

Zone Your
ST. CATHARINES

City of St. Catharines

Zoning By-Law

December 16, 2013



FOREWARD

Council passed this City of St. Catharines Comprehensive Zoning By-law 2013-283 on December 16, 2013.

This consolidation of the Zoning By-law incorporates amendments made since December 16, 2013, up to and including Amendment No. 90, passed April 8, 2024, and as set out on Table A.

TABLE 'A'
ZONING BY-LAW AMENDMENTS
(Contained in this Consolidation)

ZBA No.	Name/Location	File No.	Approval			Purpose/Notes
			By-law No.	Council	Final	
1	11 Permilla St., 13 Permilla St. and a portion of 38 St. Paul St. West	60.35.997	2014 - 50	03/31//2014	03/31/2014	Amends Schedule A20 to rezone the subject lands from Local Convenience Commercial (C1), Low Density Residential-Traditional Neighbourhood (R2) and Medium Density Mixed Use (M1) to Medium Density Residential (R3 -125); and, amends Section 13.1 to add Special Provision 125.
2	294 and 310 Fourth Avenue	60.35.989 Vol. 2	2014 - 72	04/14/2014	04/14/2014	Amends Schedule A19 to rezone 294 and 310 Fourth Ave. from Major Commercial (C4-30-H14) to Major Commercial (C4-30) for the purpose of lifting Holding Provision 14 from the subject lands; and, amends Section 14.1 to remove Holding Provision H14 from the By-law.
3	176 Oakdale Avenue	60.35.569 Vol. 4	2014 - 115	04/28/2014	04/28/2014	Amends Schedule A21 to rezone 176 Oakdale from Medium Density Residential (R3-44-H15) to Medium Density Residential (R3-44) for the purpose of lifting Holding Provision 15 from the subject lands; and, amends Section 14.1 to remove Holding Provision H15 from the By-law.

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4	40 Woodburn Avenue	60.35.1004	2014 - 238	09/22/2014	09/22/2014	Amends Schedule A15 to rezone 40 Woodburn Ave. from Medium Density Residential (R3-47-H8) to Medium Density Residential (R3-47) for the purpose of lifting Holding Provision 8 from the subject lands; and, amends Section 14.1 to remove Holding Provision 8 from the By-law.
5	97 Bunting Road	60.35.959 Vol. 2	2014 - 279	11/17/2014	11/17/2014	Amends Schedule A16 to rezone 97 Bunting Rd. from Low Density Residential – Suburban Neighbourhood (R1-H9) to Low Density Residential - Suburban Neighbourhood (R1) for the purpose of lifting Holding Provision 9 from the subject lands; and, amends Section 14.1 to remove Holding Provision 9 from the By-law.
6	65 (63) Main Street	60.35.1005	2015 - 47	03/30/2015	03/30/2015	Amends Schedule A7 to rezone the approximate rear easterly one-third of 65 (63) Main St. from Low Density Residential - Traditional Neighbourhood (R2-7) to Minor Green Space (G2) to permit the existing detached garage and lands behind the garage to be used in conjunction with the Canadian Henley Grandstand.
7	74 Welland Avenue	60.35.1006	2015 - 114	05/11/2015	05/11/2015	Amends Schedule A14 to rezone 74 Welland Ave. from Local Convenience Commercial (C1-93) to Local Convenience Commercial (C1-93-130) to permit a 2 or 3 unit standalone residential use; and, amends Section 13.1 to add Special Provision 130 applying to the subject lands.

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8	1024 Vansickle Road North (also includes 1032,1034 and 1036 Vansickle Road North)	60.35.487 Vol.2	2015 - 144	06/08/2015	06/08/2015	Amends Schedule A13 to rezone 1032, 1034, 1036 and a portion of 1024 Vansickle Rd. North from Low Density Residential - Suburban Neighbourhood (R1) to Medium Density Residential (R3-129); and, amends Section 13.1 to add Special Provision 129 applying to the subject lands; and, amends Section 15.2 to add Schedule B-28.
9	212 Lakeport Road	60.35.1008	2015 - 233	09/28/2015	09/28/2015	Amends Schedule A8 to rezone 212 Lakeport Rd. from Community Commercial (C2) to High Density Residential (R4-131-H1); and, amends Section 13.1 to add Special Provision 131 applying to the subject lands; and, amends Section 15.2 to add Schedule B-29. (see also Amendment No. 21)
10	52 Lakeport Road	60.35.1007	2015 - 242	10/05/2015	10/05/2015	Amends Schedule A7 to rezone the northerly portion of 52 Lakeport Rd., containing the Dalhousie House, from Conservation/Natural Area (G1) to Community Commercial (C2-132); and, amends Section 13.1 to add Special Provision 132 applying to the subject lands; and, amends Section 15.2 to add Schedule B-30.
11	General Amendment - Accessible Parking Requirements	60.35.1 Vol. AAG	2015 - 246	10/20/2015	10/20/2015	Amends Section 3, Subsection 3.7, 3.8 and 3.8.1 to revise accessible parking space size, requirements, and exemptions.

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12	49 Melody Trail and 41 Wildwood Road	60.35.1011	2015 - 268	11/16/2015	11/16/2015	Amends Schedule A3 to rezone a portion of 49 Melody Trail, and a portion of 41 Wildwood Road, from Conservation/Natural Area (G1) to Low Density Residential-Traditional Neighbourhood (R2).
13	26 Oakdale Avenue	60.35.1012	2016 - 5	01/11/2016	01/11/2016	Amends Schedule A21 to lift Holding Provision H1 from the southerly portion of lands formerly known as 26 Oakdale Ave., and including properties 38A, 42 and 46 Oakdale Ave.
14	1539,1559,1569 Fourth Avenue	60.35.306 Vol.3	2016 - 47	03/21/2016	03/21/2016	Amends the zoning on the subject lands (located on part of Schedules A11, 12, 17 and 18 to facilitate the severance of a surplus farm dwelling (1569 Fourth Avenue) and to allow accessory agri-tourism uses within the existing greenhouse on 1539 Fourth Avenue; and, amends Section 13.1 to add Special Provision 133 applying to the subject lands; and, amends Section 15.2 to add Schedule B-31.
15	360 Martindale Road	60.35.586 Vol.2	2016 - 98	04/18/2016	04/18/2016	Amends Schedule A6 to rezone a portion of 360 Martindale Road from Conservation/Natural Area (G1) to Low Density Residential -Suburban Neighbourhood (R1-134), and Low Density Residential - Suburban Neighbourhood (R1) to Low Density Residential – Suburban Neighbourhood (R1-134); and, amends Section 13.1 to add Special Provision 134 applying to the subject lands.

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			By-law No.	Council	Final	
16	88 Merritt Street	60.35.1975 Vol.3	2016 -100	04/18/2016	04/18/2016	Amends Section 13.1 to revise Special Provision 108; and, amends Section 15.2 to remove Schedule B-14.
17	98 Welland Avenue	60.35.1013	2016 -132	05/16/2016	05/16/2016	Amends Schedule A14 to rezone 98 Welland Avenue from Medium Density Residential (R3) to Medium Density Residential (R3 -135); and, amends Section 13.1 to add Special Provision 135 applying to the lands.
18	63 Cecil Street (former Meadowvale School site)	60.35.1014	2016 - 117	05/02/2016	05/02/2016	Amends Schedule A7 to rezone a portion of the subject lands from Local Neighbourhood Institutional (I1) to Conservation/Natural Area (G1), from Local Neighbourhood Institutional (I1) to Minor Green Space (G2), from Conservation/Natural Area (G1) to Local Neighbourhood Institutional (I1-136), and from Local Neighbourhood Institutional (I1) to Local Neighbourhood Institutional (I1-136); and, amends Section 13.1 to add Special Provision 136; and, amends Section 15.2 to add Schedule B-32.
19	General Amendment – City Initiated ‘Housekeeping’ Amendment	60.35.11 Vol.D	2016-148	06/13/2016	06/13/2016	Minor amendments to various Sections of the Zoning By-law to better clarify and enhance implementation, interpretation, intent of by-law provisions; includes amendment to Schedule A7 to rezone a portion of City owned lands known municipally as 101 Linwell Rd. and 383 Lake St.; Sections of the Comprehensive Zoning By-law that are amended include 1.1.3, 1.1.6, 1.17, 2.2.1, 2.2.2, 2.2.4, 2.2.4.1, 2.2.4.3, 2.5, 2.5.1, 2.10.1, 2.10.2, 2.15.1, 2.15.1.1, 2.15.4, 2.15.5, 2.17, 2.19, 3.9,

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19 con't						3.12.1, 3.13.1, 3.14, 4.2, 5.2.1, 5.3, 5.3.1, 5.4, 5.4.1, 5.5, 5.5.1, 5.6, 5.6.1, 5.7, 6.2, 6.4, 6.4.1, 7.3.4 to 7.3.8, 8.3, 8.4, 8.5, 8.6, 11.2, 11.2.1, 11.3, 11.5, certain definitions in Section 12, Special Provisions 19, 23, 47, 62, 65, 124, Schedule A7 for 101 Linwell Rd. and 383 Lake St., and Sections 15, 15.4, 16, 16.1.5.
20	6 and 10 Dalhousie Avenue	60.35.1	2016- 191	07/26/2016	07/26/2016	Amends Schedule A7 to lift Holding Provision H13 from the subject lands; and, amends Section 14.1 to remove Holding Provision H13 from the By-law.
21	212 Lakeport Road	60.35.1008 Vol. 2	2016- 208	08/22/2016	08/22/2016	Amends Schedule A8 to lift Holding Provision H1 from the subject lands. (see also Amendment No. 9)
22	57 Carlisle Street	60.35.1018	2016- 209	08/22/2016	08/22/2016	Amends Schedule A14 to rezone 57 Carlisle St. from Downtown Traditional Main Street (C6-92) to Downtown Commercial Core (C5-92).
23	37 Warkdale Drive	60.35.939 Vol. 3	2016- 289	11/21/2016	11/21/2016	Amends Schedule A21 to rezone a portion of the property from Conservation/Natural Area (G1) and Low Density Residential - Suburban Neighbourhood (R1) to Low Density Residential - Suburban Neighbourhood (R1-137), and to rezone a portion of the property from Low Density Residential - Suburban Neighbourhood (R1) to Conservation/Natural Area (G1); and, amends Section 13.1 to add Special Provision 137; and, amends Section 15.2 to add Schedule B-33.

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24	368 Martindale Road	60.35.1015	2016- 319	12/19/2016	12/19/2016	Amends Schedule A6 to rezone the westerly portion of the subject property from Low Density Residential - Suburban Neighbourhood (R1) to Low Density Residential - Suburban Neighbourhood (R1-138); and, amends Section 13.1 to add Special Provision 138 applying to the lands; and, amends Section 15.2 to add Schedule B-34.
25	21 Lincoln Avenue	60.35.1025	2017- 57	03/06/2017	03/06/2017	Amends Schedule A21 to rezone the lands from Low Density Residential-Traditional Neighbourhood (R2-H1) to Low Density Residential-Traditional Neighbourhood (R2) for the purpose of lifting Holding Provision H1 from the subject lands.
26	4 Berkley Drive	60.35.1021	2017- 67	03/20/2017	03/20/2017	Amends Schedule A10 to rezone 4 Berkley Drive from Low Density Residential - Suburban Neighbourhood (R1) to Low Density Residential -Traditional Neighbourhood with Special Provision 139 (R2-139); and, amends Section 13.1 to add Special Provision 139 applying to the lands.
27	168 Lakeshore Road	60.35.1022	2017- 98	04/10/2017	04/10/2017	Amends Schedule A2 to rezone the westerly portion of the subject property from Conservation/Natural Area (G1) to Low Density Residential - Suburban Neighbourhood (R1).

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28	115 /117 Martindale Road, 14 Grapeview Drive	60.35.1019	2017- 172	05/29/2017	05/29/2017	Amends Schedule A13 to rezone the subject lands from Low Density Residential - Suburban Neighbourhood (R1) to Local Convenience Commercial with Special Provision 140 (C1-140); and, amends Section 13.1 to add Special Provision 140 applying to the lands.
29	141 Louth Street	60.35.1023	2017- 147	05/08/2017	05/08/2017	Amends Schedule A19 to rezone the subject lands from Low Density Residential - Suburban Neighbourhood (R1) and Local Convenience Commercial (C1) to Medium Density Residential with Special Provision 141 (R3-141); and, amends Section 13.1 to add Special Provision 141 applying to the lands.
30	General Amendment – Residential Infill and Intensification Development Review By-law	60.35.1026	2017-146	05/08/2017	06/11/2018 LPAT (PL170693)	Amends various zoning provisions for the Low Density Residential - Suburban Neighbourhood (R1) zone, the Low Density Residential - Traditional Neighbourhood (R2) zone, the Medium Density Residential (R3) zone and the High Density Residential (R4) zone. Amended zoning provisions relate to minimum lot frontage/lot area/yard setbacks/building height/landscaped open space/total lot coverage/averaging of yard setbacks, private road development.

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31	10 Pleasant Avenue	60.35.1016	2017-187	06/12/2017	06/12/2017	Amends Schedule A13 to rezone the subject property from Community Commercial (C2) to Medium Density Residential with Special Provision 142 and Holding Provision H1 (R3 -142- H1); and, amends Section 13.1 to add Special Provision 142 applying to the lands.
32	General Amendment – Transition Clause for implementation of By-law 2017-146 (Amendment 30 - Residential Infill and Intensification Development Review By-law)	60.35.1026	2017- 188	06/12/2017	06/12/2017	Amends Section 1.1 to add a new subsection 1.1.12 establishing a Transition Clause for the implementation of By-law 2017-146 (Amendment 30 - the Residential Infill and Intensification Development Review By-law)
33	111 Church Street	60.35.1027	2017- 220	07/10/2017	05/01/2018 LPAT (PL170925)	Amends Schedule A14 to rezone the subject property from Medium/High Density Mixed Use (M2-92) to High Density Mixed Use with an additional Special Provision 143 (M3- 92-143); and, amends Section 13.1 to add Special Provision 143 applying to the lands.

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34	271 Merritt Street (includes 295 Merritt Street, and 6,8,10,12,12A Hastings Street)	60.35.1020	2017- 282	09/25/2017	09/25/2017	Amends Schedule A21 to rezone a portion of the subject lands from Low Density Residential-Traditional Neighbourhood (R2) to Medium Density Mixed Use (M1), and a portion of the subject lands from Medium Density Mixed Use with Special Provision 84 (M1-84) to Medium Density Mixed Use (M1); and amends Section 13.1 to add Special Provision 144 applying to the entirety of the subject lands; and amends Section 15.2 to add Schedule B-35.
35	200 Bunting Road	60.35.1030	2017- 315	10/30/2017	10/30/2017	Amends Schedule A16 to rezone the subject property from Business Commercial Employment with Special Provision 24 (E1-24) and Minor Green Space (G2) to Business Commercial Employment with Special Provision 24 and 145 (E1-24-145); and amends Section 13.1 to add Special Provision 145 applying to the lands.
36	General Amendment – Existing Lots of Record (Development on Undersized Lots)	60.35.1028	2017- 295	10/16/2017	06/27/2018 LPAT (PL171282)	Amends Section 2.15.1.1 to revise the applicable transition timeline for the duration of the provision, and to revise the requirement for the issuance of a building permit rather than submission of permit application

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37	1242 Fourth Avenue	60.35.925 Vol.2	2018 -18	01/29/2018	01/29/2018	Amends Schedule A18 to rezone the property from Business Commercial with Special Provision 5 and Holding Provision H3 (E1-5-H3) to Business Commercial with Special Provision 5 (E1-5) for the purpose of lifting Holding Provision H3 from the subject lands.
38	57 Lakeport Road (includes a portion of 3, 45 and 57A Lakeport Road)	60.35.1032	2018 -151	06/11/2018	06/11/2018	Amends Schedule A7 to rezone 57 Lakeport Rd., and a portion of 3 and 57A Lakeport Rd. from Community Commercial with Special Provision 10 (C2-10) to Community Commercial with Special Provision 146 (C2-146); and, rezones a portion of 45 Lakeport Rd. from Minor Green Space (G2) to Minor Green Space with Special Provision 146 (G2-146); and, amends Section 13.1 to add Special Provision 146 applying to the lands; and, amends Section 15.2 to add Schedule B-36.
39	85 Scott Street	60.35.1017		06/11/2018	10/23/2019 LPAT (PL 171503)	Amends Schedules A7 and A13 to rezone 85 Scott Street from High Density Residential with Special Provision 13 (R4-13) to High Density Residential with Special Provision 152 and Holding Provision H22 (R4-175-H22); amends Section 13.1 to add Special Provision 175 applying to the lands and amend Special Provision 13 to no longer apply to the lands; and amends Section 14.1 to add Holding Provision 22 applying to the lands.

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40	50 Gale Crescent	60.35.1037	2018 -166	06/25/2018	06/25/2018	Amends Schedule A15 to rezone the subject property from Medium Density Mixed Use with Special Provision 107 (M1-107) to Medium/High Density Mixed Use with Special Provision 107 and 147 (M2-107-147); and, amends Section 13.1 to add Special Provision 147 applying to the lands.
41	116 Glenridge Avenue	60.35.1024	2018 -178	07/09/2018	07/09/2018	Amends Schedule A20 to rezone the subject property from Low Density Residential-Traditional Neighbourhood (R2) to Community Institutional (I2).
42	198 Welland Avenue	60.35.99	2018 - 204	08/27/2018	08/27/2018	Amends Schedule A14 to rezone the property from High Density Mixed Use with Holding Provision H1 (M3 - H1) to High Density Mixed Use (M3) for the purpose of lifting Holding Provision H1 from the subject lands.
43	40 Woodburn Avenue and 50 Herrick Avenue	60.35.1039	2019 -197	08/13/2018	08/13/2018	Amends Schedule A15 to rezone 50 Herrick Ave. from Low Density Residential – Traditional Neighbourhood (R2) to Medium Density Residential with Special Provision 47 and Holding Provision H1(R3-47-H1); and, amends Special Provision 47 to apply to both 50 Herrick Avenue and 40 Woodburn Avenue.
44	201 St. Paul Street	60.36.1030	2018 - 232	09/24/2018	09/24/2018	Amends Schedule A14 to rezone the subject lands from Downtown Traditional Main Street with Special Provision 92 (C6-92) to Downtown Traditional Main Street with Special Provision 92 and 148 (C6 -92 - 148); and, amends Section 13.1 to add Special Provision 148 applying to the lands.

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45	57A (59A) Lakeport Road, 61 and 63 Lakeport Road	60.35.1034	2018 - 203	08/27/2018	08/27/2018	Amends Schedule A7 to rezone the subject lands from Community Commercial with Special Provision 10 (C2-10) to Community Commercial with Special Provision 149 (C2-149); and, amends Section 13.1 to add Special Provision 149 applying to the lands; and, amends Section 15.2 to add Schedule B-37.
46	525 Niagara Street	60.35.1043	2018 - 249	11/12/2018	11/12/2018	Amends Schedule A9 to rezone a portion of the subject lands from Medium Density Residential (R3) to Conservation / Natural Area (G1), a portion of the lands from Conservation / Natural Area (G1) to Medium Density Residential (R3) with Special Provision 150 and Holding Provision H1 (R3-150-H1), and a portion of the lands from Medium Density Residential (R3) to Medium Density Residential (R3) with Special Provision 150 and Holding Provision H1 (R3-150-H1); and, amends Section 13.1 to add Special Provision 150 applying to a portion of the subject lands.
47	99 South Drive	60.35.1044	2018 - 230	09/24/2018	09/24/2018	Amends Schedule A20 to rezone a portion of the subject lands from Local Neighbourhood Institutional with Special Provision 122 (I1-122) to Local Neighbourhood Institutional with Special Provision 122 and 151 (I1-122-151).

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48	75 Oliver Lane	60.35.1031		09/24/2018	05/21/2019 LPAT (PL 180351)	Amends Schedule A22 to rezone a portion of the subject lands (Area A) from Medium Density Residential with Holding Provision 1 (R3-H1) to Medium Density Residential with Special Provision 152 (R3-152); rezone a portion of the subject lands (Area B) from Medium Density Residential with Holding Provision 1 (R3-H1) to Medium Density Residential (R3); and amends Section 13.1 to add Special Provision 152 applying to a portion of the subject lands.
49	104 Maple Street (includes 97- 99, 101-103 Niagara Street)	60.35.1035	2018-262	11/26/2018	11/26/2018	Amends Schedule A to rezone 104 Maple Street from Medium Density Residential (R3) to Community Commercial with Special Provision 153 and Holding Provision H21 (C2-153-H21), and to rezone 97-99 and 101-103 Niagara Street from Community Commercial (C2) to Community Commercial with Special Provision 153 and Holding Provision H21 (C2-153-H21); and, amends Section 13.1 to add Special Provision 153 applying to all of the subject lands; and, amends Section 14.1 to add Holding Provision H21 applying to all of the subject lands.
50	10 Benfield Drive (includes 351 Louth Street)	60.35.1045	2019-9	01/28/2019	01/28/2019	Amends Schedule A19 to rezone the subject lands from Major Commercial (C4) to Medium/High Density Mixed Use with Special Provision 155 (M2-155); and, amends Section 13.1 to add Special Provision 155 applying to all of the subject lands.

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51	50 Herrick Avenue	60.35.1039	2019-30	02/25/2019	02/25/2019	Amends Schedule A15 to rezone the property from Medium Density Residential with Special Provision 47 and Holding Provision H1 (R3-47- H1) to Medium Density Residential with Special Provision 47 (R3-47) for the purpose of lifting Holding Provision H1 from the subject lands.
52	General Amendment – Buildings on one lot	60.35.1040	2018-233	09/24/2018	04/29/2020 LPAT (PL180861)	Amends Section 2.3 to revise the dwelling types where one dwelling is permitted on a lot.
53	525 Niagara Street	19 102470 LH	2019-57	04/01/2019	04/01/2019	Amends Schedule A9 to rezone the property from Medium Density Residential with Special Provision 150 and Holding Provision H1 (R3-150-H1) to Medium Density Residential with Special Provision 150 (R3-150) for the purpose of lifting Holding Provision H1 from the subject lands.
54	102 and 104 Lakeport and 3 and 5 Avalon Place	60.35.1033	2019-121	04/29/2019	04/29/2019	Amends Schedule A7 to rezone the property from Community Commercial (C2) to Community Commercial with Special Provision No. 154 (C2-154); and, amends Section 13.1 to add Special Provision 154 applying to all of the subject lands.
55	26 Catherine Street	60.35.1036	2019-149	05/27/2019	05/27/2019	Amends Schedule A14 to rezone the property from Local Convenience Commercial (C1) to Medium Density Residential with Special Provision No. 156 (R3-156); and, amends Section 13.1 to add Special Provision 156 applying to all of the subject lands.

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56	170 Church Street, 26, 28 and 30 Niagara Street	19 103052 ZA	2019-242	09/09/2019	09/09/2019	Amends Schedule A14 to rezone the property from Medium Density Mixed Use with Special Provision 107 (M1-107) to High Density Mixed Use with Special Provision 107 and 157 (M3-107-157); and, amends Section 13.1 to add Special Provision 157 applying to all of the subject lands.
57	17 Welland Avenue	19 100066 ZA	2019-282	11/04/2019	11/04/2019	Amends Schedule A14 to rezone a portion of the property (Area A) from Community Institutional (I2) to Community Institutional with Special Provision 158 and Holding Provision 23 (I2-158-H23); rezone a portion of the property (Area B) from Community Institutional (I2) to Community Institutional with Special Provision 158 (I2-158); amends Section 13.1 to add Special Provision 158 applying to all of the subject lands; amends Section 14.1 to add Holding Provision 23 to a portion of the subject lands; and amends Section 15.2 to add a lot specific map (B39) identifying Areas A and B.
58	32 Lincoln Avenue	19 101751 LH	2019-283	11/04/2019	11/04/2019	Amends Schedule A21 to rezone the property from Medium Density Residential with Holding Provision (R3-H1) to Medium Density Residential (R3) for the purpose of lifting Holding Provision H1 from the subject lands.

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59	5 Emmett Road	19 112122 LH	2019-284	11/04/2019	11/04/2019	Amends Schedule A16 to rezone the property from Medium Density Mixed Use with Holding Provision (M1-H1) to Medium Density Mixed Use (M1) for the purpose of lifting Holding Provision H1 from the subject lands.
60	112 Oakdale Avenue	19 112813 LH	2019-290	11/18/2019	11/18/2019	Amends Schedule A21 to rezone the property from Medium Density Residential with Holding Provision (R3-H1) to Medium Density Residential (R3) for the purpose of lifting Holding Provision H1 from the subject lands.
61	271 Merritt Street	19 114341 LH	2019-302	12/02/2019	12/02/2019	Amends Schedule A21 to rezone the property from Medium Density Mixed Use with Holding Provision (M1-H1) to Medium Density Mixed Use (M1) for the purpose of lifting Holding Provision H1 from the subject lands.
62	268 Oakdale Avenue	20 100310 ZA	2020-147	11/09/2020	11/09/2020	Amends Schedule A15 to rezone the property from Medium Density Residential (R3) to High Density Residential with Special Provision 159 (R4-159); and, amends Section 13.1 to add Special Provision 159 applying to all of the subject lands.

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63	120 Bunting Road	19 107933 LH	2020-164	11/30/2020	11/30/2020	Amends Schedule A16 to rezone the property from Medium Density Mixed Use with Holding Provision (M1-H1) to Medium Density Mixed Use (M1) for the purpose of lifting Holding Provision H1 from the subject lands.
64	General Amendment – Short-term Rentals	20 115746 ZA	2020-181	12/14/2020	12/14/2020	Amends Sections 2.2.4, 2.2.4.1, 2.2.4.2, 3.12.1, 3.12.3, and Section 12: Definitions for the purpose of permitting short-term rental as a home based business. Includes a new Holding Provision (H24) which can be lifted upon establishment and implementation of a licensing program.
65	518 Queenston	20 119733 LH	2021-19	02/22/2021	02/22/2021	Amends Schedule A16 to rezone the property from Medium Density Mixed Use with Holding Provision (M1-H1) to Medium Density Mixed Use (M1) for the purpose of lifting Holding Provision H1 from the subject lands.
66	119, 127 Vine Street and 2 Perma Court	19 115431 ZA	2021-24 2022-52	02/22/2021 03/28/2022	02/22/2021 03/28/2022	Amends Schedule A15 to rezone 119 and 127 Vine Street from Low Density Residential – Traditional Neighbourhood (R2) and Medium Density Mixed Use with Holding Provision 1 (M1-H1) to Medium Density Mixed Use with Special Provision 160 and Holding Provision 25 (M1-160-H25) and to rezone 2 Perma Court from General Employment (E2) to General Employment with Special Provision 161 (E2-161); amends Section 13.1 to add Special Provision 160

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66 con't						applying to 119 and 127 Vine Street and Special Provision 161 applying to 2 Perma Court; and amends Section 14.1 to add Holding Provision 25.
67	93, 95 Lakeport Road and 9 John Street	20 116148 ZA	2021-104	07/28/2021	07/28/2021	Amends Schedule A7 to rezone 93 Lakeport Road and 9 John Street from Low Density Residential – Traditional Neighbourhood (R2) to Community Commercial with Special Provision 162 (C2-162) and to rezone 95 Lakeport Road from Community Commercial (C2) to Community Commercial with Special Provision 162 (C2-162); and amends Section 13.1 to add Special Provision 162 applying to all of the subject lands.
68	18 and 20 Moote Street	20 119726 ZA	2021-132	08/30/2021	08/30/2021	Amends Schedule A15 to rezone 18 and 20 Moote Street from Low Density Residential – Suburban Neighbourhood (R1) to Medium Density Residential with Special Provision 163 (R3-163); and amends Section 13.1 to add Special Provision 163 applying to all of the subject lands.
69	104 Maple Street	19 107566 LH	2021-146	09/27/2021	09/27/2021	Amends Schedule A14 to rezone the property from Community Commercial with Special Provision and Holding Provision (C2-153-H21) to Community Commercial with Special Provision (C2-153) for the purpose of lifting Holding Provision H21 from the subject lands.

ZBA No.	Name/Location	File No.	Approval			Purpose/Notes
			By-law No.	Council	Final	
70	2 Thorndale Avenue	21 115088 ZA	2021-173	11/29/2021	11/29/2021	Amends Schedule A14 to rezone the property from Low Density Residential – Suburban Neighbourhood (R1) to Low Density Residential – Suburban Neighbourhood with Special Provision 164 (R1-164); and amends Section 13.1 to add Special Provision 164 applying to all of the subject lands.
71	36 The Cedars	21 115263 ZA	2021-174	11/29/2021	11/29/2021	Amends Schedule A9 to rezone the property from Low Density Residential – Suburban Neighbourhood (R1) to Low Density Residential – Suburban Neighbourhood with Special Provision 165 (R1-165); and amends Section 13.1 to add Special Provision 165 applying to all of the subject lands.
72	General Amendment – Lift Holding (short-term rental licensing)	22 100078 LH	2022-9	01/31/2022	01/31/2022	Amends Section 14.1 to remove Holding Provision 24 (H24) in its entirety.
73	33 Rockwood Avenue	21 105062 ZA	2022-29	02/14/2022	02/14/2022	Amends Schedule A22 to rezone the property from Low Density Residential – Traditional Neighbourhood (R2) to Medium Density Residential with Special Provision 166 (R3-166); amends Section 13.1 to add Special Provision 166 applying to all of the subject lands; and amends Section 15.2 to add a lot specific map (B40).

ZBA No.	Name/Location	File No.	Approval			Purpose/Notes
			By-law No.	Council	Final	
74	General Amendment – Cannabis	21 119809 ZA	2022-31	02/14/2022	02/14/2022	Creates a new Section 2.20 and amends Section 4.2, 7.2, 7.2.1, 11.2, adds footnote 11.2.1.(f), and amends Section 12: Definitions for the purpose of permitting licensed cannabis production facilities and designated medical growth of cannabis.
75	290 Oakdale Avenue	21 116139 ZA	2022-38	02/28/2022	02/28/2022	Amends Schedule A15 to rezone the property from High Density Residential and Special Provision 42 (R4-42) to High Density Residential with Special Provision 42 and Holding Provision 1 (R4-42-H1); and amends Section 13.1 to amend existing Special Provision 42.
76	109 St. Paul Crescent	21 120648 ZA	2022-39	02/28/2022	02/28/2022	Amends Schedule A20 to rezone the property from Conservation/Natural Area (G1) and Local Neighbourhood Institutional with Special Provision 122 (I1-122) to Conservation/Natural Area (G1) and Local Neighbourhood Institutional with Special Provision 122 and 167 (I1-122-167); and amends Section 13.1 to add Special Provision 167 applying to all of the subject lands.
77	60 Vine Street South	21 113338 ZA	2022-51	03/28/2022	03/28/2022	Amends Schedule A15 to rezone the property from Minor Green Space with Holding Provision 1 (G2-H1) to Medium Density Residential with Special Provision 168 and Holding Provision 1 (R3-168-H1); amends Section 13.1 to add Special Provision 168 applying to all of the subject lands; and amends Section 15.2 to add lot specific map (B41).

ZBA No.	Name/Location	File No.	Approval			Purpose/Notes
			By-law No.	Council	Final	
78	34 Oakdale Avenue	22 101124 LH	2022-113	06/27/2022	06/27/2022	Amends Schedule A21 to rezone the property from Medium Density Residential with Holding Provision (R3-H1) to Medium Density Residential (R3) for the purpose of lifting Holding Provision H1 from the subject lands.
79	89 Page Street	22 103092 ZA	2022-157	08/29/2022	08/29/2022	Amends Schedule A14 to rezone Area A of the subject lands from Medium Density Residential (R3) to Medium Density Mixed Use (M1) and Area B of the subject lands from Medium Density Residential (R3) to Medium Density Residential with Special Provision 169 (R3-169); and amends Section 13.1 to add Special Provision 169 applying to a portion of the subject lands.
80	19 Melody Trail	22 101511 ZA	2022-158	08/29/2022	08/29/2022	Amends Schedule A3 to rezone Area 1 of the subject lands from Conservation/Natural Area (G1) to Low Density Residential – Traditional Neighbourhood with Special Provision 170 (R2-170); and amends Section 13.1 to add Special Provision 170 applying to a portion of the subject lands.
81	10 Pleasant Avenue	22 104644 ZA	2022-164	09/12/2022	09/12/2022	Amends Schedule A13 to rezone the property from Medium Density Residential with Special Provision 142 and Holding Provision 1 (R3-142-H1) to High Density Residential with Special Provision 142 and Holding Provision 1 (R4-142-H1); and amends Section 13.1 to amend Special Provision 142.

ZBA No.	Name/Location	File No.	Approval			Purpose/Notes
			By-law No.	Council	Final	
82	1956 Third Street	22 115658 ZA	2023-034	03/06/2023	03/06/2023	Amends Schedule A18 to rezone the property from Business Commercial Employment with Special Provision 5 (E1-5) to Medium Density Mixed Use with Special Provision 5 and Holding Provision 26 (M1-5-H26); amends Section 13.1 to amend Special Provision 5; amends Section 14.1 to add Holding Provision 26; and amends Section 15.2 to amend lot specific map (B2).
83	10 Canal Street	22 115652 ZA	2023-046	03/20/2023	03/20/2023	Amends Schedule A7 to rezone the property from Low Density Residential – Traditional Neighbourhood with Special Provision 7 (R2-7) to Low Density Residential – Traditional Neighbourhood with Special Provision 7 and Special Provision 173 (R2-7-173) on Area 1 and Community Commercial with Special Provision 9 and Special Provision 173 (C2-9-173) on Area 2; amends Section 13.1 to add Special Provision 173; and amends Section 15.2 to add lot specific map (B42).
84	47 St. Paul Street West	22 112826 ZA	2023-070	05/01/2023	05/01/2023	Amends Schedule A20 to rezone the property from Medium Density Mixed Use (M1) to Medium/High Density Mixed Use with Special Provision 171 (M2-171); and amends Section 13.1 to add Special Provision 171.

ZBA No.	Name/Location	File No.	Approval			Purpose/Notes
			By-law No.	Council	Final	
85	40A Ellis Avenue	23 101187 ZA	2023-079	05/15/2023	05/15/2023	Amends Schedule A21 to rezone a portion of the land (Part 1) from Conservation/Natural Area (G1) to Medium Density Residential (R3).
86	3 Abbot Street	23 101968 LH	2023-076	05/15/2023	05/15/2023	Amends Schedule A21 to rezone a portion of the property from Medium Density Residential with Holding Provision (R3-H1) to Medium Density Residential (R3) for the purpose of lifting Holding Provision H1 from the subject lands.
87	47 Hastings Street **The by-law amendment is under appeal to the OLT and is not included in this consolidation**	23 104423 ZA	2023-125	06/26/2023		Amends Schedule A21 to rezone the property from Medium Density Mixed Use (M1) to Medium Density Mixed Use with Special Provision 174 and Holding Provision 27 (M1-174-H27); amends Section 13.1 to add Special Provision 174; and amends Section 14.1 to add Holding Provision 27.
88	1956 Third Street Louth	23 207034 LH	2023-111	06/26/2023	06/26/2023	Amends Schedule A18 to rezone a the property from Medium Density Mixed Use with Special Provision 5 and Holding Provision 26 (M1-5-H26) to Medium Density Mixed Use with Special Provision 5 (M1-5) for the purpose of lifting Holding Provision H26 from the subject lands.

ZBA No.	Name/Location	File No.	Approval			Purpose/Notes
			By-law No.	Council	Final	
89	119 and 127 Vine Street South	22 111783 LH	2023-144	09/25/2023	09/25/2023	Amends Schedule A15 to rezone the property from Medium Density Mixed Use with Special Provision 160 and Holding Provision 25 (M1-160-H25) to Medium Density Mixed Use with Special Provision 160 (M1-160) for the purpose of lifting Holding Provision H25 from the subject lands.
90	General Amendment – Housekeeping	23 114781 ZA	2024-032	04/08/2024	04/08/2024	Amends various zoning provisions including permissions for two accessory dwelling units within detached, semi-detached, or townhouse dwellings with associated zoning provisions; updates detached accessory dwelling unit provision standards; permits duplex, triplex and fourplex dwellings within the Low Density – Suburban Neighbourhood (R1) zone; permits existing lots that do not meet minimum lot area or frontage requirements for the above noted uses to be used for such use, provided all other zoning provisions are met; updates definitions for lot lines, yards, and encroachments (i.e. decks, patios, porches); updates parking space dimensions, bicycle and accessible parking space provisions, and introduces parking area requirements (i.e. minimum driveway aisle widths); adds definitions for landscaped open space and landscape buffers and inclusion of minimum soft landscaping coverage; and, includes a transition clause and updated formatting (i.e. page numbers, section numbers, etc).

ZBA No.	Name/Location	File No.	Approval			Purpose/Notes
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ZBA No.	Name/Location	File No.	Approval			Purpose/Notes
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SECTION 1 PREAMBLE

Introduction

This preamble explains the purpose of this Zoning By-law and how it should be used. While this preamble does not form part of the zoning by-law passed by Council it is intended to make the zoning by-law more understandable and easier to reference.

Purpose of this Zoning By-law

The purpose of this Zoning By-law is to implement the policies of the City of St. Catharines Garden City Plan, which is the City's Official Plan. The Garden City Plan contains general policies that affect the use of land throughout the municipality. These policies specify where certain land uses are permitted and, in some instances, specify what regulations should apply to the development of certain lots. This Zoning By-law replaces the City's existing zoning by-laws which are referenced in Section 1.1.11 of this By-law.

The Garden City Plan is a general document that is not intended to regulate every aspect of the built form on a lot. This is generally the role of the zoning by-law. Once an Official Plan, our Garden City Plan, is in effect any zoning by-law passed by Council must conform to it. For example, if the Garden City Plan stated that lands in the vicinity of a significant natural feature are to remain in its natural state, the zoning by-law would prohibit the construction of buildings or structures on those lands.

The statutory authority to zone land is granted by the Planning Act R.S.O. 1990, c.p. 13 as amended (the "Planning Act"). The Planning Act specifies what a by-law can regulate. A zoning by-law can:

- prohibit the use of a lot or buildings for any use that is not specifically permitted by the by-law;
- prohibit the construction or siting of buildings and structures on a lot except in locations permitted by the by-law;
- regulate the type of construction and the height, bulk, location, size, floor area, spacing, and use of buildings or structures;
- regulate the minimum frontage and depth of a lot;
- regulate the proportion of a lot that any building or structure may occupy;
- regulate the minimum elevation of doors, windows or other openings in buildings or structures;
- require parking and loading facilities be provided and maintained for a purpose permitted by the by-law; and
- prohibit the use of lands and the construction of buildings or structures on land that has environmental or archaeological constraints.

Description of By-Law Components

This By-Law contains 15 sections which taken together provides the standards applicable to all lots within the municipality. Section 16 does not form part of this By-law, and is provided to assist in the interpretation and implementation of the by-law.

The purpose of each of these sections is described below.

SECTION 1 ADMINISTRATION AND INTERPRETATION

This section of the By-law specifies:

- what lots are governed by the By-law;
- that every lot in the area covered by this By-law shall conform and comply with this By-law; and,
- what penalties can be levied against a person or a corporation if this By-law is contravened.

SECTION 2 GENERAL PROVISIONS

This section contains a number of regulations that apply to certain types of uses, buildings or structures regardless of where in the municipality or in what zone they are located. For example, this section contains provisions dealing with the construction of accessory buildings and provisions that regulate the operation of a home based business.

SECTION 3 GENERAL PARKING PROVISIONS

This section provides regulations dealing with the number of parking spaces required for uses, accessible parking spaces, minimum parking space size, bicycle parking facilities, and the location of parking facilities on a lot.

SECTION 4 ESTABLISHMENT OF ZONES

This section sets out the zones and a list of the uses permitted in each zone. If a use is not specifically listed as a permitted use in a zone then it is not permitted. In some zones certain uses are only permitted under specific circumstances or only together with other uses.

SECTION 5 TO 11 ZONE PROVISIONS

These sections list the uses that are permitted in each zone and contain a number of regulations that control the location and character of buildings and structures, and includes among other things, regulations governing lot size, lot frontage, and building height.

SECTION 12 DEFINITIONS

Definitions in this section provide clarity and consistency in the implementation of this By-law.

SECTION 13 SPECIAL PROVISIONS

This Section provides a consolidated list of lots with special zoning provisions that are exceptions to the normal zone requirements of this By-law. Lots subject to special provisions are identified on the map schedules in Section 15.

SECTION 14 HOLDING PROVISIONS

This Section provides a consolidated list of lots with specific conditions, called Holding provisions, that must be satisfied prior to development or re-development. Lots subject to holding provisions are identified on the map schedules in Section 15.

SECTION 15 MAP SCHEDULES

This section contains maps of the City showing the zoning of each lot and site specific lot information where applicable.

SECTION 16 APPENDICES

The appendices contain a series of drawings, illustrations and maps, including Development Constraints mapping. The appendices do not constitute part of this By-law but contain information which will be applied in the interpretation and implementation of this By-law.

BY-LAW 2013-283

A By-law to regulate the use of land, the bulk, height, location, erection and use of buildings and structures, the provision of parking spaces and other associated matters in the City of St. Catharines.

WHEREAS the City of St. Catharines Official Plan (the Garden City Plan) was adopted in July 2012;

AND WHEREAS it is deemed advisable to pass a by-law pursuant to s. 34 of the Planning act, R.S.O., 1990, c. P. 13, as amended.

The Council of the Corporation of the City of St. Catharines enacts as follows:

SECTION 1 ADMINISTRATION AND INTERPRETATION

1.0 Title

This By-law may be cited as “the Zoning By-law”.

1.1 Administration and Interpretation

1.1.1 Administration

This By-law shall be administered and enforced by the City of St. Catharines (“City”) and applies to all lots within the City. Despite this By-law, all lots within the Niagara Escarpment Plan boundary are subject to the regulations made pursuant to the Niagara Escarpment Planning and Development Act.

1.1.2 Conformity and Compliance with By-law

No person shall change the use of any building, structure or lot; erect or use any building or structure; or occupy any building, structure or lot except in accordance with the provisions of this By-law. Where any building, structure or lot is used for more than one purpose, all provisions of this By-law relating to each separate use shall be applied. All applicable provisions of this By-law apply to an individual lot, unless stated otherwise.

Any use not specifically permitted by this By-law is not permitted. A use defined in Section 12 but not identified as a permitted use in any zone or by special provision is not permitted.

1.1.3 Interpretation

Nothing in this By-law shall serve to relieve any person from any obligation to comply with the requirements of any other by-law of the City, or any other regulation, requirement or standard of upper tier governments and agencies, including but not limited to the Regional Municipality of Niagara, the Province of Ontario, the Government of Canada, the Canadian National Railway, the Niagara Peninsula Conservation Authority, the Ministry of Transportation, the Ministry of Agriculture Food and Rural Affairs, the Ministry of the Environment, the Niagara Escarpment Commission, and other Provincial and Federal Ministries, departments and agencies.

Appendices 16.1.1 to 16.1.4 identify development constraints reference mapping, including Transportation – Provincial Highway Control and Railway Control; the Niagara Natural Environment Screening Layer, the Niagara Escarpment Plan boundary and Development Control Area; Airport Zoning Regulations; currently identified former landfill sites; and currently identified livestock operations where Minimum Distance Separation formulae may be applicable.

Appendix 16.1.5 sets out additional development constraints mapping, being the ‘Natural Area Extent Line’ which identifies the extent and limit of all natural heritage features and natural hazard lands currently identified by upper tier

government and agencies where, in addition to zoning shown on the schedules of this By-law, the use of any land within or adjacent to the Natural Area Extent Line may be subject to additional regulations or restrictions by the City, upper tier government or agencies.

1.1.4 Definitions

Unless otherwise defined in Section 12, the words and phrases used in this By-law have their common meaning.

1.1.5 Public Utilities

Nothing in this By-law shall prevent the use of any land for the erection of buildings or structures, or the installation of public works providing public utilities by a regulated company or government agency.

1.1.6 Schedules

The Schedules attached to this By-law form part of this By-law. Schedule A shows the Zones and zone boundaries. Schedules B and C show detailed lot specific information.

1.1.7 Interpretation of Zone Boundaries

When determining the boundary of any zone as shown on the Schedules forming part of this By-law the following shall apply:

- a) A boundary indicated as following a highway, street, lane, railway right-of-way, or utility corridor shall be construed to be the centreline of such highway, street, lane, railway right-of-way, utility corridor.
- b) A Conservation/Natural Area (G1) Zone boundary indicated as following the limits of a natural heritage feature or natural hazard lands, and which may include associated buffer areas, shall follow such limits as located through survey or other similar means. In the event of a natural change to the limits of a natural heritage feature or natural hazard lands defined more precisely through Watershed Studies, Environmental Planning Studies or Environmental Impact Studies (EIS) approved by the Niagara Peninsula Conservation Authority and other government or regulatory authority and mapping, the Conservation/Natural Area a (G1) Zone boundary shall move with the change to the limits as so defined.
- c) A boundary indicated as following lot lines or the municipal boundaries of the City of St. Catharines shall follow such lot lines or municipal boundary.
- d) Where none of the above applies, the zone boundary shall be scaled from the Schedule(s).

1.1.8 Enforcement

Any person or corporation that contravenes any provision of this By-law is guilty of an offense and upon conviction is liable to the penalties as provided for in the Planning Act. R.S.O. 1990, Chapter P. 13 as amended (the Planning Act).

1.1.9 Severability

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

1.1.10 Effective Date

This By-law shall come into force the day it is passed.

1.1.11 Repeal of Former By-laws

- a) City of St. Catharines By-law 88-72 (Zoning Area No. 1) is repealed in its entirety, including all of the Sections, Schedules and amendments that apply to all of the lots subject to By-law 88-72.
- b) City of St. Catharines By-law 68-121 (Zoning Area No. 2) is repealed in its entirety, including all of the Sections, Schedules and amendments that apply to all of the lots subject to By-law 68-121.
- c) City of St. Catharines By-law 66-165 (Zoning Area No. 3) is repealed in its entirety, including all of the Sections, Schedules and amendments that apply to all of the lots subject to By-law 66-165.
- d) City of St. Catharines By-law 64-270 (Zoning Area No. 4) is repealed in its entirety, including all of the Sections, Schedules and amendments that apply to all of the lots subject to By-law 64-270, save and except the Brock University lands south of Lockhart Drive, north of the toe of the Niagara Escarpment, excluding the former Captain John Decew School, as shown on Schedule A26 of this By-law.
- e) City of St. Catharines By-law 6756 (Zoning Area No. 5) is repealed in its entirety, including all of the Sections, Schedules and amendments that apply to all of the lots subject to By-law 6756.
- f) City of St. Catharines By-law 83-211 (Zoning Area No. 6) is repealed in its entirety, including all of the Sections, Schedules and amendments that apply to all of the lots subject to By-law 83-211.
- g) City of St. Catharines By-law 62-86 (Zoning Area No. 7) is repealed in its entirety, including all of the Sections, Schedules and amendments that apply to all of the lots subject to By-law 62-86.
- h) City of St. Catharines By-law 6609 (Zoning Area No. 8) is repealed in its entirety, including all of the Sections, Schedules and amendments that apply to all of the lots subject to By-law 6609.
- i) City of St. Catharines By-law 64-207 (Zoning Area No. 9) is repealed in its entirety, including all of the Sections, Schedules and amendments that apply to all of the lots subject to By-law 64-207.
- j) City of St. Catharines By-law 84-119 (Zoning Area No. 10) is repealed in its entirety, including all of the Sections, Schedules and amendments that apply to all of the lots subject to By-law 84-119.
- k) City of St. Catharines By-law 71-224 (Zoning Area No. 11) is repealed in its entirety, including all of the Sections, Schedules and amendments that apply to all of the lots subject to By-law 71-224.

1.1.12 Transition for By-law 2017-146 (Residential Infill and Intensification Development Review Zoning By-law Amendment)

- a) The provisions of By-law 2017-146, being a by-law to amend the Comprehensive Zoning By-law 2013-283, shall not apply to prevent the issuance of a building permit for a project for which a complete application for a:
 - i) Approval of draft plan of subdivision;
 - ii) Approval of draft plan of condominium;
 - iii) Subdivision Agreement;
 - iv) Condominium Agreement;
 - v) Site Plan approval;

- vi) Development Agreement;
- vii) Removal of part lot control;
- viii) Committee of Adjustment approval;
- ix) Building Permit

was received after December 16, 2013 and on or before June 9, 2017, or in the event of an appeal to By-law 2017-146, received prior to the date when all appeals to By-law 2017-146 have been withdrawn or finally disposed of (*** effective date is June 11, 2018**), and any subsequent complete applications related to the project received thereafter, and: for which the building permit is issued on or prior to May 7, 2020.

- b) "Complete Application" means an application deemed to be complete in accordance with the Planning Act.
- c) Where a project qualifies under subsection a) above, a building permit for that project may be issued, or the Committee of Adjustment approval, the Site Plan approval, the removal of Part Lot Control, the Subdivision Agreement, the Condominium Agreement, the Development Agreement, the approval of draft plan of subdivision, or approval of draft plan of condominium may be granted if the project in question complies with the provisions of Zoning By-law 2013-283 as it read on May 7, 2017, and provided that no significant revisions to the project are submitted after this date.
- d) The exemption provided by this Transition Clause shall not continue beyond the issuance of the permit upon which the exemption is founded; and, once the permit, agreement or approval under subsections a) has been granted, the provisions of Zoning By-law 2013-283, as amended by By-law 2017-146, or any subsequent amendments thereto, shall apply to the lands in question.

*** LPAT decision on appeal of By-law 2017-146 was made on June 11, 2018**

1.1.13 Transition for By-law 2024-032 (Housekeeping Zoning By-law Amendment)

- a) The provisions of By-law 2024-032, being a by-law to amend the Comprehensive Zoning By-law 2013-283, shall not apply to prevent the issuance of a building permit for a project for which a complete application for:
 - i) Approval of draft plan of subdivision;
 - ii) Approval of draft plan of condominium;
 - iii) Subdivision Agreement;
 - iv) Condominium Agreement;
 - v) Site Plan approval;
 - vi) Development Agreement;
 - vii) Removal of part lot control;
 - viii) Committee of Adjustment approval;
 - ix) Building Permit

was received after December 16, 2013 and on or before April 8, 2024, or in the event of an appeal to By-law 2024-032, received prior to the date when all appeals to By-law 2024-032 have been withdrawn or finally disposed of, and any subsequent complete applications related to the project received thereafter, and: for which the building permit is issued on or prior to April 8, 2026.

- b) "Complete Application" means an application deemed to be complete in accordance with the Planning Act.

- c) Where a project qualifies under subsection a) above, a building permit for that project may be issued, or the Committee of Adjustment approval, the Site Plan approval, the removal of Part Lot Control, the Subdivision Agreement, the Condominium Agreement, the Development Agreement, the approval of draft plan of subdivision, or approval of draft plan of condominium may be granted if the project in question complies with the provisions of Zoning By-law 2013-283 as it read on April 8, 2024, and provided that no significant revisions to the project are submitted after this date.
- d) The exemption provided by this Transition Clause shall not continue beyond the issuance of the permit upon which the exemption is founded; and, once the permit, agreement or approval under subsections a) has been granted, the provisions of Zoning By-law 2013-283, as amended by By-law 2024-032, or any subsequent amendments thereto, shall apply to the lands in question.

SECTION 2 GENERAL PROVISIONS

The General Provisions of this By-law shall apply to all zones unless specifically stated otherwise.

2.1 Accessory Buildings and Structures

Buildings and structures accessory to a permitted use are permitted in all zones, except the Conservation / Natural Area (G1) Zone and except as noted elsewhere in this By-law, subject to the following:

- a) May not be used for habitation except as an accessory dwelling unit in accordance with Section 2.2.1;
- b) May not be located within a front yard or required exterior side yard;
- c) The total lot coverage of all accessory structures on a lot, excluding in-ground swimming pools, may not exceed 10% of the total lot area;
- d) Maximum height of 4.5 m for all parts of any walls or supporting posts, excluding any gable or dormer and 6 m to the peak of roof, including any gable or dormer;
- e) Minimum setback of 0.6 m from any interior side or rear lot line for accessory structures with a height of 4.5 m or less;
- f) Minimum setback of 1.2 m from any interior side or rear lot line for accessory structures with a height greater than 4.5 m; and,
- g) On a façade facing an interior side or rear lot line, no openings are permitted at a height above 4.5 m unless the accessory structure is located outside of all required yards for the principal building.

2.1.1 Detached Garage

A detached garage shall be located at least 1 m further distant from the front lot line than the front wall of the dwelling.

2.1.2 Multi-Level Accessory Parking Structures

A multi-level accessory parking structure shall comply with the applicable principal use requirements of this By-law.

2.2 Accessory Uses to a Dwelling

2.2.1 Accessory Dwelling Units

A maximum of two accessory dwelling units are permitted with a detached dwelling unit, semi-detached dwelling unit or townhouse dwelling unit and may be located within a principal dwelling unit (Interior Accessory Dwelling Unit) or within an Accessory Structure thereto (Detached Accessory Dwelling Unit), subject to the following:

- a) The floor area of an accessory dwelling unit shall not exceed 80 m²;
- b) Detached accessory dwelling units shall be subject to Section 2.1 a), b), c), d), and g) and the following setbacks:

	Not in a private road development	Within a private road development
Minimum Setback from Rear Lot Line	1.2 m	3 m

Minimum Setback from Interior Side Lot Line	1.2 m	3 m
Minimum distance between buildings	3 m	3 m

- c) Notwithstanding 2.2.1 b), a detached accessory structure, legally established on or before April 8, 2024, may contain a detached accessory dwelling unit provided all other provisions are met, and no openings are added to a wall that would not otherwise comply;
- d) Detached accessory dwelling units may be located in an Agricultural Zone (A1, A2, or A3), where permitted by Section 13 Special Provisions.

2.2.2 Home Based Business

A home based business is permitted in any zone within a dwelling unit (including the use of an attached garage), accessory structures thereto, and within an accessory dwelling unit, subject to the following regulations:

- a) Uses that are not permitted:
 - i. automotive related uses
 - ii. small engine repair
 - iii. kennel
 - iv. restaurant
 - v. nightclub
- b) No machinery or processes which emit noise, vibration, glare, fumes, odour, dust, radio, television or telecommunication transmission interference beyond the premises are permitted in conjunction with a home based business;
- c) More than one home based business may exist within a dwelling unit (including attached garage) and accessory structures thereto, and a home based business may be segmented between the above, provided that the total cumulative size of the home based business or businesses does not exceed 25% of the gross floor area of the dwelling unit (excluding attached garage and accessory structures), to a maximum of 40 m².

In addition to the above, a home based business or businesses is permitted in an accessory dwelling unit provided that the business or businesses do not exceed 25% of the total gross floor area of the accessory dwelling unit;

- d) Outside activities are permitted but there shall be no outdoor storage associated with a home based business;
- e) The home based business shall be conducted by a person(s) residing in the dwelling unit and/or accessory dwelling unit, and may include one non-resident employee or volunteer or assistant at any one time for all of the home based businesses located in the dwelling unit (including attached garage) and/or accessory structures.

A home based business located in an accessory dwelling unit is not permitted to have a non-resident employee, volunteer or assistant other than a resident of the principal dwelling unit or an accessory dwelling unit thereto;

- f) The sale of goods that are incidental to a home based business shall be permitted;
- g) One sign for all home based businesses located on the premises is permitted in accordance with the City's Sign By-law No. 2012-154, as amended;
- h) The total cumulative number of on-site clients or attendees of lessons, classes, instruction, treatment or service provided by a home based business or businesses located in a principal dwelling unit and dwelling units and structures accessory thereto shall be limited to a maximum of 5 at any one time, and no more than a total of 20 over a consecutive 24 hour period; and
- i) The residential appearance and character of the premises shall be maintained.

2.2.2.1 Bed and Breakfast

A bed and breakfast is permitted within any dwelling unit, including an accessory dwelling unit subject to Section 2.2.2 and the following additional regulations:

- a) Despite Section 2.2.2 c), a maximum of 4 rental rooms are permitted; and
- b) The bed and breakfast shall provide meals to guests of the bed and breakfast only.

2.2.2.2 Short-term Rental

Despite Section 2.2.2 c), a short-term rental is permitted within any dwelling unit, including an accessory dwelling unit subject to Section 2.2.2 and the following additional regulations:

- a) The dwelling unit shall be the principal residence of the operator (landowner/tenant).

2.2.2.3 Home Daycare

A home daycare is permitted subject to Section 2.2.2 and the following:

- a) The maximum number of non-resident persons being supervised is five;
- b) Section 2.2.2 c) does not apply.

2.3 Buildings on One Lot

Only one of the following dwelling types shall be permitted on one lot:

- a) One detached dwelling;
- b) One semi-detached dwelling;
- c) One duplex dwelling;
- d) One triplex dwelling;
- e) One fourplex dwelling;
- f) One townhouse dwelling.

Section 2.3 Buildings on One Lot, shall not apply in Private Road Developments and shall not apply to lots or blocks in a registered plan of subdivision that has been registered for less than 10 years.

2.4 Common Walls on Common Lot Lines

A common wall on a common lot line shall be centred on the common lot line and subject to the following:

- a) There is no minimum interior side yard and/or rear yard for common walls on a common lot line; and
- b) There is no minimum interior side yard and/or rear yard for a 5 metre extent of the common lot line, extending from the common wall.

2.5 Lot Frontage on Public Roads

- a) No person shall develop or construct a building or structure or otherwise use any lot unless the lot fronts on a public road.
- b) Subsection a) does not apply to a lot used for:
 - i. A utility installation;
 - ii. A cemetery;
 - iii. A conservation/natural area.
- c) Lot frontage shall be measured:
 - i. 6 m from the front lot line and parallel to the front lot line; or
 - ii. 6 m from the exterior side lot line and parallel to the exterior side lot line; or
 - iii. 6 m from the chord and parallel to the chord if the front or exterior side lot line is a curve.

2.6 Height

2.6.1 Where Height is Measured

Height is measured from the grade at the principal entrance of the building.

2.6.2 How Height is Measured

- a) For a Principal Building:
 - i. From the grade at the principal entrance to the mid-point between the eaves and the ridge of a pitched roof, or the highest point of the roof surface of a flat roof.
- b) For an Accessory Building or Structure
 - i. In Residential Zones – from the grade to the highest point of the roof.
 - ii. In all other zones – mid-point between the eaves and the ridge of a pitched roof or the highest point of the roof surface of a flat roof.
- c) For a Platform Structure
 - i. From the grade at the perimeter of the structure to the top of the platform floor.

2.6.3 Height Exceptions

The height regulations of this By-law shall not apply to spires, water tanks, chimneys, flag poles, communication towers, skylights, roof top mechanical equipment and associated screening, or elevator enclosures.

Section 2.6.3 Height Exceptions, shall not apply to detached accessory dwelling units.

2.7 Operating Apparatus

The following provisions shall apply to all Residential zones and lots abutting a Residential zone. Operating apparatus shall:

- a) Be setback a minimum of 0.6 m from any rear and side lot line; and
- b) Be permitted to encroach a maximum 0.5 m into a front yard.

2.8 Outdoor Storage

Except where otherwise noted, outdoor storage and garbage storage areas shall not be permitted within a front yard or exterior side yard.

2.9 Permitted Encroachments

Except where otherwise permitted in this By-law every part of any required yard for a building or structure shall be open and unobstructed from the ground to the sky except for:

2.9.1 General Structures

Structure Type	Yard Permitted	Maximum Encroachment Into the Required Yard
Eaves and Gutters	Front, Rear without a common wall, Exterior side, Interior side without a common wall	to be within 0.15 m of the lot line
	Rear with a common wall, Interior side with a common wall	to common lot line
Uncovered Stairs or Ramps to first Storey	All	to lot line
Chimneys	All	0.6 m
Fire Escapes and Exterior Staircases, including a Landing	Interior side, Exterior side, Rear	1.2 m
Cantilever – Walls or Windows	All	0.3 m and no greater than 50% of the total area of the wall facade
	Front and Rear	0.6 m and no greater than 25% of the total area of the wall facade

2.9.2 Platform Structure (Deck, Porch, Balcony, Patio, Terrace)

	Height of Platform		
	Height above grade 0.6 m or less ^(a)	Height above grade more than 0.6 m and less than 1.2 m	Height above grade 1.2 m or greater
Minimum Setback from Exterior Side Lot Line ^(b)	3 m	3 m	Required exterior side yard of principal building

Minimum Setback from Interior Side Lot Line ^(b)	Required interior side yard of principal building ^(c)		
Minimum Setback from Rear Lot Line ^(b)	1.8 m	3 m	4.5 m
Minimum Setback from Front Lot Line ^(b)	3 m	3 m	Required front yard of principal building

2.9.2.1 Footnotes for Section 2.9.2

- (a) A deck or patio less than 0.15 m above grade is considered Landscaped Open Space and not subject to any setbacks.
- (b) For private road development, the minimum setback from a specified lot line, as set out in the table above, will be taken as the minimum setback in the corresponding yard for the individual dwelling unit.
- (c) See Section 2.4 regarding Common Walls on Common Lot Lines.

2.9.3 Enclosed Structures

Any enclosed platform structure, enclosed steps, or enclosed barrier-free ramps are deemed to be part of the building to which they are attached and shall meet all required yards.

2.9.4 Unenclosed Structures

Unenclosed and uncovered barrier-free ramps shall be permitted to encroach into any yard.

2.10 Temporary Buildings and Structures

Despite any other provisions of this By-law, lots may be used for buildings or structures constructed or used for a temporary period for a construction camp, construction trailer, sales trailer, scaffold or other building or structure incidental to ongoing construction on the lot which has neither been finished nor abandoned.

2.11 Model Homes

Model homes shall be permitted subject to the following provisions:

- a) The lands on which the model homes are to be constructed have received draft plan approval; and
- b) The location of the model homes shall comply with the provisions of this By-law upon registration of the plan of subdivision; and
- c) The number of model homes for any draft approved plan of subdivision shall not exceed the lesser of six (6) dwelling units or 10% of the total number of draft approved lots.

2.12 Community Garden

A Community Garden shall be permitted in all zones except the Conservation/Natural Area (G1) Zone, subject to Section 1.1.3 and Section 2.18.

2.13 Playground and Trails

- a) A Playground shall be permitted as an accessory use in all zones, except the Conservation / Natural Area (G1) Zone.
- b) Trails shall be permitted in all zones, subject to Section 1.1.3 and Section 2.18 where applicable.

2.14 Non-Complying Buildings and Lots

In addition to the following, Section 1.1.3 shall also apply.

2.14.1 Existing Lots

Despite the provisions of this By-law to the contrary, a lot held in separate ownership from adjoining parcels on the date of the passing of this By-law or a lot as shown on any plan of subdivision registered prior to the passing of this By-law, that is zoned to permit a detached dwelling, duplex, triplex, or fourplex but is not in compliance with the minimum lot frontage and/or minimum lot area requirements of this By-law, may be used for a detached dwelling, duplex, triplex, or fourplex provided that all other provisions in this By-law are met.

2.14.1.1 Existing Lots – Transition

Despite Section 2.14.1 above, this By-law does not prevent the issuance of a building permit on a lot held in separate ownership from adjoining parcels on the date of the passing of this By-law or a lot as shown on any plan of subdivision registered prior to the passing of this By-law, that is not in compliance with the minimum lot frontage and/or minimum lot area requirements of this By-law, for any purpose permitted in this By-law in the zone applicable for that lot, provided that all other provisions in this By-law are met, provided that all other provisions in this By-law are met, and where the building permit has been issued on or before October 15, 2018.

2.14.2 Lots Reduced by Public Acquisition

Where the area of a lot is reduced by means of an acquisition by a public agency and where such acquisition causes the lot or any building or structure existing lawfully on the lot on the date of such acquisition not to comply with the requirements of this By-law, the lot and/or any building(s) or structure(s) shall be deemed to comply with this By-law.

A building or structure may be constructed on a lot as so reduced, subsequent to the date of such acquisition, provided that all other provisions of this By-law are met.

Where a required yard has been reduced through such acquisition nothing shall prevent an addition to a building or structure, as long as the addition does not further reduce the established yard.

2.14.3 Rebuilding

Nothing in this By-law shall apply to prevent the restoration, repair, renovation or the replacement of any lawfully constructed building or structure existing prior to the passing of this By-law, provided that such restoration, repair, renovation or replacement will not increase the height, size, volume or change the use of such building or structure unless in compliance with this By-law.

2.14.4 Lots Deemed to Comply

Where a lot is created to permit the conveyance of a semi-detached or townhouse dwelling unit, the lot shall be deemed to comply with the minimum landscaped open space, maximum lot coverage for accessory structures, and maximum residential parking coverage and driveway width requirements of this By-law as long as the original lot subject to the conveyance complied with these provisions prior to creation of the new lot.

2.15 Non-Conforming Uses

- a) This By-law shall not prevent the use of any lot, building or structure for any purpose prohibited herein if such lot, building or structure was lawfully used for

such purposes on the day of the passing of this By-law provided that such lot, building or structures continues to be used for that purpose.

- b) This By-law shall not prevent the construction or use for a purpose prohibited herein of any building or structure for which a building permit has been issued and not revoked in accordance with the Building Code Act 1992 prior to the day of the passing of this By-law as long as, when constructed, the building or structure is used and continues to be used for the purpose for which it was constructed.

2.16 Reduced Building Line

For all zone categories, the minimum required front yard and/or minimum required exterior side yard may be reduced to the average of the established front and/or exterior side yards on abutting lots on either side of the subject lot, provided that, with the exception of the Downtown Traditional Main Street (C6) Zone, the building line is setback a minimum 1 m from the lot line to be established by any required public acquisition of lands.

- a) On a corner lot, the average of the established yard will be calculated from the immediate abutting occupied lot and the occupied lot across the road on the same side of the road.
- b) On a corner lot with no through road cross section, the average of the established yard will be calculated from the abutting lot on the same side of the road and the next adjacent lot thereto.
- c) Where an abutting lot or adjacent lot thereto, or a lot across the road and on the same side of the road, is vacant, the next closest occupied lot on the same side of the road to the vacant property will be utilized to calculate the established average.

2.17 Special Needs Housing

Special Needs Housing shall be permitted in all dwelling types, and shall comply with the applicable provisions of this By-law for that dwelling type.

2.18 Development Constraints

In addition to the zone provisions of this By-law, lands may be subject to additional regulation or restriction of use by the City, upper tier government or agencies as set out in Section 1.1.3 of this By-law, including but not limited to:

- a) Lands subject to Provincial Highway Control or Railway Development Constraints (Appendix 16.1.1).
- b) Lands within the Niagara Natural Environment Screening Layer (Appendix 16.1.2).
- c) Lands subject to Airport Zoning Regulations (Appendix 16.1.3).
- d) Lands within or adjacent to Landfill Sites (Appendix 16.1.4).
- e) New or expanded livestock operations, and new development in proximity to existing livestock operations where Minimum Distance Separation formulae of the Province of Ontario may apply (Appendix 16.1.4).
- f) Lands within or adjacent to the Natural Area Extent Line (Appendix 16.1.5). Any land within or adjacent to the Natural Area Extent Line may be subject to additional regulation or restriction of use with respect to protection, preservation, restoration, maintenance or improvement of natural heritage features and natural hazard lands.

2.19 Licenced Cannabis Production Facilities and Designated Medical Growth of Cannabis

- a) Licenced Cannabis Cultivation Facilities and Designated Medical Growth of Cannabis must be wholly enclosed in a building;

- b) Licenced Cannabis Cultivation Facilities and Designated Medical Growth of Cannabis must be located a minimum of 150 metres from any residential or institutional zone and from any school, daycare, public park, place of worship or dwelling.
- c) Notwithstanding Subsection b), the 150 metre separation distance is not required to an existing dwelling on the same lot as the Licenced Cannabis Cultivation Facility or Designated Medical Growth of Cannabis;
- d) Outdoor storage for Licenced Cannabis Cultivation Facilities or Designated Medical Growth of Cannabis is prohibited;
- e) Licenced Cannabis Cultivation Facilities cannot be contained, either in whole or in part, within a dwelling;
- f) No Licenced Cannabis Cultivation Facilities or Designated Medical Growth of Cannabis shall emit any cannabis odour outside of a building;
- g) Where Licenced Cannabis Cultivation Facilities or Designated Medical Growth of Cannabis occur within a greenhouse, the provisions of this section still apply.

SECTION 3 GENERAL PARKING PROVISIONS

3.1 Non-Complying Parking

Despite the provisions of this By-law any lawfully existing parking for a lawfully existing use prior to the date of passing of this By-law, shall be deemed to conform with the parking requirements of this By-law. Any expansion of parking and/or use shall comply with the provisions of this By-law.

3.2 Parking Location

3.2.1 Residential Uses

Required parking shall be provided on the same lot as the residential use requiring the parking.

3.2.2 Non-Residential Uses

Required parking shall be provided on the same lot as the non-residential use requiring the parking, or on a lot within 120 m that is not within a residential zone.

3.3 Parking Area

No person shall park, permit or cause to be parked a motor vehicle, recreation vehicle, boat, recreation trailer, or a utility trailer on a lot other than in a parking area that complies with the provisions of this By-law.

Parking spaces accessed by a drive aisle shall be provided perpendicular, angled or parallel to the drive aisle, in accordance with the following drive aisle widths:

Parking Space Orientation	Minimum Drive Aisle Width	
	One-Way Operation	Two-Way Operation
Perpendicular (greater than 45 degrees)	6 metres	6 metres
Angled or Parallel (less than or equal to 45 degrees)	4.5 metres	6 metres

A minimum 1.5 metre bump out shall be provided at the terminus of a drive aisle, where the drive aisle width is less than 7 metres.

The drive aisle widths and bump out requirements above shall not apply to a parking area for residential use, provided the parking area contains no more than 10 parking spaces and the drive aisle is not a required fire route.

3.4 Parking Area Surface

Every parking area, loading space and driveway connecting a parking area to a road shall be maintained with a hard surface.

3.5 Encroachment into Yards

A parking space, bicycle parking space, or parking area is permitted within any yard but is not permitted to encroach into any required landscape buffer or landscaped open space.

3.6 Parking Prohibitions

3.6.1 Motor Vehicle

No person shall in any Residential, Institutional, Green Space or Mixed Use Zone use any lot for parking or storage of any motor vehicle in excess of 3,600 kg gross vehicle weight unless the vehicle is a delivery vehicle temporarily parked in the course of its normal delivery duty.

This Section does not apply to:

- i. recreation vehicles, boats, recreation trailers, utility trailers or emergency service vehicles; and
- ii. school buses at an elementary school, secondary school or University/College.

3.6.2 Recreation Vehicle, Boat, Recreation Trailer, Utility Trailer

The minimum required yard setbacks for the location of a parking area for recreational vehicles, boats, recreation trailers or utility trailers shall be as follows:

ZONE	Minimum Yards		
	Front Yard	Exterior Side Yard	Interior Side Yard
R1	6 m	4 m	0.6 m
R2	3 m	3 m	0.6 m
All Other Zones	outside of required yard		0.6 m

3.7 Parking Space Dimensions

	Min. Width (m)	Min. Depth (m)	Vertical Clearance (m)	Conditions
Standard Parking Space	2.75	5.6	2	-
Standard Space Obstructed on One Side	3	5.6	2	abutting any wall, column, or structure on one side ^(a)
Standard Parking Space Obstructed on Two Sides	3.3	5.6	2	abutting any wall, column or structure on both sides ^(a)
Accessible Space	3.4	5.6	2	1.5 m hatched access aisle shall be provided
Two (2) Accessible Spaces Side by Side	3.4 each	5.6	2	1.5 m hatched access aisle shall be provided between accessible spaces
Parallel Parking Space (less than or equal to 45 degrees)	2.6	6.7	2	-
Parallel Parking Space (less than or equal to 45 degrees) Obstructed on One Side	3	6.7	2	abutting any wall, column, or structure on one side ^(a)

3.7.1 Footnotes for Section 3.7

(a) A parking space is obstructed if any part of a fixed object including but not limited to a wall, column, bollard, fence or pipe is situated:

- i. Within 0.3 metres of the parking space, measured at right angles; and
- ii. More than 1.2 metres from the front and/or rear of the parking space.

3.8 Accessible Parking

Accessible parking spaces shall be provided at the following rate:

Number of Required Parking Spaces	Number of Accessible Parking Spaces
1 – 12	1
13 – 200	4% of the required parking
201 or greater	3% of the required parking, 8 spaces minimum

3.8.1 Accessible Parking Exemption

When fronting onto a public road, or located within a private road development, the following uses shall be exempt from providing accessible parking: detached, semi-detached, duplex, triplex, fourplex, townhouse dwellings, and accessory units thereto, including home based businesses, special needs housing, short-term rentals, bed and breakfasts, and accessory dwelling units.

3.9 Parking Area Coverage

3.9.1 Residential Parking

On a residential lot with 4 or fewer dwelling units the following provisions shall apply:

	Front Yard and / or Exterior Side Yard
Maximum Parking Area Coverage (a)	50%
Maximum Parking Area Width	The lesser of: a) 7.5 m; b) 50% of the principal building width; or, c) 50% of the lot frontage but not less than 2.75 m.

3.9.2 Mixed Use and Commercial Parking

On a mixed use or commercial lot with 4 or fewer parking spaces the following provisions shall apply:

	Front Yard and / or Exterior Side Yard
Maximum Parking Area Coverage (a)	50 %
Maximum Parking Area Width	10.3 m or 50% of the front or exterior side lot line distance, whichever is less

3.9.3 Footnotes for Sections 3.9.1 and 3.9.2

- (a) The parking area shall not exceed 20% of the total lot area.

3.10 Location of Loading Spaces

Loading spaces shall be located entirely on the same lot as the building for which such loading spaces are required, and shall not encroach into any required driveways, parking areas or internal roads. Loading spaces shall not be located within a front or exterior side yard and no closer to any road than the building.

3.10.1 Loading Spaces Abutting a Residential Zone

No loading space shall be located within a required yard that abuts a Residential zone.

3.11 Calculation of Parking Requirement

The calculation of the minimum number of required parking spaces shall be rounded to the nearest whole number or if midpoint (i.e. 0.5), to the higher whole number.

3.12 Required Parking

All uses permitted by this By-law shall provide required parking spaces as set out in this Section. Tandem parking shall not be permitted, except where otherwise noted.

3.12.1 Residential Uses

Permitted Uses	Min. Parking Spaces Per Dwelling Unit
Apartment Building	1.25
Apartment Dwelling Unit within a Mixed Use Building ^(b)	1
Accessory Dwelling Unit ^(a)	0.5
Bed and Breakfast ^(d)	1 space per rental room
Dwelling, Detached	1
Dwelling, Duplex ^(a)	1
Dwelling, Fourplex ^(a)	1
Dwelling, Semi-Detached	1
Dwelling, Townhouse	1
Dwelling, Triplex ^(a)	1
Long Term Care Facility	0.4 per dwelling unit and per care bed
Private Road Development	1.25 ^(a)
Short-term Rental ^(d)	1 space per bedroom ^(a)
Special Needs Housing	2 ^(a)

3.12.2 Non-Residential Uses

Permitted Uses	Min. 1 Parking Space Per 'x' m ² of gross leasable floor area or as otherwise noted	Max. 1 Parking Space Per 'x' m ² of gross leasable floor area or as otherwise noted
Adult Oriented Entertainment Establishment	20	-
Animal Care Establishment	20	-
Bulk Fuel Depot	100	-
Contractor's Yard	100	-
Cultural Facility	65	-
Day Care	25	-
Golf Course and Driving Range	18 per 9 holes of golf plus 1 per 27 m ² of club house	-
Heavy Equipment Sales and Service	35	-
Hospital	50	-
Hotel / Motel	1 per guest room	-
Industry, Heavy	100	-
Industry, Light	100	-
Major Transit Station	20	-
Marina	0.6 per boat slip	-
Motor Vehicle Gas Station	20	-
Motor Vehicle Repair Garage ^(a)	20	-
Motor Vehicle Sales / Rental and Service Centre	30	-
Nightclub	1 per 4 persons based on the maximum occupant load	-
Offices	28	-
Place of Assembly / Banquet Hall ^(c)	20	3
Place of Worship ^(c)	20	3
Recreation Facility ^(c)	20	-
Research Facility	100	-
Restaurant ^(c)	20	-

Permitted Uses	Min. 1 Parking Space Per 'x' m ² of gross leasable floor area or as otherwise noted	Max. 1 Parking Space Per 'x' m ² of gross leasable floor area or as otherwise noted
Retail Store	20	-
Service Commercial	20	-
Shopping Centre, less than or equal to 4,645 m ² glfa	20	-
Shopping Centre, greater than 4,645 m ² but less than 30,000 m ² glfa	37	20
Shopping Centre, equal to or greater than 30,000 m ² glfa	27	20
Theatre ^(c)	20	-
Transportation Depot	100	-

3.12.3 Footnotes for Section 3.12.1 and 3.12.2

- (a) Permitted in tandem
- (b) No parking space is required for the first 4 apartment dwelling units
- (c) Applies only to portion of building dedicated to the assembly of persons.
- (d) Only parking spaces dedicated to the unit associated with the use may contribute towards the parking requirement.

3.13 Landscape Provisions for Parking Areas

3.13.1 Landscape Buffer Provisions

A landscape buffer shall be provided between the edge of any parking area and an abutting lot line(s) or zone boundary in accordance with the following table:

	Parking area with 5 to 20 parking spaces	Parking area with more than 20 parking spaces but fewer than 100	Parking area with 100 or greater parking spaces
Lot Line Abutting a Public Road	3 m	3 m	6 m
Lot Line Not Abutting a Public Road	-	3 m	3 m
Lot Line Abutting a Residential or Institutional Zone	3 m	3 m	4 m
Abutting a Green Space Zone boundary line	3 m	3 m	3 m

3.13.2 Minimum Landscaped Open Space Within Parking Areas

A minimum landscaped open space equal to 10% of the parking area shall be provided as soft landscaping within all parking areas with 100 or more parking spaces.

3.14 Drive-Thru Facility

A drive-thru facility shall be subject to the following provisions:

- a) A minimum 3 m wide landscape buffer shall be provided between a drive-thru facility and a public road; and
- b) Shall be located no closer than 7.5 m to a Residential, Institutional or Green Space zone.
- c) Each drive-thru stacking lane parking space shall be a minimum 2.75 m in width and 5.6 m in depth.

3.14.1 Drive-Thru Facility Stacking Lanes

The minimum number of stacking lane parking spaces for drive-thru facilities shall be:

Use	Minimum number of stacking lane tandem parking spaces
Restaurant	10 spaces
All other uses	3 spaces

3.15 Bicycle Parking Spaces

- a) Despite Section 3.2.2, bicycle parking spaces must be located on the same lot as the use for which it is provided; and
- b) Each horizontal bicycle parking space shall be a minimum 1.8 m in length by 0.46 m in width and with a vertical dimension of at least 1.22 m; and
- c) Each vertical bicycle parking space shall be a minimum 1.2 m in length by 0.6 m in width and with a vertical dimension of at least 1.9 m; and
- d) Short-term bicycle parking shall be located within 10 metres of a principal entrance of a building; and
- e) Bicycle parking shall be provided at grade or within a building, at a level corresponding with an abutting street.

3.15.1 Required Residential Bicycle Parking

Use	Minimum Number of Bicycle Parking Spaces	
	Short-term	Long-term
Apartment Dwelling Unit within a Mixed Use Building	0.1 spaces per dwelling unit ^(a)	0.25 spaces per dwelling unit, 1 space minimum
Apartment Building	0.1 spaces per dwelling unit, 2 spaces minimum ^(a)	0.25 spaces per dwelling units, 4 spaces minimum

3.15.1.1 Footnotes for Section 3.15.1

^(a) The requirement is reduced to 0.02 spaces per dwelling unit for every additional unit after the first 250 dwelling units.

3.15.2 Required Non-Residential Bicycle Parking

Use	Minimum Number of Short-term Bicycle Parking Spaces
Place of Assembly / Banquet Hall, Recreation Facility, Place of Worship ^(a)	1 space per 1000 m ² glfa
School – Elementary/Secondary	1 space per classroom
Retail and Service Commercial	1 space per 1000 m ² glfa
Office	1 space per 1000 m ² glfa
Shopping Centre	1 space per 1000 m ² glfa
Major Transit Station	20 spaces
Hospital	6 spaces plus 1 space per 4000 m ² of glfa
Light Industry	1 space per 1000 m ² glfa
Heavy Industry	1 space per 1000 m ² glfa
Hotel / Motel	6 spaces plus 1 space per 10 guest rooms
Restaurant	1 space per 170 m ² glfa

3.15.2.1 Footnotes for Section 3.15.2

- (a) Applies only to the portion of the building dedicated to the assembly of persons.

3.16 Stand Alone Parking Lot

Where permitted by Section 13 Special Provisions, a stand alone parking lot shall have a minimum lot frontage of 12 m and shall be subject to all other provisions of this By-law.

SECTION 4 ESTABLISHMENT OF ZONES

4.1 List of Zone Names and Symbols

The following zones are established and are referred to by name or by the symbol opposite the name as set out below:

Zone Symbol	Zone Name
R1	Low Density Residential - Suburban Neighbourhood
R2	Low Density Residential - Traditional Neighbourhood
R3	Medium Density Residential
R4	High Density Residential
C1	Local Convenience Commercial
C2	Community Commercial
C3	Arterial Commercial
C4	Major Commercial
C5	Downtown Commercial Core
C6	Downtown Traditional Main Street
E1	Business Commercial Employment
E2	General Employment
M1	Medium Density Mixed Use
M2	Medium/High Density Mixed Use
M3	High Density Mixed Use
G1	Conservation / Natural Area
G2	Minor Green Space
G3	Major Green Space
I1	Local Neighbourhood Institutional
I2	Community Institutional
I3	Major Institutional
A1	Agriculture
A2	Agriculture Only
A3	Agriculture Commercial / Industrial

Uses and regulations specific to each zone are set out in Sections 5 to 11.

4.2 Uses and Zones

The following sets out the uses permitted within the zones contained in this By-law. The placement of the zone symbol opposite the permitted use indicates the zone(s) in which the use is permitted. The table must be read in conjunction with the regulations for each zone as established in Sections 5 to 11. Other uses may be permitted by special provisions as set out in Section 13 of this By-law.

PERMITTED USES	ZONES																							
Adult Oriented Entertainment Establishment											E1	E2												
Agricultural Farm Related Commercial or Industrial																						A1		A3
Agriculture Farm																						A1	A2	A3
Agri-tourism / Value Added																						A1(a)		
Ancillary Retail Sales / Display of Products											E1	E2												
Animal Care Establishment					C1	C2	C3	C4	C5	C6	E1(a)	E2(a)	M1	M2	M3									
Apartment Building			R3	R4		C2		C4	C5	C6			M1	M2	M3						I2	I3		
Boat Ramp																	G1	G2	G3					
Bulk Fuel Depot												E2												
Car Wash						C2	C3	C4			E1	E2	M1											
Cemetery																	G2	G3						
Commercial Parking Structure						C2	C3	C4	C5	C6														
Community Garden	R1	R2	R3	R4	C1	C2	C3	C4	C5	C6	E1	E2	M1	M2	M3		G2	G3	I1	I2	I3	A1	A2	A3

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PERMITTED USES	ZONES																							
Concession Stand																			G2 ^(a)	G3 ^(a)				
Contractor's Yard												E2												
Cultural Facility					C1	C2	C3	C4	C5	C6			M1	M2	M3			G3	I1	I2				
Day Care					C1	C2	C3	C4	C5	C6			M1	M2	M3				I1	I2	I3			
Accessory Dwelling Unit	R1 ^(a)	R2 ^(a)	R3 ^(a)	R4 ^(a)									M1 ^(a)	M2 ^(a)	M3 ^(a)				I1 ^(a)	I2 ^(a)	I3 ^(a)	A1 ^(a)		
Designated Medical Growth of Cannabis												E2										A1	A2	A3
Dwelling Unit(s), Apartment					C1	C2		C4	C5	C6			M1	M2	M3									
Dwelling, Detached	R1	R2	R3											M2					I1	I2	I3	A1		
Dwelling, Duplex	R1	R2	R3											M2					I1	I2	I3			
Dwelling, Fourplex	R1	R2	R3	R4									M1	M2	M3				I1	I2	I3			
Dwelling, Semi-Detached	R1	R2	R3											M2					I1	I2	I3			
Dwelling, Townhouse	R1	R2	R3	R4									M1	M2	M3				I1	I2	I3			
Dwelling, Triplex	R1	R2	R3	R4									M1	M2	M3				I1	I2	I3			
Emergency Service Facility						C2	C3	C4	C5	C6			M1	M2	M3				I1	I2	I3			
Employee Convenience Facilities											E1 ^(a)	E2 ^(a)												

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PERMITTED USES	ZONES																							
Essential Operations for Service Infrastructure and Utilities																		G1	G2	G3				
Golf Course and Driving Range																				G3				
Heavy Equipment Sales and Service												E2												
Help house																						A1(a)		
Home Based Business	R1(a)	R2(a)	R3(a)	R4(a)	C1(a)	C2(a)		C4(a)	C5(a)	C6(a)			M1(a)	M2(a)	M3(a)				I1(a)	I2(a)	I3(a)	A1(a)		
Home Industry																						A1(a)		
Hospital									C5				M1	M2	M3						I3			
Hotel / Motel								C3	C4	C5	C6	E1		M1	M2	M3								
Industry, Heavy													E2											
Industry, Light												E1	E2											
Kennel																						A1		
Licenced Cannabis Production Facilities												E1	E2									A1	A2	A3
Long-Term Care Facility			R3	R4					C5				M1	M2	M3				I1	I2	I3			
Maintenance / Utility Building / Administration Office / Greenhouse Associated with Park Operation																		G2(a)	G3(a)					
Major Transit Station									C5															

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PERMITTED USES	ZONES																								
Marina																									G3
Motor Vehicle Gas Station					C1	C2	C3	C4			E1	E2	M1												
Motor Vehicle Repair Garage						C2	C3	C4			E1	E2	M1												
Motor Vehicle Sales / Rental Service Centre							C3																		
Nightclub							C3	C4	C5	C6															
Off Leash Dog Park																									G2 G3
Office					C1	C2	C3	C4	C5	C6	E1	E2(a)	M1	M2	M3										
Petting Zoo																									G3
Picnic Area and Shelter																									G1 G2 G3
Place of Assembly / Banquet Hall						C2	C3	C4	C5	C6	E1		M1	M2	M3										I2
Place of Worship					C1	C2	C3	C4	C5	C6			M1	M2	M3										I1 I2
Playground	R1(a)	R2(a)	R3(a)	R4(a)	C1(a)	C2(a)	C3(a)	C4(a)	C5(a)	C6(a)	E1(a)	E2(a)	M1(a)	M2(a)	M3(a)										G2(a) G3(a) I1(a) I2(a) I3(a) A1(a) A2(a) A3(a)
Private Road Development	R1	R2	R3	R4									M1	M2	M3										I1 I2 I3
Recreation Facility, Indoor					C1	C2	C3	C4	C5	C6	E1(a)	E2(a)	M1	M2	M3										G3 I1 I2 I3
Recreation Facility, Outdoor																									G2 G3 I1 I2 I3
Research Facility											E1	E2													

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PERMITTED USES	ZONES																							
Residential Convenience Uses			R3 ^(a)	R4 ^(a)																	I2 ^(a)	I3 ^(a)		
Restaurant					C1	C2	C3	C4	C5	C6	E1 ^(a)	E2 ^(a)	M1	M2	M3									
Retail Store					C1	C2	C3	C4	C5	C6	E1 ^(a)	E2 ^(a)	M1	M2	M3									
School, Elementary													M1	M2	M3				I1	I2				
School, Secondary													M1	M2	M3				I1	I2	I3			
Service Commercial					C1	C2	C3	C4	C5	C6	E1 ^(a)	E2 ^(a)	M1	M2	M3									
Social Service Facility					C1	C2	C3	C4	C5	C6	E1		M1	M2	M3				I1	I2	I3			
Spectator Seating																		G2 ^(a)	G3 ^(a)					
Theatre						C2	C3	C4	C5	C6			M1	M2	M3									
Trail	R1	R2	R3	R4	C1	C2	C3	C4	C5	C6	E1	E2	M1	M2	M3	G1	G2	G3	I1	I2	I3	A1	A2	A3
Transportation Depot												E2												
University / College						C2	C3	C4	C5	C6			M1	M2	M3						I3			
Washroom Facility / Change Room																		G2 ^(a)	G3 ^(a)					
Winery																						A1 ^(a)	A2 ^(a)	

4.2.1 Footnote to Section 4.2 Uses and Zones

a) Only permitted as an accessory use.

4.3 Special Provisions

Where special provisions are established for certain lots, the applicable regulations of the special provisions apply in addition to, or as an exception to, the normal zone provisions that apply to the subject lot(s).

Where on Schedule A to this By-law, a zone symbol (such as R1) applying to a lot contains a suffix at the end of the zone symbol consisting of a dash and number (e.g. R1-1), this indicates that a special provision applies to the subject lot. The number after the dash corresponds with the special provision number as set out in Section 13. There may be more than one number and, hence, special provision, that applies to certain lots (such as R1-1-14 and thus Special Provision 1 and 14 would apply).

4.4 Holding (H) Provisions

Where a zone symbol contains the suffix 'H' with or without a special provision (for example R4-H1 or R4-1-H1) the zoning shall not take effect until the prescribed conditions are met and the '(H)' is removed from the subject lot.

When the amending by-law removing the 'H' Holding symbol from a zone is enacted, the permitted uses and regulations for that lot shall apply.

Until such time as the prescribed conditions are met the identified lot shall only be used for the existing permitted use as of the date of this By-law including the expansion of the existing permitted use, or other uses as set out in the Holding provision(s).

Lots with Holding provisions, including the conditions required to be satisfied prior to the removal of Holding (H) Zone symbol, are identified in Section 14.

SECTION 5 RESIDENTIAL

No person shall use any lot or erect, alter or use any building or structure in any Residential Zone except in accordance with Sections 5.1 to 5.7 of this By-law.

In addition to the above, any lot may be subject to additional regulation or restriction of use by the City, upper tier government or agencies. Refer to Section 1.1.3 and Section 2.18 of this By-law.

5.1 Zone Names and Symbols

Zone Symbol	Zone Name
R1	Low Density Residential – Suburban Neighbourhood
R2	Low Density Residential – Traditional Neighbourhood
R3	Medium Density Residential
R4	High Density Residential

5.2 Permitted Uses

USES	Zones			
Dwelling, Detached	R1	R2	R3	
Dwelling, Semi-detached	R1	R2	R3	
Dwelling, Duplex	R1	R2	R3	
Dwelling, Triplex	R1	R2	R3	R4
Dwelling, Fourplex	R1	R2	R3	R4
Dwelling, Townhouse	R1	R2	R3	R4
Private Road Development ^(a)	R1	R2	R3	R4
Apartment Building ^(b)			R3	R4
Long-Term Care Facility ^(b)			R3	R4

5.2.1 Footnotes for Section 5.2 Permitted Uses

- (a) Private Road Development shall permit all dwelling types that are permitted in the underlying zone.
- (b) Residential Convenience Uses shall be permitted on the ground floor subject to the following provisions:
- i) No individual use shall exceed 150 m² glfa; and
 - ii) The combined maximum glfa of all uses shall not exceed 5% of the total residential gross floor area on the premises.

5.3 Provisions for Residential (R1) Zone

Permitted Uses	Lot Area		Min. Lot Frontage	Minimum Yards				Maximum Yards ^(h)		Max. Building Height	Max. No. of Attached Dwelling Units	Density Per Hectare	Min. Landscaped Open Space ^(j)	Total Lot Coverage ⁽ⁱ⁾
	Min.	Max.		Front Yard ^{(e) (k)}	Rear Yard	Interior Side Yard	Exterior Side Yard ^{(e) (k)}	Front Yard	Exterior Side Yard					
Dwelling, Detached ^(d)	400 m ²	538 m ²	16.5 m	6 m to dwelling / 7 m to garage	7.5 m	1.2 m / 2 m ^(f)	4 m to dwelling / 6 m to garage	12 m to dwelling	8 m to dwelling	10 m	-	-	35%	45%
Dwelling, Semi-detached ^(d)	370 m ² ^(a)	465 m ² ^(a)	12 m ^(b)	6 m to dwelling / 7 m to garage ^(g)	7.5 m ^(c)	1.2 m / 2 m ^{(c) (f)}	4 m to dwelling / 6 m to garage ^(g)	12 m to dwelling	8 m to dwelling	10 m	-	-	35%	45%
Dwelling, Duplex	630 m ²	930 m ²	16.5 m	6 m to dwelling / 7 m to garage	7.5 m	1.2 m / 2 m ^(f)	4 m to dwelling / 6 m to garage	12 m to dwelling	8 m to dwelling	10 m	-	-	35%	45%
Dwelling, Triplex	945 m ²	1,395 m ²	16.5 m	6 m to dwelling / 7 m to garage	7.5 m	1.2 m / 2 m ^(f)	4 m to dwelling / 6 m to garage	12 m to dwelling	8 m to dwelling	10 m	-	-	35%	45%
Dwelling, Fourplex	1,260 m ²	1,860 m ²	16.5 m	6 m to dwelling / 7 m to garage	7.5 m	1.2 m / 2 m ^(f)	4 m to dwelling/6 m to garage	12 m to dwelling	8 m to dwelling	10 m	-	-	35%	45%
Dwelling, Townhouse ^(d)	315 m ² ^(a)	-	10 m ^(b)	6 m to dwelling / 7 m to garage ^(g)	7.5 m ^(c)	1.2 m / 2 m ^{(c) (f)}	4 m to dwelling/6 m to garage ^(g)	12 m to dwelling	8 m to dwelling	10 m	4	Min. = 20 units	35%	-

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Permitted Uses	Lot Area		Min. Lot Frontage	Minimum Yards				Maximum Yards ^(h)		Max. Building Height	Max. No. of Attached Dwelling Units	Density Per Hectare	Min. Landscaped Open Space ^(j)	Total Lot Coverage ⁽ⁱ⁾
	Min.	Max.		Front Yard ^{(e) (k)}	Rear Yard	Interior Side Yard	Exterior Side Yard ^{(e) (k)}	Front Yard	Exterior Side Yard					
	Private Road Development ^(d)	315 m ² ^(a)		-	12 m	6 m to dwelling / 7 m to garage	See Section 5.7		4 m to dwelling/6 m to garage					

5.3.1 Footnotes for Section 5.3 Provisions for Residential (R1) Zone

- (a) Lot Area is per dwelling unit.
- (b) Minimum lot frontage shall be per dwelling unit.
- (c) See Section 2.4 regarding Common Walls on Common Lot Lines.
- (d) Accessory dwelling units shall not be included in the calculation of lot area, lot frontage, or density, nor shall accessory dwelling units be included in the maximum number of attached dwelling units.
- (e) The yard requirement for garage applies to an attached garage/carport and to the yard from which the attached garage/carport is accessed by a driveway; and, in addition to the minimum required yard for an attached garage in Table 5.3, the garage/carport shall be flush with, or recessed beyond, the corresponding wall of the dwelling unit.
- (f) The minimum interior side yard shall be 1.2 m for the first 7 m in building height, and 2 m for any portion of the dwelling in excess of 7 m in building height.
- (g) Notwithstanding the definition for 'Lot Line, Front' and 'Lot Line, Exterior Side' in Section 12 Definitions, on a corner lot containing more than one principal dwelling unit that is divided vertically, the following shall apply:
 - i) 'Lot Line, Front' means the longest lot line along a public road, and 'Lot Line, Exterior Side' means the shortest lot line along a public road; and, the corresponding requirements in Table 5.3 shall apply.
- (h) Only applies to the exterior wall of the building closest to the right of way.
- (i) Only applies to a lot in excess of the Maximum Lot Area regulation.
- (j) A minimum 50% of the required Landscaped Open Space must be soft landscaping.
- (k) A minimum 30% of the yard must be soft landscaping.

5.4 Provisions for Residential (R2) Zone

Permitted Uses	Lot Area		Min. Lot Frontage	Minimum Yards				Maximum Yards ^(g)		Max. Building Height	Max. No. of Attached Dwelling Units	Density Per Hectare	Min. Landscaped Open Space ⁽ⁱ⁾	Total Lot Coverage ^(h)
	Min.	Max.		Front Yard ^{(e) (j)}	Rear Yard	Interior Side Yard	Exterior Side Yard ^{(e) (j)}	Front Yard	Exterior Side Yard					
Dwelling, Detached ^(d)	300 m ²	465 m ²	10 m	3 m to dwelling / 6 m to garage	6 m	1.2 m	3 m to dwelling / 6 m to garage	8 m	6 m	10 m	-	-	35 %	45%
Dwelling, Semi-detached ^(d)	280 m ² ^(a)	465 m ² ^(a)	7.5 m ^(b)	3 m to dwelling / 6 m to garage ^(f)	6 m ^(c)	1.2 m ^(c)	3 m to dwelling / 6 m to garage ^(f)	8 m	6 m	10 m	-	-	35 %	45%
Dwelling, Duplex	560 m ²	930 m ²	12 m	3 m to dwelling / 6 m to garage	6 m	1.2 m	3 m to dwelling / 6 m to garage	8 m	6 m	10 m	-	-	35 %	45%
Dwelling, Triplex	840 m ²	1395 m ²	12 m	3 m to dwelling / 6 m to garage	6 m	1.2 m	3 m to dwelling / 6 m to garage	8 m	6 m	10 m	-	-	35 %	45%
Dwelling, Fourplex	1120 m ²	1860 m ²	12 m	3 m to dwelling / 6 m to garage	6 m	1.2 m	3 m to dwelling / 6 m to garage	8 m	6 m	10 m	-	-	35 %	45%
Dwelling, Townhouse ^(d)	280 m ² ^(a)	-	6 m ^(b)	3 m to dwelling / 6 m to garage ^(f)	6 m ^(c)	1.2 m ^(c)	3 m to dwelling / 6 m to garage ^(f)	8 m	6 m	10 m	4	Min. 20 units	35 %	-

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Permitted Uses	Lot Area		Min. Lot Frontage	Minimum Yards				Maximum Yards ^(g)		Max. Building Height	Max. No. of Attached Dwelling Units	Density Per Hectare	Min. Landscaped Open Space ⁽ⁱ⁾	Total Lot Coverage ^(h)
	Min.	Max.		Front Yard ^{(e) (j)}	Rear Yard	Interior Side Yard	Exterior Side Yard ^{(e) (j)}	Front Yard	Exterior Side Yard					
Private Road Development ^(d)	280 m ² ^(a)	-	12 m	3 m to dwelling / 6 m to garage	See Section 5.7		3 m to dwelling / 6 m to garage	-	-	10 m	4	Min. 20 units	35 %	-

5.4.1 Footnotes for Section 5.4 Provisions for Residential (R2) Zone

- (a) Lot Area is per dwelling unit.
- (b) Minimum lot frontage shall be per dwelling unit.
- (c) See Section 2.4 regarding Common Walls on Common Lot Lines.
- (d) Accessory dwelling units shall not be included in the calculation of lot area, lot frontage, or density, nor shall accessory dwelling units be included in the maximum number of attached dwelling units.
- (e) The yard requirement for garage applies to an attached garage/carport and to the yard from which the attached garage/carport is accessed by a driveway; and, in addition to the minimum required yard for a garage in Table 5.4, the garage/carport shall be flush with, or recessed beyond, the corresponding wall of the dwelling unit.
- (f) Notwithstanding the definition for 'Lot Line, Front' and 'Lot Line, Exterior Side' in Section 12 Definitions, on a corner lot containing more than one principal dwelling unit divided vertically, the following shall apply:
 - i) 'Lot Line, Front' means the longest lot line along a public road, and 'Lot Line, Exterior Side' means the shortest lot line along a public road; and the corresponding requirements in Table 5.4 shall apply.
- (g) Only applies to the exterior wall of the building closest to the right of way.
- (h) Only applies to a lot in excess of the Maximum Lot Area regulation.
- (i) A minimum 50% of the required Landscaped Open Space must be soft landscaping.
- (j) A minimum 30% of the yard must be soft landscaping.

5.5 Provisions for Residential (R3) Zone

Permitted Uses	Lot Area		Min. Lot Frontage	Minimum Yards				Max. Building Height	Max. No. of Attached Dwelling Units	Density Per Hectare	Min. Landscaped Open Space ^(h)	Total Lot Coverage ^(g)
	Min.	Max.		Front Yard ^{(e) (i)}	Rear Yard	Interior Side Yard	Exterior Side Yard ^{(e) (i)}					
Dwelling, Detached ^(d)	275 m ²	370 m ²	9 m	3 m to dwelling /6 m to garage	6 m	1.2 m	3 m to dwelling / 6 m to garage	11 m	-	-	35%	45%
Dwelling, Semi-Detached ^(d)	200 m ² ^(a)	350 m ² ^(a)	7.5 m ^(b)	3 m to dwelling /6 m to garage ^(f)	6 m ^(c)	1.2 m ^(c)	3 m to dwelling / 6 m to garage ^(f)	11 m	-	-	35%	45%
Dwelling, Duplex	280 m ²	700 m ²	12 m	3 m to dwelling /6 m to garage	6 m	1.2 m	3 m to dwelling / 6 m to garage	11 m	-	-	35%	45%
Dwelling, Triplex	420 m ²	1050 m ²	12 m	3 m to dwelling /6 m to garage	6 m	1.2 m	3 m to dwelling / 6 m to garage	11 m	-	-	35%	45%
Dwelling, Fourplex	560 m ²	1400 m ²	12 m	3 m to dwelling /6 m to garage	6 m	1.2 m	3 m to dwelling / 6 m to garage	11 m	-	-	35%	45%
Dwelling, Townhouse ^(d)	165 m ² ^(a)	350 m ² ^(a)	6 m ^(b)	3 m to dwelling /6 m to garage ^(f)	6 m ^(c)	1.2 m ^(c)	3 m to dwelling / 6 m to garage ^(f)	11 m	6	-	35%	-
Private Road Development ^(d)	-	-	12 m	3 m to dwelling /6 m to garage	See Section 5.7		3 m to dwelling / 6 m to garage	11 m	8	Min. 25 units/ Max 99 units	35%	-

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Apartment Building / Long Term Care Facility on a Local / Collector Road	-	-	30 m	5 m	height of building	half the height of the building	5 m	16 m	-	Min. 25 units Max. 99 units	35%	-
Apartment Building / Long Term Care Facility on an Arterial Road	-	-	30m	5m for portion of building less than 16 m in height / 7m for portion of building 16 m in height or greater	height of building	half the height of the building	5 m for portion of building less than 16 m in height / 7 m for portion of building 16 m in height or greater	20 m	-	Min. 25 units / Max. 99 units	30%	-

5.5.1 Footnotes for Section 5.5 Provisions for Residential (R3) Zone

- (a) Lot Area is per dwelling unit.
- (b) Minimum lot frontage shall be per dwelling unit.
- (c) See Section 2.4 regarding Common Walls on Common Lot Lines.
- (d) Accessory dwelling units shall not be included in the calculation of lot area, lot frontage, or density, nor shall accessory dwelling units be included in the maximum number of attached dwelling units.
- (e) The yard requirement for garage applies to an attached garage/carport and to the yard from which the attached garage/carport is accessed by a driveway; and, in addition to the minimum required yard for a garage in Table 5.5, the garage/carport shall be flush with, or recessed beyond, the corresponding wall of the dwelling unit.
- (f) Notwithstanding the definition for 'Lot Line, Front' and 'Lot Line, Exterior Side' in Section 12 Definitions, on a corner lot containing more than one principal dwelling unit divided vertically, the following shall apply:
 - i) 'Lot Line, Front' means the longest lot line along a public road, and 'Lot Line, Exterior Side' means the shortest lot line along a public road; and the corresponding requirements in Table 5.5 shall apply.
- (g) Only applies to a lot in excess of the Maximum Lot Area regulation.
- (h) A minimum 50% of the required Landscaped Open Space must be soft landscaping.
- (i) A minimum 30% of the yard must be soft landscaping.

5.6 Provisions for Residential (R4) Zone

Permitted Uses	Min. Lot Frontage	Minimum Yards				Max. Building Height	Max. No. of Attached Dwelling Units	Min. Density Per Hectare	Min. Landscaped Open Space ^(f)
		Front Yard ^{(d) (g)}	Rear Yard	Interior Side Yard	Exterior Side Yard ^{(d) (g)}				
Dwelling, Triplex	12 m	3 m to dwelling / 6 m to garage	6 m	1.2 m	3 m to dwelling / 6 m to garage	11 m	-	85 Units	25%
Dwelling, Fourplex	12 m	3 m to dwelling / 6 m to garage	6 m	1.2 m	3 m to dwelling / 6 m to garage	11 m	-	85 Units	25%
Dwelling, Townhouse ^(c)	6 m ^(a)	3 m to dwelling / 6 m to garage ^(e)	6 m ^(b)	1.2 m ^(b)	3 m to dwelling / 6 m to garage ^(e)	11 m	6	85 Units	25%
Private Road Development ^(c)	12 m	3 m to dwelling / 6 m to garage	see Section 5.7		3 m to dwelling / 6 m to garage	11 m	8	85 Units	25%
Apartment Building / Long Term Care Facility	30 m	3 m for portion of building less than 14 m in height / 5 m for portion of building 14 m in height or greater	4.5 m for portion of building up to 14 m in height / additional 0.5 m for each additional 1m of building height	3 m for portion of building up to 14 m in height / additional 0.5 m for each additional 1m of building height	3 m for portion of building less than 14 m in height / 5 m for portion of building 14 m in height or greater	-	-	85 Units	40%

5.6.1 Footnotes for Section 5.6 Provisions for Residential (R4) Zone

- (a) Minimum lot frontage shall be per dwelling unit.
- (b) See Section 2.4 regarding Common Walls on Common Lot Lines.
- (c) Accessory dwelling units shall not be included in the calculation of lot frontage or density, nor shall accessory dwelling units be included in the maximum number of attached dwelling units.
- (d) The yard requirement for garage applies to an attached garage/carport and to the yard from which the attached garage/carport is accessed by a driveway; and, in addition to the minimum required yard for a garage in Table 5.6, the garage/carport shall be flush with, or recessed beyond, the corresponding wall of the dwelling unit.
- (e) Notwithstanding the definition for 'Lot Line, Front' and 'Lot Line, Exterior Side' in Section 12 Definitions, on a corner lot containing more than one principal dwelling unit divided vertically, the following shall apply:
 - i) 'Lot Line, Front' means the longest lot line along a public road, and 'Lot Line, Exterior Side' means the shortest lot line along a public road; and, the corresponding requirements in Table 5.6 shall apply.
- (f) A minimum 50% of the required Landscaped Open Space must be soft landscaping.
- (g) A minimum 30% of the yard must be soft landscaping.

5.7 Additional Private Road Development Provisions

Within Private Road Developments, all dwellings except apartment buildings and long term care facilities shall be subject to the following additional requirements.

ZONE	Minimum Yard Requirements									Maximum Unit Driveway Width
	Interior Side Yard		Rear Yard		Between Buildings			Min. Distance From Private Road		
	From End Wall	From Rear Wall	From End Wall	From Rear Wall	Between End Walls	Between Rear Walls	Between End and Rear Wall	To attached Garage	To Dwelling	
R1	5 m	7.5 m	5 m	7.5 m	3 m	7.5 m	6 m	6 m	3 m	50% of unit width
R2	5 m	6 m	5 m	6 m	3 m	7.5 m	6 m	6 m	3 m	50% of unit width
R3, R4, M1 and M2 where abutting an R1 or R2 ^(a) ^(b)	5 m	6 m	5 m	6 m	3 m	7.5 m	6 m	6 m	3 m	50% of unit width
R3, R4, M1 and M2 where not abutting an R1 or R2 ^(a) ^(b)	3 m	6 m	3 m	6 m	3 m	7.5 m	6 m	6 m	3 m	50% of unit width
M3 ^(b)										

5.7.1 Footnotes for Section 5.7

^(a) Apartment buildings and long term care facilities in Private Road Developments in the R3 or R4 Zone are subject to the applicable yard and height regulations for apartment buildings and long term care facilities as set out in Section 5.5 or 5.6 respectively.

^(b) Apartment buildings and long term care facilities in Private Road Developments in the M1, M2, or M3 Zone are subject to the applicable yard and height regulations for apartment buildings and long term care facilities as set out in Section 8.3, 8.4, and 8.5 respectively.

SECTION 6 COMMERCIAL

No person shall use any lot or construct, alter or use any building or structure in any Commercial Zone except in accordance with Sections 6.1 to 6.5.1 of this By-law.

In addition to the above, any lot may be subject to additional regulation or restriction of use by the City, upper tier government or agencies. Refer to Section 1.1.3 and Section 2.18 of this By-law.

6.1 Zone Names and Symbols

Zone Symbol	Zone Name
C1	Local Convenience Commercial
C2	Community Commercial
C3	Arterial Commercial
C4	Major Commercial
C5	Downtown Commercial Core
C6	Downtown Traditional Main Street

6.2 Permitted Uses

USES	Zones					
Animal Care Establishment	C1	C2	C3	C4	C5	C6
Apartment Building		C2 (b)		C4 (b)	C5	C6 (g)
Car Wash		C2	C3	C4		
Commercial Parking Structure		C2 (h)	C3	C4 (h)	C5 (a)	C6 (a)
Cultural Facility	C1	C2 (h)	C3	C4 (h)	C5	C6
Day Care	C1	C2	C3	C4	C5	C6
Apartment Dwelling Unit(s)	C1 (d)	C2 (d)		C4 (d)	C5	C6 (d)
Emergency Service Facility		C2 (h)	C3	C4 (h)	C5	C6
Hospital					C5	
Hotel / Motel			C3	C4 (h)	C5	C6
Long Term Care Facility					C5	
Major Transit Station					C5	
Motor Vehicle Gas Station	C1(c)	C2(c)	C3	C4(c)		
Motor Vehicle Repair Garage		C2(c)	C3	C4(c)		
Motor Vehicle Sales / Rental Service Centre			C3			
Nightclub			C3	C4	C5	C6

USES	Zones					
Office	C1	C2 (h)	C3 (e)	C4 (h)	C5	C6
Place of Assembly / Banquet Hall		C2 (h)	C3	C4 (h)	C5	C6
Place of Worship	C1	C2 (h)	C3	C4 (h)	C5	C6
Recreation Facility, Indoor	C1	C2	C3	C4	C5	C6
Restaurant	C1	C2	C3	C4	C5	C6
Retail Store	C1	C2	C3	C4	C5 (f)	C6 (f)
Service Commercial	C1	C2	C3	C4	C5 (f)	C6 (f)
Social Service Facility	C1	C2 (h)	C3	C4 (h)	C5	C6
Theatre		C2 (h)	C3	C4 (h)	C5	C6
University / College		C2 (h)	C3	C4 (h)	C5	C6

6.2.1 Footnotes for Section 6.2 Permitted Uses

- a) Only permitted above or below the first storey.
- b) Must be located on the same lot as commercial uses, to a maximum 15% lot coverage.
- c) Motor vehicle sales / rental service centres are not permitted.
- d) Dwelling units are only permitted above, to the rear and/or below non-residential uses.
- e) Only permitted with other uses to a maximum 10% of total site glfa.
- f) Also permitted in upper storeys if in conjunction with a first floor non-residential use.
- g) Apartment buildings only permitted north of Carlisle Street.
- h) Constitutes a non-commercial use.

6.3 General Provisions

6.3.1 Temporary Outdoor Display and Seasonal Sale Area

- a) Shall comply with the yard provisions set out in Section 6.4;
- b) Are not included in glfa for calculation of parking requirements; and
- c) For the purposes of this Section, temporary shall mean a period of time not to exceed 120 days in a calendar year.

6.3.2 Outdoor Storage

Outdoor storage is not permitted in any Commercial Zone, except for Motor Vehicle Sales / Rental Service Centres.

6.4 Provisions for Commercial (C1) to (C4) Zones

Zone	Max. Lot Area	Max. Non-residential glfa	Max. Percentage of Total glfa for Non-commercial uses ^(d)	Min. Yard Abutting a Residential Zone	Min. Front Yard	Max. Front Yard	Min. Exterior Side Yard	Max. Exterior Side Yard	Max. Building Height	Min. Landscape Buffer Abutting a Residential Zone
C1	4000 m ²	930 m ² ^{(a)(b)}	-	7.5 m	3 m	24 m	3 m	24 m	14 m	3 m
C2	-	5000 m ² ^(c)	40%	7.5 m or ½ height of the building whichever is greater	3 m	24 m	3 m	24 m	-	3 m
C3	-	-	-	7.5 m or ½ height of the building whichever is greater	3 m	24 m	3 m	24 m	-	4 m
C4	-	-	30%	7.5 m or ½ height of the building whichever is greater	3 m	24 m	3 m	24 m	-	4 m

6.4.1 Footnotes for Section 6.4 Provisions for Commercial (C1) to (C4) Zones

- (a) Maximum 370 m² glfa per individual non-residential use
- (b) Where non-residential glfa exceeds 370 m², apartment dwelling units shall be provided on the same lot at a density range of between 20 and 32 dwelling units per hectare. Where non-residential glfa is 370 m² or less, and where apartment dwelling units are provided in conjunction therewith, the residential density shall not exceed 32 dwelling units per hectare.
- (c) Limit per use.
- (d) Non-commercial uses are set out under Section 6.2.

6.5 Provisions for Commercial (C5) and (C6) Zones

	Min. Lot Frontage	Min. Front Building Façade Width ^(c)	Min. Exterior Side Building Façade Width ^(c)	Min. Ground Floor Street-Facing Building Façade Devoted to Openings ^(c)	Max. Front Yard or Exterior Side Yard	Min. Building Height ^(d)	Max. Building Height
C5	6 m	80% of lot frontage	60% of lot depth	50% surface area	3 m ^(b)	7.5 m	-
C6	5 m	90% of lot frontage	70% of lot depth	60% surface area	1.5 m	7.5 m	11 m ^(a)

6.5.1 Footnotes for Section 6.5 Provisions for Commercial (C5) and (C6) Zones

- (a) Above 11 m in building height, 1 m of additional building height shall be permitted for each 1 m of building setback from the ground floor exterior and/or front building façade.
- (b) The front yard or the exterior side yard may be enlarged up to an additional 5 m where the entire front yard or exterior side yard is used for publicly-accessible open space in the form of a plaza or courtyard, and which does not include parking, loading spaces(s) or lay-by lane.
- (c) Does not apply to building facades facing the following public roads in existence and so named at the time of passage of this By-law: Ontario Lane, May Alley, Helliwell Lane, Summer Street, Market Street, McGuire Street, Garden Park, Court Alley and The Parkway.
- (d) Minimum two storeys above grade.

SECTION 7 Employment

No person shall use any lot or construct, alter or use any building or structure in any Employment Zone except in accordance with Section 7.1 to 7.4 of this By-law.

In addition to the above, any lot may be subject to additional regulation or restriction of use by the City, upper tier government or agencies. Refer to Section 1.1.3 and Section 2.18 of this By-law.

7.1 Zone Names and Symbols

Zone Symbol	Zone Name
E1	Business Commercial Employment
E2	General Employment

7.2 Permitted Uses

PRINCIPAL USES	ZONES	
Adult Oriented Entertainment Establishment	E1	E2
Bulk Fuel Depot		E2
Car Wash	E1	E2
Contractor's Yard		E2
Designated Medical Growth of Cannabis		E2
Heavy Equipment Sales and Service		E2
Hotel/Motel	E1	
Industry, Heavy		E2
Industry, Light	E1	E2
Licensed Cannabis Production Facilities	E1	E2
Motor Vehicle Gas Station	E1	E2
Motor Vehicle Repair Garage	E1	E2
Office	E1 ^(a)	
Place of Assembly / Banquet Hall	E1	
Research Facility	E1	E2
Social Service Facility	E1	
Transportation Depot		E2

ACCESSORY USES	ZONES	
Animal Care Establishment	E1	E2
Office		E2
Recreation Facility, Indoor	E1	E2
Retail Store	E1	E2
Restaurant	E1	E2
Service Commercial	E1	E2

7.2.1 Footnotes for Section 7.2 Permitted Uses

- (a) Office is permitted to a maximum 10,000 sq m glfa
- (b) In the Business Commercial Employment (E1) Zone, only packaging, testing, research and shipping of cannabis are permitted. Cultivation, processing and destruction of cannabis are not permitted.

7.3 General Provisions

7.3.1 Accessory Uses

- a) In a Business Commercial Employment (E1) zone the total glfa of all accessory uses shall not exceed 35% of the total glfa of the principal use(s) on the lot.
- b) In a General Employment (E2) zone the total glfa of all accessory uses shall not exceed 20% of the total glfa of the principal use(s) on the lot.

7.3.2 Ancillary Uses

7.3.2.1 Retail Sales/Display of Products

The retail sale and/or display of products manufactured or assembled on the premises shall be permitted subject to the following:

- a) In the General Employment (E2) Zone to a maximum of 15% of the total glfa of any industrial or office use.
- b) In the Business Commercial Employment (E1) Zone a maximum of 35% of the total glfa of any industrial use.
- c) In the Business Commercial Employment (E1) Zone a maximum of 15% of the total glfa of any office use.

7.3.2.2 Employee Convenience Facilities

Employee Convenience Facilities shall be:

- a) Part of the main building;
- b) For the exclusive use of employees; and
- c) Limited to 5% of the total glfa of the building(s) for all employee convenience facilities combined.

7.3.3 Adult Oriented Entertainment Establishment

Adult Oriented Entertainment Establishments are not permitted on any lot:

- a) Within 150 m of any Residential Zones, Mixed Use Zones, Institutional Zones, Green Space Zones, the Downtown Commercial Core (C5) Zone, or the Downtown Traditional Main Street (C6) Zone;
- b) Within 150 m of the municipal boundary;
- c) Within 150 m of Glendale Avenue, Queenston Street, Welland Canals Parkway, Lakeshore Road, Fourth Avenue, and St. Paul Street West; and
- d) Within 1000 m of another Adult Oriented Entertainment Establishment.

7.3.4 Street Facing Façades

Exterior walls facing a public road shall not be constructed of concrete blocks unless the blocks are decorative masonry units; or used in a decorative pattern or surfaced with stucco; or with a permanent coloured finish which does not include paint.

7.3.5 Front Yard and Exterior Side Yard Parking Areas

In addition to the General Parking Provisions set out in Section 3 of this By-law all parking areas in the front yard and/or the exterior side yard shall be:

- a) Paved with concrete or asphalt;
- b) Defined by poured concrete curbing; and
- c) Clearly marked with pavement markings for each parking space.

7.3.6 Vehicle Wash Bays

Vehicle wash bays, other than those located entirely within an enclosed building are not permitted in a yard abutting a Residential Zone, Institutional Zone, or Mixed Use Zone.

7.3.7 Outdoor Storage and Outdoor Processing

Outdoor storage and outdoor processing is subject to the provisions outlined in Section 2.9 of this By-Law and the following:

- a) Outdoor storage and outdoor processing is not permitted in any yard that abuts a Provincial 400 series Highway or an arterial or collector road as shown on Appendix 16.1.1.
- b) No outdoor scrap yard, recycling storage yard, or outdoor processing shall be located closer than 150 m to any Residential, Mixed Use, Institutional or Green Space zone.
- c) In Business Commercial Employment Zones (E1) the total of all outdoor storage yards cannot occupy more than 10 % of the total glfa on a lot.
- d) No outdoor processing is permitted in the Business Commercial Employment (E1) zones.

7.4 Provisions for Employment (E1) and (E2) Zones

Zone	Min. Lot Area	Min. Lot Frontage	Min. Yard Abutting Residential, Institutional, Agriculture, Green Space or Mixed Use Zone	Min. Exterior Side Yard/ Front Yard	Min. Width of Landscape Buffer along Street Frontage	Min. Width of Landscape Buffer Abutting a Residential, Institutional, Agriculture, Green Space or Mixed Use Zone
E1	2000 m ²	30 m	15 m	12 m	6 m	7.5 m
E2	4000 m ²	60 m	15 m	12 m	3 m	7.5 m

SECTION 8 MIXED USE

No person shall use any lot or construct, alter or use any building or structure in any Mixed Use Zone, except in accordance with Section 8.1 to 8.8 of this By-law.

In addition to the above, any lot may be subject to additional regulation or restriction of use by the City, upper tier government or agencies. Refer to Section 1.1.3 and Section 2.18 of this By-law.

8.1 Zone Names and Symbols

Zone Symbol	Zone Name
M1	Medium Density Mixed Use
M2	Medium / High Density Mixed Use
M3	High Density Mixed Use

8.2 Permitted Uses

Uses	Zone		
Animal Care Establishment	M1	M2 (d)	M3 (d)
Apartment Building	M1	M2	M3
Car Wash	M1 (e) (f)		
Cultural Facility	M1	M2 (g)	M3 (g)
Day Care	M1	M2 (d)	M3 (d)
Dwelling Unit, Apartment	M1	M2	M3
Dwelling, Detached		M2	
Dwelling, Duplex		M2	
Dwelling, Fourplex	M1	M2	M3
Dwelling, Semi-Detached		M2	
Dwelling, Triplex	M1	M2	M3
Dwelling, Townhouse	M1	M2	M3
Emergency Service Facility	M1	M2	M3
Hospital	M1	M2	M3
Hotel / Motel	M1	M2	M3
Long Term Care Facility	M1	M2	M3
Motor Vehicle Gas Station	M1 (e)		

Uses	Zone		
Motor Vehicle Repair Garage	M1 (e)		
Office	M1	M2 (g)	M3 (g)
Place of Assembly/Banquet Hall	M1	M2 (g)	M3 (g)
Place of Worship	M1	M2 (g)	M3 (g)
Private Road Development ^(h)	M1	M2	M3
Recreation Facility, Indoor	M1	M2 (d)	M3 (d)
Restaurant	M1 (c)	M2 (c) (d)	M3 (c) (d)
Retail Store	M1 (b)	M2 (a)	M3 (a)
School, Elementary	M1	M2	M3
School, Secondary	M1	M2	M3
Service Commercial	M1 (c)	M2 (c) (d)	M3 (c) (d)
Social Service Facility	M1	M2 (g)	M3 (g)
Theatre	M1	M2 (d)	M3 (d)
University/College	M1	M2	M3

8.2.1 Footnotes for Section 8.2 Permitted Uses

- (a) Use is only permitted on the first storey and in a building containing residential dwelling unit(s)
- (b) Permitted only in first storey
- (c) Permitted above the first storey only in conjunction with the same first storey use
- (d) Permitted to a maximum 500 m² glfa. Does not apply to Funeral Homes
- (e) Not permitted on the same lot with residential uses
- (f) Open bay non-automated car washes shall not be permitted.
- (g) Permitted to a maximum 1400 m² glfa.
- (h) Private Road Development shall permit all dwelling types that are permitted in the underlying zone.

8.3 Provisions for Stand Alone Residential Buildings in Mixed Use (M1) Zone

Permitted Uses	Lot Area		Min. Lot Frontage	Yards				Max. No. of Attached Dwelling Units	Max. Building Height	Min. Landscaped Open Space
	Min.	Max.		Min. Front Yard ^(f)	Min. Rear Yard	Min. Interior Side Yard	Min. Exterior Side Yard ^(f)			
Dwelling, Triplex	300 m ²	750 m ²	16 m	3 m to dwelling / 6 m to garage	6 m	1.2 m	3 m to dwelling / 6 m to garage	-	11 m	25%
Dwelling, Fourplex	400 m ²	1000 m ²	18 m	3 m to dwelling / 6 m to garage	6 m	1.2 m	3 m to dwelling / 6 m to garage	-	11 m	25%
Dwelling, Townhouse ^(d)	100 m ² ^(b)	250 m ² ^(b)	6 m ^(a)	3 m to dwelling / 6 m to garage	6 m ^(e)	1.2 m ^(e)	3 m to dwelling / 6 m to garage	6	11 m	25%
Private Road Development ^(d)	100 m ² ^(b)	250 m ² ^(b)	12 m	3 m to dwelling / 6 m to garage	See Section 5.7		3 m	8	11 m	25%
Apartment Building / Long Term Care Facility	100 m ² ^(b)	250 m ² ^(b)	20 m	6 m	Height of building	3 m	6 m	-	20 m	20%

8.4 Provisions for Stand Alone Residential Buildings in Mixed Use (M2) Zone

Permitted Uses	Lot Area		Min. Lot Frontage	Yards					Max. No. of Attached Dwelling Units	Max. Building Height	Min. Amenity Space ^(d)
	Min.	Max.		Min. Front Yard ^(f)	Max. Front Yard	Min. Rear Yard	Min. Interior Side Yard	Min. Exterior Side Yard ^(f)			
Dwelling, Detached ^(d)	-	165 m ²	8 m	3 m to dwelling / 6 m to garage	5 m to dwelling	1.2 m	1 m	3 m to dwelling / 6 m to garage	-	11 m	10%
Dwelling, Semi-Detached ^(d)	100 m ² ^(b)	165 m ² ^(b)	6.5 m ^(a)	3 m to dwelling/6 m to garage	5 m to dwelling	1.2 m ^(e)	1 m ^(e)	3 m to dwelling / 6 m to garage	-	11 m	10%
Dwelling, Duplex	200 m ²	330 m ²	8 m	3 m to dwelling / 6 m to garage	5 m to dwelling	1.2 m	1 m	3 m to dwelling / 6 m to garage	-	11 m	10%
Dwelling, Triplex	300 m ²	495 m ²	16 m	3 m to dwelling / 6 m to garage	5 m to dwelling	1.2 m	1 m	3 m to dwelling / 6 m to garage	-	11 m	10%
Dwelling, Fourplex	400 m ²	660 m ²	18 m	3 m to dwelling / 6 m to garage	5 m to dwelling	1.2 m	1 m	3 m to dwelling / 6 m to garage	-	11 m	10%
Dwelling, Townhouse ^(d)	100 m ² ^(b)	165 m ² ^(b)	6 m ^(a)	3 m to dwelling / 6 m to garage	5 m to dwelling	1.2 m ^(e)	1 m ^(e)	3 m to dwelling / 6 m to garage	6	11 m	10%
Private Road Development ^(d)	100 m ² ^(b)	165 m ² ^(b)	12 m	3 m to dwelling / 6 m to garage	5 m to dwelling	See Section 5.7		3 m	8	11 m	-
Apartment Building /	45 m ² ^(b)	165 m ² ^(b)	20 m	3 m for portion of building less	5 m to dwelling	4.5 m for portion of building up to 14	1.2 m	3 m for portion of building less than 14 m in	-	-	-

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Permitted Uses	Lot Area		Min. Lot Frontage	Yards					Max. No. of Attached Dwelling Units	Max. Building Height	Min. Amenity Space ^(d)
	Min.	Max.		Min. Front Yard ^(f)	Max. Front Yard	Min. Rear Yard	Min. Interior Side Yard	Min. Exterior Side Yard ^(f)			
Long Term Care Facility				than 14 m in height / 5 m for portion of building 14 m in height or greater		m in height / additional 0.5 m for each additional 1 m in building height		height / 5 m for portion of building 14 m in height or greater			

8.5 Provisions for Stand Alone Residential Buildings in Mixed Use (M3) Zone

Permitted Uses	Lot Area		Min. Lot Frontage	Yards					Max. No of Attached Dwelling Units	Max. Building Height	Min. Amenity Space ^(c)
	Min.	Max.		Min. Front Yard ^(f)	Max. Front Yard	Min. Rear Yard	Min. Interior Side Yard	Min. Exterior Side Yard ^(f)			
Dwelling, Triplex	225 m ²	345 m ²	16 m	3 m to dwelling / 6 m to garage	5 m to dwelling	1.2 m	1 m	3 m to dwelling / 6 m to garage	-	11 m	10%
Dwelling, Fourplex	300 m ²	460 m ²	18 m	3 m to dwelling / 6 m to garage	5 m to dwelling	1.2 m	1 m	3 m to dwelling / 6 m to garage	-	11 m	10%
Dwelling, Townhouse ^(d)	75 m ² ^(b)	115 m ² ^(b)	6 m ^(a)	3 m to dwelling / 6 m to garage	5 m to dwelling	1.2 m ^(e)	1 m ^(e)	3 m to dwelling / 6 m to garage	6	11 m	10%
Private Road Development ^(d)	75 m ² ^(b)	115 m ² ^(b)	12 m	3 m to dwelling / 6 m to garage	5 m to dwelling	See Section 5.7		3 m	8	11 m	
Apartment Building / Long Term Care Facility	-	115 m ² ^(b)	20 m	3 m for portion of building less than 14 m in height / 5 m for portion of building 14 m in height or greater	5 m to dwelling	4.5 m for portion of building up to 14 m in height / additional 0.5 m for each additional 1 m in building height	1.2 m	3 m for portion of building less than 14 m in height / 5 m for portion of building 14 m in height or greater	-	-	-

8.6 Footnotes for Section 8.3, 8.4 and 8.5 Provisions for Stand Alone Residential Buildings in Mixed Use (M1), (M2) and (M3) Zones

- (a) Minimum lot frontage shall be per dwelling unit.
- (b) Lot Area is per dwelling unit.
- (c) A minimum amenity space, at or above grade shall be provided on each lot, at a total equal to or greater than 10% of the ground floor area of the building. Each amenity space shall have a dimension of not less than 1.5 m in width, and shall not be permitted to extend into any required yard.
- (d) Accessory dwelling units shall not be included in the calculation of lot area or lot frontage, nor shall accessory dwelling units be included in the maximum number of attached dwelling units.
- (e) See Section 2.4 regarding Common Walls on Common Lot Lines.
- (f) The yard requirement for garage applies to an attached garage/carport, and to the yard from which the attached garage/carport is accessed by a driveway.

8.7 Provisions for Non-Residential Buildings and Mixed Use (Residential and Non-Residential) Buildings in the Mixed Use (M1), (M2), (M3) Zones

Zone	Max. Lot Area	Max. Lot Frontage	Yards							Max. Building Height	Min. Landscape Buffer Abutting a Residential Zone	Max. Total Non-Residential glfa on a lot	Max. Residential Density
			Front		Min. Interior Side	Exterior		Min. Rear	Min. Yard Abutting a Residential Zone				
			Min.	Max.		Min.	Max.						
M1	4000 m ²	30m	3 m	24 m	1.2 m	3 m	24 m	3 m	7.5 m or ½ height of the building, whichever is greater	20 m	3 m	1,860 m ² (a) (b)	100 units / ha (c)
M2	4000 m ²	30 m	3 m for portion of building less than 14 m in height / 5 m for portion of building 14 m in height or greater	5 m	1.2 m	3 m for portion of building less than 14 m in height / 5 m for portion of building 14 m in height or greater	5 m	4.5 m for portion of building up to 14 m in height / additional 0.5 m for each additional 1 m in building height	7.5 m or ½ height of the building, whichever is greater	-	-	(b)	198 units / ha (c)

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Zone	Max. Lot Area	Max. Lot Frontage	Yards							Max. Building Height	Min. Landscape Buffer Abutting a Residential Zone	Max. Total Non-Residential glfa on a lot	Max. Residential Density
			Front		Min. Interior Side	Exterior		Min. Rear	Min. Yard Abutting a Residential Zone				
			Min.	Max.		Min.	Max.						
M3	4000 m ²	30 m	3 m for portion of building less than 14 m in height / 5 m for portion of building 14 m in height or greater	5 m	1.2 m	3 m for portion of building less than 14 m in height / 5 m for portion of building 14 m in height or greater	5 m	4.5 m for portion of building up to 14 m in height / additional 0.5 m for each additional 1 m in building height	7.5 m or ½ height of the building, whichever is greater	-	-	(b)	--

8.8 Footnotes for Section 8.7 Provisions for Non-Residential and Mixed Use (Residential and Non-Residential) Buildings in the Mixed Use (M1), (M2) and (M3) Zones

- (a) i) where non-residential glfa is between 930 and 1395 m², residential dwelling units shall be provided on the same lot at a minimum density of 20 units per hectare.
- ii) where non-residential glfa is between 1396 and 1860 m², residential dwelling units shall be provided on the same lot at a minimum density of 13 units per hectare.
- (b) i) in new mixed use buildings, or conversion of residential buildings to mixed use, the maximum combined non-residential glfa shall not exceed 50% of residential floor area on the lot, to a maximum 930 m² glfa.
- ii) Where non-residential buildings are converted to mixed use to add dwelling unit(s), the provisions for maximum combined non-residential glfa do not apply.
- (c) Accessory dwelling units shall not be included in the calculation of density.

SECTION 9 GREEN SPACE

No person shall use any lot or construct, alter or use any building or structure in any Green Space Zone except in accordance with Section 9.1 to 9.3 of this By-law.

In addition to the above, any lot may be subject to additional regulation or restriction of use by the City, upper tier government or agencies. Refer to Section 1.1.3 and Section 2.18 of this By-law.

9.1 Zone Names and Symbols

Zone Symbol	Zone Name
G1	Conservation / Natural Area
G2	Minor Green Space (Neighbourhood Parks/Open Space)
G3	Major Green Space (District/City Wide Parks/ Major Open Space)

9.2 Permitted Uses

PRINCIPAL USES	G1	G2	G3
Boat Ramp	G1	G2	G3
Cemetery		G2	G3
Cultural Facility			G3
Essential Operations for Service Infrastructure and Utilities	G1^(a)	G2	G3
Golf Course / Driving Range			G3
Marina			G3
Off Leash Dog Park		G2	G3
Petting Zoo			G3
Picnic Area and Shelter	G1	G2	G3
Recreation Facility, Indoor			G3
Recreation Facility, Outdoor		G2	G3
Trail	G1	G2	G3

ACCESSORY USES			
Concession Stand		G2	G3
Maintenance / Utility Building / Administrative Office / Greenhouse Associated with Park Operation		G2	G3
Spectator Seating		G2	G3
Washroom Facility/Change Room		G2	G3

9.2.1 Footnotes for Section 9.2 Permitted Uses

- (a) Only essential linear operations for service infrastructure and utilities are permitted

9.3 Provisions for Green Space (G1) to (G3) Zones

Zone	Max. Lot Coverage	Min. Front Yard	Min. Interior Side Yard	Min. Exterior Yard	Min. Rear Yard	Max. Building Height
G1	-	-	-	-	-	-
G2	10%	6 m	3 m	4.5 m	11 m	11 m
G3	25%	6 m	3 m	4.5 m	11 m	16 m

SECTION 10 INSTITUTIONAL

No person shall use any lot or construct, alter or use any building or structure in any Institutional Zone except in accordance with Section 10.1 to 10.3.1 of this By-law.

In addition to the above, any lot may be subject to additional regulation or restriction of use by the City, upper tier government or agencies. Refer to Section 1.1.3 and Section 2.18 of this By-law.

10.1 Zone Names and Symbols

Zone Symbol	Zone Name
I1	Local Neighbourhood Institutional
I2	Community Institutional
I3	Major Institutional

10.2 Permitted Uses

USES	Zones		
	I1	I2	I3
Cultural Facility	I1	I2	I3
Day Care	I1	I2	I3
Emergency Service Facility	I1	I2	I3
Hospital			I3
Long Term Care Facility	I1	I2	I3
Uses Permitted in the Low Density Suburban Residential (R1) Zone	I1		
Uses Permitted in the Medium Density Residential (R3) Zone		I2	I3
Place of Assembly / Banquet Hall		I2	I3 ^(b)
Place of Worship	I1	I2	I3 ^(b)
Recreation Facility, Indoor	I1	I2	I3
Recreation Facility, Outdoor ^(a)	I1	I2	I3
School, Elementary	I1	I2	
School, Secondary	I1	I2	I3
Social Service Facility	I1	I2	I3
University/College			I3

10.2.1 Footnotes for Section 10.2 Permitted Uses

- (a) Permitted only as an accessory use subject to the provisions of Section 10.3.
- (b) Permitted only as an accessory use subject to the provisions of Section 10.3, and shall not be permitted in a freestanding building.

10.3 Provisions for Institutional (I1) to (I3) Zones

Zone	Lot Area	Min. Lot Frontage	Min. Landscaped Open Space	Min. Yard Abutting a Non-Residential Zone	Min. Yard Abutting a Residential Zone	Min. Front Yard	Min. Exterior Yard	Max. Building Height
I1 (a)	Max. 2.5 ha	20 m	25%	3 m	3 m or ½ height of building whichever is greater	6 m	6 m	14 m
I2 (b)	Max. 6.5 ha	20 m	25%	3 m	3 m or ½ height of building whichever is greater	6 m	6 m	20 m
I3 (b)	Min. 10 ha	50 m	25%	15 m	3 m or ½ height of building whichever is greater	6 m	6 m	-

10.3.1 Footnotes for Section 10.3 Provisions for Institutional (I1) to (I3) Zones

- (a) Residential uses shall comply with the Low Density Suburban Residential (R1) uses and provisions of this By-law.
- (b) Residential uses shall comply with the Medium Density Residential (R3) uses and provisions of this By-law.

SECTION 11 AGRICULTURE

No person shall use any lot or construct, alter or use any building or structure in any Agricultural Zone except in accordance with Sections 11.1 to 11.5 of this By-law.

In addition to the above, any lot may be subject to additional regulation or restriction of use by the City, upper tier government or agencies. Refer to Section 1.1.3 and Section 2.18 of this By-law.

11.1 Zone Names and Symbols

Zone Symbol	Zone Name
A1	Agriculture
A2	Agriculture Only
A3	Agriculture Commercial/Industrial

11.2 Permitted Uses

Principal Uses	Zones		
Agriculture Farm Related Commercial or Industrial ^(a)	A1		A3
Agriculture Farm	A1	A2	A3
Dwelling, Detached	A1		
Kennel	A1		
Licensed Cannabis Production Facilities ^(f)	A1	A2	A3
Designated Medical Growth of Cannabis	A1	A2	A3

Accessory Uses	Zones		
Agri-tourism/Value Added ^(b)	A1		
Help house ^(d)	A1		
Home Industry ^(e)	A1		
Winery ^(c)	A1	A2	

11.2.1 Footnotes for Section 11.2 Permitted Uses

- (a) The maximum size of an agriculture farm related commercial or industrial operation, including outdoor storage and processing, shall be 930 m².
- (b) Agri-tourism/Value Added Uses
 - i. Agri-tourism/Value Added uses 93 m² glfa or less shall be permitted on all lots

with an agriculture farm use. Agri-tourism/Value Added uses greater than 93 m² glfa shall be permitted only on lots with an agriculture farm use that are larger than 6 ha and to a maximum size of 464.5 m² glfa.

- ii. Display and sales area of off-farm products may occupy a maximum of 1/3 of the total glfa devoted to commercial use of an Agri-tourism/Value Added use to a maximum of 93 m² glfa.

(c) Winery

- i. The minimum size of a lot with an agriculture farm use that contains a winery shall be 6 ha
- ii. The total of all Agri-tourism/Value Added uses associated with a winery shall not exceed 50% of the glfa of a winery on the same lot, up to a maximum of 464.5m² glfa.
- iii. The total glfa of a winery shall not exceed 5% of the lot area.

(d) Help House

- i. An agriculture farm 1.2 ha or greater in size that contains greenhouses may have one help house.
- ii. The minimum lot area for all other agriculture farms where one help house is permitted shall be 10 ha.

(e) Home Industry

- i. A home industry shall be limited to a maximum glfa of 75m².
- ii. No more than 3 non-resident employees permitted in a home industry.
- iii. Outdoor storage associated with a home industry is not permitted.

(f) Licenced Cannabis Production Facilities

Notwithstanding the permission granted in the Table in Section 11.2, cannabis related uses including processing, packaging, testing, destruction and research may only occur as accessory uses to cannabis cultivation on the same lot.

11.3 Provisions for Agriculture (A1) Zone

Permitted Uses	Min. Lot Area	Min. Lot Frontage	Minimum Yards				Max. Building Height	Max. Lot Coverage
			Front	Rear	Interior Side	Exterior Side		
Agriculture Farm	16.2 ha	60 m	15 m	15 m ^(a)	15 m ^(a)	15 m	15 m	20% ^(b)
Detached Dwelling	4,050 m ²	40 m	9 m	11 m	3 m	5 m	11 m	15% when not associated with an agricultural use
Agriculture Farm Related Commercial or Industrial	-	-	12 m	7.5 m	6 m	12 m	14 m	930 m ²
Kennel	-	-	60 m	60 m	60 m	60 m	11 m	20%
Building and Structures Accessory to Permitted Uses and/or Permitted Accessory Uses ^(c)	-	-	9 m ^(d)	2 m	2 m	5 m ^(d)	6 m	-

11.3.1 Footnotes for Section 11.3 Provisions for Agriculture (A1) Zone

- (a) 25 m where greenhouse fans face an adjacent dwelling or help house.
- (b) Maximum lot coverage provision does not apply to greenhouses.
- (c) A help house shall be subject to the yard and height requirements for detached dwellings.
- (d) A road-side produce stand shall be no closer than 3 m to the front or exterior lot line.

11.4 Provisions for Agriculture (A2) Zone

Permitted Uses	Min. Lot Frontage	Minimum Yards				Max. Building Height	Max. Lot Coverage
		Front	Rear	Interior Side	Exterior Side		
Agriculture Farm	60 m	15 m	15 m ^(a)	15 m ^(a)	15 m	15 m	20% ^(b)
Buildings and Structures Accessory to Permitted Farm Uses and/or Permitted Accessory Uses	-	9 m ^(c)	2 m	2 m	5 m ^(c)	6 m	-

11.4.1 Footnotes for Section 11.4 Provisions for Agriculture (A2) Zone

- (a) 25 m where greenhouse fans face an adjacent dwelling or help house
- (b) Maximum lot coverage provision does not apply to greenhouses.
- (c) A road-side produce stand shall be no closer than 3 m to the front or exterior lot line.

11.5 Provisions for Agriculture (A3) Zone

Permitted Uses	Min. Lot Area	Max. Lot Area	Min. Lot Frontage	Minimum Yards				Max. Building Height	Max. Lot Coverage
				Front	Rear	Interior Side	Exterior Side		
Agriculture Farm	16.2 ha	-	60 m	15 m	15 m ^(a)	15 m ^(a)	15 m	15 m	20% ^(b)
Agriculture Farm Related Commercial or Industrial		0.4 ha	30 m	12 m	7.5 m	6 m	12 m	14 m	930 m ²
Buildings and Structures Accessory to Permitted Uses	-		-	9 m	2 m	2 m	5 m	6 m	-

11.5.1 Footnotes for Section 11.5 Provisions for Agriculture (A3) Zone

- (a) 25 m where greenhouse fans face an adjacent dwelling or help house
- (b) Maximum lot coverage provision does not apply to greenhouses.
- (c) A road-side produce stand shall be no closer than 3 m to the front or exterior lot line.

SECTION 12 DEFINITIONS

Abutting: means two or more lots sharing a common boundary of at least one point; or a lot sharing a common boundary with a public road.

Accessory Structure: means a detached building, structure or pool that is incidental and secondary to the principal use(s) on the same lot.

Accessory Use: means a use subordinate and incidental to the principal use(s) on the same lot.

Adult Oriented Entertainment Establishment: means any indoor premises or part thereof in which is provided, in pursuance of a trade, calling, business or occupation or services appealing to or designed to appeal to erotic or sexual appetites or inclinations including strip clubs and body rub parlours. Establishments that retail adult oriented goods, or services which are provided by a provincially licenced registered professional such as a registered massage therapist are not included.

Agriculture Farm: means including but not limited to the growing of crops, nursery, greenhouse and horticultural crops but not including licenced cannabis production facilities or the designated medical growth of cannabis; raising and/or stabling of livestock and other animals for food, fibre, fur or recreation, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; uses and practices necessary to support the day to day operation of the agriculture use and associated on farm buildings and structures including accommodation for full time farm labour when the size and nature of the operation requires additional employment.

Agriculture Farm Related Commercial or Industrial: means premises directly related to and serving agriculture uses, including but not limited to canneries, dairies and farm implement sales and service.

Agri-Tourism and Value Added Use: means farm based business activities that cater to the travelling public and agriculture tourism and which support, promote and sustain the viability of the agriculture operation. These uses are secondary and subordinate to the principal agriculture farm operation and include but are not limited to farm markets, restaurants related to a winery, road side produce stands, pick your own facilities, farm mazes, agriculture related special event facilities, agriculture education and research facilities, and do not include uses and practices that support the day to day agriculture farm operation or accessory uses.

Amenity Space: means an area for outdoor recreation or leisure, and does not include a parking area.

Animal Care Establishment: means any premises for the caring, grooming, and training of household pets without outdoor pens or exercise areas.

Apartment Building: means a building divided vertically and horizontally, or horizontally, into five or more dwelling units each with its own entrance either separately or from a common vestibule, stairway or hallway.

Attached Building: means a building which shares a roof or wall in common with an adjacent building or buildings.

Balcony: means a platform projecting from the facade of a wall or walls, cantilevered or supported by columns or brackets, located above the grade of the ceiling height of the first storey above the basement and may be covered.

Basement: means the portion of a building partly underground having more than one half its height below grade at the principal entrance.

Bed and Breakfast: means a home based business wherein rooms or beds are rented for a period not exceeding 28 consecutive days, and meals are served to overnight guests.

Bicycle Parking, Long-term: means an area equipped with a bike rack or locker for use by residents of a building that is accessible, secure, and weather protected. Long-term bicycle parking may not be provided within a dwelling unit.

Bicycle Parking, Short-term: means an area equipped with a bike rack that is accessible for visitors to a building or site.

Boat Ramp: means a sloped surface designed for launching and retrieving watercraft to and from a body of water.

Body Rub Parlour: means premises used for services involving the kneading, manipulating, rubbing, massaging, touching or stimulating by any means of a person's body for the purpose of appealing to erotic or sexual appetites or inclinations.

Building: means any structure, used for the shelter of persons, animals, goods or equipment and having a roof which is supported by columns or walls.

Car Wash: means premises used for washing vehicles.

Cemetery: means premises used for the interment of the dead, and including but not limited to columbaria, mausoleums, crematoria and crypts.

Chord: means a straight line that joins the ends of an arc.

Common Lot Line: means a lot line dividing a building into two or more lots from the base of the footing to the roof.

Common Wall: means a vertical wall separating two or more units.

Community Garden: means an area of land managed and maintained by a group of individuals for the purpose of cultivation of plants for personal consumption.

Complying: means in keeping with the quantitative requirements of this By-law.

Conforming: means a use which is permitted by this By-Law in the zone category in which the use is located.

Cultural Facility: means premises used for the purposes of educational entertainment including but not limited to museums, libraries, art galleries and community centres, and may include ancillary office, restaurant, retail and service commercial uses.

Day Care: means premises used for caring for one or more persons for a portion of a day.

Deck: means a platform structure without a roof attached to one or more walls of a building but shall not include a landing or stairs.

Density: is the number of dwelling units on a lot divided by the net lot area expressed as hectares.

Designated Medical Growth Of Cannabis: means lands, a building or greenhouse used for the cultivation, processing or storing of cannabis for personal medical purposes on a single lot under the permission of two or more registration certificates provided by Health Canada, where one or more prescriptions are designated to be grown by someone other than the person for whom the prescription is for, except a person designated to grow for another person both living in the same dwelling does not constitute designated medical growth of cannabis. Any designated medical growth of cannabis in a greenhouse is subject to the requirements that apply to designated medical growth of cannabis.

Drive-thru Facility: means a premises which includes stacking lanes and service areas which provides or dispenses products or services to persons remaining in motorized vehicles.

Dwelling, Detached: means a building containing one principal dwelling unit.

Dwelling, Duplex: means a building that is divided horizontally into two dwelling units each with an entrance either independent to the exterior or through a common vestibule.

Dwelling, Fourplex: means a building that is divided vertically and horizontally into four dwelling units each with an entrance either independent to the exterior or through a common vestibule.

Dwelling, Semi-Detached: means a building that is divided vertically into two principal dwelling units each with an independent entrance to the exterior.

Dwelling, Townhouse: means a building that is divided vertically into three or more principal dwelling units, each with an independent entrance to the exterior.

Dwelling, Triplex: means a building that is divided vertically and horizontally, or horizontally, into three dwelling units in which each dwelling unit has an independent entrance to the exterior or through a common vestibule.

Dwelling Unit: means a self-contained housekeeping unit of one or more rooms containing cooking facilities, living quarters, sleeping quarters and sanitary facilities for the exclusive use of those residing within the dwelling unit, and which has an exclusive entrance.

Dwelling Unit, Accessory: means a separate dwelling unit that is subordinate and secondary to a principal dwelling unit located on the same lot.

Dwelling Unit, Apartment: means a dwelling unit in a mixed use building.

Dwelling Unit, Detached Accessory: means a separate building on a lot containing a dwelling unit which is subordinate and secondary to the principal dwelling unit located on the same lot.

Dwelling Unit, Interior Accessory: means a separate dwelling unit that is contained within the principal dwelling.

Emergency Service Facilities: means premises for the provision of fire, ambulance and/or police services.

Employee Convenience Facilities: means part of a premises providing uses for the convenience and health of employees such as tuck shops, cafeterias, day care, training, medical, recreational and fitness facilities.

Floor Area: means the area of all floors in a building or structure as calculated from the interior surface of the exterior walls, exclusive of cellars, basements, garages, carports or porches.

Funeral Home: means premises used for the care and preparation of human remains, excluding a crematoria, and may include related coordination and provision of rites and ceremonies so that persons may attend and pay their respects.

Grade: means the final elevation of the ground surface of a lot after completion of development or construction.

Greenhouse: means a building or structure used for the cultivation and propagation of plants.

Gross Floor Area (gfa): means the total of all floor areas of a building(s) or structure(s) measured from the interior wall surface of the exterior walls.

Gross Leasable Floor Area (glfa): means the total of all floor areas of a building(s) or structure(s) which is used for any permitted non-residential use measured from the interior surface of the exterior walls, including basements, but excluding the following:

- a) Any area not capable of being used for any permitted non-residential use which area may include, without restricting the generality of the foregoing, public washrooms, public corridors, utility rooms, utility and service corridors, loading areas, and parking areas provided in a building.
- b) Areas to which the public cannot nor does not have access to.
- c) Areas used for no other purpose than the storage of goods, fixtures and equipment.

Habitation: means the act of living, residing or occupying a space for the purpose of shelter and sleeping accommodation.

Height: means the vertical distance of a building or structure from grade.

Help House: means a dwelling unit used for accommodation of persons employed in the operation of an agricultural farm use located on the same lot.

Home Based Business: means a use conducted within a dwelling unit and/or accessory structure thereto, which is secondary to the principal residential use, does not create a public nuisance or adverse effect on abutting lands or the surrounding neighbourhood, and does not include outdoor storage but may include outdoor activities associated with the home based business.

Home Industry: means a use conducted by the residents of a dwelling unit wholly within an accessory building and which is secondary to the agricultural farm use located on the same lot.

Hospital: means an institution providing medical and surgical treatment and registered professional nursing care for sick and injured people.

Hotel / Motel: means a building(s) that provides temporary accommodation to the public for a period not exceeding 28 consecutive days, and may include independent cooking facilities and ancillary uses such as but not limited to restaurants, retail and service commercial uses, meeting and convention facilities, banquet facilities, recreation and entertainment facilities, and may also include one dwelling unit.

Incidental Elements: means miscellaneous items located in a landscaped open space area for a functional and/or aesthetic purpose, including but not limited to fences, retaining walls, swales, curbs, armour stones, window wells, fireplaces, water features, kitchen and cooking facilities,

furniture, play equipment, bicycle parking facilities, waste receptacles, infrastructure, utilities, operating apparatus, lighting, and signage.

Industry, Heavy: means premises used for:

- a) the manufacture or processing of products from raw materials;
- b) the production or use of flammable, explosive or other hazardous materials;
- c) outdoor processing of products and materials;
- d) warehouse or storage

Industry, Light: means premises used for:

- a) the manufacture, processing, assembly, or packaging of finished parts or products from previously prepared materials;
- b) the repair or servicing of products.
- c) building supply storage and wholesale
- d) warehouse and storage

Light Industry does not include obnoxious, dangerous or offensive trades.

Infrastructure: means physical structures that form the foundation for development or resource use.

Kenel: means any premises where four or more dogs or cats are maintained, boarded, trained, bred or cared for in return for remuneration or kept for the purposes of sale.

Landing: means a minimum unenclosed raised surface area necessary to allow safe ingress and egress to a building.

Landscape Buffer: means an area containing primarily soft landscaping used to screen and/or separate certain land uses and/or components of development. Driveways, walkways, multi-use pathways, stairs and/or ramps, and any adjacent curbs are permitted to cross a landscape buffer, provided they are substantially perpendicular to the landscape buffer. Incidental items in a landscape buffer shall be limited to fences and similar structures, infrastructure within 0.15 m of grade level, lighting, and signage. Operating apparatus, electrical infrastructure boxes (e.g. transformers), and other above-grade utility infrastructure components are not permitted in a landscape buffer.

Landscaped Open Space: means an open outdoor area on a lot comprised of soft landscaping, hard landscaping, incidental elements, and landscape buffers. Landscaped open space may include areas underneath eaves and gutters, cantilevers (walls or windows), and platform structures (roofed or unroofed) located above the grade of the ceiling height of the first storey of a building, provided they are in accordance with the above definitions. Landscaped open space shall not include buildings, structures, platform structures (except as noted otherwise), parking areas, including driveways and curbs, or outdoor storage areas.

Landscaping, Hard: means a constructed inorganic surface at or near grade generally used for access, circulation, recreation, leisure, decoration, and/or placement of incidental elements. Hard landscaping includes but is not limited to walkways and multi-use pathways, patios less than 0.15 metres above grade, athletic courts and tracks, aggregate ground cover, artificial turf, synthetic playground surfaces, and in-ground pools.

Landscaping, Soft: means an area used primarily for the growth and maintenance of plant material, and may include organic ground surfaces and ground cover, naturally occurring landscape features, and human-made, naturalized watercourses and waterbodies. Incidental elements are permitted in a soft landscape area, except for fireplaces, kitchen and cooking facilities, bicycle parking facilities, and waste receptacles.

Large Motor Vehicle: means a motor vehicle in excess of 3600 kg as registered with the Ministry of Transportation and shall also include but not limited to a tractor trailer used for hauling purposes, earth moving equipment, and tractors, truck or farm vehicles.

Licensed Cannabis Production Facility: means lands, a building or greenhouse licenced by Health Canada in accordance with the applicable Federal Regulations, as amended from time to time, which is used for the cultivation, processing, packaging, testing, destruction, research and/or shipping of cannabis. Any licenced cannabis production facility within a greenhouse is subject to the requirements that apply to licenced cannabis production facilities.

Loading Space: means an unobstructed open or covered area used to provide access to a loading door, platform or bay.

Long Term Care Facility: means a premises containing dwellings which provides care to meet the physical, emotional, social, spiritual and personal needs of persons. Long Term Care Facilities include Homes for the Aged established under the Homes for the Aged and Rest Homes Act, as amended; Nursing Homes licenced under the Nursing Home Act, as amended; and Chronic Care Facilities.

Lot: means a contiguous parcel of land under one ownership.

Lot Area: means the total horizontal area within the boundaries of a lot.

Lot Area, net: means the lot area excluding:

- i) lands to be conveyed for parkland dedication, public road widening, or public road(s);
- ii) lands within a Conservation/Natural Area (G1) zone;
- iii) lands subject to a minimum buffer requirement of an upper tier government or agency where the lands subject to the buffer requirement cannot be included within a required yard.

Lot Coverage: means the percentage of the lot area covered by all buildings and structures, but not including an in-ground pool.

Lot Frontage: means the horizontal distance between interior side lot lines, or the distance between an exterior side lot line and an interior side lot line.

Lot Line: means any line that makes up the legally defined boundaries of a lot.

Lot Line, Exterior Side: means a lot line or portion of a lot line along a public road where a lot has two or more lot lines along a public road, that is neither a front lot line or rear lot line.

Lot Line, Front: means the shortest lot line or portion of a lot line along a public road.

Lot Line, Interior Side: means a lot line or portion of a lot line that is not a front, exterior side, or rear lot line, and does not front on a public road.

Lot Line, Rear: means a lot line which is opposite to the front lot line.

Major Transit Station: means a multi modal transit facility having arrival, departure, transfer and layover facilities.

Marina: means a premises containing docking facilities and which is located on a navigable waterway, where boats or boat accessories are stored, serviced, repaired, launched or kept for sale and where a full range of marine services may be provided including but not limited to fuelling and sewage pump out facilities, showers, foodstuffs, and laundry facilities, and ancillary restaurants.

Motor Vehicle Repair Garage: means a premises where mechanical repairs on motor vehicles and/or boats including routine maintenance, painting and body repairs are performed and may include a motor vehicle gas station.

Motor Vehicle Sales / Rental Service Centre: means premises where new and used vehicles and/or boats are kept for sale, lease or rent and may include a motor vehicle repair garage.

Motor Vehicle Gas Station: means premises for the retail sale of gasoline, diesel fuel, lubricants and associated automotive fluids and may include a propane filling station.

Natural Area Extent Line: means the boundary representing the extent and limits of all currently identified natural heritage features and natural hazard lands by upper tier government and agencies.

Natural Heritage Features: means wetlands, significant woodlands, fish habitat, areas of natural and scientific interest, significant habitat of endangered species and threatened species, significant wildlife habitat, natural corridors, key hydrological features.

Natural Hazard Lands: means shorelines, floodplains, and significant valleylands.

Night Club: means a premises providing dance facilities which may include the sale of liquor and/or food to club patrons, but does not include an adult oriented entertainment establishment.

Off Farm Products: means products that are not produced on the agriculture farm lot where they are sold.

Office: means a building or part thereof where administrative and clerical functions are carried out in the management of a business, profession, organization, or public administration, and includes medically related functions and services, but not a Hospital.

Operating Apparatus: means outdoor mechanical equipment or machinery used in conjunction with buildings or structures including but not limited to air conditioners, pool pumps and pool heaters, generators, heat exchangers and compressors.

Outdoor Storage: means the keeping in an unroofed area of any goods, junk, material, merchandise or vehicles in the same place for more than 24 hours.

Parking Area: means a lot, or part thereof, designed and/or used for the temporary parking of vehicles, including driving aisles, but does not include outdoor storage.

Parking Structure: means a structure used for the parking of motor vehicles but does not include a garage, or a carport accessory to a detached, semi-detached or duplex dwelling.

Patio: means a platform structure without a roof which is not attached to any walls of a building.

Place of Assembly / Banquet Hall: means premises providing a room or rooms to accommodate gatherings of people for events including but not limited to trade shows, banquets, weddings and conventions, and does not include a Place of Worship.

Place of Worship: means a building, structure or part thereof, which is primarily used for the practice of religion and faith-based spiritual purposes wherein people assemble for faith based worship and teachings, fellowship and community social outreach, and may include a cemetery.

Platform Structure: means a raised surface, including but not limited to decks, balconies, patios, porches, and terraces but does not include a Landing.

Playground: means an area for outdoor play which includes play equipment.

Play Equipment: means a structure that is designed and used for play and recreation.

Pool, Above Ground: means a pool used for recreational swimming with a superstructure 0.6m or greater above grade.

Pool, In-ground: means a pool used for recreational swimming with a superstructure that is less than 0.6m above grade.

Porch: means a platform structure attached to a main wall or walls of a building having a roof.

Premises: means the whole or part of lands, buildings or structures, or a combination thereof.

Principal: means the primary use of a lot or a building.

Principal Entrance: means the primary use entrance to a building.

Principal Residence: means a dwelling unit in which a person resides a majority of the year.

Private Road Development: means a block of 4 or more primary residential dwellings wherein each dwelling unit may or may not have lot frontage on a private or public road.

Public Road: means a road or highway under government jurisdiction that is open and maintained year round.

Recreation Facility: means a premises used for participatory and/or spectator-oriented recreation and entertainment uses, and may include ancillary office, restaurant, retail and service commercial uses.

Recreation Vehicle: means a vehicular portable unit designed for travel, camping or recreational use, including but not limited to travel trailer, truck camper, motorhome, fifth wheel, and tent trailer.

Research Facility: means a premises for research, investigation, testing, or experimentation and which may include engineering and product development.

Residential Convenience Use: means a place of worship, service commercial, retail store, day care, restaurant, office, or indoor recreation facility that is accessory to an apartment building or long term care facility.

Restaurant: means a premises where food and drinks are prepared and sold for consumption either on or off the premises, and may include incidental entertainment.

Retail Store: means a building or part thereof where goods, wares, and new or used merchandise is offered for sale to the public.

Roof, Flat: means a roof with an angle less than 15 degrees.

Roof, Pitched: means a roof with an angle equal to or greater than 15 degrees.

Service Commercial: means a non-retail commercial use and excludes medically related functions and services.

Setback: means the distance from a building or structure to a lot line.

Shopping Centre: means premises of primarily commercial uses that function as a unit either in a single building or in multiple buildings on the same lot or on abutting lots.

Short-term Rental: means a home-based business wherein a dwelling unit is rented for a period not exceeding 28 consecutive days.

Sight Triangle, Corner Lot: means an unobstructed triangular area where the front lot line and exterior side lot line meet on a corner lot.

Social Service Facility: means premises providing counseling advocacy, dispensing of aid and including, but not limited to a crisis centre and emergency shelter.

Special Needs Housing: means any housing, including dedicated facilities in whole or in part, that is used by people who have specific needs beyond economic needs including, but not limited to, needs such as mobility requirements or support functions required for daily living.

Stand Alone Parking Lot: means a stand alone parking area whether or not parking is provided in exchange for remuneration.

Storey: means the portion of a building situated between the top of any floor and the ceiling above it, or the top of the floor above it but does not include a basement.

Structure: means anything constructed or erected having a fixed point on or in the ground or attached to building or structure having a fixed point on or in the ground.

Tandem Parking: means the parking of one motor vehicle directly behind another.

Terrace: means a platform structure located on the roof of a building and may be covered or uncovered.

Theatre: means any premises devoted to the presentation of live entertainment, performances or the showing of films but shall not include a nightclub or adult oriented entertainment establishment.

Transportation Depot: means any premises where large motor vehicles, buses, or taxis are parked and may include dispatching and administrative offices and vehicle servicing.

Upper Tier Government: means the Federal Government of Canada, Province of Ontario and Regional Municipality of Niagara.

Winery: means a premises used for the processing of fruit, fermentation, production, bottling, aging and storage of wine.

Yard: means that portion of a lot between a specified lot line and a building or structure.

Yard, Exterior Side: means that portion of a lot between the exterior side lot line and the closest point of a building or structure, extending from the front yard to the rear lot line.

Yard, Front: means that portion of a lot between the front lot line and the closest point of a building or structure, extending from interior side lot lines, or an exterior side lot line and an interior side lot line.

Yard, Interior Side: means that portion of a lot between an interior side lot line and the closest point of a building or structure extending from the front yard to the rear lot line.

Yard, Rear: means that portion of a lot between the rear lot line and the closest point of a building or structure, extending between the interior side yards, or an exterior side yard and an interior side yard.

Yard, Required: means that portion of a lot between a specified lot line and the specified distance to where a building or structure may be located.

Yard for Dwellings, Average: means the average of the established yard for dwellings, save and except apartments, located on abutting lots on either side of the subject lot.

- a) On a corner lot, the average of the established yard will be calculated from

the immediate abutting occupied lot and the occupied lot across the road cross section on the same side of the road.

- b) On a corner lot with no through road cross section, the average of the established yard will be calculated from the abutting lot on the same side of the road and the next adjacent lot thereto.
- c) Where an abutting lot or adjacent lot thereto, or a lot across the road and on the same side of the road, is vacant, the next closest occupied lot on the same side of the road to the vacant property will be used to calculate the established average.
- d) Where, on one side of the subject lot, the abutting lot is occupied by an apartment or non-residential use, the average of the established yard will be calculated from the abutting lot, and the adjacent lot thereto, on the other side of the subject lot.

SECTION 13 SPECIAL PROVISIONS

Where special provisions are established for certain lots, the applicable regulations of the special provisions apply in addition to, or as an exception to, the normal zone provisions that apply to the subject lands.

Where on Schedule A to this By-law, a zone symbol (e.g. R1) applying to lots contains a suffix at the end of the zone symbol consisting of a dash and number (e.g. R1-1), this indicates that a special provision applies to the subject lot(s). The number after the dash corresponds with the special provision number as set out in Section 13. There may be more than one number and, hence, special provision, that applies to certain lots (e.g. R1-1, 14 and thus Special Provision 1 and 14 would apply).

All other provisions of this By-law, not mentioned in this section shall continue to apply.

13.1 List of Special Provisions

Special Provision	Zone	Schedule A	Schedule B	Location	By-law
1	R3	14		8 Dixie Road	
For an apartment building the following applies:					
1.	Minimum lot frontage			45 m	
2.	Minimum lot area			4100 m ²	
3.	Minimum front yard			17 m	
4.	Minimum rear yard			15 m	
5.	Minimum setback from south lot line			8 m	
6.	Minimum setback from north lot line			12 m	
7.	Maximum height			9 m	
8.	Maximum lot coverage			30%	
9.	Minimum parking			1.75 spaces per dwelling unit	
10.	Minimum landscaped open space			40%	
11.	Minimum landscape buffer along the Dixie Road frontage			3 m	
12.	Minimum landscape buffer along the rear lot line			3 m	

Special Provision	Zone	Schedule A	Schedule B	Location	By-law
2	I2	9	1	585 Niagara Street	
1.	Permitted uses: Area 'A', 'B' and 'C'			Apartment Building (Retirement Residence) Apartment Building (Condominium) Private Road Development Dwelling street townhouse Place of Worship	
2.	Minimum Density (Area 'A', 'B' and 'C')			20 units per hectare	
3.	For Area 'A' on Schedule B1 an Apartment Building, (Retirement Residence or Condominium) is permitted subject to the following provisions: <u>Apartment Building (Retirement Residence)</u>				
	a)	Minimum lot area		0.5 ha	
	b)	Minimum lot frontage (Niagara Street)		30 m	
	c)	Minimum front yard (Niagara Street)		9 m	
	d)	Minimum yard		North - 7.5 m South - 23 m West - 15 m	
	e)	Minimum width of landscape buffer along southerly property line		7.5 m	
	f)	Maximum lot coverage		35%	
	g)	Minimum landscaped open space		40%	
	h)	Minimum parking		1 space per retirement residence dwelling unit	
	i)	Minimum width of landscape buffer along Niagara Street		3 m	
	j)	Maximum building height		15 m	
	k)	Maximum unit size of a retirement residence dwelling unit		One bedroom - 65 m ² Two bedrooms - 79 m	
	l)	An apartment building (retirement residence) means an apartment building with dwelling units intended to accommodate the aged. Dwelling units may or may not include space independently devoted for cooking, dining, recreation or fitness activities.			
	m)	No day care or schools shall be permitted as accessory uses. Accessory uses shall be permitted only for the residents of the retirement residence, their guests, and staff.			

Special Provision	Zone	Schedule A	Schedule B	Location	By-law
2	I2	9	1	585 Niagara Street	
<u>Apartment Building (Condominium)</u>					
a)	Minimum lot area			0.5 ha	
b)	Minimum lot frontage (Niagara Street)			30 m	
c)	Minimum front yard (Niagara Street)			9 m	
d)	Minimum yard			North - 7.5 m South - 23 m West - 15 m	
e)	Minimum width of landscape buffer along southerly property line			7.5 m	
f)	Maximum lot coverage			35%	
g)	Minimum landscaped open space			40%	
h)	Minimum parking			1.75 spaces per dwelling unit	
i)	Minimum width of a landscape buffer along Niagara Street			3 m	
j)	Maximum building height			15 m	
4.	For Area 'A' and 'B' on Schedule B1, Private Road Development shall be permitted subject to the following:				
a)	Minimum lot area -			0.5 ha	
b)	Minimum lot frontage			30 m	
c)	Minimum yard			North - 7.5 m South - 8 m East - 9 m West - 8 m	
d)	Maximum lot coverage			40%	
e)	Minimum landscaped open space			35%	
f)	Minimum landscape buffer adjacent to Maplewood Drive and Niagara Street			3 m	
g)	Minimum parking			2 spaces per dwelling unit shall be provided, one space shall be provided in a garage and the second space shall be provided in the driveway in front of the garage.	
				1.25 spaces shall be provided per retirement residence dwelling unit	

Special Provision	Zone	Schedule A	Schedule B	Location	By-law
2	I2	9	1	585 Niagara Street	
	h)	Maximum building height		2 storeys to a maximum of 7.5 m	
	i)	A private road development (retirement residence) means townhouse dwellings intended to accommodate aged persons with individual dwelling units being a maximum of:		88 m ²	
	j)	Minimum setback from garage to any internal private road shall be:		6 m	
	k)	Garages shall not project more than 1 m beyond the front facade of the building.			
	l)	Driveways shall be twinned for abutting units.			
5.	For Area 'B' and 'C' on Schedule B1, Street Townhouse Dwellings shall be permitted subject to the following provisions: <u>Street Townhouse Dwellings</u>				
	a)	Maximum attached principal dwelling units		8	
	b)	Minimum lot area		190 m ² per unit	
	c)	Minimum lot frontage		5.5 m per unit at the front lot line	
	d)	Minimum front yard setback		6 m	
	e)	Minimum side yard setback		1.2 m except that a common wall may be centred on the side lot line	
	f)	Minimum rear yard setback		6 m	
	g)	Maximum building height		2 storeys to a maximum of 7.6 m	
	h)	Minimum parking required		2 parking spaces per dwelling unit. Tandem parking shall be permitted.	
	i)	Maximum lot coverage		50%	
	j)	A minimum of 50% of the front yard shall be landscaped open space			
	xi)	A parking area permitted in the front yard only, shall not exceed 50% of the front yard			
	k)	Garages shall not project more than 1 m beyond the front facade of the building.			
	l)	Driveways shall be twinned for abutting units.			
6.	For Area 'D' on Schedule B1 – The following special requirements shall apply to permitted uses and building accessory thereto.				

Special Provision	Zone	Schedule A	Schedule B	Location	By-law
2	I2	9	1	585 Niagara Street	
a)	Minimum yard			North (Linwell Road) – 1 m East (Niagara Street) – 3.5 m	

Special Provision	Zone	Schedule A	Location	By-law
3	R2	9	289 Vine Street	
Permitted uses: a private road development containing only detached dwellings, townhouse dwellings.				
1.	Maximum Number of Townhouse Dwelling units		4 units	
2.	Maximum Number of Detached Dwellings units		2 units	
3.	Minimum lot area		2694 m ²	
4.	Minimum lot frontage		13.1 m	
5.	Minimum front yard		27.4 m	
6.	Minimum side yard		North - 3 m South - 3 m East - 1.2 m	
7.	Minimum rear yard		6.1 m	
8.	Maximum lot coverage		35%	
9.	Minimum landscaped open space		25%	
10.	Minimum number of parking spaces		2 spaces per dwelling unit which may be provided in tandem formation.	
11.	Each dwelling unit shall have a garage			
12.	Maximum building height		1 storey to a maximum of 6.7 m	

Special Provision	Zone	Schedule A	Schedule B	Location	By-law
4	R3	9, 15		397, 401 & 403 Carlton Street	
1.	Permitted uses				
	a)	Apartment building		A maximum of 124 apartment dwelling units shall be permitted	
	b)	Commercial		Convenience retail stores, personal service businesses, business and professional offices but not clinics, shall also be permitted only where located on the ground floor of any apartment building with a minimum residential density of 85 units per ha. The total gross leasable floor area (glfa) for all commercial uses shall not exceed 930 m ² . The total gross leasable floor area (glfa) per individual commercial use shall not exceed 280 m ²	
2.	The following provisions shall apply to an apartment building:				
	a)	Maximum building height		36 m	
	b)	Building podium		An apartment building greater than four storeys in height shall have a defined podium section which shall range in height from 6 to 11 m. Upper floors above the fourth storey shall be setback at least 2 m from the outside edge of this podium.	
	c)	Minimum yard requirements From front lot line (Carlton Street):		6 m for portions of the building less than 11 m in height 10 m for portions of the building between 11.1 - 28 m in height; and 13 m for portions of the building taller than 28.1 m in height.	

Special Provision	Zone	Schedule A	Schedule B	Location	By-law
4	R3	9, 15		397, 401 & 403 Carlton Street	
		From interior side lot line:		Half the building height for that portion of the building.	
		From rear lot line:		Half the building height for that portion of the building.	
	d)	Maximum lot coverage		50%	
	e)	Landscape buffer:		A minimum 3 m wide along the side and rear lot lines.	
	f)	Outdoor common amenity area:		One or more common outdoor amenity areas shall be provided which are not smaller than 5% of the lot area. These amenity areas shall not be located within the required landscape buffer, but may be provided above grade on rooftops or terraces.	
	g)	Location of parking and driveways		No parking spaces or drive aisles shall be located between the front building wall and street.	
	h)	Minimum Parking Requirement:		1.5 parking spaces per apartment dwelling unit larger than 61 m ² . For apartment dwelling units 61 m ² and under, 1 parking spaces per apartment dwelling unit shall be required.	
Note: Holding Provision H12 also applies to the subject lands.					

Special Provision	Zone	Schedule A	Schedule B	Location	By-law
5	E1 & M1	18	2	1242 Fourth Avenue 1262 Fourth Avenue 1290 Fourth Avenue 1296 Fourth Avenue 1956 Third Street	2023-034
1.	For the lands described as Areas 1, 2 and 3 on Schedule B2 service commercial shall be a principal use in addition to the principal uses in Section 7.2 Business Commercial Employment (E1). The lands described as Areas 1, 2, 3 and 4 on Schedule B2 shall be subject to the following special provisions:				
	a)	Minimum lot frontage		30 m	
	b)	Minimum lot area		2000 m ²	
	c)	Maximum lot coverage		40%	
	d)	Maximum building setback from Fourth Avenue and Third Street Louth		28 m	
	e)	Minimum building setback from Fourth Avenue and Third Street Louth		10 m	
	f)	Minimum building setback from all other streets		6 m	
	g)	Minimum building façade width		60% of lot frontage along Third Street Louth 60% of lot frontage along Fourth Avenue	
	h)	Minimum side yard		6 m or ½ height of building whichever is greater	
	i)	Minimum rear yard		7.6 m	
	j)	Minimum rear yard from CN right of way		5 m	
	k)	Maximum building height:		10 m at 10 m from any property line, 25 m at 20 m from any property line, 40 m at 30 m or more from any property line.	
	l)	Parking Structures will be subject to the following provisions:			
	i)	Maximum lot coverage		40%	
	ii)	Minimum side yard		15 m	
	iii)	Minimum rear yard		30 m	
	iv)	Minimum rear yard from CNR right of way		5 m	
	v)	Maximum height		20 m	
	m)	No parking structures are permitted within 28 m of Fourth Avenue and Third Street Louth			

Special Provision	Zone	Schedule A	Schedule B	Location	By-law
5	E1 & M1	18	2	1242 Fourth Avenue 1262 Fourth Avenue 1290 Fourth Avenue 1296 Fourth Avenue 1956 Third Street	2023-034
	n)	Minimum landscape buffer adjacent to Fourth Avenue and Third Street Louth		10 m	
	o)	Minimum landscape buffer adjacent all other streets		6 m	
	p)	Minimum landscaped open space		20%	
	q)	Minimum landscape buffer abutting Francis Creek drainage channel		15 m	
	r)	No outdoor storage, outdoor display or outdoor compounds including compounds for commercial fleet vehicles shall be permitted.			
	s)	Loading bays, loading spaces and loading docks are only permitted in the rear yard.			
2.		In addition to the principal permitted uses outlined in Section 1, the lands described as Area 2 on Schedule B2 shall also permit: a) The required parking for the hospital complex located to the east b) Long-Term Care Facility.			
3.		Area 1 on Schedule B 2 shall be subject to the following restrictions:			
	a)	No external loading bays, loading spaces or loading docks shall be permitted.			
	b)	Drive-thru facilities shall not be permitted.			
4.		The lands described as Areas 1, 2, and 3 on Schedule B2 shall also permit the following accessory uses:			
	a)	Restaurant			
	b)	Retail store			
5.		All accessory uses shall be subject to the following special provisions:			
	a)	The total gross leasable floor area of all combined accessory uses on a lot is restricted to a maximum of 20% of the gross leasable floor area of the principal use(s) on the lot.			
	b)	The total gross leasable floor area of all combined accessory retail stores on a lot is restricted to a maximum of 10% of the gross leasable floor area of the principal use(s) on the lot.			
	c)	Each individual accessory use is restricted to a maximum of 190 m ² of gross leasable floor area, with the exception of restaurants which are restricted to a maximum of 500 m ² gross leasable floor area.			
	d)	No parking is required for accessory uses.			
	e)	Retail store is not permitted where an accessory showroom with the same principal use.			

Special Provision	Zone	Schedule A	Schedule B	Location	By-law
5	E1 & M1	18	2	1242 Fourth Avenue 1262 Fourth Avenue 1290 Fourth Avenue 1296 Fourth Avenue 1956 Third Street	2023-034
	f)	All accessory uses are subject to the same provisions as a principal use with the exception of parking.			
	g)	All accessory uses must be contained within the same building as the principal uses(s) with the exception of restaurants which may be in a free standing building.			
6.	The lands described on Schedule B Map 2 shall be subject to the following definitions:				
	a)	Prestige employment uses: means any operation or activity related to the production or handling of any article or service on a non-retail basis and shall include assembly, manufacturing testing, researching, designing, delivering, warehousing, wholesaling, storage, cleaning, servicing, experimenting, scientific investigation with a wholly enclosed building without outdoor storage, outdoor display or outdoor compounds including compounds for commercial fleet vehicles, and where no fumes, emissions, odours, noise or vibration are generated. It shall not include mini-storage, truck terminals or automobile service and repair.			
7.	The lands described as Area 4 on Schedule B2 shall be subject to the following restrictions and provision:				
	a)	An apartment building, triplex, fourplex, townhouse or private road development shall not be permitted.			
	b)	Apartment dwelling units are not permitted on a ground floor, nor above a car wash, motor vehicle gas station or motor vehicle repair garage.			
	c)	Notwithstanding Section 1 (k) of Special Provision 5, a maximum building height of 15 metres is permitted at a setback of 10 m to 19.99 m from the exterior side lot line along Pathstone Way.			
	Note: Holding Provision H3 also applies to the subject lands, except 1296 Fourth Avenue. Holding Provision H26 also applies to 1956 Third Street.				

Special Provision	Zone	Schedule A	Schedule B	Location	By-law
6	R2	6, 7		Various Port Dalhousie Cottage Area	
1.	Outdoor Privacy Zone: a minimum outdoor privacy zone shall be provided on each lot immediately adjacent to the main building and shall represent an area equal to 40% of the total floor area of the dwelling unit. The privacy zone shall be uninterrupted outdoor area at grade for the purpose of recreation and leisure activities, and shall have at least a dimension of 4.5 m and shall not be located in the				

Special Provision	Zone	Schedule A	Schedule B	Location	By-law
6	R2	6, 7		Various Port Dalhousie Cottage Area	
	front yard. The outdoor privacy zone may be calculated as part of the landscaped open space.				
2.	Permitted Use			Single detached dwelling	
	Minimum lot area			232 m ²	
	Minimum lot frontage			12 m	
	Minimum interior side yard			1 m	
	Minimum front yard			3 m	
	Minimum exterior side yard			3 m	
	Minimum rear yard			1 m	
	Maximum height			7.5 m	
	Minimum landscaped open space			25%	
	Maximum lot coverage			40%	

Special Provision	Zone	Schedule A	Schedule B	Location	By-law
7	R2 R3	6, 7		Various Port Dalhousie Area	
Maximum Height – 9 m					

Special Provision	Zone	Schedule A	Schedule B	Location	By-law
8	C2	7	3a, b, & c	16 Lock St 12 Lakeport Road	
1.	Areas 1, 2 and 3 identified on Schedule B 3a, shall be subject to additional provisions, as follows:				
	a)	Only the following permitted uses - Office			

Special Provision	Zone	Schedule A	Schedule B	Location	By-law
8	C2	7	3a, b, & c	16 Lock St 12 Lakeport Road	
		<ul style="list-style-type: none"> - Restaurant - Retail store - A Theatre - Service Commercial - Apartment Dwelling Units over and behind any foregoing use - A residential building up to a maximum of 80 dwellings units and up to 17 storeys, but not to exceed 62 m in height, <i>only</i> in conjunction with the following: <ul style="list-style-type: none"> - A minimum of 3,600 m² of retail, restaurant and office space, and - A hotel with a minimum of 70 rooms; and - A theatre with a minimum seating capacity of 400 seats. 			
	b)	The following site specific provisions shall apply to Areas 1, 2 and 3, identified on Schedule B 3a:			
	i)	Minimum Building Setbacks from the property line shall be in accordance with Schedule B 3b or if the project is proceeding without Areas 2 and 3, in accordance with Schedule B 3c.			
	ii)	Maximum Height limits shall be permitted in accordance with Schedule B 3b or if the project is proceeding without Areas 2 and 3, in accordance with Schedule B 3c.			
	iii)	Maximum Lot Coverage (including outdoor plaza and public observation terrace) 100%			
	iv)	Minimum Open Space Accessible to the Public <ul style="list-style-type: none"> • 27% of the total site area, including the outdoor plaza and public observation terrace. 			
	v)	Parking <p>Minimum required parking for the hotel, 1 space per room and minimum required parking for the residential uses 1.75 spaces per condominium dwelling unit and 1.5 spaces per rental dwelling unit shall be provided underground.</p> <p>Parking for the theatre shall be provided at a rate of one (1) parking space for every four (4) seats of seating capacity.</p> <p>Minimum required parking for the theatre shall be provided by either or both of the following:</p>			
		<ul style="list-style-type: none"> • on-site underground parking; • off-site parking in the public parking lot in Lakeside Park, satisfactory to the Municipality; 			
		No more than 37 of the on-site underground parking spaces required by this Section 1 b) v) may be provided as Tandem Parking Spaces.			

Special Provision	Zone	Schedule A	Schedule B	Location	By-law
8	C2	7	3a, b, & c	16 Lock St 12 Lakeport Road	
		vi)	Setback from the G3 boundary – 0 m; except that one exterior stair case and one ramp to service underground parking and service areas shall be permitted to encroach into the G3 Zone.		
		vii)	There shall be no requirement to provide useable recreational space for the <i>exclusive</i> use of each dwelling unit, however, recreational facilities shall be provided as common facilities for the hotel and residential uses.		
		viii)	All privately owned open space uses, namely the outdoor plaza and public observation terrace, shall be accessible to the public by easement.		
		ix)	Building materials shall be subject to the terms of the site plan agreement, heritage easement agreements and any other agreements deemed necessary to secure building materials sympathetic to the established heritage character.		
		x)	For the purposes of this by-law, the following definitions shall apply:		
			<ul style="list-style-type: none"> • Grade shall mean the elevation of the finished surface of the ground of Hogan’s Court, as identified in Schedules B3b and B3c. • Height shall mean the vertical distance of a building between grade, as defined, and the highest point of the roof. • Tandem Parking Spaces shall mean an area of not less than 30 m² for the temporary parking or storage of up to 2 motor vehicles, or an area of not less than 45 m² for the temporary parking or storage of up to 3 motor vehicles, where access to the parking space for each vehicle may require the moving of another vehicle. Tandem parking shall only be allowed if operated by valet service. 		
Note: Holding Provisions H4 and H5 also applies to the subject lands.					

Special Provision	Zone	Schedule A	Location	By-law
9	C2	7	Port Dalhousie Core	
1.	Ground floor dwelling units are not permitted			
2.	Retail stores are permitted on upper floors only in conjunction with a ground floor commercial use			
3.	Maximum height:		11 m	
4.	Non-residential uses are exempt from the parking requirements of Section 3.12.2 of this By-law.			

5.	Hotel / motel shall be permitted.	
6.	Minimum required front yard or exterior side yard	0 m

Special Provision	Zone	Schedule A	Schedule B	Location	By-law
10	C2	7		Port Dalhousie Harbour Area	
1.	Administrative offices of a marina and boat slips and hotel / motel shall be permitted.				
2.	Maximum height			11 m	

Special Provision	Zone	Schedule A	Schedule B	Location	By-law
11	A3	17, 18		Various	
In addition to the uses permitted in A3:					
a. Existing retail store and/or b. Existing motor vehicle gas station and/or c. Existing motor vehicle repair garage.					

Special Provision	Zone	Schedule A	Schedule B	Location	By-law
12	C1	8		411 Lake Street	
1.	A side yard of 3 m shall be required.				
2.	A minimum of 23 parking spaces shall be required.				
3.	A minimum front yard of 3 m shall be required.				
4.	No outdoor storage, sales or displays shall be permitted.				

Special Provision	Zone	Schedule A	Schedule B	Location	By-law
13	R4	7, 13	4	81 Scott Street	
1.	The lands described as Area 1 on Schedule B4 shall be used for no other purpose than one of the following uses:				
	a)	An apartment building and buildings and structures accessory thereto; or			
	b)	An apartment building containing an accessory recreational centre for the exclusive use of residents of the apartment buildings which are located on the lands described as Area 1, Area 2 and Area 3 on Schedule B4 and which recreational centre may include one or more of the following uses: (ii) Racquetball courts to a maximum of 4; (iii) Gymnasium (iv) Swimming pool; (v) Rooms or facilities accessory to the foregoing uses; and, Buildings and/or structures accessory to the foregoing uses.			
2.	The lands described as Area 1 on Schedule B4 shall be subject to the following special requirements:				
	a)	That the building setback from the south lot line be not less than 14 m;			
	b)	That the building setback from the east lot line be not less than 6 m;			
	c)	i)	That the minimum building setback for the west lot line be a distance equal to one-half of the building height;		
		ii)	That the minimum building setback from any portion of the south-west lot line be a distance equal to one-half of the building height or the minimum distance shown on Schedule B4 attached hereto, whichever is the lesser distance;		
	d)	That the building setback from the north lot line be a distance equal to not less than one-half the height of the building;			
	e)	That the maximum building height be 11 storeys or 34 m;			
	f)	That parking be provided in accordance with the following standards;			
		i)	Not less than 1.25 parking spaces for each dwelling unit;		
		ii)	10 parking spaces for any accessory recreational centre;		
	g)	That the total lot coverage shall not exceed 60% of the total lot area when a parking structure is constructed on the lands;			
	h)	That any attached or detached parking structure or ramp shall not exceed 4 m in height;			
	i)	Despite the provisions of 2(c) and 2(d) noted above, any attached or detached parking structure or ramp shall be located not less than 3 m from the north, west and south-west lot line;			
	j)	That the maximum coverage for a detached parking structure shall be 25% of the total lot area;			

Special Provision	Zone	Schedule A	Schedule B	Location	By-law
13	R4	7, 13	4	81 Scott Street	
k)	that the minimum amount of landscaped open space shall be 33% of the total lot area;				

Special Provision	Zone	Schedule A	Schedule B	Location	By-law
14	G1 R3	13	5	174 Martindale Road	
1.	The lands described as Area 1 on Schedule B5 shall be used for purposes of townhouse dwellings and buildings accessory thereto, subject to the following;				
a)	Minimum Lot Frontage			25 m along a private road	
b)	Minimum setback from private road			3 m for main building	
c)	Minimum setback from Conservation/Natural Area (G1) Zone			0 m	
d)	Minimum setback from Business Commercial Employment (E1) Zone			3 m	
e)	Minimum setback from property lines between townhouse blocks			1.2 m	
f)	Maximum number of attached dwelling units			7	
g)	Maximum building height			2 storeys	
h)	Minimum parking requirement			1.75 spaces per unit. In addition, tandem parking shall be permitted.	
i)	Minimum distance between buildings			2.4 m	
j)	Maximum lot coverage			40%	
k)	Minimum landscaped open space			25%	
l)	Minimum amenity space			20 m ² per dwelling unit	
2.	Outdoor raised decks for any townhouse dwelling in Area 1 be permitted to encroach no more than 3 m into Area 2 on Schedule B5.				

Special Provision	Zone	Schedule A	Schedule B	Location	By-law
15	G1 R3	13	6	172 Martindale Road 1 to 31 Black Walnut Common	
1.	Private Road Developments on the lands shown as Area 1 on Schedule B6 shall be subject to the following:				
	a)	Maximum number of dwelling units		16	
	b)	Minimum lot frontage		0 m	
	c)	Minimum setback from private road		3 m to main dwelling 6 m to garages	
	d)	Minimum setback from Conservation/Natural Area (G1) Zone		2 m	
	e)	Minimum setback from property line between multiple attached dwelling blocks		1 m	
	f)	Maximum number of attached principal dwelling units		7	
	g)	Maximum building height		10.8 m	
	h)	Minimum parking requirement		2.4 spaces per dwelling unit. In addition tandem parking shall be permitted and is defined as one parking space located behind another parking space where both spaces are for the exclusive use of one dwelling unit.	
	i)	Maximum lot coverage		40%	
	j)	Minimum landscaped open space		25%	
	k)	Maximum number of an interior accessory dwelling units per principal dwelling unit		1	
	l)	Maximum floor area of an interior accessory dwelling unit		74.32 m ²	
	m)	For the purposes of this By-law, interior accessory dwelling unit means a second dwelling unit within a private road development.			

Special Provision	Zone	Schedule	Schedule B	Location	By-law
16	R3	13	7	40 Tulip Tree Common	
1.	In addition to the permitted uses of the Medium Density Residential (R3) Zone, a bed and breakfast inn, a business office or a business office as a home based business shall be permitted on the lands shown as Part 1 on Schedule B7,				
2.	A business office or a business office as a home based business shall be subject to the following:				
	a)	Maximum Gross Floor Area		84 m ²	
	b)	Minimum Parking for Business Office		1 parking space per 19 m ²	
	c)	A business office, or a business office as a home based business, shall include a real estate sales office for the initial sale only of new dwellings located in the Village on the Twelve development within Lots 2, 3, and 4, registered Plan 30M-167			
	d)	Minimum Interior Side Yard		7.5 m	
	e)	Minimum Landscape buffer Along interior Side Lot Lines		1 m	
	f)	Maximum number of employees		3	
3.	Bed and breakfast inn shall be subject to the following provisions:				
	a)	Maximum number of bed and breakfast rooms		5 (excluding the owner's residence)	
	b)	Minimum setback from private road		3 m to principal dwelling	
	c)	Minimum parking requirement		1 parking space per bed and breakfast room and 2 parking spaces for the owner	
	d)	Maximum height for accessory building		6 m	
	e)	Minimum setback for accessory building from east property line		1 m	
	f)	Minimum landscaped open space		25%	

Special Provision	Zone	Schedule A	Location	By-law
17	R3	13	38 Tulip Tree Common	
A detached dwelling shall be subject to the following provisions:				
1.	Minimum lot area		280 m ²	
2.	Minimum lot frontage measured at private road		8 m	
3.	Minimum setback from private road		6 m	
4.	Minimum interior side yard		1 m	
5.	Minimum rear (east) yard		2 m	
6.	Maximum building height		9 m	
7.	Maximum lot coverage		45%	
8.	Maximum parking requirement		2 parking spaces per dwelling unit. Tandem parking shall be permitted.	

Special Provision	Zone	Schedule A	Schedule B	Location	By-law
18	R3	13		164 & 164A Martindale Road	
1.	Permitted uses – one apartment building with a maximum of 32 dwelling units.				
	a)	Maximum height		16 m	
	b)	Minimum setback from private road		3 m	
	c)	Minimum setback from west property line (Division between Lots 1 and 2, Plan 30M-167)		3 m	
	d)	Minimum parking requirement		1 parking space per dwelling unit	
	e)	Minimum landscaped open space		25%	
2.	Permitted uses:			Private road development Interior accessory dwelling unit shall be permitted	
	a)	Maximum height		10.8 m	
	b)	Minimum setback from private road		3 m to dwellings 6 m to garages	
	c)	Minimum setback from south property line		1 metre	

Special Provision	Zone	Schedule A	Schedule B	Location	By-law
18	R3	13		164 & 164A Martindale Road	
	d)	Minimum setback from west property line (Division between Lots 1 and 2, Plan 30M-167)		1 metre	
	e)	Minimum interior side yard for detached and semi-detached dwellings		1 metre	
	f)	Minimum parking requirement		1.75 spaces per dwelling unit. Tandem parking shall be permitted.	
	g)	Minimum landscaped open space		25%	
	h)	Minimum setback from property line between multiple attached dwelling blocks		1 m	
	i)	Maximum number of attached units		7 units	
	j)	Maximum number of accessory dwelling units per multiple attached, semi-detached or single detached dwelling unit		1 unit	
	k)	Maximum floor area of interior accessory dwelling unit		74.4 m ²	

Special Provision	Zone	Schedule A	Schedule B	Location	By-law
19	R3	13		168, 168A, 170 Martindale Road 30 Black Walnut Common 2 to 36 Tulip Tree Common	
1.	Permitted uses: One apartment building with a maximum of 32 dwelling units				
	a)	Maximum height			16 m
	b)	Minimum setback from private road			3 m
	c)	Minimum parking requirement			1 parking space per unit
	d)	Minimum landscaped open space			25%
2.	Permitted uses: private road development				
	a)	Maximum height			10.8 m
	b)	Minimum setback from private street			2 m to main dwellings 6 m to garage; for 30 Black Walnut Common, the garage may be setback 1.2 m subject to a maximum driveway width of 6 m.
	c)	Minimum parking requirement			1.75 spaces per unit. Tandem parking shall be permitted.
	d)	Minimum landscaped open space			25%
	e)	Minimum setback from property line and between dwellings			1 m
	f)	Maximum number of attached units			7 units
	g)	Maximum number of accessory dwelling units per multiple attached dwelling unit			1 unit
	h)	Maximum floor area of accessory dwelling unit			74.32 m ²
	i)	Interior Accessory Dwelling Unit is permitted in a private road development.			
3.	Permitted uses: Bed and Breakfast Inn				
	a)	Maximum number of Bed and Breakfast rooms			8 (excluding owner's residence)
	b)	Maximum height to the peak of the building			16 m
	c)	Minimum setback from private street			3 m
	d)	Minimum parking requirement			1 parking space per bed and breakfast room and two spaces for the owner
	e)	Minimum landscaped open space			25%

Special Provision	Zone	Schedule A	Schedule B	Location	By-law
20	M1	19		230 Louth Street	
<p>Despite the provisions of Section 8, in addition to the permitted uses of the M1 Zone, the lands are permitted to be used for Heavy Industrial providing the use complies with the zone provisions of the E2 Zone and shall include the right for the existing use of the site to undergo internal conversions and external additions in order to provide for a heavy industrial facility and related warehouse space.</p>					
<p>Note: Special Provision 118 and Holding Provision H6 also applies to the subject lands.</p>					

Special Provision	Zone	Schedule A	Schedule B	Location	By-law
21	R3	13		59 Wellandvale Road	
1.	<p>Despite the provisions of Section 5, in addition to the permitted uses of the R3 Zone, the lands are permitted to be used for manufacturing providing the use complies with the zone provisions of the E2 Zone and shall include the right for the existing use of the site to undergo internal conversions and external additions in order to provide for a manufacturing facility and related warehouse space.</p>				
2.	<p>Any new development, including external additions, shall be located above the 100 year flood plan elevation.</p>				
<p>Note: Holding Provision H1 and H16 also applies to the subject lands.</p>					

Special Provision	Zone	Schedule A	Schedule B	Location	By-law
22	I2	25		125 and 141 Vansickle Road	
1.	<p>Additional permitted uses:</p> <ul style="list-style-type: none"> - Private park; - Apartment building; - And buildings accessory thereto. 				
2.	<p>The use of an apartment building shall be subject to the following requirements:</p>				
	a)	Minimum lot area:		100 m ² for the first 11 dwelling units plus 90 m ² for each additional dwelling unit;	
	b)	Minimum lot frontage:		18 m	
	c)	Minimum front yard:		23 m from property line	
	d)	Minimum side yard:		12 m	

Special Provision	Zone	Schedule A	Schedule B	Location	By-law
22	I2	25		125 and 141 Vansickle Road	
e)	Minimum rear yard:			14 m	
f)	Maximum building height:			5 storeys to a height no greater than 14 m	
g)	Maximum lot coverage:			40% of lot area	
h)	Minimum landscaped open space:			20 m ² per dwelling unit;	
i)	Maximum number of dwelling units:			50	
j)	Minimum parking spaces:			1 parking space per dwelling unit.	

Special Provision	Zone	Schedule A	Schedule B	Location	By-law
23	R3	19	8 a & b	179 Rykert Street	
1.	The lands shown as Area 1 on Schedule B8a shall be subject to the following:				
a)	Permitted uses			Detached dwellings Semi-detached dwellings	
b)	Minimum lot frontage			10.2 m for detached dwellings 17 m for a semi-detached dwelling (8.5 m per dwelling unit)	
c)	Minimum lot area			271 m ² for a single detached dwelling 452 m ² for a semi-detached dwelling (226 m ² per dwelling unit)	
d)	Maximum lot coverage			45%	
e)	Minimum front yard			5.2 m to dwelling unit 6 m to a garage	
f)	Minimum exterior side yard			4 m	
g)	Minimum interior side yard			1.2 m	
h)	Minimum parking			2 spaces per dwelling unit Tandem parking is permitted	

Special Provision	Zone	Schedule A	Schedule B	Location	By-law
23	R3	19	8 a & b	179 Rykert Street	
	i)	Maximum front yard parking area for detached dwellings		30% of the width of the front yard, or a maximum width of 3 m, whichever is less	
		For semi-detached dwellings		40% of the width of the front yard or a maximum width of 3 m, whichever is less	
	j)	Garages		Attached garages shall be recessed back a minimum of 1.2 m from the front facade of the dwelling or front edge of a porch or deck located in the front yard; and that the garage for the single detached dwelling at the corner of Rykert Street and Westland Street be located within the building envelope as shown on Schedule B 8b.	
2.	The lands shown on Area 2 of Schedule B8a shall be subject to the following:				
	a)	Permitted uses		An apartment building	
	b)	Minimum lot frontage		23 m	
	c)	Minimum lot area		0.43 ha	
	d)	Minimum front yard		6 m	
	e)	Minimum rear yard		7.5 m	
	f)	Maximum height		11 m	

Special Provision	Zone	Schedule A	Schedule B	Location	By-law
24	E1	8, 15, 16		Various	
Additional uses: Motor Vehicle Sales/Rental Service Centre are permitted subject to the applicable provisions in Section 6 of the By-law.					

Special Provision	Zone	Schedule A	Schedule B	Location	By-law
25	E1	19		2012 and 2032 First Street Louth 399 Vansickle Road	
In addition to E1 uses all principal E2 uses shall be permitted and shall be subject to E1 provisions.					

Special Provision	Zone	Schedule	Schedule B	Location	By-law
26	E2	19	9	326, 362 St. Paul Street West, 10-66 Commerce Place	
1.	Maximum building height			7.5 m	
2.	Minimum landscape buffer along St. Paul Street West			7.5 m. No driveways shall be allowed to cross the landscape buffer.	
3.	The definition of landscape buffer for the purposes of this Special Provision shall be defined to include vegetative plantings of a height which collectively will provide a continuous and complete visual barrier along St. Paul Street West and shall not be subject to a height limit.				
4.	No parking areas, loading spaces or accessory buildings are permitted between a principal building and the lot line along St. Paul Street West				

Special Provision	Zone	Schedule A	Schedule B	Location	By-law
27	E1	13		218, 222 & 250 Martindale Road	
Additional permitted use: Contractor's yard Contractor's yard shall be subject to E2 provisions.					

Special Provision	Zone	Schedule A	Schedule B	Location	By-law
28	R3	21	10	61 Village Road	
1.	The lands shown as Area 1 on Schedule B10 shall be subject to the following:				
	a)	Permitted uses:		Detached dwelling; Semi-detached dwelling; Private Road Development; Apartment building; and any use building or structure accessory to any of the above permitted uses.	
	b)	Maximum building height: Apartment building: detached dwelling, semi-detached dwelling, and private road development		13 m 11 m	
	c)	Minimum building setbacks			
		i)	From northerly property line adjacent to Glen Morris Drive:	3 m	
		ii)	From easterly property line:	3 m	
		iii)	From southerly property line:	12.5 m	
		iv)	Minimum separation between buildings:	3 m, except where the separation is between two garages, in which case the minimum separation shall be 1 m	
		v)	Minimum setback from a private road	3 m to the dwelling; 6 m to a garage	
	d)	Accessory structures:		Accessory structures shall not be permitted in the yard adjacent to Glen Morris Drive.	
	e)	Landscape buffer		Landscape Buffer shall be defined as landscaped open space with densely planted trees and other vegetation which provide significant height and that serve as visual barriers. These buffers may also contain fencing.	
		i)	A minimum of 5.5 m wide landscape buffer along the southerly lot line.		
		ii)	A minimum 5.5 m wide landscape buffer along the easterly lot line, to the south of the Jacobson Avenue access.		

Special Provision	Zone	Schedule A	Schedule B	Location	By-law
28	R3	21	10	61 Village Road	
		iii)	A minimum 3 m wide landscape buffer along the easterly lot line, to the north of the Jacobson Avenue access.		
	f)	Minimum landscaped open space		20%	
	g)	Fencing		<p>Decorative fences with a maximum height of 1.2 m shall be permitted along the Glen Morris Drive frontage. This fencing shall be of an open-type construction, which shall not include chain link.</p> <p>Solid fences shall not be permitted in the yard abutting Glen Morris Drive.</p>	
	h)	Minimum parking requirement detached and semi-detached dwelling units and private road developments:		<p>2 spaces per dwelling unit.</p> <p>Tandem parking is permitted where both parking spaces are for the exclusive use of one dwelling unit.</p> <p>The minimum dimensions of a required parking space in a private garage shall be 3.2 m x 5.4 m.</p>	
	i)	Apartment building		1.3 spaces per dwelling unit	
2.	The lands as shown as Area 2 on Schedule B10 shall be subject to the following:				
	a)	Permitted uses:		Detached dwelling; semi-detached dwelling; private road development; and any use, building or structure accessory to any of the above permitted uses.	
	b)	Maximum building height		11 m	
	c)	Minimum setbacks			
		i)	From northerly property line adjacent to Glen Morris Drive	1.2 m	
		ii)	From easterly zone boundary adjacent to G1 zone:	3.5 m	
		iii)	From southerly lot line:	3 m	
		iv)	From westerly lot line adjacent to Village Road	3 m	
		v)	Landscape buffer	A minimum 3 metre wide landscape buffer shall be	

Special Provision	Zone	Schedule A	Schedule B	Location	By-law
28	R3	21	10	61 Village Road	
					<p>provided along the southerly property line.</p> <p>A landscape buffer with a minimum width of 1 m shall be provided along the westerly lot line, adjacent to parking areas through the use of landscaping and/or a decorative fence/wall.</p> <p>The maximum height of this buffer shall be 1.2 m.</p>
	d)	Minimum landscaped open space			20%
	e)	Fencing			<p>Decorative fencing with a maximum height of 1.2 m shall be permitted along the Glen Morris Drive frontage. This fencing shall be of an open-type construction, which shall not include chain link.</p> <p>Solid fences shall not be permitted in the yard abutting Glen Morris Drive.</p>
	f)	Encroachments			<p>Architectural projections such as verandas, which may or may not be covered, will be permitted to encroach into a required setback to a maximum of 2.5 m.</p> <p>Encroachments will not be permitted within a sight triangle, and shall be measured diagonally at 4.5 m from the intersection.</p>
	g).	Minimum parking requirement			<p>2 parking spaces per dwelling unit.</p> <p>Tandem parking is permitted.</p> <p>The minimum dimensions of a required parking space in a private garage shall be 3.2 m x 5.4 m.</p>
	h)	Visitor parking			0.25 spaces per unit.

Special Provision	Zone	Schedule A	Schedule B	Location	By-law
29	R3	20		7 Riverview Boulevard	
Apartment building shall be subject to the following provisions:					
1.	Minimum landscaped open space			21%	
2.	Minimum number of parking spaces			0.9 spaces per unit including 2 accessible spaces	
3.	Minimum front yard setback			4.5 m	
4.	Minimum setback from Riverview Boulevard			6 m	
5.	Minimum setback from south property line			14 m	
6.	Minimum rear yard setback (west lot line)			6 m	

Special Provision	Zone	Schedule A	Schedule B	Location	By-law
30	C4	19		294-310 Fourth Avenue	
Provisions:					
1.	Minimum parking			1 parking space per 22 m ² gross leasable floor area including restaurants	
2.	Minimum landscaped open space			25%	
3.	Minimum width of a landscape buffer			3 m along Fourth Avenue, First Street, and Burbank Drive	
4.	Minimum yard			6 m along Fourth Avenue and Burbank Drive 4 m along First Street	
5.	Maximum yard			30 m along Fourth Avenue and First Street	
6.	Minimum distance between Buildings on the same lot			2 m	
7.	Maximum building height			9 storeys. Height is restricted to 3 storeys within 10 m of a street line	
8.	Ground level facades for all buildings facing, and within 30 m of Fourth Avenue and First Street shall include clear glazing along at least 70% of the combined length of such building facades.				

9.	Drive-thrus shall not be located in a yard abutting Fourth Avenue or First Street, except that a drive-thru for a bank only shall be permitted at the corner of First Street and Fourth Avenue, providing it meets the following design criteria:	
	a)	the drive-thru is designed with a portico attached to and forming part of the bank building.
	b)	landscaping shall be provided as a visual screen for the drive thru from the public road.

Special Provision	Zone	Schedule A	Schedule B	Location	By-law
31	R2	20, 26		Various	
1.	Permitted uses:			detached dwelling semi-detached dwelling duplex dwelling triplex dwelling fourplex dwelling any use, building or structure accessory to any of the above permitted uses	
2.	Regulations for a detached dwelling.				
	a)	Minimum parking:		2 spaces per dwelling unit shall be required, Tandem parking is permitted	
	b)	Minimum landscaped open space:		50% of the lot area	
	c)	Minimum landscape buffer:		3 m wide along the rear lot line, or 3 m along the interior side lot line where the lot has an exterior side yard on Glenridge Avenue.	
3.	Regulations for a semi-detached dwelling.				
	a)	Minimum parking		2 spaces per dwelling unit. Tandem parking is permitted.	
	b)	Minimum landscape buffer		3 m wide along the rear lot line, or, 3 m along the interior side lot line where the lot has an exterior side yard on Glenridge Avenue	
4.	Regulations for a duplex dwelling				

Special Provision	Zone	Schedule A	Schedule B	Location	By-law
31	R2	20, 26		Various	
	a)	Minimum parking		2 spaces per dwelling unit for rental units and 1.75 spaces for condominium units. Tandem parking is permitted.	
	b)	Minimum landscape buffer		3 m wide along the rear lot line, or, 3 m along the interior side lot line where the lot has an exterior side yard on Glenridge Avenue	
	c)	Maximum dwelling unit size		93 m ²	
5.	Regulations for a triplex dwelling				
	a)	Minimum parking		2 spaces per dwelling unit for rental units and 1.75 spaces for condominium units. Tandem parking is permitted.	
	b)	Minimum landscaped buffer		3 m wide along the rear lot line, or, 3 m along the interior side lot line where the lot has an exterior side yard on Glenridge Avenue	
	c)	Minimum flanking yard		4 m	
	d)	Maximum dwelling unit size		93 m ²	
6.	Regulations for a fourplex dwelling				
	a)	Minimum parking		2 spaces per dwelling unit shall be required for rental units and 1.75 spaces shall be required for condominium dwelling units. Tandem parking is permitted.	
	b)	Minimum landscaped buffer		3 m wide along the rear lot line, or 3 m along the interior side lot line where the lot has an exterior side yard on Glenridge Avenue	

Special Provision	Zone	Schedule A	Schedule B	Location	By-law
31	R2	20, 26		Various	
	c)	Minimum exterior side yard		4 m	
	d)	Maximum dwelling unit size		93 m ²	

Special Provision	Zone	Schedule A	Schedule B	Location	By-law
32	A1	5, 11		1617 & 1627 North Service Road	
1.	Additional permitted uses:				
	a)	Cottage Winery to a maximum of:		1,394 m ²	
	b)	Farmer's Market to a maximum of		929 m ²	
2.	Provisions for Cottage Winery and Farmers Market				
	a)	Minimum lot area:		6 ha	
	b)	Minimum lot frontage:		60 m	
	c)	Minimum side yard:		15 m	
	d)	Minimum front yard:		15 m	
	e)	Minimum exterior side yard:		15 m	
	f)	Minimum rear yard:		15 m	
	g)	Maximum height:		11 m	
	h)	Maximum lot coverage:		3.7%	
	i)	Parking:		1 space for every 19 m ² of gross leasable retail floor area.	

Special Provision	Zone	Schedule A	Schedule B	Location	By-law
33	A3	18		1535 Fourth Avenue	
Additional Permitted Use:					
1.	Detached dwelling – detached dwelling shall be subject to A1 provisions.				

Special Provision	Zone	Schedule A	Schedule B	Location	By-law
34	A3 & A1	12, 13, 18, 19	11	1179 and 1215 Fourth Avenue	
1.	Additional permitted uses in Area 1 as shown on Schedule B11:			Farm Market Retail Wine Sales Outlet	
2.	Provisions for Farm Market				
	a)	Minimum lot area:		0.4 ha	
	b)	Minimum lot frontage:		30 m	
	c)	Minimum side yard:		6 m	
	d)	Minimum front yard:		12 m	
	e)	Minimum flanking yard:		12 m	
	f)	Minimum rear yard:		7.5 m	
	g)	Maximum height:		14 m	
	h)	Maximum lot coverage:		30%	
	i)	Minimum parking requirement:		1 parking space for every 19 m ² of gross leasable floor space.	
3.	Provisions for retail wine sales outlet				
	a)	Maximum floor area of retail wine sales outlet:		140 m ²	
	b)	Minimum flanking yard:		10.6 m	
4.	Additional permitted uses in Area 2 as shown Schedule B11:			Cottage Winery	
5.	Provisions:				
	a)	Maximum floor area of cottage winery:		186 m ²	

Special Provision	Zone	Schedule A	Location	By-law
35	A2	17	2100 Seventh Street	
Permitted uses:				
1.	Agriculture uses			
2.	One detached dwelling only as an accessory use to a greenhouse			
For an agri-tourism use, the following provision shall apply:				
1.	Maximum floor area:		400 m ² based on a minimum farm parcel size of 5.6 ha	

Special Provision	Zone	Schedule A	Location	By-law
36	A1	17, 18	1552 St. Paul Street West	
1.	Additional use – home industry without an agriculture use.			
2.	Provisions for home industry:			
	a)	Maximum gross leasable floor area of the accessory structure to be used for home industry:	232.3 m ²	
	b)	Minimum parking spaces:	12	
	c)	Maximum full time non-resident employees:	3	
	d)	Maximum photography students:	2	

Special Provision	Zone	Schedule A	Schedule B	Location	By-law
37	A3	18, 19	12	2403-2411 First Street Louth	
1.	Area 1 on Schedule B12				
	a)	Additional Permitted use: Precast Concrete Manufacturing Facility			
	b)	Provisions			
	i)	Minimum lot area:	0.4 ha		
	ii)	Minimum lot frontage:	30 m		
	iii)	Minimum side yard:	6 m		
	iv)	Minimum landscape buffer, north and south side yards:	6 m		
	v)	Minimum front yard:	12 m		
	vi)	Minimum rear yard:	7.5 m		
	vii)	Maximum height:	14 m		
	viii)	Maximum lot coverage, excluding storage areas:	30%		
	ix)	Minimum parking requirement:	40 parking spaces		
2.	Area 2 on Schedule B12				
	a)	Additional Permitted Use: storage area for a concrete manufacturing facility			
	b)	Minimum landscape buffer:			
		North and south yards:	6 m		
		West yard:	10 m		

Special Provision	Zone	Schedule A	Location	By-law
38	A3	25	2534 First Street Louth	
Additional Permitted use: retail store				

Special Provision	Zone	Schedule A	Location	By-law
39	A1	25	1165 Eighth Avenue	
Additional permitted use: 1) Two detached dwellings				

Special Provision	Zone	Schedule A	Location	By-law
40	R2	14	105 Westchester Crescent 80 Argyle Crescent	
Provisions for private road development				
1.	The front lot line shall be the lot line that divides the lot from Argyle Crescent			
2.	Minimum lot frontage (Argyle Crescent)		13.7 m	
3.	Minimum lot area		4100 m ²	
4.	Minimum front yard from private road to front facade of a garage		6 m	
5.	Minimum front yard from private road to front facade of dwelling		4.5 m	
6.	Minimum distance between end units		1.3 m; 0 m along common walls between units	
7.	Minimum rear yard		7.5 m	
8.	Minimum side yard where dwellings abut 74, 76, 78, 82, 84, 86 Argyle Crescent		1.2 m	
9.	Minimum parking		2 spaces per dwelling unit, one space shall be provided in a garage and the second space shall be provided in the driveway in front of the garage	
10.	Each dwelling unit shall have a garage			
11.	Minimum visitor parking		1 spaces for every 4 dwelling units or part thereof	

12.	No accessory buildings or structures shall be permitted within the minimum required rear yard	
13.	Maximum height	9 m

Special Provision	Zone	Schedule A	Location	By-law
41	R3	15	16 Melbourne Street	

An apartment building and a recreation facility (indoor, or outdoor) shall be subject to the following requirements:

1.	Maximum number of apartment dwelling units:	140
2.	Maximum building height:	50 m
3.	Minimum front yard for buildings over 3 storeys in height shall be:	115 m
4.	Minimum front yard for buildings under 3 storeys in height shall be:	50 m
5.	The indoor recreation facility shall have a minimum floor area of:	1000 m ²
6.	Minimum side yard adjacent to Highway 406:	13.7 m
7.	Side yard adjacent to Princess Park:	0 m
8.	Rear yard :	0 m
9.	Parking for recreation facility (indoor, or outdoor) shall be in accordance with Section 3 of this Zoning By-law	
10.	Minimum landscaped open space:	7.5%

Special Provision	Zone	Schedule A	Location	By-law
42	R4	15	290 Oakdale Avenue	2022-38

An apartment building shall be subject to the following requirements:

1.	Minimum landscape buffer width for parking area from lot line abutting residential zone (northern lot line)	0 metres
2.	Minimum landscape buffer width for parking area aisle ends from lot line abutting residential zone (southern lot line)	1.5 metres
3.	Minimum landscaped open space	47%
4.	Minimum number of parking spaces	0.8 spaces per unit

Special Provision	Zone	Schedule A	Schedule B	Location	By-law
43	R2	21	13	38 Lincoln Avenue	
1.	Additional permitted use on Areas A, B on Schedule B13:			Apartment Building	
2	Provisions for an apartment building in Area A on Schedule B13				
	a)	Maximum building height:		3 storeys to a maximum of: 11 m	
	b)	Minimum westerly yard:		15 m as shown on Schedule B13. Westerly yard other than that shown on Schedule B13 shall be in accordance with Section 5 of the Zoning By-law	
3.	Area B on Schedule B13 is subject to the following special provisions:				
	a)	Minimum easterly side yard:		7.5 m or the height of the building, whichever is greater	
4.	Minimum density for Areas A and B as shown on Schedule B13:			20 units per hectare	

Special Provision	Zone	Schedule A	Schedule B	Location	By-law
44	R3	21	14	176 Oakdale Avenue	
In addition to the R3 zone provisions, an apartment building shall be subject to the following:					
1.	Minimum north side yard			25 metres	
2	Minimum south side yard			5.2 metres	
3.	Minimum rear yard setback			40 metres	
4	a)	Overall Maximum building height		13.5 metres	
	b)	Maximum height of the south wall of the building as measured from grade to the midpoint of the roof		11 metres	
5.	Minimum density			20 uph	
6.	Maximum density			54 uph	
7.	With the exception of waste collection units, accessory structures shall not be permitted in the rear or side yards				

Special Provision	Zone	Schedule A	Schedule B	Location	By-law
44	R3	21	14	176 Oakdale Avenue	
8.	Patios and balconies shall be permitted to encroach to a maximum of 0.5 metres into the south side yard; encroachments of 3.4 metres shall be permitted in all other side yards.				

Special Provision	Zone	Schedule A	Location	By-law
45	R2	21	122 Oakdale Avenue	
A fourplex shall be subject to the following provisions:				
1.	Minimum lot area		820 m ²	
2.	Minimum lot frontage on Oakdale Avenue		15 m	
3.	Minimum lot frontage on Smythe Street		4.5 m	
4.	Minimum front yard		6 m	
5.	Minimum rear yard		20 m	
6.	Minimum side yard		0.75 m	
7.	Minimum parking		1.5 spaces per rental unit (6 parking spaces). No accessible parking spaces are required.	
8.	Maximum lot coverage		30%	
9.	Minimum landscaped open space		40%	
10.	Minimum size of dwelling unit		37 m ²	

Special Provision	Zone	Schedule A	Location	By-law
46	R3	21	41 Oakdale Avenue	
Provisions for detached, semi-detached, duplex and townhouse dwellings:				
1.	Minimum front yard to front facade of garage		6 m from front lot line	
2.	Minimum front yard to front facade of dwelling		3 m from front lot line	
3.	Minimum exterior side yard		1.5 m from lot line (Oakdale Avenue) 2 m from lot line (Elm Street road allowance)	

4.	Maximum width of front yard parking	3.1 m or half the width of the street townhouse dwelling unit, whichever is greater.
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Note: Holding Provision H1 also applies to the subject lands.

Special Provision	Zone	Schedule A	Location	By-law
47	R3	15	40 Woodburn Avenue and 50 Herrick Avenue	2018-197

Provisions for apartment building/retirement dwelling/private road development

1.	Minimum lot frontage	10 m
2.	Minimum yard from the Municipal Golf Course	6 m
3.	Minimum northerly side yard	10 m
4.	Minimum rear yard (west)	13.5 m
5.	Minimum landscape buffer	
	(e) Abutting an R2 zone	4 m
	(f) North of the Woodburn Ave. entrance (from Woodburn Ave. extending west 33.5 metres)	2 m
	(g) South of the Woodburn Avenue entrance (from Woodburn Ave. extending west 33.5 metres)	0 m
6.	Balconies	Balconies shall be permitted to encroach 1.2 m into any required yard.
7.	A retirement dwelling shall be permitted	
	a)	Retirement dwelling means a building containing dwelling units with a maximum floor area of 60 m ² . Individual dwelling units may not include facilities for cooking, dining, recreation or fitness activities but, rather, have access to facilities within the retirement dwelling for any one or more of these purposes
	b)	Retirement dwelling shall be subject to apartment building provisions
8.	Density per hectare:	No maximum number of dwelling units
9.	Section 5.7 shall not apply	
10.	Additional provisions for private road development – townhouses	
	a)	Minimum easterly side yard: 6 m
	b)	Minimum parking requirement: 2 spaces per unit, including one space to be provided in an attached garage.

		Tandem parking is permitted
11.	Minimum side yard for detached dwelling:	1 m
12.	Maximum number of attached dwelling units:	8
13.	No maximum lot area shall apply to detached dwelling, semi-detached dwelling and duplex.	

Special Provision	Zone	Schedule A	Location	By-law
48	M1	14	132 Lake Street	

For an apartment building, the following provisions shall apply:

1.	Minimum lot area	760 m ²
2.	Minimum lot frontage	15 m
3.	Minimum front yard	0.0 m
4.	Minimum side yard	North – 0.09 m South – 3.9 m
5.	Minimum rear yard	7.5 m
6.	Maximum lot coverage	25%
7.	Minimum landscaped open space	25%
8.	Minimum number of parking spaces	7
9.	Minimum dwelling unit area	55.7 m ²

Special Provision	Zone	Schedule A	Location	By-law
49	R2	14	26½ George Street	

For a triplex dwelling the following provisions shall apply:

1.	Minimum lot area	140 m ²
2.	Minimum lot frontage	7.9 m
3.	Minimum front yard	0.3 m
4.	Minimum side yard	North – 0 m South – 0 m
5.	Minimum rear yard	1.2 m
6.	Maximum lot coverage	90%

7.	Minimum landscape open space	0%
8.	Minimum number of parking spaces	0

Special Provision	Zone	Schedule A	Location	By-law
50	E1	15	141 Eastchester Avenue	
Additional permitted uses: Service Commercial as a principal use. Service Commercial uses shall comply with the C2 provisions of this By-law				

Special Provision	Zone	Schedule A	Location	By-law
51	R2	15	63 Vine Street South	
Additional permitted use: One 9 unit apartment building				
1.	Minimum lot area		1.2 ha	
2.	Minimum lot frontage		25 m	
3.	Maximum building height		8.5 m	
4.	Minimum parking		1.65 parking spaces per unit	
5.	Minimum rear yard		5 m	
6.	Minimum side yard		North side – 1.2 m East side – 3.3 m South side – 11 m	
7.	Maximum lot coverage		38%	
8.	Maximum parking area coverage		44%	
9.	Minimum landscaped open space		18%	

Special Provision	Zone	Schedule A	Location	By-law
52	R2	14	25 Ottawa Street	
1.	Additional permitted use: apartment building			
2.	Provision for apartment building			
a)	Maximum number of dwelling units		11	
b)	Minimum lot area		590 m ²	
c)	Minimum lot frontage		14 m	
d)	Minimum front yard		12 m to the front lot line	
e)	Minimum side yard		3 m east 1.6 m west	
f)	Minimum rear yard		2.3 m	
g)	Maximum lot coverage		40%	
h)	Maximum building height		2 storeys	
i)	Minimum parking		5 spaces	
j)	Minimum landscape buffer		2.1 m width	

Special Provision	Zone	Schedule A	Location	By-law
53	R3	14	15 Gibson Place	
Additional permitted use: accessory office				

Special Provision	Zone	Schedule A	Schedule B	Location	By-law
54	R3	14, 15	15	7 Gibson Place	
Private Road Development shall be subject to the following:					
1.	Maximum number of dwelling units			42	
2.	Minimum lot area			1.1 ha	
3.	Minimum lot frontage (Gibson Place)			19 m	
4.	Building setbacks shall be in compliance with the building envelopes shown on Schedule B15				
5.	Maximum lot coverage			40%	
6.	Minimum landscaped open space			35%	
7.	Minimum number of parking spaces			2 spaces per dwelling unit. One parking space shall be provided in a garage and the second space shall be provided in the driveway in front of the garage	
8.	Each dwelling unit shall have a garage				
9.	Maximum building height			Two (2) storeys to a maximum of 7.6 m	
10.	Maximum attached units			8 units	

Special Provision	Zone	Schedule A	Location	By-law
55	R2	14	20 Norris Place	
No parking shall be required.				

Special Provision	Zone	Schedule A	Location	By-law
56	R2	14	14 Norris Place	
<ul style="list-style-type: none"> • Additional permitted use: apartment building • Parking: 1 space per apartment dwelling unit 				

Special Provision	Zone	Schedule A	Location	By-law
57	R4	14	77 Yates Street	
1.	Additional Use: Apartment Building			
a)	Minimum front yard		0.9 m from the front property line on Yates Street	
b)	Minimum side yard		0.9 m (north side); 1.5 m (south side)	
c)	Maximum number of dwelling units		35 units	
d)	Maximum lot coverage		39%	

Special Provision	Zone	Schedule A	Location	By-law
58	R4	13, 14	Former Hotel Dieu Site	
1.	Additional permitted uses only in conjunction with a residential use <ul style="list-style-type: none"> • Office • Retail store • Service commercial • Indoor recreation Above uses only permitted on the ground floor.			
2.	Density: 60 to 198 units per ha			

Special Provision	Zone	Schedule A	Location	By-law
59	R4	14	1 to 45 Durksen Drive	
Street townhouse dwellings shall be subject to the following:				
1.	Maximum attached dwellings units		8	
2.	Minimum lot area		90 m ²	
3.	Minimum lot frontage		4.5 m at the front lot line	
4.	Minimum front yard		2 m to the dwelling unit 6m to the garage	
5.	Minimum side yard		1 m except that a common wall may be centred on the side lot line	
6.	Minimum rear yard		2 m (abuts Ontario Street)	
7.	Minimum exterior side yard		1 m	
8.	Maximum building height		12 m	
9.	Minimum parking requirement		2 spaces per dwelling unit (tandem parking is permitted)	
10.	Maximum lot coverage		70%	
11.	Maximum front yard driveway coverage		70%	

Special Provision	Zone	Schedule A	Location	By-law
60	R2	16	59 to 86 Mackenzie King Blvd 29 to 45 Howland Drive	
For Detached Dwellings:		Minimum interior side yard	1 m	
		Minimum Lot Area	270 m ²	

Special Provision	Zone	Schedule A	Location	By-law
61	R3	16	54 Mackenzie King Blvd	
Density per hectare			Minimum 23 units Maximum 99 units	

Special Provision	Zone	Schedule A	Schedule B	Location	By-law
62	R3	22	16	527A Glendale Avenue	
1.	Minimum number of units as shown on Schedule B16			Area 1 = 24 Area 2 = 8 Area 3 = 20	
2.	Detached Dwellings are subject to the following provisions:				
	a)	Minimum lot area		270 m ²	
	b)	Minimum lot frontage		11 m	
	c)	Minimum front yard from the		6 m 3 m	
		<ul style="list-style-type: none"> • Front facade of the garage • Front facade of the dwelling unit 			
	d)	Minimum rear yard			
		<ul style="list-style-type: none"> • Lots with a depth of less than or equal to 29 m = 6 m • Lots with a depth greater than 29 m = 7.5 m 			
	e)	Minimum exterior side yard		3 m	
	f)	Minimum interior side yard		1.2 m	
	g)	Maximum lot coverage		50%	
	h)	Maximum building height		11 m	
	i)	Minimum number of parking spaces		2 spaces per dwelling unit; tandem parking is permitted.	
3.	Street Townhouse Dwellings are subject to the following provisions:				
	a)	Minimum lot area per dwelling unit		208 m ²	
	b)	Minimum lot frontage per dwelling unit		7 m	
	c)	Minimum front yard from the		6 m 3 m	
		<ul style="list-style-type: none"> • Front facade of the garage • Front facade of the dwelling unit 			
	d)	Minimum rear yard		6 m	
	e)	Minimum exterior side yard		3 m	
	f)	Minimum interior side yard		1.2 m	
	g)	Minimum separation between two interior side walls		2.4 m	
	h)	Maximum building height		11 m	
	i)	Maximum lot coverage		50%	
	j)	Maximum number of attached dwelling units		7	

Special Provision	Zone	Schedule A	Schedule B	Location	By-law
62	R3	22	16	527A Glendale Avenue	
	k)	Minimum number of parking spaces		2 spaces per dwelling unit; tandem parking is permitted.	
4.	Provisions for Private Road Development				
	a)	Minimum yards			
		i)	Setback from north lot line 6 m to the rear of a dwelling unit and 3 m to the side of a dwelling unit		
		ii)	Setback from south lot line 6 m to the rear of a dwelling unit and 3 m to the side of a dwelling unit		
		iii)	Setback from east lot line 6 m to the rear of the dwelling unit, 6 m to the front of the dwelling unit, 3 m to the side of a dwelling unit, 6 m to the front of a garage		
		iv)	Setback from west lot line 6 m to the rear of a dwelling unit, 3 m to the side of dwelling unit		
	b)	Minimum width of a dwelling unit		6.6 m	
	c)	Building Separation			
		i)	Between two side walls		2.4 m
		ii)	Rear wall to side wall		9 m
		iii)	Rear wall to rear wall		12 m
	d)	Maximum lot coverage		40%	
	e)	Minimum landscaped open space		35%	
	f)	Maximum building height		11 m	
	g)	Minimum number of parking spaces		2 spaces per dwelling unit; tandem parking is permitted.	
	h)	Maximum garage width		Not to exceed 50% of the width of the dwelling unit	
5.	Provisions for Apartment Building				
	a)	Minimum frontage		65 m	
	b)	Maximum height		13 m and a height of 4 storeys	

Special Provision	Zone	Schedule A	Schedule B	Location	By-law
63	E2	22	17	475-497 Glendale Avenue	
Areas 1, 2, 3, 4 and 5 on Schedule B17 are subject to the following special provisions:					
1.	A 3 m wide landscape buffer shall be provided on those areas shown on Schedule B17				
2.	Minimum building setback in a rear yard which abuts a residential zone – 15 m				
3.	Minimum building setback in a side yard which abuts a residential zone – 9 m				
4.	Outside storage of equipment, vehicles, goods and materials shall be prohibited within any side or rear yard abutting residential uses				

Special Provision	Zone	Schedule A	Schedule B	Location	By-law
64	M1	21	18	79 Hartzel Road	
1.	Enclosed outdoor storage shall be permitted in the south west-corner of the property identified as “Area A” on Schedule B18.				
2.	A side yard setback of 5 m from the western property line shall be required.				
3.	A side yard setback of 2 m shall be required as shown on Schedule B18.				
4.	No landscape buffer shall be required in “Area A” and “Area B” on Schedule B18.				
5.	An accessory structure within “Area A” on Schedule B18 shall not be located within 0.5 m of the main building.				

Special Provision	Zone	Schedule A	Location	By-law
65	R3	20	3 Hainer Street	
Townhouses shall be subject to the following:				
1.	Minimum setback from Hainer Street and St. Paul Crescent		0 m	
2.	Minimum easterly side yard		9 m	
3.	Minimum westerly side yard		1 m	
4.	Minimum lot area		450 m ²	
5.	Maximum lot coverage		77%	
6.	Maximum building height		9 m	

7.	Minimum parking	2 garage spaces per unit; tandem parking is permitted.
8.	Maximum attached dwellings	4
Note: Holding Provision H20 also applies		

Special Provision	Zone	Schedule A	Location	By-law
66	M1	21, 22	Various	
1.	Non-residential uses shall not be subject to the parking provisions set out in Section 3.12.2. of this By-law.			
2.	Minimum front yard		0 m	
3.	Minimum exterior side yard		0 m	

Special Provision	Zone	Schedule A	Location	By-law
67	M1	22	45 Merritt Street	
Additional Permitted Use: Paper manufacturing provided the use complies with the zone provisions of the General Employment (E2) Zone and shall include the right for the existing use of the site to undergo internal conversions and external additions in order to provide for a paper converting facility and related warehouse space. Recycling operations or a recycling depot shall not be permitted. The processing or assembly of any item involving the use of any machine is prohibited unless it is conducted within a wholly enclosed building.				
Note: Special Provision 112 and Holding Provision H1 also applies to the lands.				
Special Provision	Zone	Schedule A	Location	By-law
68	C2	21	300 Glendale Avenue	
1.	Minimum number of parking spaces		One space per 29 m ² of GFA	
2.	Minimum side yard abutting the rear lot lines of 19 and 21 Mountain Street		6 m	
3.	Minimum side yard abutting the side lot line of 19 Mountain Street		9 m	
4.	Minimum landscaped buffer abutting residentially zoned lands fronting on Mountain Street		5 m	
5.	Minimum landscape open space		12%	

6.	Maximum lot coverage (including garden centre)	28%
7.	Minimum rear yard	3 m
Note: Special Provision 112 also applies.		

Special Provision	Zone	Schedule A	Location	By-law
69	C3	13	318A Ontario Street	
1.	This property is exempt from Section 2.6 of this By-law.			
2.	The front lot line shall be deemed to be the westerly lot line running parallel to Ontario Street.			

Special Provision	Zone	Schedule A	Location	By-law
70	R3	13	41 Carlton Street	
Despite Section 2.3 of this By-law a maximum of two detached dwellings shall be permitted on one lot.				

Special Provision	Zone	Schedule A	Location	By-law
71	C1	14	279 Lake Street	
Provisions: Minimum parking – 6 spaces which may be in tandem Uses: One detached dwelling in addition to C1 uses. The Detached dwelling shall be subject to the requirements of Section 5.4 of this By-law..				

Special Provision	Zone	Schedule A	Location	By-law
72	C2	14	2 Dunlop Drive	
Additional Uses Permitted: Hotel/Motel				

Special Provision	Zone	Schedule A	Location	By-law
73	R3	14	112 York Street	
Minimum number of parking spaces required: 1 parking space				

Special Provision	Zone	Schedule A	Schedule B	Location	By-law
74	R3	7	19	6-10 Dalhousie Avenue	
Area "A", Area "B" and Area "C" on Schedule B19 shall be subject to the following special provisions:					
1.	Permitted use			1 single detached dwelling and 1 apartment building	
2.	Maximum number of dwelling units			16	
3.	Minimum lot area			0.2 ha	
4.	Minimum lot frontage			74 m	
5.	Minimum front yard			1.5 m	
6.	Minimum side yard			East – 1.5 m West – 0.9 m	
7.	Minimum rear yard for:			7.5 m 5 m	
	<ul style="list-style-type: none"> • Single detached dwelling • Condominium Apartment Building 				
8.	Maximum height:			9 m	
	An elevator, mechanical room, and hallway measuring no greater than 8 m by 10 m at the south east corner of the apartment shall not exceed:			12.4 m	
9.	Maximum lot coverage			45%	
10.	Minimum landscape open space			40%	
11.	Minimum parking			1.5 spaces per dwelling unit	
Note:					

Special Provision	Zone	Schedule A	Schedule B	Location	By-law
75	R3	4	20	39 Bromley Drive	
1.	Provisions for Single Detached Dwellings in Area A and Area B shown on Schedule B20.				
	a)	Minimum lot area		269 m ²	
	b)	Minimum lot frontage		9.1 m	
	c)	Minimum front yard to front facade of garage		6 m from front lot line	
	d)	Minimum front yard to front facade of building		3 m from front lot line	
	e)	Minimum side yard		1.2 m	
	f)	Minimum rear yard		6 m 10 m from any industrial zone	
	g)	Minimum exterior side yard		3 m front lot line	
	h)	Maximum building height		11 m 5.5 m (one storey) on lots abutting an employment zone	
	i)	Maximum lot coverage		45%	
	j)	Minimum parking requirement		2 spaces per dwelling unit. Tandem parking shall be permitted.	
	k)	Attached garages shall not project beyond the front facade of the dwelling.			
	l)	A 1 m landscape buffer shall be required along the easterly boundary of Area "A" on Schedule B20.			
2.	For Area B on Schedule B20, an apartment building and buildings accessory thereto are subject to the following special requirements.				
	a)	Minimum lot area		0.45 ha	
	b)	Minimum lot frontage		36 m	
	c)	Minimum yards		North – 7.5 m South – 15.6 m West – 16.5 m East – 12 m	
	d)	Maximum lot coverage		35%	
	e)	Minimum landscaped open space		35%	
	f)	Minimum parking		1.75 spaces per dwelling unit	

Special Provision	Zone	Schedule A	Schedule B	Location	By-law
75	R3	4	20	39 Bromley Drive	
	g)	Maximum building height		16.5 m	
3.	Area "C" on Schedule B20 may be used for parking for the apartment building located on Area "B" as shown on Schedule B20.				

Special Provision	Zone	Schedule A	Schedule B	Location	By-law
76	R2	3, 4	21	2 to 8 Parkside Drive (even numbers only) 42 to 92 Parkside Drive 1 to 25 Moes Crescent	
1.	Area 1 on Schedule B21 is subject to the following provisions:				
	a)	Maximum lot coverage for accessory uses		15%	
	b)	Minimum exterior side yard		3 m	
	c)	Tandem parking may be permitted			
2.	Area 2 on Schedule B21 is subject to the following provisions:				
	a)	Permitted uses		Detached Dwellings and accessory uses only	
	b)	Minimum lot frontage		13 m	
	c)	Minimum lot area		333 m ²	
	d)	Maximum lot coverage		50%	
	e)	Minimum front yard to front facade of a garage		6 m	
	f)	Minimum front yard to front facade of dwelling		3 m	
	g)	Minimum side yard		1.2 m	
	h)	Minimum rear yard		5 m	
	i)	Minimum parking		2 spaces per dwelling unit shall be provided; tandem parking may be permitted.	
3.	Area 4A on Schedule B21 is subject to the following:				
	a)	Permitted uses		Detached Dwellings and accessory uses only	
	b)	Minimum lot frontage		10 m	

Special Provision	Zone	Schedule A	Schedule B	Location	By-law
76	R2	3, 4	21	2 to 8 Parkside Drive (even numbers only) 42 to 92 Parkside Drive 1 to 25 Moes Crescent	
	c)	Minimum lot area		290 m ²	
	d)	Maximum lot coverage		50%	
	e)	Minimum front yard to front facade of garage		6 m	
	f)	Minimum front yard to front facade of dwelling		3 m	
	g)	Minimum side yard		1.2 m	
	h)	Minimum exterior side yard		3 m	
	i)	Minimum setback from a private road		3 m	
	j)	Minimum rear yard		6 m	
	k)	Minimum parking		2 spaces per dwelling unit shall be provided; tandem parking may be permitted.	
4.	Area 4B on Schedule B21 is subject to the following:				
	a)	Permitted uses		Detached Dwellings and accessory uses only	
	b)	Minimum lot frontage		10 m	
	c)	Minimum lot area		290 m ²	
	d)	Maximum lot coverage		50%	
	e)	Minimum front yard to front facade of garage		6 m	
	f)	Minimum front yard to front facade of dwelling		3 m	
	g)	Minimum side yard		1.2 m	
	h)	Minimum exterior side yard		3 m	
	i)	Minimum rear yard		6 m	
	j)	Maximum height		11 m except that within 29 m of the east boundary of Area 4B, the maximum height shall be 5.5 m (1 storey)	
	k)	Minimum parking		2 spaces per dwelling unit shall be provided; tandem parking may be permitted.	

Special Provision	Zone	Schedule A	Schedule B	Location	By-law
76	R2	3, 4	21	2 to 8 Parkside Drive (even numbers only) 42 to 92 Parkside Drive 1 to 25 Moes Crescent	
	l)	A 1 m landscape buffer shall be required along the east boundary of Area 4B			
5.	Area 6A on Schedule B21 is subject to the following:				
	a)	Permitted uses	Private road development		
	b)	Minimum private road frontage per dwelling unit	10 m		
	c)	Maximum number of attached units	6		
	d)	Minimum setback from a private road to the garage	6 m		
	e)	Minimum setback from a private road to the main facade of the dwelling	3 m		
	f)	Minimum setback from a public road to the dwelling	3 m		
	g)	Minimum setback from the west boundary of Area 6A	15.1 m		
	h)	Minimum setback from the south boundary of Area 6A	3 m		
	i)	Minimum setback from the east boundary of Area 6A	6 m		
	j)	Minimum distance between the rear wall facades of two dwellings	12 m		
	k)	Maximum height	11 m, except that within 10 m of the south boundary of Area 6A, the maximum height shall be 5.5 m (1 storey)		
	l)	Minimum parking	2 spaces per dwelling unit, one space shall be provided in a garage. Tandem parking is permitted.		
	m)	Maximum parking area per dwelling unit	A parking area for each dwelling unit shall not exceed 3.5 m in width		
	n)	Each pair of dwelling units shall have their driveways immediately adjacent to one another			
	o)	Minimum landscaped open space	25%		
	p)	A 3 m landscape buffer shall be required along the south boundary of Area 6A			

Special Provision	Zone	Schedule A	Schedule B	Location	By-law
76	R2	3, 4	21	2 to 8 Parkside Drive (even numbers only) 42 to 92 Parkside Drive 1 to 25 Moes Crescent	
6.	Area 6B on Schedule B21 is subject to the following:				
	a)	Permitted uses		Private Road Development	
	b)	Minimum private road frontage per dwelling unit		10 m	
	c)	Minimum number of attached units		6	
	d)	Minimum setback from a private road to the garage		6 m	
	e)	Minimum setback from a private road to the main facade of the dwelling		3 m	
	f)	Minimum setback from a public road to the dwelling		3 m	
	g)	Minimum setback from the southernmost boundary of Area 6B (where it abuts 58 Broadway)		3 m	
	h)	Minimum setback from Area 7 on Schedule B21		0 m	
	i)	Minimum setback from the east boundary of Area 6B		6 m	
	j)	Minimum distance between the rear wall facades of two townhouse dwellings		12 m	
	k)	Maximum height		11 m, except that a) within 10 m of the south boundary of Area 6B the maximum height shall be 5.5 m (1 storey) and b) within 34 m of the east boundary of Area 6B, the maximum height shall be 5.5 m (1 storey)	
	l)	Minimum parking		2 spaces per dwelling unit, one space shall be provided in a garage. Tandem parking is permitted.	
	m)	Maximum parking area per dwelling unit		A parking area for each dwelling unit shall not exceed 3.5 m in width	
	n)	Each pair of dwelling units shall have their driveways immediately adjacent to one another			

Special Provision	Zone	Schedule A	Schedule B	Location	By-law
76	R2	3, 4	21	2 to 8 Parkside Drive (even numbers only) 42 to 92 Parkside Drive 1 to 25 Moes Crescent	
	o)	Minimum landscape open space		25%	
	p)	A 1 m landscape buffer shall be required along the east boundary and southern most boundary only of Area 6B (where it abuts 58 Broadway).			

Special Provision	Zone	Schedule A	Location	By-law
77	R1	3	237 Lakeshore Road	
Additional Permitted Use: Office				

Special Provision	Zone	Schedule A	Schedule B	Location	By-law
78	C2	15, 16	22	189, 193 Dieppe Road 185, 189, 191 Bunting Road	
1.	The following shall apply: <ul style="list-style-type: none"> Bunting Road shall be defined as the lot frontage Dieppe Road shall be defined as the exterior side yard 				
2.	Despite any provision of this By-law to the contrary all provisions shall be interpreted on the basis of the lands outlined on Schedule B22 hereto as being the "lot", and the outer boundary of the lands identified in Schedule B22 hereto, as being the "lot lines". Any existing lot lines internal to the outer boundary of the lands identified on Schedule B22 hereto, shall not be considered lot lines for the purposes of this special provision.				
3.	Maximum lot coverage:		35%		
4.	Minimum landscaped open space:		17%		
	(Landscaped open space means any space used for the growth and maintenance of grass, flowers, shrubs, or similar landscape material and includes, walkways, patios, inground swimming pools, playgrounds, and similar facilities but excludes driveways, parking areas, ramps, retaining walls, and curbs).				
5.	Minimum width of a landscape buffer:		6 m along Dieppe Road 6 m along Bunting Road		
6.	Despite the minimum width of a landscape buffer along Bunting Road, buildings shall be permitted to encroach into the landscape buffer up to 3 m (3 m from the front lot line) up to a maximum of 40% of the lot frontage.				

7.	Despite Section 3 of this By-law, there shall be no minimum parking space requirement.	
8.	Maximum parking:	1 parking space for every 19 m ² glfa
9.	Minimum setback from north lot line:	2 m
10.	Minimum setback from west lot line:	5 m
11.	Despite the C2 zone provisions any one use may occupy up to 45% total ground floor area.	
12.	Total maximum gross floor area:	32,500 m ²
Note: Holding Provision H2 also applies to the lands.		

Special Provision	Zone	Schedule A	Location	By-law
79	M1	15, 16	525 Welland Avenue	
Despite the M1 zone provisions:				
1.	Maximum total non-residential gross floor area shall be 37,150 m ²			
2.	Provisions for maximum combined gross floor area do not apply.			

Special Provision	Zone	Schedule A	Location	By-law
80	C1	15	355, 357 and 359 Carlton Street	
1.	Minimum parking		1 space per 22.5 m ² GFA	
2.	Minimum number of commercial units		4	
3.	Maximum glfa per commercial unit		278 m ²	
4.	Maximum total commercial glfa		1950 m ²	
5.	Minimum northerly yard landscape buffer		1 m	
6.	Minimum landscape buffer all other yards		3 m	

Special Provision	Zone	Schedule A	Schedule B	Location	By-law
81	R3	10, 16	23	583 Welland Avenue	
1.	Minimum yard from Welland Avenue			11 m	
2.	Minimum landscape buffer			4 m along Welland Avenue frontage. The definition of landscape buffer for the purpose of this site shall include vegetative plantings of a height which will collectively provide a continuous and complete visual barrier along Welland Avenue.	
3.	For the lands identified as Area 2 on Schedule B23 Apartments shall be subject to the following provisions:				
	a)	Minimum yard from Welland Avenue		11 m	
	b)	Minimum front yard from other streets		6 m	
4.	Accessory Uses			Uses common to all dwelling units including, but not limited to, place of worship, indoor recreation facility, retail store, service commercial, and office within the apartment building shall be permitted. Total accessory use shall not exceed 300m ² , gross leasable floor area.	
5.	Accessory Structures				
	In Area 2, no accessory structures shall be permitted within the required yard along Welland Avenue, with the exception of one gazebo as a common amenity feature for an apartment, and private road development providing it maintains a minimum 4 metre setback from Welland Avenue.				

Special Provision	Zone	Schedule A	Location	By-law
82	R3	15	Various Queenston Street	
1.	For lots fronting on Queenston Street – retail stores, service commercial, office on ground floor with residential uses shall be permitted in addition to the uses allowed in the R3 zone.			
2.	Minimum setback from Queenston Street:		3 m for first 3 stories/11 m 5 m for each additional storey	
3.	Maximum setback from Queenston Street:		4.5 m for the first 3 stories/11 m 6 m for each additional storey	
4.	Maximum height:		6 stories/20 m 12 stories/40 m when a minimum of 75% of required parking is provided underground.	

Special Provision	Zone	Schedule A	Location	By-law
83	M1	19, 20	6 Great Western Street	
1.	Despite the provisions of Section 8 to the contrary, the lands shall be permitted to be used for the existing rail station and associated uses providing the use complies with the zone provisions of the M1 Zone and shall include the right for the existing use of the site to undergo internal conversions in order to provide for the rail station and associated use.			
2.	M1 Zone uses shall be permitted in the existing buildings without removing the Holding (H) provision.			
Note: Special Provision 118 and Holding Provision H6 also apply to the lands				

Special Provision	Zone	Schedule A	Location	By-law
84	M1	21, 22	Various Merritton Mixed Use	
1.	Ground floor dwelling units not permitted.			
2.	Retail stores are permitted on upper floors only in conjunction with a ground floor commercial use.			

Special Provision	Zone	Schedule A	Schedule B	Location	By-law
85	A1	19	24	2360 First Street Louth	
Additional Use:					
1.	A Place of Worship serviced by private servicing systems (private well/cistern and private septic system) shall be permitted on the lands identified as Areas 1 and 2 on Schedule B24 attached hereto and forming part of By-law				
2.	Provisions				
	a)	Maximum lot coverage		5%	
	b)	Maximum height		18 m	
	c)	Exterior side yard		19 m from First Street Louth property line 34 m, if the exterior side yard is located within 100 m of Rykert Street property line	
	d)	Front Yard		50 m from Rykert Street property line	
	e)	Landscape buffer		40 m along Rykert Street property line 5 m along First Street Louth property line	
	f)	Minimum parking		1 space per 5 persons seating capacity	
	g)	Minimum rear yard		18 m	
	h)	Minimum interior side yard		18 m	

Special Provision	Zone	Schedule A	Location	By-law
86	A1	6	1230 Old Martindale Road	
Additional permitted use:				
Place of Worship on the existing lot of record as of the date of the passage of this By-law, provided the use complies with zone provisions of the A1 Zone for 'agriculture farm' use.				

Special Provision	Zone	Schedule A	Schedule B	Location	By-law
87	R1, R3	8	25	2 White Street 307 & 309 Scott Street	
Additional permitted use:					
1.	<p>A private road development on Area 1 & 2 on Schedule B25 shall be subject to the following:</p> <p>In addition to the permitted uses of the Third Density Residential (R3) zone, multiple attached townhouse dwellings shall be permitted in Areas 1 and 2 subject to the following provisions:</p>				
	a)	Multiple attached townhouse dwellings shall be defined as a building divided vertically into three or more dwellings units, up to a maximum of seven dwelling units each having an independent entrance fronting onto a private road.			
	b)	Minimum lot frontage on Scott Street		28 m	
	c)	Minimum setback from the rear of a dwelling unit to the closest lot line:		7 m	
		Minimum setback for dwelling units abutting the westerly lot line south of Wynn Street		5 m	
	d)	Minimum setback from the side of an end unit to the closest lot line		3 m	
	e)	Minimum setback from Scott Street		5 m	
	f)	Minimum setback from private road		3 m to the front facade of the dwelling unit and 6 m to an attached garage	
	g)	Maximum building height		10.67 m	
	h)	Minimum parking required		2 parking spaces per dwelling unit Tandem parking shall be permitted	
2.	a)	Minimum density		25 units per hectare	
	b)	Maximum density		99 units per hectare	
3.	Apartment building dwelling units existing prior to the passing of this By-law, within Area 2 only, shall provide 0.5 parking spaces per dwelling unit.				
4.	Apartment buildings shall be subject to the following provisions:				
	Maximum height			13 m and a maximum of 4 storeys	

Special Provision	Zone	Schedule A	Location	By-law
88	E1	13	210 Martindale Road	
A restaurant shall be permitted with a maximum gross leasable floor area of 307 m ² , provided that:				
1.	A minimum of 73 parking spaces are provided on the lot.			

Special Provision	Zone	Schedule A	Location	By-law
89	R3	9	413 Linwell Road	
Additional permitted uses: A seniors wellness centre, hair dressing salon, and meal services as accessory uses that may cater to clientele that do not live on site, subject to the following special provisions:				
1.	For the purposes of this by-law a seniors wellness centre shall be defined as providing services intended for the general betterment of senior's health including but not limited to: physician, eye examination, dental, x-ray, pharmacy, laboratory services, physiotherapy, massage therapy, yoga, tai chi, foot care. The services may be provided for off-site clientele.			
2.	Maximum floor area of seniors wellness centre:		371 m ²	
3.	Maximum floor area of hairdresser:		46.5 m ²	

Special Provision	Zone	Schedule A	Location	By-law
90	R2	7	38 Dalhousie Avenue	
Additional permitted use: A dental office home based business subject to the following special provisions:				
1.	One additional employee who does not reside in the dwelling shall be permitted.			
2.	Minimum parking:		3 spaces outside of a garage	

Special Provision	Zone	Schedule A	Location	By-law
91	C5	14	198 St. Paul Street	
Apartment dwelling units and apartment buildings shall not be permitted				

Special Provision	Zone	Schedule A	Location	By-law
92	Varies	14	Downtown Parking Exemption	
Exempt from the parking requirements of Sections 3.12.1, 3.12.2 and 3.15 of this By-law.				

Special Provision	Zone	Schedule A	Location	By-law
93	Varies	14	Downtown Residential Parking Exemption	
Exempt from the parking requirements of Section 3.12.1 and 3.15 of this By-law.				

Special Provision	Zone	Schedule A	Location	By-law
94	C5, C6	14	198 St. Paul Street 250 St. Paul Street 55 McGuire Street	
Exempt from Section 6.5 of this By-law.				

Special Provision	Zone	Schedule A	Location	By-law
95	R1	7	81 Cecil Street	
A detached accessory dwelling unit shall be permitted as an additional permitted use for a period of 10 years from July 25, 2011 and shall be subject to the requirements of Section 2.2.2 of this By-law.				

Special Provision	Zone	Schedule A	Location	By-law
96	R1	2	58 Simpson Road	
1.	Permitted uses:		Private road development, detached dwellings and townhouse dwellings. A maximum of 12 dwelling units are permitted which shall not include more than 8 townhouse dwelling units.	
2.	Minimum lot area		0.6 ha	
3.	Minimum landscaped open space		40%	
4.	Maximum building height		7.5 m	
5.	Minimum yard requirements: From northerly property line		3 m for detached dwellings and 6 m for townhouse dwellings	
	From easterly property line		7.5 m	
	From southerly property line		3 m for detached dwellings and 6 m for townhouse dwellings	
	From westerly property line (Simpson Road)		4.5 m	
6.	Building setback from the back of curb of a private street		3.5 m to any dwelling unit; and 6 m to any garage, except for the easterly end wall of townhouse dwelling which shall have a minimum garage setback of 4 m	
7.	Minimum separation between detached dwellings		2.4 m	
8.	Fencing		Fencing shall not be permitted in the westerly side yard abutting Simpson Road. The maximum height of any perimeter fencing shall be 1.8 m. Where a fence is located atop or abutting a retaining wall, the maximum height of said fence shall be 1.2 m.	
9.	Minimum parking requirement		2 spaces per dwelling unit. Tandem parking is permitted where both spaces are for the exclusive use of one dwelling unit.	
10	Visitor parking		0.4 spaces per unit.	

Special Provision	Zone	Schedule A	Location	By-law
97	A1	6, 12	1406 Third Street Louth	
A golf driving range with a driving range pro shop building and accessory building shall be permitted for a temporary period of 3 years from April 18, 2011, subject to the following provisions:				
1.	Maximum number of driving range pro shop buildings:		1 (to be provided in existing barn)	
2.	Maximum number of accessory buildings (storage shed):		1	
3.	Maximum floor area of driving range pro shop building:		350 m ²	
4.	Maximum floor area of the accessory building		93 m ²	
5.	That parking be provided at the rate of one space for each tee box provided and one additional space be required for employee parking.			

Special Provision	Zone	Schedule A	Schedule B	Location	By-law
98	R3	13	26	1042 Vansickle Road North 2 – 25 Tuscany Court	
1.	That the lands identified as Area 1 on Schedule B26 attached hereto and forming part of this By-law permit detached dwellings only, subject to the following provisions:				
	a)	Minimum lot frontage		12.5 m	
	b)	Minimum lot area		500 m ²	
	c)	Maximum lot coverage		50%	
	d)	Minimum front yard		6 m	
	e)	Minimum rear yard		7.5 m	
	f)	Minimum side yard		1.2 m for one and two storey dwellings	
	g)	Minimum flanking yard from Vansickle Road North		4.8 m	
	h)	Maximum building height		11 m	
	i)	Minimum landscaped open space		30%	
	j)	Minimum parking requirement		2 tandem spaces per dwelling unit	
	k)	Garages shall not project beyond the facade of the dwelling.			
2.	That the lands identified as Area 2 on Schedule B26 attached hereto and forming part of this By-law, permit semi-detached dwellings only, subject to the following provisions:				
	a)	Minimum lot frontage per unit		10 m	
	b)	Minimum lot area per unit		335 m ²	
	c)	Maximum lot coverage per dwelling unit		50%	
	d)	Minimum front yard		6 m	
	e)	Minimum rear yard		7.5 m	
	f)	Minimum side yard		1.2 m for one and two storey dwellings	
	g)	Maximum building height		11 m	
	h)	Minimum landscaped open space		30%	
	i)	Minimum parking requirement		2 tandem spaces per unit	
	j)	Garages shall not project beyond the front facade of the building.			
3.	That the lands identified as Area 3 on Schedule B26 attached hereto and forming part of this By-law permit townhouse dwellings only, subject to the following provisions:				

Special Provision	Zone	Schedule A	Schedule B	Location	By-law
98	R3	13	26	1042 Vansickle Road North 2 – 25 Tuscany Court	
a)	Minimum lot frontage per unit			9.5 m	
b)	Minimum lot area per dwelling unit			335 m ²	
c)	Maximum lot coverage per dwelling unit			50%	
d)	Minimum front yard			6 m	
e)	Minimum rear yard			7.5 m	
f)	Minimum side yard			1.2 m for one and two storey dwellings	
g)	Maximum building height			11 m	
h)	Minimum landscape open space			30%	
i)	Minimum parking requirement			2 tandem parking spaces per unit	
j)	Garages shall not project beyond the front facade of the dwelling				
k)	Driveways for each dwelling unit shall not exceed 50% of the width of the dwelling unit.				
4.	That the lands identified as Area 4 on Schedule B26 attached hereto and forming part of this By-law permit one detached dwelling only, subject to the following provisions:				
a)	Minimum lot frontage			28 m	
b)	Minimum lot area			975 m ²	
c)	Minimum parking requirement			2 tandem parking spaces	
d)	Minimum front yard			3.5 m	
e)	Minimum rear yard			3 m	
f)	Minimum side yard			7 m	
g)	Minimum exterior side yard			11 m	
h)	Maximum building height			11 m	
i)	Minimum landscaped open space			50%	

Special Provision	Zone	Schedule A	Location	By-law
99	R1	13	107 Wellandvale Road	
A semi-detached dwelling shall be subject to the following provisions:				
1.	Minimum rear yard		6.2 m	
2.	Maximum porch encroachment into rear yard		3 m	
3.	Minimum side yard (with attached garage)		1.2 m	
4.	The parking area permitted in the front yard of the northerly unit shall have a maximum width of:		5.2 m	

Special Provision	Zone	Schedule A	Location	By-law
100	R1	9	439 Linwell Road	
Maximum building height – 2 storeys to a maximum of 7.6 m				

Special Provision	Zone	Schedule A	Location	By-law
101	C2	15	464 Welland Avenue	
Minimum landscape buffer along Welland Avenue and Export Avenue shall be 3 m				

Special Provision	Zone	Schedule A	Location	By-law
102	E2	16	450 Eastchester Avenue East	
Additional permitted use: Existing recreation facility				

Special Provision	Zone	Schedule A	Location	By-law
103	R3	9	393 Linwell Road	
1.	Maximum floor area for a home based business:		32% of the dwelling up to a maximum 97 m ²	
2.	Minimum parking:		3 spaces	
3.	Maximum front yard parking coverage:		75%	

Special Provision	Zone	Schedule A	Location	By-law
104	E2	15, 16	150 Dunkirk Road	
Additional permitted use: existing indoor recreation facility				

Special Provision	Zone	Schedule A	Location	By-law
105	E2	3, 4	14 Broadway	
Additional permitted use: greenhouses subject to the following provisions:				
1.	Minimum front yard:		9.1 m	
Note: Holding Provision H7 also applies to the lands.				

Special Provision	Zone	Schedule A	Schedule B	Location	By-law
106	R1	6, 12	27	358A Martindale Road 358C Martindale Road 358D Martindale Road 358E Martindale Road	
1.	Minimum front yard setback			3 m to a dwelling 6 m to an attached or detached garage 0.0 m to an attached garage where the exterior side wall forms part of the front yard fencing	
2.	Minimum side yard			One side: 1.2 m for a single storey dwelling, 1.8 m for a 2 storey dwelling Other side: 7 m	
3.	Lot depth			Regulations for maximum lot depth are established in Areas 1, 2 and 3 of this by-law, but in no case shall lot depths extend below the 84 m topographic contour of the site.	
4.	Front yard parking and landscaped open space			"Landscaped open space" shall be located in the front yard, except for a driveway and vehicle turn-around area.	
5.	Landscaped open space			"Landscaped open space" means any space used for grass, flowers, shrubs, trees and similar horticultural elements including walkways, patios decks, and similar outdoor features, but excludes driveways and vehicle turn-around areas.	
6.	Exterior side wall of garage			For the purpose of this by-law, the exterior of the side wall of the garage shall be the side of the garage facing Martindale Road.	
	All buildings, structures and accessory uses, including above ground and in-ground swimming pools, porches, verandahs, gazebos, garden and storage sheds, garages, driveways, parking areas, stairs and sidewalks, are prohibited from the area defined by the minimum rear yard setback				
7.	Minimum lot frontage			29 m	

8.	Maximum lot depth	35 m
9.	Minimum lot area	957 m ²
10	Minimum rear yard	16 m but in no case shall any building or structure extend below the 90 m contour line

Special Provision	Zone	Schedule A	Location	By-law
107	M1	14, 15	Area generally bounded by Geneva Street, Welland Avenue, Frank Street, Gale Crescent	
Despite Section 8.2 to the contrary, a car wash, motor vehicle repair garage and motor vehicle gas station are not permitted.				

Special Provision	Zone	Schedule A	Schedule B	Location	By-law
108	M1	22		88 Merritt Street	2016-100
In addition to the M1 Zone uses permitted, an indoor storage facility shall be permitted, without the removal of the H1 provision, subject to the provisions of the M1 Zone and the following:					
1.	Maximum Lot Area			6,931 m ²	
2.	Maximum Lot frontage			218 m	
3.	Minimum landscaping area within the M1 Zone			25%	
4.	Minimum landscape buffer adjacent to a parking area			0.7 m	
5.	Maximum front yard setback			28.2 m	
6.	Minimum west side yard setback			0 m	
7.	No outdoor storage shall be permitted				
Note: Special Provision 112 and Holding Provision H1 and H17 also applies to the lands					

Special Provision	Zone	Schedule A	Location	By-law
109	C1	9	446 Niagara Street	
1.	Minimum interior side yard and rear yard shall be:		3 m	

Special Provision	Zone	Schedule A	Location	By-law
110	R3	15	44 Woodburn Avenue	
1.	No maximum lot area requirement shall apply for townhouse dwelling.			
2.	Retirement dwelling shall be permitted.			
3.	Minimum lot frontage for townhouse dwelling:		5.5 m	
4.	Maximum number of attached dwelling units:		8	
5.	Minimum side yard for detached dwelling:		1 m	
6.	No maximum lot area shall apply to detached dwelling, semi-detached dwelling and duplex;			
7.	Minimum side yard for private road development		End walls 1.2 m; Plus 1 m for 3 m or part thereof of building height above 8 m; Other walls 7.6 m or equal to the building height whichever is greater;	
8.	Section 5.7 shall not apply;			
9.	No maximum density per hectare shall apply.			

Special Provision	Zone	Schedule A	Location	By-law
111	R3	15	77 Avery Crescent	
1.	Retirement dwelling shall be permitted			
2.	Section 5.7 of this By-law shall not apply			
3.	Minimum interior side yard:		1.2 m	
4.	Minimum rear yard of:		6 m	
5.	No minimum or maximum density requirement shall apply			
6.	Maximum number of attached townhouse dwellings:		8	
7.	Provisions for Private Road Development – townhouse:			
	a)	Minimum setback from the municipal golf course:	6 m	
	b)	Minimum parking requirement	2 spaces per unit, including one space to be provided in an attached garage. Tandem parking is permitted.	

Special Provision	Zone	Schedule A	Location	By-law
112	Various M1, R3, R4, C2, I3	21, 22, 26	Various in Niagara Escarpment Plan Area	
1.	M1 and R3 Zone - Maximum building height:		18 m	
2.	R4 Zone - Maximum building height:		37 m	
3.	C2 Zone - Maximum building height:		16 m	
4.	I3 Zone – Maximum building height:		14 m	
Note: Holding Provision H17 may also apply to the lands.				

Special Provision	Zone	Schedule A	Location	By-law
113	G1	7	72 Henley Island Drive 69 Lakeport Road	
1.	Despite the provisions of Section 9, the lands shall be permitted to be used for the existing rowing facility and associated uses, providing the use complies with the G2 provisions of this By-law and shall include the right for the existing use of the site to undergo renovations in order to provide for the rowing facility, subject to Section 1.1.3 and 2.19 of this By-law.			

Special Provision	Zone	Schedule A	Location	By-law
114	R3 R2	14	55 Catherine Street 52 Catherine Street	
1.	Despite the provisions of Section 5 of this By-law the lot shall be permitted to be used for the existing light industry use, providing the use complies with the E1 provisions of this By-law, and shall include the right for the existing use of the lot to undergo renovations in order to provide for the light industry use.			
Note: Holding Provision H1 also applies to the lands				

Special Provision	Zone	Schedule A	Location	By-law
115	R3	27	20 Trillium Lane	
1.	Minimum building setback from the brow of the Niagara Escarpment:		15 m	
2.	Maximum building height:		18 m	
Note: Holding Provision H17 also applies to the lands				

Special Provision	Zone	Schedule A	Location	By-law
116	I3	26	Brock University / Shaver Hospital and surrounding lands	
1.	Minimum building setback from the brow of the Niagara Escarpment:		15 m	
2.	Buildings 200 m or less from the brow of the Niagara Escarpment – Maximum building height:		20 m	
Note: Holding Provision H18 also applies to the lands				

Special Provision	Zone	Schedule A	Location	By-law
117	C2	21	210 Glendale Avenue	
1.	Maximum building height: 14 m			
Note: Holding Provision H19 also applies to the lands				

Special Provision	Zone	Schedule A	Location	By-law
118	I2, M1	19, 20	49 Ridley Road 230 Louth Street 6 Great Western Street	
1.	A Major Transit Station is a permitted use.			
Note: Holding Provision H 6 also applies to the lands				

Special Provision	Zone	Schedule A	Location	By-law
119	I2	8, 9	1 Tabor Drive	
1.	Minimum parking for Long Term Care Facility shall be 0.25 spaces per dwelling unit and per care bed.			

Special Provision	Zone	Schedule A	Location	By-law
120	A1	5, 6	1142 Lakeshore Road West 1388 Third Street	
Additional Permitted Use: A Place of Worship on the existing lot of record as of the date of the passage of this By-law, provided the use complies with zone provisions of the A1 Zone for 'agriculture farm' use.				

Special Provision	Zone	Schedule A	Location	By-law
121	R2	20	109 Glendale Avenue 298 Glenridge Avenue	
1.	Despite the provision of Section 5, the following applies:			
a)	Maximum Number of attached dwelling Units		8	
b)	Minimum Landscaped Open Space		40%	
c)	Minimum parking space per dwelling unit		1.8	
d)	Minimum Landscape Buffer along interior side lot line		0.5 m	
e)	Minimum front yard		4.5 m	
f)	Minimum exterior side yard		7.5 m	
g)	Minimum rear yard		3.5 m	
h)	Minimum interior side yard		6 m	
i)	Parking areas shall not be permitted between the building and Glenridge Avenue or Glendale Avenue			

Special Provision	Zone	Schedule A	Location	By-law
122	I1	7, 14, 15, 19, 20, 21, 22	80 Main Street, 21 Ann Street, 23 Brock Street, 84 Henry Street, 99 and 103 Ontario Street, 43 Facer Street, 28 Prince Street, 117 Chetwood Avenue, 4 Lisgar Street, 109 St Paul Crescent, 5 McKay Street, 101 South Drive, 93 Moffatt Street, 7 and 11 Elm Street, 31 Chestnut Street	
Residential uses shall comply with the Low Density Residential – Traditional Neighbourhood (R2) Zone uses and provisions of this By-law.				

Special Provision	Zone	Schedule A	Location	By-law
123	R4	14	Part of Lots 954, 955 and 956, Corporation Plan No. 2, designated as Part 1, Reference Plan 30R-82-92	
In addition to the uses permitted in the R4 Zone, the existing emergency service facility at the northwest corner of Ontario Street and Adams Street is permitted.				

Special Provision	Zone	Schedule A	Location	By-law
124	C3	8	302 Lake Street	
<p>Despite Section 6.2.1 e) of this By-law, office is permitted with other uses to a maximum 50% of total glfa.</p> <p>Apartment dwelling units are permitted as an additional use on the second floor of the building, and are subject to the parking requirements as set out in Section 3.12 of the By-law.</p>				

Special Provision	Zone	Schedule A			Location	By-law
		A	B	C		
125	R3	20			11 Permilla Street 13 Permilla Street and a portion of 38 St Paul Street West	2014-50
For an apartment building the following applies:						
1.	Minimum Front Yard Setback				3 m	
2.	Minimum East Side Yard Setback				2.2 m	
3.	Minimum West Landscape Strip				1.2 m	
4.	Maximum Height				11 m	
5.	Maximum Driveway Aisle Width				4.5 m	

Special Provision	Zone	Schedule A	Schedule B	Location	By-law
126	R1	8		28A Hewko Street	OMB ORDER 04/15/2014 (OMB File PL 140099)
Additional Use Permitted: duplex dwelling					
For a duplex dwelling the following shall apply:					
1.	Minimum lot frontage			15.24 m	
2.	Minimum lot area			560 m2	

3.	Minimum front yard	6 m
4.	Minimum rear yard	7.5 m
5.	Minimum side yard	3 m
6.	Maximum height	11 m
7.	Maximum lot coverage	45%
8.	Minimum parking	1 space per dwelling unit
For a semi-detached dwelling the following shall apply:		
1.	Minimum lot frontage	13.7 m
2.	Minimum lot area	715 m ²
3.	Minimum side yard	0.9 m
4.	Minimum rear yard	7.5 m
5.	Minimum front yard	6 m
6.	Maximum driveway coverage	57% of the front yard
7.	Maximum driveway width	6.5 m
8.	Maximum building height	11 m
9.	Maximum building coverage	35%

Special Provision	Zone	Schedule A	Schedule B	Location	By-law
127	R2	21		7, 9, 11 & 13 Waite Lane	OMB ORDER 04/15/2014 (OMB File PL 140099)
1.	Minimum length of a required parking space			4.7 m	
2.	Minimum side yard			Zero (0) where there is a common wall between dwelling units	
3.	Maximum front yard parking- 7, 9, and 11 Waite Lane			57% of the width of the lot or 5.2 m whichever is greater	
4.	Maximum front yard parking- 13 Waite Lane			61% of the width of the lot or 5.9 m whichever is greater	
5.	Interior Accessory Dwelling Unit			No size restriction	

Special Provision	Zone	Schedule A	Schedule B	Location	By-law
128	R1	21, 27		167 Woodside Drive	OMB ORDER 04/15/2014 (OMB File PL 140099)
For a detached dwelling the following shall apply:					
1.	Minimum lot frontage			18.2 m	
2.	Minimum lot area			454.5m ²	
3.	Minimum easterly side yard			1.83 m	
4.	Minimum westerly side yard			3.39 m	
5.	Minimum rear yard			7.6 m or 20% of the depth of the lot whichever is less	
6.	Maximum height			11 m	
7.	Minimum front yard			6 m	
8.	Minimum parking			1 space per dwelling unit	
9.	Parking area shall be located on the easterly half of the front yard				

Special Provision	Zone	Schedule			Location	By-law
		A	B	C		
129	R3	13	28		1024, 1032, 1034, 1036 Vansickle Road North	2015-144
Apartment Buildings/Long Term Care Facilities on a Local or Collector Road shall be subject to the following requirements:						
1.	Minimum Rear Yard				20 metres	
2.	Minimum Northerly Interior Side Yard				9.5 metres	
3.	Minimum Southerly Interior Side Yard				12 metres	
4.	Maximum Building Height				Area A: 11 metres Area B: 14 metres Area C: 16 metres	
5.	Minimum Landscape Buffer Strip Width along the Westerly Lot Line				6 metres	
6.	Density Per Hectare				Minimum 25 Units Maximum 88 Units	
7.	Maximum Encroachment of a Platform Structure into the Required Front or Interior Side Yard				1 metre	

Special Provision	Zone	Schedule			Location	By-law
		A	B	C		
130	C1	14			74 Welland Avenue	2015-114
In addition to the permitted uses of the Local Convenience Commercial C1-93 zone, a standalone two or three unit dwelling shall also be permitted subject to the respective Duplex and Triplex requirements of the R3 zone, and the following provisions;						
1.	Minimum Easterly Interior Side Yard				0 metres	
2.	Minimum Westerly Interior Side Yard				0.8 metres	
3.	Minimum Frontage				15 metres	
4.	Maximum Parking Area Coverage				50% of the front yard	
5.	Maximum Parking Area Width				7.5 metres	

Special Provision	Zone	Schedule			Location	By-law
		A	B	C		
131	R4	7, 8	29		212 Lakeport Road	2015-233
Apartment Buildings / Long Term Care Facilities shall be subject to the following requirements:						
1.	Minimum Front Yard				3 m for portion of building up to 11 m in height / 5 m for portion of building 11 m in height or greater	
2.	Minimum Rear Yard				As illustrated in Schedule B-29 for portion of building up to 11 m in height / additional 0.5 m for each additional 1 m of building height	
3.	Minimum Northerly Interior Side Yard				As illustrated in Schedule B-29 for portion of building up to 11 m in height / additional 0.5 m for each additional 1 m of building height	
4.	Minimum Southerly Interior Side Yard				3 m for portion of building up to 11 m in height / 5 m for portion of building 11 m in height or greater / additional 0.5 m for each additional 1 m of building height	

5.	Maximum Encroachment of a Platform Structure into the Required Rear Yard	0.26 m at Point A, as shown on Schedule B-29
6.	Minimum Landscape Buffer Width adjacent to a Residential Zone	0.41 m at a maximum of two pinch points
7.	Minimum Landscape Buffer Width adjacent to a Commercial Zone	1.77 m at a maximum of two pinch points
Note:		

Special Provision	Zone	Schedule			Location	By-law
		A	B	C		
132	C2	7	30		52 Lakeport Road	2015-242
1.	Maximum gross floor area				232 m ²	
2.	Minimum yard abutting a residential zone				6 m	
3.	Maximum easterly yard				34 m	
4.	Non-residential uses are exempt from the parking requirements of Section 3.12.2 of By-law 2013-283					
5.	Washroom Facility shall be permitted					
6.	The Maximum Percentage of Total gross leasable floor area for Non-commercial uses provisions of Section 6.4 of By-law 2013-283 shall not apply.					
7.	Car Wash, Commercial Parking Structure, Motor Vehicle Gas Station, Motor Vehicle Repair Garage, Animal Care Establishment, Apartment Building, Apartment Dwelling Units, Emergency Service Facility, Day Care, Place of Worship, Service Commercial, and Social Service Facilities shall not be permitted.					

Special Provision	Zone	Schedule			Location	By-law
		A	B	C		
133	A1, A2, G1	11, 12, 17, 18	31		1539,1559,1569 Fourth Avenue	2016-47
<p>For Area 1A on Schedule B31 the following provisions shall apply: Despite the provisions of Section 11.4, a minimum westerly side yard setback of 3.0 m shall be permitted. In addition to the permitted uses of the Agriculture Only (A2) Zone, an Agri-Tourism/Value Added Accessory Use with a maximum size of 464.5 m² shall be permitted for the display and retail sales of seasonal farm products within the existing greenhouse. Uses established at the date of passing of this By-law shall be permitted.</p>						
<p>For Area 1B on Schedule B31 the following provisions shall apply: Despite the Conservation/Natural Area (G1) Zone, agriculture and greenhouse uses established at the date of passing of this By-law shall be permitted.</p>						
<p>For the combined Areas 2A,2B,2C and 2D on Schedule B31 the following shall apply: Despite the provisions of Section 11.3 a minimum lot frontage of 9 m shall be permitted.</p>						
<p>For Areas 3A and 3B on Schedule B31 the following shall apply: Despite the provisions of Section 11.3 a minimum lot frontage of 9 m shall be permitted.</p>						

Special Provision	Zone	Schedule			Location	By-law
		A	B	C		
134	R1	6			360 Martindale Road	2016-98
1.	Maximum Lot Area					621 m ²
2.	Minimum Rear Yard (to a dwelling)					6.1 m

Special Provision	Zone	Schedule			Location	By-law
		A	B	C		
135	R3	14			98 Welland Avenue	2016-132
Additional Permitted Uses:						
<ul style="list-style-type: none"> i. Animal Care Establishment ii. Cultural Facility iii. Day Care iv. Office v. Recreation Facility, Indoor vi. Restaurant vii. Retail Store viii. Service Commercial ix. Social Service Facility 						

Special Provision	Zone	Schedule			Location	By-law
		A	B	C		
136	I1	7	32		63 Cecil Street	2016-117
<p>For detached dwellings, the following shall apply:</p> <p>Minimum lot area per dwelling unit – 372 m²</p> <p>Maximum lot area per dwelling unit – 1216 m²</p> <p>Minimum lot frontage – 9 m</p> <p>Minimum front yard setback – 4.5 m to dwelling</p> <p>For lands located within Area 4 on Schedule B32, no buildings, accessory structures, platform structures or pools shall be permitted.</p> <p>For private road development, the following shall apply:</p> <p>Minimum landscape strip adjacent to a parking area – 1.3 m</p>						

Special Provision	Zone	Schedule			Location	By-law
		A	B	C		
137	R1	21, 27	33		37 Warkdale Drive	2016-289

A private road development is subject to the following additional requirements:

1. Minimum Density Per Hectare = 17 units
2. Maximum Unit Driveway Width = 51% of unit width
3. Minimum Setback from Rear Lot Line for a Deck or Porch with a Height Above Grade of more than 0.6 m and less than 3.0 m, where such Lot Line does not abut a Residential Zone = 3.0 m
4. Minimum Width of Landscape Buffer adjacent to a Residential Zone = 1.6 m as shown on Schedule B33

Special Provision	Zone	Schedule			Location	By-law
		A	B	C		
138	R1	6,7	34		368 Martindale Road	2016-319

In addition to the permitted uses in the R1 Zone, a detached accessory dwelling unit shall be permitted in the existing barn on the property.

The following additional provisions shall apply on the property:

2. Maximum floor area of a detached accessory dwelling unit = 200 m²
3. Maximum floor area of a home based business = 100 m²
4. Maximum combined total floor area of a detached accessory dwelling unit and home based business = 200 m²
5. Minimum number of parking spaces for home based business = 1
6. Maximum number of parking spaces for home based business = 2
7. Minimum width of Landscape Buffer as shown on Schedule B34 = 1.0 m
8. Minimum height of Landscape Buffer (Areas A and C) as shown on Schedule B34 = 2.5 m
9. Minimum height of Landscape Buffer (Areas B and D) as shown on Schedule B34, as of December 31, 2017 = 1.5 m
10. Minimum height of Landscape Buffer (Areas B and D) as shown on Schedule B34, as of December 31, 2020 = 2.5 m
11. Maximum height of Landscape Buffer as shown on Schedule B34 = 3.0 m

Special Provision	Zone	Schedule			Location	By-law
		A	B	C		
139	R2	10			4 Berkley Drive	2017- 67
<p>The following provisions shall apply for a detached dwelling:</p> <ol style="list-style-type: none"> 1. Maximum lot area for a corner lot = 595 m² 2. Minimum lot frontage = 12 m 3. Minimum front yard = 4.5 m to dwelling / 6m to garage 4. Minimum interior side yard = 1.2 m to one side of dwelling / 1.0 m to the other side of dwelling 						

Special Provision	Zone	Schedule			Location	By-law
		A	B	C		
140	C1	13			115 / 117 Martindale Road, 14 Grapeview Drive	2017- 172
<ol style="list-style-type: none"> 1. Drive-through restaurants and motor vehicle gas stations shall not be permitted. 2. Maximum building height = 2 storeys up to a maximum 11 metres 						

Special Provision	Zone	Schedule			Location	By-law
		A	B	C		
141	R3	19			141 Louth Street	2017- 147
<p>For an apartment building up to 4 storeys, the following provisions shall apply:</p> <ol style="list-style-type: none"> 1. Minimum required lot frontage = 27.7 m 2. Minimum required interior side yard (northerly) = 4.2 m 3. Minimum required rear yard = 7 m 4. Maximum building height = 13.2 m 						

Special Provision	Zone	Schedule			Location	By-law
		A	B	C		
142	R3	13			10 Pleasant Avenue	2022-164
A private road development shall be subject to the following provisions:						
1.	Minimum front yard to an apartment building/long term care facility				1.5 m for portion of building less than 25 m in height / 3.0 m for portion of building 25 m in height or greater	
2.	Minimum exterior side yard to an apartment building/long term care facility				3.5 m for portion of building up to 18.7 m in height / 5.5 m for portion of building greater than a height of 18.7 m but less than 25 m / 7.5 m for portion of building 25 m in height or greater	
3.	Minimum rear yard to an apartment building/long term care facility				40 m	
4.	Minimum interior side yard to an apartment building/long term care facility for a maximum extent of 30 metres, measured from the front lot line (Pleasant Avenue)				6 m for portion of building less than 25 m in height / 8.0 m for portion of building 25 m in height or greater	
5.	Maximum building height for an apartment building/long term care facility				33 m	
6.	Minimum exterior side yard for townhouse				2 m	
7.	Maximum building height for a townhouse				12 m	
8.	Minimum distance from private road to front wall of a dwelling (townhouse)				2.5 m	
9.	Minimum distance from private road to end wall of a dwelling (townhouse)				1 m	
10.	Minimum parking (private road development)				0.95 spaces per unit	
11.	Minimum parking (residential convenience uses)				0 spaces	
12.	Location of required bicycle parking				Required bicycle parking spaces are permitted to be located away	

		from the principal entrance of a building
13.	Minimum landscape buffer between a parking area with 5 to 20 parking spaces and an abutting residential zone	2 m
14.	Maximum GLFA of individual Residential Convenience Use	490 m ²
15.	Parking Space Dimension when obstructed by a wall, column, or other obstruction	<p>If a standard parking space is obstructed on one or two sides by a wall, column or other obstruction, the Standard Minimum Parking Space Dimension of 2.6 m (width) by 5.2 m (depth) shall apply only if:</p> <ul style="list-style-type: none"> - The wall, column, or other obstruction does not project into the parking space; and - The wall, column or other obstruction is located at the front or rear of the parking space and does not exceed a length of 1.0 m
16.	Amenity Area	A minimum amenity area of 10 m ² provided for each unit, of which 400 m ² shall be provided in one communal outdoor area containing playground equipment. Amenity Area can include a combination of communal outdoor area, communal indoor area, private balconies, and private terraces.

Special Provision	Zone	Schedule			Location	By-law
		A	B	C		
143	M3	14			111 Church Street	2017- 220
<p>1. Front lot line shall mean the lot line which is abutting Church Street</p> <p>2. The following provisions shall apply for Mixed Use (Residential and Non-Residential Buildings):</p> <p style="margin-left: 20px;">a) Minimum front yard = 0 m</p> <p>3. Notwithstanding Section 3.13.1, the following landscape buffer provisions apply for a parking area with more than 20 spaces but fewer than 100:</p> <p style="margin-left: 20px;">a) North property line = 2.0 m</p> <p style="margin-left: 20px;">b) West property line = 3.0 m to a parking space, 0 m to a drive aisle</p> <p style="margin-left: 20px;">c) East property line = 0 m</p>						

Special Provision	Zone	Schedule			Location	By-law
		A	B	C		
144	M1	21	35		271, 295 Merritt Street, 6,8,10,12,12A Hastings Street	2017- 282
A. Minimum landscape buffer abutting a public road along Merritt Street and Glendale Avenue.					Area 1: 3.1 m Area 2: 2.8 m Area 3: 0 m As shown on Schedule B35	
B. Minimum landscape buffer not abutting a public road at the northern property line, adjacent to the residence on Merritt Street.					Area 4: 5 m Area 5: 0.9 m Area 6: 2 m Area 7: 2.5 m As shown on Schedule B35	
C. Minimum landscape buffer abutting a public road along the eastern side of Hastings Street.					Area 8: 6 m Area 9: 0 m As shown on Schedule B35	
D. Minimum landscape buffer not abutting a public road at the western property line.					Area 10: 2.8 m Area 11: 1.3 m As shown on Schedule B35	
E. Minimum landscape open space within a parking area					7.37 %	
F. Minimum landscape buffer not abutting a public road at the northern property line west of Hastings Street					Area 12: 1.5 m As shown on Schedule B35	
G. Building front yard setback					1.7 m	
H. Maximum lot area					17,933 m ²	
I. Minimum landscape buffer abutting a public road at the western property line along Hastings Street					Area 13: 0 m As shown on Schedule B35	

Special Provision	Zone	Schedule			Location	By-law
		A	B	C		
145	E1	16			200 Bunting Road	2017- 315
A. Minimum width of a landscape buffer abutting the easterly property line					4 m	
B. Minimum width of a landscape buffer along a lot line abutting a public road for a parking area with 100 or greater parking spaces.					2.95 m	
C. Maximum front yard.					18 m	

Special Provision	Zone	Schedule			Location	By-law
		A	B	C		
146	C2/G2	7	36		57 Lakeport Road, and a portion of 3, 45 and 57A Lakeport Road	2018- 151
1	For Area A illustrated on Schedule B36 the following provisions shall apply:					
	a)	Area A is exempt from Section 2.6 a) 'Lot Frontage on Public Roads'.				
	b)	The common boundary between Area A and Area C shall be deemed to be the front lot line of Area A.				
	c)	Despite the provisions of Section 2.7.1 'Where Height is Measured', height shall be measured from the geodetic elevation of 80.0 metres above sea level.				
	d)	Despite the provisions of Section 2.7.2 a) 'How Height is Measured' for a Principal Building, height shall be measured from the geodetic elevation of 80.0 metres above sea level to the highest point of the ridge of a pitched roof, or the highest point of the roof surface of a flat roof.				
	e)	Area A is exempt from the following requirements for Platform structures outlined in Section 2.10.2, regardless of the height of the Platform Structure: <ul style="list-style-type: none"> - Minimum Setback from a Rear Lot Line; and - Maximum Area 				
	f)	Despite the provisions of Section 3.2.1 'Parking Location- Residential Uses', required parking for residential uses shall be provided on the same lot as the residential use requiring the parking (Area A), and shall also be permitted on Areas B,C, and D				
	g)	Despite the provisions of Section 6.4 'Provisions for Commercial (C1) to (C4) Zones, the following C2 provisions apply: <ul style="list-style-type: none"> - Area A is exempt from the Maximum 40% Non-residential GLFA provision for all permitted non-residential uses, except Commercial Parking Structures. - Maximum Building Height shall be 29.3 metres, measured in accordance with Sections 1 c) and 1 d) above. - Maximum Building Width shall be 29 metres, including cantilevered portions of the building. - Maximum width of ground floor residential lobby areas facing Lakeport Road shall be 75% of the width of the westerly façade. All other C2 provisions continue to apply.				
2	For Area B illustrated on Schedule B36 the following provisions shall apply:					
	a)	Area B is exempt from Section 2.6 a) 'Lot Frontage on Public Roads'				
	b)	Area B is exempt from Section 3.13 'Landscape Provisions for Parking Areas'				
3	For Areas B, C, and D illustrated on Schedule B36 the following provisions shall apply:					
	a)	Required parking associated with a principal use located on Area A shall be permitted on Areas B, C, and D provided the parking is located below the geodetic elevation of 80.0 metres.				
	b)	For Areas B, C, and D, height of the following shall not exceed the geodetic elevation of 80.0 metres: <ul style="list-style-type: none"> - Platform Structures - Parking structure decks - Exposed walls associated with a parking structure, not including guards or rails. 				

Special Provision	Zone	Schedule			Location	By-law
		A	B	C		
147	M2	15			50 Gale Crescent	2018- 166
<p>The following provisions shall apply for a six storey, mixed use building:</p> <ol style="list-style-type: none"> 1. Minimum Front Yard = 3 m 2. Minimum width of a Landscape Buffer along the north lot line not abutting a public road for a parking area with more than 20 parking spaces but fewer than 100 = 0 m 3. Minimum width of a Landscape Buffer along the west lot line not abutting a public road for a parking area with more than 20 parking spaces but fewer than 100 = 0 m 4. More than one home based business may exist within a principal dwelling unit provided that the total cumulative size of the home based business or businesses does not exceed 50% of the gross floor area of the principal dwelling unit, up to a maximum of 50 square metres. 5. No outdoor activities be permitted for permitted home based business. 						

Special Provision	Zone	Schedule			Location	By-law
		A	B	C		
148	C6	14			201 St. Paul Street	2018-232
<ol style="list-style-type: none"> 1. Maximum Building height: <ol style="list-style-type: none"> a) 7 Storeys, to a maximum of 30.5 m b) A building podium having a maximum height of 11 m and a maximum setback of 0 m from both St Paul Street and James Street shall be provided; <p>above this podium, a minimum setback of 1.2 m from both the St. Paul Street and James Street frontages shall be provided;</p> <p>the portion of building from 12.5 m to 26.5 m shall be setback a minimum of 0.6 m along both the St Paul Street and James Street frontages; and</p> <p>the portion of building from 26.5 m to 30.5 m in height shall be setback a minimum of 5.3 m from St Paul Street and 3.1 m from James Street.</p> c) Ground floor uses shall be limited to retail stores, restaurants, service commercial uses, and access lobbies / ancillary functions for upper floor uses. d) The principle exterior facade materials shall be brick masonry and glass. e) Notwithstanding the height exemptions described in Section 2.7.3, any rooftop mechanical equipment and elevator penthouse shall be enclosed and the 						

enclosure shall have a maximum height of 4.0 m, and shall have a footprint not greater than 170 m².

2. Corner Lot Sight Triangle: shall be determined by a minimum distance of 1.5 m measured along each lot line from the corner of St Paul Street and James Street.

Special Provision	Zone	Schedule			Location	By-law
		A	B	C		
149	C2	7	37		57A (59A) Lakeport Road, 61 and 63 Lakeport Road	2018-203
<p>1. Drive-thru Facilities and Auto-related Uses, including Car Wash, Motor Vehicle Repair Garage, and Motor Vehicle Sales/Rental Service Centre are prohibited on Areas A and B.</p> <p>2. In addition to the uses set out in Section 6.2, "Permitted Uses", a hotel/motel shall be permitted on Area A, and a trail shall be permitted on Area B.</p> <p>3. For Area A, illustrated on Schedule 837, the following provisions shall apply:</p> <p>a) In addition to the uses set out in Section 6.2, "Permitted Uses", Live/Work Dwelling Units shall be permitted on Area A and shall be defined as "a premises that is comprised of a dwelling unit as well as dedicated space for the operation of a permitted non-residential use.</p> <p>b) Live/Work Dwelling Units are subject to the following:</p> <ul style="list-style-type: none"> i) shall be located on the ground floor only. ii) the total of all units shall not exceed 70% of the total gross floor area of the ground floor of all buildings. iii) each unit shall include a non-residential component that is a minimum 25% of the total gross floor area of the unit. iv) each unit shall be laid out in such a manner that the residential component does not face Lakeport Road and is located entirely to the rear of the non-residential component and separated by a dividing wall. v) shall have a parking requirement of 1 parking space per unit. 						

- c) Despite the provisions of Section 6.4, Provisions for Commercial (C1) to (C4) Zones, the following C2 provisions apply:
- i) Maximum non-residential gross leasable floor area shall be 2,000 m².
 - ii) Maximum gross leasable floor area per individual non-residential unit shall be 370 m².
 - b. Minimum Front Yard Setback for existing buildings shall be 1 m.
 - c. Minimum Northerly Interior Side Yard Setback shall be 23 m from the common boundary line between Area A and Area B.
 - d. Maximum Building Height shall be 30 metres, measured in accordance with Sections 3 d) thru f) below.
 - e. Maximum Building Width measured along Lakeport Road shall be 101 metres, including cantilevered portions of the building, but not including platform structures.
 - f. All other C2 provisions shall continue to apply.
- d) Despite the provisions of Section 2.7.1 "Where Height is Measured", height shall be measured from the geodetic elevation of 80.0 metres above sea level.
- e) Despite the provisions of Section 2.7.2 a), "How Height is Measured", for a Principal Building, height shall be measured from the geodetic elevation of 80.0 metres above sea level to the highest point of the ridge of a pitched roof, or the highest point of the roof surface of a flat roof.
- f) Despite the provisions of Section 2.7.3, "Height Exceptions", the height regulations for a Principal Building shall apply to spires, water tanks, chimneys, communication towers, skylights, and roof top mechanical equipment, but shall not apply to flag poles or elevator enclosures.
- g) Area A is exempt from the following requirements for Platform Structures set out in Section 2.10.2, regardless of the height of the Platform Structure:
- Minimum Setback from Interior Side Lot Line
 - Minimum Setback from Rear Lot Line; and
 - Maximum Area
4. Despite the provisions of Section 3.2.1, "Parking Location – Residential Uses", required parking for residential uses shall be provided on the same lot as the residential use requiring the parking (Area A), and shall also be permitted on Area B.
5. Areas A and B are exempt from Section 3.13, "Landscape Provisions for Parking Areas".
6. For Areas A and B height of the following shall not exceed the geodetic elevation of 80.0 metres:
- Parking structure decks;
 - Exposed walls associated with a parking structure, not including guards or rails.
7. For Area B, the minimum setback from the northerly property boundary for an exposed wall associated with an underground parking garage shall be 7.0 metres.

Special Provision	Zone	Schedule			Location	By-law
		A	B	C		
150	R3	9			525 Niagara Street	2018 - 249
<p>1. Minimum residential density of 23 units per hectare.</p> <p>2. Minimum distance from a private road to a dwelling:</p> <p>a) from a southern facing exterior side wall to a parking space: 1.25 m</p> <p>b) from a south west facing exterior side wall to a parking space: 2.37 m</p> <p>c) from a north facing exterior side wall to a sidewalk: 1.5 m</p> <p>3. Minimum setback from the rear (westerly) lot line to a platform structure at a height above the grade 0.6 m or greater: 2 m</p>						

Special Provision	Zone	Schedule			Location	By-law
		A	B	C		
151	I1	20			99 South Drive	2018 - 230
<p>1. An apartment building is permitted as an additional use having a maximum of 10 dwelling units.</p> <p>2. Building Setbacks:</p> <p>Minimum required setbacks for an apartment building shall be as follows:</p> <ul style="list-style-type: none"> - Front Yard: 5 m - Rear Yard: height of building - South Side Yard: 3 m - North Side Yard: half the height of building <p>3. Landscape Buffering:</p> <p>Notwithstanding the landscape buffering requirements described in Section 3.13.1, minimum landscaping buffering shall be provided as follows:</p> <ul style="list-style-type: none"> - North Yard: 0.5 m - East Yard: 1.0 m 						

Special Provision	Zone	Schedule			Location	By-law
		A	B	C		
152	R3	22			75 Oliver Lane	LPAT ORDER
1.	Maximum density				163 units per hectare	
2.	Minimum front yard setback				4.9 m	
3.	Minimum rear yard setback				7.4 m	

Special Provision	Zone	Schedule			Location	By-law
		A	B	C		
153	C2	14			104 Maple Street, and 97-99, 101-103 Niagara Street	2018-262
For the purposes of zoning, the lands at 104 Maple Street, 97-99 Niagara Street and 101-103 Niagara Street shall be treated as one lot.						
1. Minimum front yard setback: 0 metres 2. Minimum exterior side yard setback: 0 metres 3. Minimum landscape buffer abutting a residential zone: 0.6 metres 4. Minimum landscape buffer from a parking area with 5 to 20 parking spaces to a lot line abutting a public road: 0.6 metres 5. Minimum landscape buffer from a parking area with 5 to 20 parking spaces to a lot line abutting a residential zone: 0.6 metres 6. Minimum parking spaces (including 1 accessible space): 7 spaces						
Note: Holding Provision H21 also applies to the subject lands.						

Special Provision	Zone	Schedule			Location	By-law
		A	B	C		
154	C2	7			102/104 Lakeport Road and 3/5 Avalon Place	2019-121
1.	Despite the provisions of Section 2.10.2, Permitted Encroachments for a Platform Structure (Deck, Porch, Balcony, Patio), the following shall apply: a) Minimum Setback from the Exterior Side Lot Line shall be 0.4 metres; b) Minimum Setback from the Rear Lot Line shall be 4.1 metres.					
2.	Despite the provisions of Section 3.13.1, Landscape Provisions for Parking Areas, the Minimum Landscape Buffer width along Avalon Place for a parking area with 5 or more parking spaces, but fewer than 100 parking spaces, shall be 2.1 metres.					
3.	Despite the provisions of Section 6.4, Provisions for Commercial (C1) to (C4) Zone, the Minimum Exterior Side Yard shall be 1.4 metres.					

Special Provision	Zone	Schedule			Location	By-law
		A	B	C		
155	M2	19			10 Benfield Drive	2019-09
1. Notwithstanding any other provisions of this By-law, should any Zoning noncompliance result from the future establishment of a new lot line within the boundaries of the approved site plan for the lands which are subject to this Special Provision, the lands shall be deemed to conform to the Zoning Bylaw. 2. Notwithstanding any other provision of this By-law, the lands that are subject to this Special Provision shall be permitted to develop in phases. Building phases that do not						

individually comply with the provisions of the Zoning Bylaw shall be permitted without amendment to the Zoning By-law, if upon full build out the site would otherwise comply.

3. The lot line adjacent to Benfield Drive shall be deemed to be the front lot line.
4. Any lot line adjacent to Louth Street shall be deemed to be an exterior lot line.
5. The furthest southerly lot line shall be deemed to be the southerly interior lot line.
6. All other lot lines shall be deemed to be interior lot lines.
7. The lands shall be deemed to have no rear lot line.
8. Despite the definition of Yard, Exterior Side set out in Section 12, Definitions, the said definition shall be "that portion of a lot between the exterior side lot line and the specified distance to where buildings or structures may be located."
9. Despite the definition of Yard, Interior Side set out in Section 12, Definitions, the said definition shall be "that portion of a lot between the interior side lot line and the specified distance to where buildings or structures may be located".
10. In addition to the structures referenced in Section 2. 10.1, Permitted Encroachments, General Structures, canopies shall also be permitted to encroach to within 0.15 metres of any lot line.
11. Despite the provisions of Section 2.10.2, Permitted Encroachments, Platform Structures, there shall be no minimum setbacks for platform structures, regardless of height above grade.
12. Despite the provisions of Section 8.2, Permitted Uses, detached, semi detached and duplex dwellings shall not be permitted.
13. Minimum density shall be 85 units per hectare.
14. Despite the provisions of Section 8.4, Provisions for Stand Alone Residential Buildings in Mixed Use (M2) Zone, the following shall apply:
 - a) There shall be no Minimum Lot Area or Maximum Lot Area requirements;
 - b) Minimum Southerly Interior Side Yard for all stand alone residential uses shall be 12.9 metres.
15. In addition to the provisions of Section 8.4, Provisions for Stand Alone Residential Buildings in Mixed Use (M2) Zone, Maximum Exterior Side Yard shall be 7.5 metres (measured from a rear wall or an end wall for Private Road Developments).
16. Despite the provisions of Section 8.4, Provisions for Stand Alone Residential Buildings in Mixed Use (M2) Zone, the following shall apply for Private Road Developments:
 - a) Minimum Front Yard shall be 3.0 metres to the dwelling, 6 metres to the garage (* **), with reductions in the Minimum Front Yard to 2.5 metres to the dwelling permitted along 20 per cent of the length of the Front Lot Line;
 - (* garages shall be flush with or recessed beyond the corresponding wall of the dwelling unit)
 - (** the yard requirement for garage applies to an attached garage, and to the yard from which the attached garage is accessed by a driveway)
 - b) Maximum Front Yard shall be 7.5 metres;

- c) Minimum Exterior Side Yard from a rear wall or an end wall shall be 3.0 metres, with reductions in the Minimum Exterior Side Yard to 2.5 metres from a rear wall or an end wall permitted along 20 per cent of the length of the Exterior Lot Line.
17. In addition to the provisions of Section 8.4, Provisions for Stand Alone Residential Buildings in Mixed Use (M2) Zone, the following shall apply for Private Road Developments:
- a) Minimum distance from a private road to an attached garage shall be 6.0 metres;
- b) Minimum distance from a private road to a dwelling shall be 3.0 metres.
18. Despite the provisions of Section 8.4, Provisions for Stand Alone Residential Buildings in Mixed Use (M2) Zone, the following shall apply for Apartment Buildings and Long Term Care Facilities:
- a) Minimum Front Yard shall be 3.0 metres for any portion of a building less than 14 metres in height, with reductions in the Minimum Front Yard to 2.5 metres permitted along 20 per cent of the length of the Front Lot Line, and 5 metres for any portion of a building 14 metres in height or greater;
- b) Maximum Front Yard shall be 7.5 metres;
- c) Minimum setback for all other Interior Side Yards shall be 0.5 metres;
- d) Minimum Exterior Side Yard shall be 3.0 metres for any portion of a building less than 14 metres in height, with reductions in the Minimum Exterior Side Yard to 2.5 metres permitted along 20 per cent of the length of the Exterior Lot Line, and 5 metres for any portion of a building 14 metres in height or greater;
- e) Maximum Building Height shall be 35 metres.
19. In addition to the provisions of Section 8.4, Provisions for Stand Alone Residential Buildings in Mixed Use (M2) Zone, Maximum Exterior Side Yard for Apartment Buildings and Long Term Care Facilities shall be 7.5 metres.
20. Despite the provisions of Section 8.7, Provisions for Non-Residential Buildings and Mixed Use (Residential and Non-Residential) Buildings in the Mixed Use (M1), (M2), (M3) Zones, the following shall apply:
- a) There shall be no Maximum Lot Area or Maximum Lot Frontage requirements;
- b) Minimum Front Yard shall be 3.0 metres for any portion of a building less than 14 metres in height, with reductions in the Minimum Front Yard permitted to 2.5 metres along 20 per cent of the length of the Front Lot Line, and 5 metres for any portion of a building 14 metres in height or greater;
- c) Maximum Front Yard shall be 7.5 metres;
- d) Minimum Southerly Interior Side Yard for mixed use buildings shall be 12.9 metres;
- e) Minimum Southerly Interior Side Yard for non-residential buildings shall be 4.5 metres for any portion of a building less than 14 metres in height, plus an additional 0.5 metres for each additional 1 metre in building height;
- f) Minimum setback for all other Interior Side Yards shall be 0.5 metres;
- g) Minimum Exterior Side Yard shall be 3.0 metres for any portion of a building less than 14 metres in height, with reductions in the Minimum

<p>Exterior Side Yard to 2.5 metres permitted along 20 per cent of the length of the Exterior Lot Line, and 5 metres for any portion of a building 14 metres in height or greater;</p> <p>h) Maximum Exterior Side Yard shall be 7.5 metres;</p> <p>i) Maximum Building Height shall be 35 metres;</p> <p>j) There shall be no Maximum Residential Density requirement.</p> <p>21. Maximum Parking Coverage shall be 35%.</p> <p>22. Minimum Landscaped Open Space shall be 25%.</p> <p>23. Maximum townhouse dwelling unit driveway width shall be 55% of the width of the corresponding townhouse unit.</p>

Special Provision	Zone	Schedule			Location	By-law
		A	B	C		
156	R3	14			26 ½ Catherine Street	2019-149
<p>1. Notwithstanding the provisions of Section 5.5, Provisions for Residential (R3) Zone, the following shall apply:</p> <p>a) Minimum Lot Area - 247.4 square metres;</p> <p>b) Minimum Lot Frontage - 10.97 metres;</p> <p>c) Minimum Front Yard Setback - 0.45 metres;</p> <p>d) Minimum Interior Side Yard Setback - 0.76 metres;</p> <p>e) Minimum Exterior Side Yard Setback - 0 metres;</p> <p>f) Minimum Landscaped Open Space - 22.4%;</p> <p>g) Minimum Parking Spaces Per Dwelling Unit - 0.5 spaces per dwelling unit, or 2 parking spaces on the subject property.</p>						

Special Provision	Zone	Schedule			Location	By-law
		A	B	C		
157	M3	14			170 Church Street, 26, 28 and 30 Niagara Street	2019-242
<p>A residential/commercial building is permitted with the following site-specific provisions:</p>						
1.	Maximum Building Height				6 storeys up to a maximum of 20 metres	
2.	Minimum Front Yard Setback				2.4 metres	
3.	Minimum Rear Yard Setback				5.4 metres	
4.	Minimum Exterior Side Yard Setback				0 metres	
5.	Minimum Number of Required Parking Spaces per Residential Dwelling Unit				0.6 spaces	
6.	Minimum Width of Landscape Buffer adjacent to a Parking Area				1.1 metres	
7.	Minimum Landscaped Open Space				25%	

Special Provision	Zone	Schedule			Location	By-law
		A	B	C		
158	I2	14	39		17 Welland Avenue	2019-282
1.	Notwithstanding any other provision of this By-law, should any zoning non-compliance result from the future establishment of a new lot line within the boundaries of the approved site plan for the lands which are subject to this Special Provision, the lands shall be deemed to conform to the Zoning By-law.					
2.	Notwithstanding any other provision of this By-law, the lands that are subject to this Special Provision shall be permitted to develop in phases. Building phases that do not individually comply with the provisions of the Zoning By-law shall be permitted without amendment to the Zoning By-law, if upon full build-out the site would otherwise comply.					
3.	The lot line adjacent to Welland Avenue shall be deemed to be the front lot line.					
4.	Despite the provisions of Section 3.13.1, Landscape Provisions for Parking Areas, for a parking area with more than 20 parking spaces but fewer than 100 parking spaces: a) the required 3.0 metre landscape buffer may be reduced in width to 1.8 metres along that portion of the easterly Interior Side Lot Line that is adjacent to the lands municipally known as 11 York Street; and b) the required 3.0 metre landscape buffer may be reduced in width to 0.5 metres along that portion of the westerly Interior Side Lot Line having a bearing of N28°58'30"W and a measurement of 59.939 metres.					
5.	Minimum Overall Landscaped Open Space shall be 35%.					
6.	For Area A illustrated on Schedule B39 the following provisions shall apply:					
a)	Despite the provisions of Section 2.7.1, Where Height is Measured, height shall be measured from the geodetic elevation of 103.8 metres above sea level.					
b)	Despite the provisions of Section 2.7.2 a), How Height is Measured, for a Principal Building, height shall be measured from the geodetic elevation of 103.8 metres above sea level to the highest point of the ridge of a pitched roof, or the highest point of the roof surface of a flat roof.					
c)	Despite the provisions of Section 2.10.2, Permitted Encroachments for a Platform Structure (Deck, Porch, Balcony, Patio), a Platform Structure with a height above grade greater than 17.0 metres may encroach 1.5 metres into the required easterly Interior Side Yard.					
d)	Despite the provisions of Section 3.2.1, Parking Location, Residential Uses, required parking associated with an Apartment Building I Long Term Care Facility on Area A shall be permitted on Area B.					
e)	Despite the provisions of Section 3.10.1, a loading space may be located within that portion of the easterly Interior Side Lot Line that is adjacent to the lands municipally known as 7 York Street and 11 York Street.					
f)	Despite the provisions of Section 3.12.1, Required Parking, Residential Uses, the minimum parking requirement for an Apartment Building shall be 1.125 spaces per dwelling unit.					
g)	Despite the provisions of Section 5.5, Provisions for Residential (R3) Zone, the following provisions shall apply to an Apartment Building I Long Term Care Facility on an Arterial Road: i) Minimum Front Yard for portion of building: - up to 5.0 metres in height shall be 21.0 metres - greater than 5.0 metres in height but not more than 18.6 metres in height shall be 25.9 metres - greater than 18.6 metres in height shall be 28.9 metres ii) Minimum easterly Interior Side Yard for the portion of the building:					

		<ul style="list-style-type: none"> - up to 18.6 metres in height shall be equal to half the height of the building for each corresponding floor of the building - greater than 18.6 metres in height shall be 10.0 metres iii) Maximum Building Height shall be 22 metres. iv) Minimum Landscape Open Space shall be as in Provision No. 5 above.
7.	For Area B illustrated on Schedule 839 the following provisions shall apply:	
	a)	<p>Notwithstanding the provisions of Section 5.7, Additional Private Road Developments, the following provisions shall apply:</p> <ul style="list-style-type: none"> i) Minimum Interior Side Yard from End Wall may be reduced from 5.0 metres to the specified setback indicated on Schedule 839 (applies to 3 locations). ii) Minimum Interior Side Yard from Rear Wall may be reduced from 6.0 metres to the specified setback indicated on Schedule 839 (applies to 1 location). iii) Minimum Distance from the Private Road to a Dwelling may be reduced from 3.0 metres to the specified setback indicated on Schedule 839 (applies to 2 locations). iv) Maximum Unit Driveway Width shall be no greater than 50% of the individual unit width or 3.0 metres, whichever is greater. Where driveway widths are greater than 50% of the individual unit width, driveways shall be twinned and, in the case where an odd number of units is provided in one block, all but one of the driveways shall be twinned.
Note: Holding Provision No. H23 also applies to a portion of the subject lands.		

Special Provision	Zone	Schedule			Location	By-law
		A	B	C		
159	R4	15			268 Oakdale Avenue	2020-147
A residential apartment building is permitted with the following site-specific provisions:						
1.	Maximum Building Height				3 stories up to a maximum of 10 metres	
2.	Minimum Interior Side Yard Setback				1.2 metres along the northerly property line	
3.	Minimum Number of Required Parking Spaces per Unit				0.6 parking spaces per unit	
4.	Minimum Width of Landscape Buffer adjacent to a Parking Area with 20 or fewer spaces				0.0 metres	
5.	Minimum Landscaped Open Space				19% of lot area	
6.	Minimum Number of Bicycle Parking Spaces				Indoor - 18 upright or horizontal spaces each with a width of at least 0.3 metres and height/length of at least 1.8 metres Outdoor - 6 standard bicycle spaces	

Special Provision	Zone	Schedule			Location	By-law
		A	B	C		
160	M1	15			119 and 127 Vine Street South	2021-24
Additional permitted use: A light industrial use subject to the following site-specific provisions:						
1.	Maximum Building Height				8 metres	
2.	Minimum Lot Frontage				47.8 metres	
3.	Minimum Front Yard Setback				3 metres	
4.	Notwithstanding the minimum 3 metre front yard setback, where the front yard has been reduced through public acquisition (i.e. a road widening) an addition to the existing building is permitted to be constructed in line with the front face of the building.					
5.	Minimum Rear Yard Setback				0.4 metres	
6.	Minimum Side Yard Setback (south)				1.2 metres	
7.	Minimum Width of Landscape Buffer along a Public Road (Vine Street South)				In accordance with site plan approval	
8.	Minimum Required Parking				1 space for each 100 square metres of gross leasable floor area	
9.	As per section 3.2.2 of this By-law, required parking shall be provided on the same lot as the use requiring the parking, or on a lot within 120 m that is not within a residential zone, being 2 Perma Court.					
10.	The two-storey portion of the building comprising the southerly 7 metres of building width is only permitted for storage and warehousing space. No manufacturing is permitted in this portion of the building.					
Note: Holding Provision 25 may apply to these lands						

Special Provision	Zone	Schedule			Location	By-law
		A	B	C		
161	M1	15			2 Perma Court	2021-24
Additional permitted use: a standalone parking lot is permitted.						

Special Provision	Zone	Schedule			Location	By-law
		A	B	C		
162	C2	7			93 and 95 Lakeport Road and 9 John Street	2021-104
Additional permitted use - A dental office subject to the following site-specific provisions:						
1.	Minimum Exterior Side Yard				2.0 Metres	
2.	Minimum Yard Abutting a Residential Zone				3.0 metres	
3.	Minimum Landscape Buffer Abutting a Residential Zone				2.0 metres	
4.	Maximum percentage of total GLFA for non-commercial uses				100%	

5.	Minimum Number of Parking Spaces	1 space per 33 square metres of GLFA
6.	Parking Area: Minimum Width of Landscape Buffer along a Residential Property	2.0 metres

Special Provision	Zone	Schedule			Location	By-law
		A	B	C		
163	R3	15			18 and 20 Moote Street	2021-132

Notwithstanding the definition of an apartment building, an apartment building includes five units divided vertically and the following applies:

1.	Minimum lot area	880.0 m ²
2.	Minimum lot frontage	20 m
3.	Minimum easterly side yard setback	0.15 m
4.	Minimum westerly side yard setback	0.32 m
5.	Minimum front yard	8.1 m
6.	Minimum rear yard	0.27 m
7.	Maximum building height	4.5 m
8.	Maximum number of dwelling units on site	6
9.	Minimum number of parking spaces on site	3

Special Provision	Zone	Schedule			Location	By-law
		A	B	C		
164	R1	14			2 Thorndale Avenue	2021-173

Two principal semi-detached dwelling units are permitted on this parcel, subject to the following site-specific requirements:

1.	Minimum Lot Frontage	19.4 metres (9.7 metres per unit)
2.	Minimum Lot Area	500 square metres (250 square metres per dwelling unit)

Special Provision	Zone	Schedule			Location	By-law
		A	B	C		
165	R1	9			36 The Cedars	2021-174

An attached garage will be permitted to project beyond the front wall of the dwelling unit towards the front lot line subject to the following site-specific requirement:

1.	Minimum front yard setback to attached garage	2 m
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Special Provision	Zone	Schedule			Location	By-law
		A	B	C		
166	R3	22	40		33 Rockwood Avenue	2022-29
An apartment building/long term care facility shall be subject to the following provisions:						
1.	Minimum interior side yard setback (multiple westerly yard setbacks)				Setback A 3.5 m Setback B 4.2 m	
2.	Minimum interior side yard setback (easterly yard)				3.9 m	
3.	Minimum landscape buffer (pinch point at east lot line at Admiral Road, as identified on Schedule B40)				1.5 m	
4.	Minimum landscape buffer (pinch point at west lot line at Admiral Road, as identified on Schedule B40)				2.1 m	
5.	Minimum landscape buffer (pinch point at south lot line, as identified on Schedule B40)				1.5 m	
6.	Minimum landscaped open space				30%	
7.	Minimum lot frontage (along Admiral Road)				15.24 m	
8.	Minimum rear yard setback (various setbacks along Rockwood Avenue, as identified on Schedule B40)				Setback C 3.0m Setback D 4.4 m Setback E 8.4 m Setback F 12.1 m	
9.	Maximum parking area coverage				42%	
10.	Maximum building height				13 m	

Special Provision	Zone	Schedule			Location	By-law
		A	B	C		
167	I1	20			109 St Paul Crescent	2022-039
1.	Additional Permitted Uses: Hotel having a maximum of 13 room; and Place of Assembly / Banquet Hall with a maximum GLFA of 680 m ²					

Special Provision	Zone	Schedule			Location	By-law
		A	B	C		
168	R3	15	41		60 Vine Street South	2022-51
Triplexes and apartment buildings in a private road development shall be subject to the R3 zoning provisions except the following:						
1.	Minimum front yard setback (at the specific location identified on Schedule B41)				2.0 m	
2.	Minimum interior side yard setback abutting an R2 zone (at the specific location identified on Schedule B41)				2.0 m	
3.	Minimum interior side yard setback (at the specific location identified on Schedule B41)				3.0 m	
4.	Minimum exterior side yard setback (at the specific location identified on Schedule B41)				3.0 m	
5.	Minimum rear yard setback (at the specific location identified on Schedule B41)				6.0 m	
6.	Maximum building height				11 m	

Special Provision	Zone	Schedule			Location	By-law
		A	B	C		
169	R3	14			89 Page Street	2022-157
The following provisions shall be permitted for a detached dwelling:						
1.	Maximum Lot Area				492 m ²	
2.	Maximum Overall Parking Area Coverage				24%	

Special Provision	Zone	Schedule			Location	By-law
		A	B	C		
170	R2/G1	3			19 Melody Trail	2022-158
The property is subject to the following additional requirements:						
1.	Maximum lot area for a detached dwelling				830 square metres	
2.	Minimum setback from the northerly G1 zone boundary to all buildings and structures				6.4 metres	
3.	The extent of the G1 zone on the property shall be entirely maintained as a landscape buffer					

Special Provision	Zone	Schedule			Location	By-law
		A	B	C		
171	M2	20			47 St. Paul Street West	2023-070
To permit a five-storey mixed-use building containing one commercial unit and sixteen apartment dwelling units:						
1.	Minimum front yard setback (along Flummerfelt Street)					3.0 m
2.	Minimum rear yard setback (along eastern lot line)					2.4 m
3.	Minimum exterior side yard setback (along St. Paul Street West)					2.0 m
4.	Minimum exterior side yard setback (along St. Paul Crescent)					3.0 m
5.	Maximum residential density					264 units per hectare
6.	Minimum required parking for an apartment dwelling unit within a mixed use building (no parking space is required for the first 4 apartment dwelling units)					0.8 spaces per unit
7.	Minimum landscape buffer for a parking area with 5 to 20 parking spaces abutting a public road (along St. Paul Crescent)					0.0 m
8.	Minimum landscape buffer for a parking area with 5 to 20 parking spaces abutting a public road (along St. Paul Street West)					1.0 m
9.	Maximum encroachment for an exterior staircase into a required yard (rear yard)					1.4 m
10.	Maximum building height					20 m
11.	Minimum exterior side yard setback to a platform structure with a height above the grade 1.2 m or greater (along St. Paul Street West)					1.0 m
12.	Minimum exterior side yard setback to a platform structure with a height above the grade 1.2 m or greater (along St. Paul Crescent)					2.0 m

Special Provision	Zone	Schedule			Location	By-law
		A	B	C		
172						

Special Provision	Zone	Schedule			Location	By-law
		A	B	C		
173	R2 C2	7	42		10 Canal Street 9 Lock Street 15 Lock Street	2023-046
1.	A detached dwelling is permitted in Area 1 on Schedule B42 at a maximum lot size of 840 square metres.					
2.	The lands described as Area 2 on Schedule B42 shall be subject to the following restrictions and provisions:					
	a)	A car wash, motor vehicle gas station, and/or motor vehicle repair garage shall not be permitted.				
	b)	Notwithstanding Section 3 of Special Provision 9, the maximum building height on this portion of 9 Lock Street and 15 Lock Street is 9 metres.				
Note: Special Provision 7 and Special Provision 9 also apply to the subject lands.						

Special Provision	Zone	Schedule			Location	By-law
		A	B	C		
174						

Special Provision	Zone	Schedule			Location	By-law
		A	B	C		
175	R4	7 and 13	38		85 Scott Street	LPAT ORDER
1.	Areas 1 and 2, as illustrated on Schedule B38, are exempt from Section 2.6 a), Lot Frontage on Public Roads.					
2.	Despite the provisions of Section 2.7.1, Where Height is Measured, height shall be measured from the geodetic elevation of 94.4 metres above sea level.					
3.	Despite the provisions of Section 2.7.2 a), How Height is Measured, for a Principal Building, height shall be measured from the geodetic elevation of 94.4 metres above sea level to the highest point of the ridge of a pitched roof, or the highest point of the roof surface of a flat roof.					
4.	The lands described as Areas 1 and 2 shall be used for no other purpose than one apartment building on each of Area 1 and Area 2, and structures accessory thereto.					
5.	Number of apartment dwelling units permitted on combined Areas 1 and 2 shall not exceed a total of 250.					

6.	For Area 1 the following provisions shall apply:	
	a)	The southerly lot line of Area 1, measuring 62.488 metres, and having a bearing of N58° 58' 50"E shall be deemed to be the front lot line of Area 1.
	b)	Despite the provisions of Section 2.10.1, Permitted Encroachments, General Structures, cantilevered walls and windows shall not encroach into the required rear yard.
	c)	<p>Despite the provisions of Section 2.10.2, Permitted Encroachments, Platform Structures, the following shall apply:</p> <ul style="list-style-type: none"> i) Minimum setback from the westerly Interior Side Lot Line shall be 11.0 metres. ii) Minimum setback from the easterly Interior Side Lot Line, taken from the boundary line between Area 1 and Area 2, shall be 3.25 metres. iii) Minimum setback from the Rear Lot Line shall be the required rear yard of the principal building, as set out in Section 6 d) ii) hereof. iv) iv) Minimum setback from the Front Lot Line shall be 31.0 metres
	d)	<p>Despite the provisions of Section 5.6, Provisions for Residential (R4) Zone, the following shall apply:</p> <ul style="list-style-type: none"> i) Minimum Front Yard shall be 33 metres, excluding front entry porticos. ii) Minimum Rear Yard shall be equal to the height of the building for each corresponding floor of the building, including parapets. iii) Minimum westerly Interior Side Yard shall be 13.0 metres. iv) Minimum easterly Interior Side Yard shall be 6.0 metres, taken from the boundary line between Area 1 and Area 2. v) Maximum building height shall be no greater than 9 residential storeys or 28.0 metres, or with an enclosed rooftop, 32.4 metres, and no part of the building shall extend above an angular plane of 45°, as is determined from the northerly lot line and using a base geodetic elevation of 94.4 metres above sea level.
	e)	Apartment dwelling units shall not be permitted beyond a building height of 28.0 metres.
	f)	Combined footprint of all enclosed rooftop elements, including amenity areas, skylights, roof top mechanical equipment, stairs, and elevator enclosures, shall not exceed 35% of the building footprint at the ground floor.
	g)	Minimum width of landscape buffer abutting the Rear Lot Line shall be 12.4 metres.
	h)	<p>For underground parking structures the following shall apply:</p> <ul style="list-style-type: none"> i) Minimum setback from the Rear Lot Line shall be 12.4 metres. ii) Minimum setback from the easterly Interior Side Lot Line, taken from the boundary line between Area 1 and Area 2, shall be 0.0 metres. iii) Minimum setback from the westerly Interior Side Lot Line shall be 4.5 metres. iv) Minimum setback from the Front Lot Line shall be 0.0 metres.
7.	For Area 2 the following provisions shall apply:	
	a)	The southerly lot line of Area 2, measuring 42.763 metres, and having a bearing of N63° 52' 00"E, shall be deemed to be the front lot line of Area 2.
	b)	Despite the provisions of Section 2.10.2, Permitted Encroachments, Platform Structures, minimum setbacks shall be as follows:

		<ul style="list-style-type: none"> i) Minimum setback from the westerly Interior Side Lot Line, taken from the boundary line between Area 1 and Area 2, shall be 2.1 metres. ii) Minimum setback from the Easterly Interior Side Lot Line shall be 12.9 metres. iii) Minimum setback from the Rear Lot Line shall be 60.0 metres. iv) Minimum setback from the Front Line shall be 6.9 metres.
	c)	<p>Despite the provisions of Section 5.6, Provisions for Residential (R4) Zone, the following shall apply:</p> <ul style="list-style-type: none"> i) Minimum Front Yard shall be 8.4 metres. ii) Minimum Rear Yard for portion of building: <ul style="list-style-type: none"> - Up to 35.8 metres in height shall be 61.5 metres - Between 35.9 metres and 39.0 metres in height shall be 68.1 metres. - Between 39.1 metres and 42.2 metres in height shall be 73.4 metres. - Between 42.3 metres and 45.4 metres in height shall be 78.8 metres (does not apply to stairwells or stairwell accesses to the enclosed roof top). - Between 45.5 metres and 48.6 metres in height shall be 83.2 metres (does not apply to stairwells or stairwell accesses to the enclosed roof top). iii) Minimum westerly Interior Side Yard shall be 2.1 metres, taken from the boundary line between Area 1 and Area 2. iv) Minimum easterly Interior Side Yard shall be 12.9 metres. v) Maximum building height shall be no greater than 14 residential storeys or 45.4 metres, or with an enclosed rooftop 48.6 metres.
	d)	Apartment dwelling units shall not be permitted beyond a building height of 45.4 metres.
	e)	Footprint of 14 th residential storey shall not exceed 70% of the building footprint at the ground floor.
	f)	Combined footprint of all enclosed rooftop elements, including amenity areas, skylights, roof top mechanical equipment, stairs, and elevator enclosures, shall not exceed 45% of the building footprint at the ground floor.
	g)	Minimum width of landscape buffer abutting the Rear Lot Line shall be 12.4 metres.
	h)	<p>For underground parking structures the following shall apply:</p> <ul style="list-style-type: none"> i) Minimum setback from the Rear Lot Line shall be 40.0 metres. ii) Minimum setback from the easterly Interior Lot Line shall be 3.5 metres. iii) Minimum setback from the westerly Interior Lot Line, taken from the boundary line between Area 1 and Area 2, shall be 0.0 metres. iv) Minimum setback from the Front Lot Line shall be 0.7 metres.
8.	All other R4 provisions shall continue to apply.	
Note: Holding Provision No. H22 also applies to the subject lands.		

SECTION 14 HOLDING PROVISIONS

Where a zone symbol contains the suffix 'H' with or without a special provision (for example R4-H1 or R4-1-H1) the zoning shall not take effect until the prescribed conditions are met and the 'H' is removed from the subject lot.

When the amending by-law removing the 'H' Holding symbol from a zone is enacted, the permitted uses and regulations for that lot shall apply.

Until such time as the prescribed conditions are met the identified lot shall only be used for the existing permitted use as of the date of this By-law including expansion of the existing permitted use, or other uses as set out in the Holding provision(s).

Lots with Holding provisions including the conditions to be satisfied prior to the removal of the Holding (H) zone symbol are identified in Section 14.1 below.

14.1 List of Holding Provisions

Holding	Schedule A	Location	By-law
H1	Various	Various	
Environmental Considerations		An Environmental Site Assessment shall be prepared and submitted to the City of St. Catharines for approval. If contamination above provincial guidelines is found, a Record of Site Condition, or other acceptable documentation, shall be required for submission to the Ministry of the Environment prior to the removal of the Holding (H) designation.	

Holding	Schedule A	Location	By-law
H2	16	191 Bunting Road	
Environmental Considerations		A Record of site Condition (RSC) shall be submitted. The existing uses and uses permitted in the Employment (E2) Zone shall continue to be permitted until such time as the Holding (H) designation is removed.	
Note: Special Provision 78 also applies to the lands.			

Holding	Schedule A	Location	By-law
H3	18	Westgate Business and Professional Park 1242, 1262, and 1290 Fourth Avenue	
1.	Submission of an urban design plan, by a qualified professional, to the City for review and approval, addressing the entire business park;		
2.	Confirmation of the availability of urban services, being municipal water, sanitary sewers and storm drainage to the satisfaction of the City Engineer;		
3.	Submission of a Traffic and Parking Study of the entire business park prepared by a qualified professional, reviewed and approved by the City and the Ministry of Transportation;		
4.	Submission of a Master Servicing and Implementation Strategy of all necessary infrastructure including a storm water management plan to accommodate the ultimate full		

	development of the entire prestige business park, prepared by a qualified professional, reviewed and approved by the City.
Note: Special Provision 5 also applies to the lands.	

Holding	Schedule A	Location	By-law
H4	7	Port Dalhousie Commercial Core 16 Lock Street, 12 Lakeport Road,	

Once the following conditions have been met to the satisfaction of the City Council:

1.	a site plan agreement is approved by City Council (including public right-of-way easement);
2.	heritage easements, under the Ontario Heritage Act, are finalized to ensure restoration and preservation of heritage buildings within the site;
3.	required road allowances, lanes and alleys be closed and conveyed.

Note: Special Provision 8 also applies to these lands.

Holding	Schedule C	Schedule A	Location	By-law
H5	1 a and b	7	Port Dalhousie Commercial Core (The Residential Tower)	

An additional Holding (H) designation shall apply to area 5, as identified on Schedules C 1a and C 1b, (the 17 storey portion of the building) which shall be lifted by City Council once the following additional condition is met:

1.	Prior to the residential use of the lands identified as Area 5 on Schedules C 1a and C 1b all commercial uses, including a minimum of 3,600 m ² of retail, office and restaurant space, and a hotel with a minimum of 70 rooms, and a minimum 400 seat theatre and 210 underground parking spaces, and required parking for the theatre use (in accordance with section 1 b) v) (See Special Provision 8), shall be constructed, and such construction shall include, but not be limited to, complete exterior finishing and interior demising walls of all buildings, and in the case of the theatre, the following interior elements: the circulation and access system (including lobby, stairs, elevators and corridors), the theatre stage, the platforms onto which theatre seats will be mounted and the backstage theatre support space.
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Note: Special Provision 8 also applies to the lands.

Holding	Schedule A	Location	By-law
H6	19	Various	

The proponent shall complete a study having regard for parking and other facilities to support the Major Transit Station and may include limited and related small scale ground floor commercial uses.

Note: Special Provisions 20, 83 and 118 also apply.

Holding	Schedule A	Location	By-law
H7	3	14 Broadway Avenue	
A storm water management plan be approved by the City Engineer.			
Note: Special Provision 105 also applies to the lands.			

Holding	Schedule A	Location	By-law
H10	14	87 Russell Avenue	
1.	The front yard (except a walkway) be reinstated from asphalt to sod; \$400 be provided to the City for installation of a boulevard tree on the Russell Avenue Road allowance and the front yard parking space has been relocated to the rear yard to the satisfaction of the Director of Recreation and Community Services		
2.	The Chief Building Official confirm that a building permit may be issued once the zoning is in effect.		

Holding	Schedule A	Location	By-law
H12	9, 15	397, 401, 403 Carlton Street	
1.	An urban design brief be approved by the Director of Planning and Development Services, or designate. The urban design brief shall include detailed building elevation plans and a shadow impact analysis. The urban design brief shall describe proposed techniques to maximize compatibility of the building, minimize the impacts of overlook onto area homes, enhance the relationship between the building and the street in order to mitigate noise impacts from Carlton Street, and shall ensure a high level of overall design quality.		
2.	That the existing servicing easement in favour of the Niagara Catholic District School Board identified as Part 5 on Plan 30R-10340 be retained, removed, or relocated to the satisfaction and approval of the Director of Transportation and Environmental Services and the Niagara Catholic District School Board. (See Special Provision 4)		
3.	And that sustainability be addressed as part of the urban design brief.		
Note: Special Provision 4 also applies to the lands.			

Holding	Schedule A	Location	By-law
H16	13	59 Wellandvale Road	
The Holding (H) designation shall be removed upon completion of the 100 year flood plain mapping to the satisfaction of the Niagara Peninsula Conservation Authority.			
Note: Special Provision 21 and Holding Provision H1 also apply to the lands			

Holding	Schedule A	Location	By-law
H17	21, 22, 25, 27	Various Niagara Escarpment Plan Area	
1.	For the M1 and R3 Zone, building height above 13.5 m shall be subject to a visual impact assessment from the lands below the Escarpment, to the satisfaction of the Niagara Escarpment Commission.		
2.	For the R4 Zone, the Holding (H) designation shall be removed upon completion of a visual impact assessment from the lands below the Escarpment, to the satisfaction of the Niagara Escarpment Commission		
3.	For the C2 Zone, building height above 14 m shall require a visual impact assessment from the lands below the Escarpment, to the satisfaction of the Niagara Escarpment Commission.		

Holding	Schedule A	Location	By-law
H18	26	Brock University, Shaver Hospital and surrounding lands	
For buildings 200 m or less from the brow of the Niagara Escarpment, building height above 16 m shall be subject to a visual impact assessment from the lands below the Escarpment, to the satisfaction of the Niagara Escarpment Commission			
Note: Special Provision 116 also applies to the lands			

Holding	Schedule A	Location	By-law
H19	21	210 Glendale Avenue	
Building height above 11 m shall be subject to a visual impact assessment from the lands below the Escarpment, to the satisfaction of the Niagara Escarpment Commission.			
Note: Special Provision 117 also applies to the lands			

Holding	Schedule A	Location	By-law
H20	20	3 Hainer Street	
A noise study is completed to the satisfaction of the City of St. Catharines and the recommendations of the noise study be incorporated into a building permit application.			

Holding	Schedule A	Location	By-law
H21	14	104 Maple Street, 97-99 Niagara Street, 101- 103 Niagara Street	2018-262
<p>An application for Development Agreement shall be submitted, received and prepared for registration prior to removal of the Holding (H) designation. Approval and Registration of the Development Agreement may be completed unencumbered once the Holding designation is removed.</p>			
<p>NOTE: Special Provision 153 also applies to the lands.</p>			

Holding	Schedule A	Location	By-law
H22	7 and 13	85 Scott Street	LPAT ORDER
<p>The Owner shall enter into a Site Plan Agreement with the City to address the following matters:</p> <ul style="list-style-type: none"> a) Provision of year-round visual screening along the northerly property boundary in the form of a 12.4 metre wide landscape buffer, such buffer to include a double staggered row of rapid growth trees that are a minimum size of 6 metres in height (coniferous species) or 0.15 metres in caliper (deciduous species), amount other plantings, plus a 1.8 metre high wood board-on-board privacy fence. b) Provision of securities representing 100% of the cost to replace any tree that requires spading-in, which securities shall be held for a minimum of three years following inspection of installation. c) Complete enclosure of all roof top mechanical equipment on all buildings. d) Minimization of the height and extent of rooftop mechanical equipment, and elevator and stairwell overruns. e) For Area 1, provision of partially opaque guards (two-thirds opaque, one-third transparent) on any balcony that is oriented toward the northerly property boundary to help mitigate overlook onto properties on the south side of Timber Lane. 			

Holding	Schedule A	Location	By-law
H23	14	17 Welland Avenue	2019-282
<p>The owner shall obtain a Heritage Permit for any proposal to demolish or partially demolish the existing heritage building (formerly Memorial Public School) located on the lands illustrated as Area A on Schedule 839 of this by-law. As part of the Heritage Permit process, the owner shall submit the following materials for review and acceptance by staff:</p> <ul style="list-style-type: none"> a) Urban Design Brief detailing compatibility of design with the existing heritage building (e.g., materiality, colour, articulation of the new front facade, etc.) and how the proposed design complies with the Queen Street Heritage Conservation District Study - District Plan; b) Documentation and Salvage Report, including an inventory of historic building materials and their potential for salvage and reuse; c) Commemoration Plan elaborating on the reuse of historic construction materials and any educational/commemorative elements, such as plaques, historic photographs, display of scrolls, etc.; and d) Conservation Plan detailing how the cultural heritage resource can be conserved, including descriptions of repairs, stabilization and preservation activities, as well as long term conservation, monitoring and maintenance measures. 			

Holding	Schedule A	Location	By-law
H24	Various	Various	2020-181 REMOVED (2022-09)
Short-term Rentals		Prior to the use of any dwelling unit as a short-term rental in accordance with Section 2.2.4.2, a licensing program shall be established to regulate operation of a short-term rental. The Holding provision shall be lifted once the licensing program is in force and effect.	

Holding	Schedule A	Location	By-law
H25	15	119 and 127 Vine Street South	2021-24 & 2022-52
1.	An Environmental Site Assessment shall be prepared and submitted to the City of St. Catharines for approval. If contamination above provincial guidelines is found, a Record of Site Condition, or other acceptable documentation, shall be required for submission to the Ministry of the Environment prior to the removal of the Holding (H) designation.		
2.	Prior to any new Light Industrial use of the lands, a Noise, Vibration, Odour and Air Quality/Emissions Study shall be submitted by a qualified professional for review and approval by the City, that demonstrates the proposed Light Industrial use will not negatively impact sensitive land uses in the vicinity (residential, commercial, mixed uses etc.) relating to odour, noise, vibration, and air quality/emissions.		
3.	<p>Prior to the issuance of a building permit for the expansion of the existing light industrial use (Right Industrial Machine) at 119 and 127 Vine Street South, the existing gravel parking lot at 2 Perma Court shall meet the following conditions:</p> <p>a) a Landscape Plan shall be submitted, reviewed and approved by the City, prior to construction</p> <p>b) the Landscape Plan shall provide for a minimum 3.0 metre landscape strip along the full frontage of Vine Street South and Perma Court</p> <p>c) a cash deposit shall be submitted for 5 boulevard trees to be planted by the City along Vine Street South and Perma Court</p>		
NOTE: Special Provision 160 also applies to the lands.			

Holding	Schedule A	Location	By-law
H26	18	1956 Third Street	2023-034
Wastewater Capacity	A functional servicing report will be submitted to the City's satisfaction and any off-site servicing works required for a Long-Term Care Facility are to be completed prior to the removal of the Holding (H) designation.		
Note: Special Provision 5 and 173 also apply to the subject lands.			

Holding	Schedule A	Location	By-law

Holding	Schedule A	Location	By-law

Read a first time this 16th day of December 2013.

Read a second time this 16th day of December 2013.

Read a third time and passed this 16th day of December 2013.

Original Signed by Bonnie Nistico-Dunk

Original Signed by Brian McMullan

CLERK

MAYOR

[True document with original signatures is available from the Office of the Clerk.]

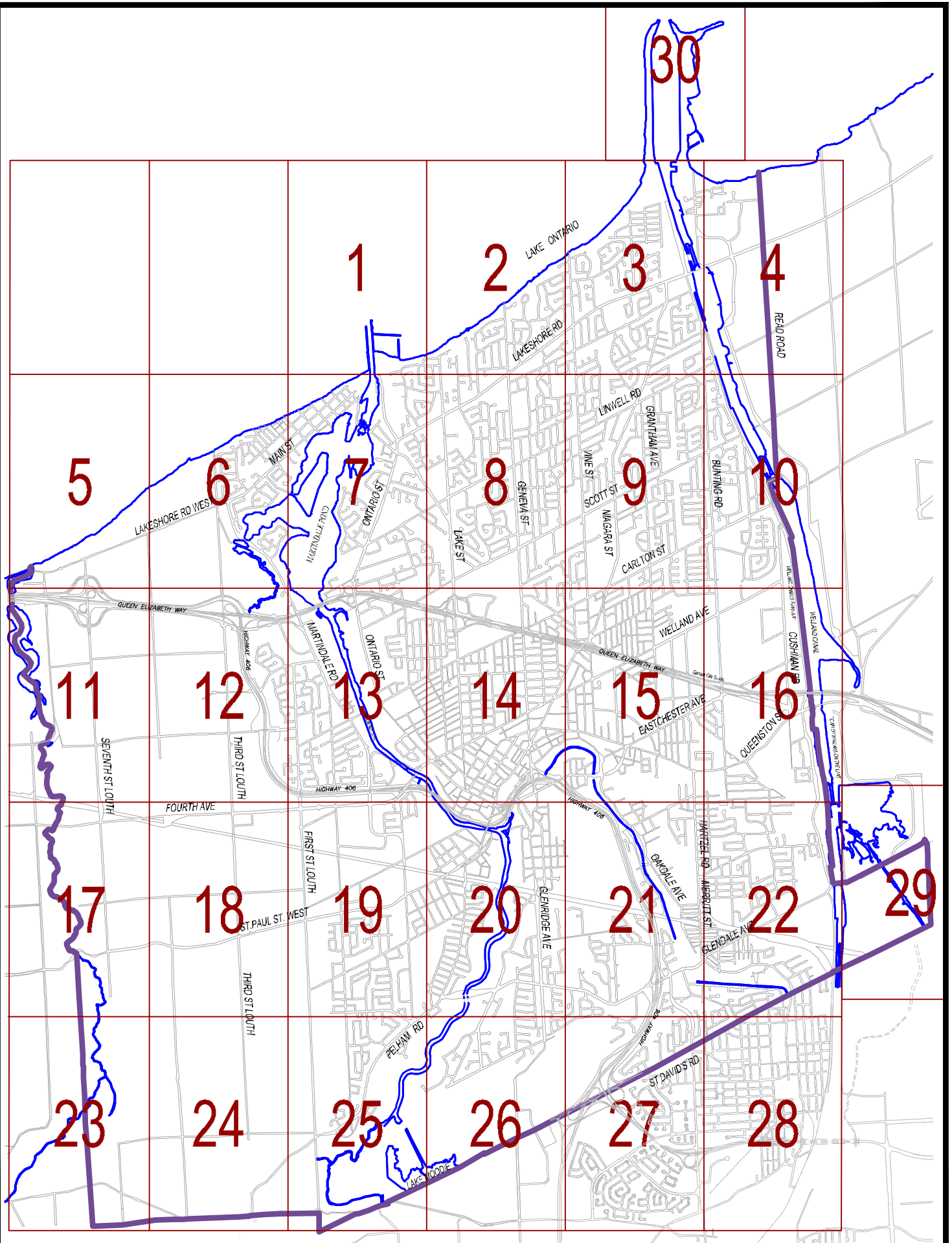
SECTION 15 SCHEDULES

Schedule A – Zoning Maps

Schedule B – Lot Specific Maps for Special Provisions

Schedule C – Lot Specific Maps for Holding Provisions

15.1 Schedule A – Zoning Maps

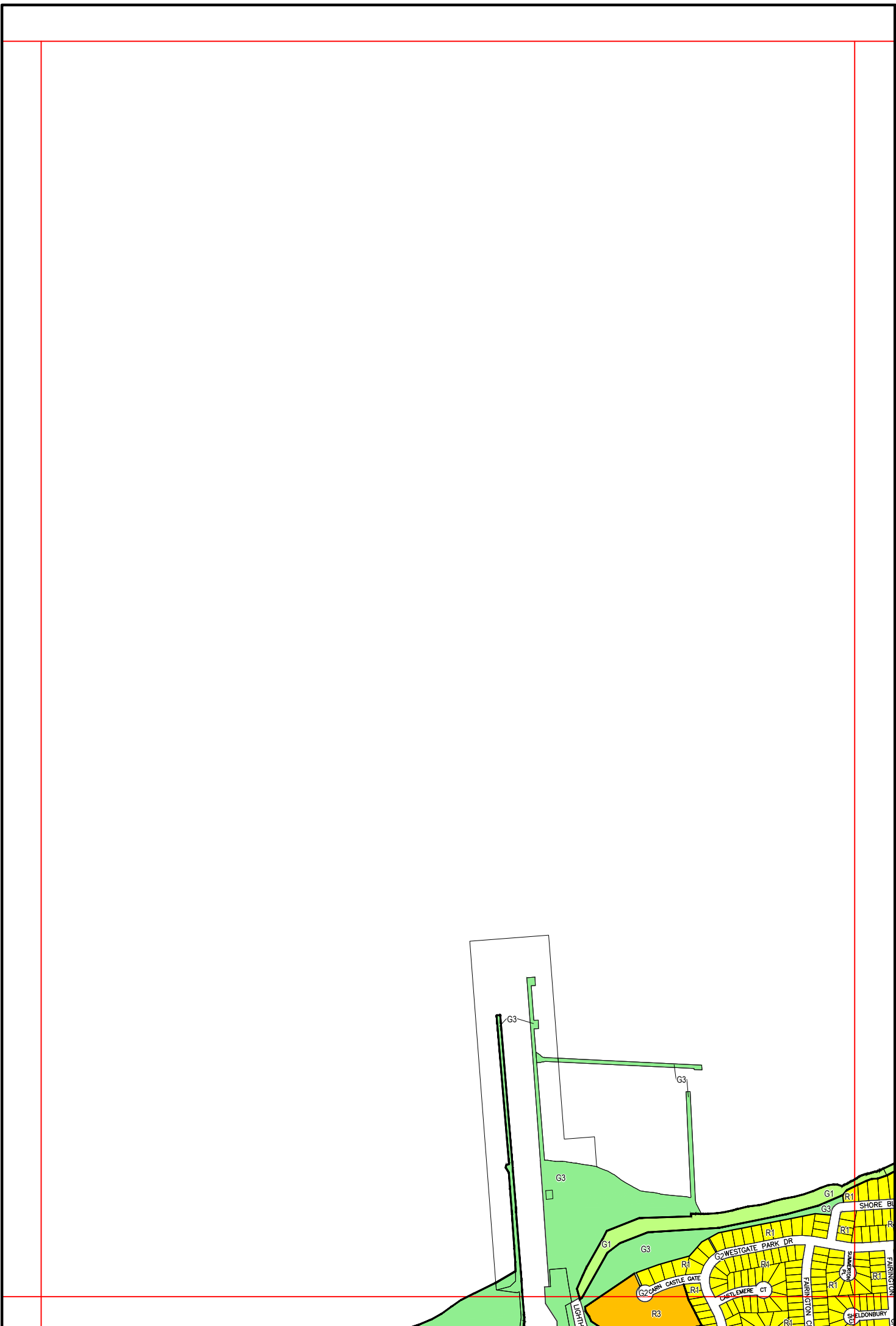


Section 15.1
 Schedule A - Principal Zoning Maps
 Index

City of St.
 Catharines
 Zoning
 By-Law



NOT TO SCALE



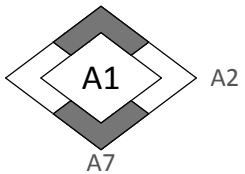
Zones

- R1 Low Density Residential
- Suburban Neighbourhood
- R2 Low Density Residential
- Traditional Neighbourhood
- R3 Medium Density Residential
- R4 High Density Residential
- C1 Local Convenience Commercial
- C2 Community Commercial
- C3 Arterial Commercial
- C4 Major Commercial
- C5 Downtown Commercial Core
- C6 Downtown Traditional Main Street
- E1 Business Commercial Employment
- E2 General Employment

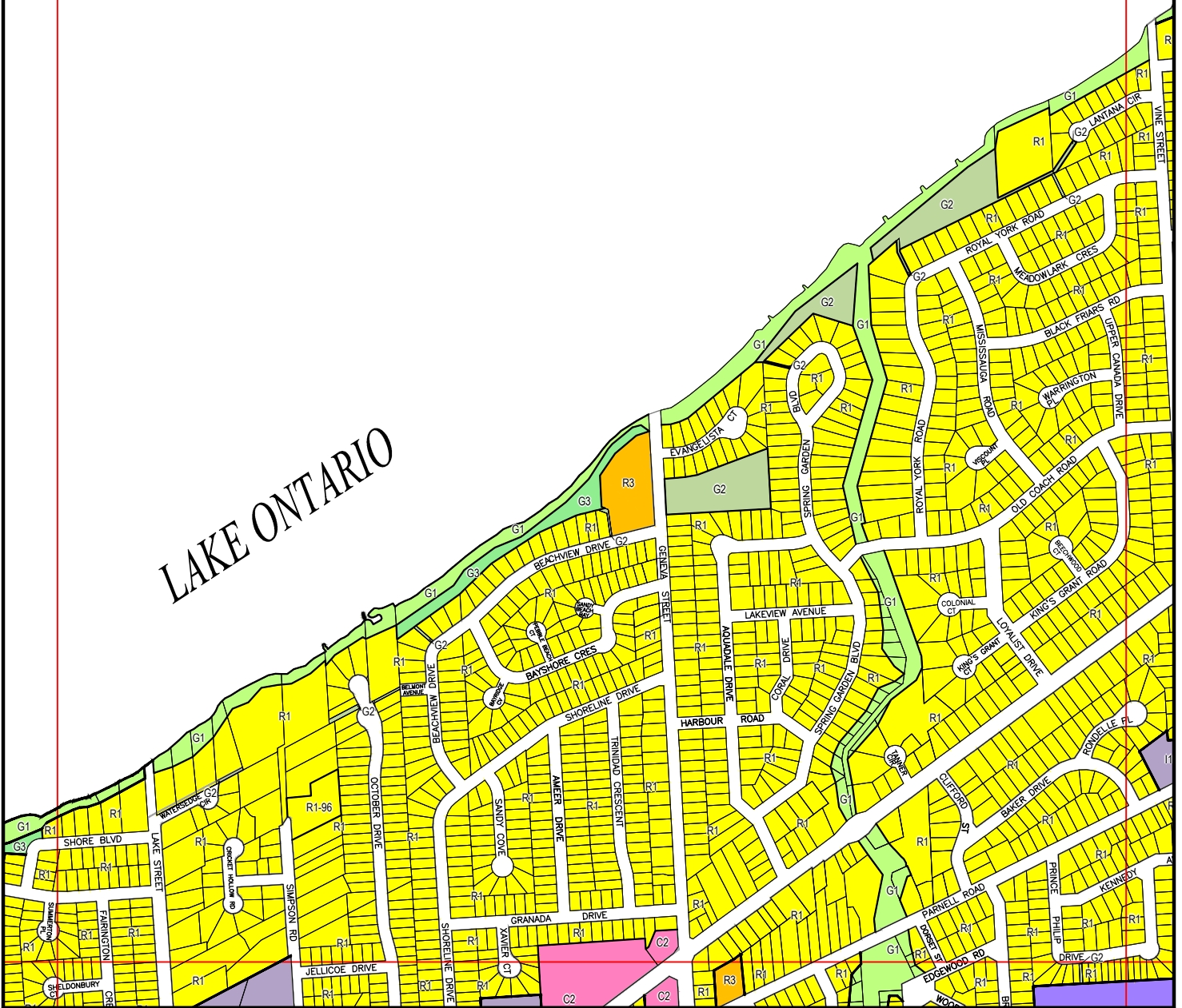
- M1 Medium Density Mixed Use
- M2 Medium / High Density Mixed Use
- M3 High Density Mixed Use
- G1 Conservation / Natural Area
- G2 Minor Green Space
- G3 Major Green Space
- I1 Local Neighbourhood Institutional
- I2 Community Institutional
- I3 Major Institutional
- A1 Agriculture
- A2 Agriculture Only
- A3 Agriculture Commercial / Industrial
- Municipal Boundary



City of
St.Catharines
Zoning By-Law
December 16, 2013



**** In addition to the zoning shown on this schedule, the use of land may be subject to additional regulations or restrictions by upper tier governments or agencies (refer to Sections 1.1.3 and 2.19, and Appendices 16.1.1 to 16.1.5). ****



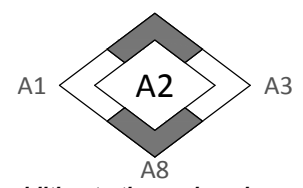
LAKE ONTARIO

Zones

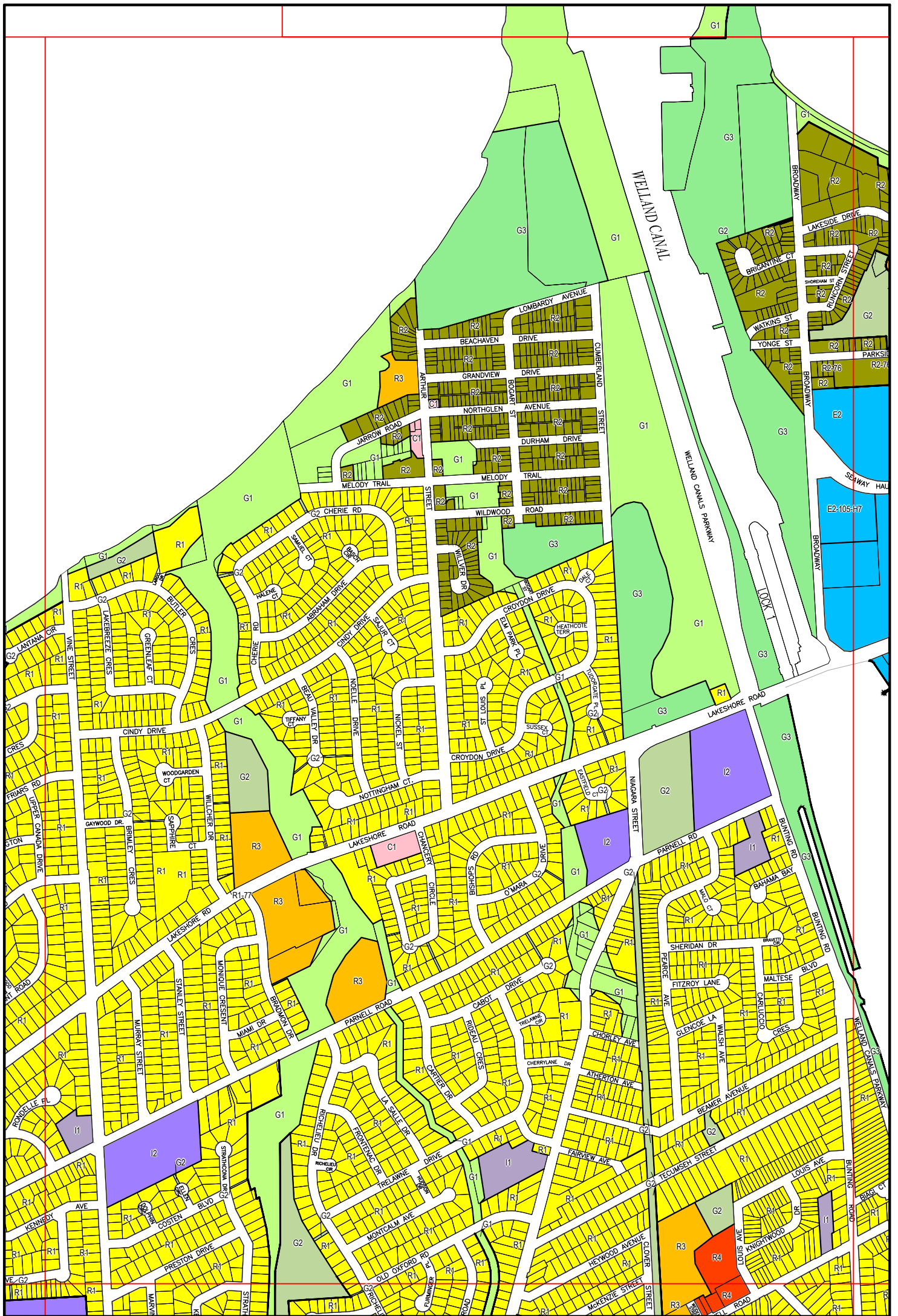
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|--|---|
| R1 Low Density Residential
- Suburban Neighbourhood | M1 Medium Density Mixed Use |
| R2 Low Density Residential
- Traditional Neighbourhood | M2 Medium / High Density Mixed Use |
| R3 Medium Density Residential | M3 High Density Mixed Use |
| R4 High Density Residential | G1 Conservation / Natural Area |
| C1 Local Convenience Commercial | G2 Minor Green Space |
| C2 Community Commercial | G3 Major Green Space |
| C3 Arterial Commercial | I1 Local Neighbourhood Institutional |
| C4 Major Commercial | I2 Community Institutional |
| C5 Downtown Commercial Core | I3 Major Institutional |
| C6 Downtown Traditional Main Street | A1 Agriculture |
| E1 Business Commercial Employment | A2 Agriculture Only |
| E2 General Employment | A3 Agriculture Commercial / Industrial |
| | — Municipal Boundary |



City of St. Catharines
Zoning By-Law
December 16, 2013



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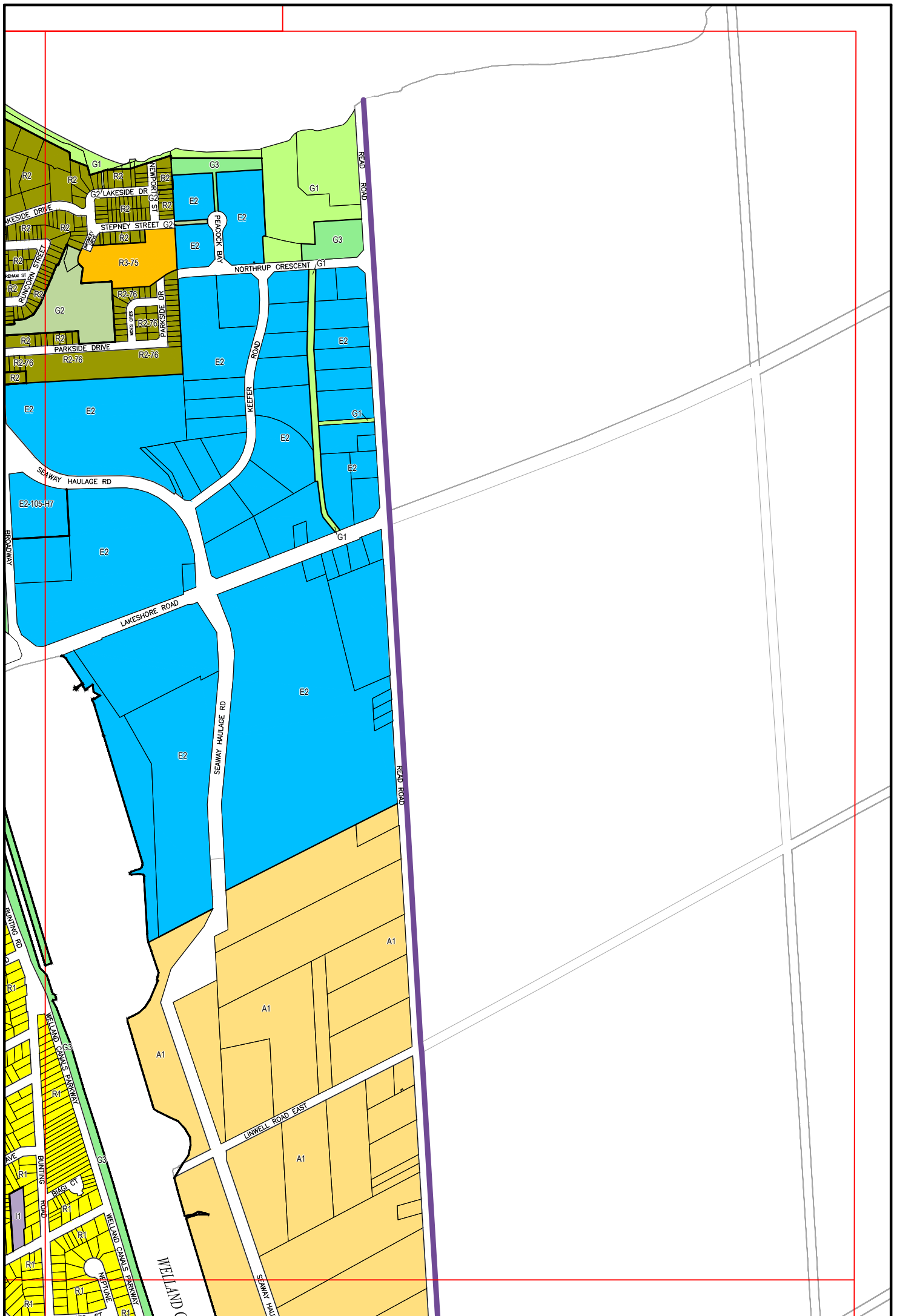
Zones

- R1** Low Density Residential - Suburban Neighbourhood
- R2** Low Density Residential - Traditional Neighbourhood
- R3** Medium Density Residential
- R4** High Density Residential
- C1** Local Convenience Commercial
- C2** Community Commercial
- C3** Arterial Commercial
- C4** Major Commercial
- C5** Downtown Commercial Core
- C6** Downtown Traditional Main Street
- E1** Business Commercial Employment
- E2** General Employment
- M1** Medium Density Mixed Use
- M2** Medium / High Density Mixed Use
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- A3** Agriculture Commercial / Industrial
- Municipal Boundary**


City of
St. Catharines
Zoning By-Law
December 16, 2013

1:10,000

**** In addition to the zoning shown on this schedule, the use of land may be subject to additional regulations or restrictions by upper tier governments or agencies (refer to Sections 1.1.3 and 2.19, and Appendices 16.1.1 to 16.1.5). ****

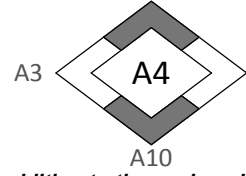


Zones	
R1 Low Density Residential - Suburban Neighbourhood	M1 Medium Density Mixed Use
R2 Low Density Residential - Traditional Neighbourhood	M2 Medium / High Density Mixed Use
R3 Medium Density Residential	M3 High Density Mixed Use
R4 High Density Residential	G1 Conservation / Natural Area
C1 Local Convenience Commercial	G2 Minor Green Space
C2 Community Commercial	G3 Major Green Space
C3 Arterial Commercial	I1 Local Neighbourhood Institutional
C4 Major Commercial	I2 Community Institutional
C5 Downtown Commercial Core	I3 Major Institutional
C6 Downtown Traditional Main Street	A1 Agriculture
E1 Business Commercial Employment	A2 Agriculture Only
E2 General Employment	A3 Agriculture Commercial / Industrial
	— Municipal Boundary



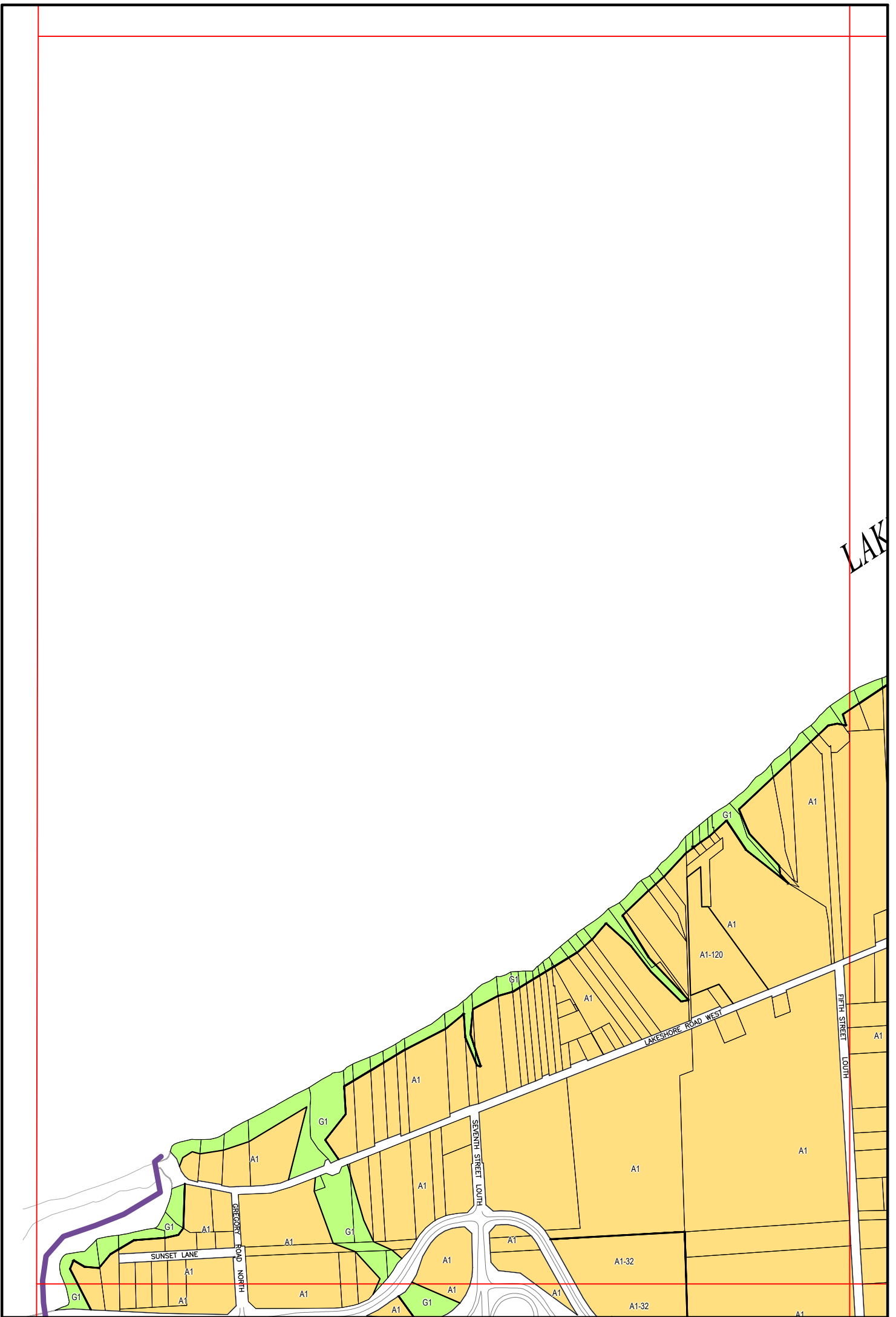
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City of
St. Catharines
Zoning By-Law
December 16, 2013



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LAK

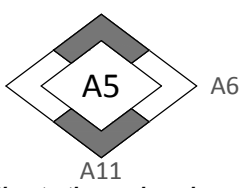


Zones

- | | |
|--|---|
| R1 Low Density Residential
- Suburban Neighbourhood | M1 Medium Density Mixed Use |
| R2 Low Density Residential
- Traditional Neighbourhood | M2 Medium / High Density Mixed Use |
| R3 Medium Density Residential | M3 High Density Mixed Use |
| R4 High Density Residential | G1 Conservation / Natural Area |
| C1 Local Convenience Commercial | G2 Minor Green Space |
| C2 Community Commercial | G3 Major Green Space |
| C3 Arterial Commercial | I1 Local Neighbourhood Institutional |
| C4 Major Commercial | I2 Community Institutional |
| C5 Downtown Commercial Core | I3 Major Institutional |
| C6 Downtown Traditional Main Street | A1 Agriculture |
| E1 Business Commercial Employment | A2 Agriculture Only |
| E2 General Employment | A3 Agriculture Commercial / Industrial |
| | Municipal Boundary |

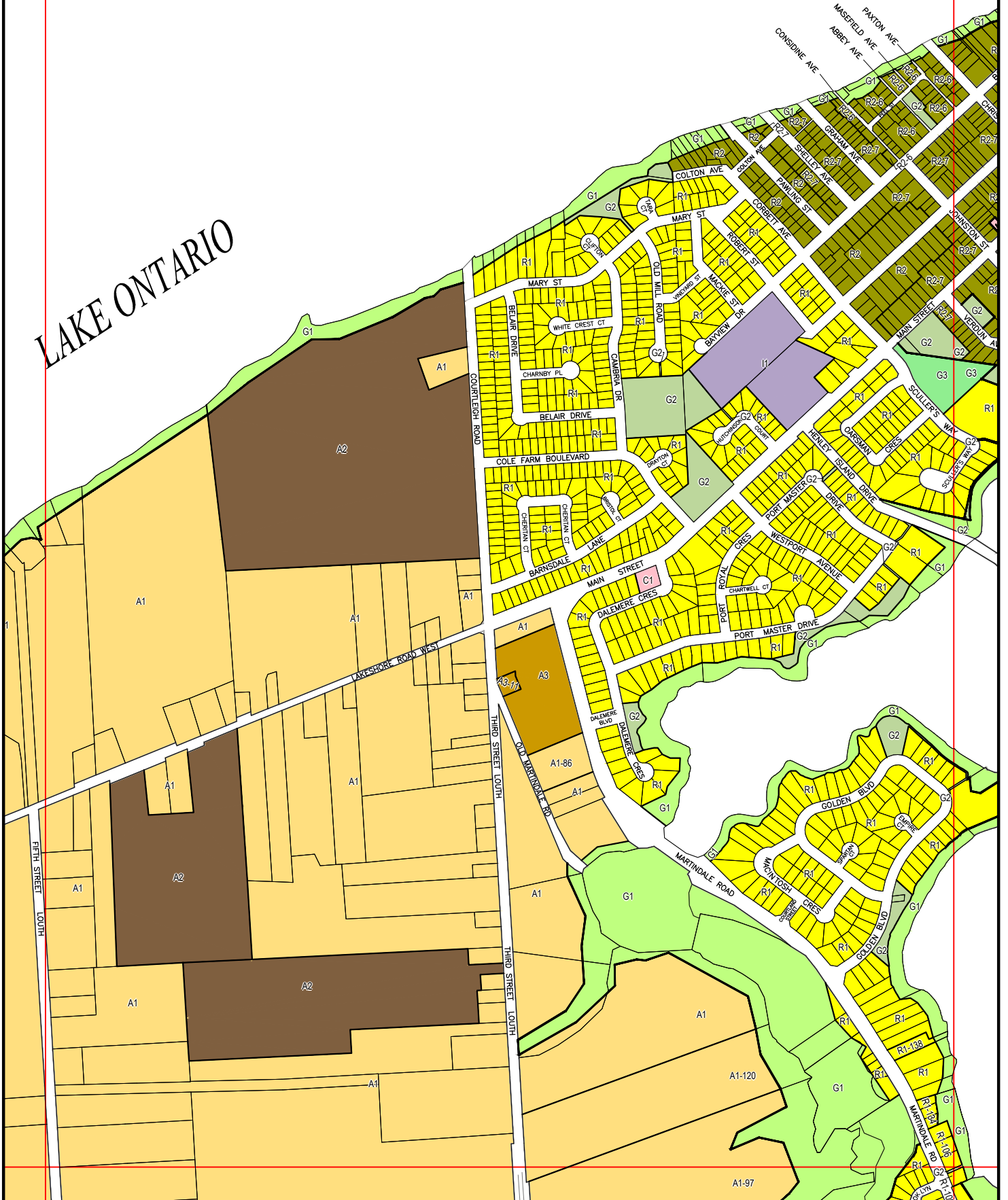


City of
St. Catharines
Zoning By-Law
December 16, 2013



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LAKE ONTARIO

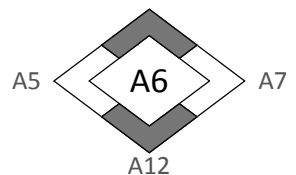


Zones

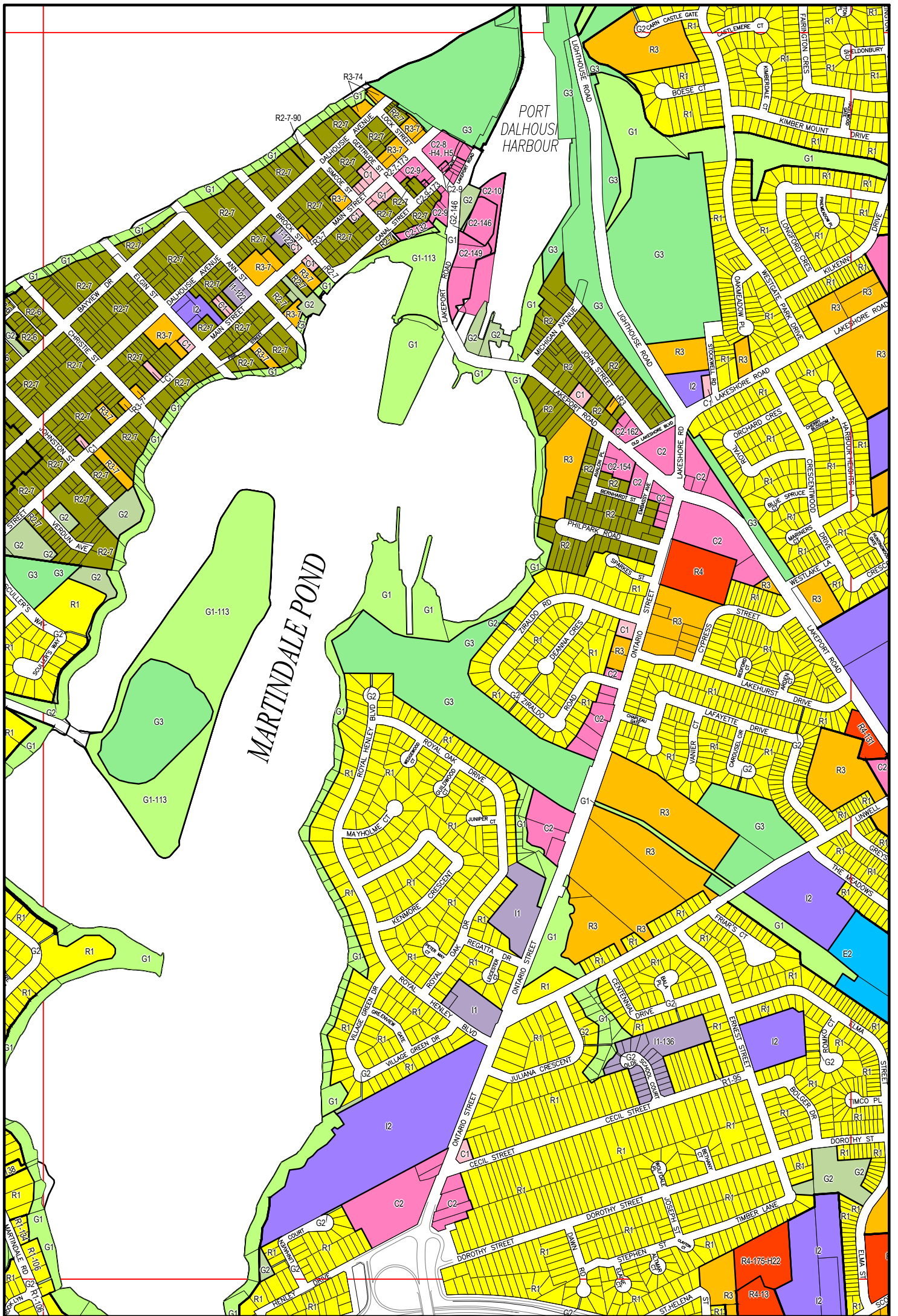
- | | |
|--|---|
| R1 Low Density Residential
- Suburban Neighbourhood | M1 Medium Density Mixed Use |
| R2 Low Density Residential
- Traditional Neighbourhood | M2 Medium / High Density Mixed Use |
| R3 Medium Density Residential | M3 High Density Mixed Use |
| R4 High Density Residential | G1 Conservation / Natural Area |
| C1 Local Convenience Commercial | G2 Minor Green Space |
| C2 Community Commercial | G3 Major Green Space |
| C3 Arterial Commercial | I1 Local Neighbourhood Institutional |
| C4 Major Commercial | I2 Community Institutional |
| C5 Downtown Commercial Core | I3 Major Institutional |
| C6 Downtown Traditional Main Street | A1 Agriculture |
| E1 Business Commercial Employment | A2 Agriculture Only |
| E2 General Employment | A3 Agriculture Commercial / Industrial |
| | — Municipal Boundary |



City of St. Catharines
Zoning By-Law
December 16, 2013



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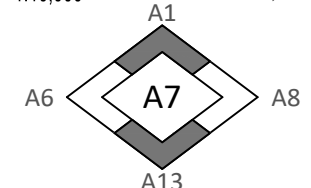
Zones

- R1** Low Density Residential - Suburban Neighbourhood
- R2** Low Density Residential - Traditional Neighbourhood
- R3** Medium Density Residential
- R4** High Density Residential
- C1** Local Convenience Commercial
- C2** Community Commercial
- C3** Arterial Commercial
- C4** Major Commercial
- C5** Downtown Commercial Core
- C6** Downtown Traditional Main Street
- E1** Business Commercial Employment
- E2** General Employment

- M1** Medium Density Mixed Use
- M2** Medium / High Density Mixed Use
- M3** High Density Mixed Use
- G1** Conservation / Natural Area
- G2** Minor Green Space
- G3** Major Green Space
- I1** Local Neighbourhood Institutional
- I2** Community Institutional
- I3** Major Institutional
- A1** Agriculture
- A2** Agriculture Only
- A3** Agriculture Commercial / Industrial
- MB** Municipal Boundary

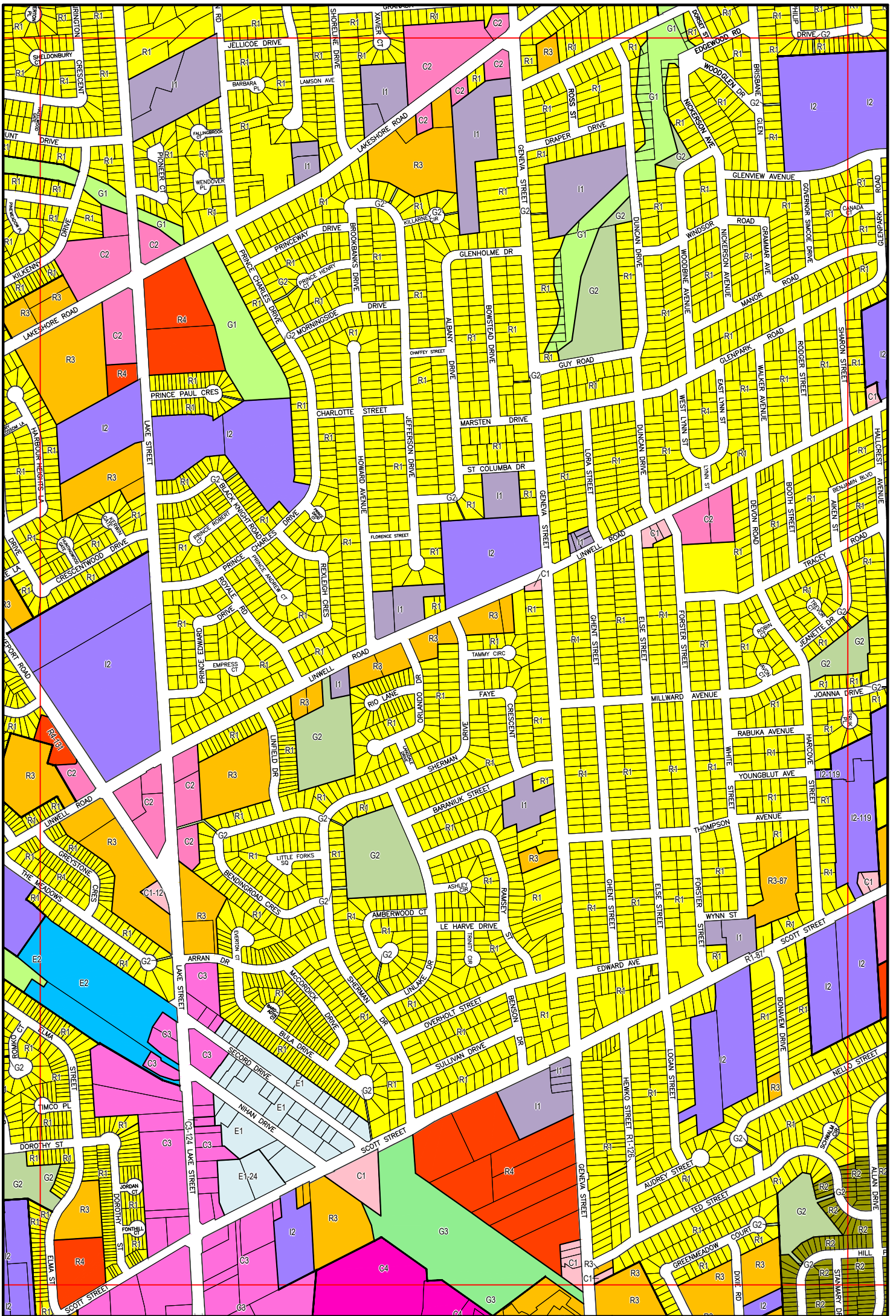


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City of St. Catharines
Zoning By-Law
December 16, 2013

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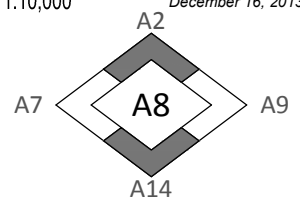


Zones

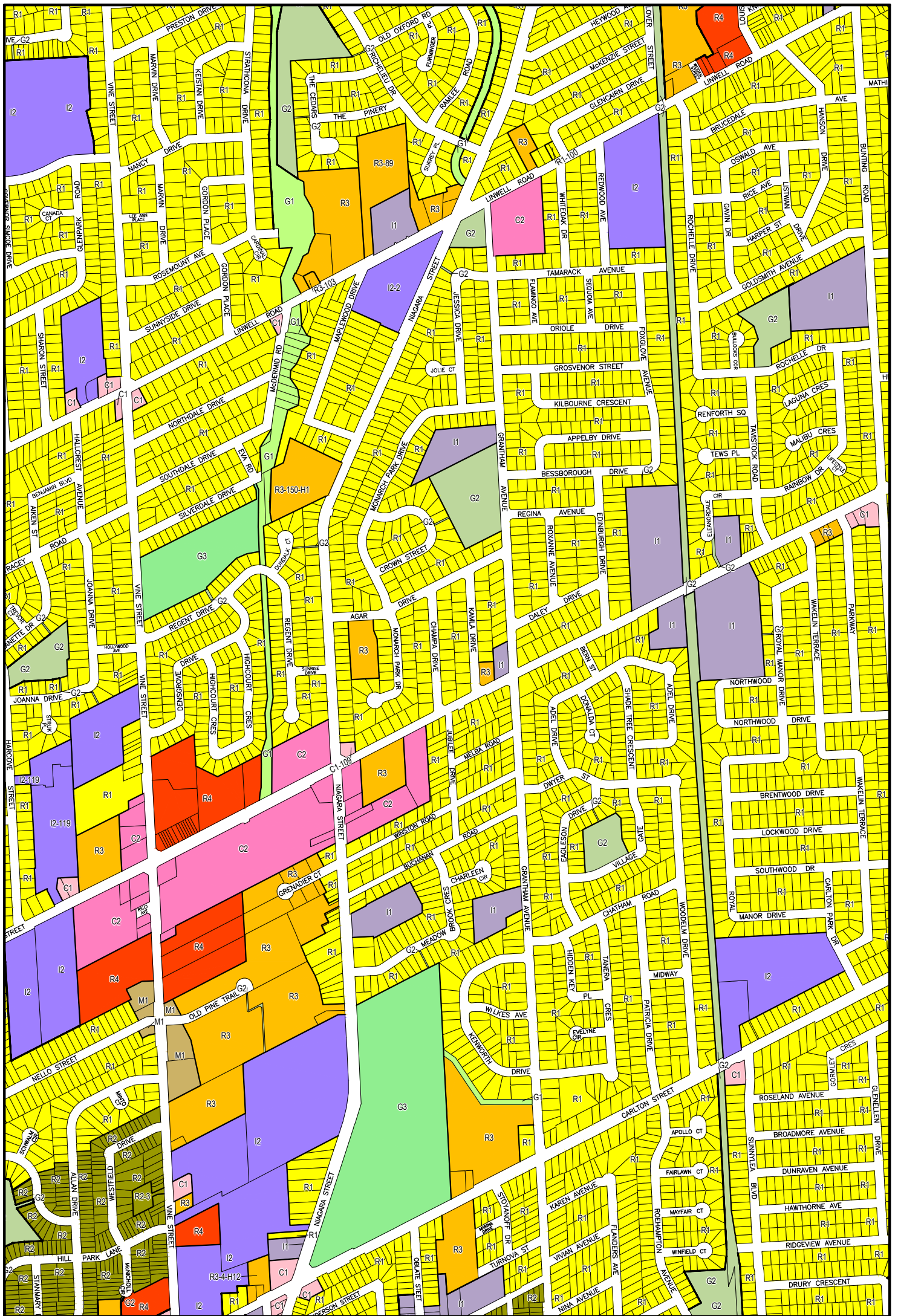
- | | |
|--|---|
| R1 Low Density Residential
- Suburban Neighbourhood | M1 Medium Density Mixed Use |
| R2 Low Density Residential
- Traditional Neighbourhood | M2 Medium / High Density Mixed Use |
| R3 Medium Density Residential | M3 High Density Mixed Use |
| R4 High Density Residential | G1 Conservation / Natural Area |
| C1 Local Convenience Commercial | G2 Minor Green Space |
| C2 Community Commercial | G3 Major Green Space |
| C3 Arterial Commercial | I1 Local Neighbourhood Institutional |
| C4 Major Commercial | I2 Community Institutional |
| C5 Downtown Commercial Core | I3 Major Institutional |
| C6 Downtown Traditional Main Street | A1 Agriculture |
| E1 Business Commercial Employment | A2 Agriculture Only |
| E2 General Employment | A3 Agriculture Commercial / Industrial |
| | Municipal Boundary |



City of
St. Catharines
Zoning By-Law
December 16, 2013



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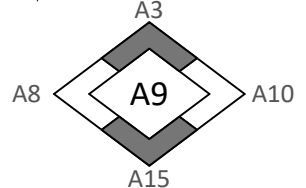


Zones

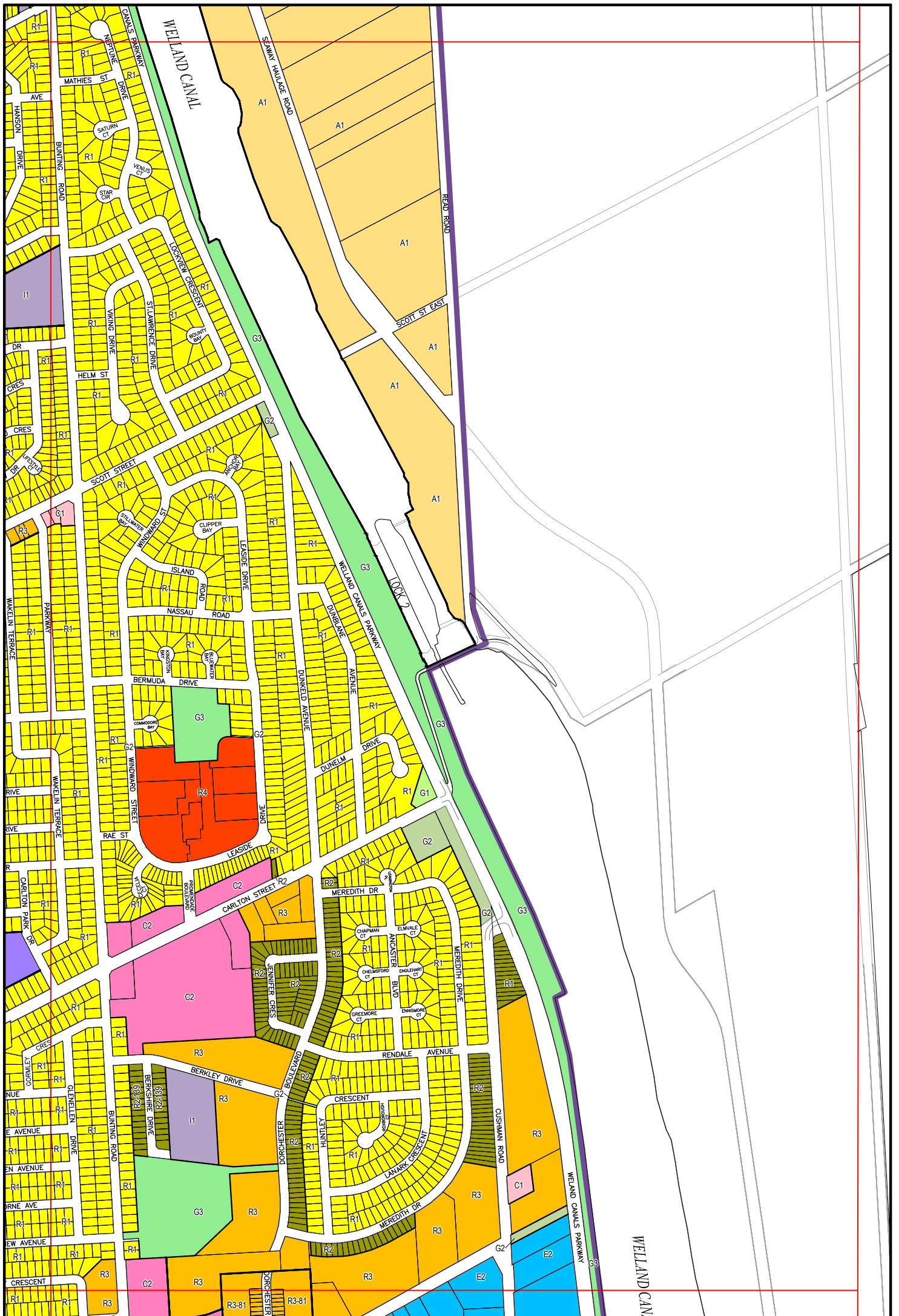
- | | |
|--|---|
| R1 Low Density Residential
- Suburban Neighbourhood | M1 Medium Density Mixed Use |
| R2 Low Density Residential
- Traditional Neighbourhood | M2 Medium / High Density Mixed Use |
| R3 Medium Density Residential | M3 High Density Mixed Use |
| R4 High Density Residential | G1 Conservation / Natural Area |
| C1 Local Convenience Commercial | G2 Minor Green Space |
| C2 Community Commercial | G3 Major Green Space |
| C3 Arterial Commercial | I1 Local Neighbourhood Institutional |
| C4 Major Commercial | I2 Community Institutional |
| C5 Downtown Commercial Core | I3 Major Institutional |
| C6 Downtown Traditional Main Street | A1 Agriculture |
| E1 Business Commercial Employment | A2 Agriculture Only |
| E2 General Employment | A3 Agriculture Commercial / Industrial |
| | — Municipal Boundary |



City of
St. Catharines
Zoning By-Law
December 16, 2013



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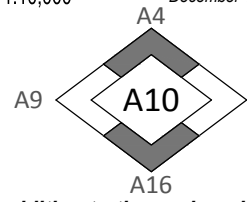


Zones

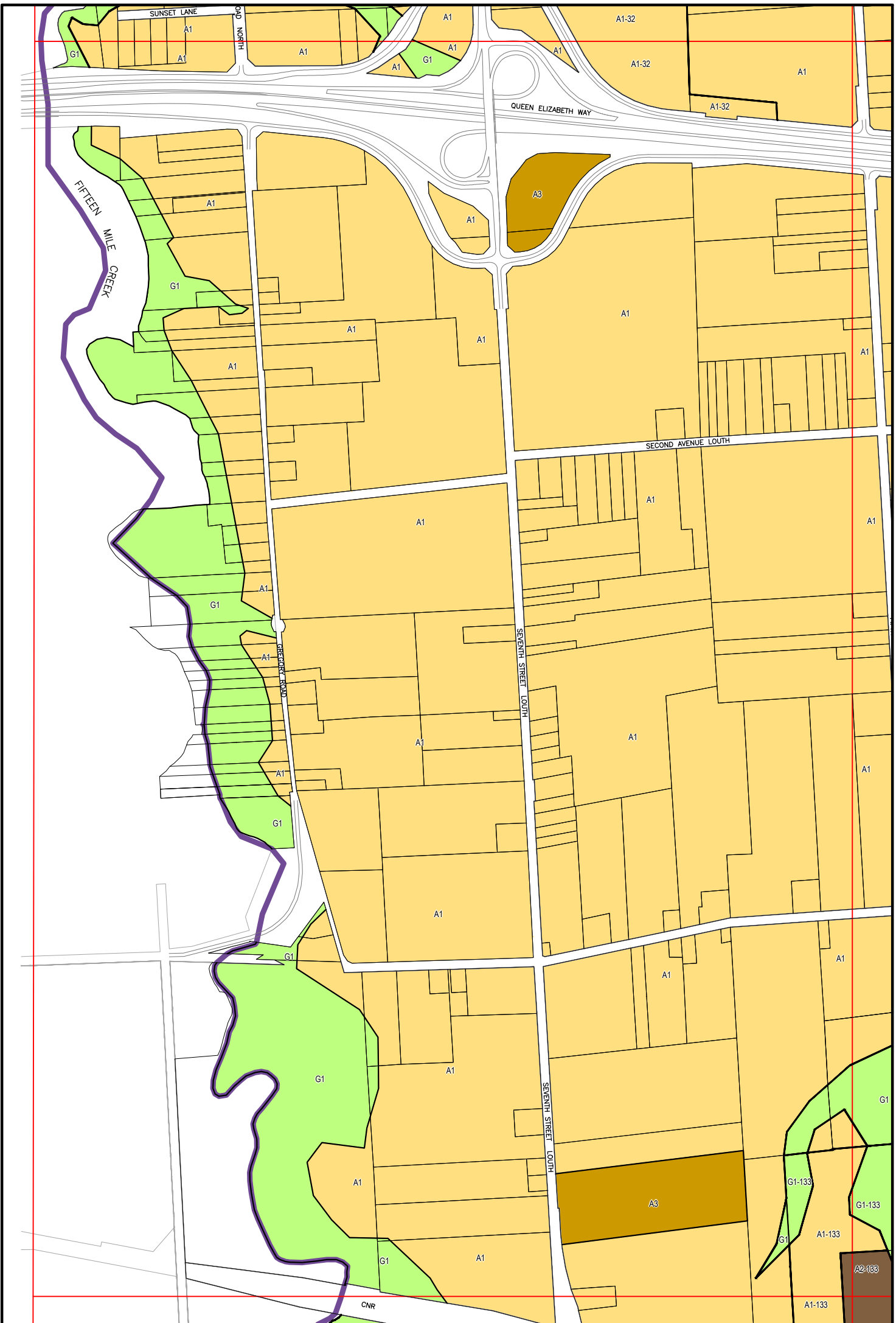
- R1** Low Density Residential - Suburban Neighbourhood
- R2** Low Density Residential - Traditional Neighbourhood
- R3** Medium Density Residential
- R4** High Density Residential
- C1** Local Convenience Commercial
- C2** Community Commercial
- C3** Arterial Commercial
- C4** Major Commercial
- C5** Downtown Commercial Core
- C6** Downtown Traditional Main Street
- E1** Business Commercial Employment
- E2** General Employment
- M1** Medium Density Mixed Use
- M2** Medium / High Density Mixed Use
- M3** High Density Mixed Use
- G1** Conservation / Natural Area
- G2** Minor Green Space
- G3** Major Green Space
- I1** Local Neighbourhood Institutional
- I2** Community Institutional
- I3** Major Institutional
- A1** Agriculture
- A2** Agriculture Only
- A3** Agriculture Commercial / Industrial
- Municipal Boundary**



City of St. Catharines
Zoning By-Law
December 16, 2013



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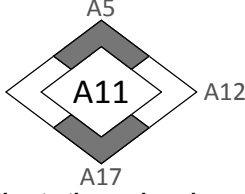


Zones

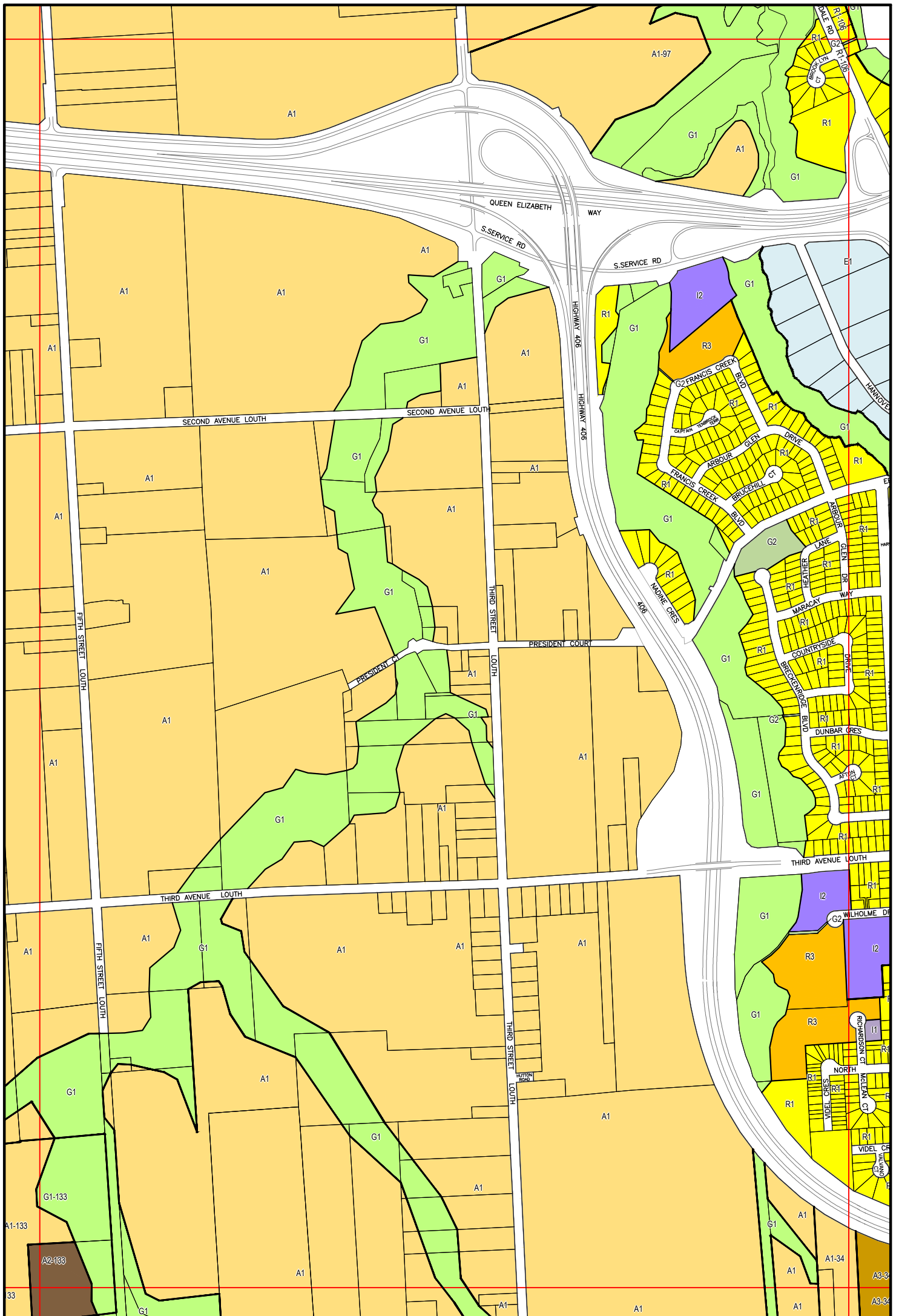
- | | |
|--|---|
| R1 Low Density Residential
- Suburban Neighbourhood | M1 Medium Density Mixed Use |
| R2 Low Density Residential
- Traditional Neighbourhood | M2 Medium / High Density Mixed Use |
| R3 Medium Density Residential | M3 High Density Mixed Use |
| R4 High Density Residential | G1 Conservation / Natural Area |
| C1 Local Convenience Commercial | G2 Minor Green Space |
| C2 Community Commercial | G3 Major Green Space |
| C3 Arterial Commercial | I1 Local Neighbourhood Institutional |
| C4 Major Commercial | I2 Community Institutional |
| C5 Downtown Commercial Core | I3 Major Institutional |
| C6 Downtown Traditional Main Street | A1 Agriculture |
| E1 Business Commercial Employment | A2 Agriculture Only |
| E2 General Employment | A3 Agriculture Commercial / Industrial |
| | Municipal Boundary |



City of St. Catharines
Zoning By-Law
December 16, 2013



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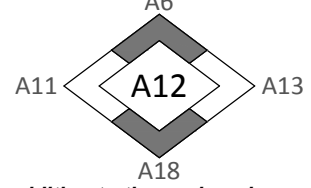


Zones

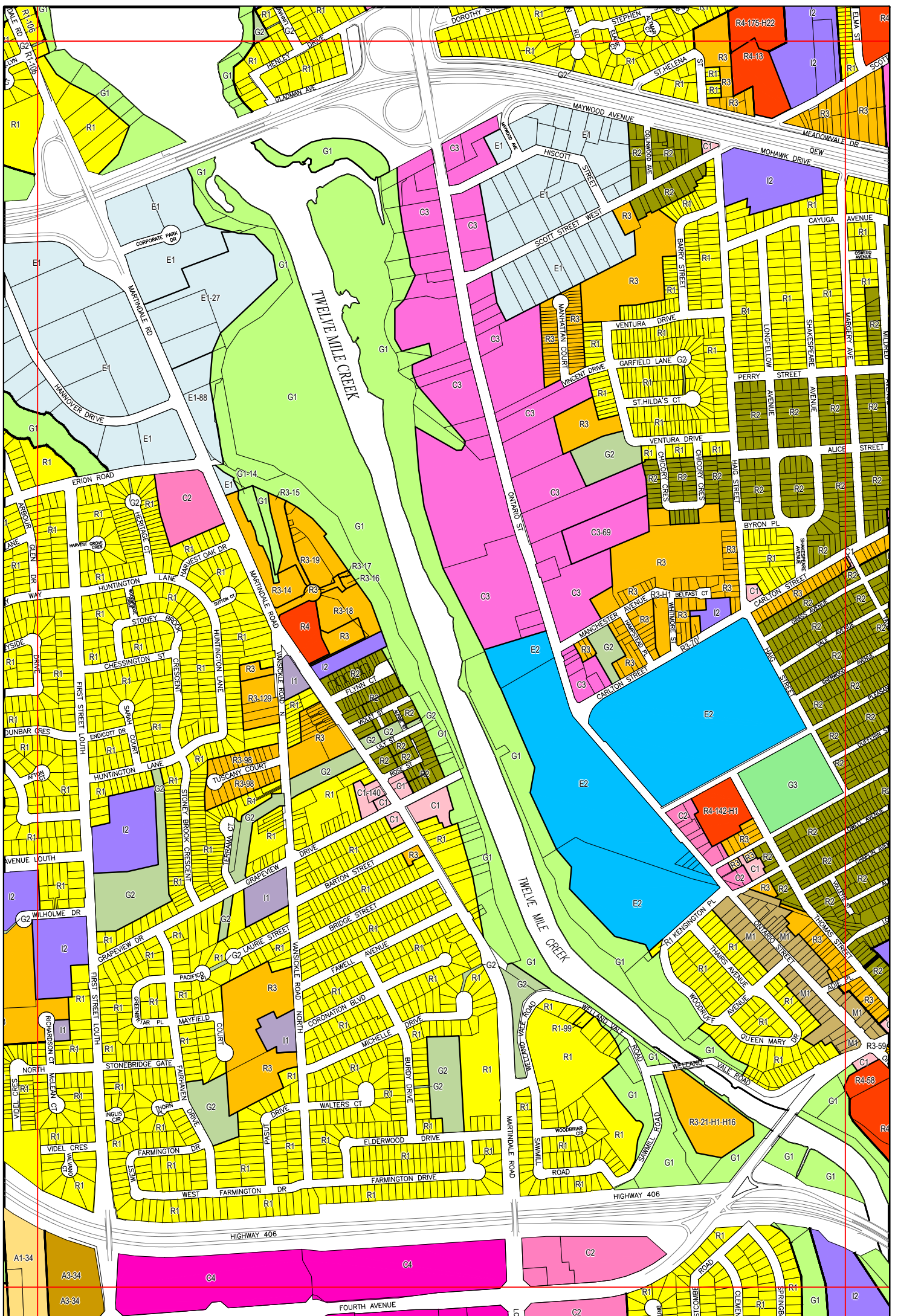
- | | |
|--|---|
| R1 Low Density Residential
- Suburban Neighbourhood | M1 Medium Density Mixed Use |
| R2 Low Density Residential
- Traditional Neighbourhood | M2 Medium / High Density Mixed Use |
| R3 Medium Density Residential | M3 High Density Mixed Use |
| R4 High Density Residential | G1 Conservation / Natural Area |
| C1 Local Convenience Commercial | G2 Minor Green Space |
| C2 Community Commercial | G3 Major Green Space |
| C3 Arterial Commercial | I1 Local Neighbourhood Institutional |
| C4 Major Commercial | I2 Community Institutional |
| C5 Downtown Commercial Core | I3 Major Institutional |
| C6 Downtown Traditional Main Street | A1 Agriculture |
| E1 Business Commercial Employment | A2 Agriculture Only |
| E2 General Employment | A3 Agriculture Commercial / Industrial |
| | — Municipal Boundary |



City of
St. Catharines
Zoning By-Law
December 16, 2013



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Zones

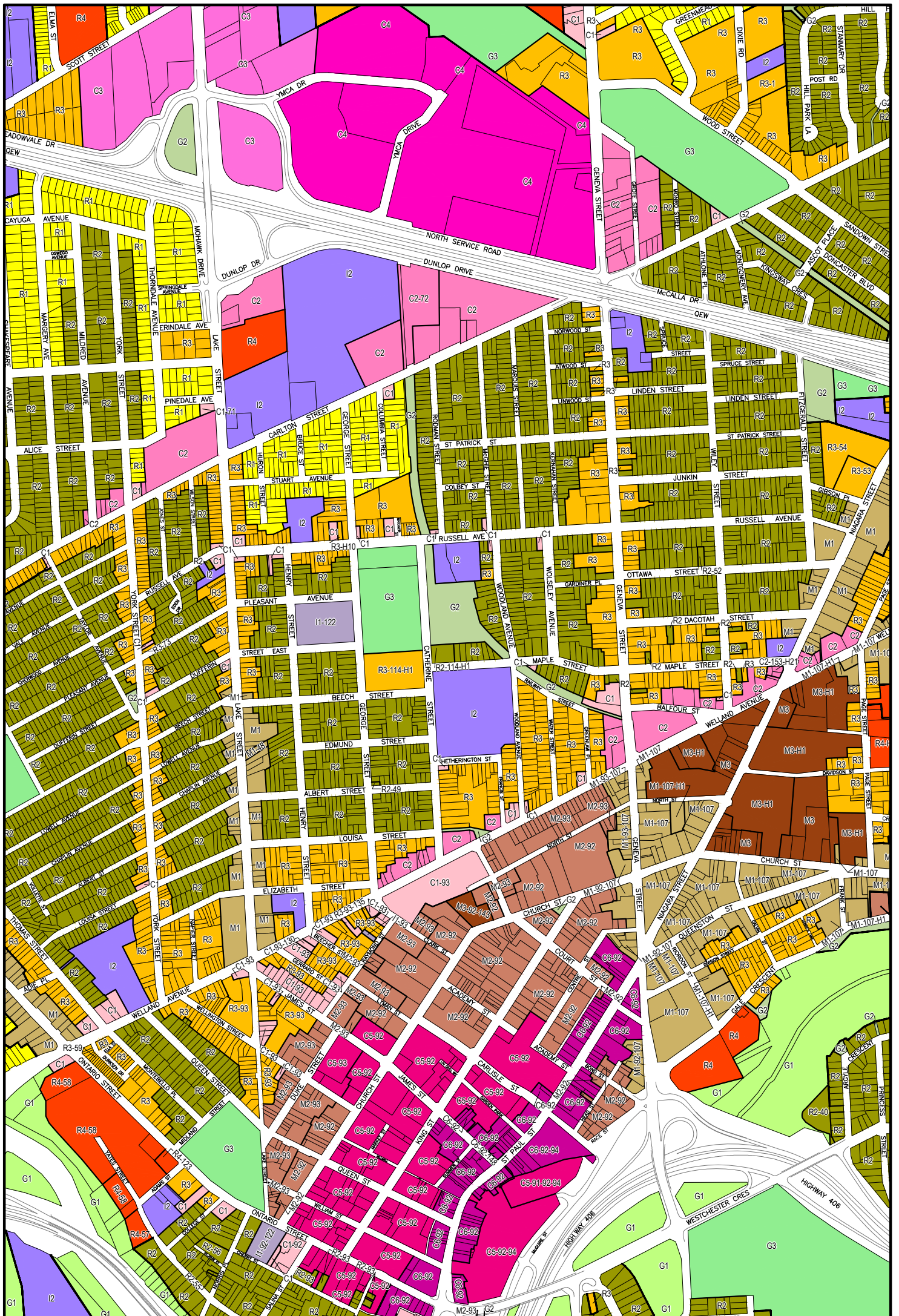
- | | |
|--|---|
| R1 Low Density Residential
- Suburban Neighbourhood | M1 Medium Density Mixed Use |
| R2 Low Density Residential
- Traditional Neighbourhood | M2 Medium / High Density Mixed Use |
| R3 Medium Density Residential | M3 High Density Mixed Use |
| R4 High Density Residential | G1 Conservation / Natural Area |
| C1 Local Convenience Commercial | G2 Minor Green Space |
| C2 Community Commercial | G3 Major Green Space |
| C3 Arterial Commercial | I1 Local Neighbourhood Institutional |
| C4 Major Commercial | I2 Community Institutional |
| C5 Downtown Commercial Core | I3 Major Institutional |
| C6 Downtown Traditional Main Street | A1 Agriculture |
| E1 Business Commercial Employment | A2 Agriculture Only |
| E2 General Employment | A3 Agriculture Commercial / Industrial |
| | Municipal Boundary |

City of
St. Catharines
Zoning By-Law
December 16, 2013

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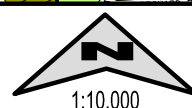
A13

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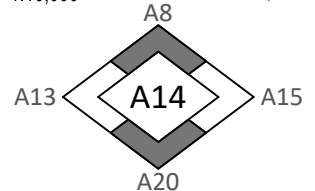


Zones

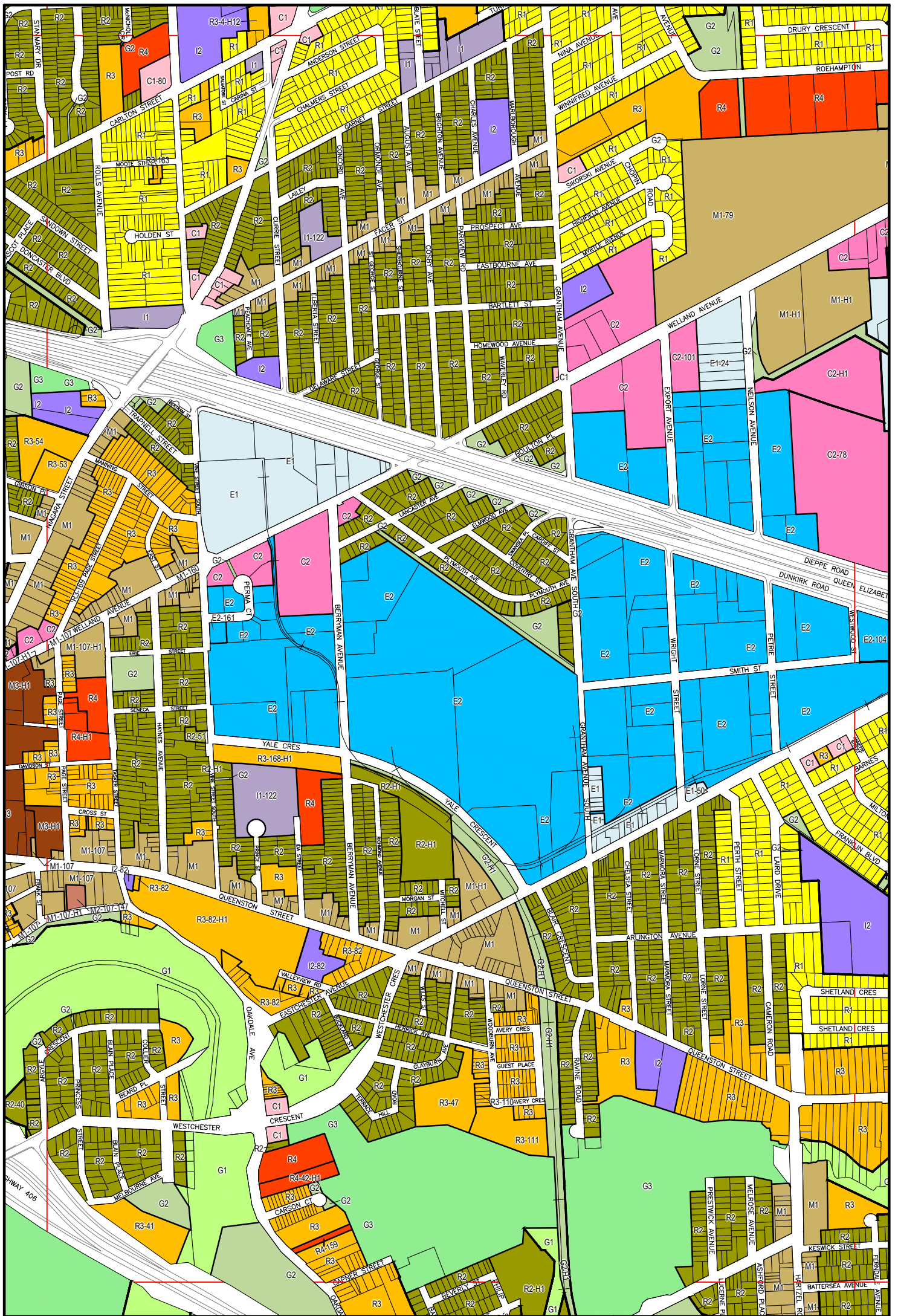
- | | |
|--|---|
| R1 Low Density Residential
- Suburban Neighbourhood | M1 Medium Density Mixed Use |
| R2 Low Density Residential
- Traditional Neighbourhood | M2 Medium / High Density Mixed Use |
| R3 Medium Density Residential | M3 High Density Mixed Use |
| R4 High Density Residential | G1 Conservation / Natural Area |
| C1 Local Convenience Commercial | G2 Minor Green Space |
| C2 Community Commercial | G3 Major Green Space |
| C3 Arterial Commercial | I1 Local Neighbourhood Institutional |
| C4 Major Commercial | I2 Community Institutional |
| C5 Downtown Commercial Core | I3 Major Institutional |
| C6 Downtown Traditional Main Street | A1 Agriculture |
| E1 Business Commercial Employment | A2 Agriculture Only |
| E2 General Employment | A3 Agriculture Commercial / Industrial |
| | Municipal Boundary |



City of
St. Catharines
Zoning By-Law
December 16, 2013



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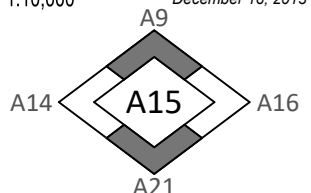


Zones

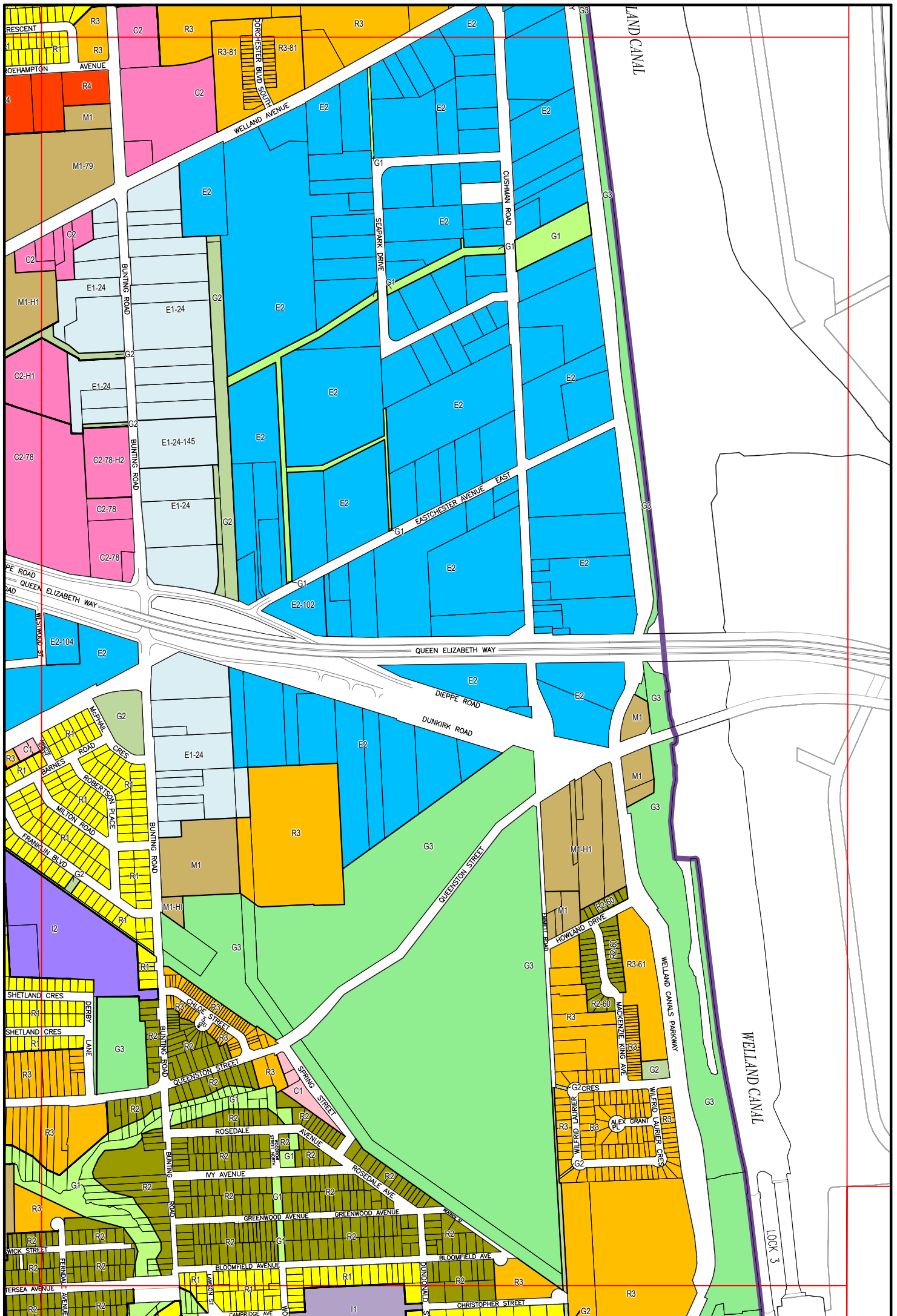
- | | |
|--|---|
| R1 Low Density Residential
- Suburban Neighbourhood | M1 Medium Density Mixed Use |
| R2 Low Density Residential
- Traditional Neighbourhood | M2 Medium / High Density Mixed Use |
| R3 Medium Density Residential | M3 High Density Mixed Use |
| R4 High Density Residential | G1 Conservation / Natural Area |
| C1 Local Convenience Commercial | G2 Minor Green Space |
| C2 Community Commercial | G3 Major Green Space |
| C3 Arterial Commercial | I1 Local Neighbourhood Institutional |
| C4 Major Commercial | I2 Community Institutional |
| C5 Downtown Commercial Core | I3 Major Institutional |
| C6 Downtown Traditional Main Street | A1 Agriculture |
| E1 Business Commercial Employment | A2 Agriculture Only |
| E2 General Employment | A3 Agriculture Commercial / Industrial |
| | Municipal Boundary |



City of
St. Catharines
Zoning By-Law
December 16, 2013



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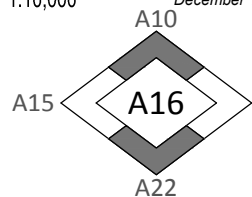


Zones

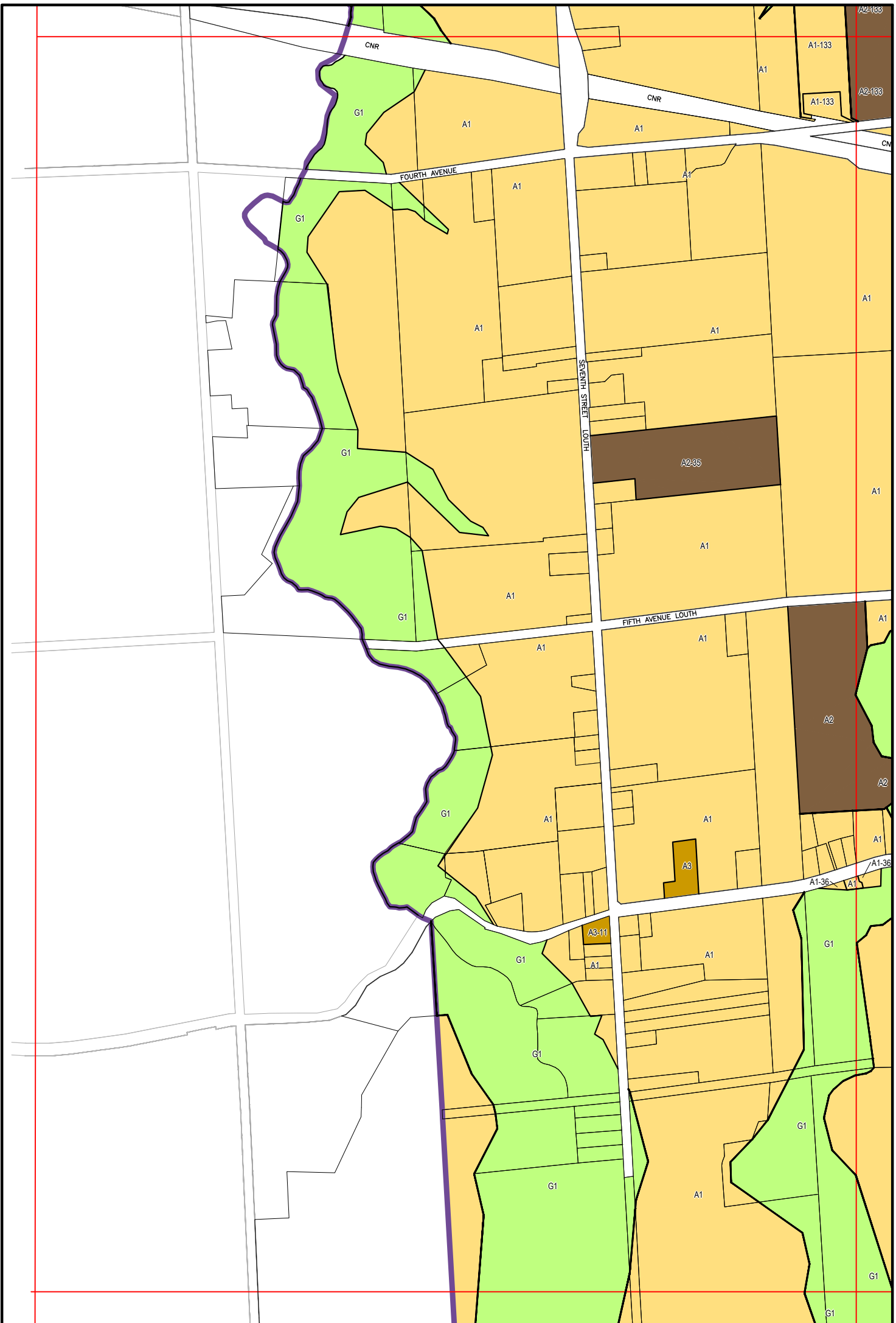
- | | |
|--|---|
| R1 Low Density Residential
- Suburban Neighbourhood | M1 Medium Density Mixed Use |
| R2 Low Density Residential
- Traditional Neighbourhood | M2 Medium / High Density Mixed Use |
| R3 Medium Density Residential | M3 High Density Mixed Use |
| R4 High Density Residential | G1 Conservation / Natural Area |
| C1 Local Convenience Commercial | G2 Minor Green Space |
| C2 Community Commercial | G3 Major Green Space |
| C3 Arterial Commercial | I1 Local Neighbourhood Institutional |
| C4 Major Commercial | I2 Community Institutional |
| C5 Downtown Commercial Core | I3 Major Institutional |
| C6 Downtown Traditional Main Street | A1 Agriculture |
| E1 Business Commercial Employment | A2 Agriculture Only |
| E2 General Employment | A3 Agriculture Commercial / Industrial |
| | Municipal Boundary |



City of
St. Catharines
Zoning By-Law
December 16, 2013



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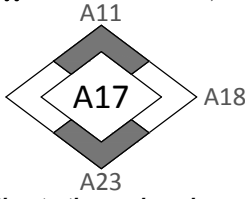


Zones

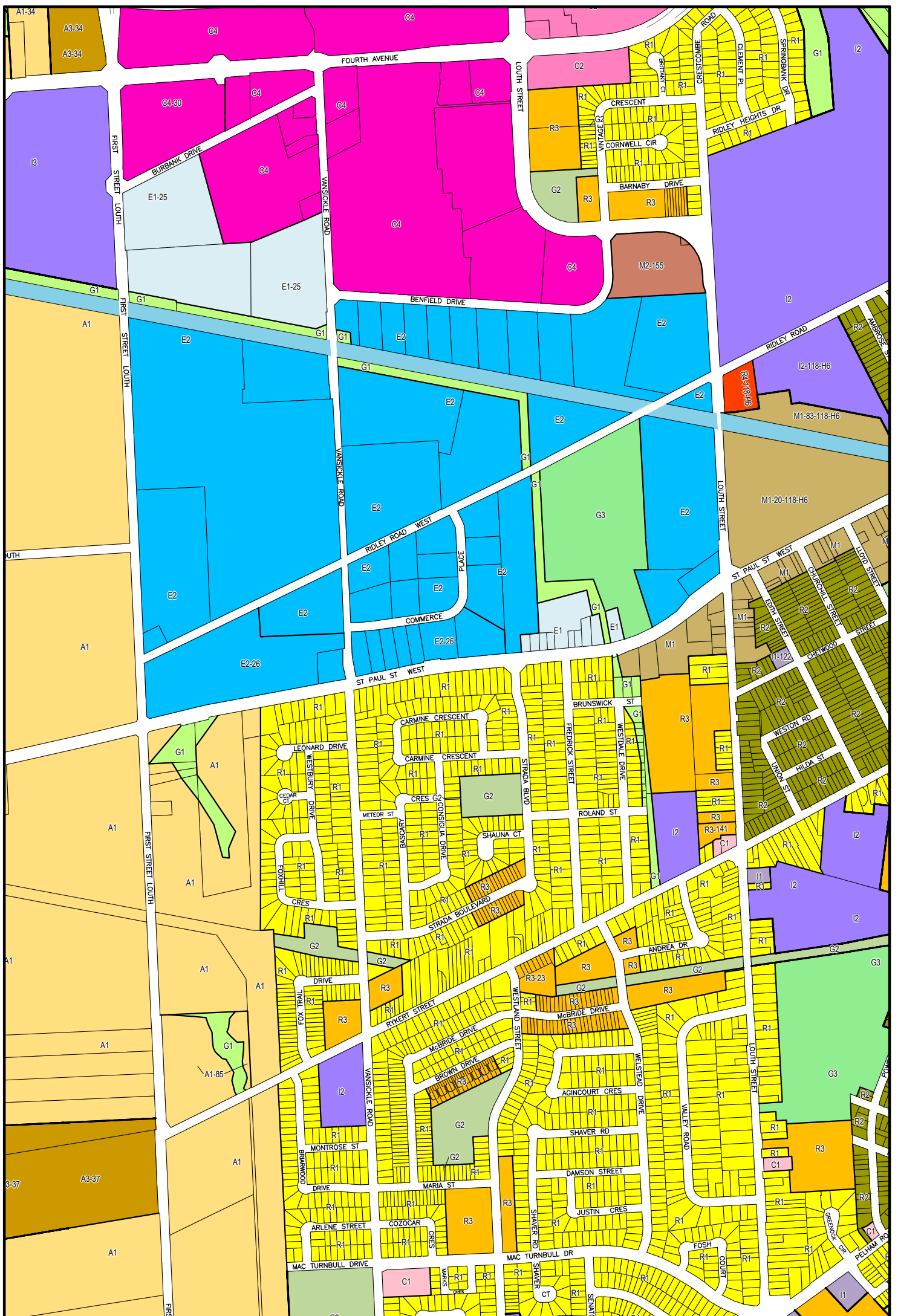
- | | |
|--|---|
| R1 Low Density Residential
- Suburban Neighbourhood | M1 Medium Density Mixed Use |
| R2 Low Density Residential
- Traditional Neighbourhood | M2 Medium / High Density Mixed Use |
| R3 Medium Density Residential | M3 High Density Mixed Use |
| R4 High Density Residential | G1 Conservation / Natural Area |
| C1 Local Convenience Commercial | G2 Minor Green Space |
| C2 Community Commercial | G3 Major Green Space |
| C3 Arterial Commercial | I1 Local Neighbourhood Institutional |
| C4 Major Commercial | I2 Community Institutional |
| C5 Downtown Commercial Core | I3 Major Institutional |
| C6 Downtown Traditional Main Street | A1 Agriculture |
| E1 Business Commercial Employment | A2 Agriculture Only |
| E2 General Employment | A3 Agriculture Commercial / Industrial |
| | — Municipal Boundary |



City of St.Catharines
Zoning By-Law
December 16, 2013



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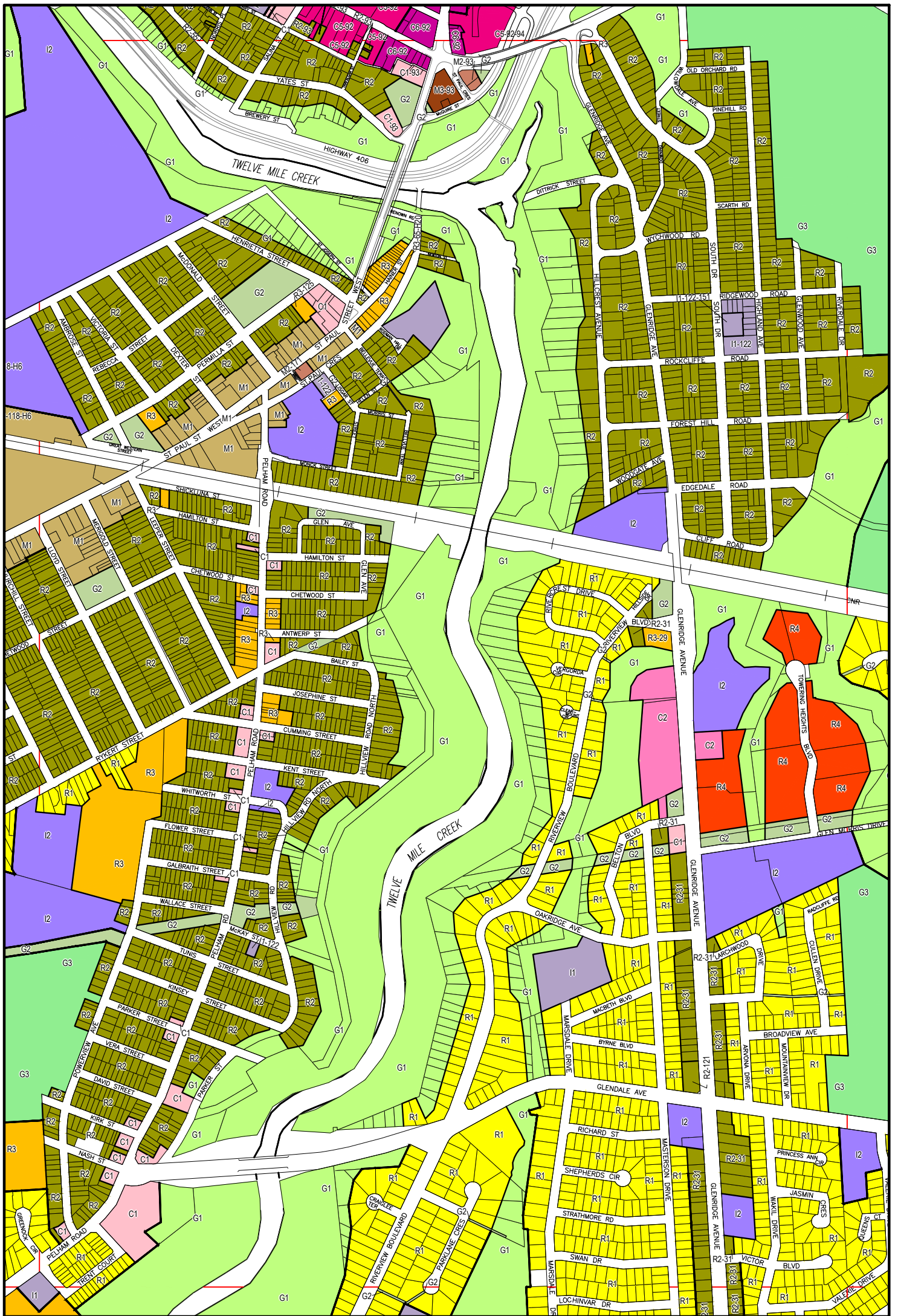
Zones

- R1** Low Density Residential - Suburban Neighbourhood
- R2** Low Density Residential - Traditional Neighbourhood
- R3** Medium Density Residential
- R4** High Density Residential
- C1** Local Convenience Commercial
- C2** Community Commercial
- C3** Arterial Commercial
- C4** Major Commercial
- C5** Downtown Commercial Core
- C6** Downtown Traditional Main Street
- E1** Business Commercial Employment
- E2** General Employment
- M1** Medium Density Mixed Use
- M2** Medium / High Density Mixed Use
- M3** High Density Mixed Use
- G1** Conservation / Natural Area
- G2** Minor Green Space
- G3** Major Green Space
- I1** Local Neighbourhood Institutional
- I2** Community Institutional
- I3** Major Institutional
- A1** Agriculture
- A2** Agriculture Only
- A3** Agriculture Commercial / Industrial
- Municipal Boundary

City of
St. Catharines
Zoning By-Law
December 16, 2013

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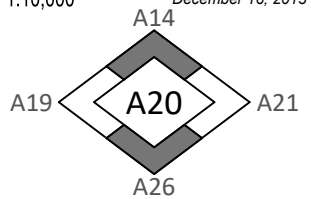


Zones

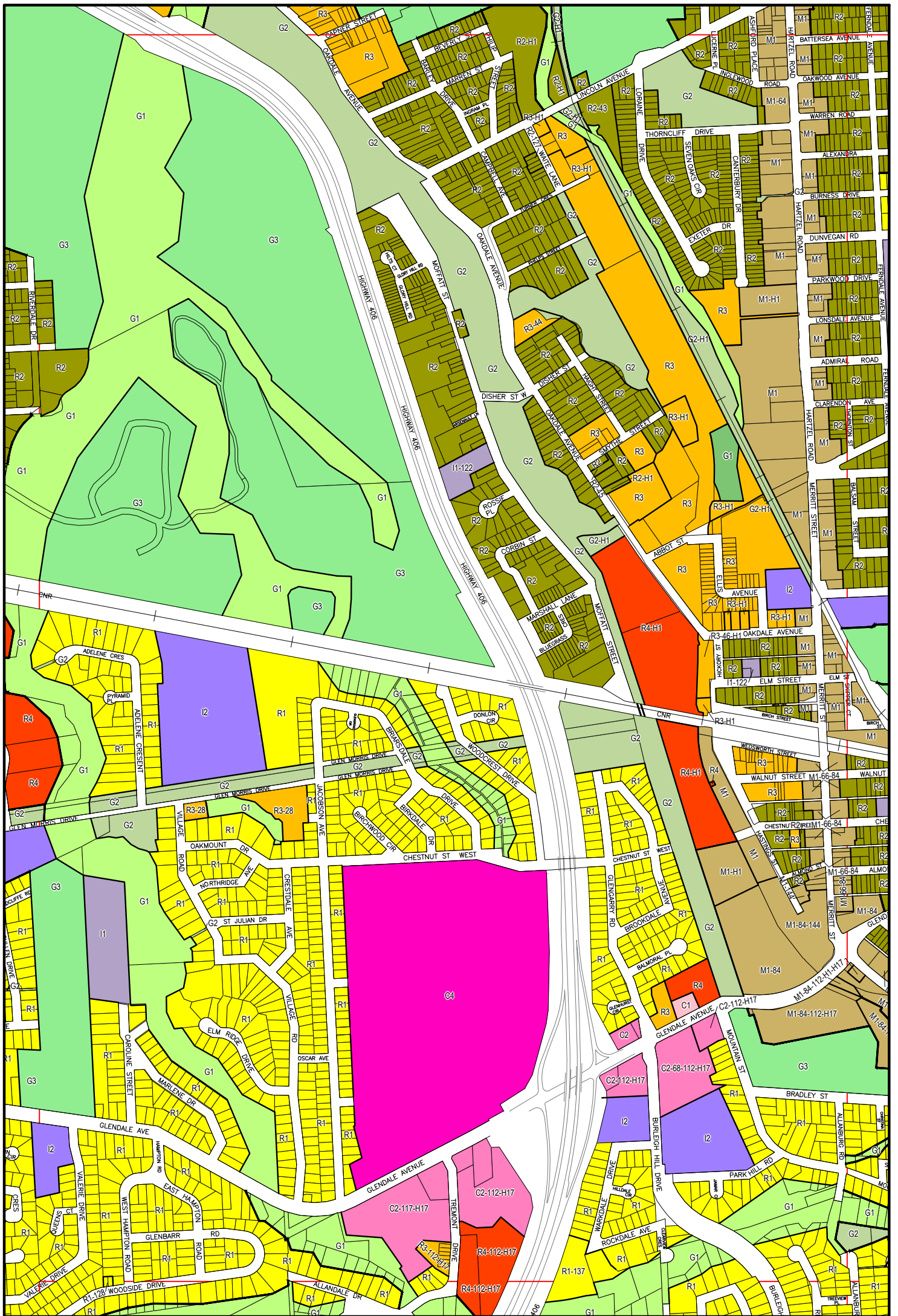
- | | |
|--|---|
| R1 Low Density Residential
- Suburban Neighbourhood | M1 Medium Density Mixed Use |
| R2 Low Density Residential
- Traditional Neighbourhood | M2 Medium / High Density Mixed Use |
| R3 Medium Density Residential | M3 High Density Mixed Use |
| R4 High Density Residential | G1 Conservation / Natural Area |
| C1 Local Convenience Commercial | G2 Minor Green Space |
| C2 Community Commercial | G3 Major Green Space |
| C3 Arterial Commercial | I1 Local Neighbourhood Institutional |
| C4 Major Commercial | I2 Community Institutional |
| C5 Downtown Commercial Core | I3 Major Institutional |
| C6 Downtown Traditional Main Street | A1 Agriculture |
| E1 Business Commercial Employment | A2 Agriculture Only |
| E2 General Employment | A3 Agriculture Commercial / Industrial |
| | Municipal Boundary |



City of
St. Catharines
Zoning By-Law
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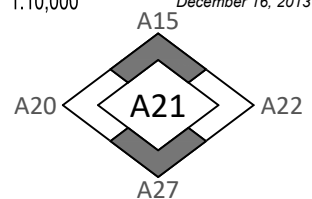


Zones

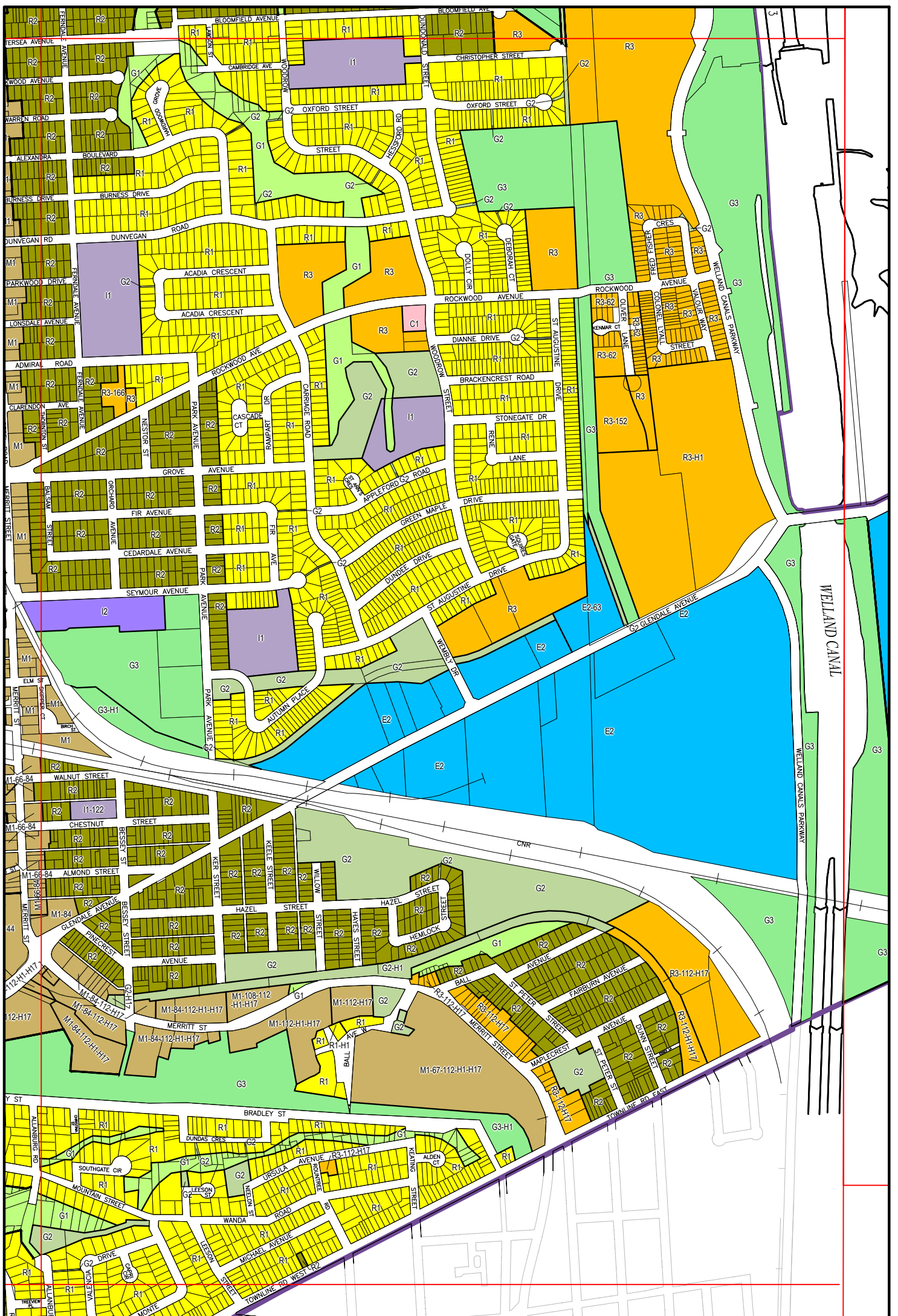
- | | |
|--|---|
| R1 Low Density Residential
- Suburban Neighbourhood | M1 Medium Density Mixed Use |
| R2 Low Density Residential
- Traditional Neighbourhood | M2 Medium / High Density Mixed Use |
| R3 Medium Density Residential | M3 High Density Mixed Use |
| R4 High Density Residential | G1 Conservation / Natural Area |
| C1 Local Convenience Commercial | G2 Minor Green Space |
| C2 Community Commercial | G3 Major Green Space |
| C3 Arterial Commercial | I1 Local Neighbourhood Institutional |
| C4 Major Commercial | I2 Community Institutional |
| C5 Downtown Commercial Core | I3 Major Institutional |
| C6 Downtown Traditional Main Street | A1 Agriculture |
| E1 Business Commercial Employment | A2 Agriculture Only |
| E2 General Employment | A3 Agriculture Commercial / Industrial |
| | Municipal Boundary |



City of
St. Catharines
Zoning By-Law
December 16, 2013



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Zones

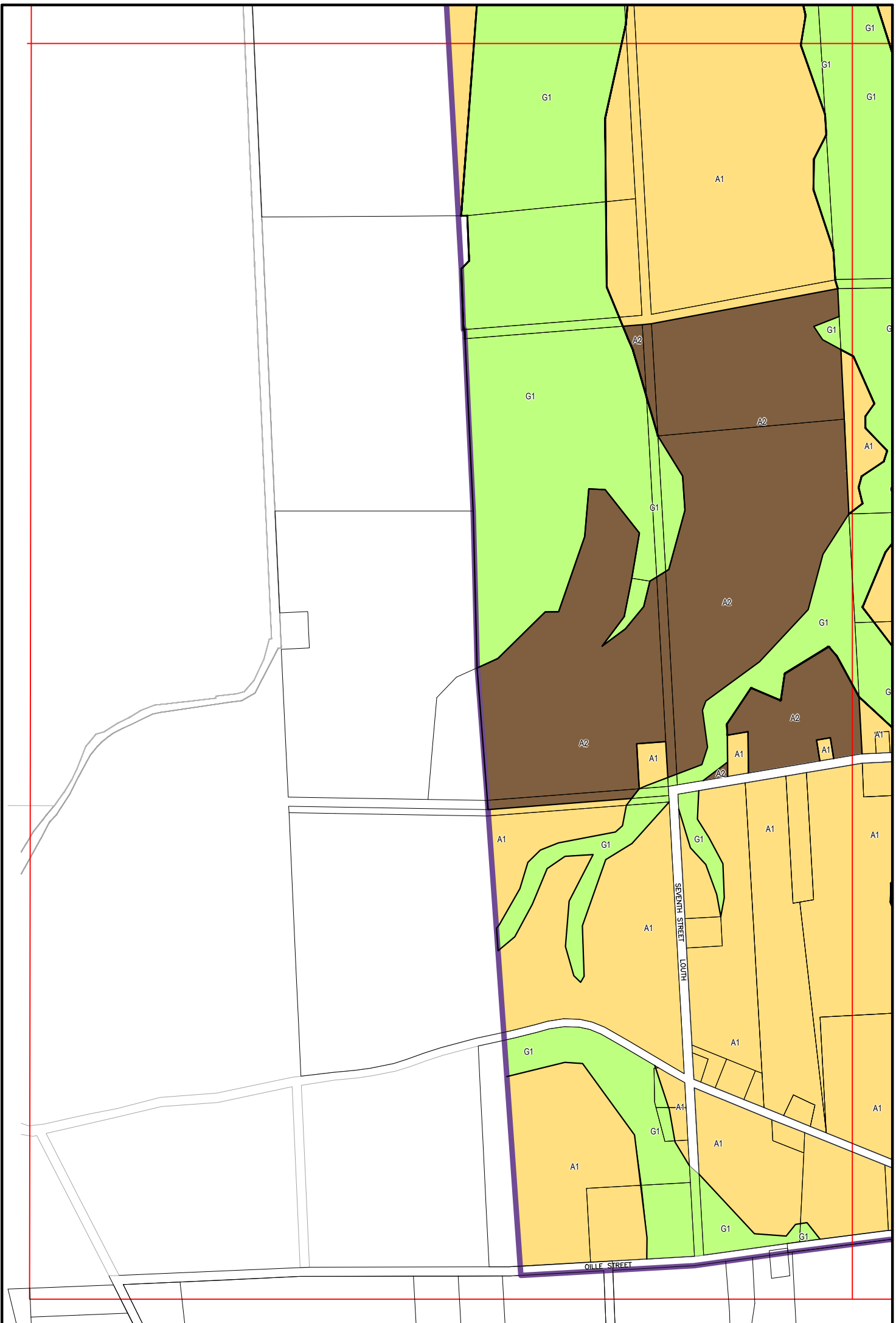
- | | |
|--|---|
| R1 Low Density Residential
- Suburban Neighbourhood | M1 Medium Density Mixed Use |
| R2 Low Density Residential
- Traditional Neighbourhood | M2 Medium / High Density Mixed Use |
| R3 Medium Density Residential | M3 High Density Mixed Use |
| R4 High Density Residential | G1 Conservation / Natural Area |
| C1 Local Convenience Commercial | G2 Minor Green Space |
| C2 Community Commercial | G3 Major Green Space |
| C3 Arterial Commercial | I1 Local Neighbourhood Institutional |
| C4 Major Commercial | I3 Major Institutional |
| C5 Downtown Commercial Core | A1 Agriculture |
| C6 Downtown Traditional Main Street | A2 Agriculture Only |
| E1 Business Commercial Employment | A3 Agriculture Commercial / Industrial |
| E2 General Employment | Municipal Boundary |

City of
St. Catharines
Zoning By-Law
December 16, 2013

1:10,000

A16
A21 **A22** A29
A28

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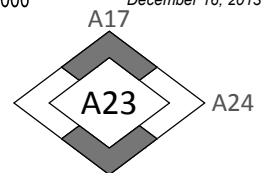


Zones

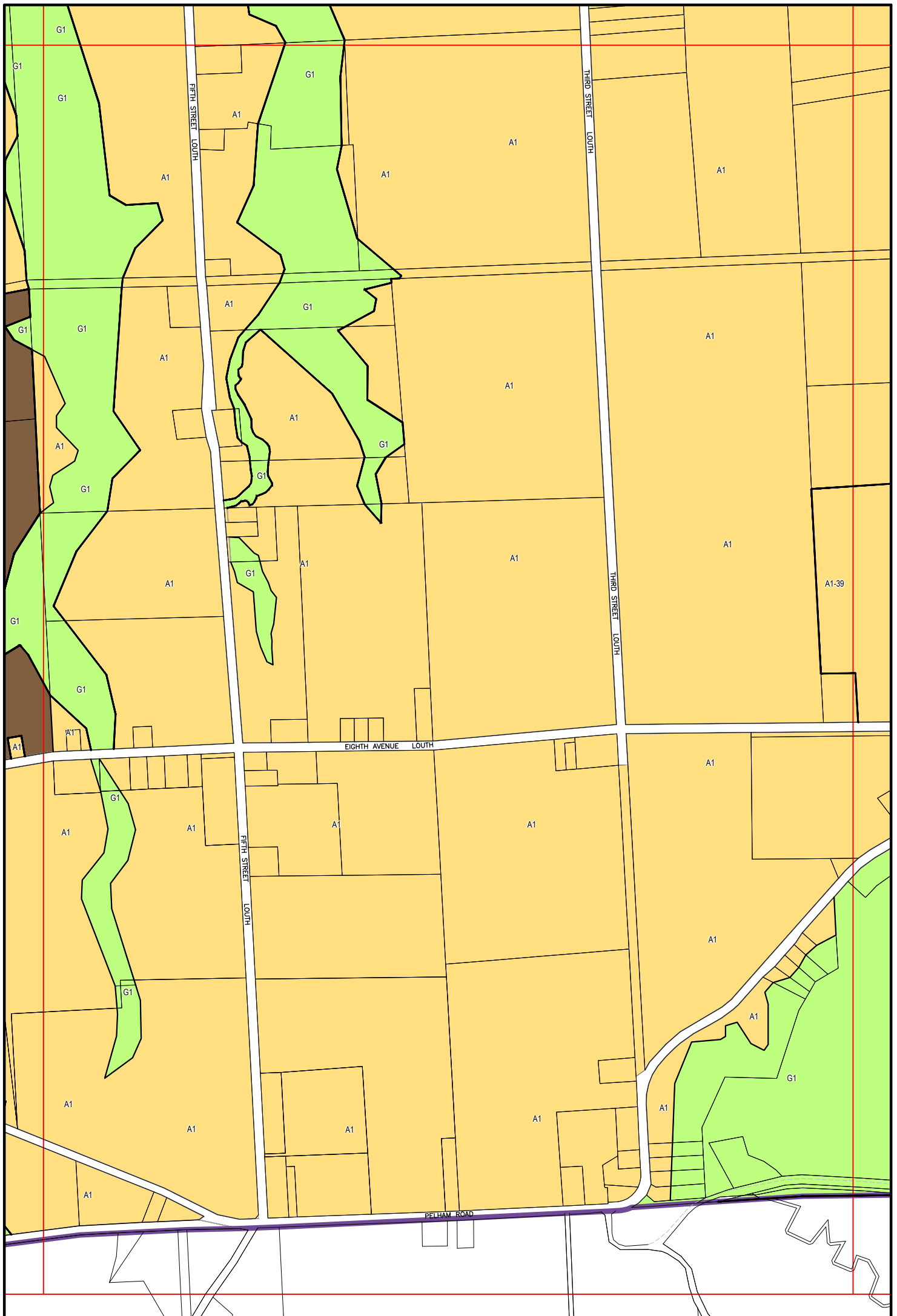
- | | |
|--|---|
| R1 Low Density Residential
- Suburban Neighbourhood | M1 Medium Density Mixed Use |
| R2 Low Density Residential
- Traditional Neighbourhood | M2 Medium / High Density Mixed Use |
| R3 Medium Density Residential | M3 High Density Mixed Use |
| R4 High Density Residential | G1 Conservation / Natural Area |
| C1 Local Convenience Commercial | G2 Minor Green Space |
| C2 Community Commercial | G3 Major Green Space |
| C3 Arterial Commercial | I1 Local Neighbourhood Institutional |
| C4 Major Commercial | I2 Community Institutional |
| C5 Downtown Commercial Core | I3 Major Institutional |
| C6 Downtown Traditional Main Street | A1 Agriculture |
| E1 Business Commercial Employment | A2 Agriculture Only |
| E2 General Employment | A3 Agriculture Commercial / Industrial |
| | Municipal Boundary |



City of
St. Catharines
Zoning By-Law
December 16, 2013



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Zones

R1 Low Density Residential - Suburban Neighbourhood	M1 Medium Density Mixed Use
R2 Low Density Residential - Traditional Neighbourhood	M2 Medium / High Density Mixed Use
R3 Medium Density Residential	M3 High Density Mixed Use
R4 High Density Residential	G1 Conservation / Natural Area
C1 Local Convenience Commercial	G2 Minor Green Space
C2 Community Commercial	G3 Major Green Space
C3 Arterial Commercial	I1 Local Neighbourhood Institutional
C4 Major Commercial	I2 Community Institutional
C5 Downtown Commercial Core	I3 Major Institutional
C6 Downtown Traditional Main Street	A1 Agriculture
E1 Business Commercial Employment	A2 Agriculture Only
E2 General Employment	A3 Agriculture Commercial / Industrial
	Municipal Boundary

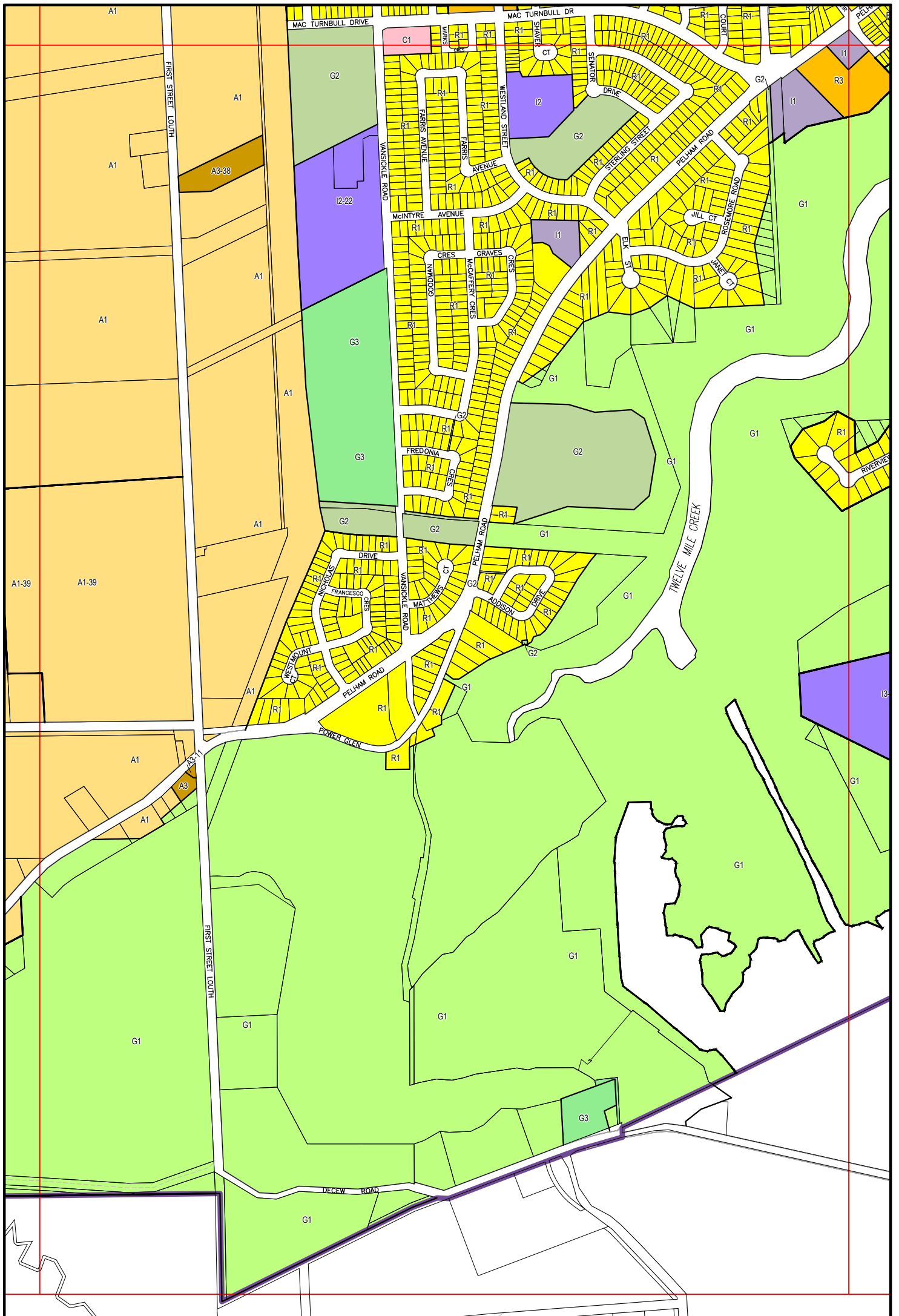
City of
St. Catharines
Zoning By-Law
December 16, 2013

1:10,000

A18

A23 **A24** A25

**** In addition to the zoning shown on this schedule, the use of land may be subject to additional regulations or restrictions by upper tier governments or agencies (refer to Sections 1.1.3 and 2.19, and Appendices 16.1.1 to 16.1.5). ****



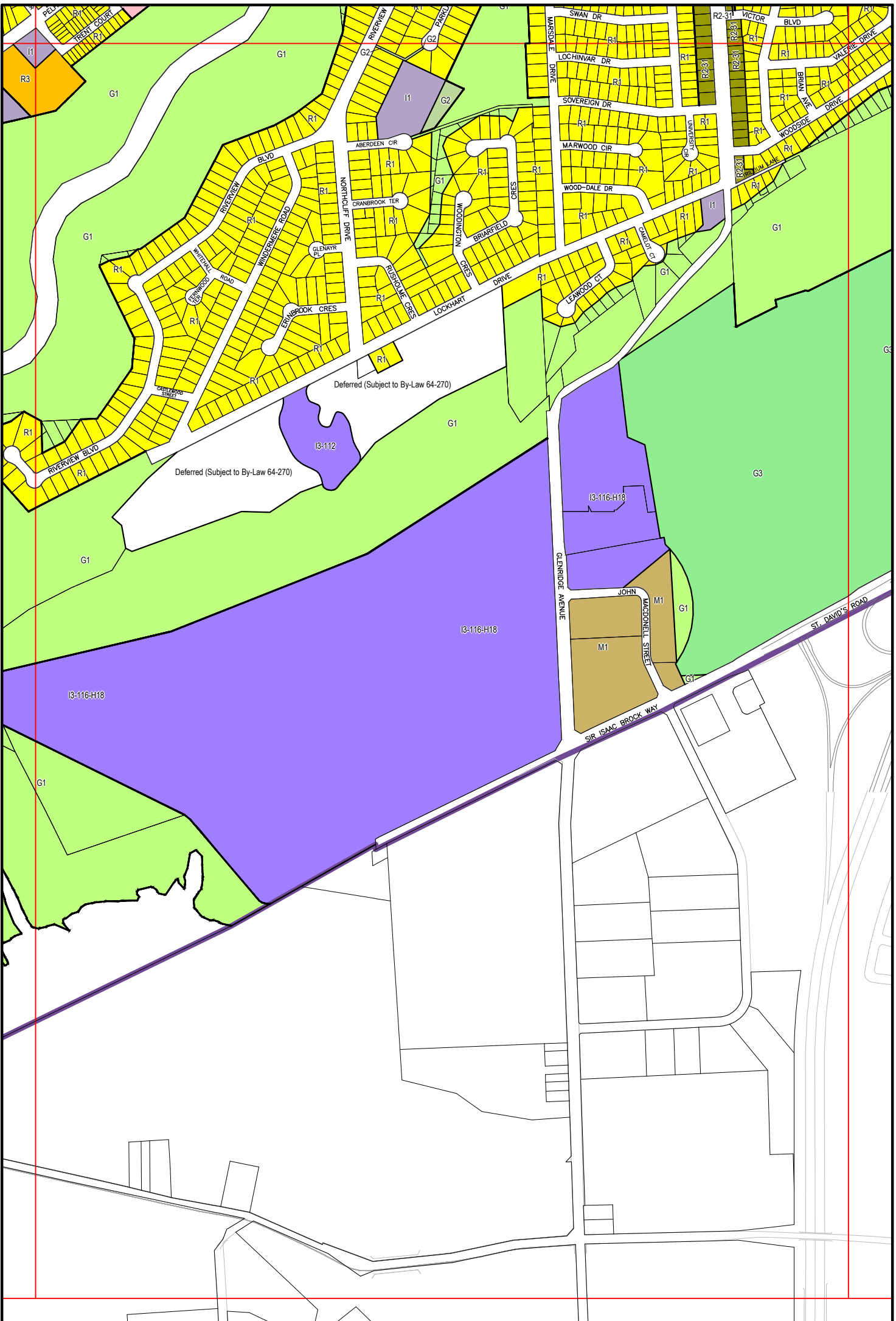
Zones

R1 Low Density Residential - Suburban Neighbourhood	M1 Medium Density Mixed Use
R2 Low Density Residential - Traditional Neighbourhood	M2 Medium / High Density Mixed Use
R3 Medium Density Residential	M3 High Density Mixed Use
R4 High Density Residential	G1 Conservation / Natural Area
C1 Local Convenience Commercial	G2 Minor Green Space
C2 Community Commercial	G3 Major Green Space
C3 Arterial Commercial	I1 Local Neighbourhood Institutional
C4 Major Commercial	I2 Community Institutional
C5 Downtown Commercial Core	I3 Major Institutional
C6 Downtown Traditional Main Street	A1 Agriculture
E1 Business Commercial Employment	A2 Agriculture Only
E2 General Employment	A3 Agriculture Commercial / Industrial
	— Municipal Boundary

City of
St. Catharines
Zoning By-Law
December 16, 2013

1:10,000

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Zones

- | | |
|--|---|
| R1 Low Density Residential
- Suburban Neighbourhood | M1 Medium Density Mixed Use |
| R2 Low Density Residential
- Traditional Neighbourhood | M2 Medium / High Density Mixed Use |
| R3 Medium Density Residential | M3 High Density Mixed Use |
| R4 High Density Residential | G1 Conservation / Natural Area |
| C1 Local Convenience Commercial | G2 Minor Green Space |
| C2 Community Commercial | G3 Major Green Space |
| C3 Arterial Commercial | I1 Local Neighbourhood Institutional |
| C4 Major Commercial | I2 Community Institutional |
| C5 Downtown Commercial Core | I3 Major Institutional |
| C6 Downtown Traditional Main Street | A1 Agriculture |
| E1 Business Commercial Employment | A2 Agriculture Only |
| E2 General Employment | A3 Agriculture Commercial / Industrial |
| | — Municipal Boundary |

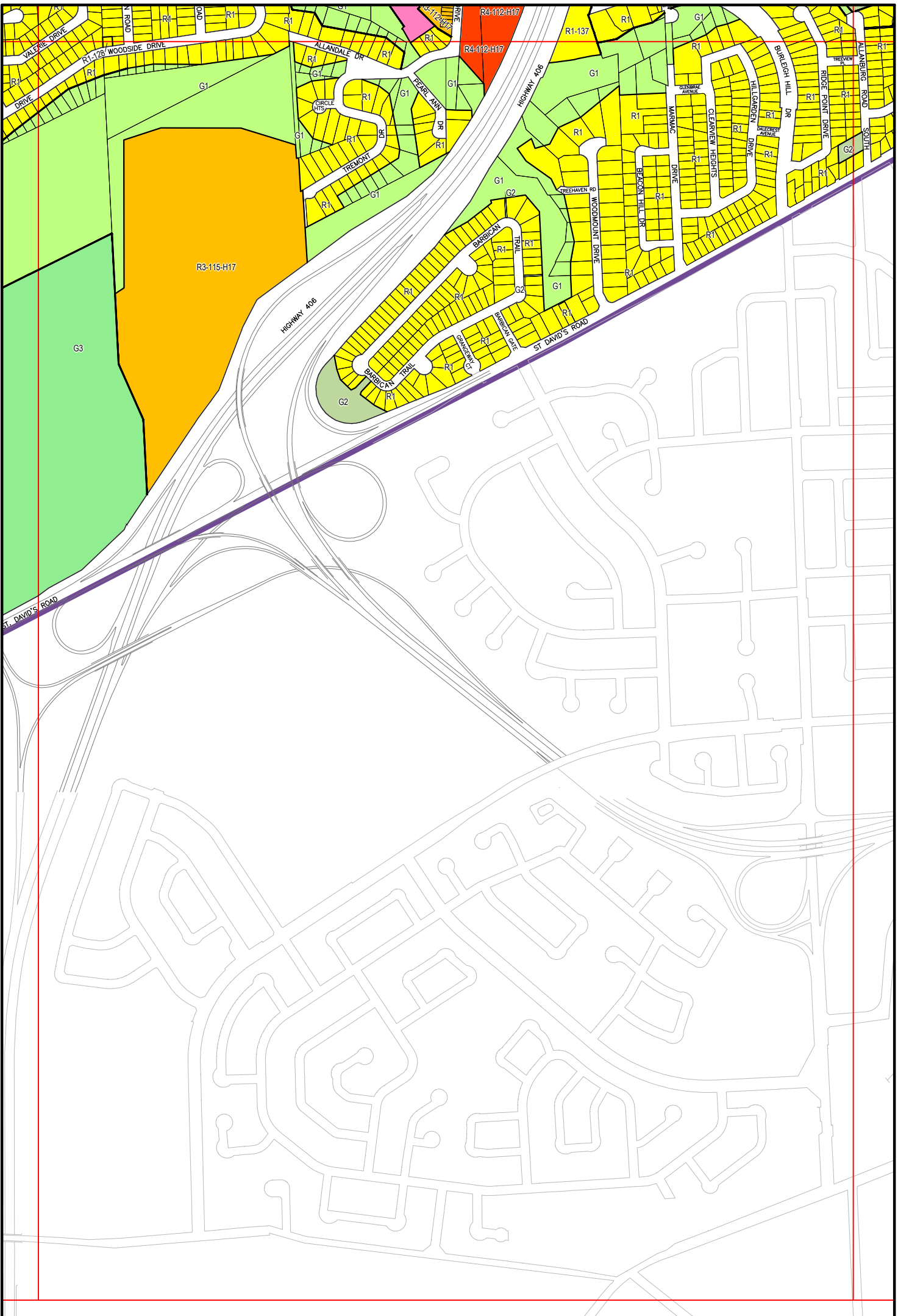
City of
St. Catharines
Zoning By-Law
December 16, 2013

1:10,000

A20

A25 A26 A27

**** In addition to the zoning shown on this schedule, the use of land may be subject to additional regulations or restrictions by upper tier governments or agencies (refer to Sections 1.1.3 and 2.19, and Appendices 16.1.1 to 16.1.5). ****

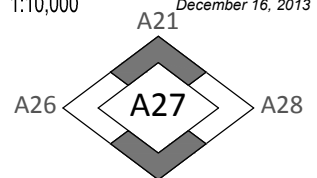


Zones

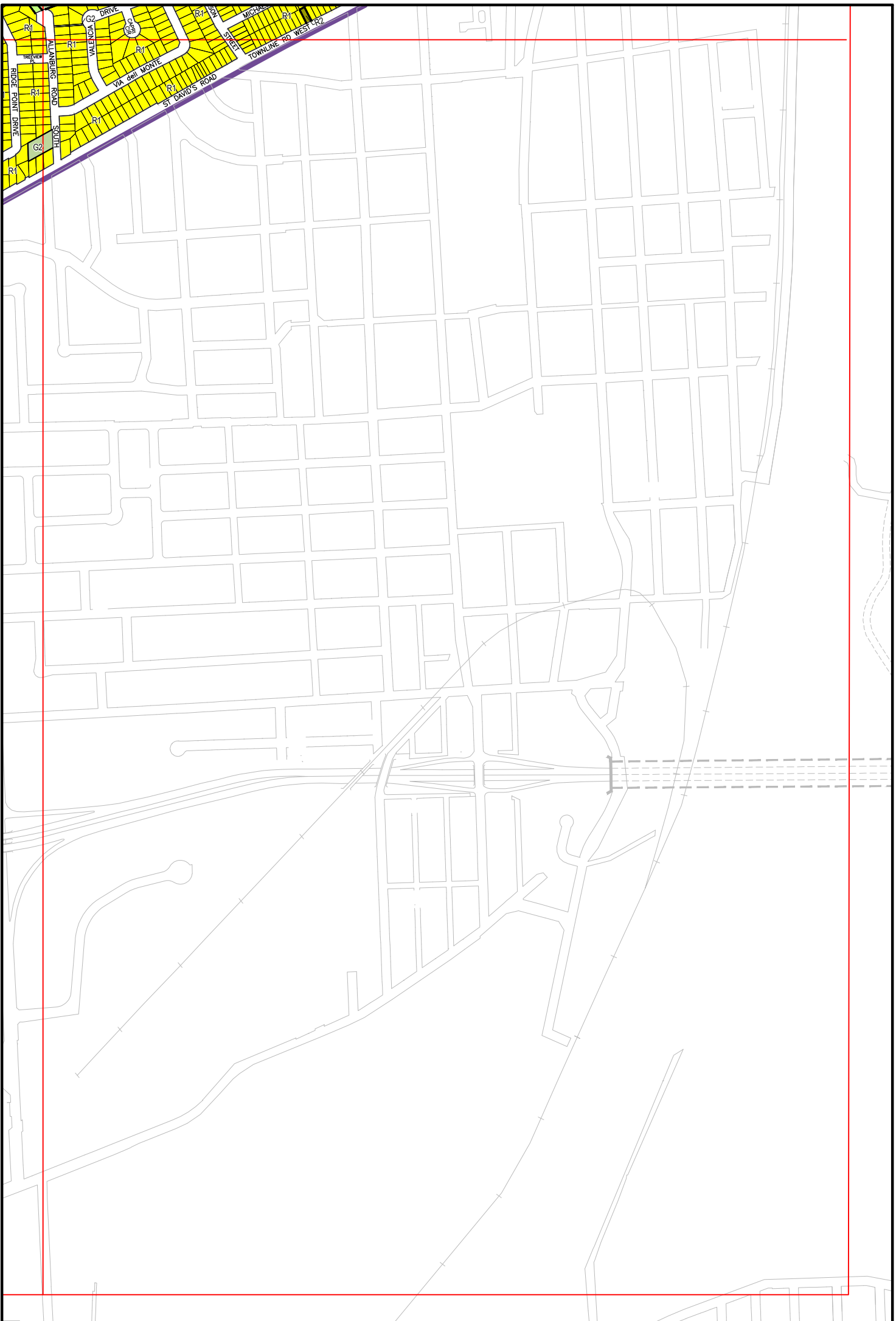
- | | |
|--|---|
| R1 Low Density Residential
- Suburban Neighbourhood | M1 Medium Density Mixed Use |
| R2 Low Density Residential
- Traditional Neighbourhood | M2 Medium / High Density Mixed Use |
| R3 Medium Density Residential | M3 High Density Mixed Use |
| R4 High Density Residential | G1 Conservation / Natural Area |
| C1 Local Convenience Commercial | G2 Minor Green Space |
| C2 Community Commercial | G3 Major Green Space |
| C3 Arterial Commercial | I1 Local Neighbourhood Institutional |
| C4 Major Commercial | I2 Community Institutional |
| C5 Downtown Commercial Core | I3 Major Institutional |
| C6 Downtown Traditional Main Street | A1 Agriculture |
| E1 Business Commercial Employment | A2 Agriculture Only |
| E2 General Employment | A3 Agriculture Commercial / Industrial |
| | — Municipal Boundary |



City of
St. Catharines
Zoning By-Law
December 16, 2013



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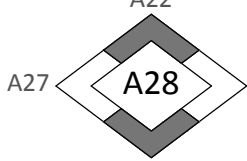


Zones

- | | |
|--|---|
| R1 Low Density Residential
- Suburban Neighbourhood | M1 Medium Density Mixed Use |
| R2 Low Density Residential
- Traditional Neighbourhood | M2 Medium / High Density Mixed Use |
| R3 Medium Density Residential | M3 High Density Mixed Use |
| R4 High Density Residential | G1 Conservation / Natural Area |
| C1 Local Convenience Commercial | G2 Minor Green Space |
| C2 Community Commercial | G3 Major Green Space |
| C3 Arterial Commercial | I1 Local Neighbourhood Institutional |
| C4 Major Commercial | I2 Community Institutional |
| C5 Downtown Commercial Core | I3 Major Institutional |
| C6 Downtown Traditional Main Street | A1 Agriculture |
| E1 Business Commercial Employment | A2 Agriculture Only |
| E2 General Employment | A3 Agriculture Commercial / Industrial |
| | Municipal Boundary |



City of
St. Catharines
Zoning By-Law
December 16, 2013



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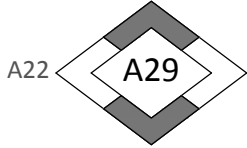


Zones

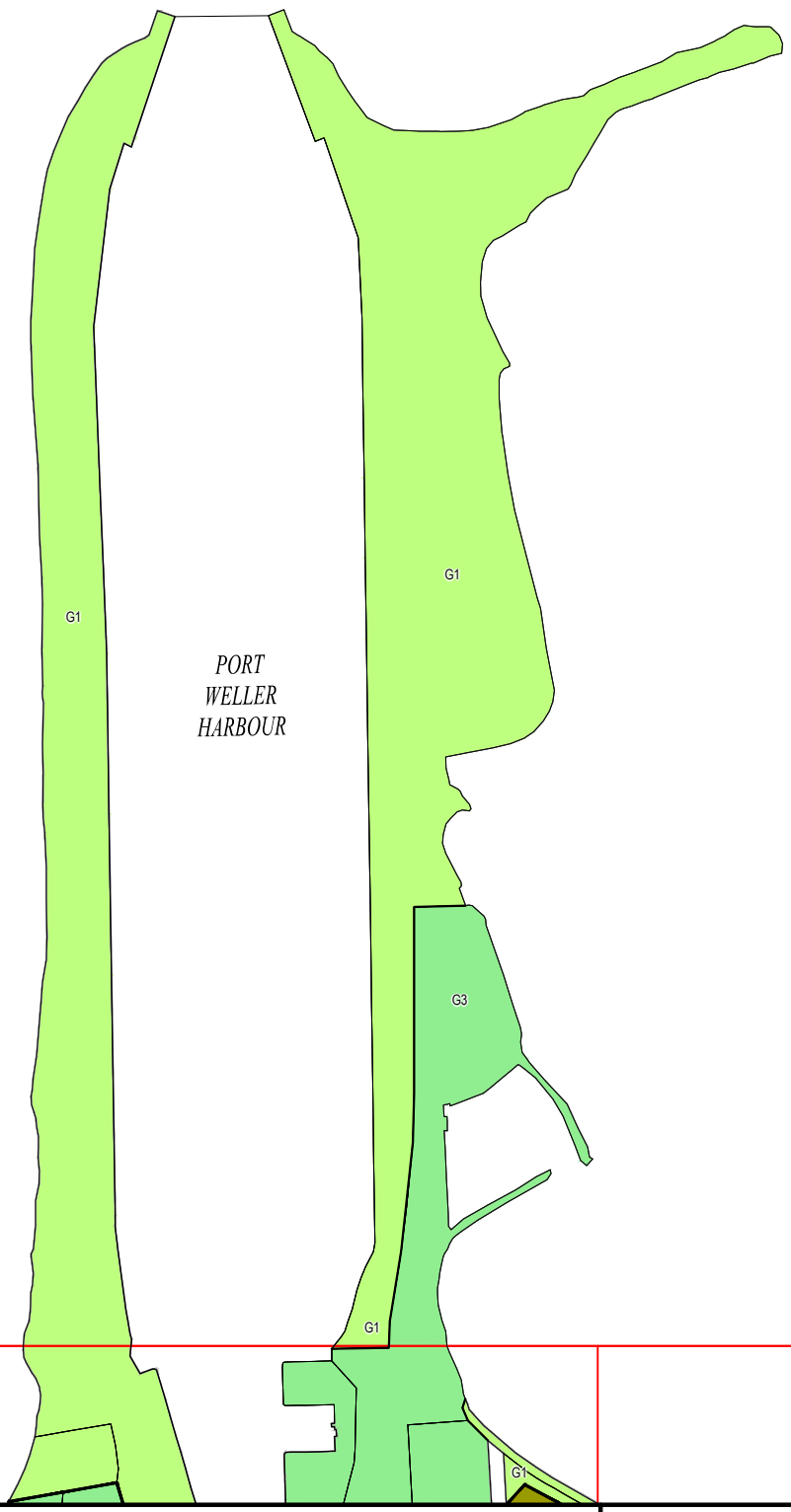
- | | |
|--|---|
| R1 Low Density Residential
- Suburban Neighbourhood | M1 Medium Density Mixed Use |
| R2 Low Density Residential
- Traditional Neighbourhood | M2 Medium / High Density Mixed Use |
| R3 Medium Density Residential | M3 High Density Mixed Use |
| R4 High Density Residential | G1 Conservation / Natural Area |
| C1 Local Convenience Commercial | G2 Minor Green Space |
| C2 Community Commercial | G3 Major Green Space |
| C3 Arterial Commercial | I1 Local Neighbourhood Institutional |
| C4 Major Commercial | I2 Community Institutional |
| C5 Downtown Commercial Core | I3 Major Institutional |
| C6 Downtown Traditional Main Street | A1 Agriculture |
| E1 Business Commercial Employment | A2 Agriculture Only |
| E2 General Employment | A3 Agriculture Commercial / Industrial |
| | Municipal Boundary |



City of
St.Catharines
Zoning By-Law
December 16, 2013



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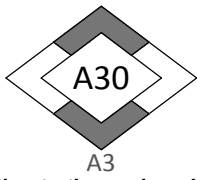


Zones

- | | |
|--|---|
| R1 Low Density Residential
- Suburban Neighbourhood | M1 Medium Density Mixed Use |
| R2 Low Density Residential
- Traditional Neighbourhood | M2 Medium / High Density Mixed Use |
| R3 Medium Density Residential | M3 High Density Mixed Use |
| R4 High Density Residential | G1 Conservation / Natural Area |
| C1 Local Convenience Commercial | G2 Minor Green Space |
| C2 Community Commercial | G3 Major Green Space |
| C3 Arterial Commercial | I1 Local Neighbourhood Institutional |
| C4 Major Commercial | I2 Community Institutional |
| C5 Downtown Commercial Core | I3 Major Institutional |
| C6 Downtown Traditional Main Street | A1 Agriculture |
| E1 Business Commercial Employment | A2 Agriculture Only |
| E2 General Employment | A3 Agriculture Commercial / Industrial |
| | Municipal Boundary |



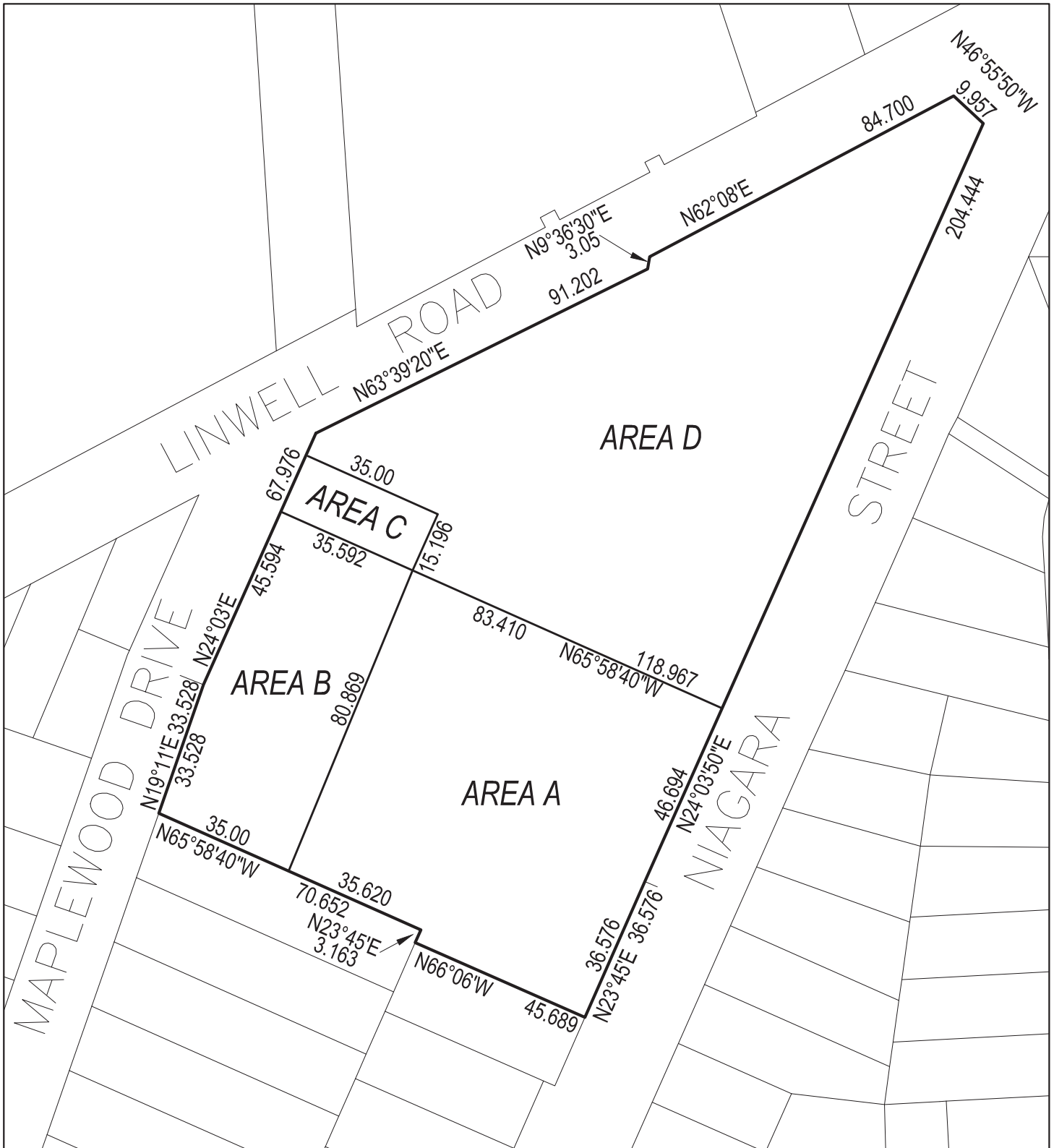
City of
St.Catharines
Zoning By-Law
December 16, 2013



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15.2 Schedule B – Lot Specific Maps for Special Provisions

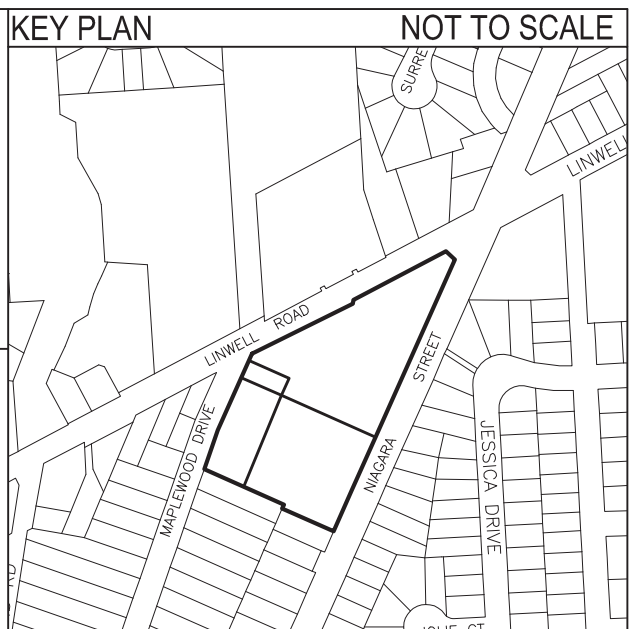
SPECIAL PROVISION	SCHEDULE A	SCHEDULE B	LOCATION	BY-LAW
2	9	1	585 Niagara Street	



AN ILLUSTRATION SHOWING

Part Lot 13, Concession 3; Lots 27 & 28 Registered Plan TP-192

IN THE CITY OF ST.CATHARINES REGIONAL MUNICIPALITY OF NIAGARA



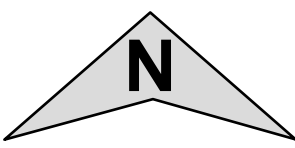
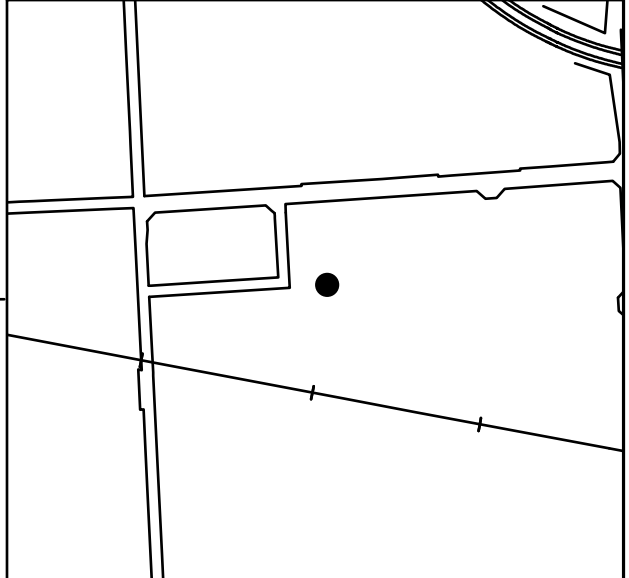
DISTANCES SHOWN ARE IN METRES
 NOT TO SCALE
 December 16, 2013

SPECIAL PROVISION	SCHEDULE A	SCHEDULE B	LOCATION	BY-LAW
5	18	2	Various	2023-034



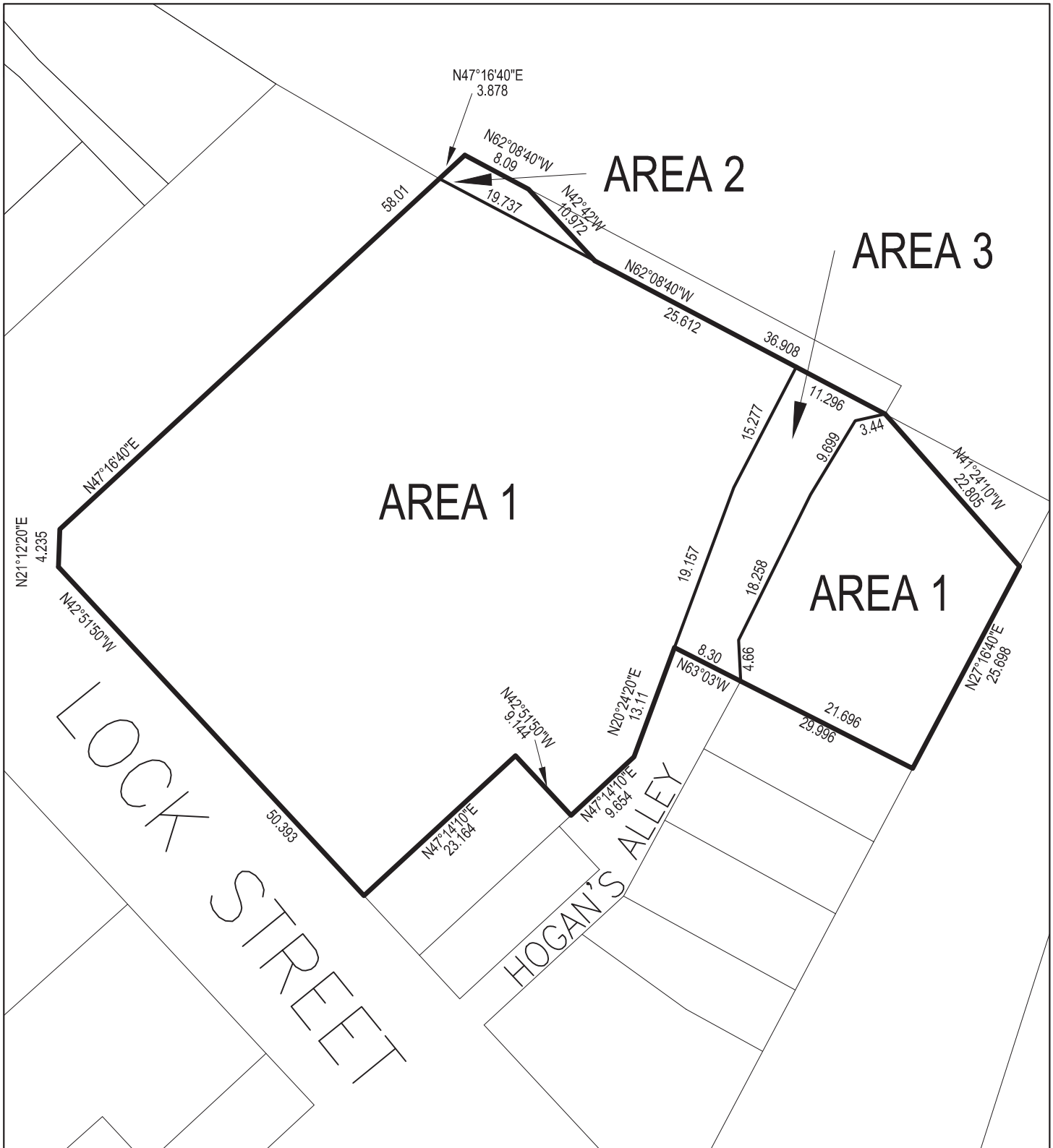
AN ILLUSTRATION SHOWING
 PART OF LOTS 1 & 2, CONCESSION 4
 IN THE CITY OF ST CATHARINES
 REGIONAL MUNICIPALITY OF NIAGARA

KEY MAP NOT TO SCALE



DISTANCES SHOWN ARE IN METRES
 NOT TO SCALE

SPECIAL PROVISION	SCHEDULE A	SCHEDULE B	LOCATION	BY-LAW
8	7	3 a	16 Lock Street; 12 Lakeport Road	



AN ILLUSTRATION SHOWING

Lots 3, 4, 5, 6, 7, 14, 16 & Part of Lot 2 & Part of the unnamed public alley Registrar's Compiled Plan 696

IN THE CITY OF ST.CATHARINES REGIONAL MUNICIPALITY OF NIAGARA

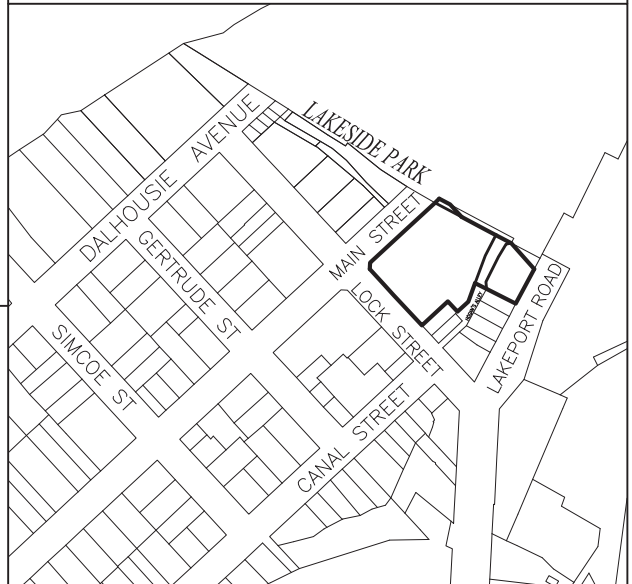


DISTANCES SHOWN ARE IN METRES
NOT TO SCALE

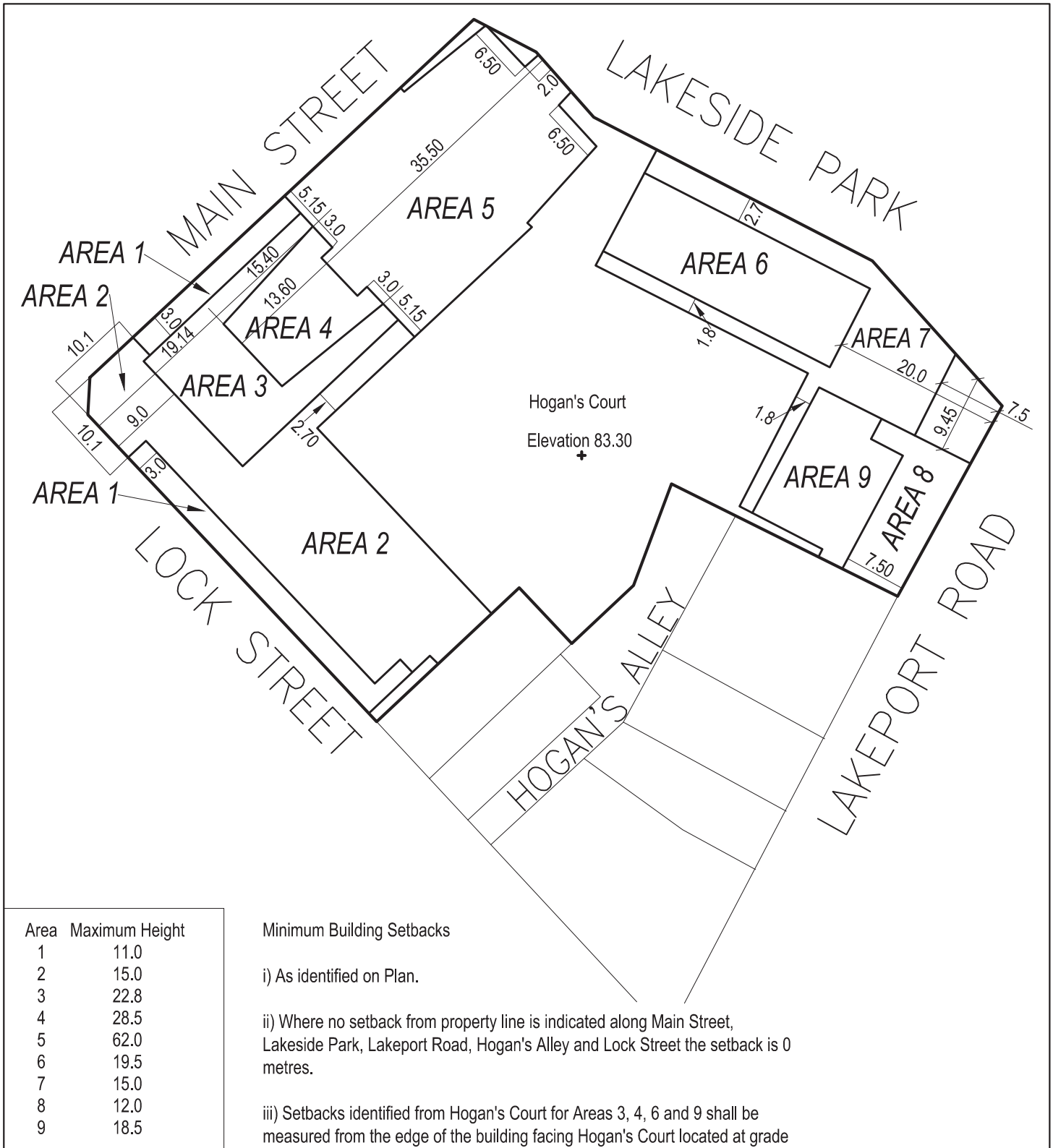
December 16, 2013

KEY PLAN

NOT TO SCALE



SPECIAL PROVISION	SCHEDULE A	SCHEDULE B	LOCATION	BY-LAW
8	7	3 b	16 Lock Street; 12 Lakeport Road	

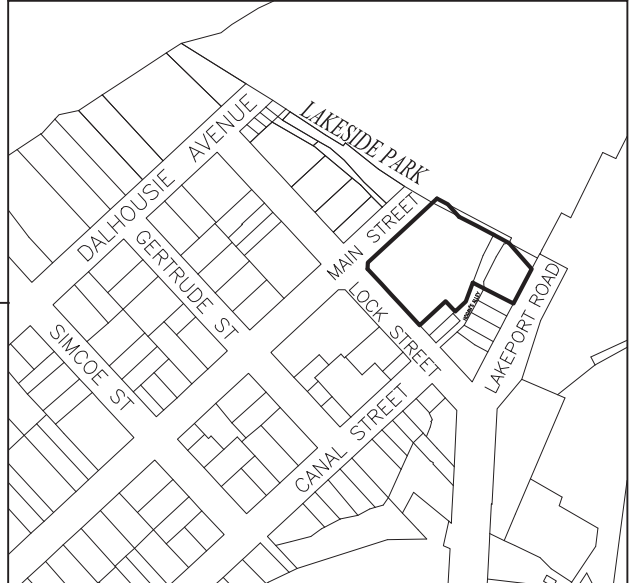


AN ILLUSTRATION SHOWING

Lots 3, 4, 5, 6, 7, 14, 16 & Part of Lot 2 & Part of the unnamed public alley Registrar's Compiled Plan 696

IN THE CITY OF ST.CATHARINES REGIONAL MUNICIPALITY OF NIAGARA

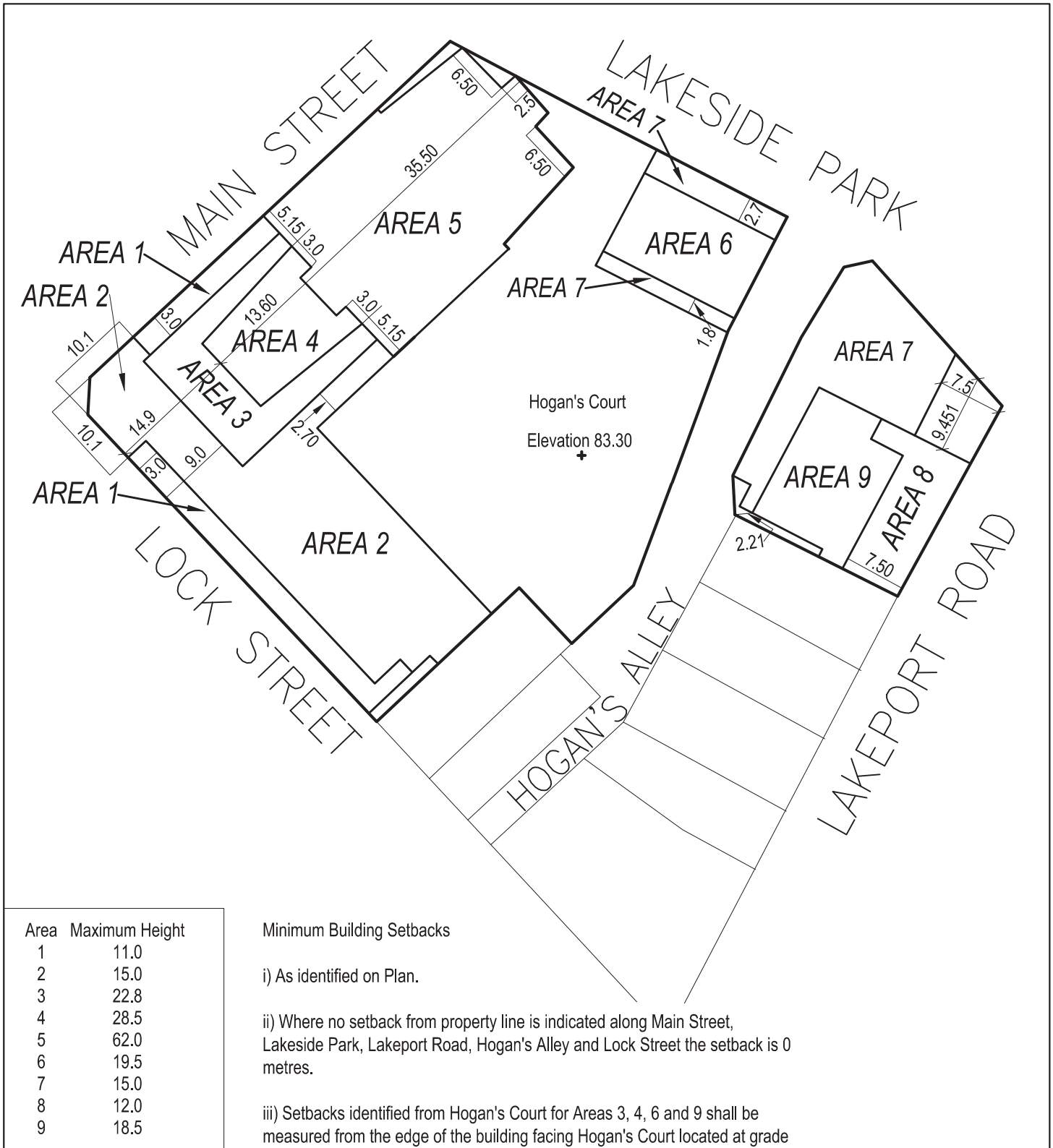
KEY PLAN NOT TO SCALE



DISTANCES SHOWN ARE IN METRES
NOT TO SCALE

December 16, 2013

SPECIAL PROVISION	SCHEDULE A	SCHEDULE B	LOCATION	BY-LAW
8	7	3 c	16 Lock Street; 12 Lakeport Road	



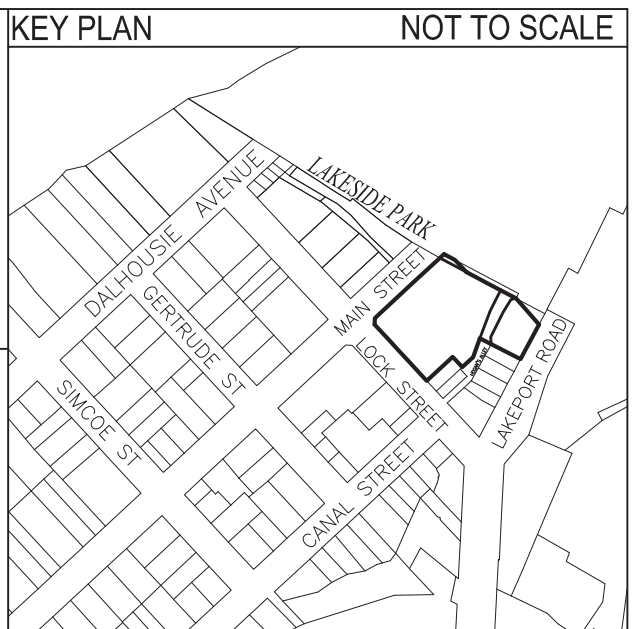
AN ILLUSTRATION SHOWING

Lots 3, 4, 5, 6, 7, 14, 16 & Part of Lot 2 & Part of the unnamed public alley Registrar's Compiled Plan 696

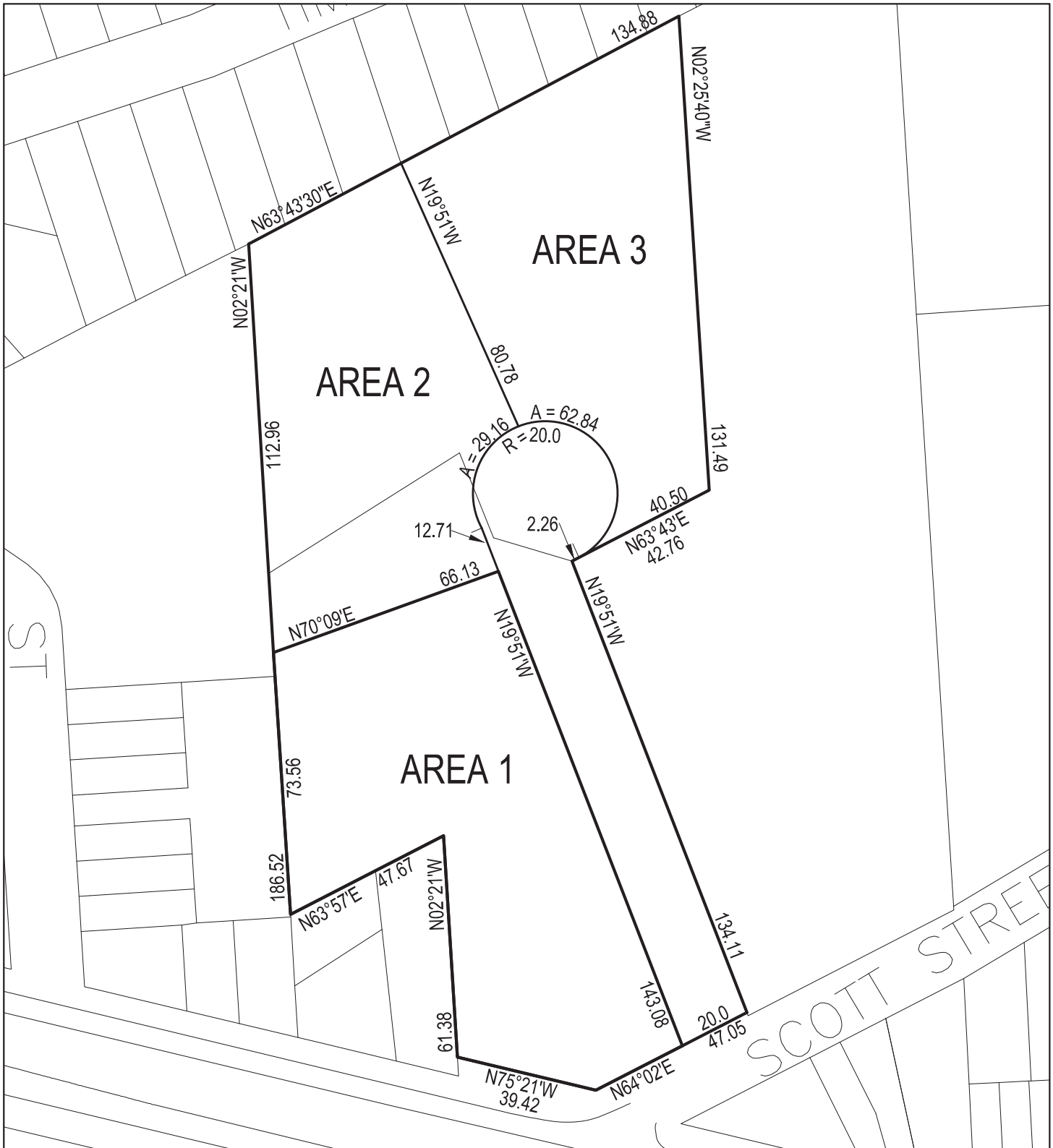
IN THE CITY OF ST.CATHARINES REGIONAL MUNICIPALITY OF NIAGARA

DISTANCES SHOWN ARE IN METRES
NOT TO SCALE

December 16, 2013



SPECIAL PROVISION	SCHEDULE A	SCHEDULE B	LOCATION	BY-LAW
13	7, 13	4 a	81 & 85 Scott Street	



AN ILLUSTRATION SHOWING

Part Lot 20, Concession 3;
Parts 1-34, 65-67, 73, 98 & 99 on Reference Plan 30R-6344

IN THE CITY OF ST. CATHARINES REGIONAL
MUNICIPALITY OF NIAGARA

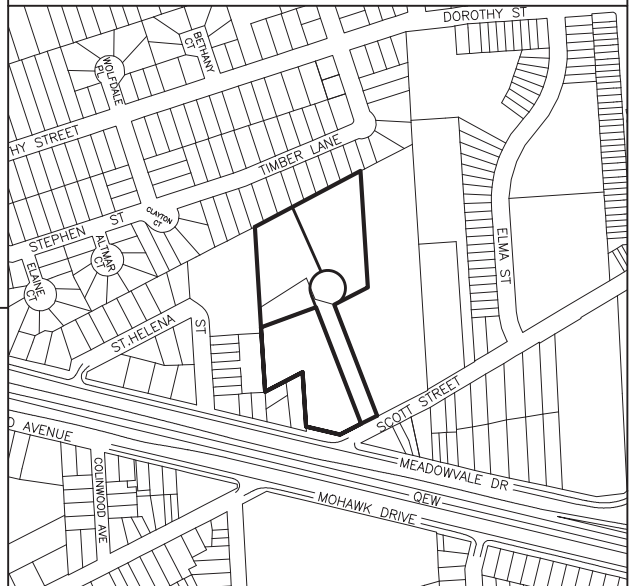


DISTANCES SHOWN ARE IN METRES
NOT TO SCALE

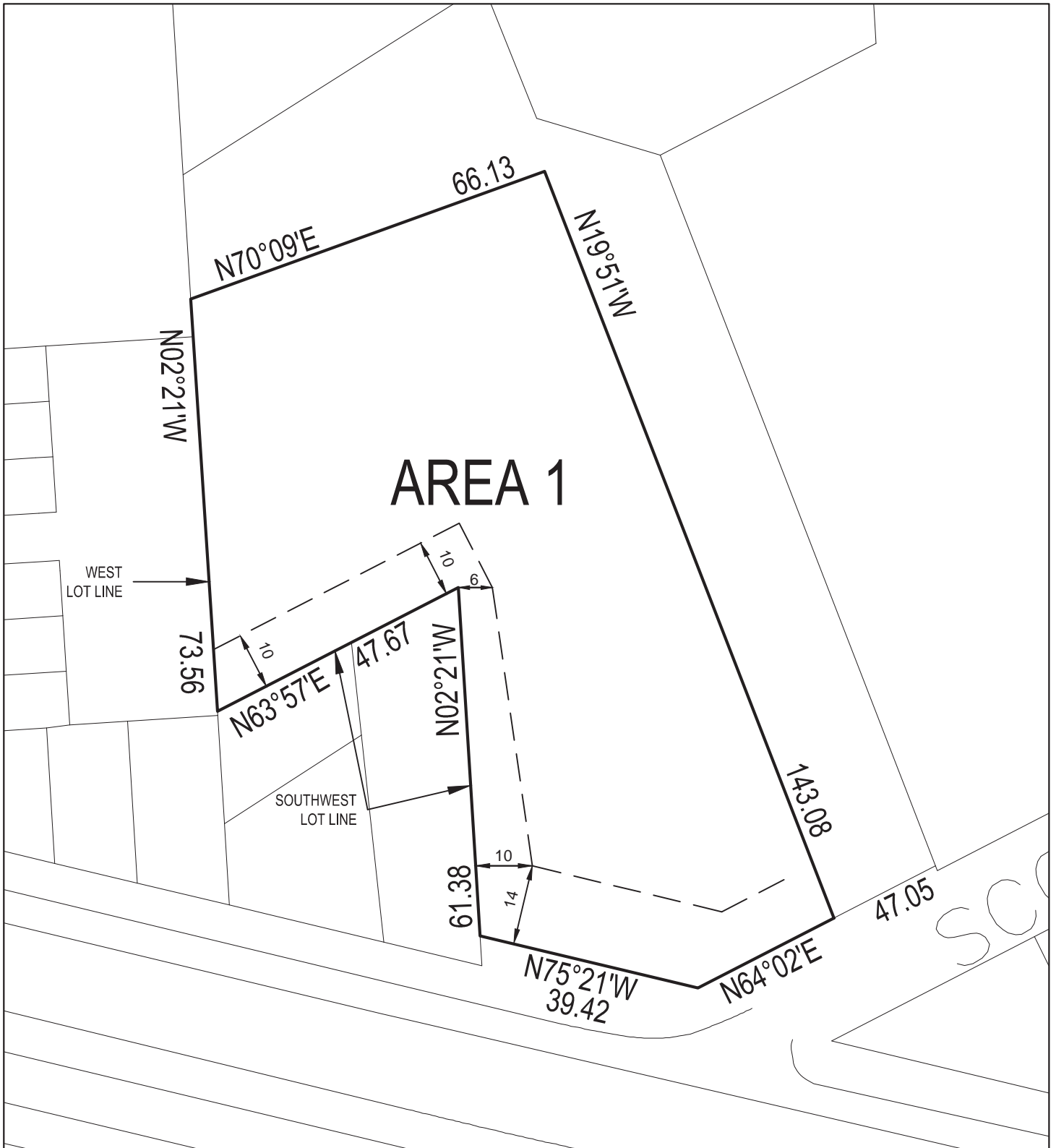
December 16, 2013

KEY PLAN

NOT TO SCALE



SPECIAL PROVISION	SCHEDULE A	SCHEDULE B	LOCATION	BY-LAW
13	7, 13	4 b	81 Scott Street	



AN ILLUSTRATION SHOWING

Part Lot 20, Concession 3;
Parts 1-34, 65-67, 73, 98 & 99 on Reference Plan 30R-6344

IN THE CITY OF ST. CATHARINES REGIONAL
MUNICIPALITY OF NIAGARA



DISTANCES SHOWN ARE IN METRES
NOT TO SCALE

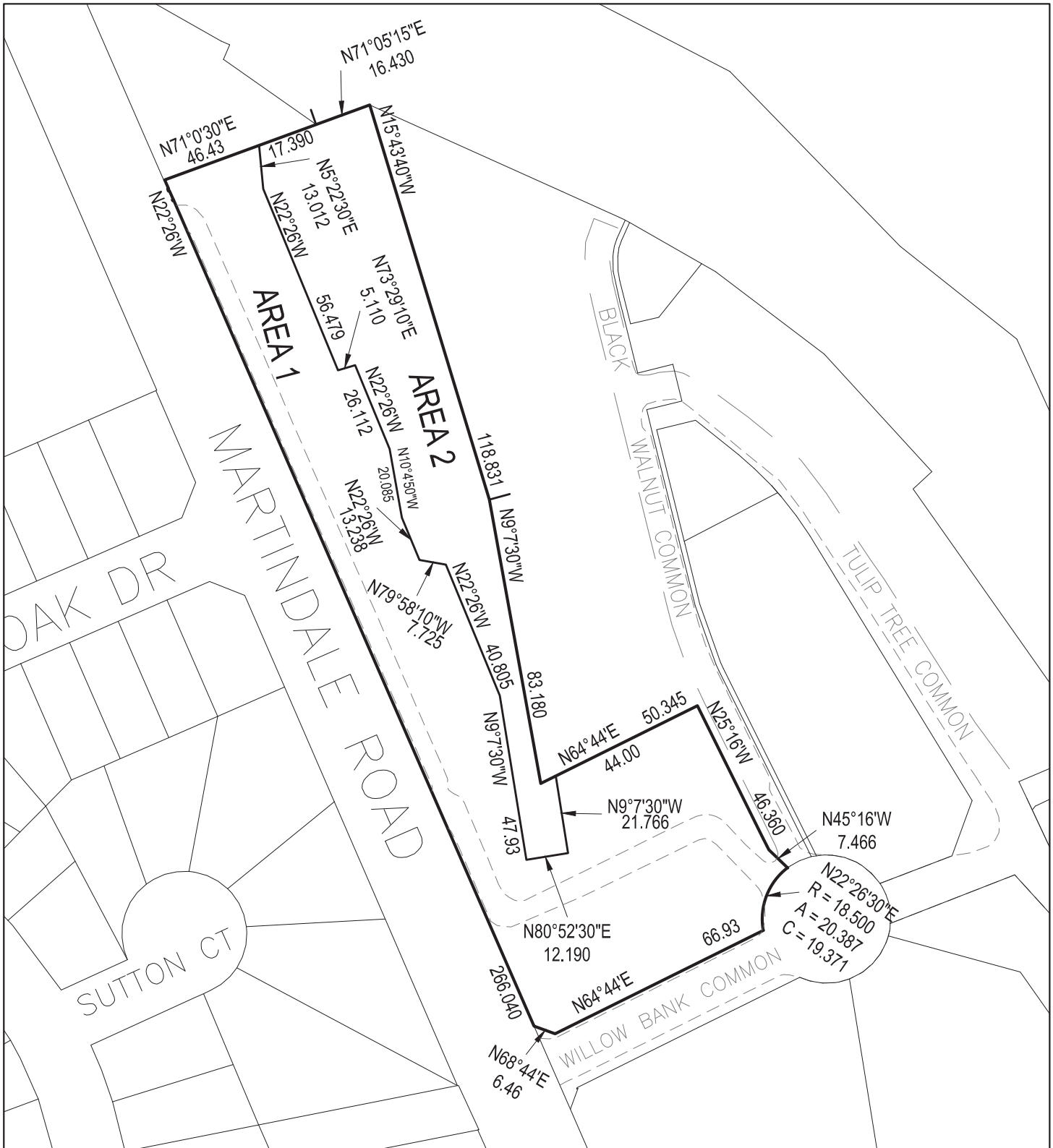
December 16, 2013

KEY PLAN

NOT TO SCALE



SPECIAL PROVISION	SCHEDULE A	SCHEDULE B	LOCATION	BY-LAW
14	13	5	174 Martindale Road	



AN ILLUSTRATION SHOWING

Part Lot 4, Registered Plan 30M-167

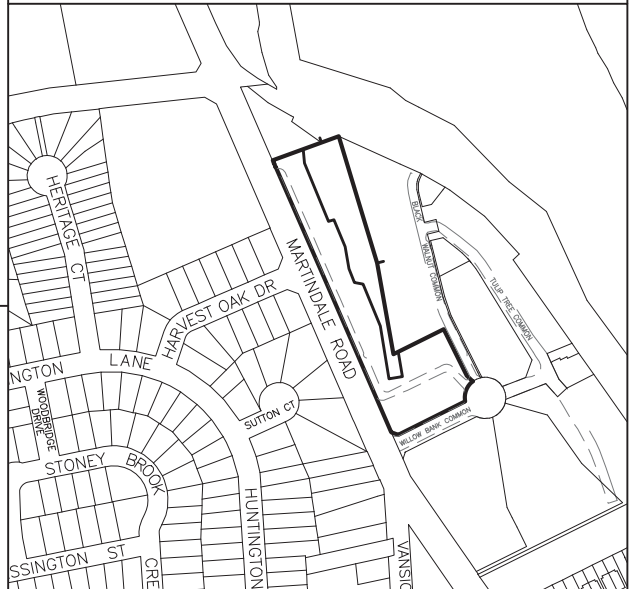
IN THE CITY OF ST. CATHARINES REGIONAL
MUNICIPALITY OF NIAGARA



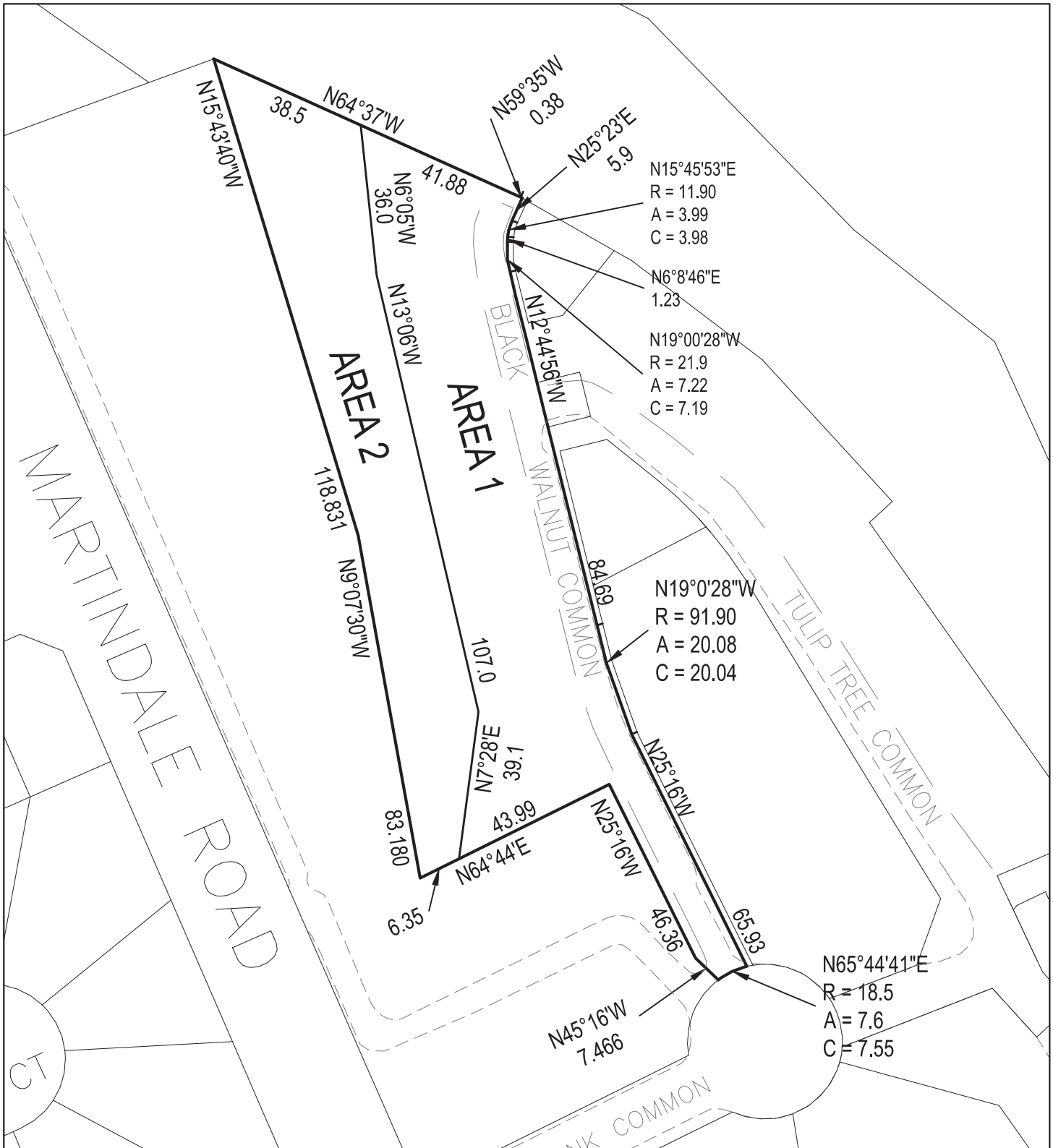
DISTANCES SHOWN ARE IN METRES
NOT TO SCALE

December 16, 2013

KEY PLAN NOT TO SCALE




SPECIAL PROVISION	SCHEDULE A	SCHEDULE B	LOCATION	BY-LAW
15	13	6	172 Martindale Road 1 - 31 Black Walnut Common	



AN ILLUSTRATION SHOWING

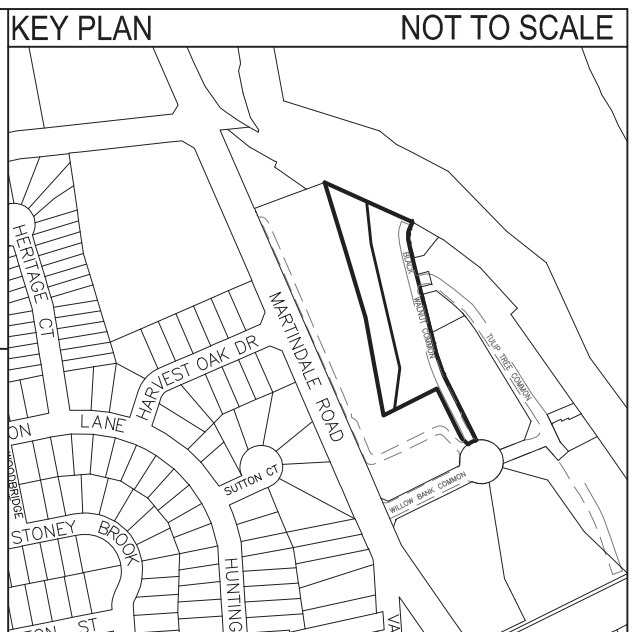
Part Lot 4, Registered Plan 30M-167

IN THE CITY OF ST.CATHARINES REGIONAL MUNICIPALITY OF NIAGARA

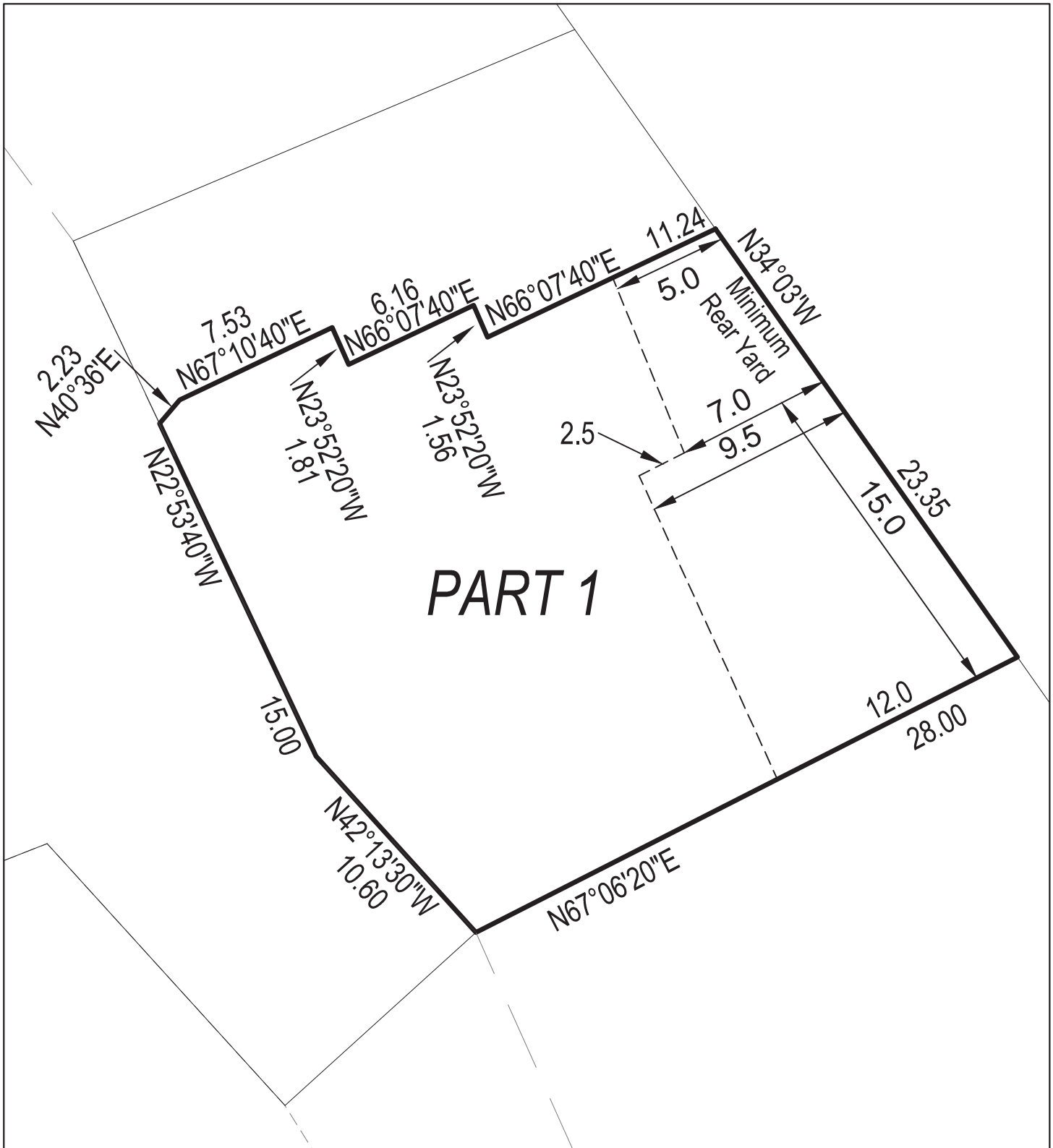


DISTANCES SHOWN ARE IN METRES
NOT TO SCALE

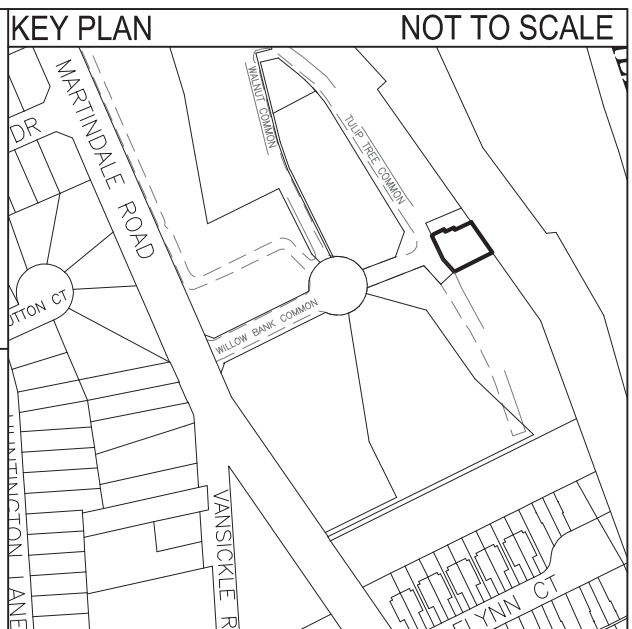
December 16, 2013



SPECIAL PROVISION	SCHEDULE A	SCHEDULE B	LOCATION	BY-LAW
16	13	7	40 Tulip Tree Common	

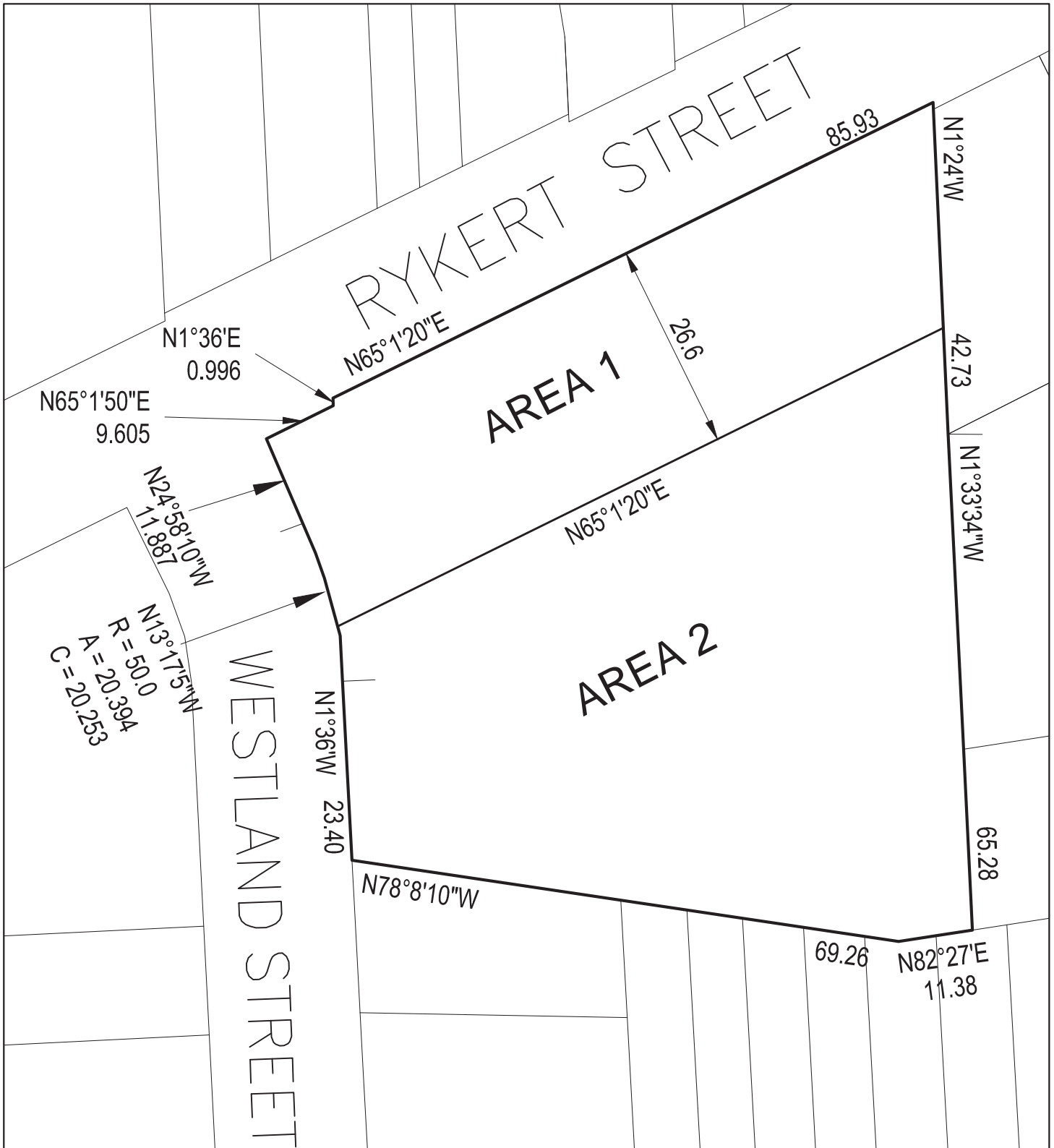


AN ILLUSTRATION SHOWING
 Part Lot 3, Registered Plan 30M-167; Designated as Part 2 on
 Reference Plan 30R-13221
 IN THE CITY OF ST.CATHARINES REGIONAL
 MUNICIPALITY OF NIAGARA



DISTANCES SHOWN ARE IN METRES
 NOT TO SCALE
 December 16, 2013

SPECIAL PROVISION	SCHEDULE A	SCHEDULE B	LOCATION	BY-LAW
23	19	8 a	179 Rykert Street	



AN ILLUSTRATION SHOWING

Part Lot 22, Concession 8; Designated as Parts 1 & 2 on Reference Plan 30R-10777 & Block 45 on Registered Plan 30M-210

IN THE CITY OF ST.CATHARINES REGIONAL MUNICIPALITY OF NIAGARA



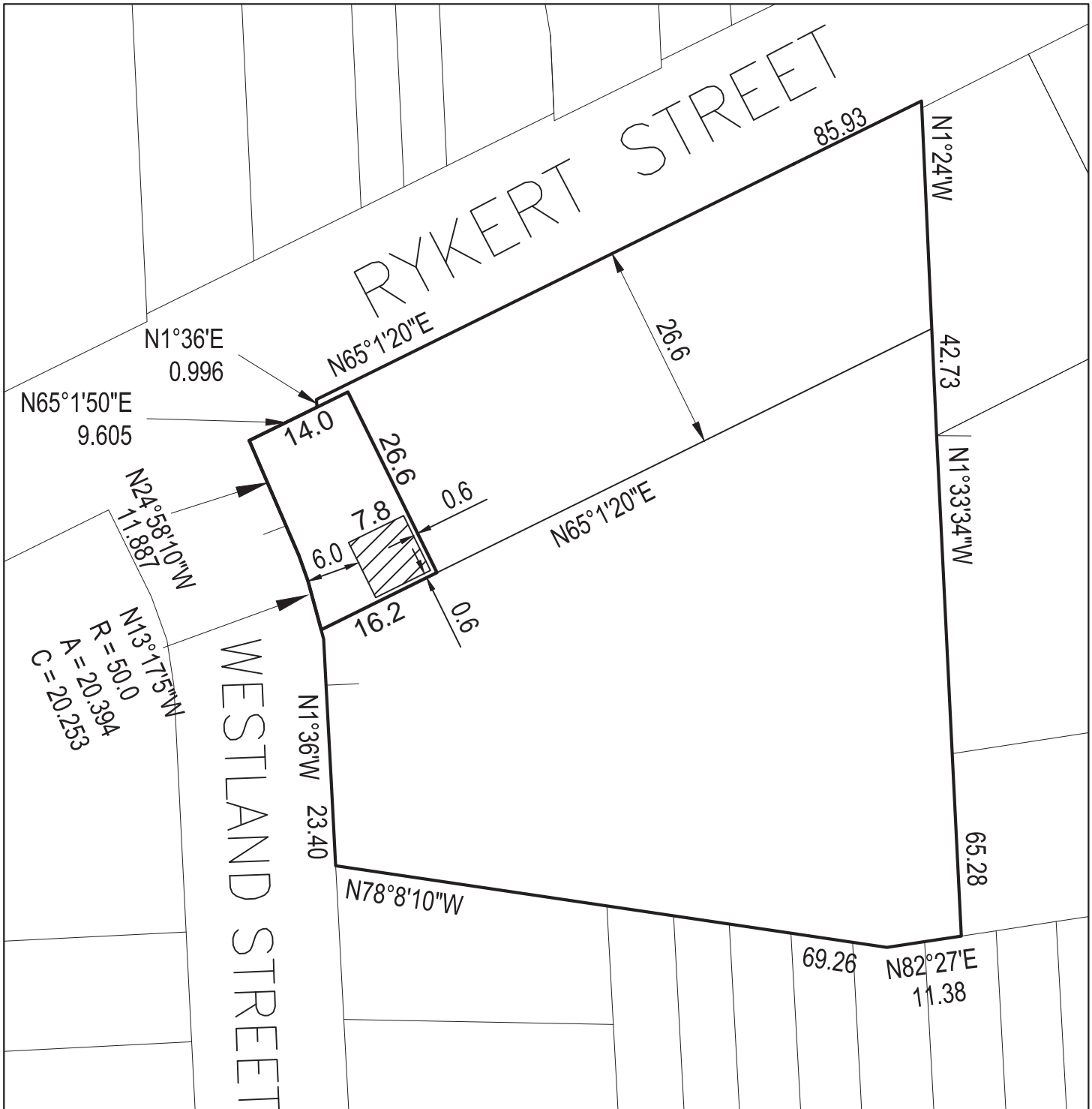
DISTANCES SHOWN ARE IN METRES
NOT TO SCALE

December 16, 2013

KEY PLAN NOT TO SCALE



SPECIAL PROVISION	SCHEDULE A	SCHEDULE B	LOCATION	BY-LAW
23	19	8 b	179 Rykert Street	



 INDICATES BUILDING ENVELOPE FOR GARAGE

AN ILLUSTRATION SHOWING

Part Lot 22, Concession 8; Designated as Parts 1 & 2 on Reference Plan 30R-10777 & Block 45 on Registered Plan 30M-210

IN THE CITY OF ST.CATHARINES REGIONAL MUNICIPALITY OF NIAGARA



DISTANCES SHOWN ARE IN METRES
NOT TO SCALE

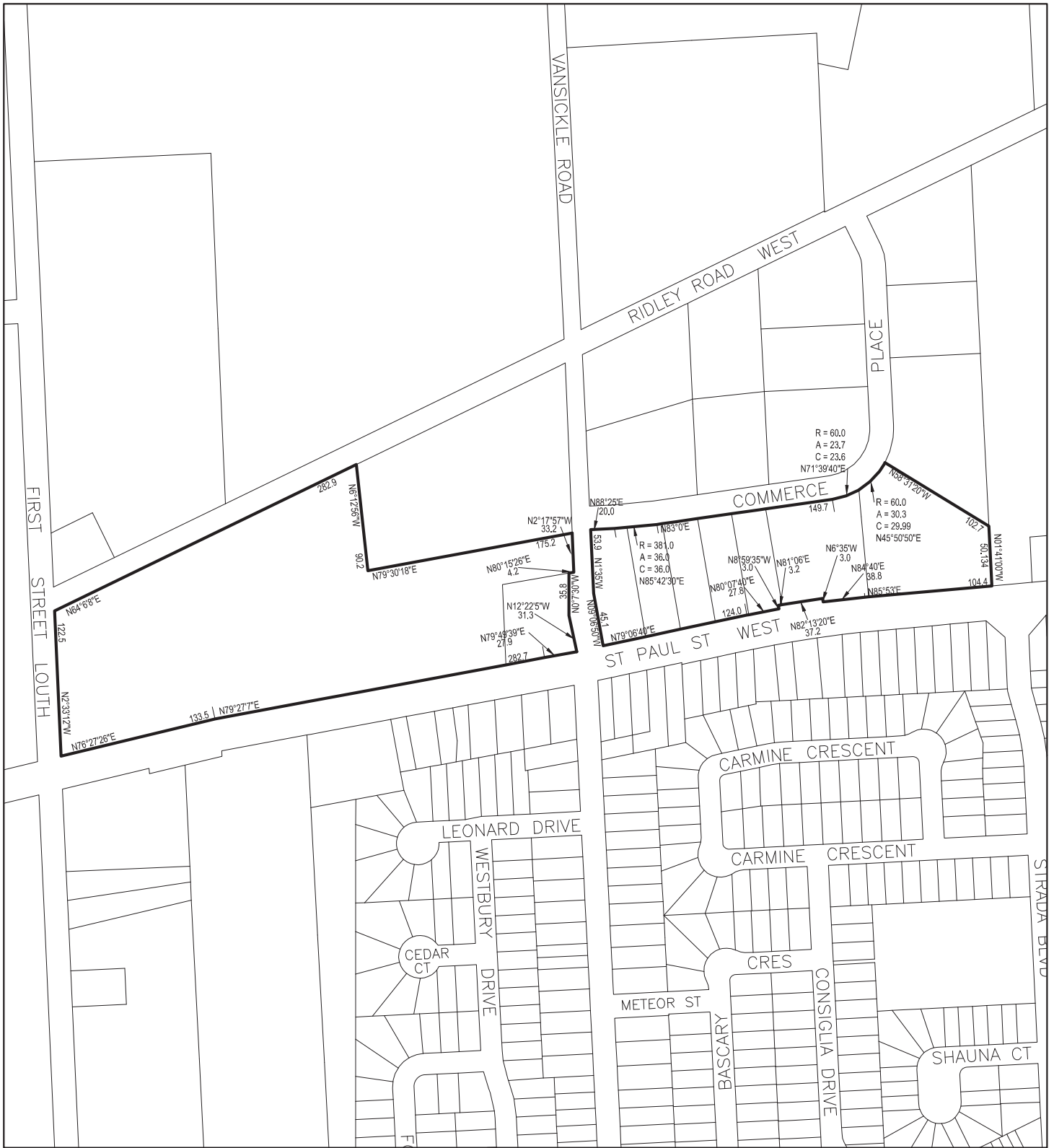
December 16, 2013

KEY PLAN

NOT TO SCALE



SPECIAL PROVISION	SCHEDULE A	SCHEDULE B	LOCATION	BY-LAW
26	19	9	326 & 362 St. Paul Street West; 10 - 66 Commerce Place	



AN ILLUSTRATION SHOWING

Part Lot 23, Concession 7 & Lots 8, 9, 10 & 11 on Registered Plan 30M-191

IN THE CITY OF ST.CATHARINES REGIONAL MUNICIPALITY OF NIAGARA

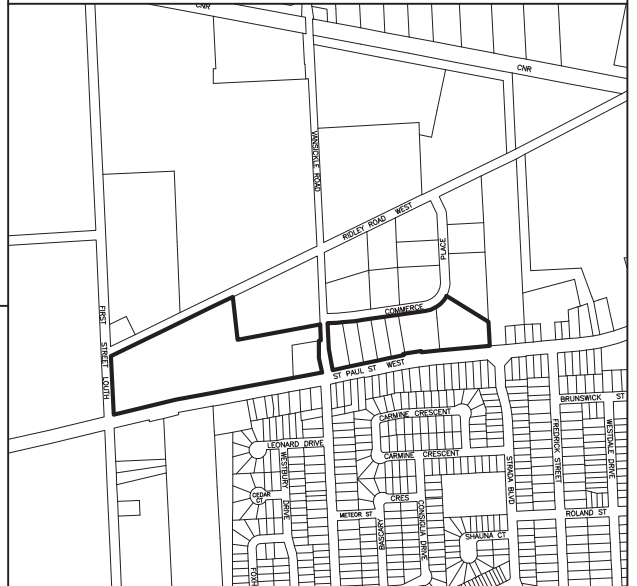


DISTANCES SHOWN ARE IN METRES
NOT TO SCALE

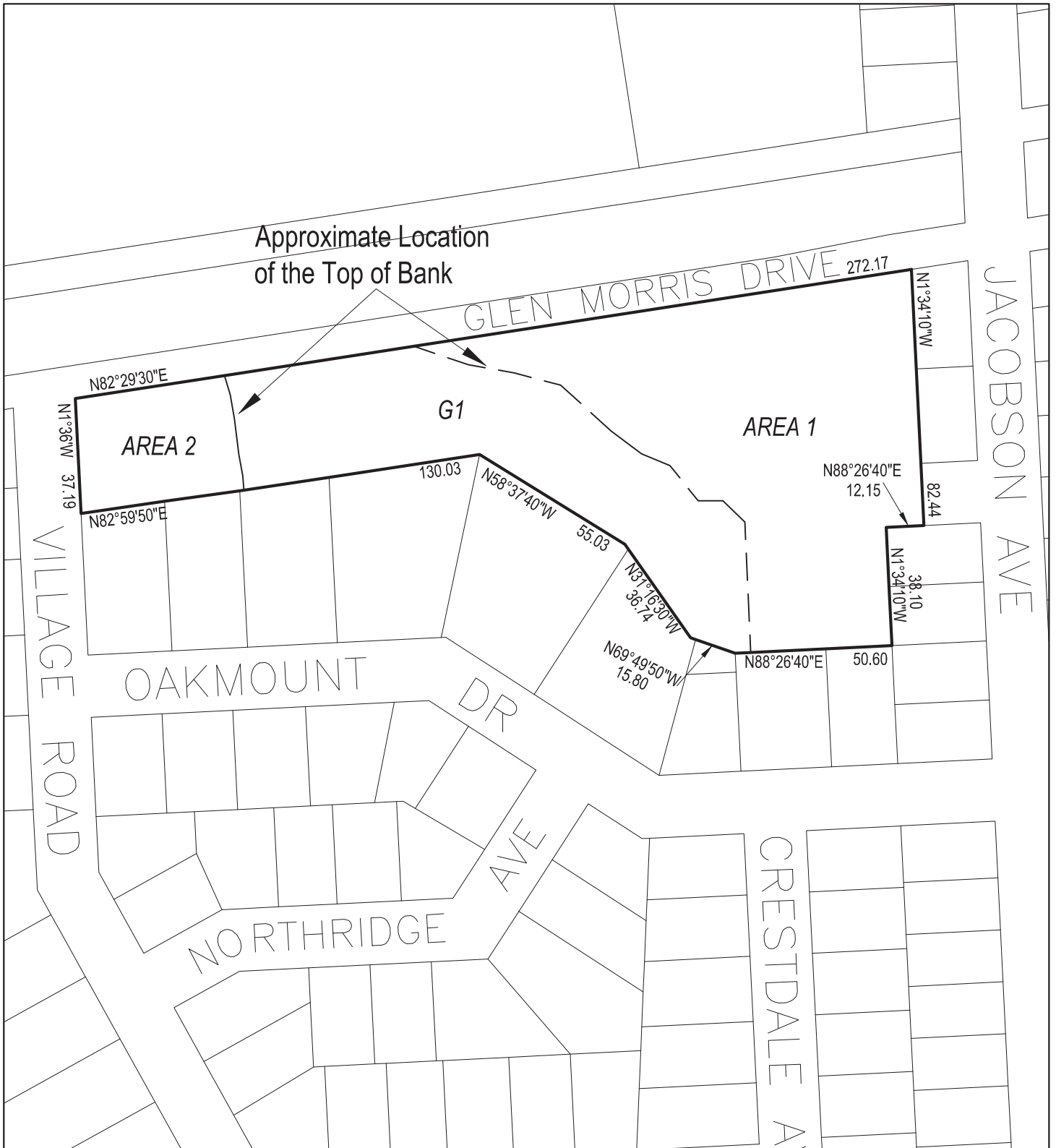
December 16, 2013

KEY PLAN

NOT TO SCALE



SPECIAL PROVISION	SCHEDULE A	SCHEDULE B	LOCATION	BY-LAW
28	21	10	61 Village Road	



AN ILLUSTRATION SHOWING

Part Lots 14 & 15, Concession 9

IN THE CITY OF ST.CATHARINES REGIONAL
MUNICIPALITY OF NIAGARA

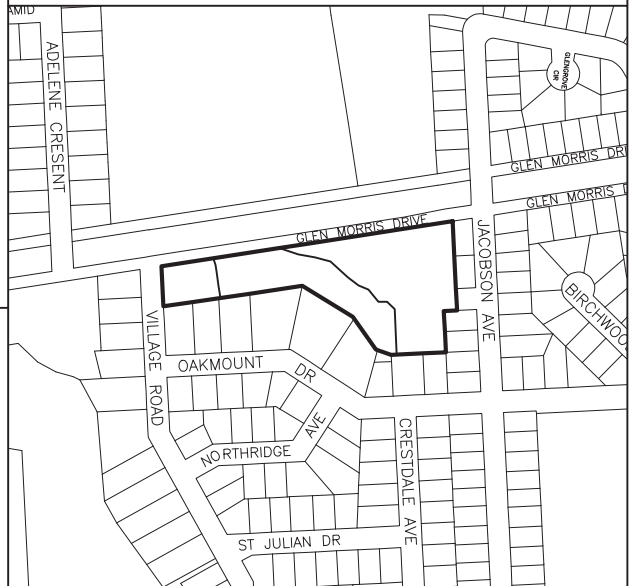


DISTANCES SHOWN ARE IN METRES
NOT TO SCALE

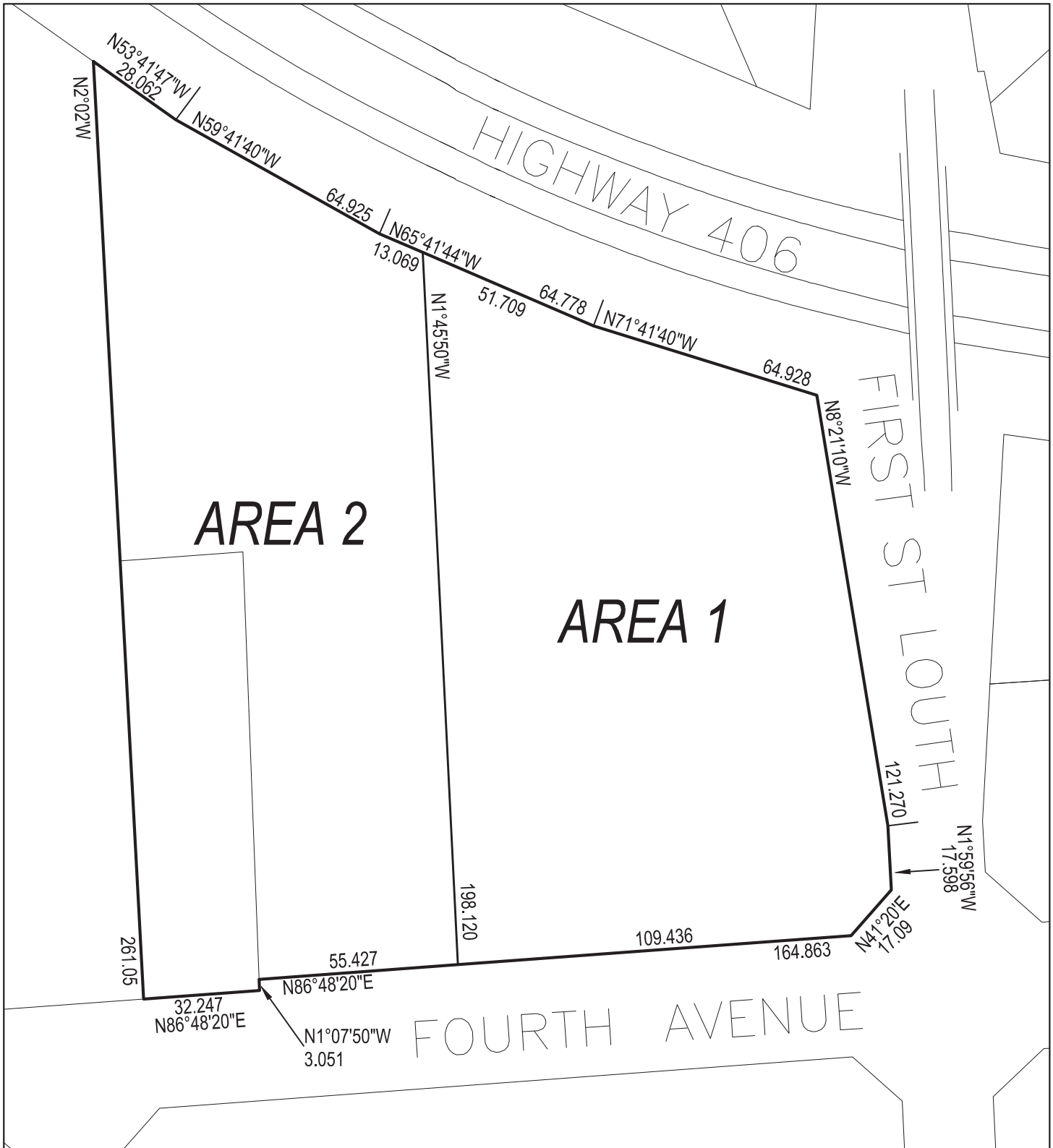
December 16, 2013

KEY PLAN

NOT TO SCALE



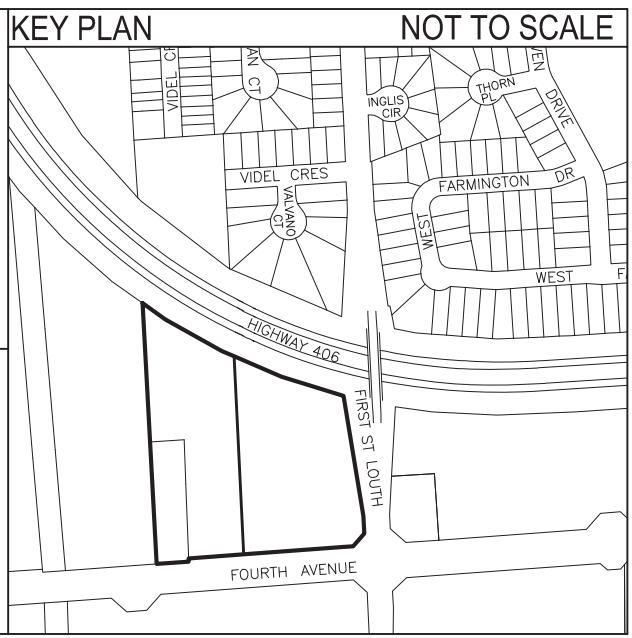
SPECIAL PROVISION	SCHEDULE A	SCHEDULE B	LOCATION	BY-LAW
34	12, 13, 18, 19	11	1215 & 1179 Fourth Avenue	



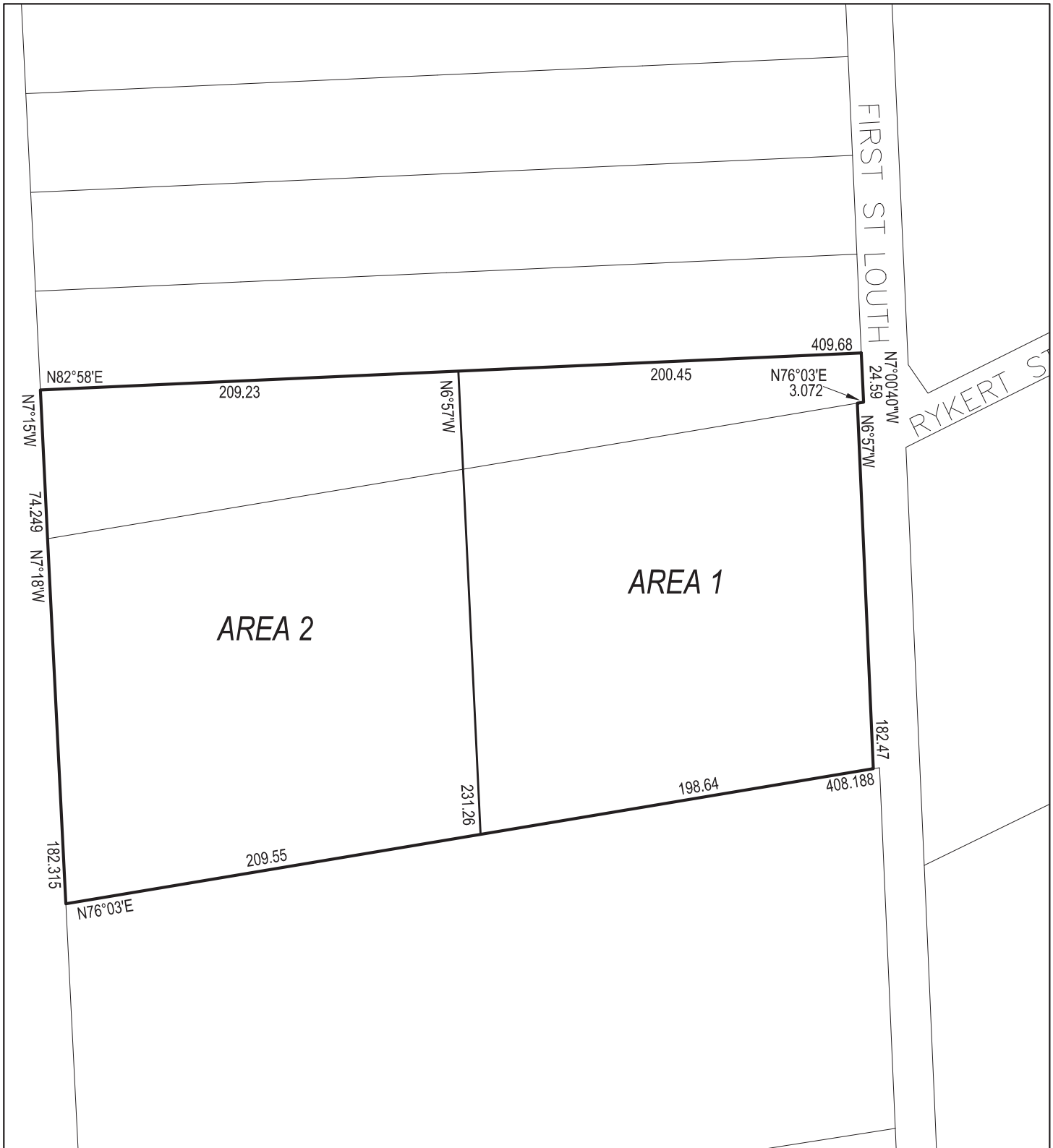
AN ILLUSTRATION SHOWING
 Part Lot 1, Concession 3 Being Part Lots G, H & J on
 Registered Plan TP-34
 IN THE CITY OF ST.CATHARINES REGIONAL
 MUNICIPALITY OF NIAGARA



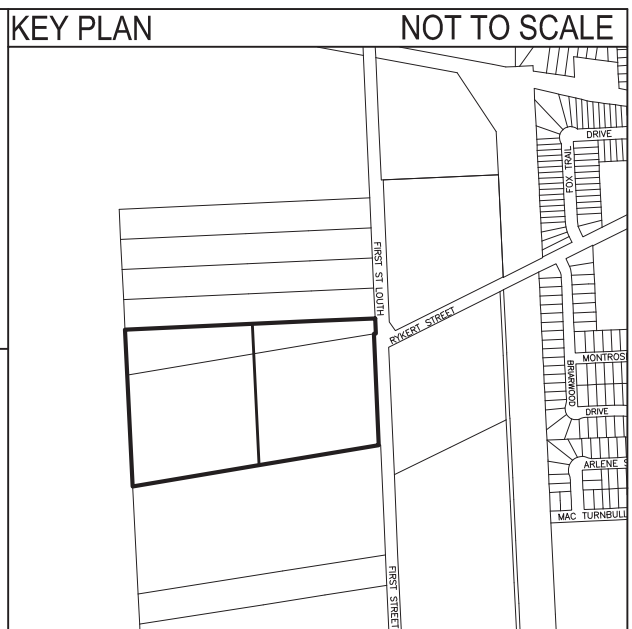
DISTANCES SHOWN ARE IN METRES
 NOT TO SCALE
 December 16, 2013



SPECIAL PROVISION	SCHEDULE A	SCHEDULE B	LOCATION	BY-LAW
37	18, 19	12	2403 & 2411 First Street Louth	

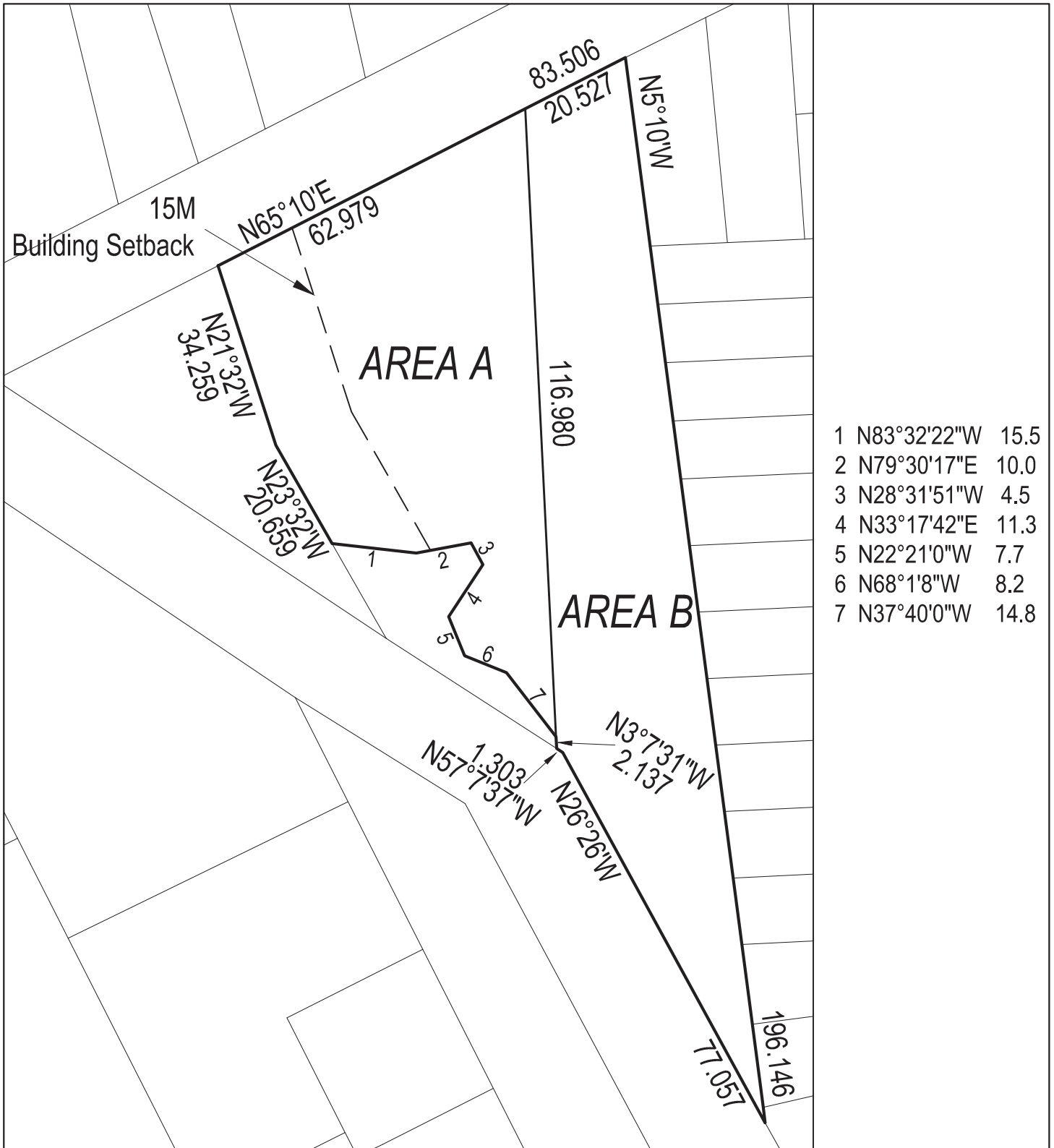


AN ILLUSTRATION SHOWING
 Part Lot 1, Concession 6, Parts 1 & 2 on Reference Plan 30R-8398 Save and Except Part 1 on 30R-9406, Part 2 on Reference Plan 30R-9229 Save and Except Part 2 on 30R-9406
 IN THE CITY OF ST.CATHARINES REGIONAL MUNICIPALITY OF NIAGARA



DISTANCES SHOWN ARE IN METRES
 NOT TO SCALE
 December 16, 2013


SPECIAL PROVISION	SCHEDULE A	SCHEDULE B	LOCATION	BY-LAW
43	21	13	38 Lincoln Avenue	



AN ILLUSTRATION SHOWING

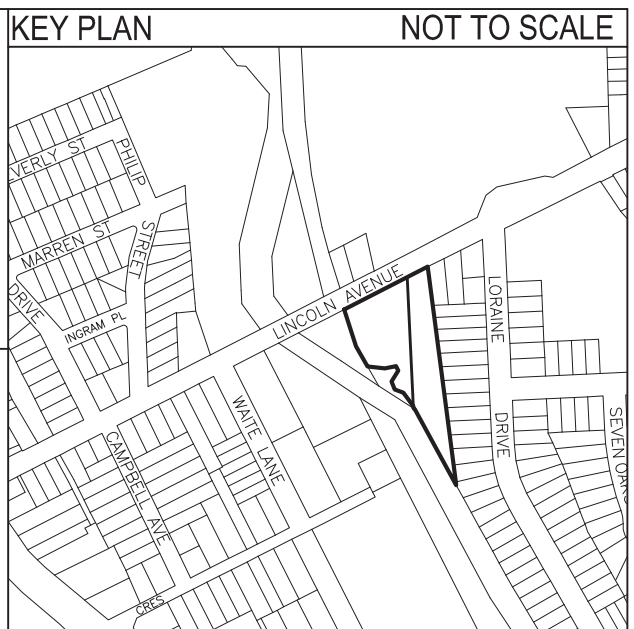
Part of Lots 12 & 13, Concession 8

IN THE CITY OF ST.CATHARINES REGIONAL
MUNICIPALITY OF NIAGARA

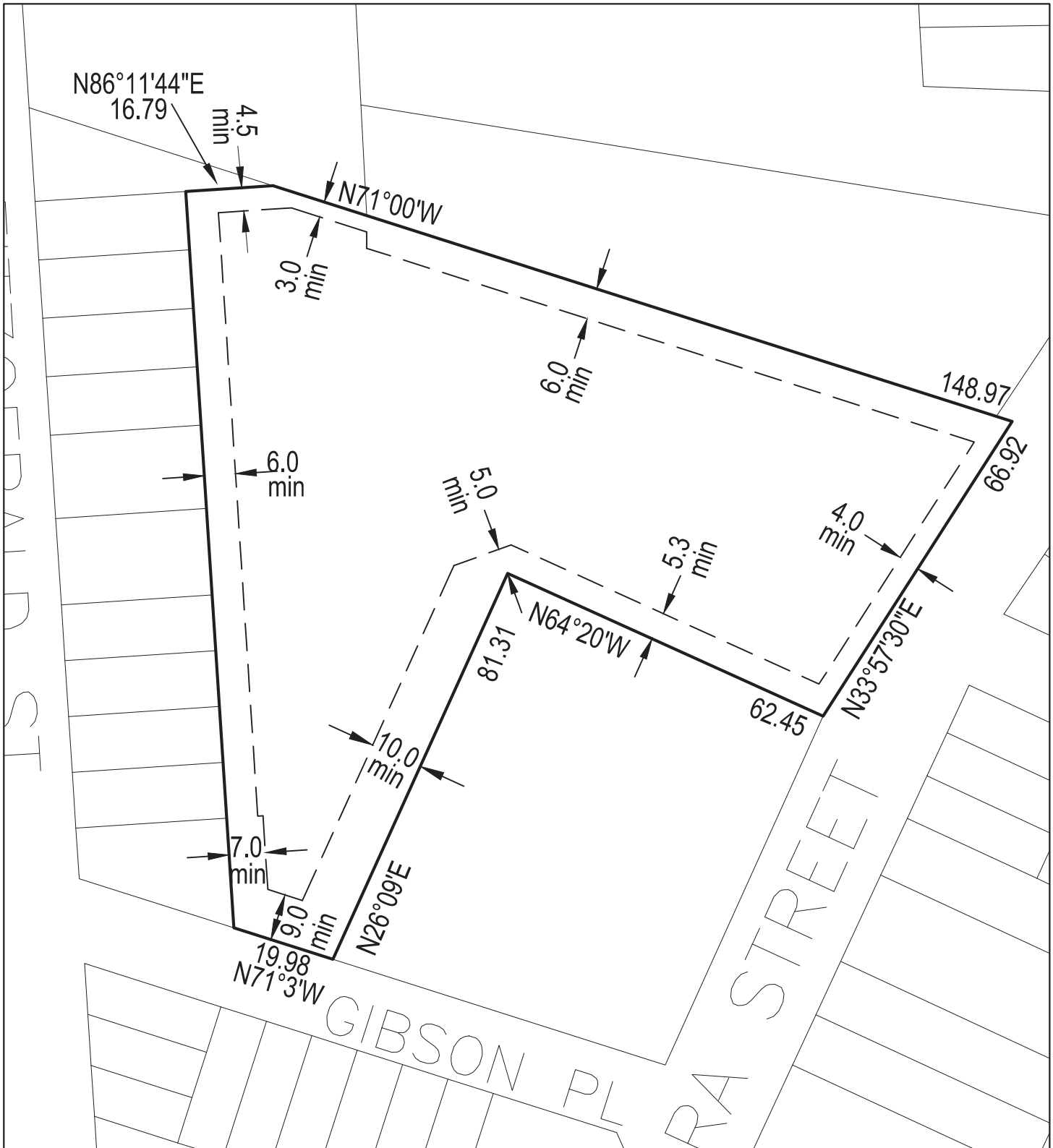


DISTANCES SHOWN ARE IN METRES
NOT TO SCALE

December 16, 2013



SPECIAL PROVISION	SCHEDULE A	SCHEDULE B	LOCATION	BY-LAW
54	14	15	7 Gibson Place	



AN ILLUSTRATION SHOWING

Block 13, Registered Plan 30M-365

IN THE CITY OF ST. CATHARINES REGIONAL
MUNICIPALITY OF NIAGARA



DISTANCES SHOWN ARE IN METRES
NOT TO SCALE

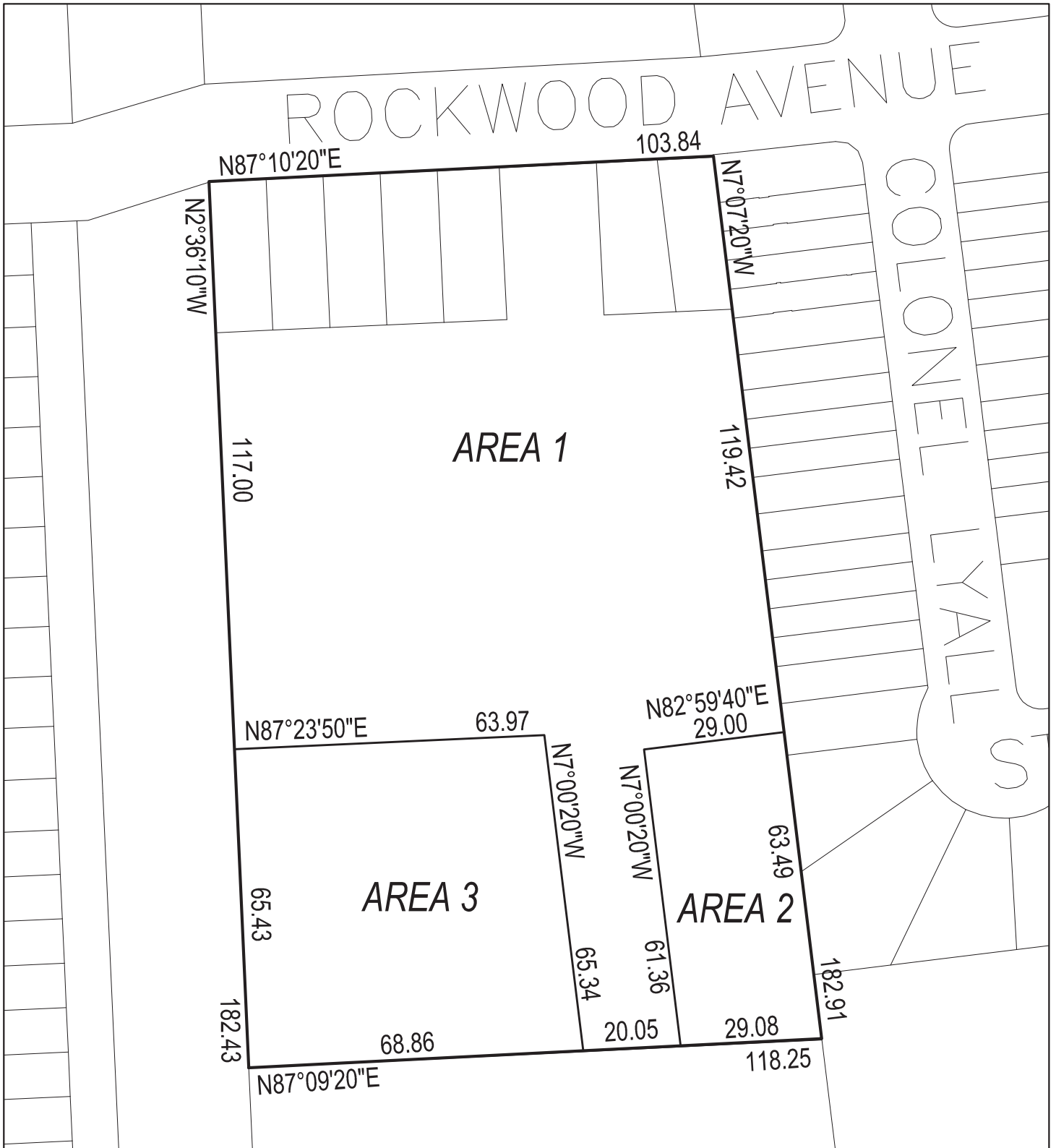
December 16, 2013

KEY PLAN

NOT TO SCALE



SPECIAL PROVISION	SCHEDULE A	SCHEDULE B	LOCATION	BY-LAW
62	22	16	527A Glendale Avenue	



AN ILLUSTRATION SHOWING

Part of Lot 8, Concession 9; Designated as Parts 1, 2 & 3 on
 Referece Plan 30R-13989

IN THE CITY OF ST.CATHARINES REGIONAL
 MUNICIPALITY OF NIAGARA



DISTANCES SHOWN ARE IN METRES
 NOT TO SCALE

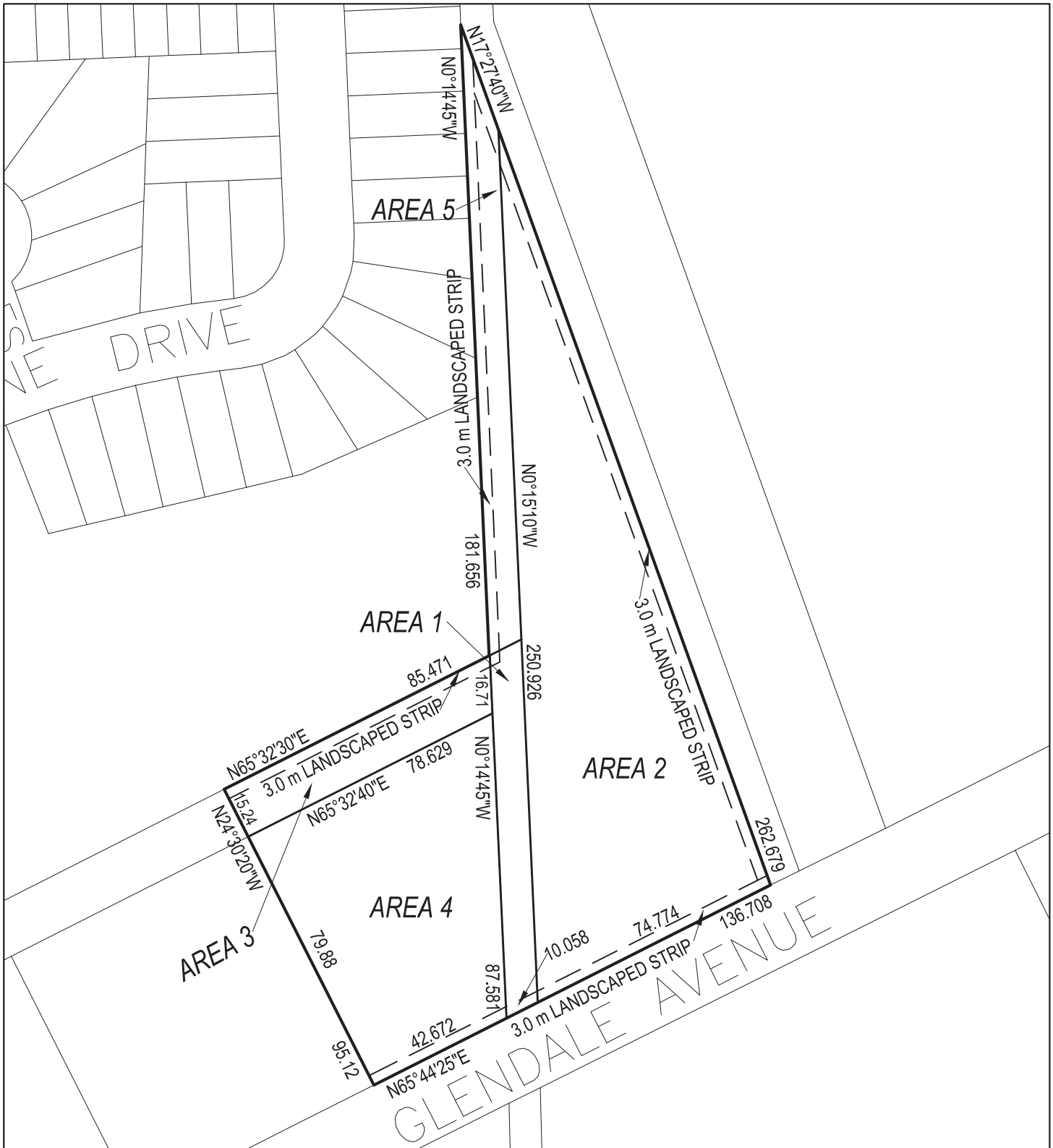
December 16, 2013

KEY PLAN

NOT TO SCALE



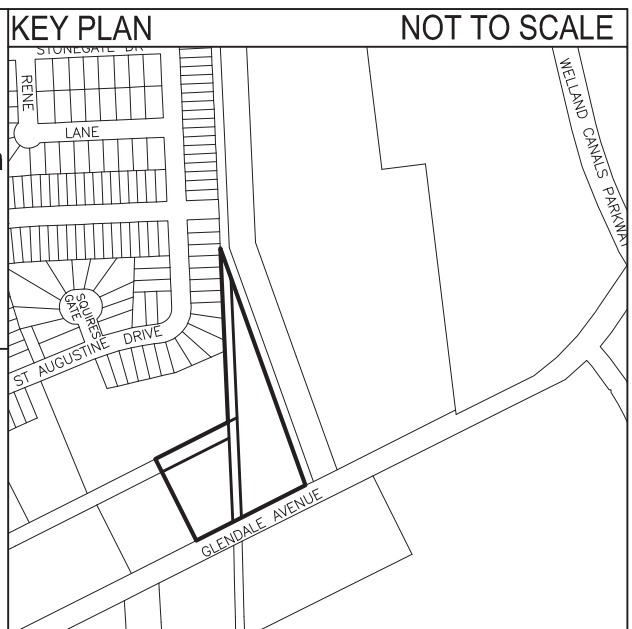
SPECIAL PROVISION	SCHEDULE A	SCHEDULE B	LOCATION	BY-LAW
63	22	17	475 - 497 Glendale Avenue	



AN ILLUSTRATION SHOWING

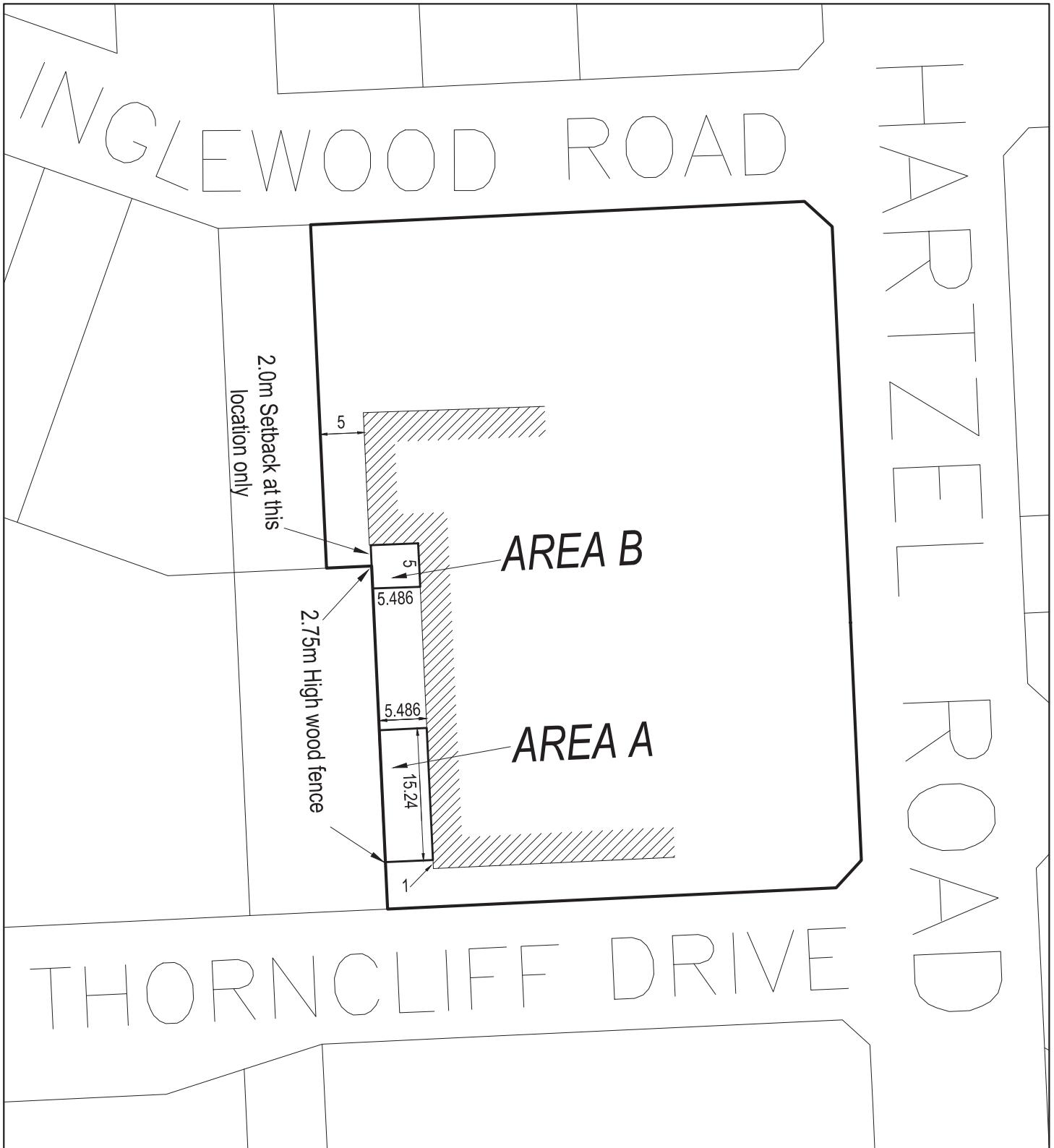
Part of Road Allowance Between Lots 8 & 9, Concession 9;
Part Lots 8 & 9, Concession 9; Part of Block B, Registered Plan
30M-63; Designated as Parts 1 - 5 & 9 - 10 on 30R-13401

IN THE CITY OF ST.CATHARINES REGIONAL
MUNICIPALITY OF NIAGARA

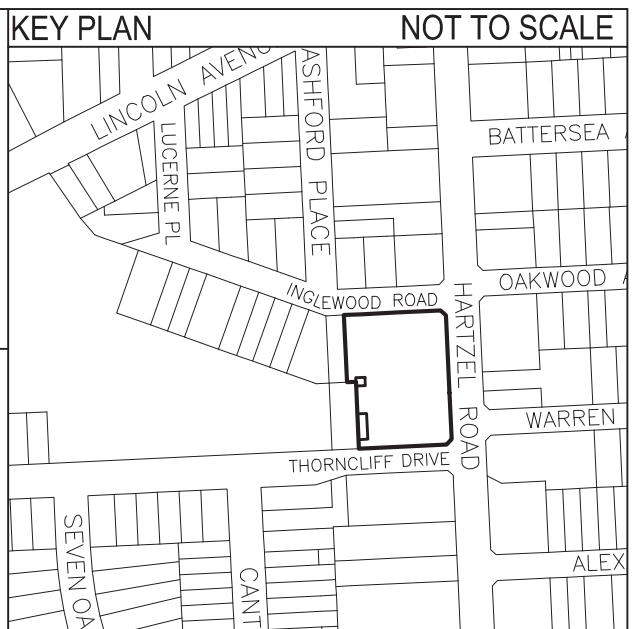


DISTANCES SHOWN ARE IN METRES
NOT TO SCALE
December 16, 2013

SPECIAL PROVISION	SCHEDULE A	SCHEDULE B	LOCATION	BY-LAW
64	21	18	79 Hartzel Road	



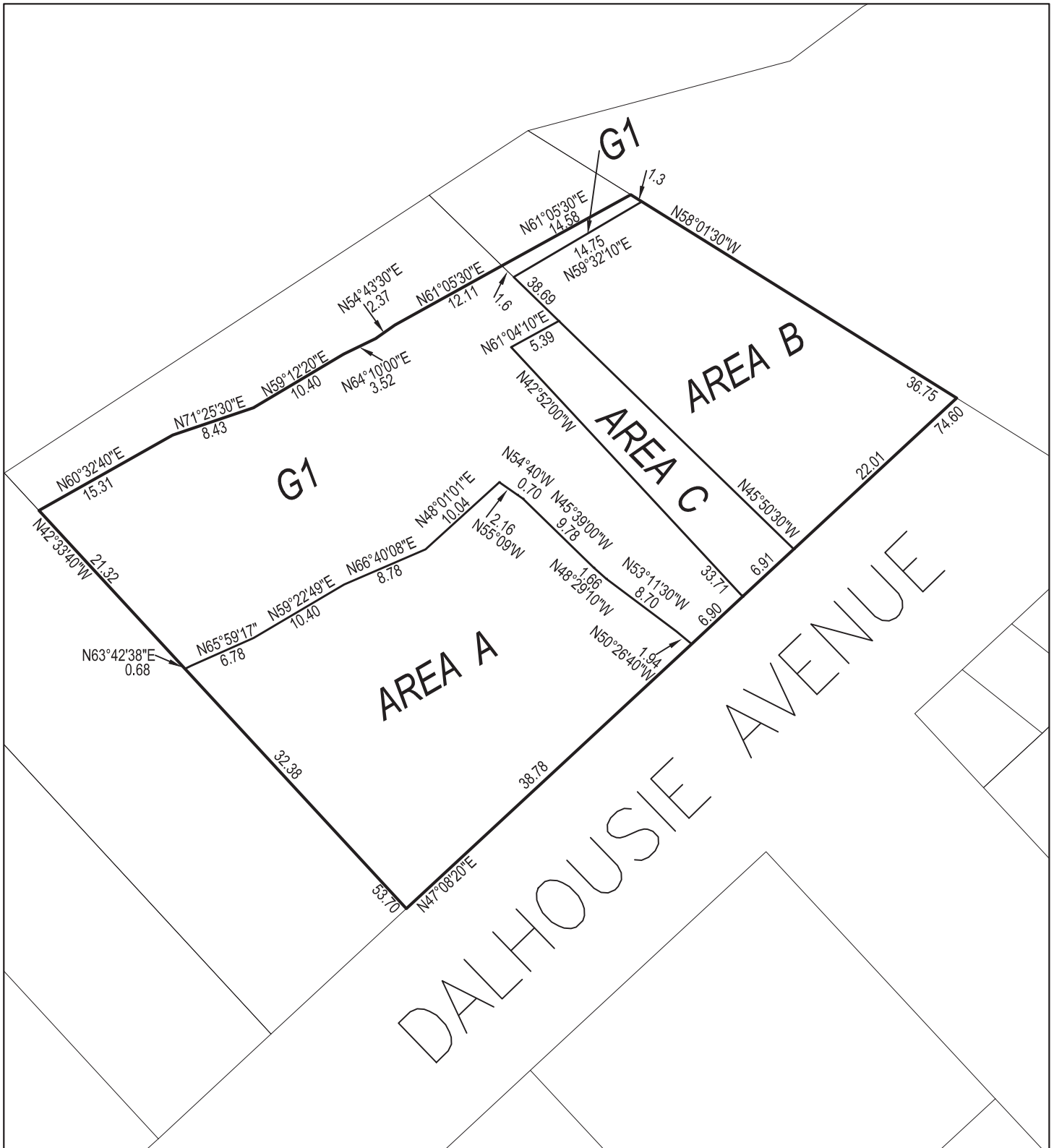
AN ILLUSTRATION SHOWING
 Lots 322 and 323, Registered Plan TP-93; Part of Lots 321,
 324 & 325, Registered Plan TP-93 designated as Part 2 on
 30R-1490;
 Lots 326 to 332, Registered Plan TP-93 save and except Part
 56 HWY 744
 IN THE CITY OF ST.CATHARINES REGIONAL
 MUNICIPALITY OF NIAGARA



DISTANCES SHOWN ARE IN METRES
 NOT TO SCALE

December 16, 2013

SPECIAL PROVISION	SCHEDULE A	SCHEDULE B	LOCATION	BY-LAW
74	7	19	6 & 10 Dalhousie Avenue	



AN ILLUSTRATION SHOWING

Lot 35 & Part Lot 36, Registered Plan TP-7

IN THE CITY OF ST.CATHARINES REGIONAL
MUNICIPALITY OF NIAGARA



DISTANCES SHOWN ARE IN METRES
NOT TO SCALE

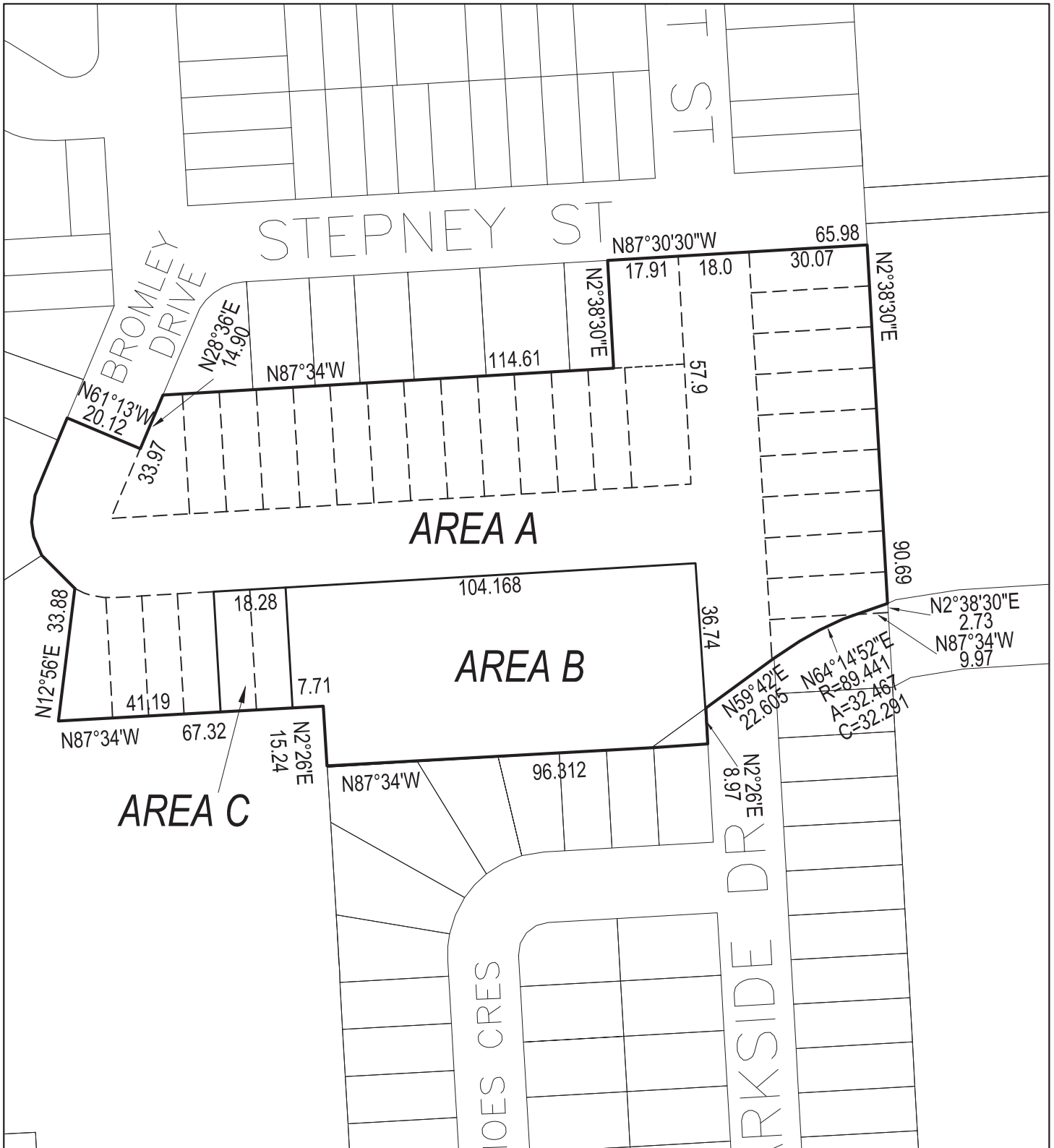
December 16, 2013

KEY PLAN

NOT TO SCALE



SPECIAL PROVISION	SCHEDULE A	SCHEDULE B	LOCATION	BY-LAW
75	4	20	39 Bromley Drive	



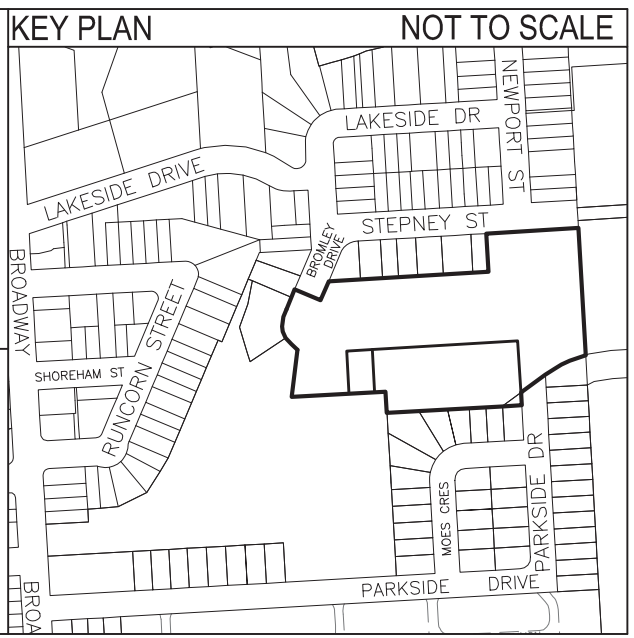
AN ILLUSTRATION SHOWING

Part Lot 3, Registered Plan TP 112

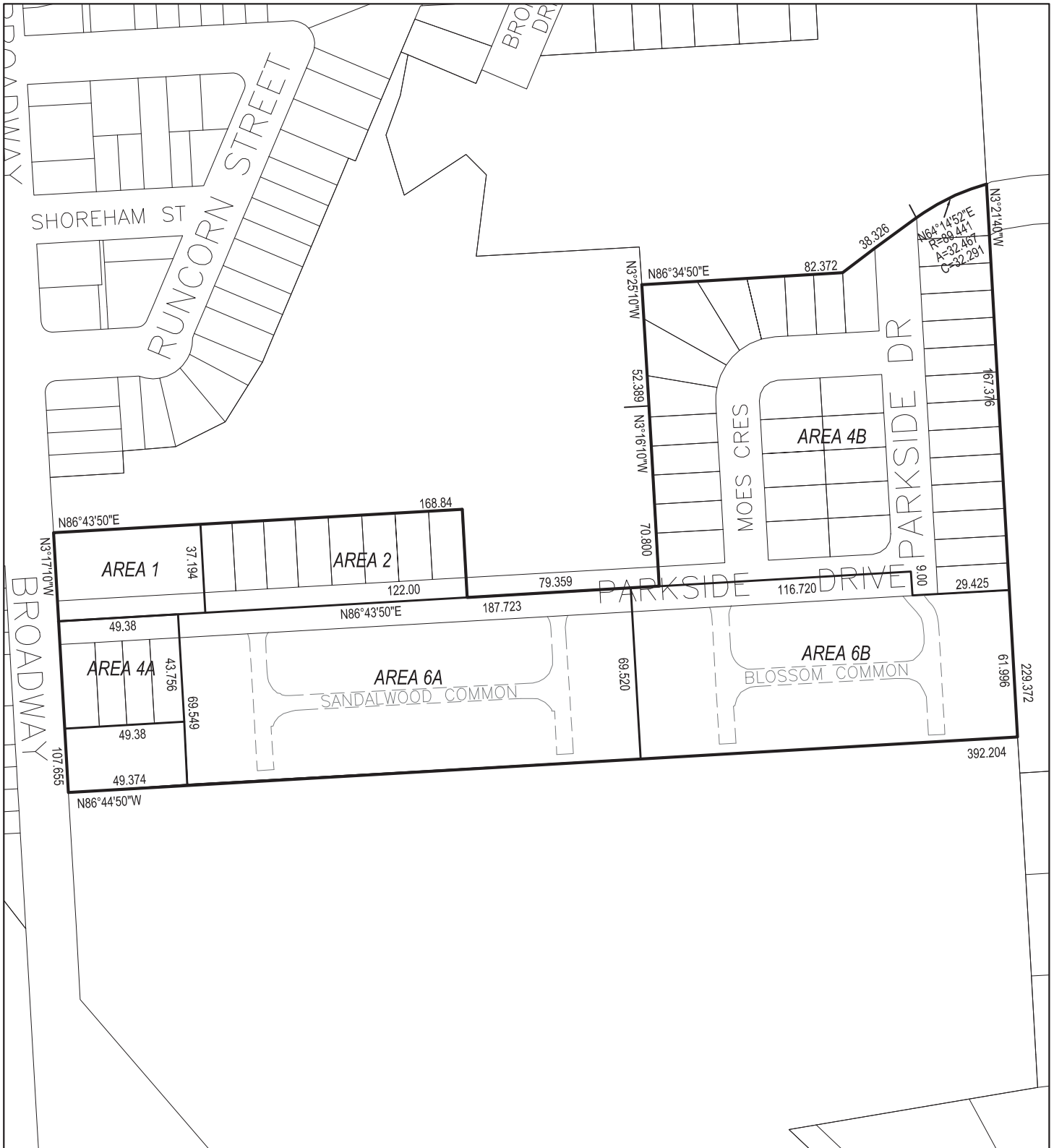
IN THE CITY OF ST.CATHARINES REGIONAL MUNICIPALITY OF NIAGARA



DISTANCES SHOWN ARE IN METRES
NOT TO SCALE
December 16, 2013



SPECIAL PROVISION	SCHEDULE A	SCHEDULE B	LOCATION	BY-LAW
76	3, 4	21	Broadway Gardens Subdivision	



AN ILLUSTRATION SHOWING

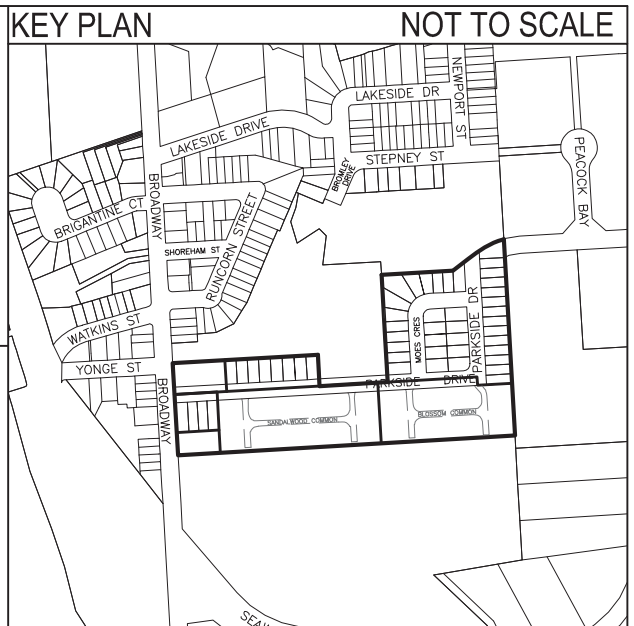
Part Lots 2 & 3, Registered Plan TP 112

IN THE CITY OF ST.CATHARINES REGIONAL MUNICIPALITY OF NIAGARA

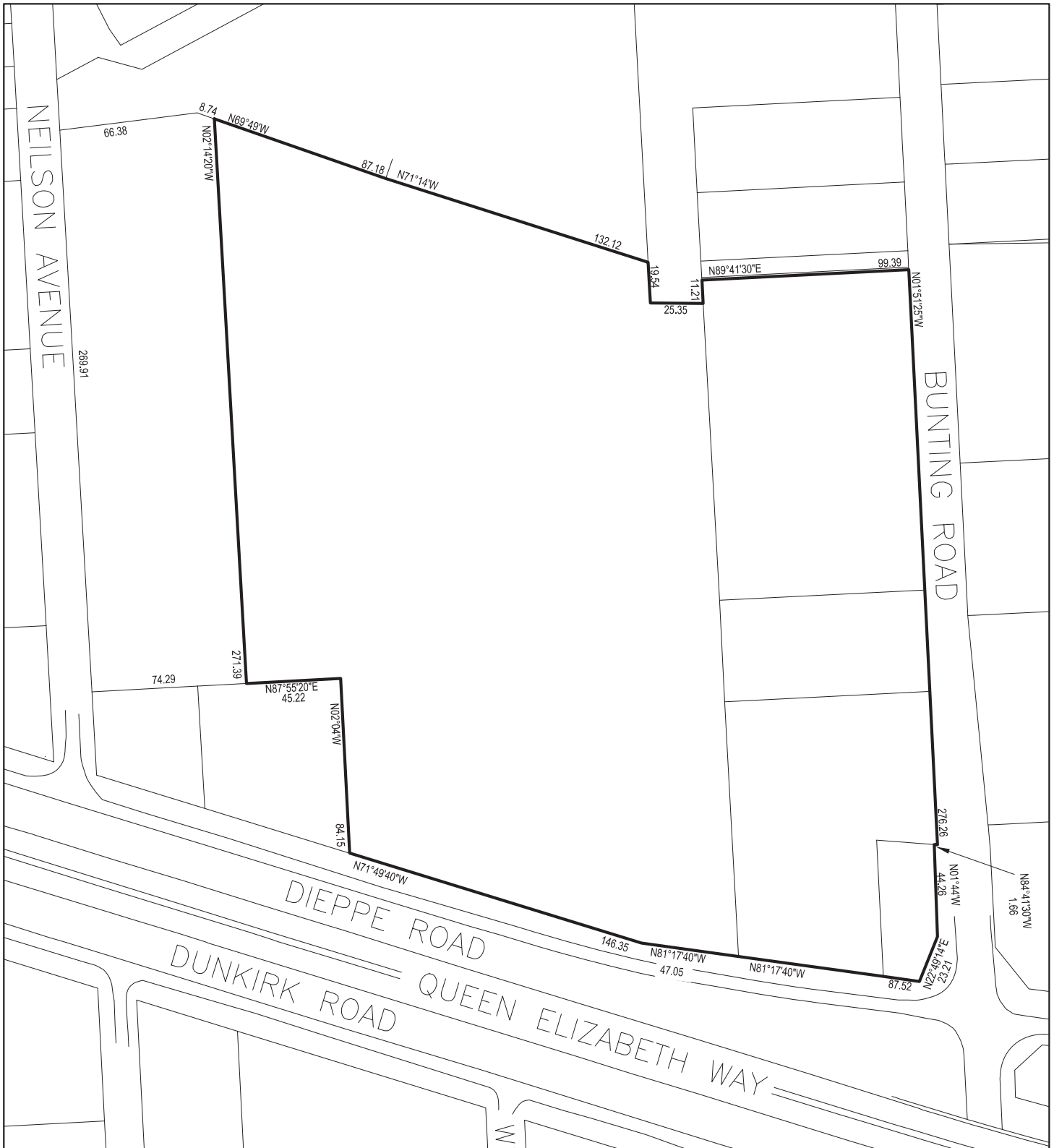


DISTANCES SHOWN ARE IN METRES
NOT TO SCALE

December 16, 2013



SPECIAL PROVISION	SCHEDULE A	SCHEDULE B	LOCATION	BY-LAW
78	15, 16	22	189 & 193 Dieppe Road 185, 189, 191 Bunting Road	



AN ILLUSTRATION SHOWING

Part Lot 11, Concession 6

IN THE CITY OF ST.CATHARINES REGIONAL
MUNICIPALITY OF NIAGARA

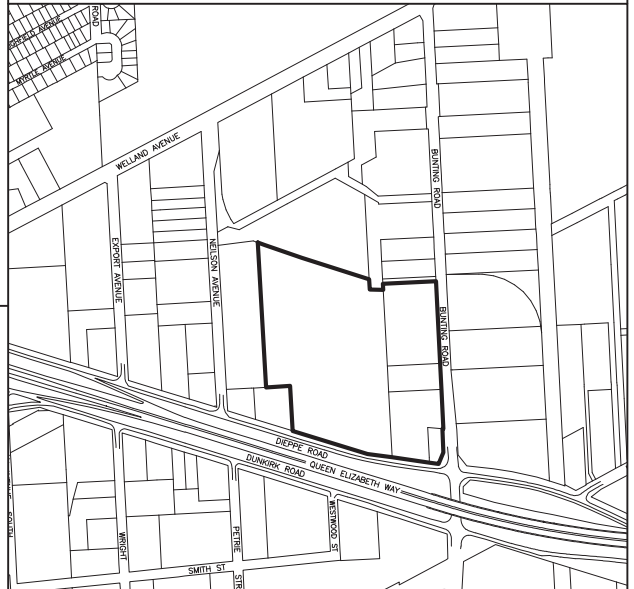


DISTANCES SHOWN ARE IN METRES
NOT TO SCALE

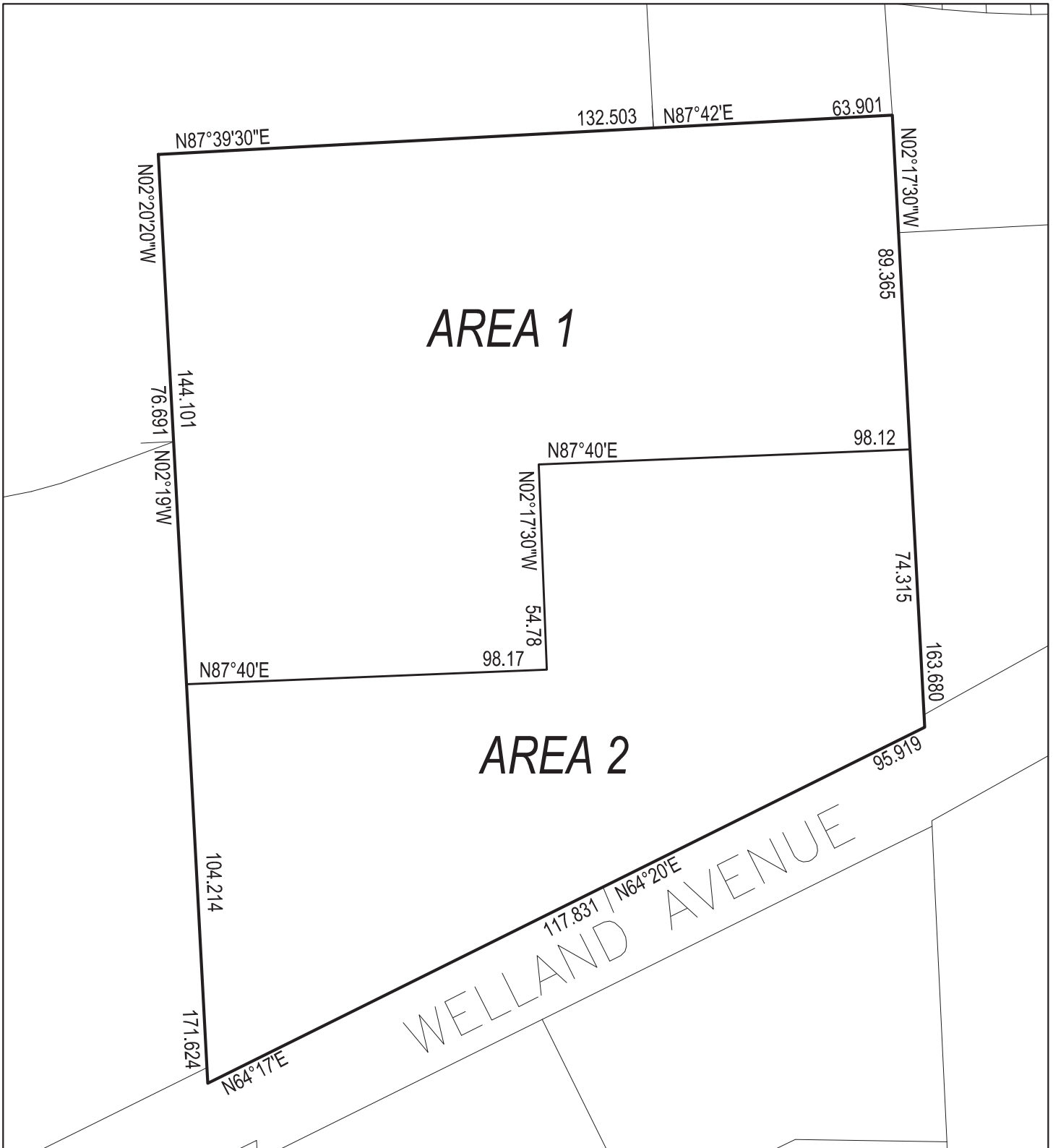
December 16, 2013

KEY PLAN

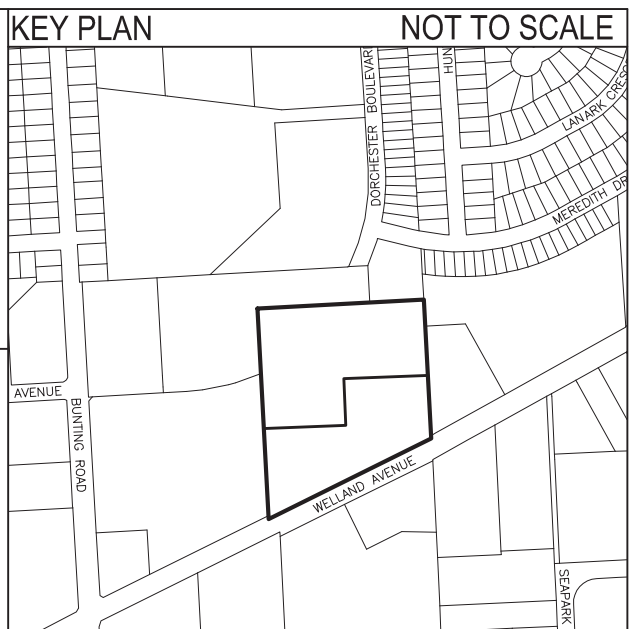
NOT TO SCALE



SPECIAL PROVISION	SCHEDULE A	SCHEDULE B	LOCATION	BY-LAW
81	10, 16	23	583 Welland Avenue	

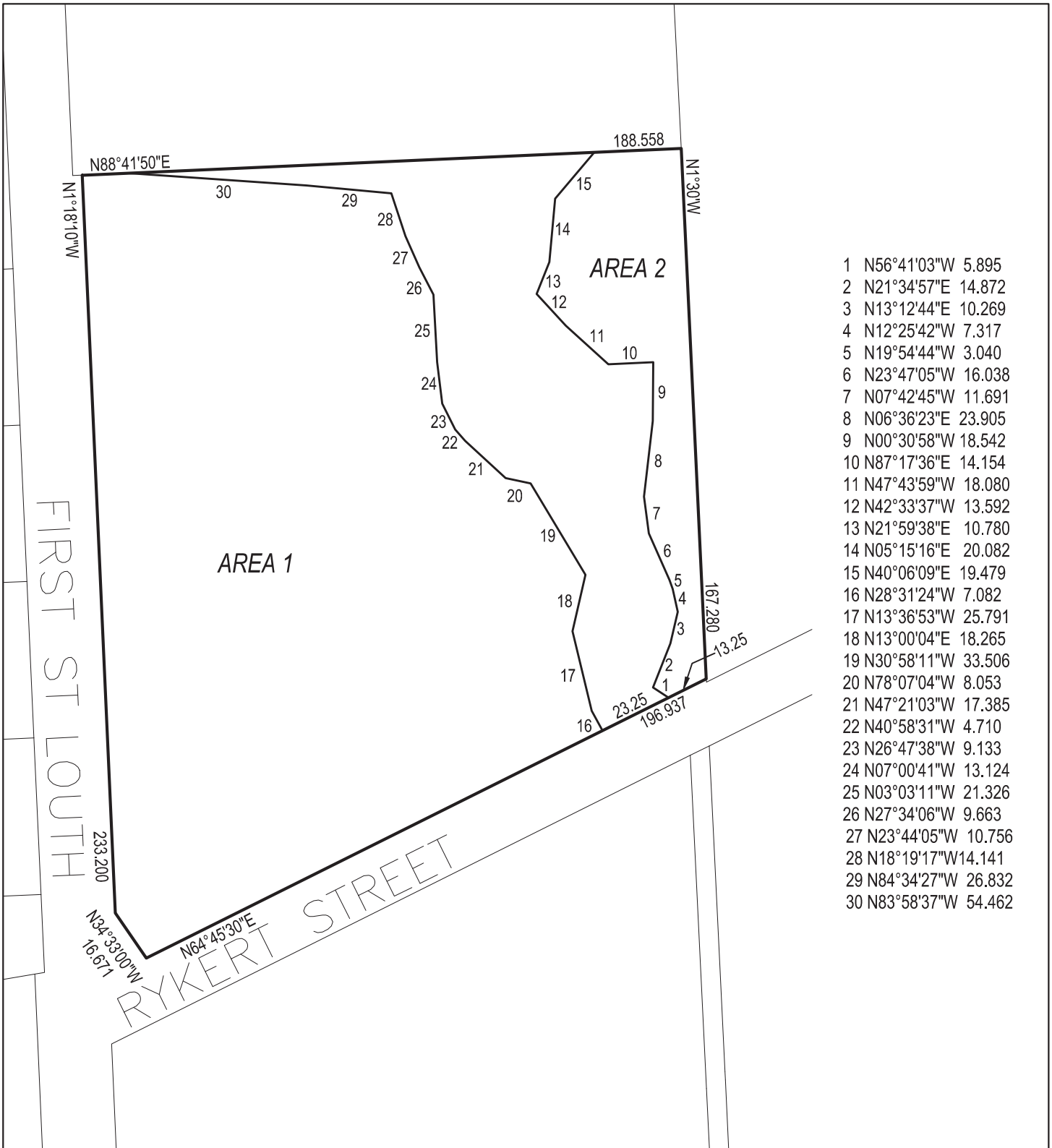


AN ILLUSTRATION SHOWING
 Part Lot 180, Corporation Plan 5 designated as Part 1 on
 30R-12126
 IN THE CITY OF ST.CATHARINES REGIONAL
 MUNICIPALITY OF NIAGARA



DISTANCES SHOWN ARE IN METRES
 NOT TO SCALE
 December 16, 2013

SPECIAL PROVISION	SCHEDULE A	SCHEDULE B	LOCATION	BY-LAW
85	19	24	2360 First Street Louth	



- 1 N56°41'03"W 5.895
- 2 N21°34'57"E 14.872
- 3 N13°12'44"E 10.269
- 4 N12°25'42"W 7.317
- 5 N19°54'44"W 3.040
- 6 N23°47'05"W 16.038
- 7 N07°42'45"W 11.691
- 8 N06°36'23"E 23.905
- 9 N00°30'58"W 18.542
- 10 N87°17'36"E 14.154
- 11 N47°43'59"W 18.080
- 12 N42°33'37"W 13.592
- 13 N21°59'38"E 10.780
- 14 N05°15'16"E 20.082
- 15 N40°06'09"E 19.479
- 16 N28°31'24"W 7.082
- 17 N13°36'53"W 25.791
- 18 N13°00'04"E 18.265
- 19 N30°58'11"W 33.506
- 20 N78°07'04"W 8.053
- 21 N47°21'03"W 17.385
- 22 N40°58'31"W 4.710
- 23 N26°47'38"W 9.133
- 24 N07°00'41"W 13.124
- 25 N03°03'11"W 21.326
- 26 N27°34'06"W 9.663
- 27 N23°44'05"W 10.756
- 28 N18°19'17"W 14.141
- 29 N84°34'27"W 26.832
- 30 N83°58'37"W 54.462

AN ILLUSTRATION SHOWING

Part 1 on Registered Plan 30R-2578; save and except Part 1 on Registered Plan 30R-2595, save and except Part 1 on Registered Plan 30R-10713

IN THE CITY OF ST.CATHARINES REGIONAL MUNICIPALITY OF NIAGARA



DISTANCES SHOWN ARE IN METRES
NOT TO SCALE

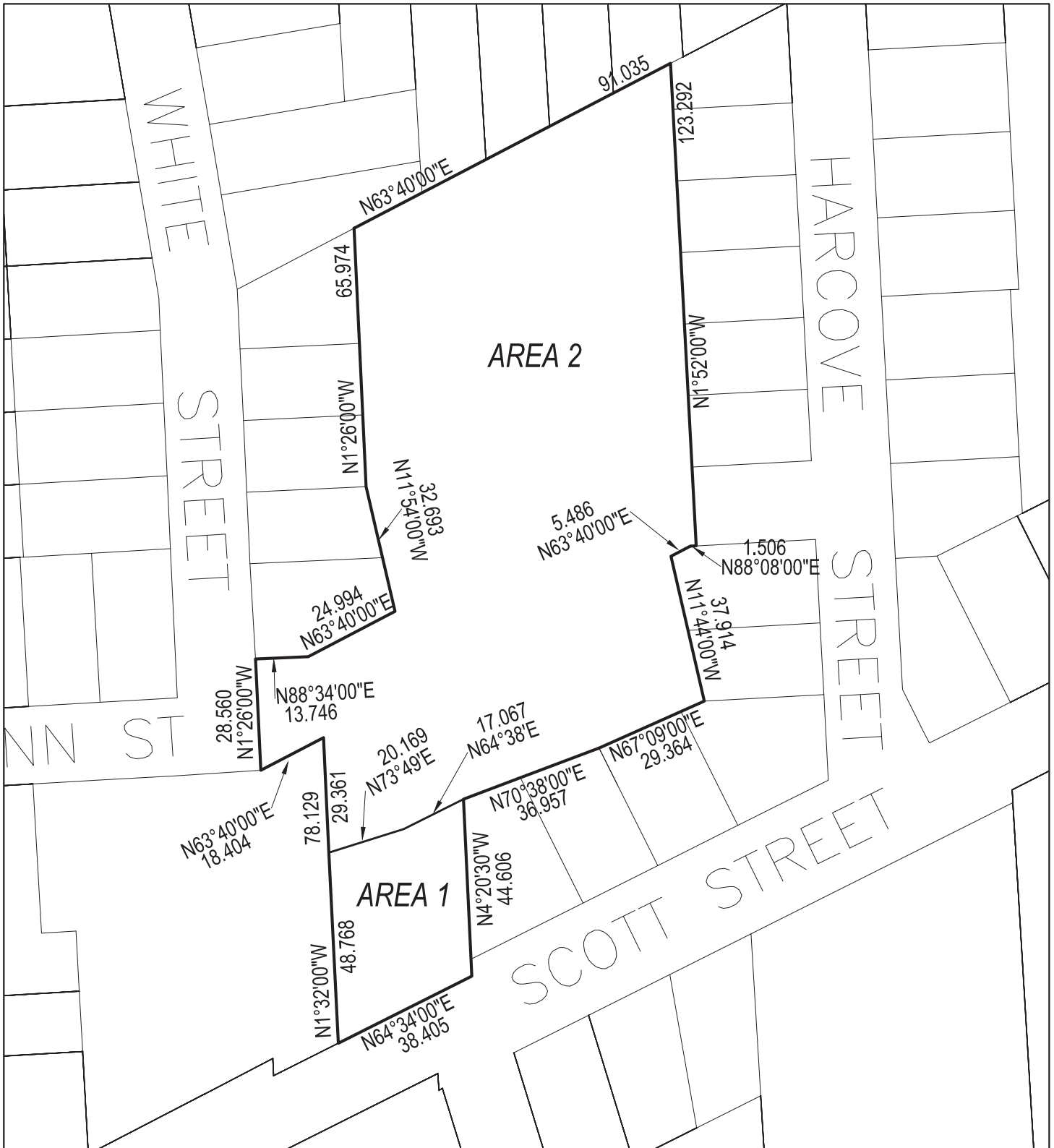
December 16, 2013

KEY PLAN

NOT TO SCALE



SPECIAL PROVISION	SCHEDULE A	SCHEDULE B	LOCATION	BY-LAW
87	8	25	2 White Street; 307 & 309 Scott Street	



AN ILLUSTRATION SHOWING

Part Lots 15 & 16, Concession 3, Part Lots 1 & 2
Registered Plan TP-42

IN THE CITY OF ST. CATHARINES REGIONAL
MUNICIPALITY OF NIAGARA



DISTANCES SHOWN ARE IN METRES
NOT TO SCALE

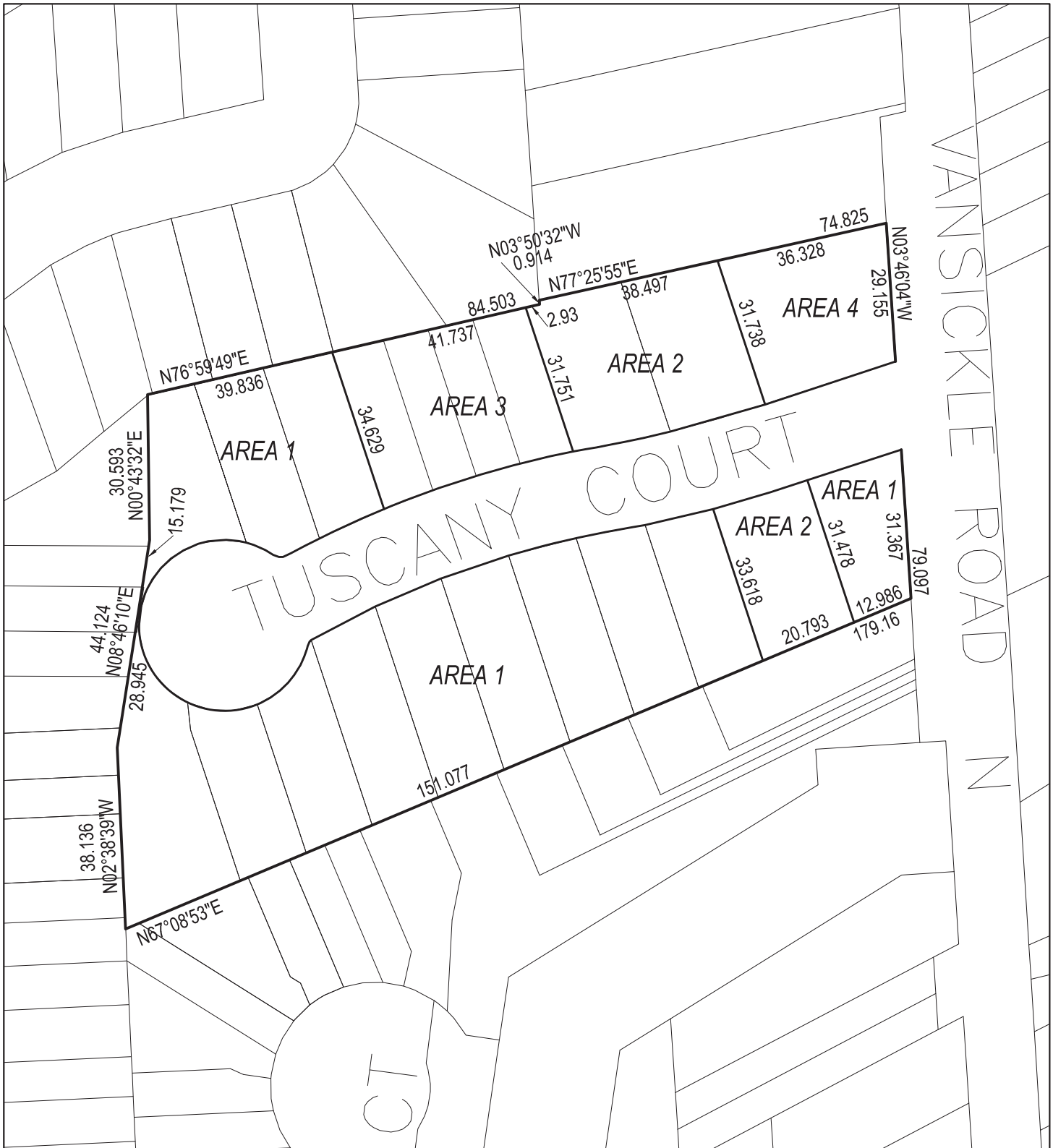
December 16, 2013

KEY PLAN

NOT TO SCALE



SPECIAL PROVISION	SCHEDULE A	SCHEDULE B	LOCATION	BY-LAW
98	13	26	1042 Vansickle Road North; 2 - 25 Tuscany Court	



AN ILLUSTRATION SHOWING

Part Lot 23, Concession 4, Designated as Lots 1 - 17 &
Block 18 on Registered Plan 30M-409

IN THE CITY OF ST.CATHARINES REGIONAL
MUNICIPALITY OF NIAGARA



DISTANCES SHOWN ARE IN METRES
NOT TO SCALE

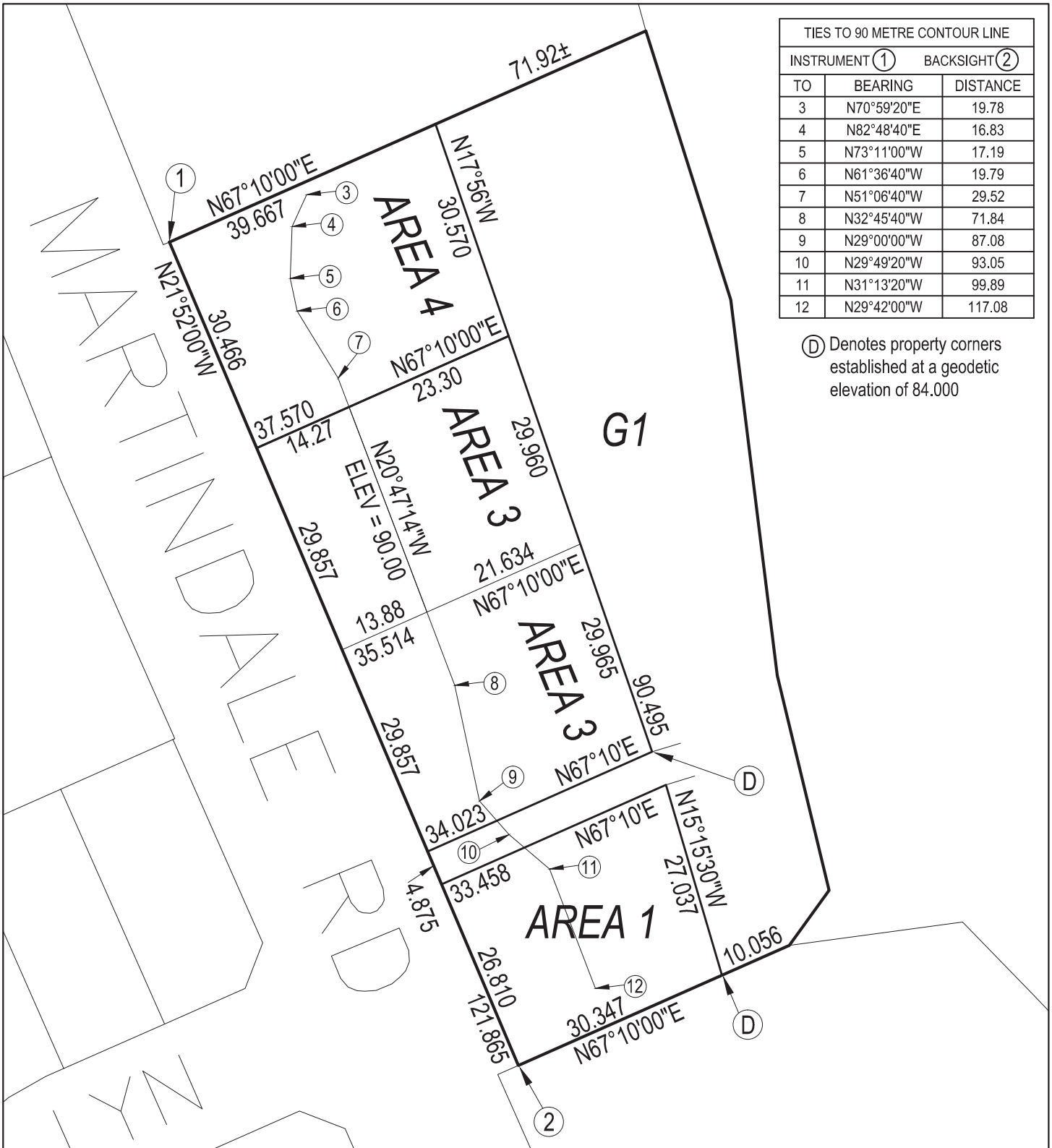
December 16, 2013

KEY PLAN

NOT TO SCALE

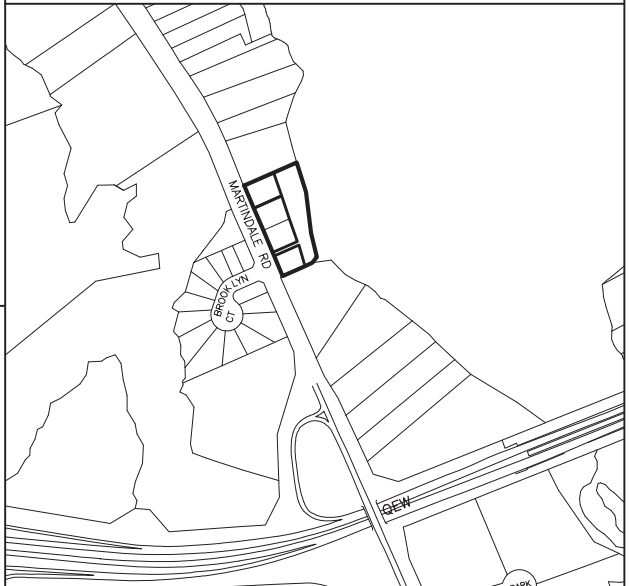


SPECIAL PROVISION	SCHEDULE A	SCHEDULE B	LOCATION	BY-LAW
106	6, 12	27	358A to 358E Martindale Road	



AN ILLUSTRATION SHOWING
 Part Lot 1, Concession 1 Louth, Part Lot 23, Concession 3 Grantham, Part Road Allowance Between Township of Louth and Township of Grantham; Designated as Parts 1 to 4 & Part 6 on 30R-10450
 IN THE CITY OF ST.CATHARINES REGIONAL MUNICIPALITY OF NIAGARA

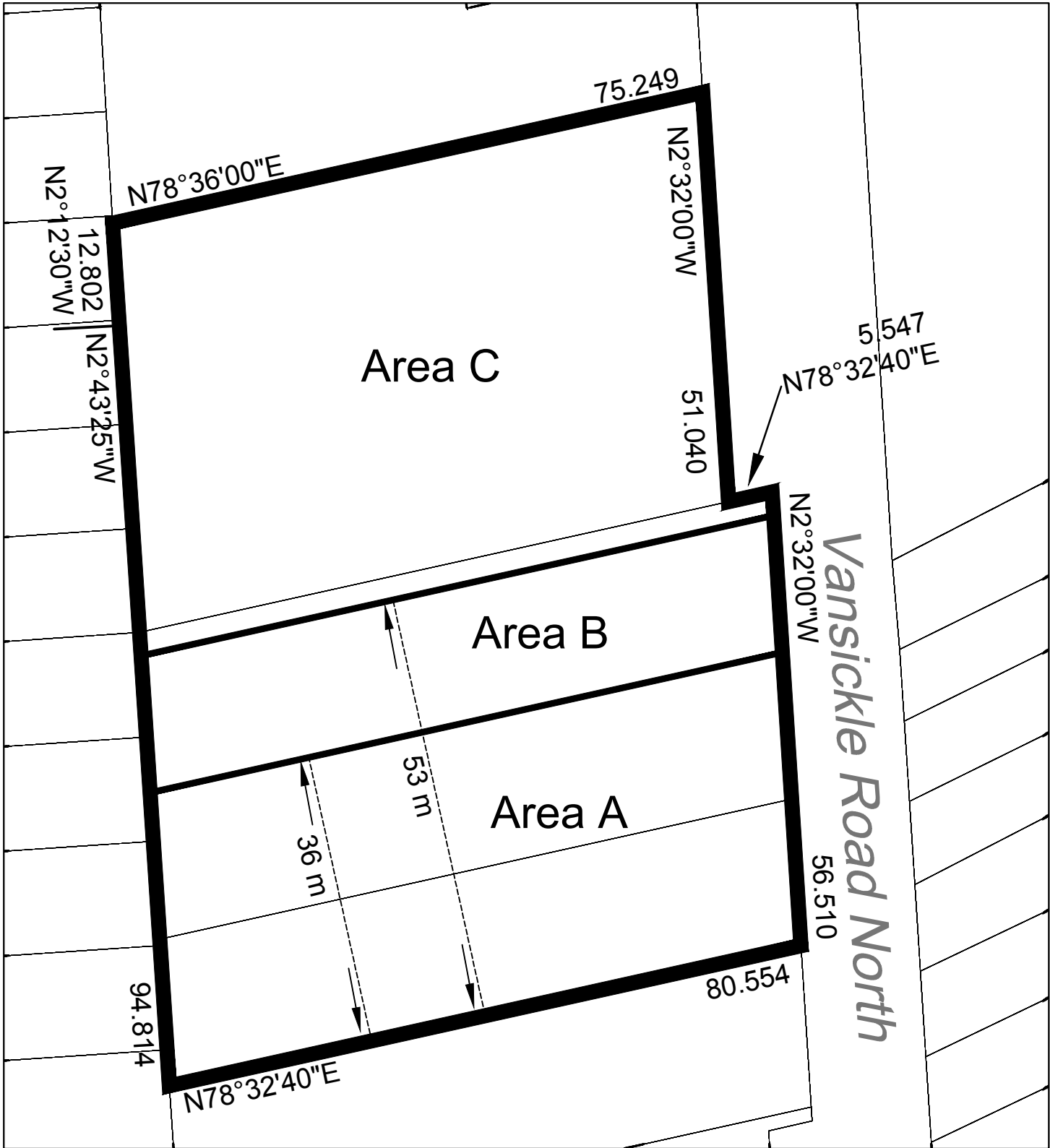
KEY PLAN NOT TO SCALE



DISTANCES SHOWN ARE IN METRES
 NOT TO SCALE

December 16, 2013

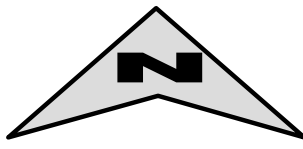
SPECIAL PROVISION	SCHEDULE A	SCHEDULE B	LOCATION	BY-LAW
129	13	28	1024, 1032, 1034 & 1026 Vansickle Road North	2015-144



AN ILLUSTRATION SHOWING

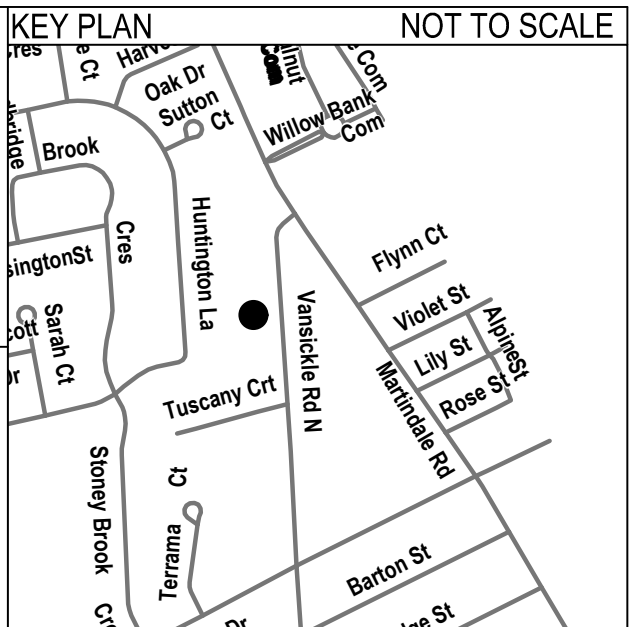
Part of Lot 23, Concession 4

IN THE CITY OF ST. CATHARINES REGIONAL MUNICIPALITY OF NIAGARA

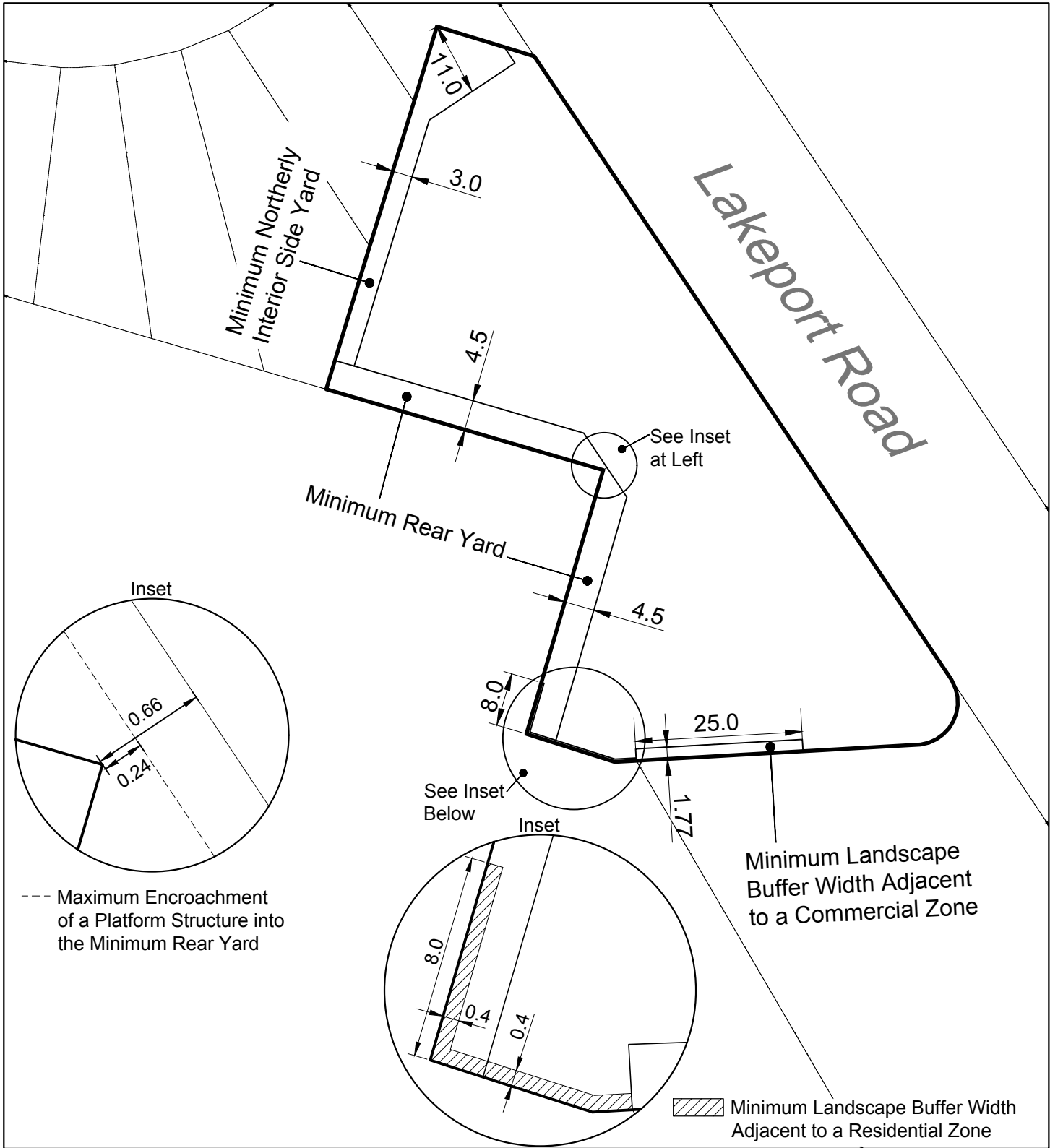


DISTANCES SHOWN ARE IN METRES
NOT TO SCALE

December 16, 2013



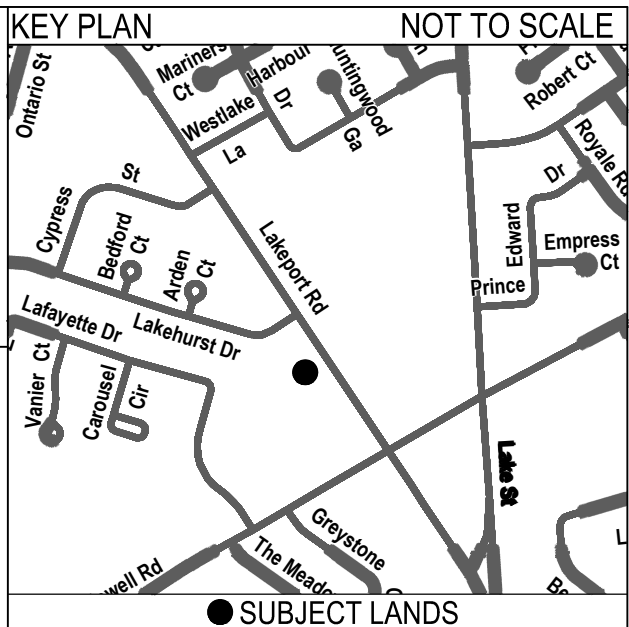
SPECIAL PROVISION	SCHEDULE A	SCHEDULE B	LOCATION	BY-LAW
131	7, 8	29	212 Lakeport Road	2015-233



AN ILLUSTRATION SHOWING

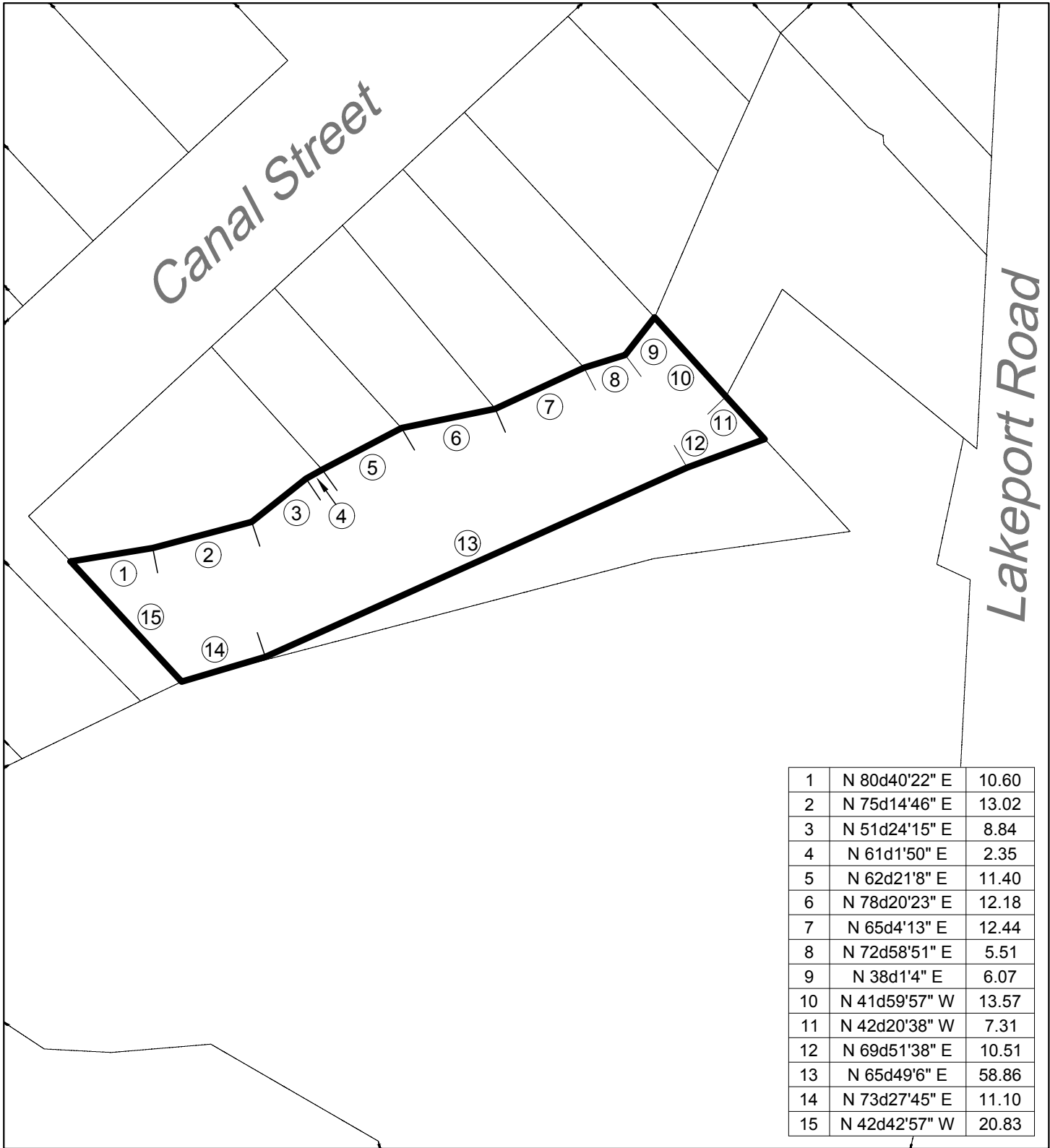
Part Lot 19, Concession 2

IN THE CITY OF ST.CATHARINES REGIONAL MUNICIPALITY OF NIAGARA



DISTANCES SHOWN ARE IN METRES
NOT TO SCALE

SPECIAL PROVISION	SCHEDULE A	SCHEDULE B	LOCATION	BY-LAW
132	7	30	52 Lakeport Road	2015-242



1	N 80d40'22" E	10.60
2	N 75d14'46" E	13.02
3	N 51d24'15" E	8.84
4	N 61d1'50" E	2.35
5	N 62d21'8" E	11.40
6	N 78d20'23" E	12.18
7	N 65d4'13" E	12.44
8	N 72d58'51" E	5.51
9	N 38d1'4" E	6.07
10	N 41d59'57" W	13.57
11	N 42d20'38" W	7.31
12	N 69d51'38" E	10.51
13	N 65d49'6" E	58.86
14	N 73d27'45" E	11.10
15	N 42d42'57" W	20.83

AN ILLUSTRATION SHOWING

Part Lot 33, RCP 697, as in RO 196531(69) 2ndly, 3rdly, 4thly

IN THE CITY OF ST.CATHARINES REGIONAL MUNICIPALITY OF NIAGARA

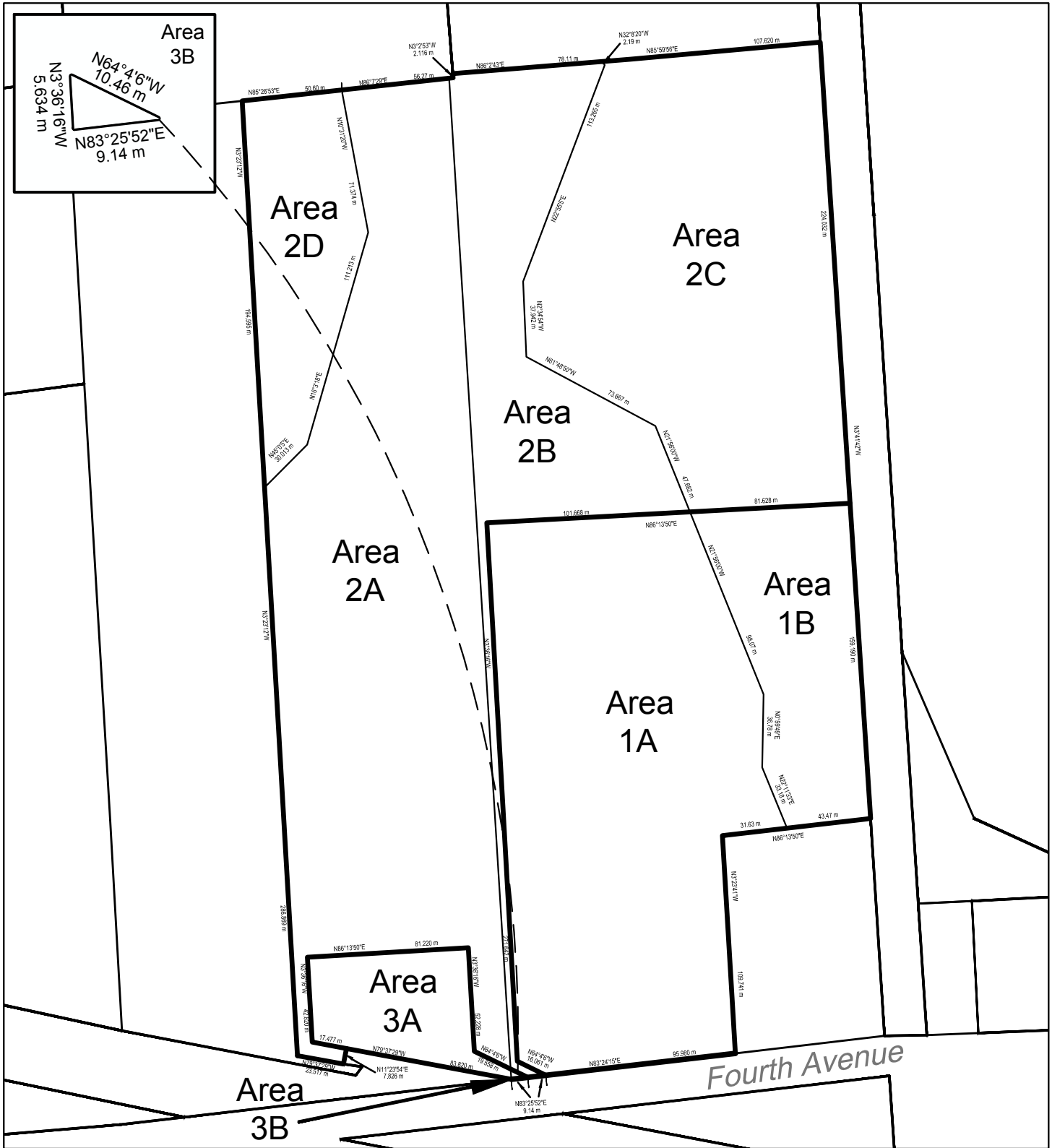
KEY PLAN NOT TO SCALE



DISTANCES SHOWN ARE IN METRES
NOT TO SCALE

December 16, 2013

SPECIAL PROVISION	SCHEDULE A	SCHEDULE B	LOCATION	BY-LAW
133	11, 12, 17 & 18	31	1539, 1559 & 1569 Fourth Avenue	2016-47



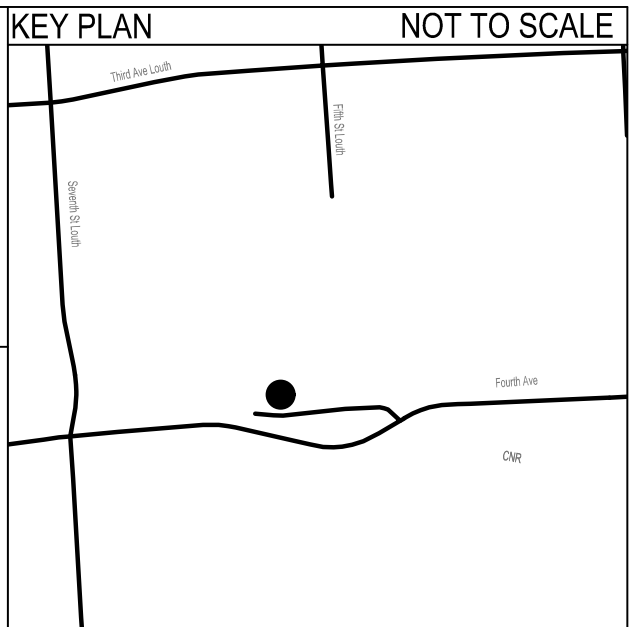
AN ILLUSTRATION SHOWING

Concession 3 Part Lot 5

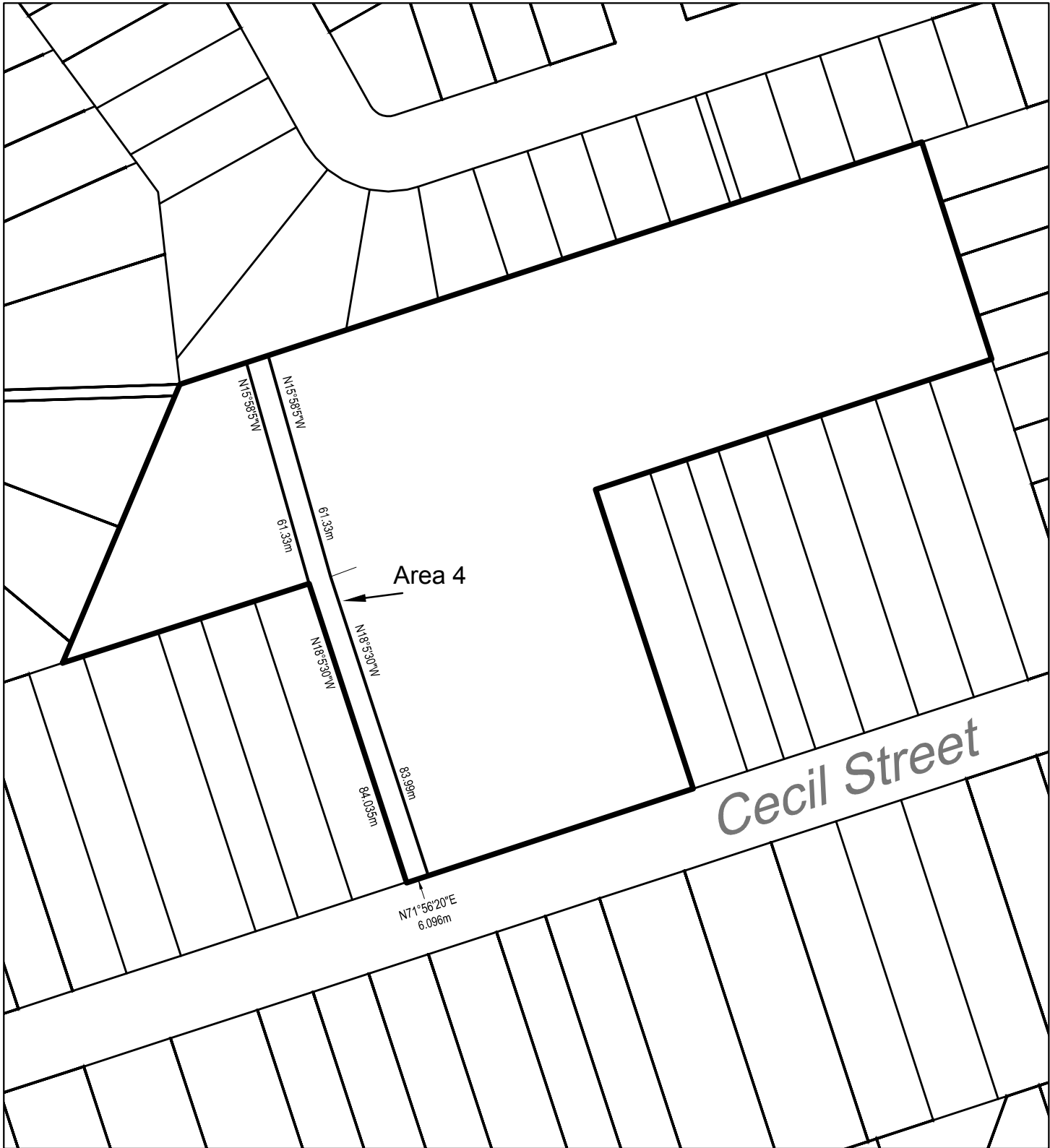
IN THE CITY OF ST.CATHARINES REGIONAL MUNICIPALITY OF NIAGARA

DISTANCES SHOWN ARE IN METRES
NOT TO SCALE

December 16, 2013

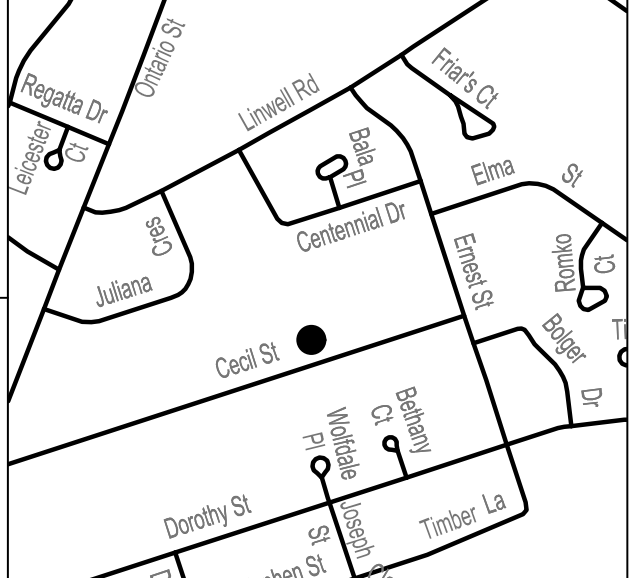


SPECIAL PROVISION	SCHEDULE A	SCHEDULE B	LOCATION	BY-LAW
136	7	32	63 Cecil Street	2016-117



AN ILLUSTRATION SHOWING
 Part of Lots 5 & 6 Registered Plan No. TP146; Part of
 Lots 20 & 21, Concession 3, Part of Road Allowance
 Between Lots 20 & 21, Concession 3
 IN THE CITY OF ST.CATHARINES REGIONAL
 MUNICIPALITY OF NIAGARA

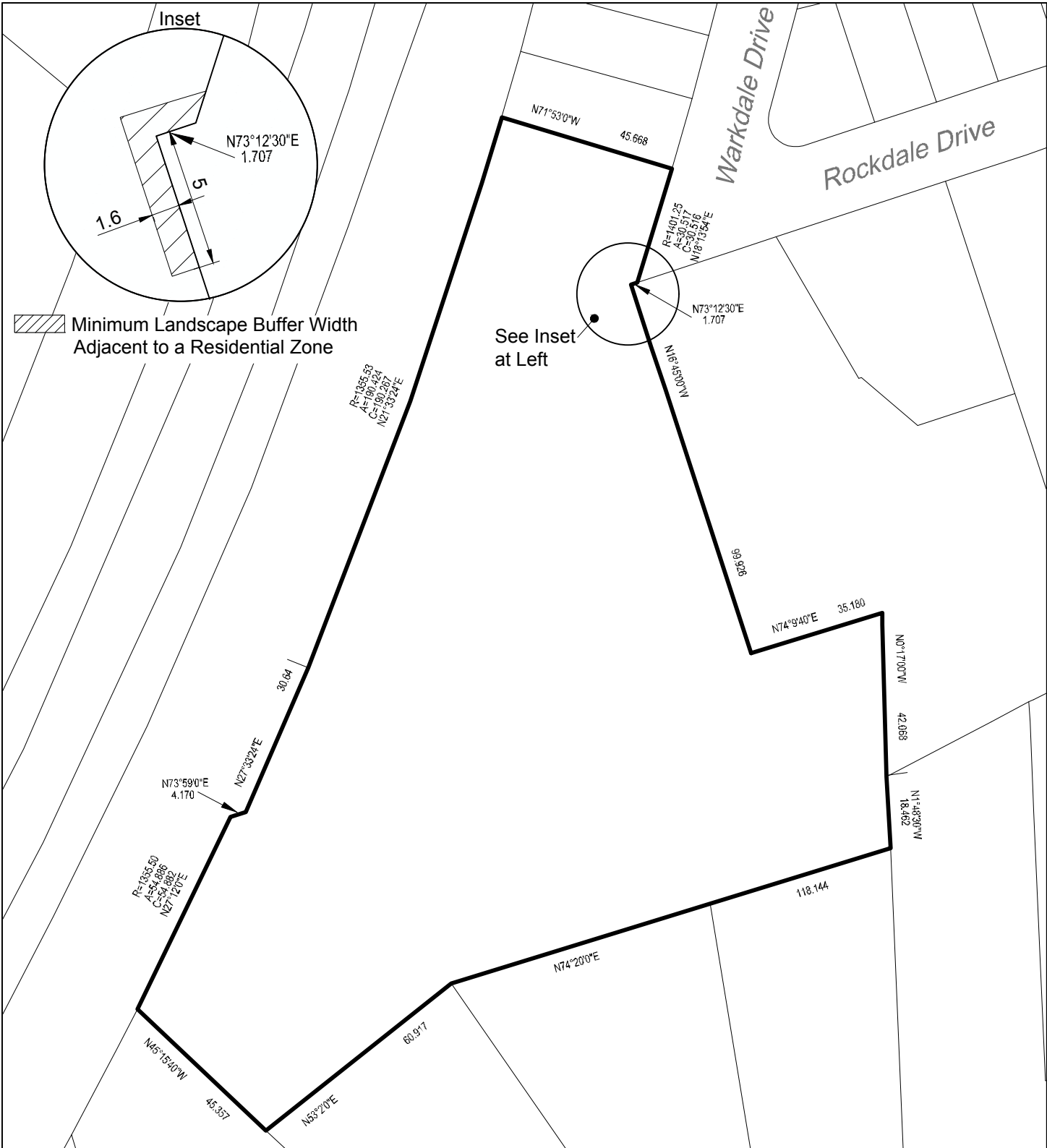
KEY PLAN NOT TO SCALE



DISTANCES SHOWN ARE IN METRES
 NOT TO SCALE

December 16, 2013

SPECIAL PROVISION	SCHEDULE A	SCHEDULE B	LOCATION	BY-LAW
137	21, 27	33	37 Warkdale Avenue	2016-289



AN ILLUSTRATION SHOWING

Lot 52 Registered Plan 483 and Part Lot 13, Concession 10,
designated as Parts 1 to 17 on 30R-3745

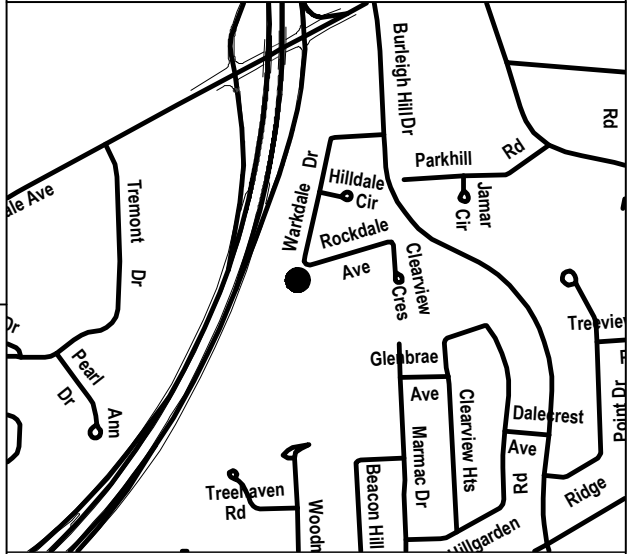
IN THE CITY OF ST.CATHARINES REGIONAL
MUNICIPALITY OF NIAGARA



DISTANCES SHOWN ARE IN METRES
NOT TO SCALE

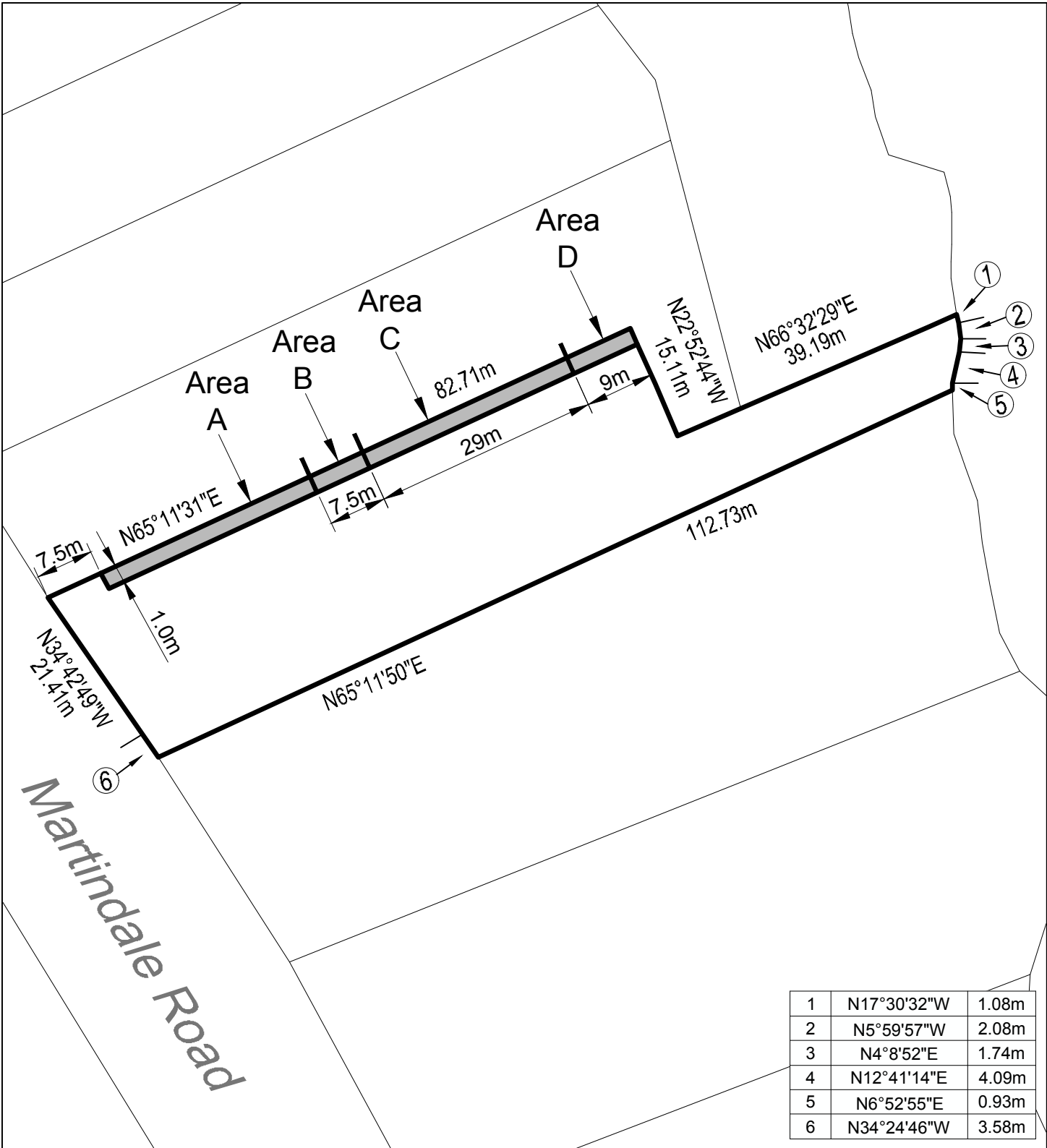
KEY PLAN

NOT TO SCALE



● SUBJECT LANDS
FILE: 60.35.939 Vol. 3 & 60.46.419

SPECIAL PROVISION	SCHEDULE A	SCHEDULE B	LOCATION	BY-LAW
138	6, 7	34	368 Martindale Road	2016-319



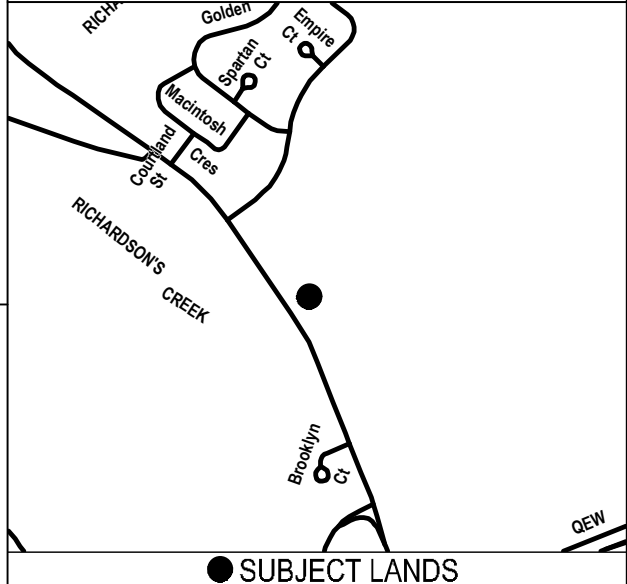
AN ILLUSTRATION SHOWING
 Concession 1 Part Lot 1 and Part of Road
 Allowance between Broken Front
 Concession and Concession 1
 IN THE CITY OF ST.CATHARINES REGIONAL
 MUNICIPALITY OF NIAGARA



DISTANCES SHOWN ARE IN METRES
 NOT TO SCALE

KEY PLAN

NOT TO SCALE



FILE: 60.35.1015

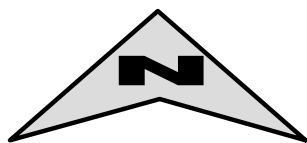
SPECIAL PROVISION	SCHEDULE A	SCHEDULE B	LOCATION	BY-LAW
144	21	35	271 & 295 Merritt Street 6, 8, 10, 12 & 12A Hastings Street	



AN ILLUSTRATION SHOWING

Lots 365, 366, 367, 368, 369, 370, 371, 375, 376 & 377
CP 6; Part Lots 378 & 898 CP 6

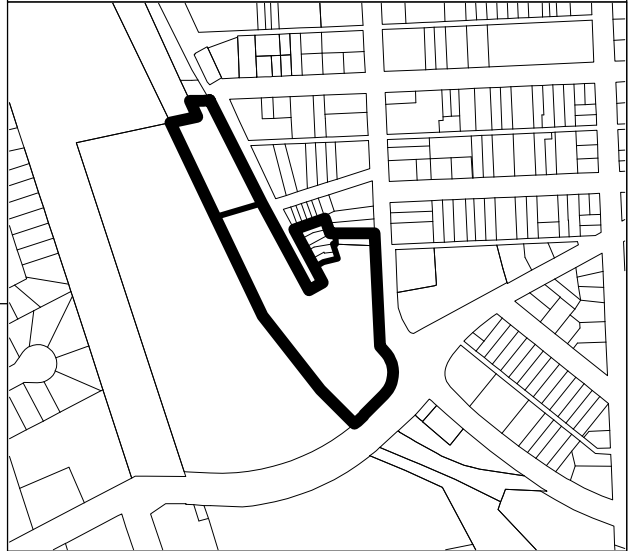
IN THE CITY OF ST. CATHARINES REGIONAL
MUNICIPALITY OF NIAGARA



DISTANCES SHOWN ARE IN METRES
NOT TO SCALE

KEY PLAN

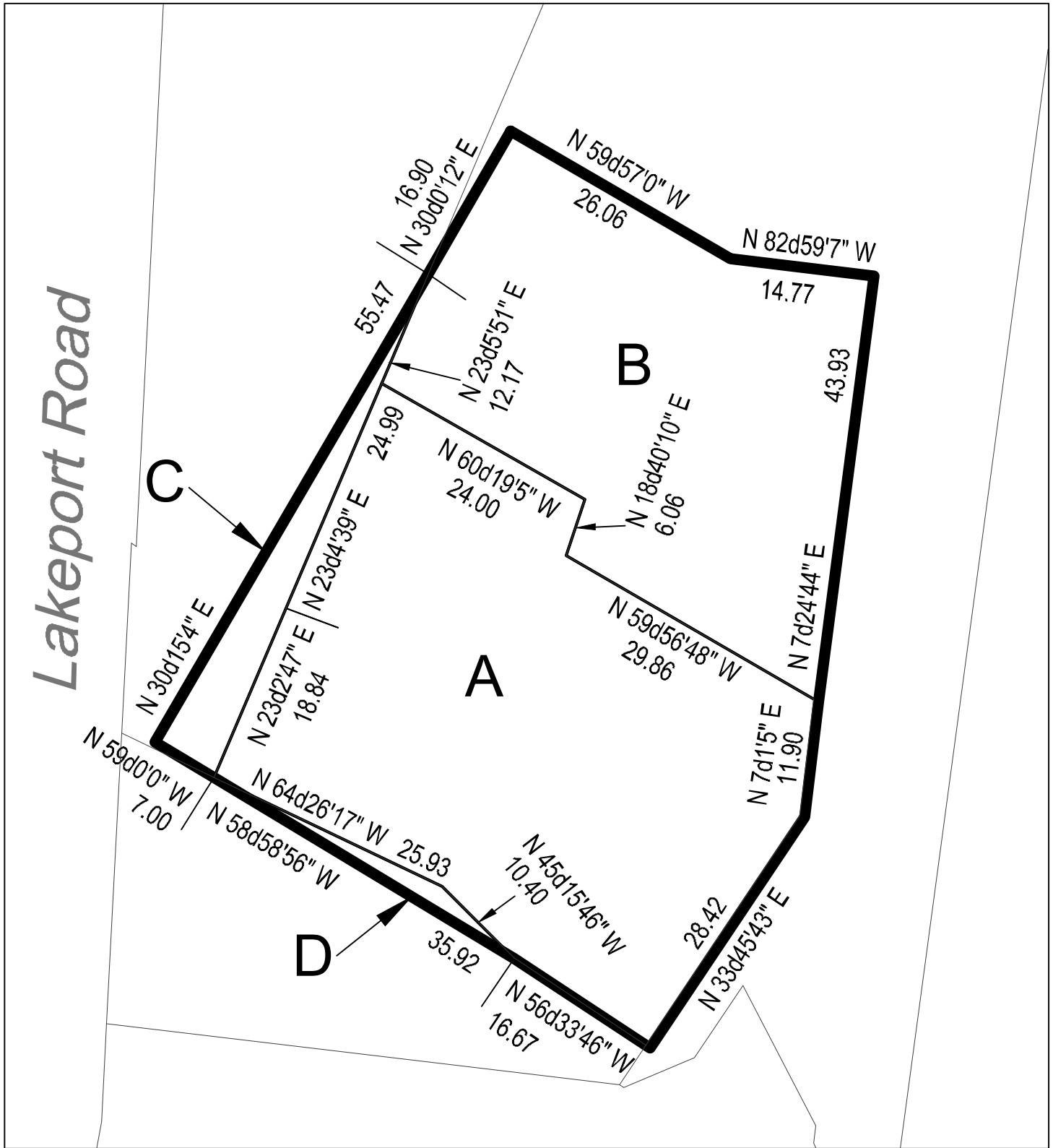
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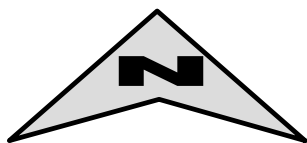
 SUBJECT LANDS

FILES: 60.30.328 & 60.35.1020

SPECIAL PROVISION	SCHEDULE A	SCHEDULE B	LOCATION	BY-LAW
146	7	36	3, 45, 57 & 57A Lakeport Road	

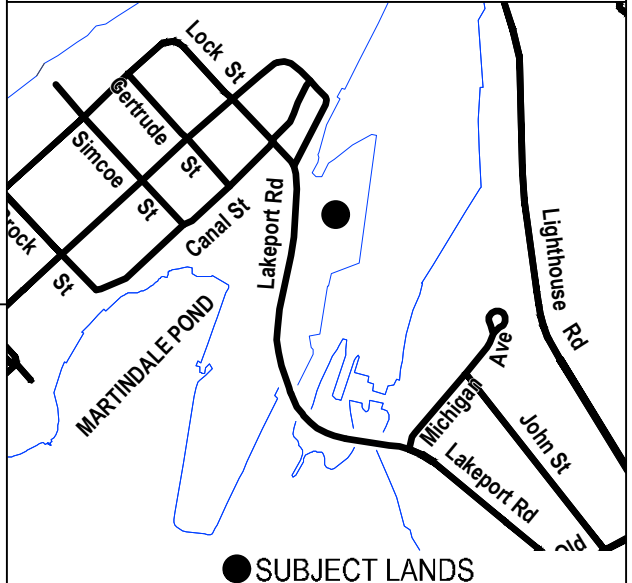


AN ILLUSTRATION SHOWING
 PART OF LOT 21, CONCESSION 1
 IN THE CITY OF ST. CATHARINES REGIONAL
 MUNICIPALITY OF NIAGARA

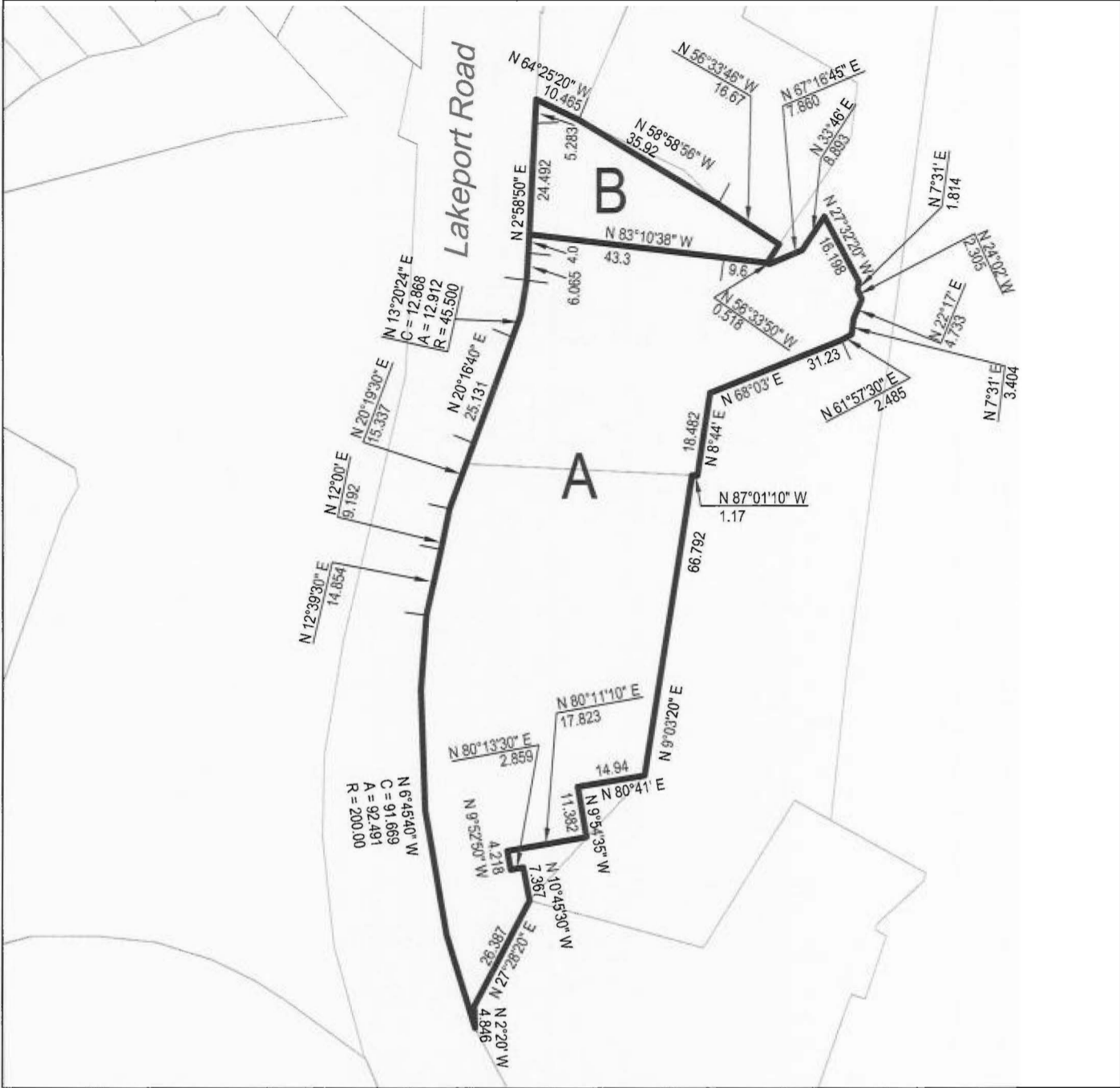


DISTANCES SHOWN ARE IN METRES
 NOT TO SCALE

KEY PLAN NOT TO SCALE



SPECIAL PROVISION	SCHEDULE A	SCHEDULE B	LOCATION	BY-LAW
149	7	37	57A (59A), 61 & 63 Lakeport Road	



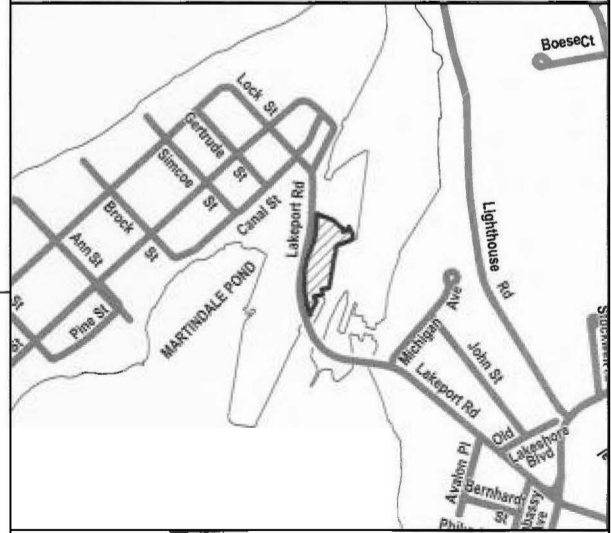
AN ILLUSTRATION SHOWING
 PART OF LOT 21, CONCESSION 1
 IN THE CITY OF ST. CATHARINES
 REGIONAL MUNICIPALITY OF NIAGARA



DISTANCES SHOWN ARE IN METRES
 NOT TO SCALE

KEY PLAN

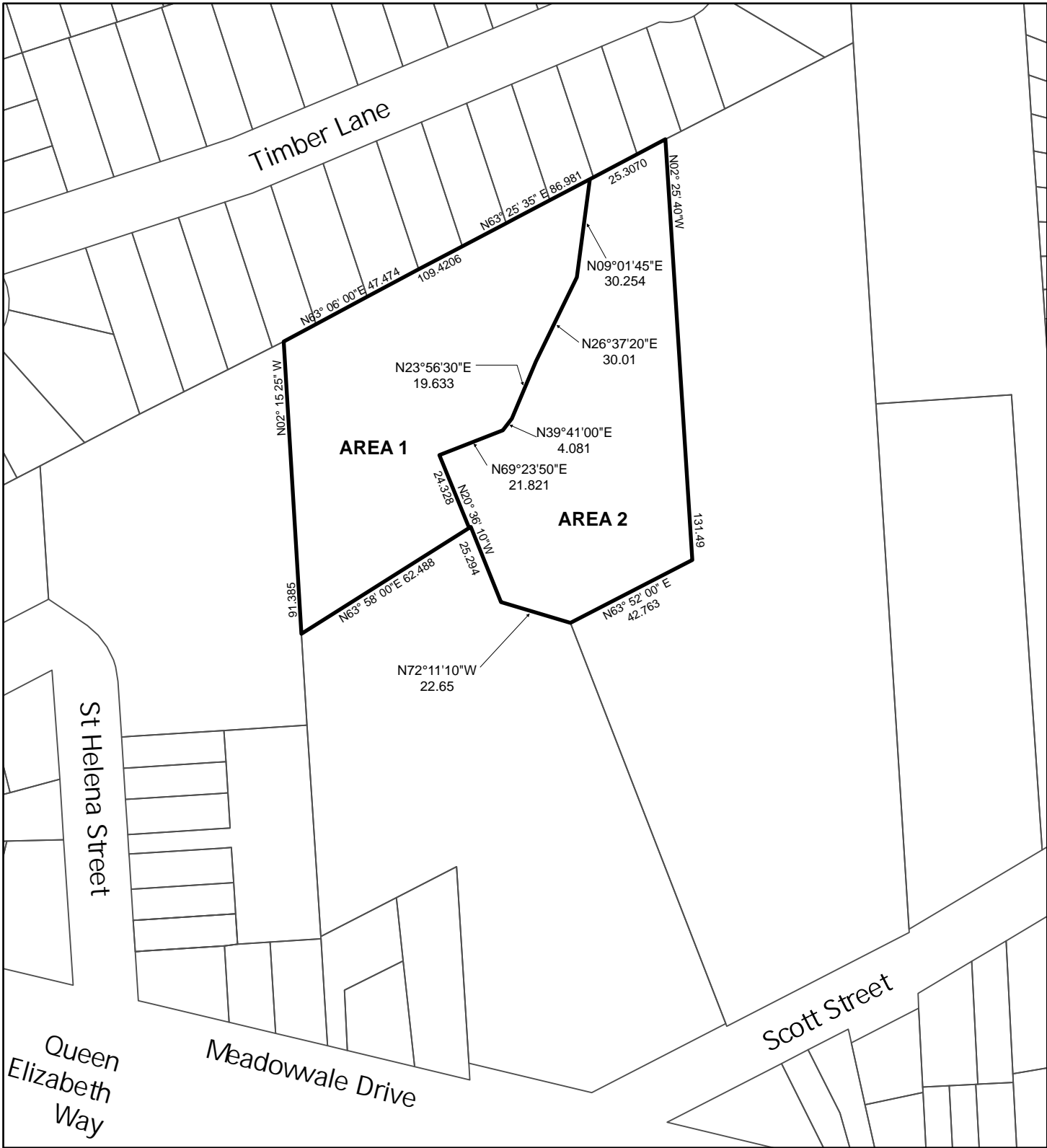
NOT TO SCALE



SUBJECT LANDS

FILE: 60.35.1034

SPECIAL PROVISION	SCHEDULE A	SCHEDULE B	LOCATION	BY-LAW
152	7, 13	38	85 Scott Street	LPAT (PL171503)

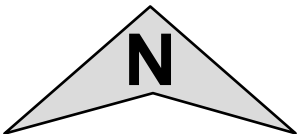
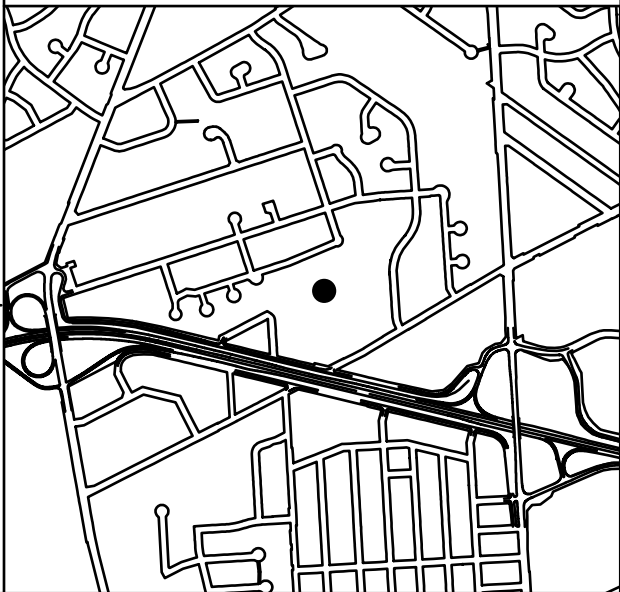


AN ILLUSTRATION SHOWING

Part Lot 20 Concession 3;
Parts 35-64, 68-72, 74-97 on Reference Plan 30R-6344

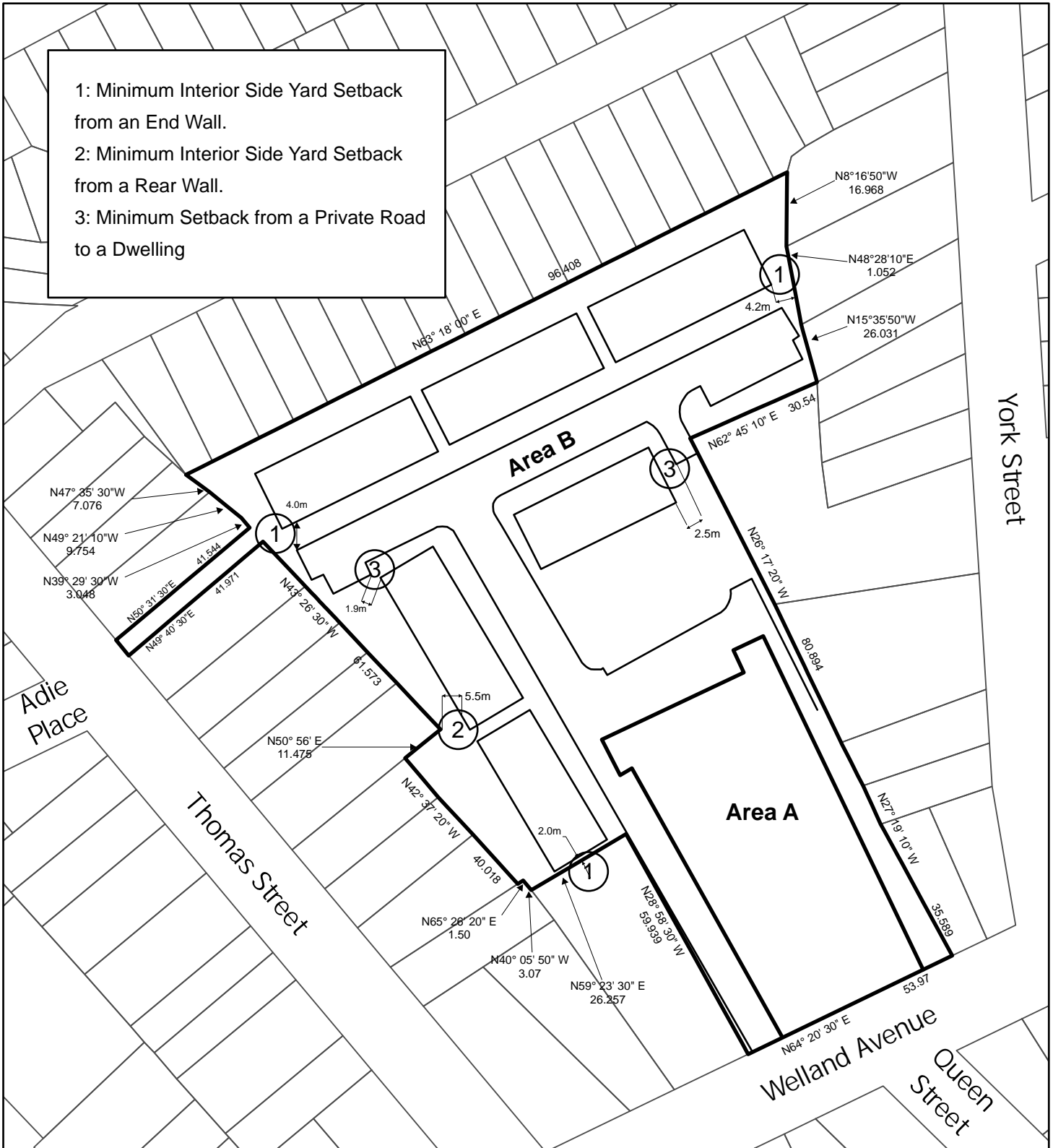
IN THE CITY OF ST CATHARINES
REGIONAL MUNICIPALITY OF NIAGARA

KEY MAP NOT TO SCALE



DISTANCES SHOWN ARE IN METRES
NOT TO SCALE

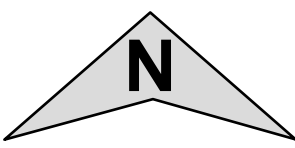
SPECIAL PROVISION	SCHEDULE A	SCHEDULE B	LOCATION	BY-LAW
158	14	39	17 Welland Avenue	2019-282



AN ILLUSTRATION SHOWING
 Part of Lots 2 and 4, City Plan 73A, Part of Lot 19 Concession
 5, Designated as Part 1 on 30R-14021

IN THE CITY OF ST CATHARINES
 REGIONAL MUNICIPALITY OF NIAGARA

KEY MAP NOT TO SCALE



DISTANCES SHOWN ARE IN METRES
 NOT TO SCALE

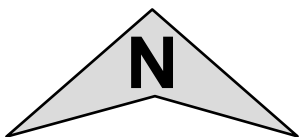
SPECIAL PROVISION	SCHEDULE A	SCHEDULE B	LOCATION	BY-LAW
166	22	40	33 Rockwood Avenue	2022-029



AN ILLUSTRATION SHOWING

LOTS 75 & 76 TOWNSHIP PLAN 97 GRANTHAM; LOTS 77 & 78 TOWNSHIP PLAN 97 AND PART LOT 81 TOWNSHIP PLAN 97 GRANTHAM BEING PART 5 PLAN 30R15682; PART LOTS 79 & 80 TOWNSHIP PLAN 97 GRANTHAM BEING PART 3 PLAN 30R15682; MILLBANK STREET TOWNSHIP PL 97 GRANTHAM (CLOSED BY BYLAW 2020-167 AS IN NR574152); SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 1, 2 AND 3, 30R15752 AS IN NR574153; SUBJECT TO AN EASEMENT OVER PARTS 1, 2 AND 3, 30R15752 AS IN NR574154; SUBJECT TO AN EASEMENT OVER PARTS 2 AND 6, 30R15752 IN FAVOUR OF LOT 86 TOWNSHIP PLAN 97 GRANTHAM; PART LOT 87-90 TP PLAN 97 GRANTHAM AS IN R0573835; AS IN NR574155; SUBJECT TO AN EASEMENT OVER PART 6, 30R15752 IN FAVOUR OF LOT 74 TOWNSHIP PLAN 97 GRANTHAM AS IN NR574156; CITY OF ST. CATHARINES

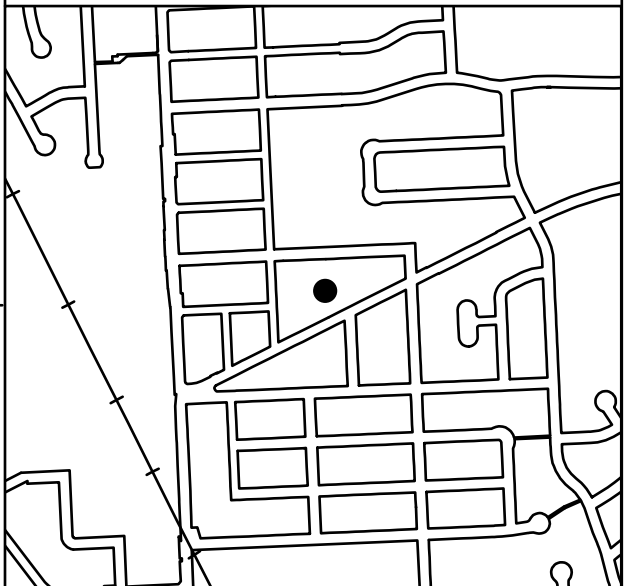
IN THE CITY OF ST CATHARINES
REGIONAL MUNICIPALITY OF NIAGARA



DISTANCES SHOWN ARE IN METRES
NOT TO SCALE

KEY MAP

NOT TO SCALE



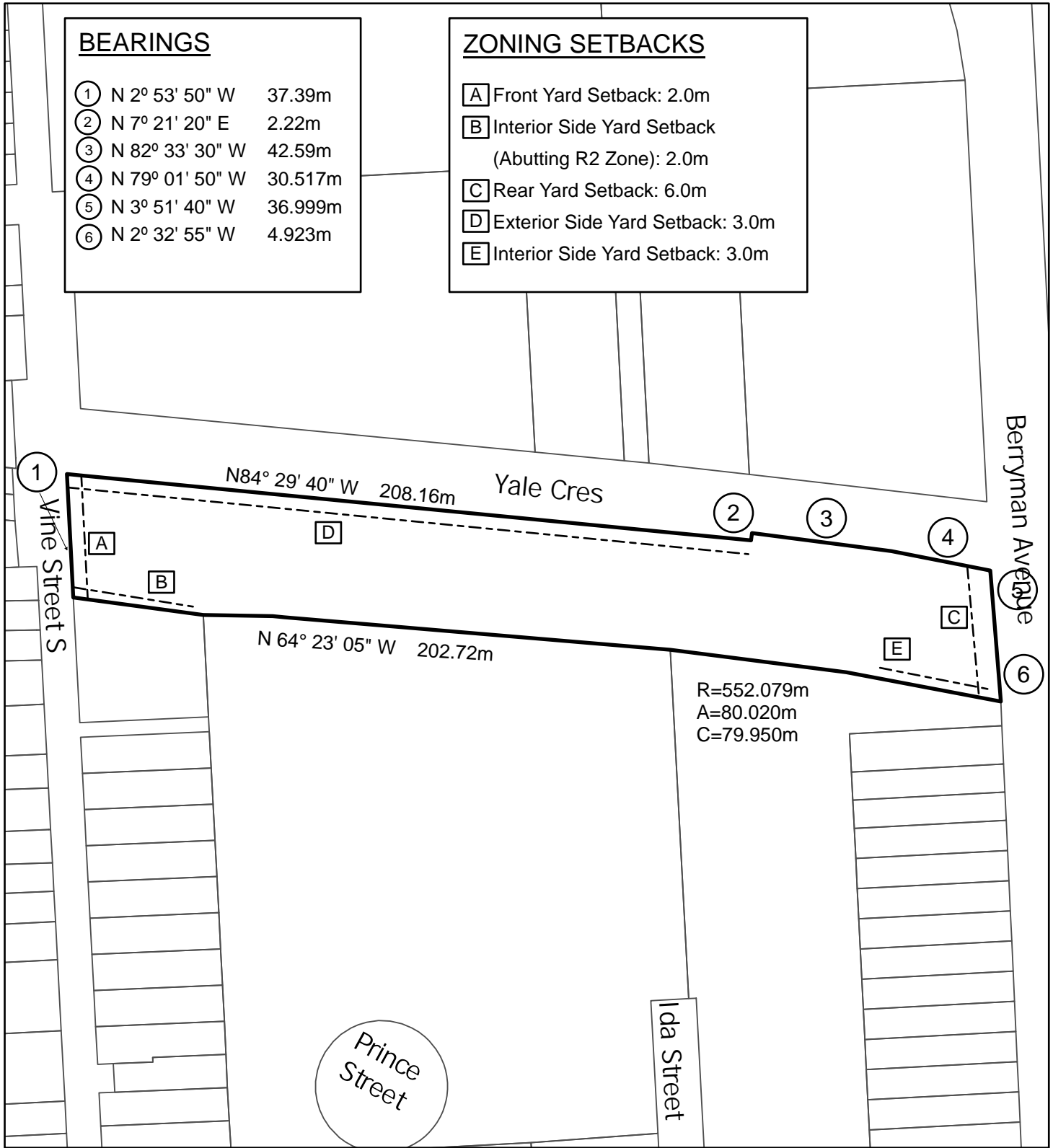
SPECIAL PROVISION	SCHEDULE A	SCHEDULE B	LOCATION	BY-LAW
168	15	41	60 Vine Street South	2022-051

BEARINGS

①	N 2° 53' 50" W	37.39m
②	N 7° 21' 20" E	2.22m
③	N 82° 33' 30" W	42.59m
④	N 79° 01' 50" W	30.517m
⑤	N 3° 51' 40" W	36.999m
⑥	N 2° 32' 55" W	4.923m

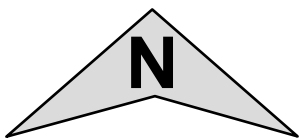
ZONING SETBACKS

A	Front Yard Setback: 2.0m
B	Interior Side Yard Setback (Abutting R2 Zone): 2.0m
C	Rear Yard Setback: 6.0m
D	Exterior Side Yard Setback: 3.0m
E	Interior Side Yard Setback: 3.0m



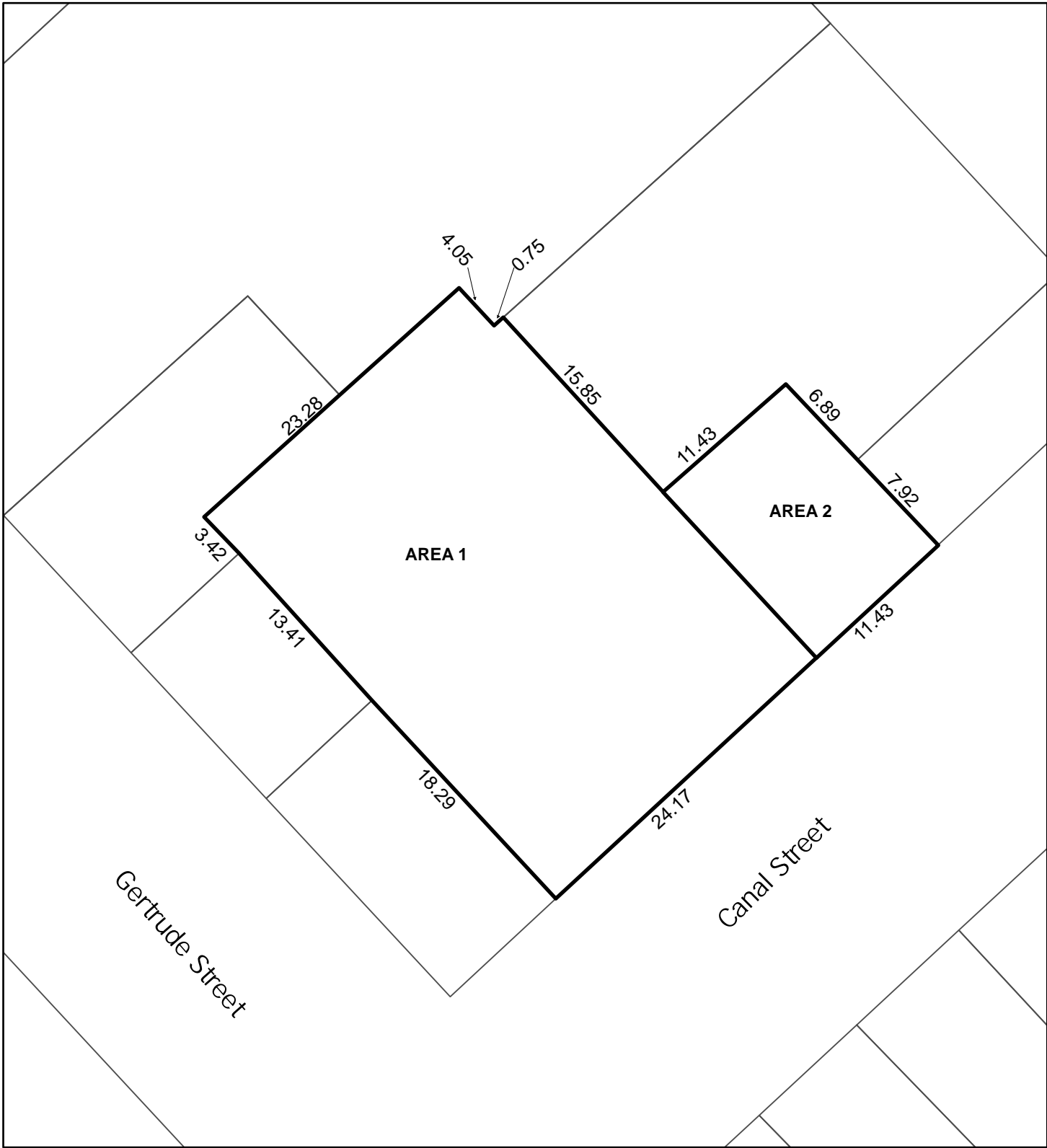
AN ILLUSTRATION SHOWING
 LOT 4107, CORPORATION PLAN 2
 IN THE CITY OF ST CATHARINES
 REGIONAL MUNICIPALITY OF NIAGARA

KEY MAP NOT TO SCALE



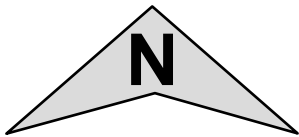
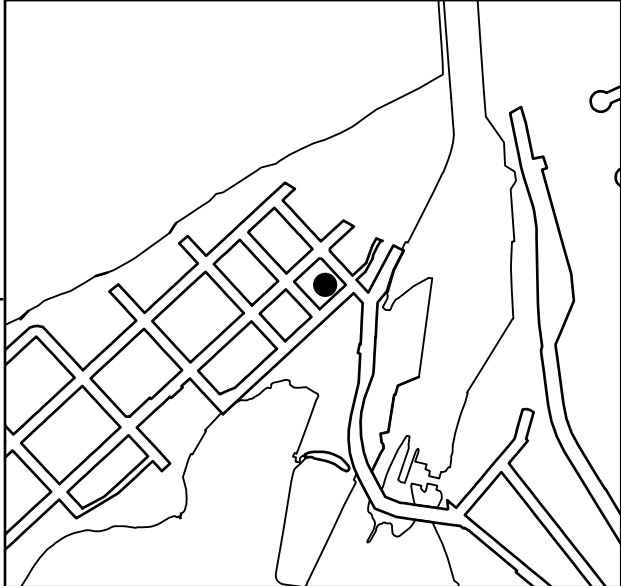
DISTANCES SHOWN ARE IN METRES
 NOT TO SCALE

SPECIAL PROVISION	SCHEDULE A	SCHEDULE B	LOCATION	BY-LAW
173	7	42	10 Canal Street	2023-046



AN ILLUSTRATION SHOWING
 PLAN 7 LOT 112
 IN THE CITY OF ST CATHARINES
 REGIONAL MUNICIPALITY OF NIAGARA

KEY MAP NOT TO SCALE



DISTANCES SHOWN ARE IN METRES
 NOT TO SCALE

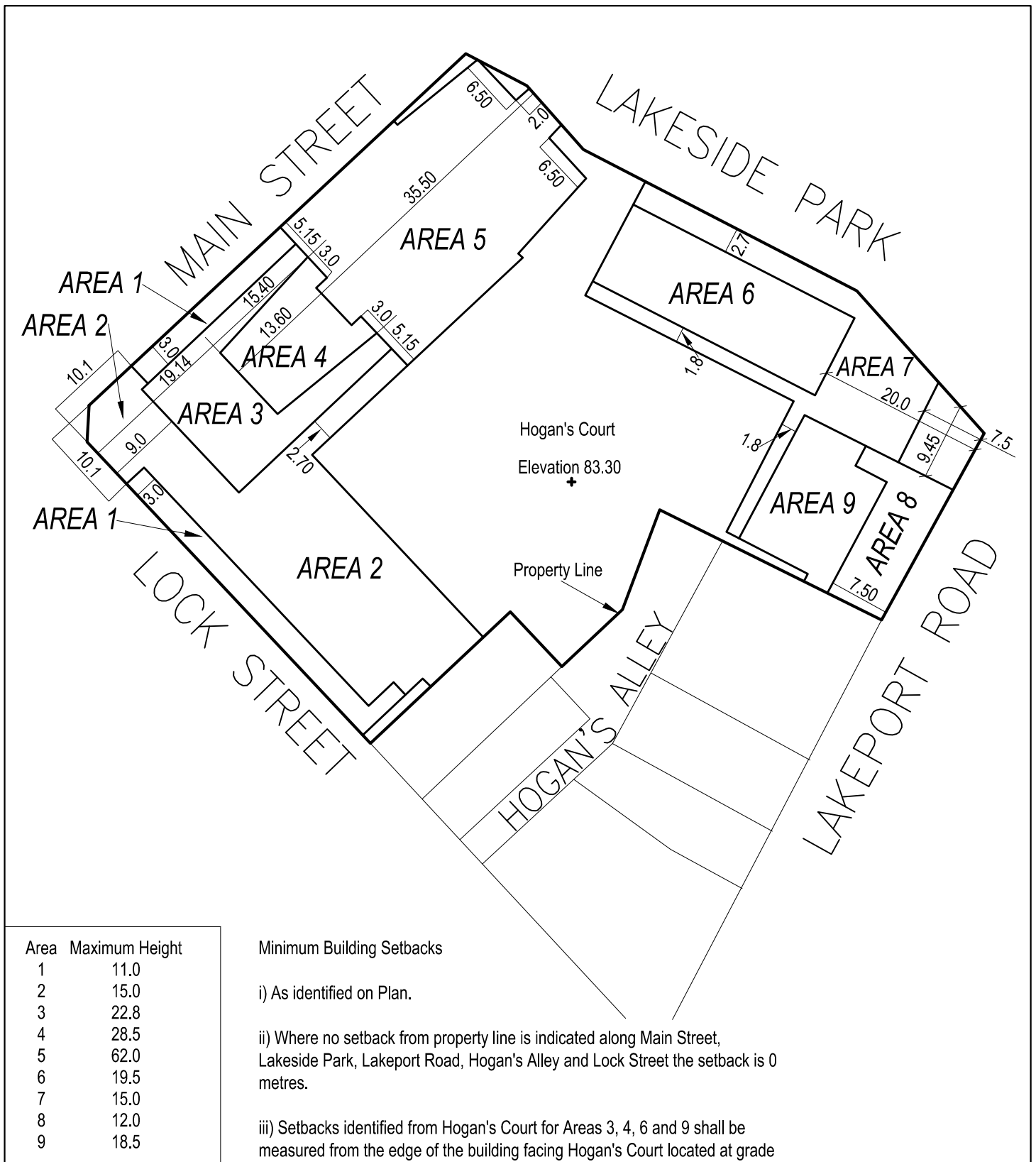
B43

B44

B45

15.3 Schedule C – Lot Specific Maps for Holding Provisions

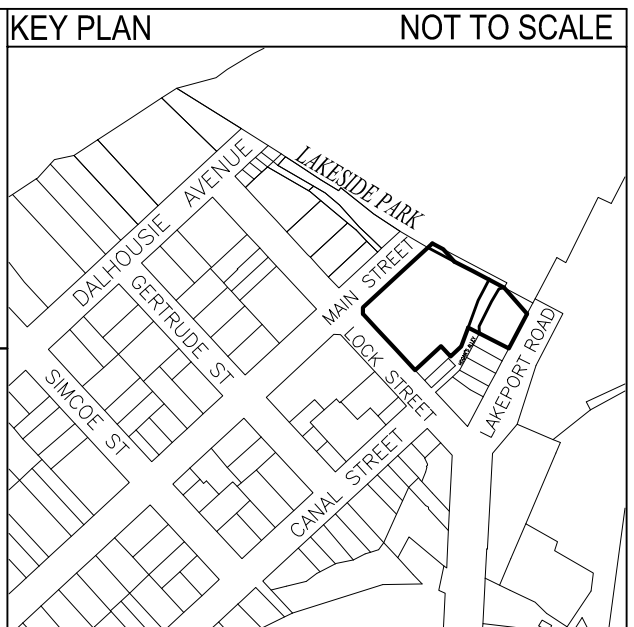
HOLDING	SCHEDULE C	LOCATION	BY-LAW
H5	1a	16 Lock Street; 12 Lakeport Road	



AN ILLUSTRATION SHOWING

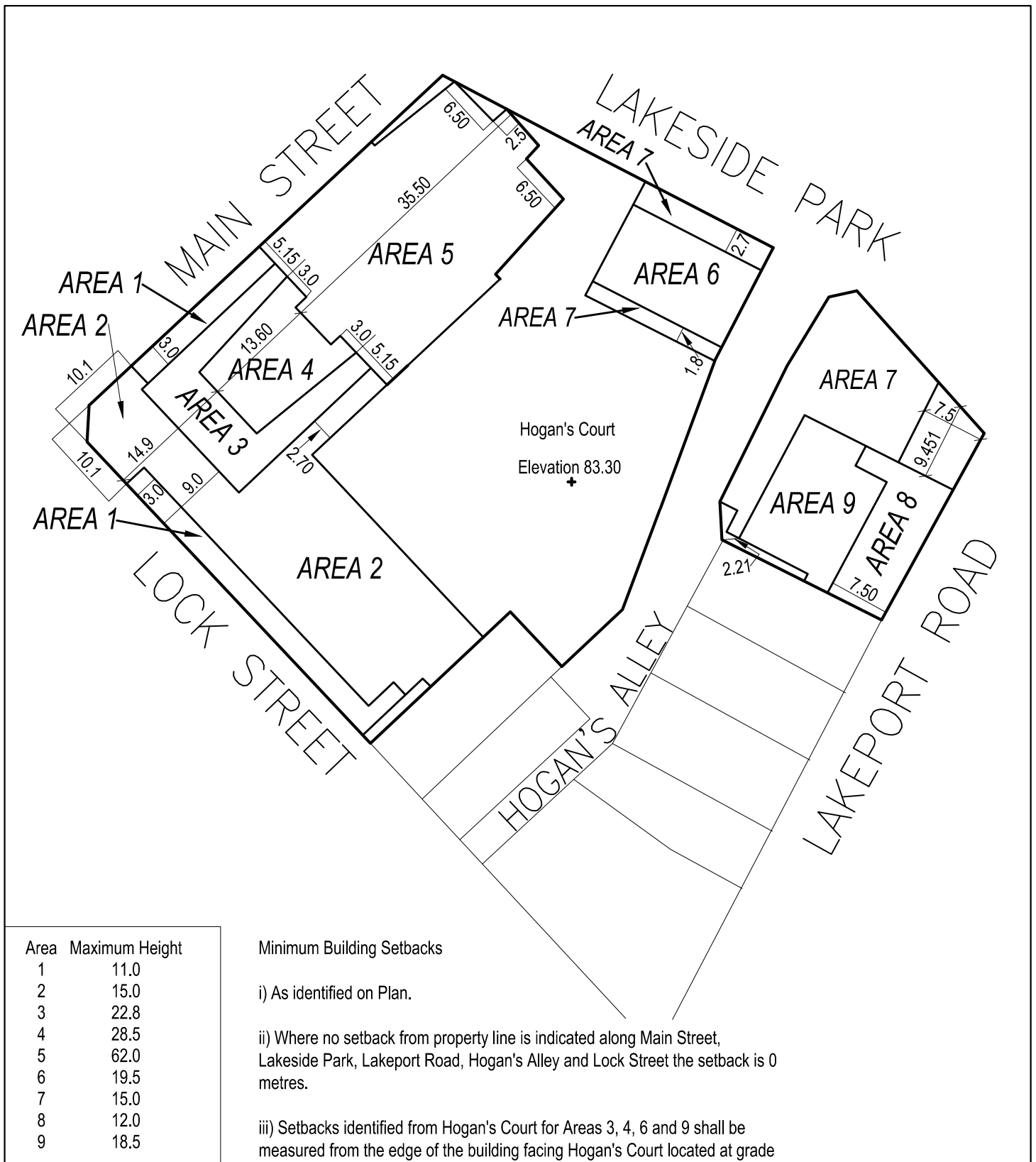
Lots 3, 4, 5, 6, 7, 14, 16 & Part of Lot 2 & Part of the unnamed public alley Registrar's Compiled Plan 696

IN THE CITY OF ST. CATHARINES REGIONAL MUNICIPALITY OF NIAGARA



DISTANCES SHOWN ARE IN METRES
NOT TO SCALE

HOLDING	SCHEDULE C	LOCATION	BY-LAW
H5	1b	16 Lock Street; 12 Lakeport Road	



AN ILLUSTRATION SHOWING

Lots 3, 4, 5, 6, 7, 14, 16 & Part of Lot 2 & Part of the unnamed public alley Registrar's Compiled Plan 696

IN THE CITY OF ST.CATHARINES REGIONAL MUNICIPALITY OF NIAGARA

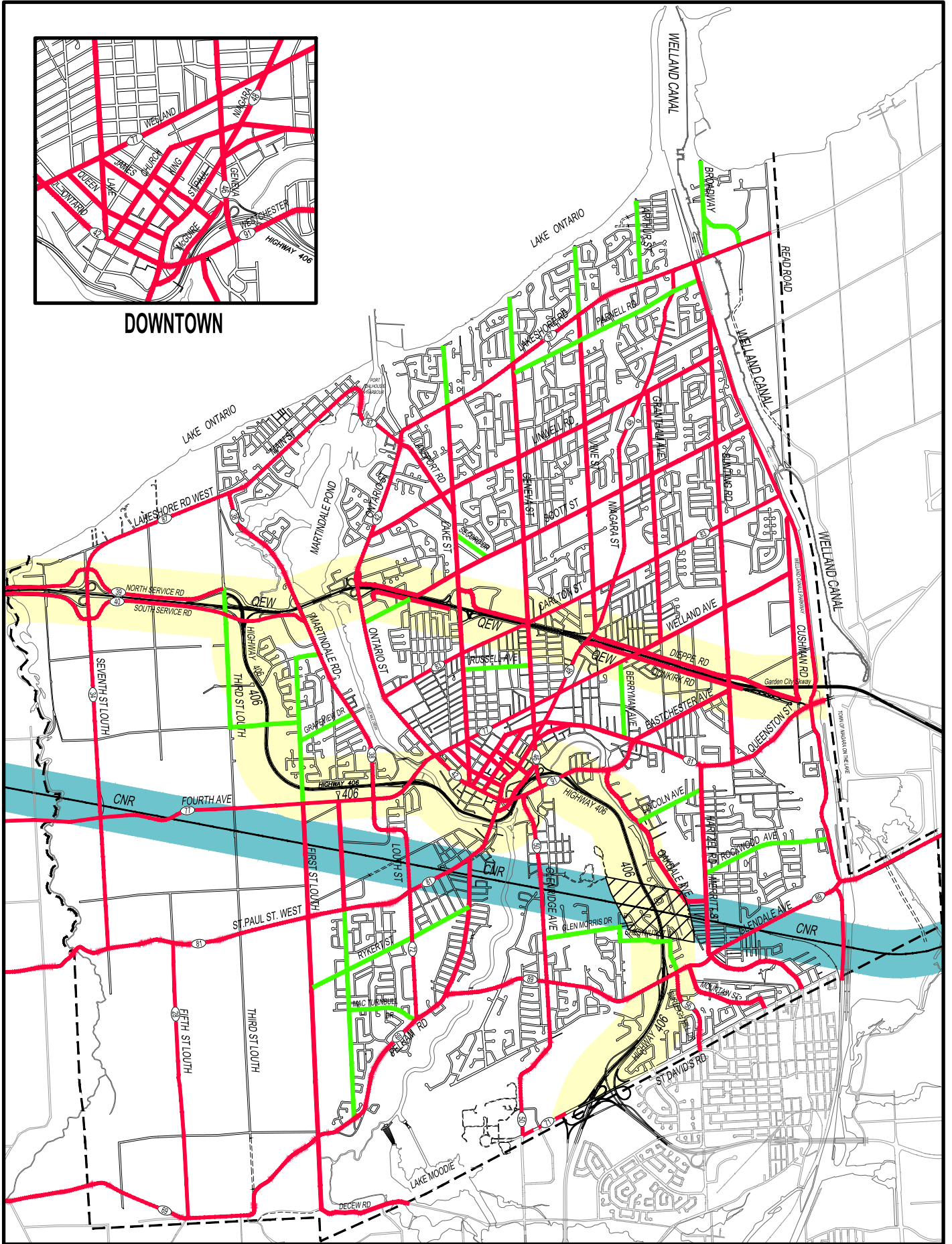
KEY PLAN NOT TO SCALE



DISTANCES SHOWN ARE IN METRES
NOT TO SCALE

SECTION 16 APPENDICES

- Appendix 16.1.1 – Development Constraints – Transportation
- Appendix 16.1.2 – Development Constraints – Natural Heritage
- Appendix 16.1.3 – Development Constraints – Airport Zoning Regulations
- Appendix 16.1.4 – Development Constraints – Landfill Sites and Livestock Operations
- Appendix 16.1.5 - Development Constraints - Natural Area Extent Line
- Appendix 16.2.1 – Illustration – Lot Frontage on Public Roads
- Appendix 16.2.2 - Illustration - Height
- Appendix 16.2.3 - Illustration - Height
- Appendix 16.2.4 - Illustration – Yard for Dwellings, Average
- Appendix 16.2.5 - Illustration – Parking Space Dimensions
- Appendix 16.2.6 - Illustration – Lot Types
- Appendix 16.2.7 - Illustration – Yard Definitions
- Appendix 16.2.8 - Illustration – Basement and Storey Definition
- Appendix 16.2.9 - Illustration- Parking for Recreation Vehicle, Boat, Recreation Trailer, Utility Trailer
- Appendix 16.2.10 - Kushner Metric Conversion Table



Development Constraints - Transportation

- Arterials
- Collectors
- Provincial 400 Series Highway
- ALL OTHER ROADS IDENTIFIED ARE LOCAL ROADS

- General 400 metre Limit of Provincial Highway Control
- Provincial Highway Control & CN Rail Development Constraints
- General 300 metre Limit of CN Rail Development Constraints

(For certain development, Provincial Highway Control may extend to 800 metres which is not shown on this Appendix)

(Development constraints may also apply to Trillium Railways which are not shown in this Appendix)

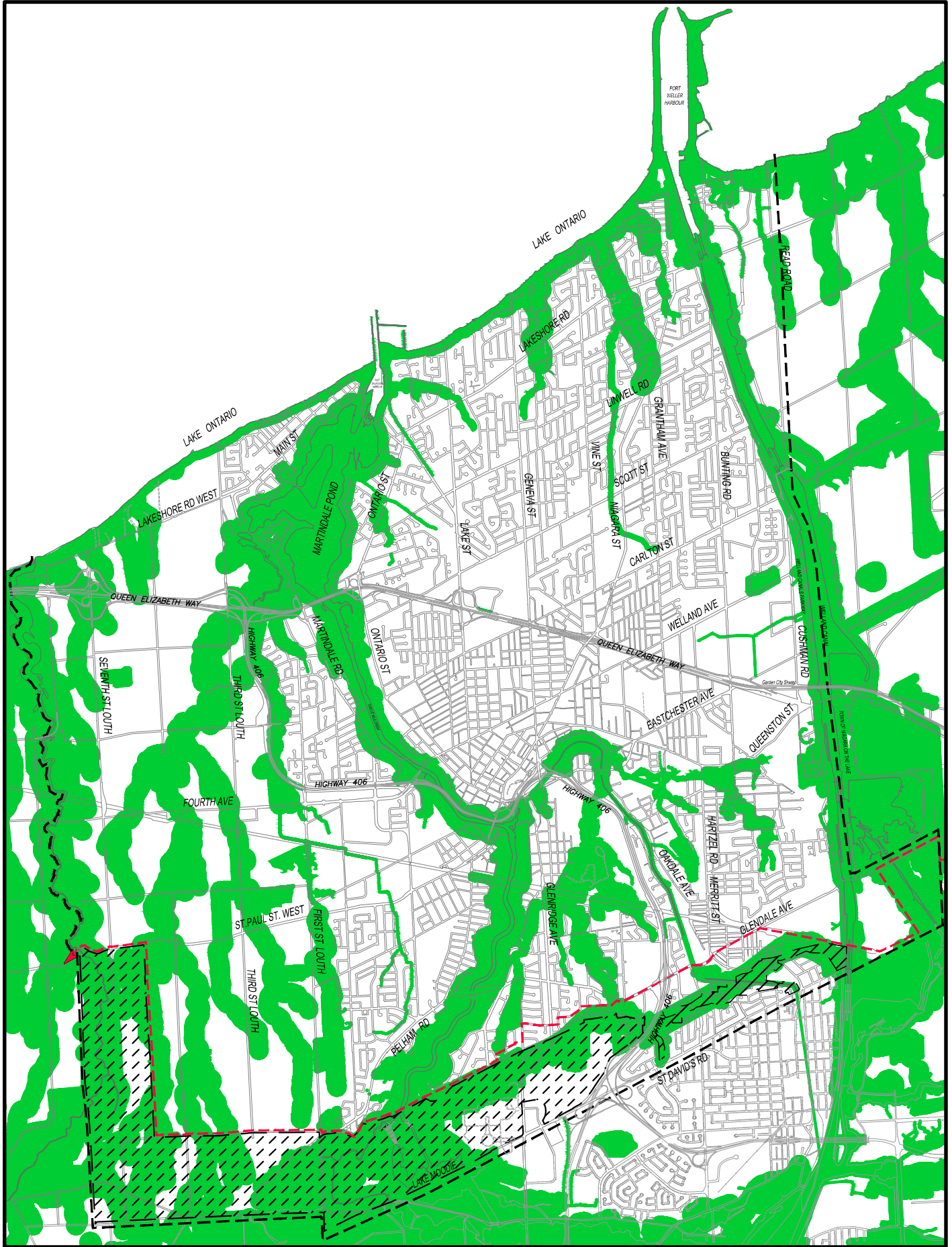
Note: This map has been prepared for purposes of convenience only. For accurate reference, refer to specific agency requirements (See Section 1.1.3)

City of St. Catharines Zoning By-Law



APPENDIX 16.1.1

December 16, 2013

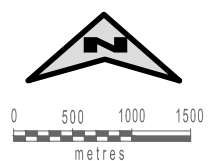


Development Constraints - Natural Heritage

- Niagara Natural Environment Screening Layer
- Niagara Escarpment Plan Development Control Area
- Niagara Escarpment Plan Boundary

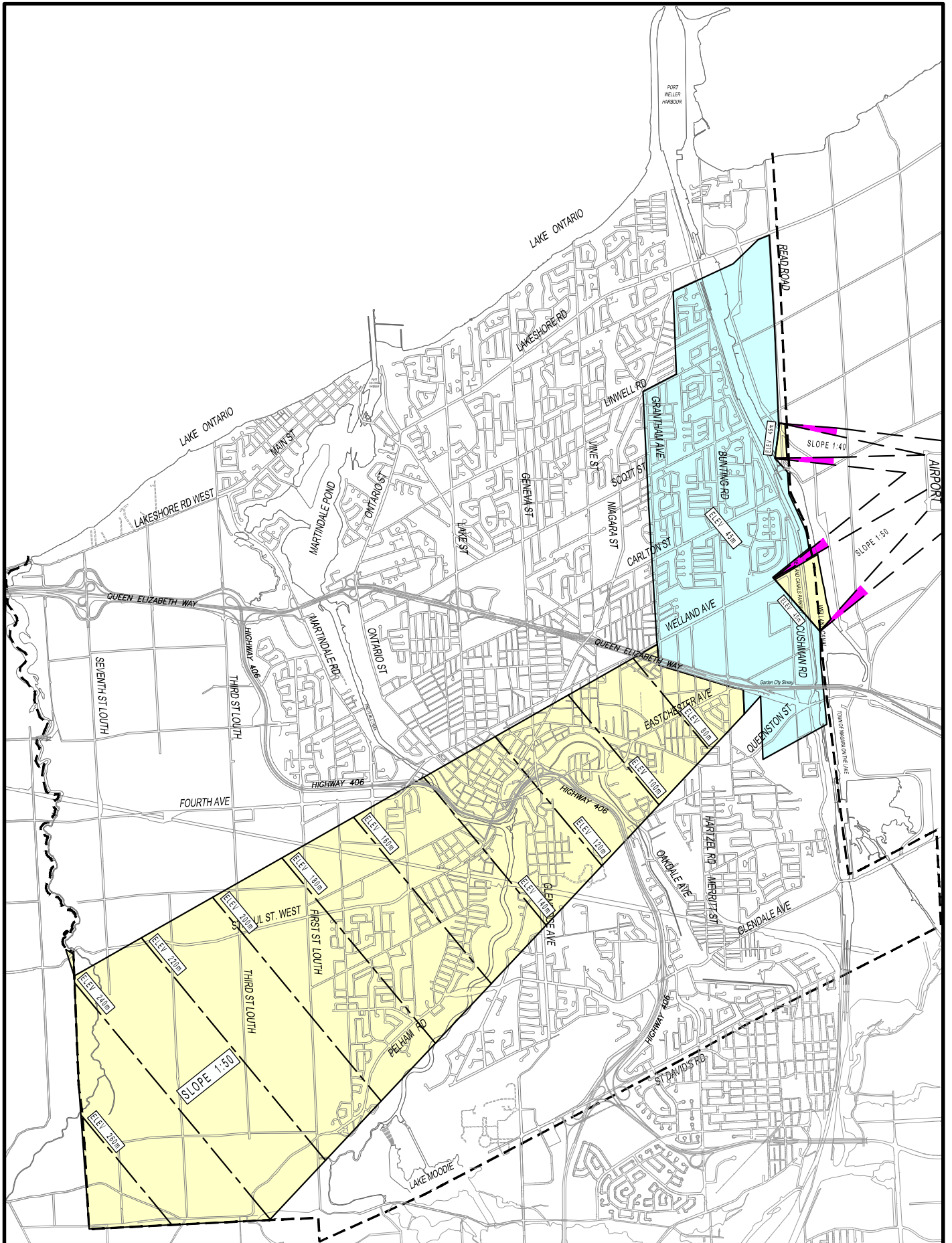
Note: This map has been prepared for purposes of convenience only. For accurate reference, refer to specific agency requirements (See Section 1.1.3)

City of
St. Catharines
Zoning By-Law



APPENDIX 16.1.2

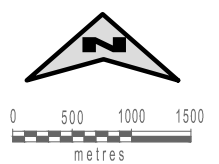
December 16, 2013



Development Constraints - Airport Zoning Regulations

- Approach Surface
- Outer Surface
- Transitional Surface

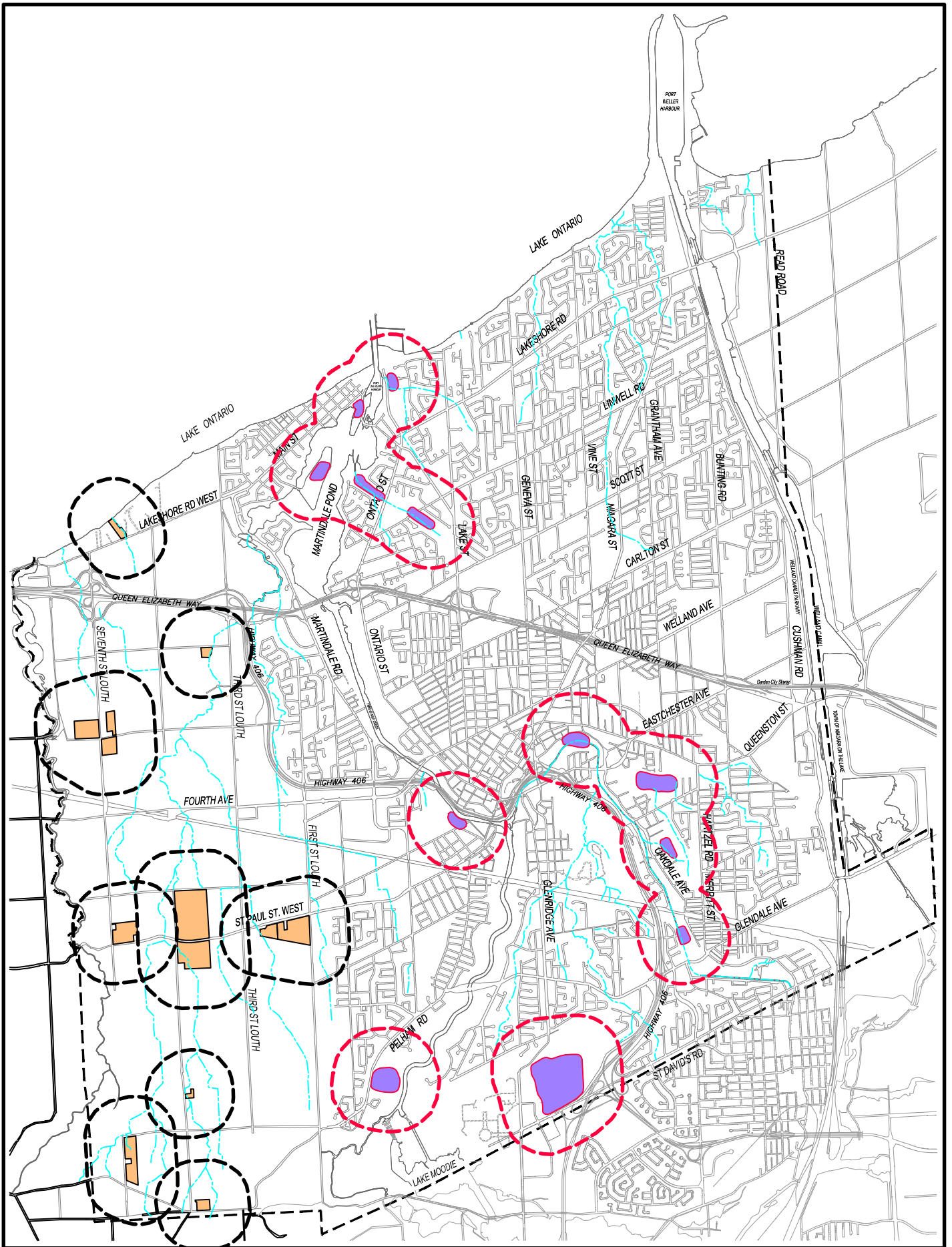
City of
St. Catharines
Zoning By-Law



APPENDIX 16.1.3

December 16, 2013

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Development Constraints - Landfill Sites and Livestock Operations

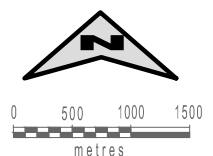
 FORMER KNOWN LANDFILL SITES
DASH INDICATES 500m RADIUS FROM SITE

 KNOWN LIVESTOCK OPERATIONS 2002
DASH INDICATES 500m RADIUS OF POTENTIAL INFLUENCE

* New land uses, and new or expanding livestock facilities shall comply with the Minimum Distance Separation formulae.

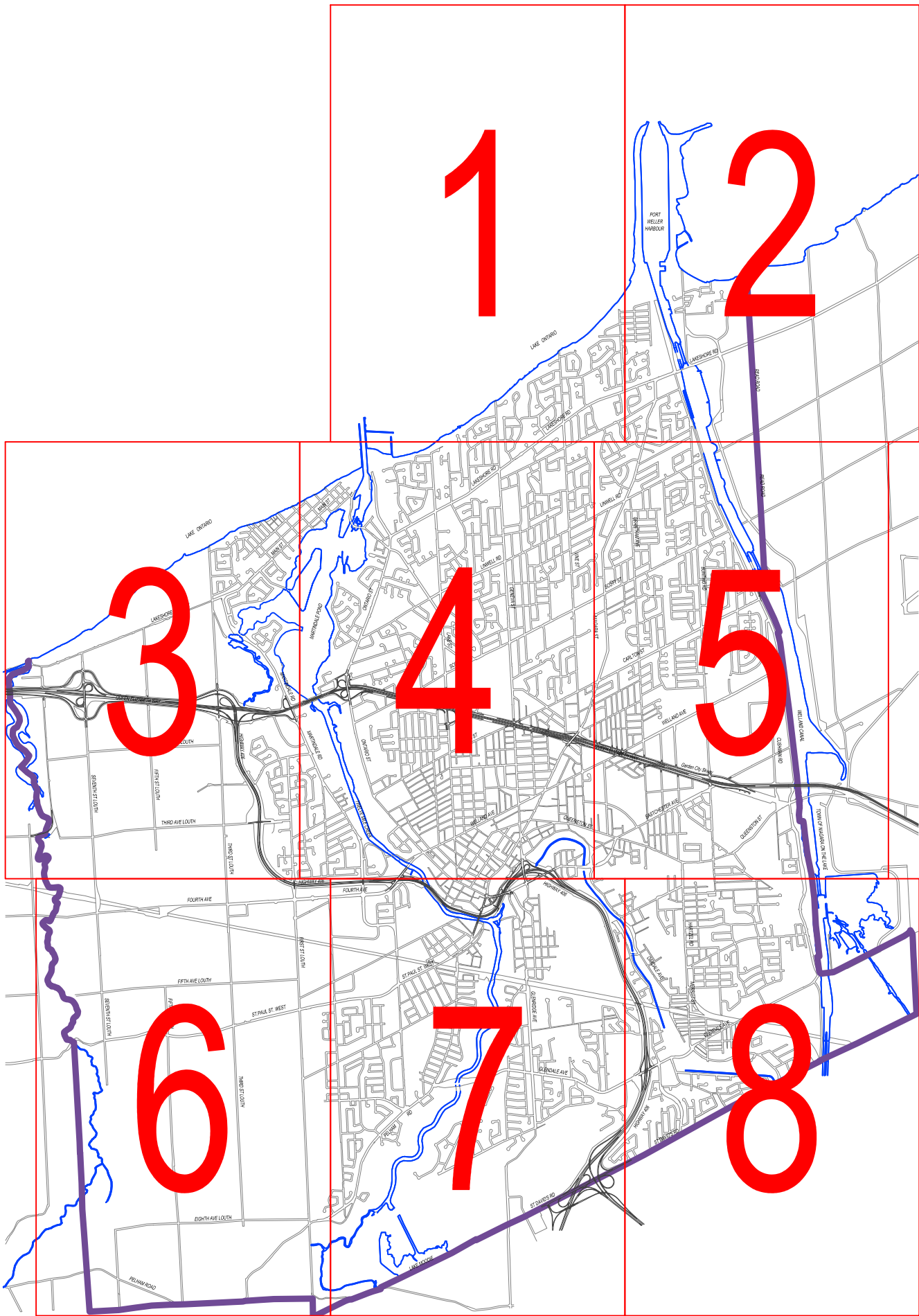
Note: This map has been prepared for purposes of convenience only. For accurate reference, refer to specific agency requirements (See Section 1.1.3)

City of
St. Catharines
Zoning By-Law



APPENDIX 16.1.4

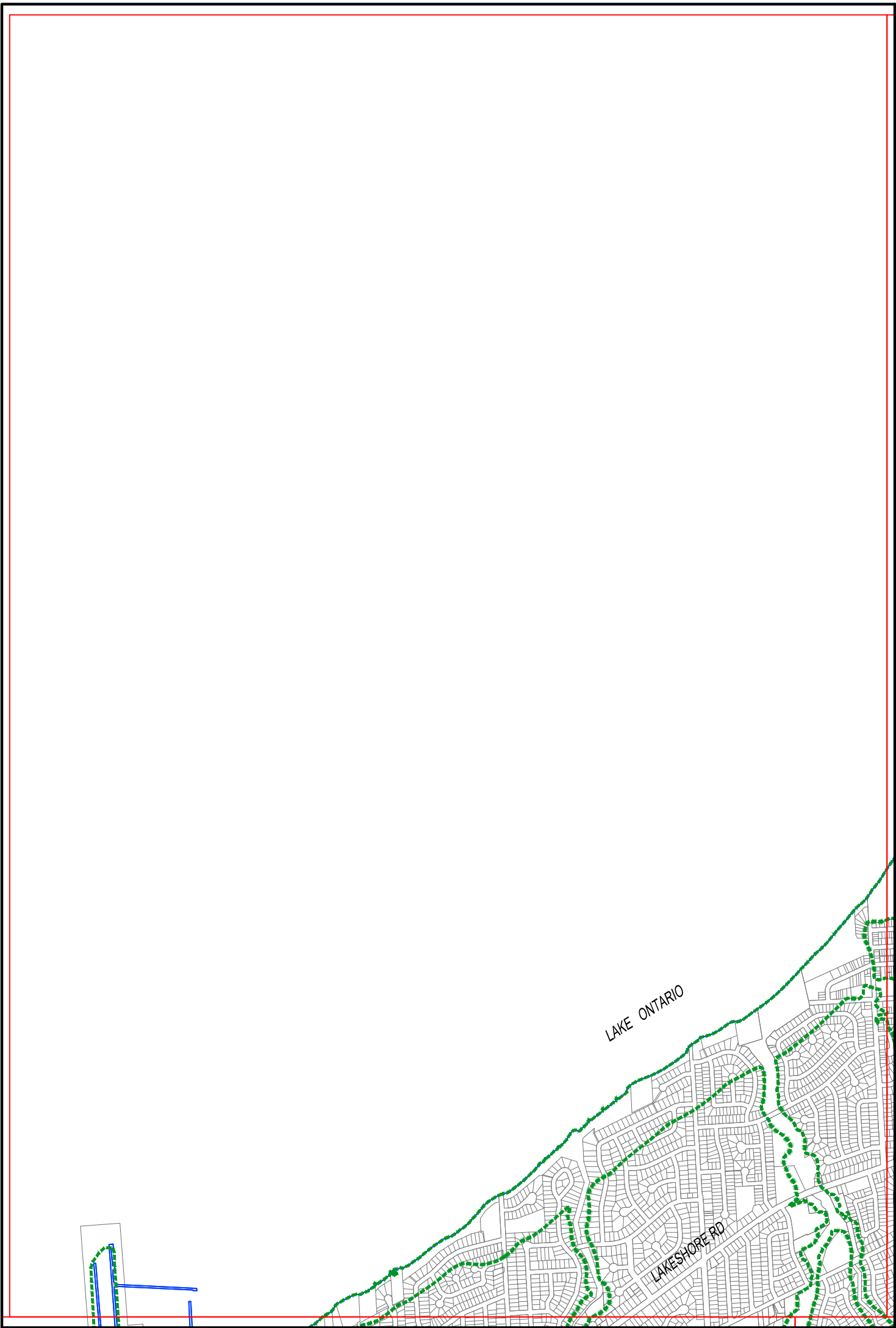
December 16, 2013




Appendix 16.1.5 - Development Constraints -
 Natural Area Extent Line Maps -
 Index

City of St. Catharines
 Zoning
 By-Law



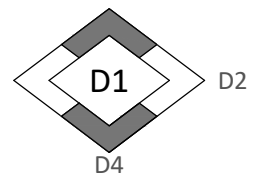


Appendix 16.1.5 - Development Constraints - Natural Area Extent Line

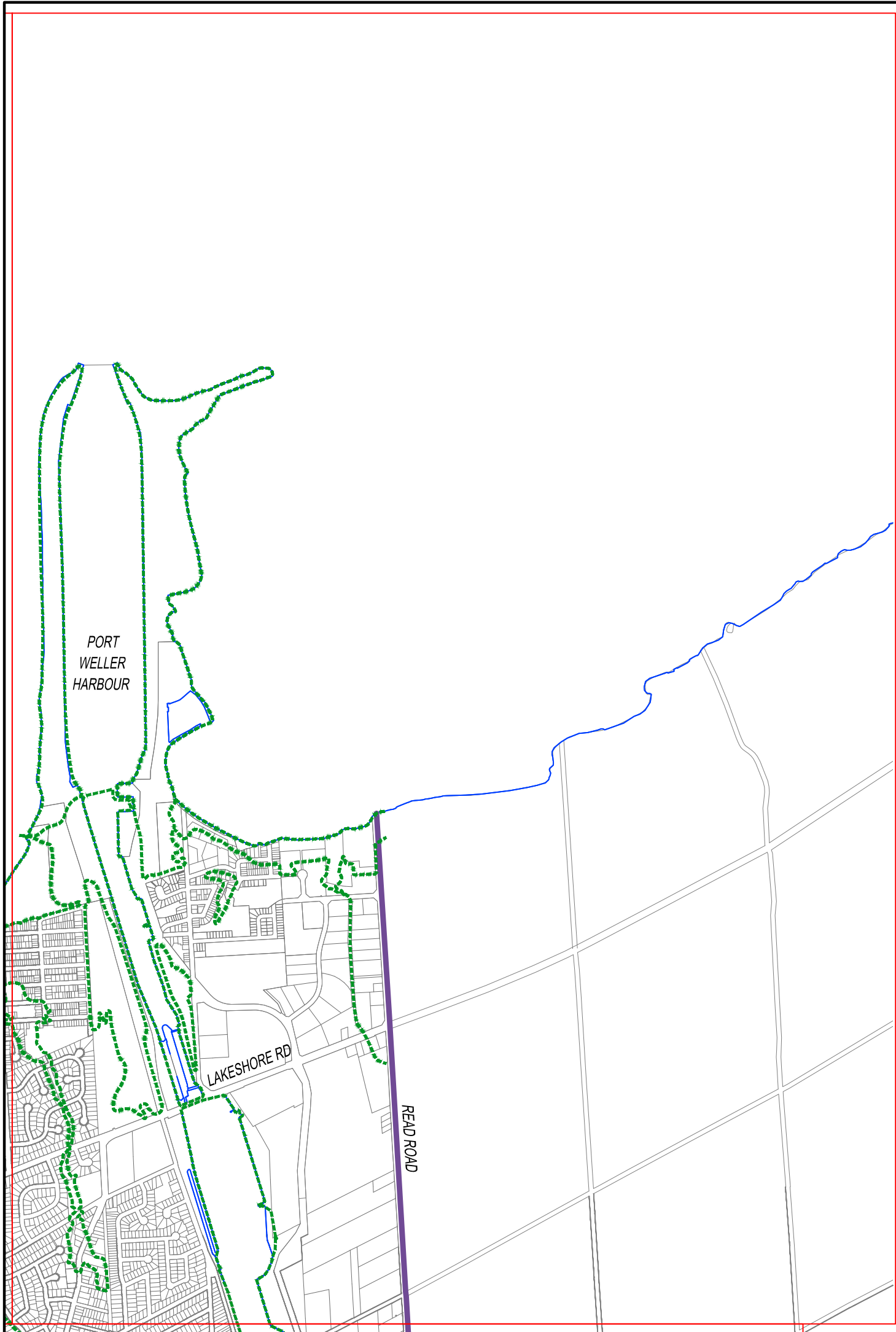
 Natural Area Extent Line (Represents the extent and limit of currently identified natural heritage features and natural hazard lands by upper tier government and agencies)





City of
St. Catharines
Zoning By-Law
December 16, 2013



**** This map has been prepared for purposes of convenience only. For accurate reference, refer to specific natural heritage feature and natural hazard land mapping by upper tier government and agencies. ****

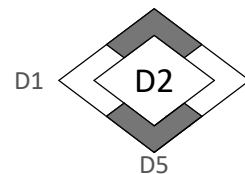


Appendix 16.1.5 - Development Constraints - Natural Area Extent Line

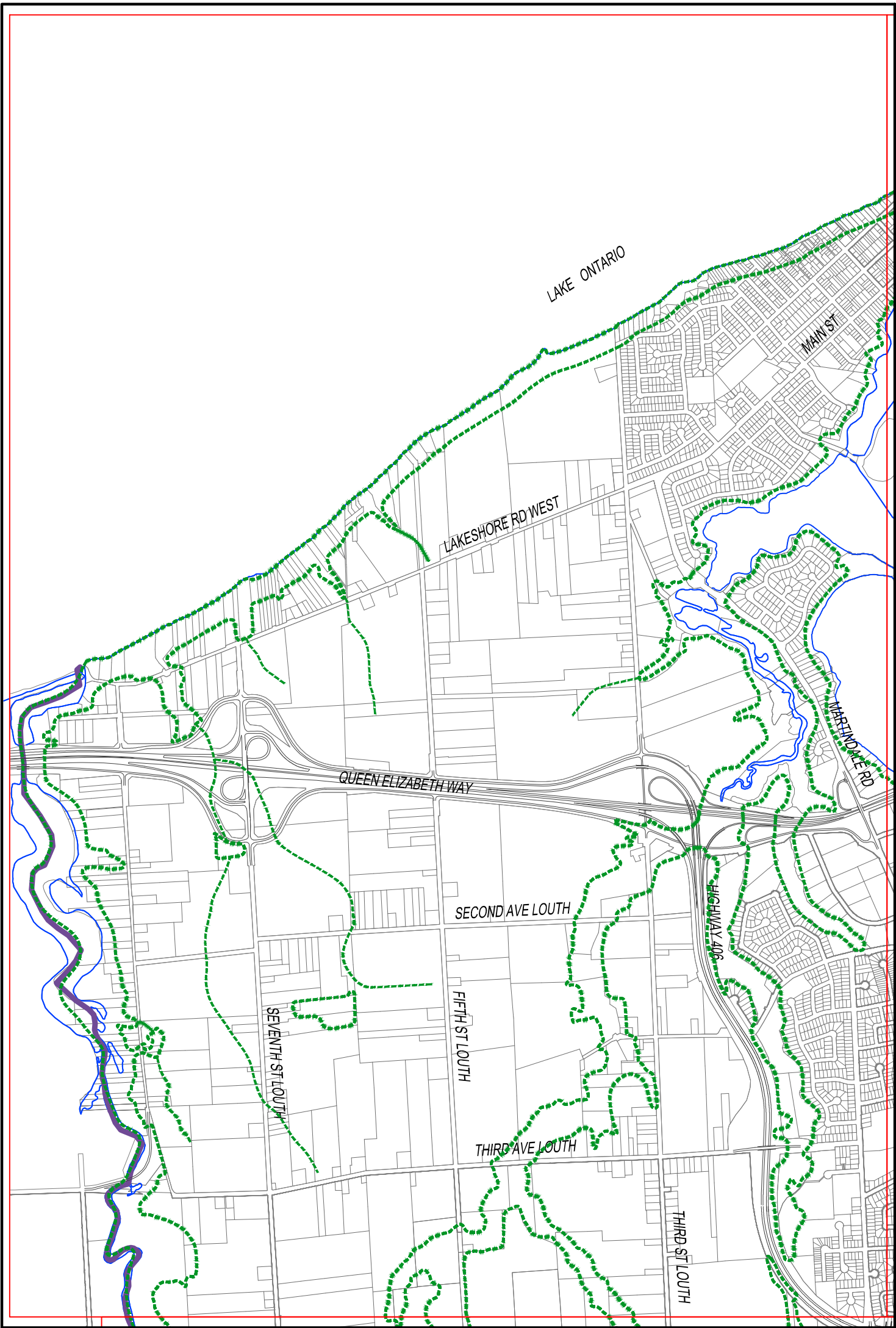
-  Natural Area Extent Line (Represents the extent and limit of currently identified natural heritage features and natural hazard lands by upper tier government and agencies)
-  Municipal Boundary





City of St. Catharines
Zoning By-Law
December 16, 2013



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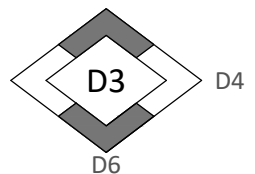


Appendix 16.1.5 - Development Constraints - Natural Area Extent Line

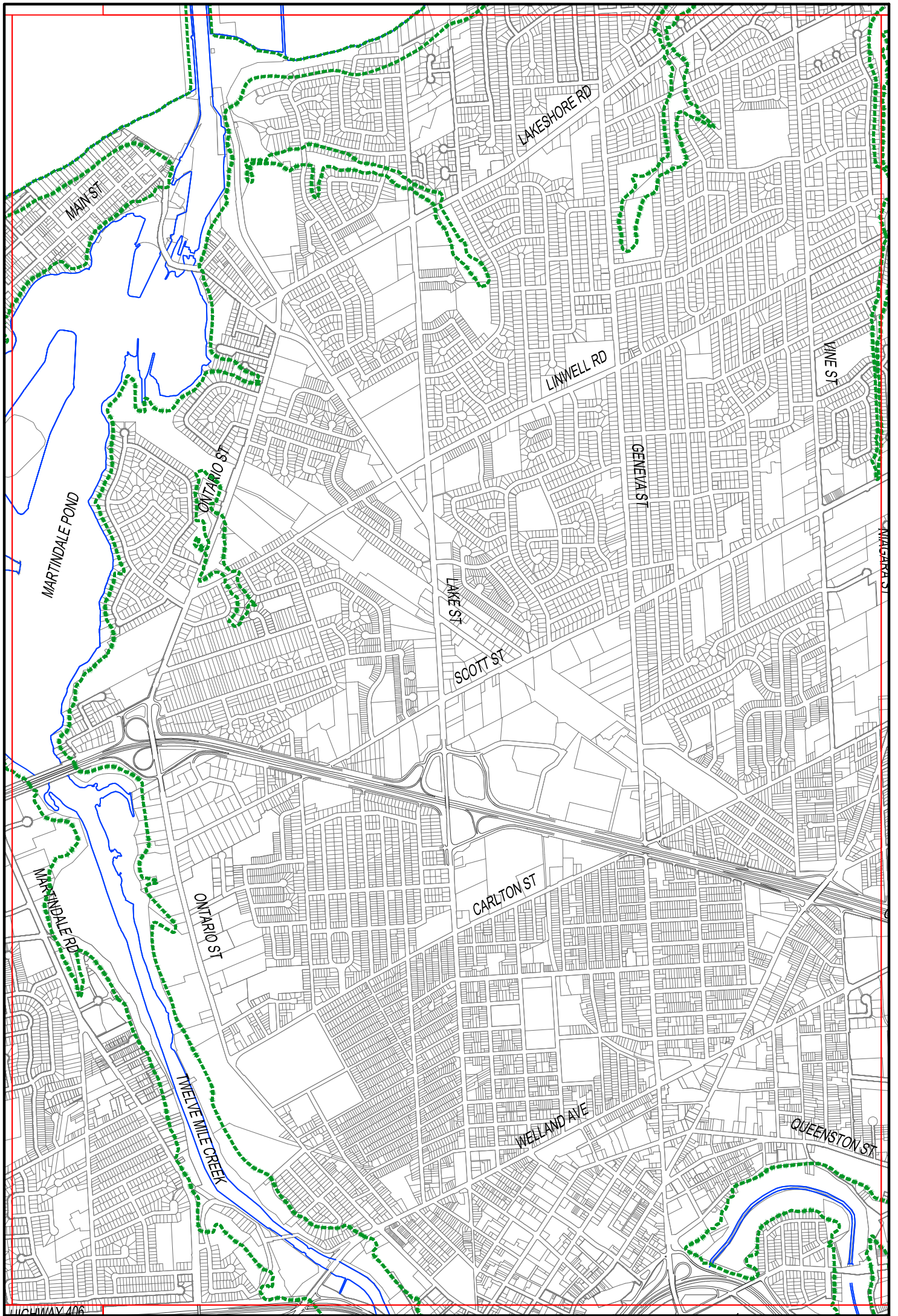
-  Natural Area Extent Line (Represents the extent and limit of currently identified natural heritage features and natural hazard lands by upper tier government and agencies)
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City of St. Catharines
Zoning By-Law
December 16, 2013



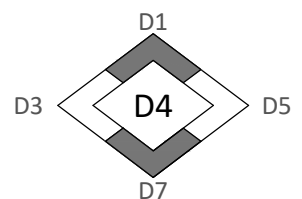
**** This map has been prepared for purposes of convenience only. For accurate reference, refer to specific natural heritage feature and natural hazard land mapping by upper tier government and agencies. ****



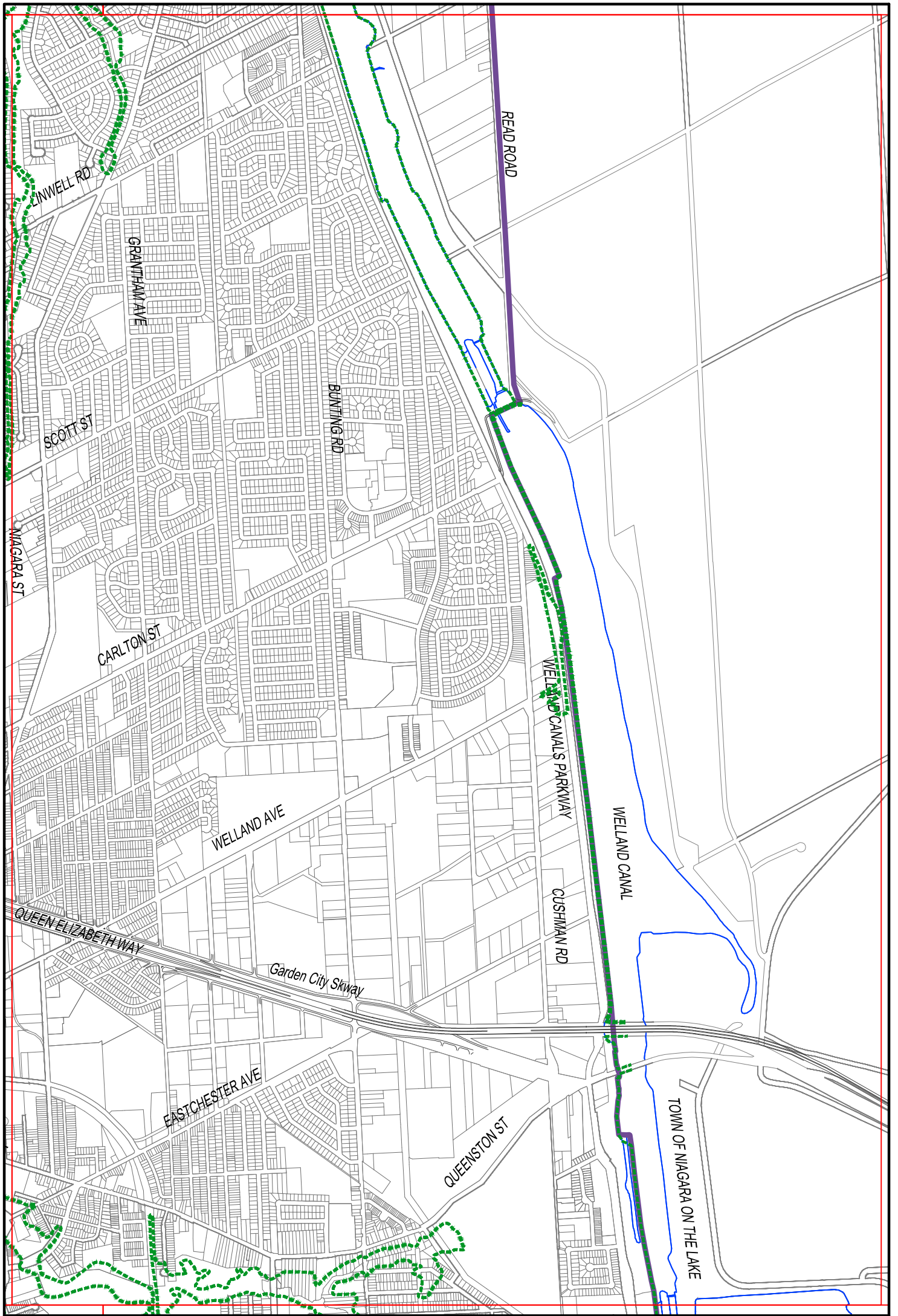
Appendix 16.1.5 - Development Constraints - Natural Area Extent Line

 Natural Area Extent Line (Represents the extent and limit of currently identified natural heritage features and natural hazard lands by upper tier government and agencies)




1:20,000
City of St. Catharines
Zoning By-Law
December 16, 2013




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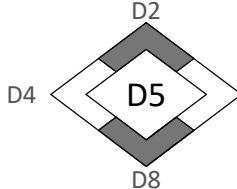
Appendix 16.1.5 - Development Constraints - Natural Area Extent Line

-  Natural Area Extent Line (Represents the extent and limit of currently identified natural heritage features and natural hazard lands by upper tier government and agencies)
-  Municipal Boundary

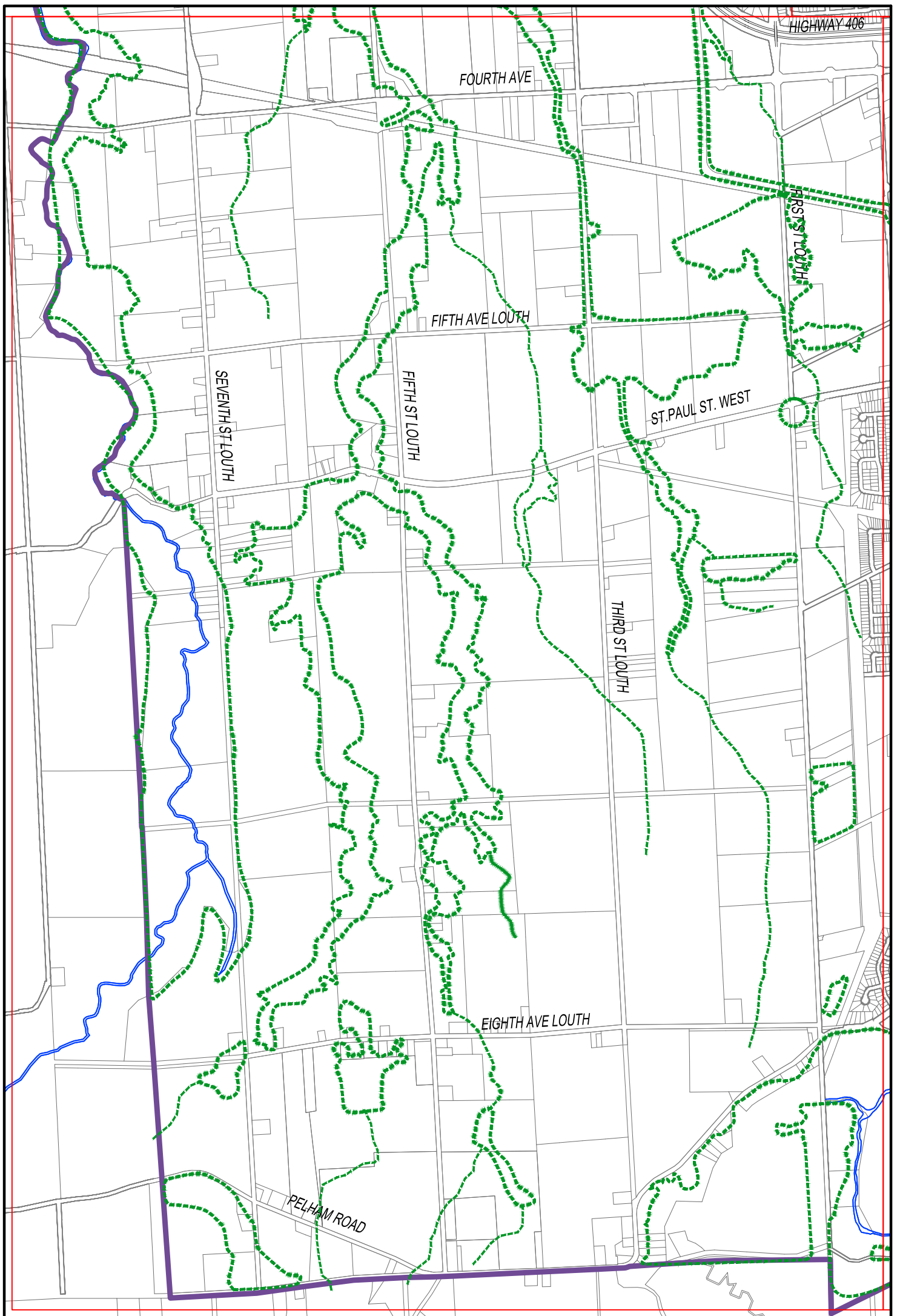


1:20,000



City of
St. Catharines
Zoning By-Law
December 16, 2013



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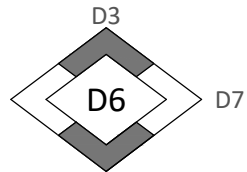


Appendix 16.1.5 - Development Constraints - Natural Area Extent Line

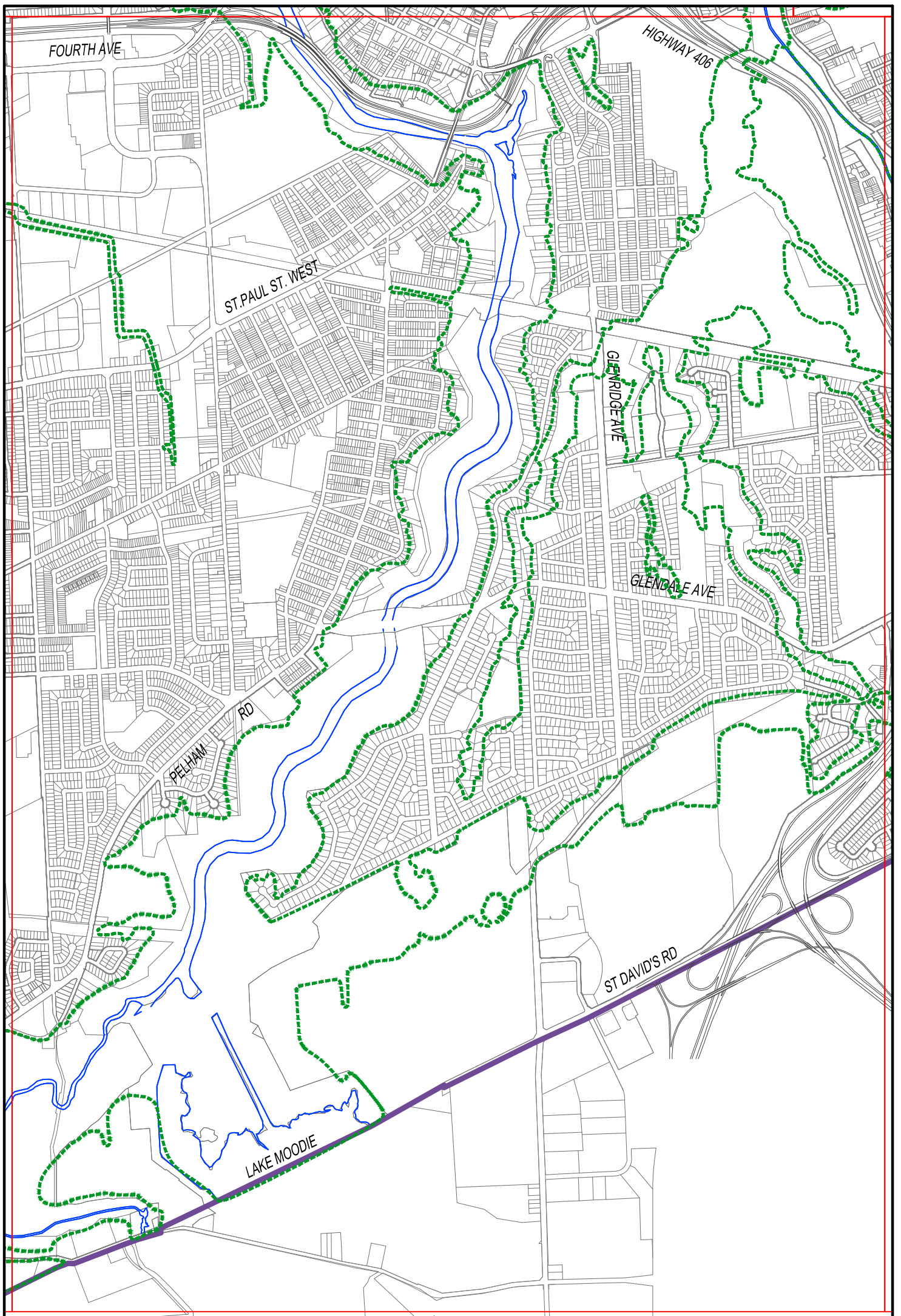
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City of St. Catharines
Zoning By-Law
December 16, 2013



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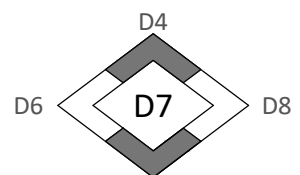


Appendix 16.1.5 - Development Constraints - Natural Area Extent Line

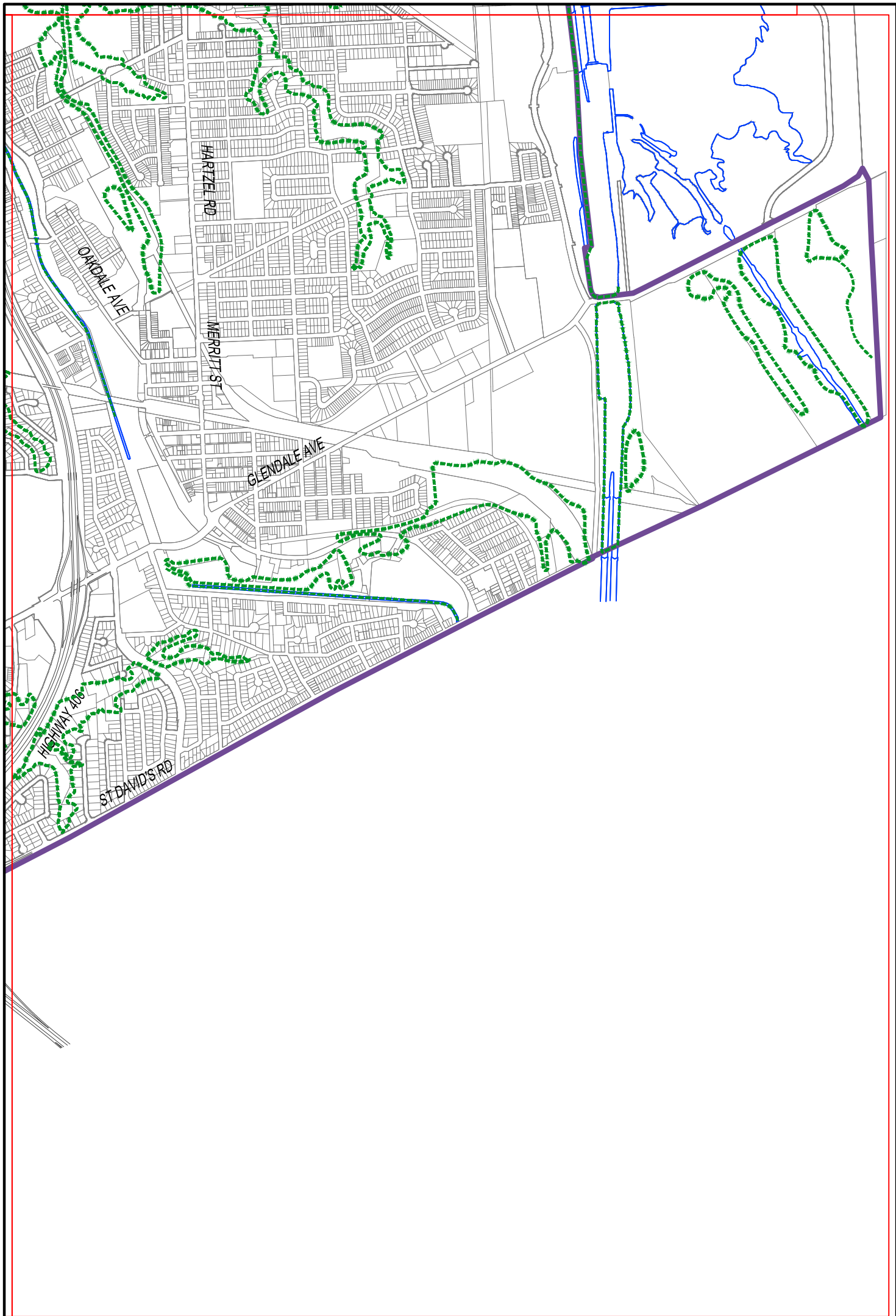
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-  Municipal Boundary





City of St. Catharines
Zoning By-Law
December 16, 2013



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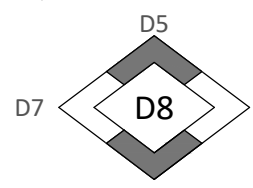


Appendix 16.1.5 - Development Contraints - Natural Area Extent Line

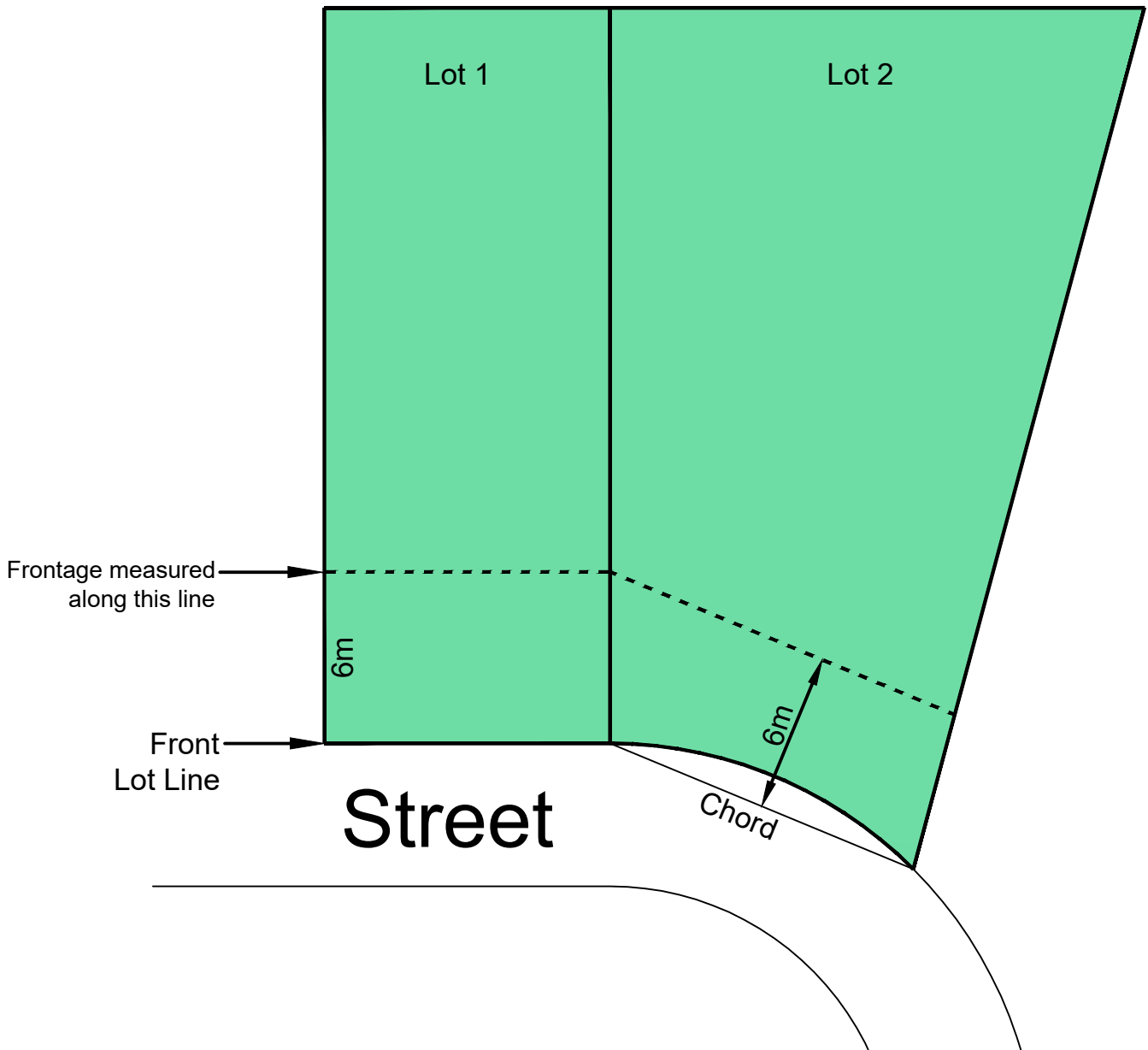
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City of St. Catharines
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December 16, 2013



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Lot 1 Frontage is measured 6m back from front lot line and parallel to front lot line.

Lot 2 Frontage is measured 6m back from the chord and parallel to the chord of the front lot line.

The chord is the straight line that connects the points of intersection of the front and side lot lines on either side of the land parcel.

Lot Frontage on Public Roads (Section 2.5)

City of St.Catharines
Planning and Building
Services

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Illustrations must be interpreted in conjunction with the text of the City of St. Catharines Zoning By-Law.

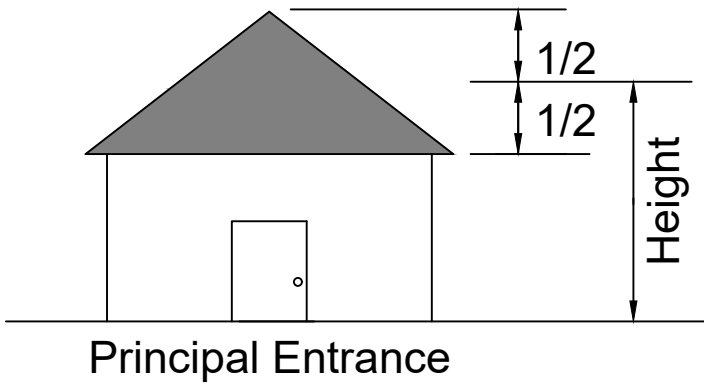
APPENDIX 16.2.1

December 16, 2013

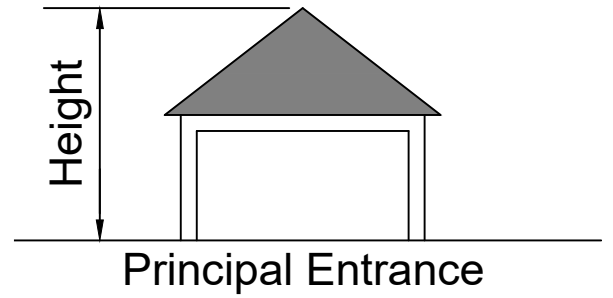
Principal Buildings

Accessory Buildings and Structures

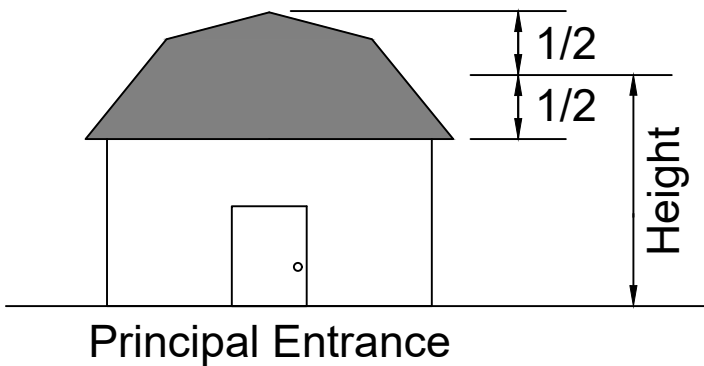
Pitched Roof



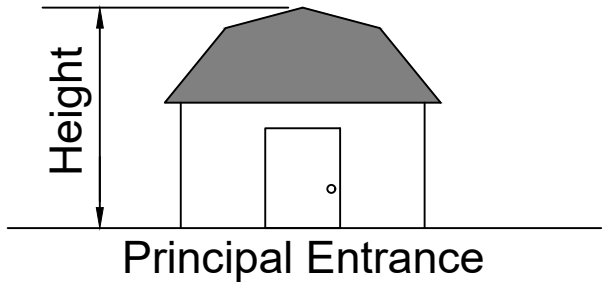
Grade



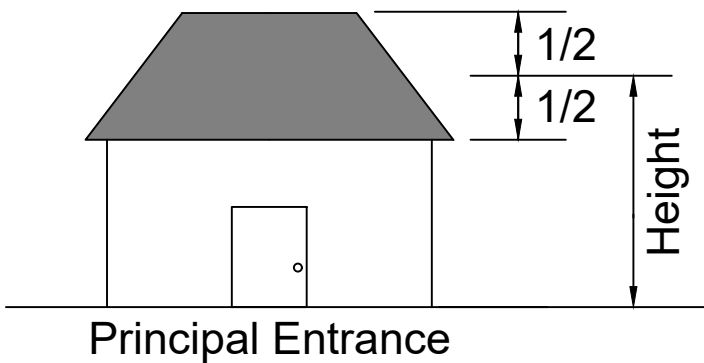
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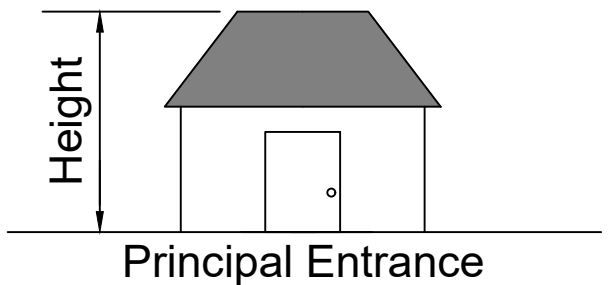
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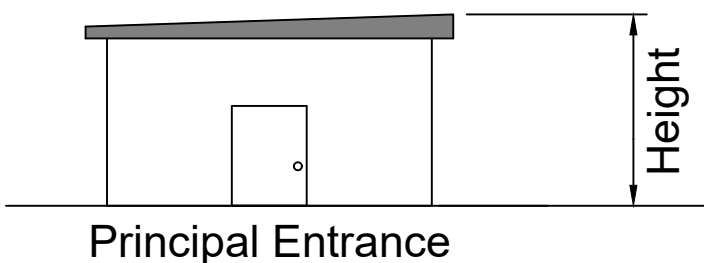
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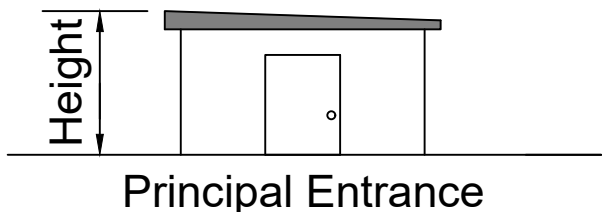
Grade



Flat Roof



Grade



Height (Section 2.6) Residential Zones

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City of St.Catharines
Planning and Building
Services

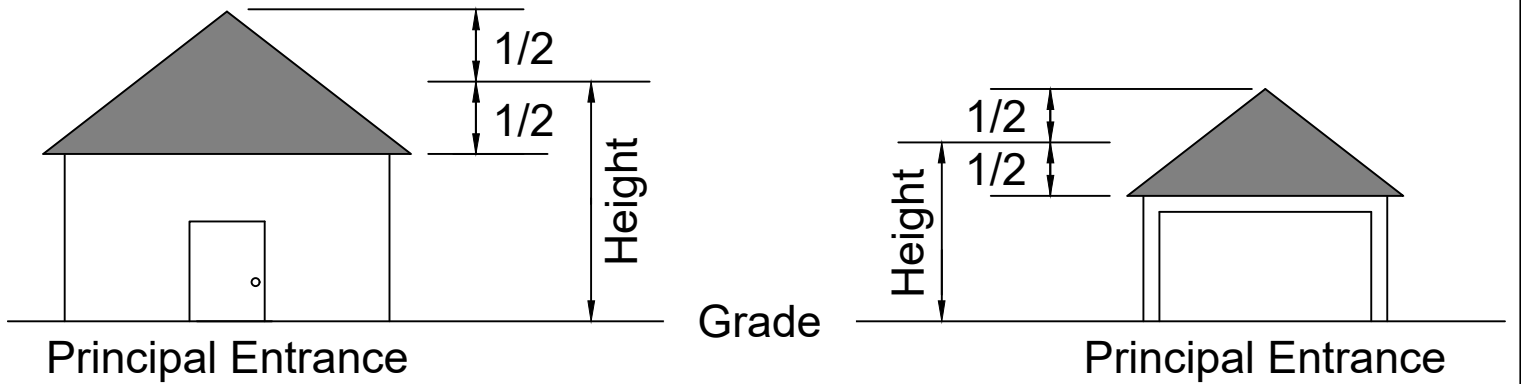
APPENDIX 16.2.2

December 16, 2013

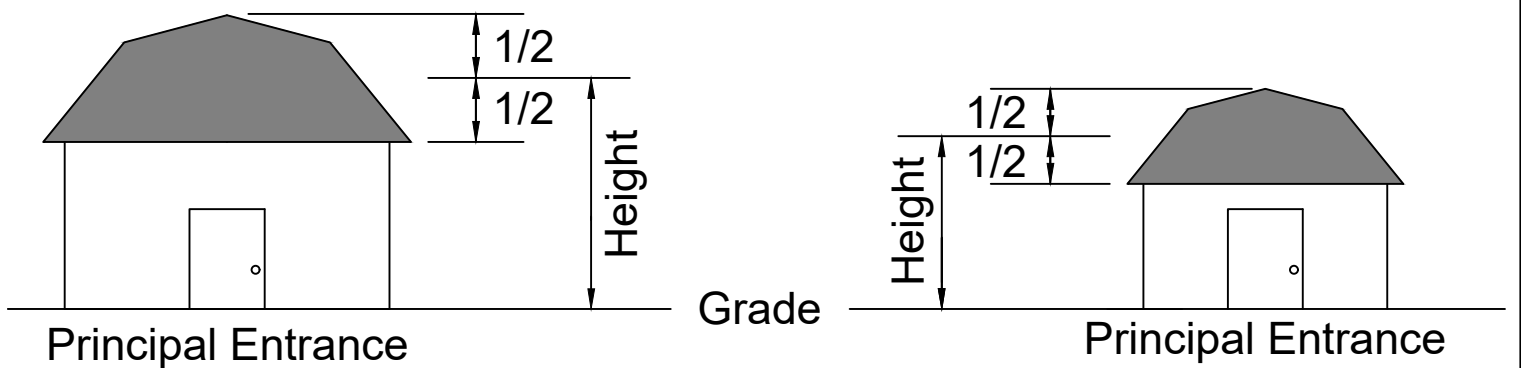
Principal Buildings

Accessory Buildings and Structures

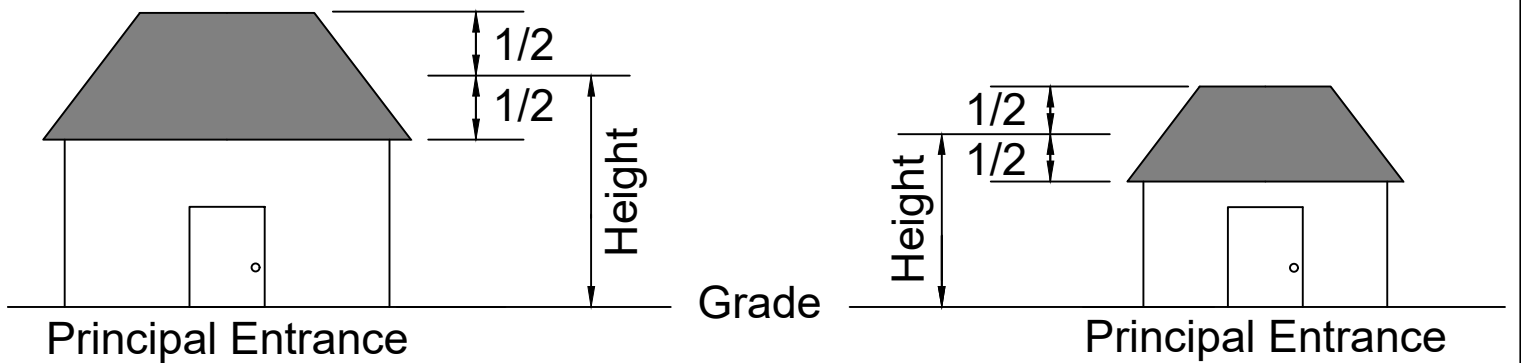
Pitched Roof



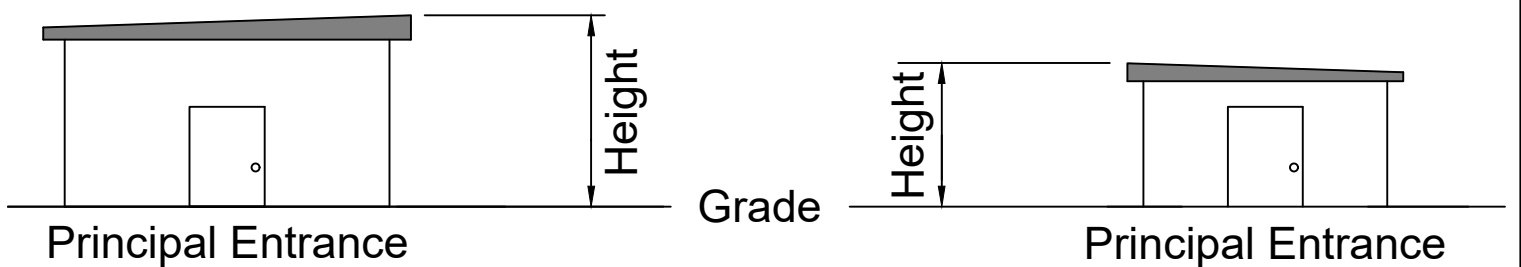
Pitched Roof



Pitched Roof



Flat Roof



Height (Section 2.6)

All Zones Other Than Residential Zones

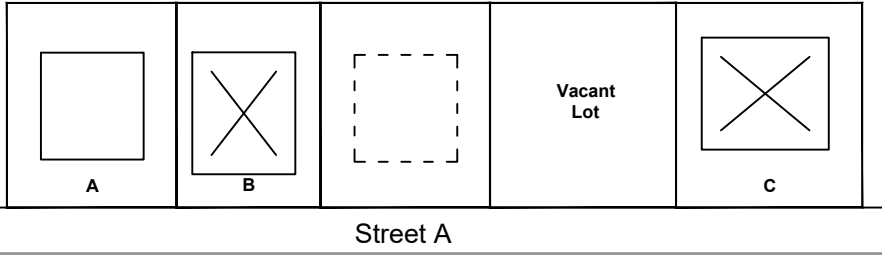
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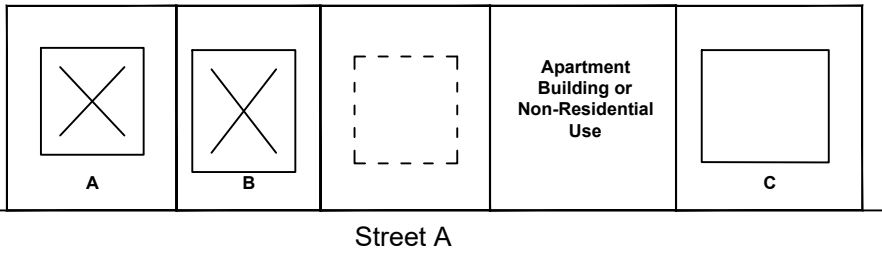
APPENDIX 16.2.3

December 16, 2013

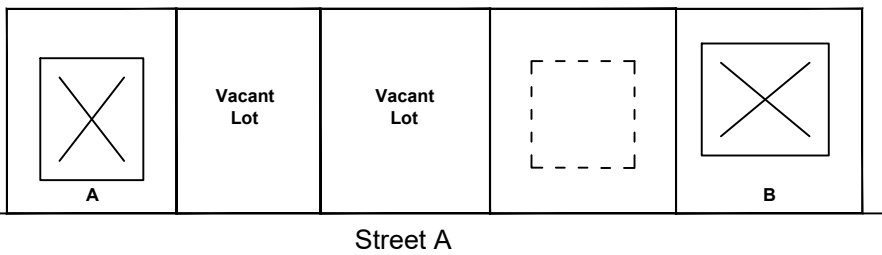
Averaging Examples



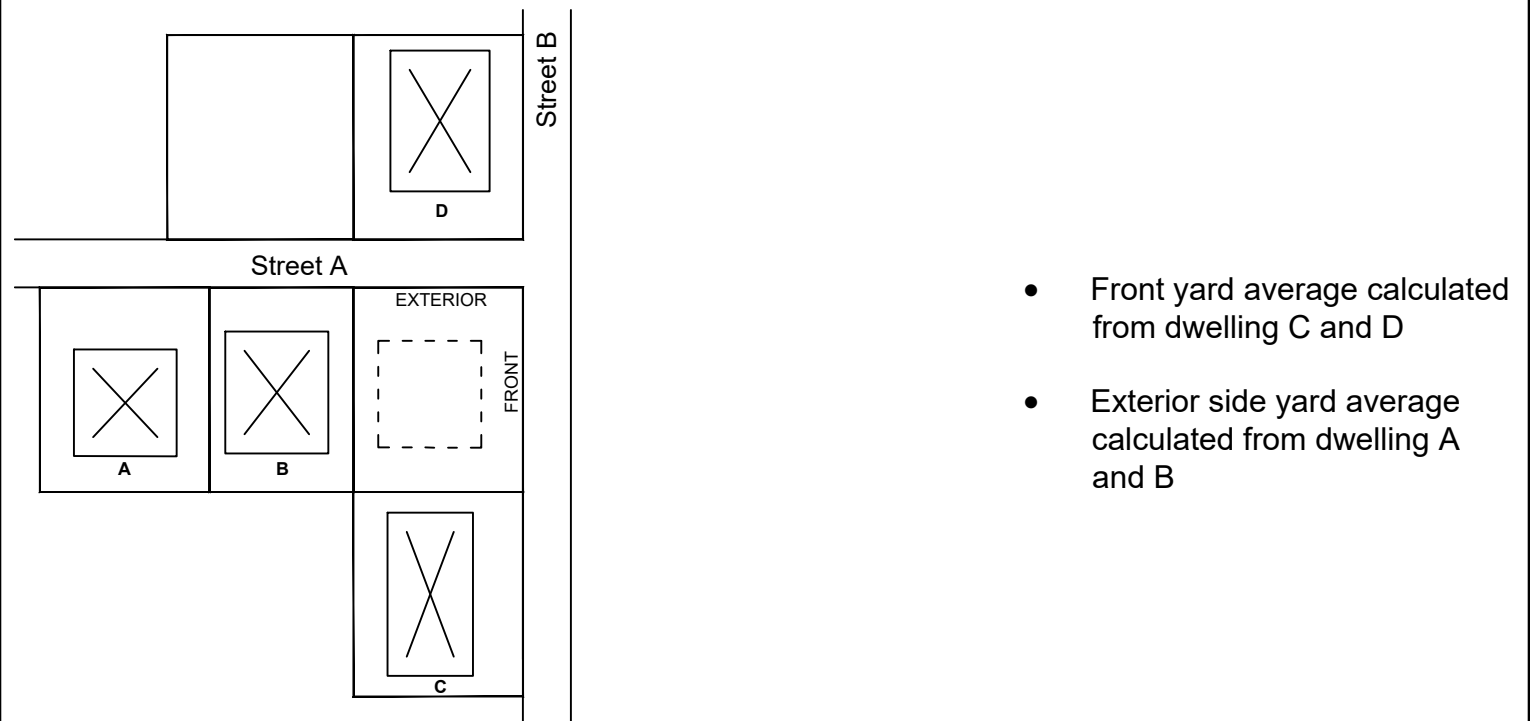
- Average calculated from dwelling B and C



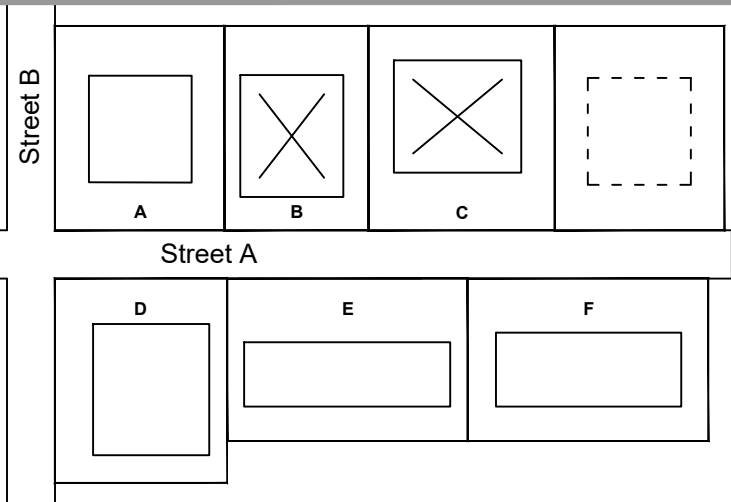
- Average calculated from dwelling A and B



- Average calculated from dwelling A and B



- Front yard average calculated from dwelling C and D
- Exterior side yard average calculated from dwelling A and B



- Average calculated from dwelling B and C

 Proposed Dwelling

Yard For Dwellings, Average
(Section 12 'Definitions')

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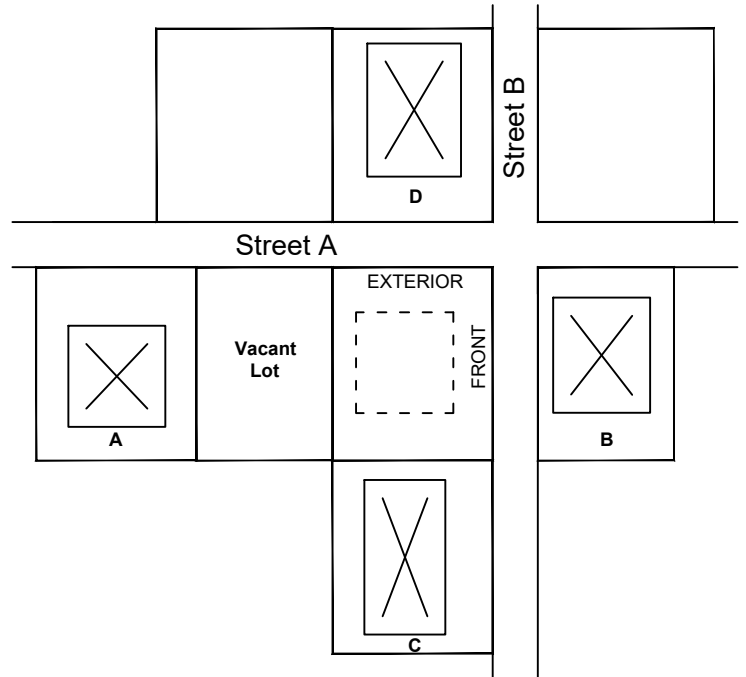
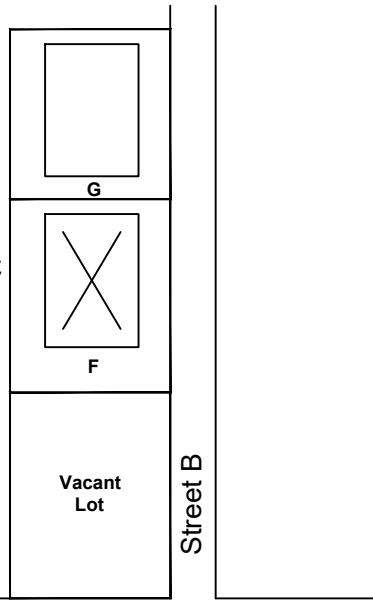
City of St.Catharines
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Services

APPENDIX 16.2.4

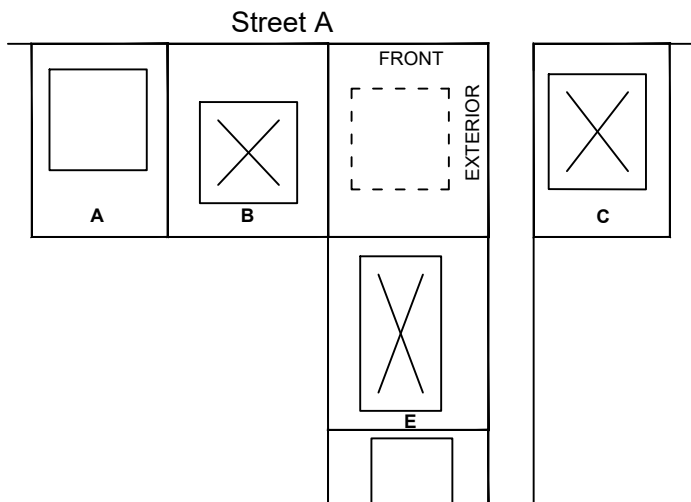
December 16, 2013

Averaging Examples

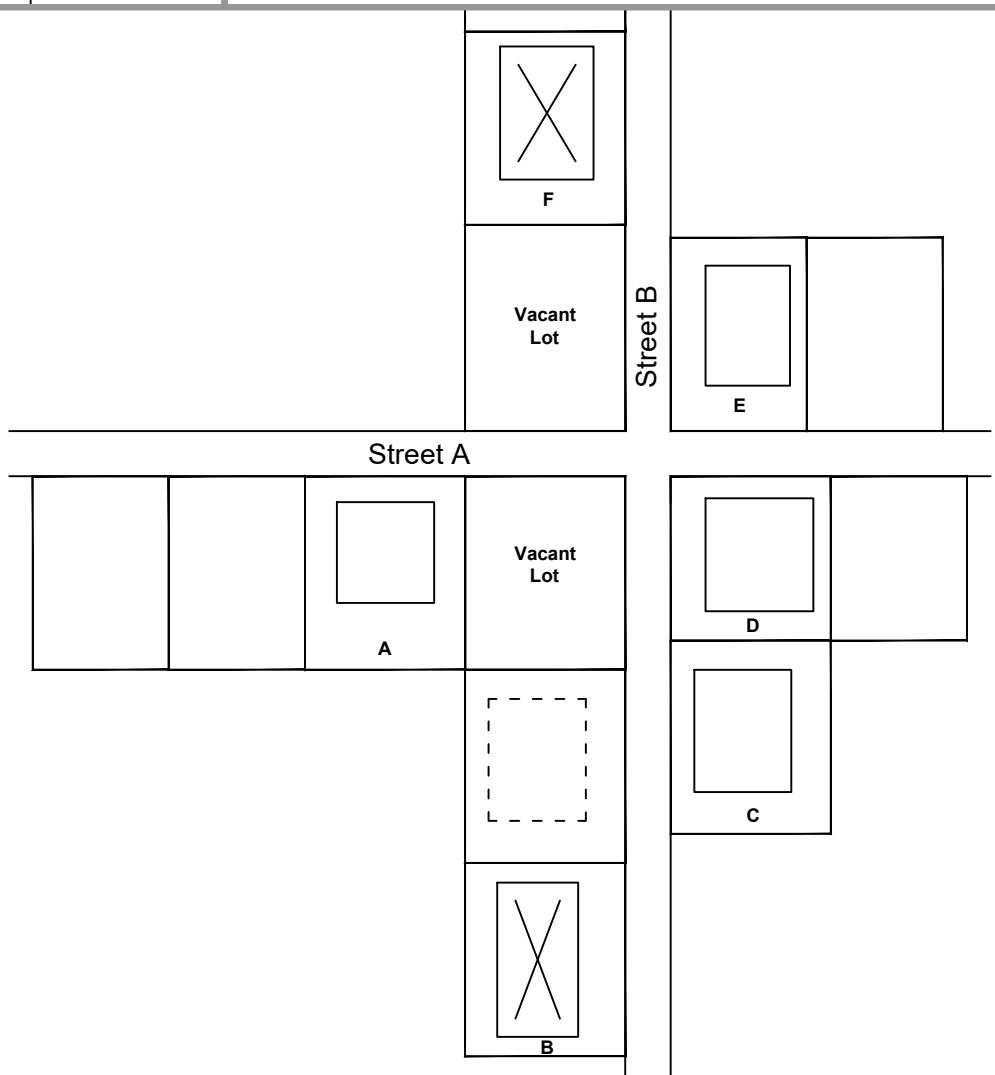
- Front yard average calculated from dwelling B and C
- Exterior side yard average calculated from dwelling E and F



- Front yard average calculated from dwelling C and D
- Exterior side yard average calculated from dwelling A and B



- Average calculated from dwelling B and F



 Proposed Dwelling

Yard For Dwellings, Average
(Section 12 'Definitions')

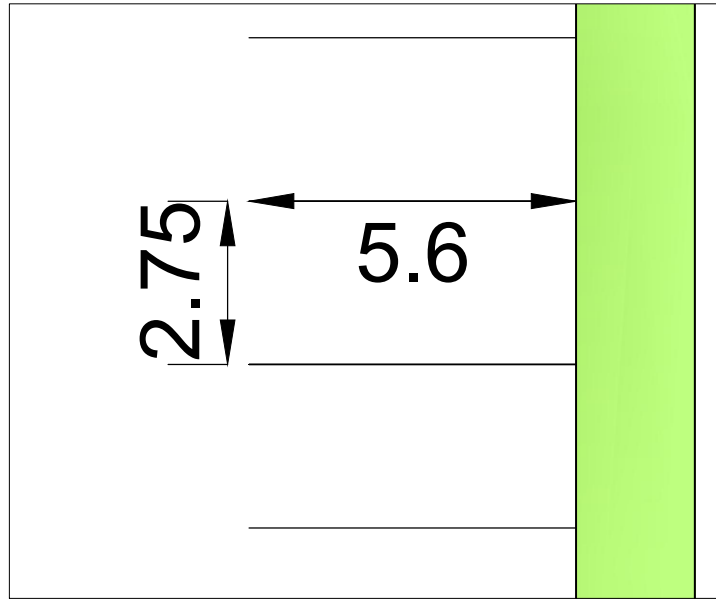
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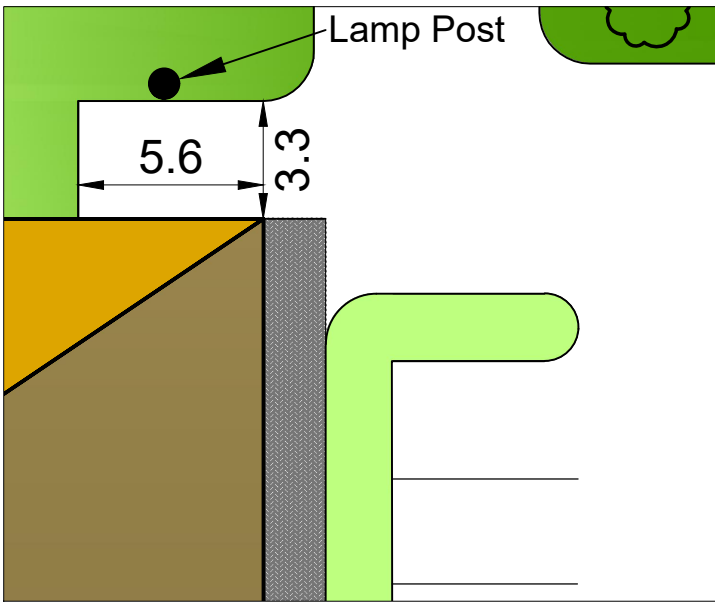
APPENDIX 16.2.4

December 16, 2013

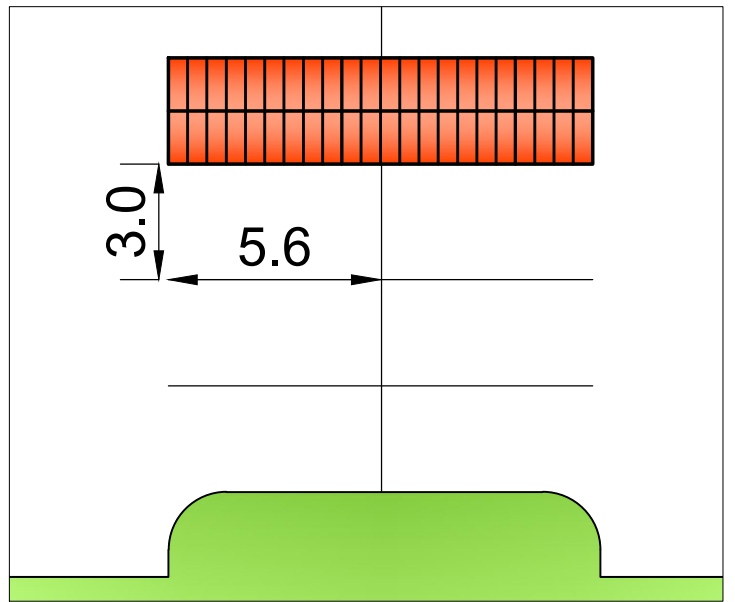
Standard Parking Space



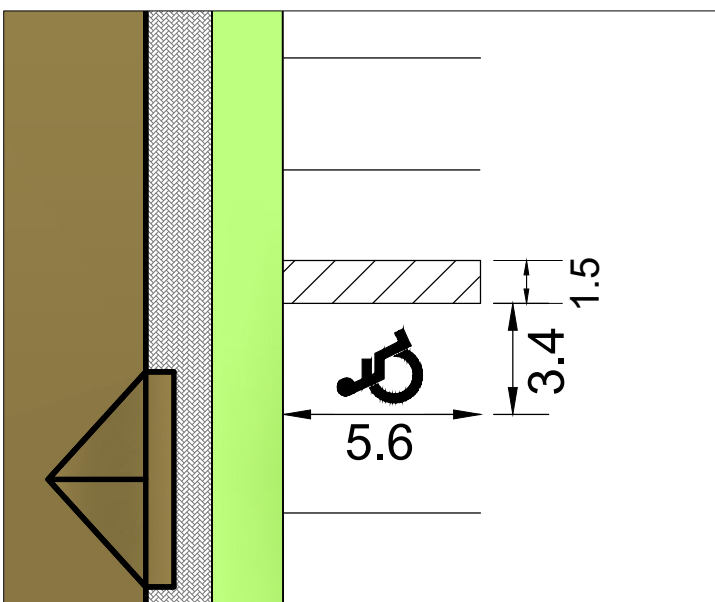
Standard Parking Space Obstructed on Two Sides



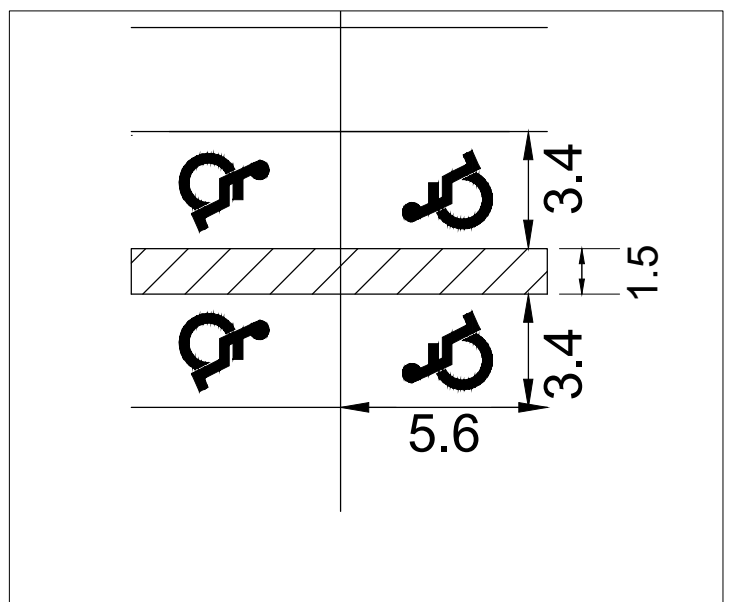
Standard Parking Space Obstructed on One Side



Accessible Space



Two (2) Accessible Spaces Side by Side



All distances are in metres.

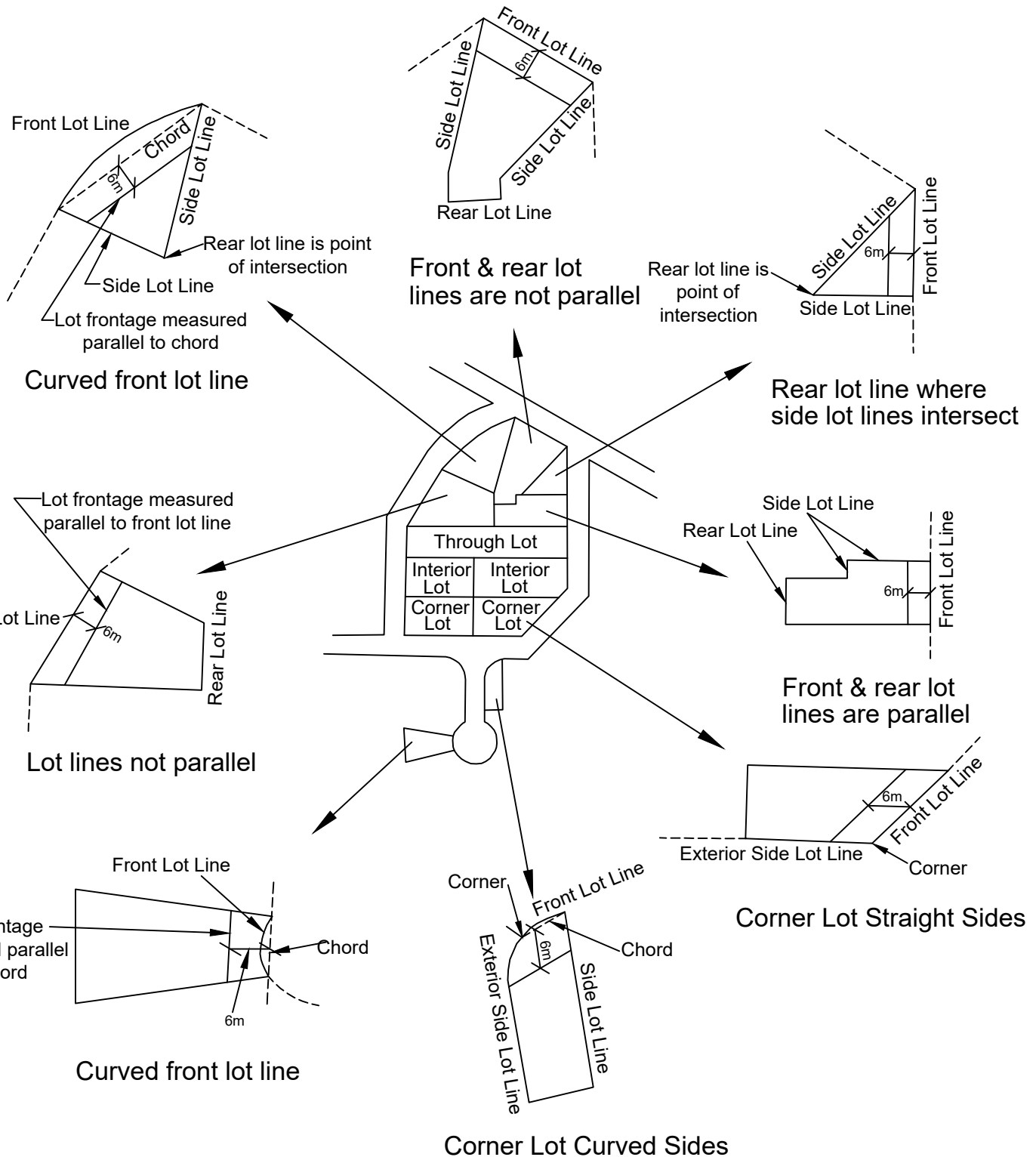
Parking Space Dimensions (Section 3.7)

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APPENDIX 16.2.5

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Lot Types (Section 12)

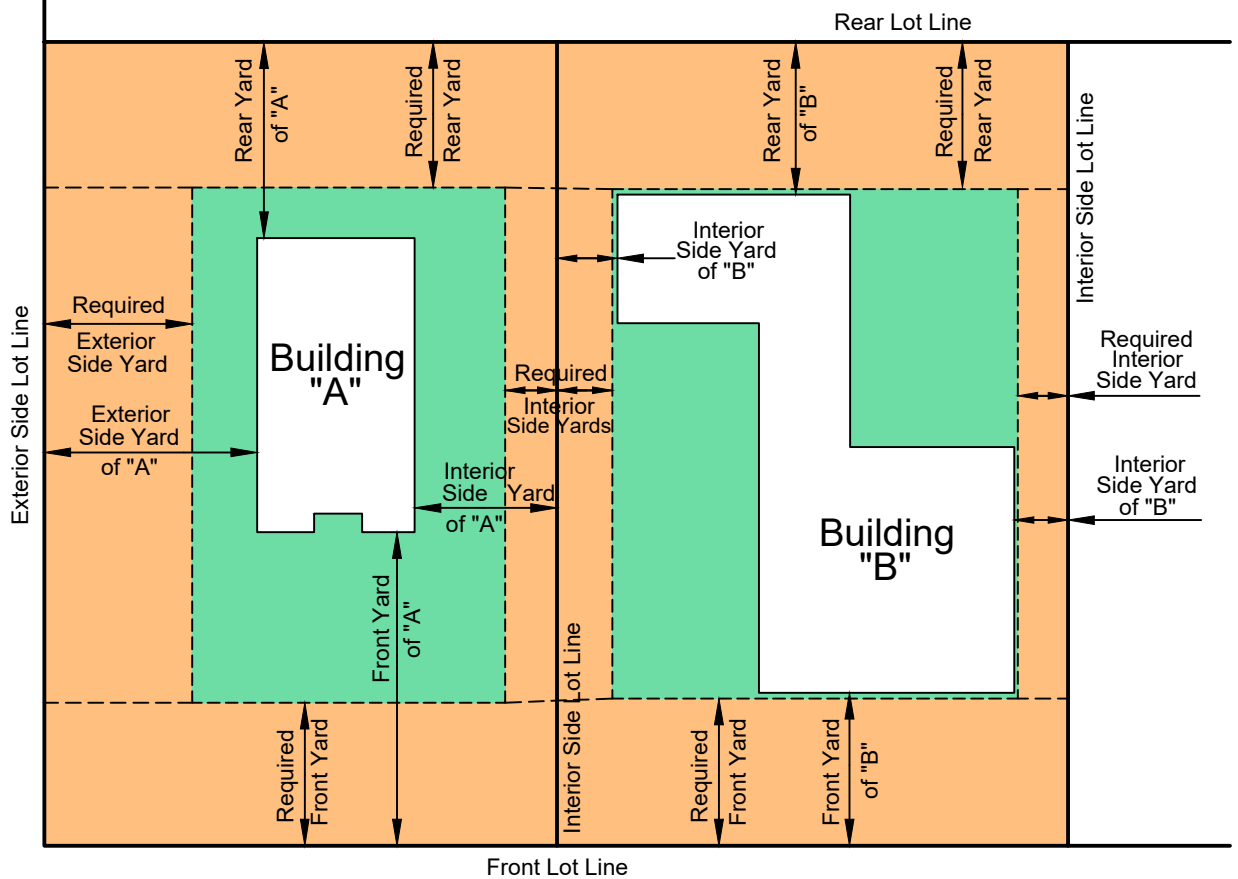
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APPENDIX 16.2.6

December 16, 2013

Street B



Street A

- Minimum Yards Required by By-Law
- Building Envelope

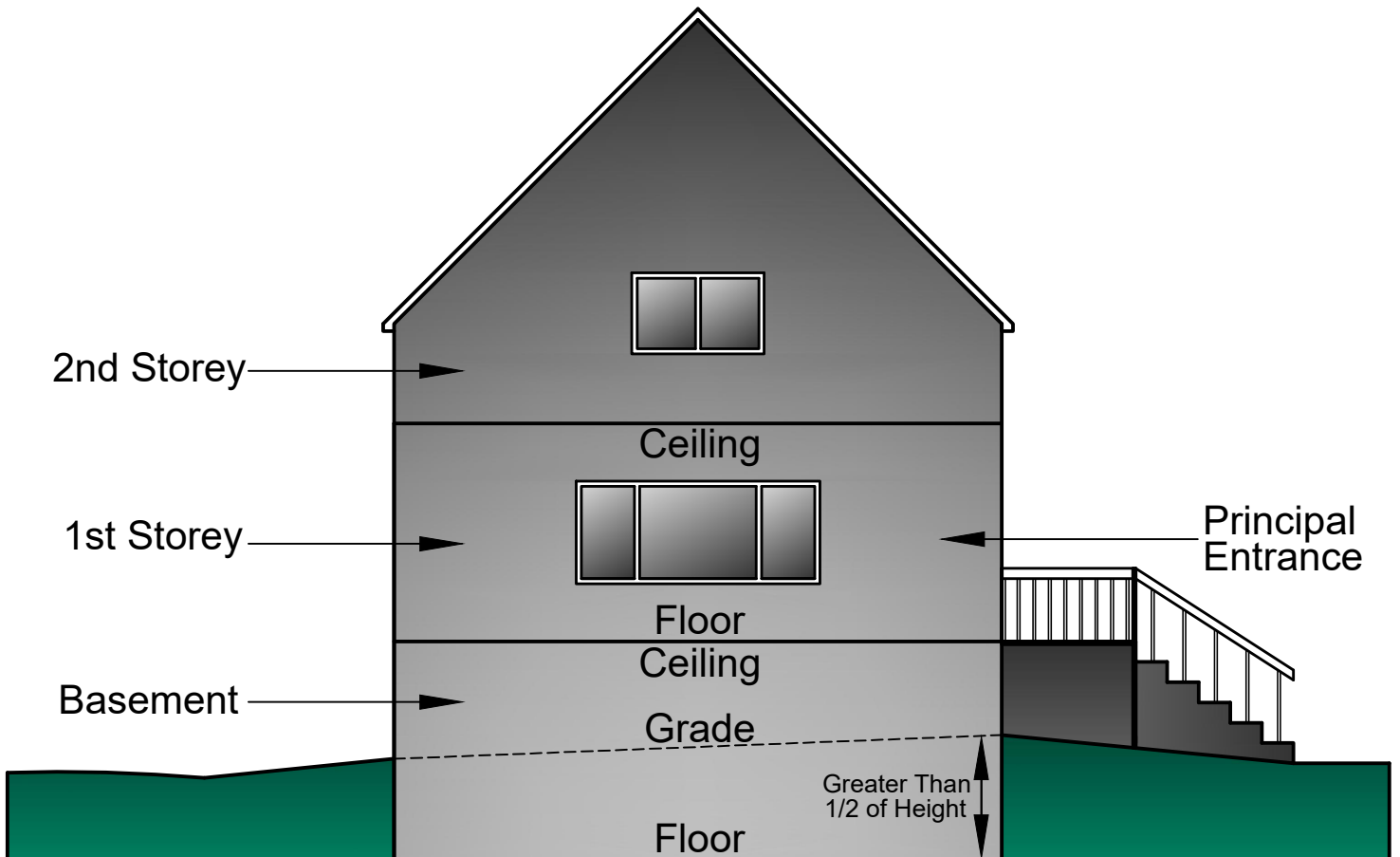
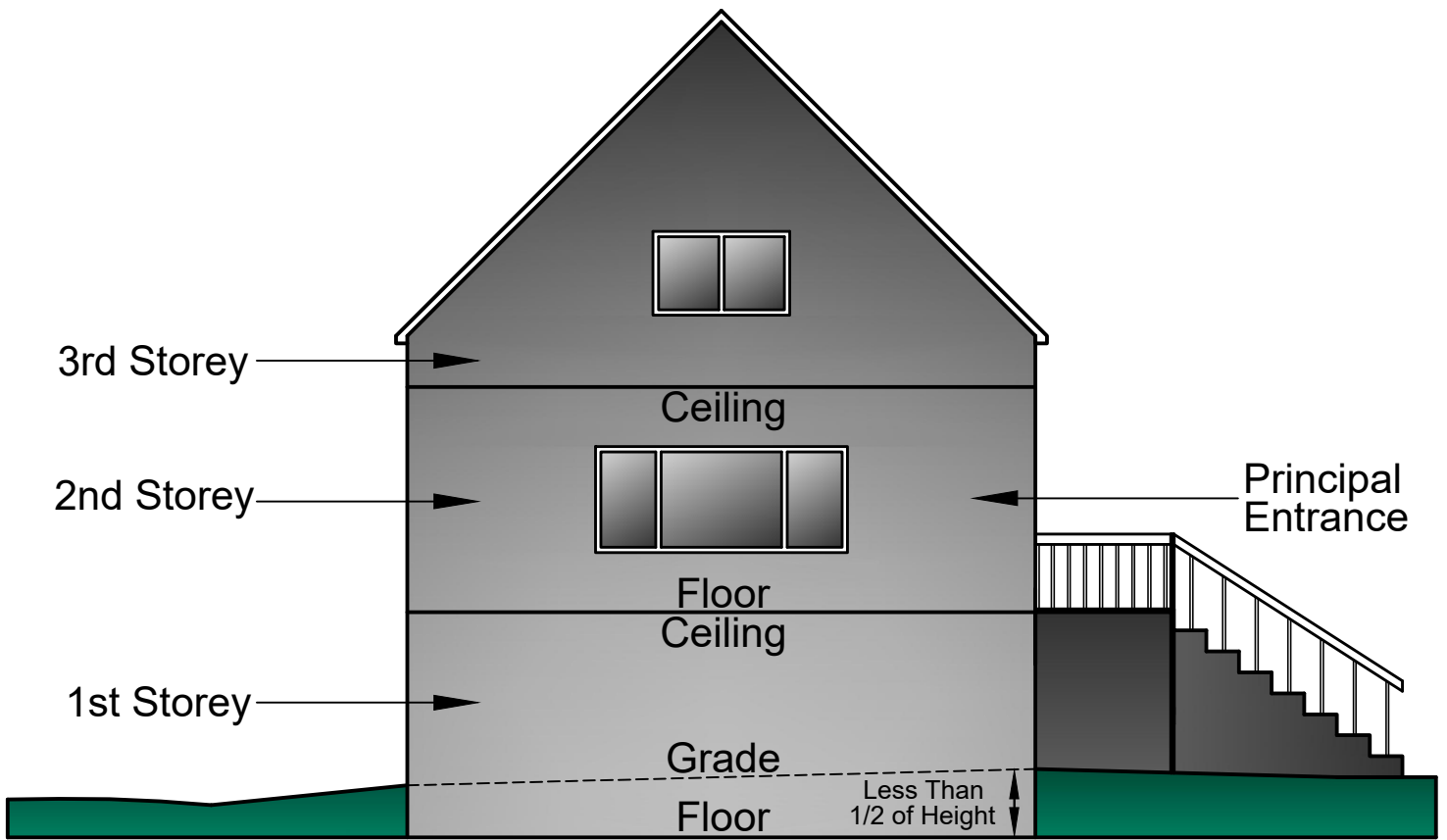
Yard Definitions (Section 12)

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APPENDIX 16.2.7

December 16, 2013



Basement and Storey Definitions (Section 12)

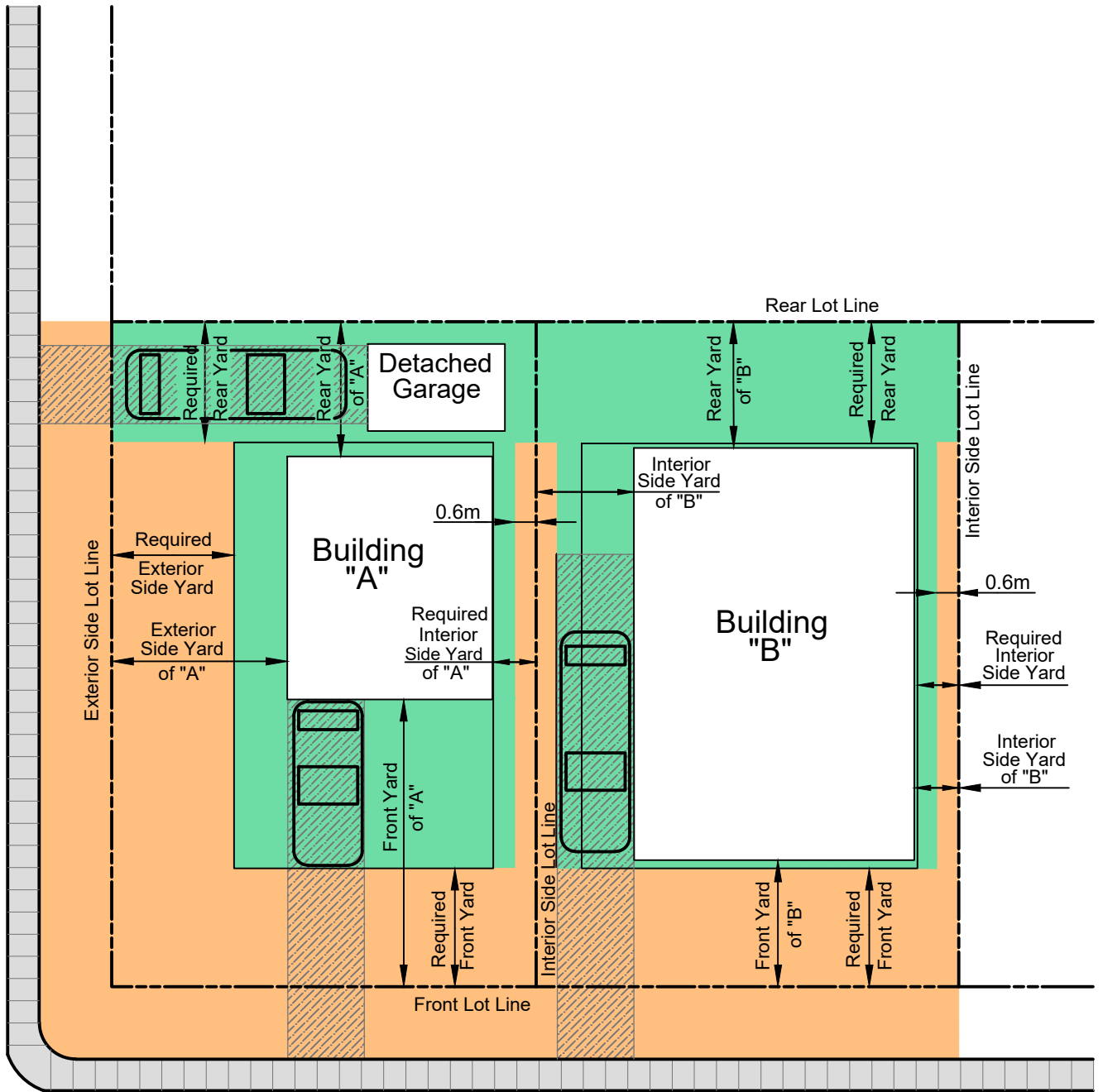
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APPENDIX 16.2.8

December 16, 2013

Street B



Street A

-  **Parking is Prohibited** for all Recreation Vehicles, Boats, Recreation Trailers and Utility Trailers
-  **Parking is Permitted** for all Recreation Vehicles, Boats, Recreation Trailers and Utility Trailers
-  Property Lines

Parking Prohibitions (Section 3.6.2)

Recreation Vehicle, Boat, Recreation Trailer, Utility Trailer

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APPENDIX 16.2.9

December 16, 2013

Distance Measurements	
Metric	Imperial
0.15 m	0.49 ft
0.3 m	0.98 ft
0.3048 m	1.00 ft
0.5 m	1.64 ft
0.6 m	1.97 ft
1 m	3.28 ft
1.2 m	3.94 ft
1.5 m	4.92 ft
1.8 m	5.91 ft
2 m	6.56 ft
2.5 m	8.20 ft
2.6 m	8.53 ft
3 m	9.84 ft
3.5 m	11.48 ft
4 m	13.12 ft
4.5 m	14.76 ft
5 m	16.40 ft
5.2 m	17.06 ft
5.5 m	18.04 ft
6 m	19.68 ft
6.5 m	21.33 ft
7.5 m	24.61 ft
8 m	26.25 ft
9 m	29.53 ft
11 m	36.09 ft
12 m	39.37 ft
14 m	45.93 ft
15 m	49.21 ft
16 m	52.49 ft
18 m	59.05 ft
20 m	65.62 ft
24 m	78.74 ft
30 m	98.42 ft
40 m	131.23 ft
50 m	164.04 ft
60 m	196.85 ft
120 m	393.70 ft

Areal Measurements		
Metric	Imperial	Imperial
20 m ²	215.28 ft ²	
25 m ²	269.10 ft ²	
27 m ²	290.63 ft ²	
28 m ²	301.39 ft ²	
30 m ²	322.92 ft ²	
35 m ²	376.74 ft ²	
37 m ²	398.26 ft ²	
40 m ²	430.56 ft ²	
46 m ²	495.14 ft ²	
50 m ²	538.20 ft ²	
65 m ²	699.65 ft ²	
77 m ²	828.82 ft ²	
93 m ²	1001.04 ft ²	
100 m ²	1076.39 ft ²	
105 m ²	1130.21 ft ²	
118 m ²	1270.14 ft ²	
139 m ²	1496.18 ft ²	
165 m ²	1776.04 ft ²	
200 m ²	2152.78 ft ²	
250 m ²	2690.98 ft ²	
275 m ²	2960.07 ft ²	
280 m ²	3013.89 ft ²	
300 m ²	3229.17 ft ²	
315 m ²	3390.63 ft ²	
348 m ²	3745.84 ft ²	
350 m ²	3767.37 ft ²	
372 m ²	4004.17 ft ²	
397 m ²	4273.27 ft ²	
465 m ²	5005.21 ft ²	
490 m ²	5274.31 ft ²	
930 m ²	10010.43 ft ²	
1000 m ²	10763.90 ft ²	0.25 ac
1860 m ²	20020.85 ft ²	0.46 ac
2000 m ²	21527.80 ft ²	0.49 ac
4000 m ²	43055.60 ft ²	0.99 ac
4050 m ²	43593.80 ft ²	1.00 ac
5000 m ²	53819.50 ft ²	1.24 ac

Areal Measurements			
Metric		Imperial	
1 Ha		2.47 ac	
0.4 Ha		0.99 ac	
16.2 Ha		40.03 ac	
1 Ha	10 000 m ²	1 ac	43560 ft ²

Kushner Metric Conversion Table

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Any requirement must meet the metric provisions in the City of St. Catharines Zoning By-Law.

City of St. Catharines
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APPENDIX 16.2.10

December 16, 2013