>ii) The minimum <i>rear yard</i> shall be 15.0 m; and</li> <li>iii) The minimum <i>side yard</i> shall be 10.0 m.</li> </ul>		
m)	Notwithstanding the provisions above, no habitable <i>buildings</i> or <i>structures</i> shall be located within 9.0 m from the top-of-bank or 15.0 m measured horizontally, whichever is the greater, from the edge of any watercourse or body of water.		
n)	The minimum number of <i>parking spaces</i> shall be 34.		
<b>9.5.1.3</b>	I-3	88-14	Schomberg
a)	The <i>uses</i> permitted shall include a sewage pumping station, standby generator, <i>parking area</i> and <i>accessory uses</i> .		
b)	For the purposes of calculating the <i>lot</i> and <i>building</i> requirements under the I-5 zone, abutting lands which are under the same ownership as the subject lands may be used in any calculation to satisfy these requirements.		
c)	The minimum <i>lot area</i> shall be 1,800.0 m <sup>2</sup> .		
d)	The minimum <i>front yard</i> shall be 5.0 m.		
e)	The minimum <i>rear yard</i> shall be 4.5 m.		
f)	The minimum <i>side yard</i> shall be 3.0 m.		
<b>9.5.2 F Zone Exceptions</b>			
<b>9.5.2.1</b>	F-1	2012-157	King City
a)	Two <i>existing single detached dwellings</i> shall be permitted.		
b)	The minimum <i>lot area</i> shall be 2.5 ha.		
c)	The minimum <i>lot frontage</i> shall be 70.0 m.		
d)	The location of the <i>buildings</i> , <i>structures</i> and <i>dwellings</i> existing on the day of the passing of this By-law shall be permitted to continue, and may be expanded, <i>enlarged</i> , or reconstructed, but all other provisions of this By-law shall apply.		
<b>9.5.2.2</b>	F-2	N/A	King City
a)	<i>Agricultural uses</i> shall be permitted.		
b)	A <i>single detached dwelling</i> shall be permitted in association with a permitted <i>agricultural use</i> .		

No.	Exception (Schedule "A")	By-law Number(s)	Urban Area
<b>9.5.3 OS Zone Exceptions</b>			
None at this time			
<b>9.5.4 EP Zone Exceptions</b>			
None at this time			

## Part 10 | Effective Date

### 10.1 By-laws Repealed

All existing Zoning) By-laws adopted under the Planning Act, as amended, as they apply to any part of the *defined area*, are hereby repealed.

### 10.2 Effective Date

The By-law shall come into force on the date of its final passing.

**READ** a **FIRST** and **SECOND** time this 26th day of June, 2017.

**READ** a **THIRD** time and **FINALLY PASSED** this 26th day of June, 2017.

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Steve Pellegrini  
Mayor

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Kathryn Moyle  
Clerk