OAKVILLE

Town of Oakville Zoning By-law 2014-014

Consolidated to December 31, 2022

Portions of this by-law not yet in effect are covered with a blue tone. This version consolidates all amendments and orders of the OMB up to the consolidation date shown above.

Contact the Building Services or Planning Services departments for more information.

A User's Guide to the Zoning By-law

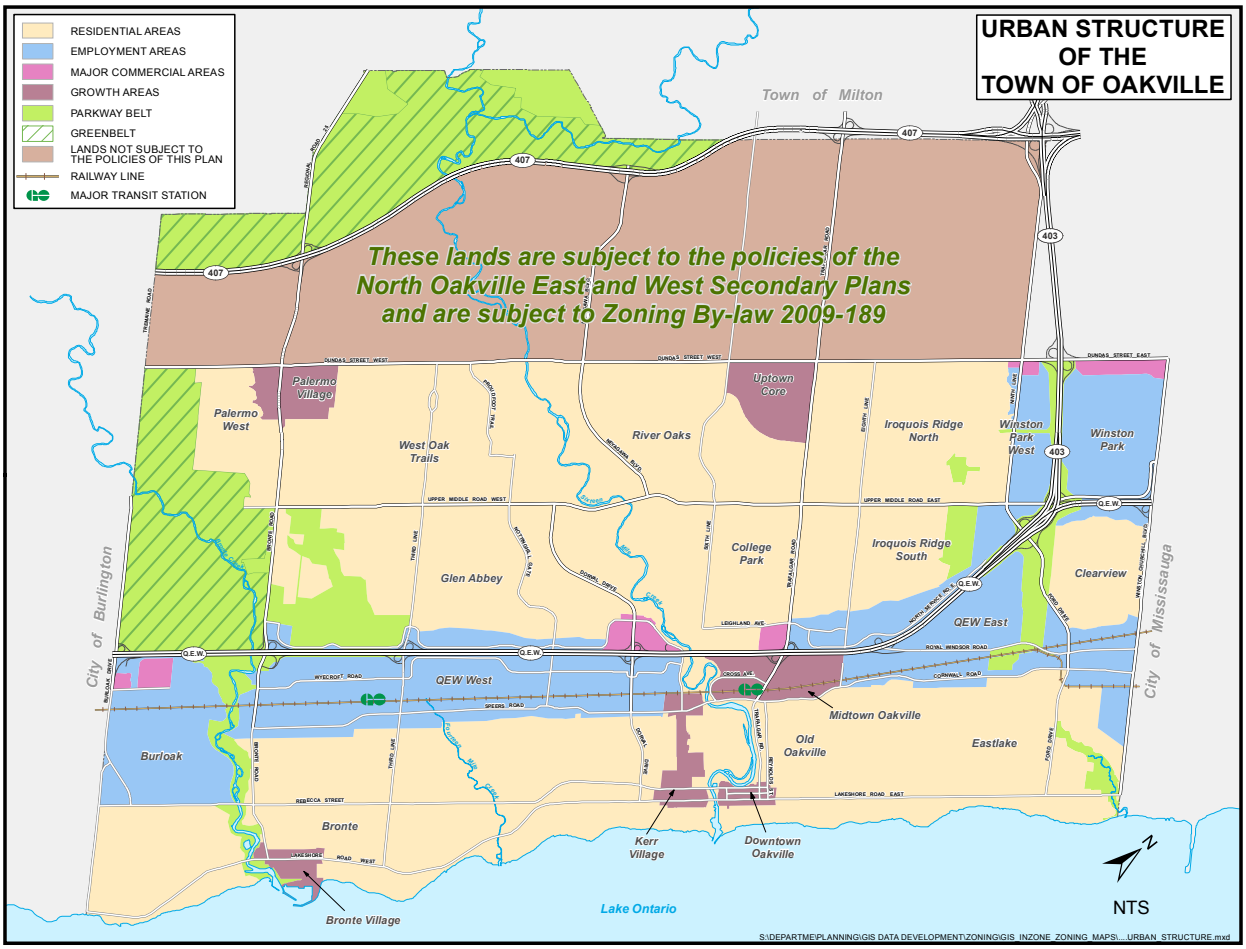
Zoning By-law 2014-014 applies to the lands south of Dundas Street and North of Highway 407. This user guide is intended only to make the By-law easier to understand and reference, and to outline how to use the By-law to find basic zoning information.

If you have any questions about the content of or how to interpret this By-law, or to obtain any content of this By-law in an alternate format, please do not hesitate to contact a member of the zoning section of Oakville's Building Services department or a planner in the Planning Services department.

Purpose of the Zoning By-law

A zoning by-law is a "rule book" that controls building and development. Zoning by-laws regulate how land and buildings are used, the location of buildings, minimum lot sizes and dimensions, building heights, and other provisions necessary to ensure proper development.

The zoning by-law implements the community vision and policies for future growth and development expressed in the *Town*'s official plan, the Livable Oakville Plan. The zoning by-law puts the Livable Oakville Plan vision and policies into terms, permissions, and numbers that can be measured. The Livable Oakville Plan was unanimously adopted by Council on June 22, 2009, approved with modifications by Halton Region on November 30, 2009, and ultimately approved by the Ontario Municipal Board on May 10, 2011. The Livable Oakville Plan applies to all lands in the *Town of Oakville* south of Dundas Street and north of Highway 407, as shown on the map below.



The overall "urban structure" of Oakville. Lands north of Dundas Street and south of Highway 407 are not subject to the policies of the Livable Oakville Plan. There, the North Oakville Secondary Plans and Zoning By-law 2009-189, both as amended, apply.

A User's Guide to the Zoning By-law

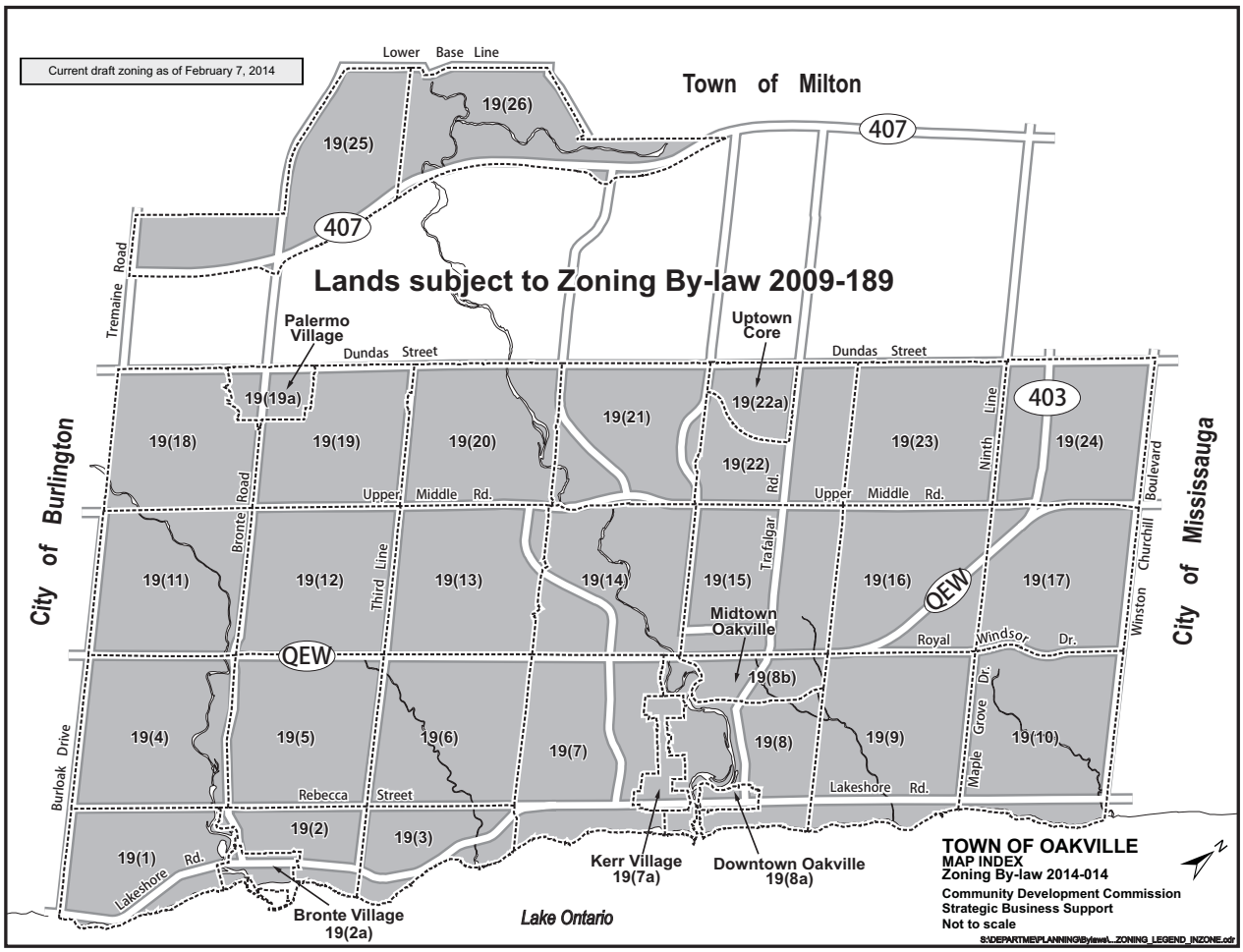
How to Use this By-law

The following six steps describe how to identify what uses can be undertaken and the size of buildings that can be erected on a specific property. Staff in the zoning section of the Building Services department and Planning Services staff are always available to answer your questions and confirm the zoning regulations and planning policies applying to your property:

1. Start with the maps in Part 19 of the By-law to determine your zone

1. Find the map in Part 19 of the Zoning By-law that shows the applicable property. The By-law is divided into 32 maps based upon the grid shown on the following page;
2. Locate the property on the map; and,
3. Determine what *Zone* the property is in.

The *Zones* are identified by a short-form symbol, a series of letters and numbers. For instance, if a property is in the "Community Commercial" *Zone* it will be identified as "C2" on the maps.



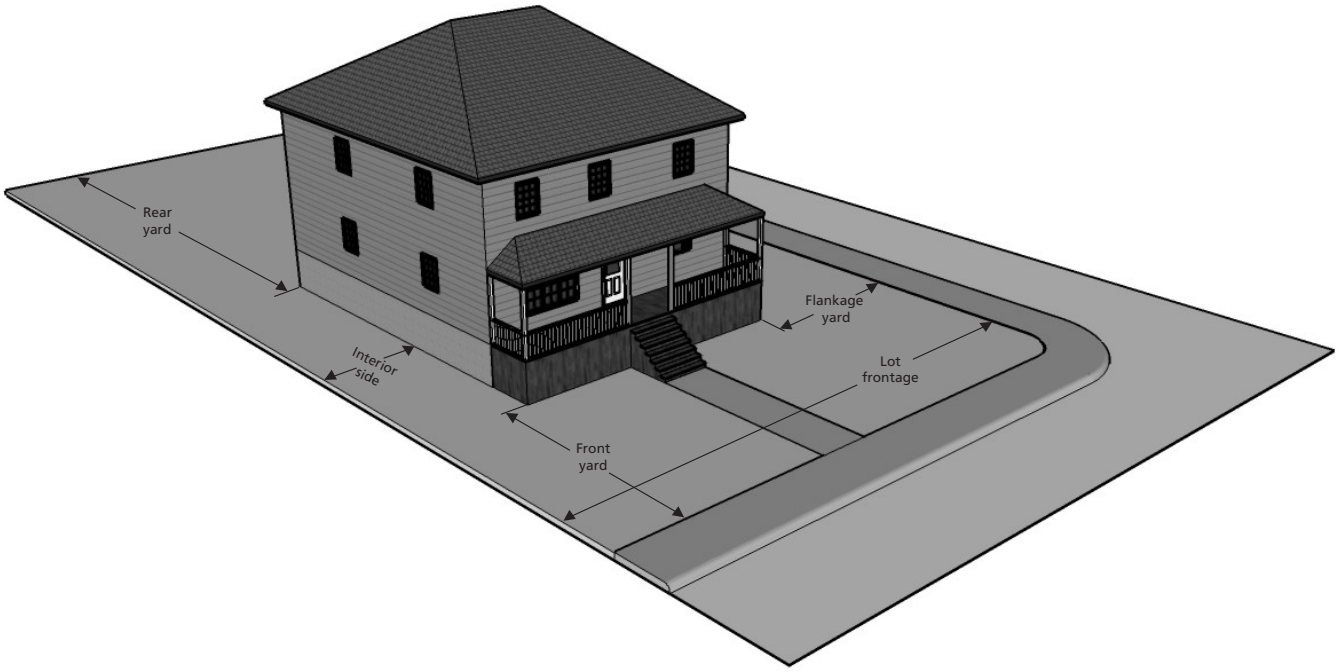
A User's Guide to the Zoning By-law

2. Turn to the appropriate Part of the By-law (Parts 6 through 14) for the use permissions and building regulations applying in your zone.

Parts 6 through 14 of this By-law contain a series of tables. The first tables contain a list of permitted *uses*. The *use* is shown in the left-hand column, and the *zones* in which each *use* is permitted are marked with a "✓" symbol in the appropriate column.

Once the permitted *uses* are known, turn to the next section of the By-law, where the *zone* regulations can be found in a separate table. There are multiple tables in the Residential *Zones* because of the wide range of housing forms and styles in Oakville. Other Parts of the By-law have fewer tables. These regulation tables state what standards apply to any *buildings* and *structures* associated with the permitted *use*. Each *zone* has its own column (in the Residential *Zones*, many *zones* have their own table). Using the Community Commercial C2 *Zone* example above, the *lot* size, *yard*, and *height* requirements are shown in the third column of Table 9.2.

These regulations establish the "*building* envelope" for development on a *lot*. The amount of developable area and the types and sizes of *buildings* allowed are further regulated by other Parts of the By-law.



Additional regulations may follow the *use* permission and *building* regulation tables and should also be reviewed to ensure your building plans comply.

3. Turn to the appropriate Part of the By-law (Parts 15 through 18) for any site- or area-specific provisions applying to your property.

Referring back to step one above, if a property has some additional site- or area-specific provisions, a number will be added to the *zone* symbol on the zoning maps contained in Part 19; for example, "C2^{-54}". These site- or area-specific provisions modify the regulations for lands covered by that provision. These provisions are listed in the appropriate table in Part 15 of the By-law.

A User's Guide to the Zoning By-law

If the property is subject to a Holding Provision, the symbol will be preceded by the letter "H" and a number (i.e. "H1-C2"). A Holding Provision restricts the *uses* on a property only to those permitted under the Hold (typically, only existing *uses*), until a series of conditions are cleared. These conditions, and any modified provisions that apply while the Hold is in place, are listed in Part 16 of the By-law.

If the property is subject to an Interim Control By-law, a hatched line overlay will be shown on the property along with a number and letter "i" (i.e. "3i"). These properties are subject to a temporary removal of permitted *uses* or modified *building* or *structure* regulations, pending the completion of a study and potential amendment to the Zoning By-law. These provisions are listed in Part 17 of the By-law.

If the property is subject to a Temporary *Use* By-law, the symbol will be preceded by the letter "T" and a number (i.e. "T1-E2"). The intent of a temporary *use* by-law is to allow a *use* of land temporarily until the ultimate development vision for the area can be achieved through development, or when non-permanent uses are required for a short period of time. These permissions and associated provisions are listed in Part 18 of the By-law.

4. Turn to Part 4 to identify general regulations that apply in all zones.

After determining what standards may apply to a permitted *use* on the property, refer to the General Regulations section of the By-law to determine what provisions in that section may apply to the property. A review of this list will allow identification of regulations which may be applicable and which should then be reviewed.

5. Turn to Part 5 of the By-law for the parking, loading and stacking space requirements for your use.

Part 5 of this By-law contains the requirements associated with *motor vehicle parking spaces*, bicycle *parking spaces*, *loading spaces*, and *stacking spaces* with *motor vehicle* queuing (i.e. a *drive-through facility*) or pick-up and drop-off (i.e. school lay-by). Parking and loading regulations include parking and *loading space* dimensions, minimum required and maximum permitted number of spaces, and design-oriented regulations that apply to all *uses* in all *zones*.

6. Turn to Part 3 to find definitions.

Throughout the By-law, you will find certain words are *italicized*. These are terms which have a definition in the By-law. The definitions are found in Part 3 of the By-law. Reference to the definitions section should be made to ensure a clear understanding of the implications of any italicized term used in the By-law.

Any Further Questions?

If you have any questions about the content of or how to interpret this By-law, or to obtain any content of this By-law in an alternate format, please do not hesitate to contact the *Town* for more information. Zoning staff in the Building Services department and planning staff in the Planning Services departments are available Monday through Friday, 8:30 a.m. to 4:30 p.m., to assist with interpreting the *Town's* policies and regulations.

About this Consolidation

Zoning By-law 2014-014 was passed by Council on February 25, 2014, and partially deemed in force by the Ontario Municipal Board on February 23, 2015. Since then, additional sections of the By-law have been deemed in force by the Board. As of the date of this consolidation, certain sections of the By-law are not yet in force, as noted throughout the document. The outstanding appeals continue to be adjudicated (OMB File No. PL140317).

This consolidation represents the By-law as it has come into force and consolidates the original passed version of Zoning By-law 2014-014 and the following instruments:

Instrument	Name of Amendment	Location	Date of Passage / Issue Date
By-law 2014-020	Empire Communities	55, 65 and 71 Speers Road, 66 and 70 Shepherd Road (formerly 521-549 Kerr Street)	April 28, 2014
By-law 2014-025	New Horizon Group (Bronte) Inc.	2480, 2488 and 2496 Old Bronte Road	March 17, 2014
By-law 2014-036	Garden Townes Inc.	113-131 Garden Drive	April 16, 2014
By-law 2014-060	New Horizon Group	3340 Dundas Street West	July 7, 2014
By-law 2014-062, Board Order (OMB File No. PL130321)	Dunpar Developments Inc.	2158, 2168, 2180 and 2192 Trafalgar Road	May 2, 2014
By-law 2014-075	1066834 Ontario Limited	260 Bronte Road	June 9, 2014
By-law 2014-083	1371975 Ontario Limited	3113 Upper Middle Road West	July 7, 2014
By-law 2014-108	Town-initiated housekeeping, (File No. 42.25.10)	Various locations (mapping amendment)	September 8, 2014
By-law 2015-005	Willowbay Rikmar (Ballantry Homes)	2390 Khalsa Gate	January 15, 2015
Board Order (OMB File No. PL140317)	Partial approval of Zoning By-law 2014-014	Town-wide	February 23, 2015
By-law 2015-018	Town-initiated housekeeping, (File No. 42.25.11)	Town-wide	March 9, 2015
By-law 2015-021	1458408 Ontario Ltd.	331 Sheddon Avenue	April 22, 2015
By-law 2015-039	White Oaks Secondary School	1055 and 1075 McCraney Street	April 13, 2015
Board Order (OMB File No. PL140317)	Settlement of appeals by MacLachlan School Educational Group Inc., 394 Lakeshore Oakville Holdings Inc., Cooper Construction Limited, and James McCleary; Withdrawal of appeal by Upper Middle Road GP Inc.	337-339 Trafalgar Road , Lambert Common, 2201 Bristol Circle, 2087 Upper Middle Road East	April 24, 2015

About this Consolidation

Instrument	Name of Amendment	Location	Date of Passage / Issue Date
Board Order (OMB File No. PL140317)	Settlement of appeals by Coptic Orthodox Patriarchate of Alexandria, the Church of the Virgin Mary and St. Althanasius, and Glenburnie School Inc.; Withdrawal of appeals by Rego Developments and Construction Ltd., and Kenneth and Elaine Nevar	1177 Invicta Drive, 2035 Upper Middle Road East	June 8, 2015
By-law 2015-076	First Gulf Corporation	610 Chartwell Road (formerly 514 South Service Road)	June 15, 2015
By-law 2015-065	Stateview Homes (Ivory Oaks Gates) Inc.	2295 and 2307 Khalsa Gate	July 6, 2015
By-law 2015-067	Chisholm Public School	165 Charnwood Drive	July 6, 2015
By-law 2015-079	Town-initiated housekeeping (File No. 42.25.12)	Town-wide	July 6, 2015
By-law 2015-089, Board Order (OMB File No. PL140317, PL140241)	Trafalgar Oaks Development	156 & 160 Trafalgar Road	June 23, 2015 & December 23, 2015
Board Order (OMB File No. PL140317)	Settlement of appeals by The Oakville Club Limited, The Shawson Group Inc., Ice Twice Rinks Inc., Roczamb Holdings Ltd., and LBS Oakville (1998) Ltd.	56 Water Street and nearby lands, 54 Navy Street, 399 Speers Road, 1111 Speers Road, 1275 - 1535 North Service Road East, Pacific Road and South Service Road West, 410 South Service Road West, 2071 South Service Road West	October 7, 2015
Board Order (OMB File No. PL140317)	Settlement of appeal by Storage Spot Holdings (Oakville) Corp.	2055-2065 Cornwall Road	October 9, 2015
By-law 2015-092, Board Order (OMB File No. PL140240, PL140317)	The Arcop Group	174 Lakeshore Road West, 87 and 91 Brookfield Road	November 20, 2015
Board Order (OMB File No. PL140317)	Settlement of "Employment Matters" appeals	Town-wide, plus Michigan Drive, 501-700 Winston Churchill Boulevard, Wallace Road and York Street, 132 and 136 Allan Street	January 12, 2016
By-law 2016-013	Town-initiated housekeeping (File No. 42.25.14)	Town-wide	January 18, 2016
By-law 2016-029, (OMB File No. PL141015)	Bronte Community Development Corporation	2355 Khalsa Gate	January 21, 2016; further amended on July 19, 2017

About this Consolidation

Instrument	Name of Amendment	Location	Date of Passage / Issue Date
By-law 2016-024, Board Order (OMB File No. PL160331, PL170007)	Interim Control By-law	1333 Dorval Drive, Glen Abbey Golf Course	February 1, 2016
By-law 2016-023	Town-initiated housekeeping (File No. 42.25.15)	Town-wide	February 16, 2016
Board Order (OMB File No. PL140317)	Settlement of "Mixed Use Matters" appeals and scoping of town-wide appeals	Town-wide, plus 131-139 Kerr Street and 77 John Street	February 26, 2016
By-law 2016-026	Upper Middle Road Ltd. Partnership	1455 Joshuas Creek Drive	March 21, 2016
Board Order (OMB File No. PL140317)	Settlement of appeal by MM Sam Ltd.	Portions of the Downtown Oakville Heritage Conservation District	April 1, 2016
Board Order (OMB File No. PL140317)	Settlement of appeals by Kayday Inc., Trafalgar Oaks Development Inc., Ballantry Homes and Silwell Developments Ltd. et. al.	164 Trafalgar Road, 165 Dunn Street and Portions of Uptown Core	April 4, 2016
By-law 2016-010	Infrastructure Ontario, Rick Tomulka, Sheridan Lane Holdings Inc.	2087 Upper Middle Road East ("Winston Park West")	April 18, 2016
By-law 2016-035	Biddington Homes Oakville Inc.	Glenashton Drive; Block 55, Plan 20M-1138	April 18, 2016
By-law 2016-038	9156433 Ontario Inc.	177 and 185 Cross Avenue and 580 Argus Road	April 18, 2016
By-law 2016-049	Fernbrook Homes (Dorval) Ltd.	Tudor Avenue and Military Way; Lots 33-38 and 44-48, Plan 20M-1130	May 16, 2016
By-law 2016-065	Town-initiated housekeeping (File Z.14015.15)	2087 Upper Middle Road East ("Winston Park West")	June 13, 2016
Board Order (OMB File No. PL140317)	Residential Matters (litigation ongoing)	Residential Zones, except RL1-0	August 25, 2016
Board Order (OMB File No. PL140317)	Settlement of appeal by Loblaw Properties Limited; Withdrawal of appeals by Tandet Management Inc., Centrio Holdings Limited and Marpal Properties Inc.	Dundas Street East and Oak Park Boulevard; 180 Rebecca Street and 173 and 183 Lakeshore Road West	September 27, 2016
Board Order (OMB File No. PL140317)	Parapets and rooftop terraces	Town-wide	September 27, 2016 (Effective Date: April 15, 2016)
By-law 2016-115, Board Order (OMB File No. PL160331, PL170007)	Extension of Interim Control By-law 2016-024	1333 Dorval Drive, Glen Abbey Golf Course	November 1, 2016 (Expiry extended to January 31, 2018)

About this Consolidation

Instrument	Name of Amendment	Location	Date of Passage / Issue Date
By-law 2016-012	Fernbrook Homes (Lakeshore) Limited	1215 and 1221 Lakeshore Road West	November 28, 2016
By-law 2016-027	Garden Drive Townes Inc./ Fernbrook Homes, "H" removal	113-131 Garden Drive, 114-136 Maurice Drive and 210 Rebecca Street	November 28, 2016
By-law 2016-112	Peppergate Developments Inc.	2420 Baronwood Drive	November 28, 2016
Board Order (OMB File No. PL140317)	Withdrawal of appeals by Western Regency Construction Inc. and 2335779 Ontario Inc. (formerly Prince Bay Luxury Homes)	Town-wide	December 21, 2016 August 22, 2017
By-law 2017-001	Trinity United Church	1250 McCraney Street East	January 16, 2017
By-law 2017-015	Neilas (54 Shepherd Road) Design, "H" removal	58 and 62 Shepherd Road (formerly 54-60 Shepherd Road)	March 20, 2017
By-law 2017-025, (OMB File No. PL170391)	Town-initiated omnibus amendment (File 42.25.16)	Town-wide	March 20, 2017
By-law 2017-036	Town-initiated housekeeping and technical corrections (File 42.25.17)	105 Garden Drive, 1498 Wallace Road, and the northeast corner of Rebecca Street and Burloak Drive	April 18, 2017
Board Order (OMB File No. PL140317)	Dismissal of appeal by Healthcare Properties Holdings Ltd.	1235 Trafalgar Road and 1226 White Oaks Boulevard	April 21, 2017
Board Order (OMB File No. PL140317)	Dismissal of appeal by Garden Drive Townes Inc. and Grandview Living Inc.	115-159 Garden Drive and 114 Maurice Drive	May 26, 2017
By-law 2017-040	Ahmed Holdings Inc.	2358 Eighth Line	June 12, 2017
Board Order (OMB File No. PL140317)	Withdrawal of appeals by 2167200 Ontario Limited, Emshih Oak Park Inc., Fernbrook Homes, and OS&B Holdings Ltd.	615 Third Line, southeast corner of Oak Park Boulevard and Taunton Road, 1215-1221 Lakeshore Road West, and 2200 Speers Road	August 4, 2017
Board Order (OMB File No. PL140317)	Correction to order issued December 21, 2016; Withdrawal of appeals by Paul Timothy Gardiner and Tabas Realty Capital Limited	2134 Lakeshore Road West, and various locations (RL1-0 Zone);	August 22, 2017
By-law 2017-043	Trustees of Hopedale Presbyterian Church	156 Third Line	October 11, 2017
By-law 2017-075	Memory Care Investments, "H" removal	105 Garden Drive	October 11, 2017
By-law 2017-076	Golden Arch Tech Investments Corporation	2418 Khalsa Gate	October 11, 2017

About this Consolidation

Instrument	Name of Amendment	Location	Date of Passage / Issue Date
By-law 2017-087	Sabrina Homes (Burloak Acquisitions) Inc.	181 Burloak Drive	October 11, 2017
Board Order (OMB File No. PL140317)	Settlement of appeal by Victor Enns, Joyce Enns and 1442839 Ontario Ltd.	1300, 1316, 1326 and 1342 Bronte Road	November 9, 2017
By-law 2017-107	East Sovereign GP Inc.	2286, 2296 & 2298 Sovereign Street and 124, 126 & 128 East Street	December 5, 2017
By-law 2017-114	Former Brantwood Public School	221 Allan Street	December 5, 2017
By-law 2017-116	Del Ridge (West Harbour) Inc., "H" removal	28, 36 and 42 Lakeshore Road West, and 88 and 94 Chisholm Street	December 5, 2017
By-law 2017-124	Cortel Group / Trafalgar Heights Inc.	278 Dundas Street East	December 5, 2017
By-law 2017-131	Former Hospital Site	291 and 327 Reynolds Street	December 5, 2017
By-law 2018-017	Rooftop Terraces	Town-wide	February 12, 2018
By-law 2018-037	Short-Term Accommodation	Town-wide	March 19, 2018
By-law 2018-049	Menkes Developments Ltd. / Halton Catholic District School Board	Block 75, Plan 20M827; Block 47, Plan 20M881; Block 212, Plan 20M858	April 19, 2018
By-law 2018-056	DiCarlo Homes	2136 and 2148 Trafalgar Road	April 19, 2018
By-law 2018-062	DM Oakville Investments Inc. and 2593811 Ontario Inc.	121 and 125 East Street	May 14, 2018
By-law 2018-069	Belyea Developments Inc.	2311, 2319 and 2323 Belyea Street	May 14, 2018
By-law 2018-053	Halton Catholic District School Board	2123 Hixon Street	June 11, 2018
By-law 2018-081	Town-initiated Housekeeping	1388 Dundas Street West	June 11, 2018
By-law 2017-017 (LPAT File No. PL170594)	2378224 Ontario Ltd.	231 and 237 Rebecca Street	July 6, 2018
By-law 2018-106	Regional Municipality of Halton	2115-2195 North Service Road West	August 7, 2018
By-law 2018-119	Premier Operating Corporation Limited	2331 Ninth Line	September 10, 2018
Tribunal Order (LPAT File No. PL140317)	Settlement of appeals on landscaping requirements	Town-wide	October 30, 2018
By-law 2019-003	Polco Investments Ltd. and 1275921 Ontario Ltd.	891 Progress Court	February 11, 2019
By-law 2019-018	70 Old Mill Road, "H" Removal	70 Old Mill Road	February 11, 2019

About this Consolidation

Instrument	Name of Amendment	Location	Date of Passage / Issue Date
By-law 2019-036 (LPAT File No. PL180396)	IMH Queens Ltd.	297 Queens Avenue	April 29, 2019, December 23, 2019
By-law 2019-020	RioCan	240 Leighland Avenue	May 13, 2019
By-law 2019-029	47 Nelson Street	47 Nelson Street	May 13, 2019
By-law 2019-053	79 Wilson Street	79 Wilson Street	May 13, 2019
By-law 2019-085	Acclaim Health and Community Care Services	2250 Speers Road	September 9, 2019
By-law 2019-125	Sillwell Developments	Block 15 and Part of Block 4, Plan 20M-1032, Hays Boulevard and Oak Walk Drive	December 2, 2019
By-law 2020-015	2500674 Ontario Inc., "H" Removal	2136 and 2148 Trafalgar Road	February 10, 2020
By-law 2020-065	James and Elizabeth Knowlton, "H" Removal	79 Wilson Street	June 16, 2020
By-law 2020-039	Town-initiated Zoning By-law Amendment to permit patios (File 42.25.19)	Town-wide	June 22, 2020
By-law 2020-095	Modern Skyline Corporation, "H" Removal	158 Trafalgar Road (formerly 156 and 160 Trafalgar Road)	September 8, 2020
By-law 2020-043 (LPAT File No. PL200624)	JRB – 109 Reynolds Holdings Ltd.,	109 Reynolds Street	September 8, 2020 September 24, 2021
By-law 2021-010	Southbound Developments (Oakville) Inc., "H" Removal	Lots 27, 28, 29 and 30, Plan M-8	January 18, 2021
By-law 2021-021	Town's Former Public Works Site	2264, 2274, 2320 Trafalgar Road	February 8, 2021
By-law 2021-019	Palermo Pub Patio Tent	2512 Old Bronte Road	February 8, 2021
By-law 2021-002	Zancor Oakville Ltd, "H" Removal	2444 – 2468 Old Bronte Road	March 8, 2021
By-law 2021-020	11673092 Canada Inc	PT LT 11, CON 1 TRAF SDS, AS IN 619277 Town of Oakville and Block 117, Plan 20M706 Town of Oakville	March 8, 2021
By-law 2021-023	St Paul's United Church	454 Rebecca Street and 109 Sybella Drive	March 8, 2021
By-law 2021-071	Brixen Developments, "H" Removal	2430 Old Bronte Road	May 10, 2021
By-law 2021-068	Town-initiated Omnibus Zoning By-law Amendment (File No. 42.25.20)	Town-wide	May 10, 2021

About this Consolidation

Instrument	Name of Amendment	Location	Date of Passage / Issue Date
By-law 2021-083	Matam Holdings Inc. (Mattamy Homes), "H" Removal	1388 Dundas Street West	May 25, 2021
By-law 2021-084	Bronte Green Corp., "H33" Removal	Plan 20M-1223, Part of Lots 28, 29, and 30, Concession 2, SDS, Town of Oakville	June 7, 2021
By-law 2020-073 (LPAT File No. PL200331)	API Development Consultants Inc.	Part of Lot 17, Concession 2 Trafalgar South of Dundas Street	July 6, 2020, June 16, 2021
By-law 2021-121	677 Burloak GP Inc.,	Part of Lot 35, Concession 3 and Blocks 4 and 22, Registered Plan 20M-1005 Town Of Oakville	September 13, 2021
By-law 2021-124	Town Initiated	2175 Cornwall Road	October 4, 2021
By-law 2021-049	Kamato Holdings Limited	1226-1230 White Oaks Blvd and 350 Lynnwood Drive	December 7, 2021
By-law 2022-006	Randall Oakville Developments Ltd., Church Oakville Developments Ltd.	150 Randall Street, 125 Navy Street and 143 Church Street	January 18, 2022
By-law 2022-003	2477 Old Bronte Developments Inc., "H" Removal	Part of Lot 30, Concession 1	February 15, 2022
By-law 2022-013	Amico Properties Inc./ Spruce Partners Inc.	LTS 3,5,6,7, BLK 96, Pl 1; PT LTS 1,2,4,8, BLK 96, PL 1, Part 1, 20R 5584, Except Parts 1,2, 20R 7085; Pt Head St, PL 1, Part 3, 20R 5584, as Closed By Bylaw BL457 And Except Part 1, 20R 11789	March 7, 2022
By-law 2022-047	2317511 Ontario Inc.	70 Old Mill Road	May 2, 2022
By-law 2022-052	FHCT Holdings (Ontario) Corporation	281 and 291 Cornwall Road (formerly 271 Cornwall Road and 485 Trafalgar Road)	May 16, 2022
By-law 2022-073 (OLT-21-001195)	Branthaven West Oak Inc.	Block 107	May 25, 2022
By-law 2022-079 (OLT-22-002121)	The Ashton Inc.	315 Glenashton Drive	July 4, 2022
By-law 2022-088	Acclaim Health and Community Care Services	Part Lot 28, Concession 3, SDS	July 11, 2022
By-law 2022-081	2266 Lakeshore LP	2262-2266 Lakeshore Road West and 83 East Street	July 26, 2022

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Consolidated to March 31, 2022

Town of Oakville Zoning By-law 2014-014

A By-law to restrict the *use* of land and the erecting, locating, or using of *buildings* or *structures*, and to regulate the *use* of land, *buildings*, and *structures*.

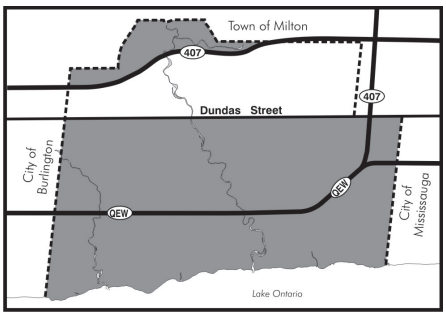
COUNCIL ENACTS AS FOLLOWS:

Administration

Portions of this by-law not yet in effect are covered with a blue tone. This version consolidates all amendments and orders of the OMB up to the consolidation date shown below. Contact the Building Services or Planning Services departments for more information.

1.1 Application

This By-law applies to all lands in the *Town* of Oakville as shown on the Maps in Part 19 of this By-law.



This By-law applies to all lands south of Dundas Street and north of Highway 407.

Properties not subject to this By-law are either omitted from or not indicated on the Maps in Part 19.

1.2 Repeal of Former By-laws

a) The provisions of the *Town* of Oakville Zoning By-law 1984-63, and all amendments thereto, are hereby repealed insofar as they affect the lands covered by this By-law.
b) The provisions of the Oakville Zoning By-law 1965-136, and all amendments thereto, are hereby repealed.

1.3 Administration

This By-law shall be administered by the person designated as the Zoning Administrator.

1.4 Compliance with this By-law and Certificates of Occupancy *(2017-025)*

a) No person shall use any land or erect or use any *building* or *structure* on lands subject to this By-law except for a *use* permitted, and in accordance with the regulations provided, by this By-law for the *Zone* in which the *lot* is located.
b) No person shall change the *use* of any *lot*, *building*, or *structure*, erect or enlarge any *building* or *structure*, or sever any lands from any existing *lot* if the effect of such action is to cause the original, remaining, or new *building*, *structure*, or *lot* to be in contravention of the By-law. *(2017-025)*
c) No person shall make any change in the *use* of land, or of any *building* or *structure*, without first obtaining a certificate of occupancy.
d) Notwithstanding subsection (c) above, certificates of occupancy shall not be required for changes in residential *uses* other than the establishment of a *bed and breakfast establishment, short-term accommodation, lodging house, home occupation* or *accessory dwelling*. *(2021-068)*

The requirements of this By-law must be met before a building permit is issued for the erection, addition to, or alteration of any building or structure.

1.5 Compliance with Other Legislation

a) Nothing in this By-law shall serve to relieve any person from any obligation to comply with the requirements of any other By-law of the *Town* of Oakville or any other regulation of the Regional Municipality of Halton, Province of Ontario, or Government of Canada that may otherwise affect the use of land, *buildings*, or *structures*.
b) References to "the Zoning By-law" or "By-law 1984-63" in other Town By-laws or documents shall be deemed to refer to this By-law where this By-law applies.

Without limiting its generality, Section 1.5 includes the Building Code (Ontario Regulation 350/06), and the permitting procedures of Conservation Halton (Ontario Regulation 162/06) and the Credit Valley Conservation Authority (Ontario Regulation 160/06).

1.6 Penalties

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

Administration

1.7 Severability

A decision of a court of competent jurisdiction that one or more of the provisions of this By-law or any portion of the Zoning Maps to 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.

1.8 Transition Matters

Notwithstanding Sections 1.2 and 1.4 of this By-law, a *building* permit may be issued in accordance with Section 1.8 of this By-law for the following scenarios.

For the purposes of determining zoning compliance for matters covered by Section 1.8 of this By-law, the provisions of Zoning By-law 1984-63, as amended, as it read on the effective date of this By-law shall apply.

1.8.1 Building Permit Applications

Nothing in this By-law shall prevent the erection of a *building* or *structure* for which an application for a *building* permit was filed on or prior to the effective date of this By-law provided the *building* permit application satisfies the following requirements:

a) The *building* permit application complies with the provisions of Zoning By-law 1984-63, as amended, as it read on the effective date of this By-law.
b) All information is provided to allow for a zoning review to be undertaken; and,
c) All planning approvals have been obtained.

1.8.2 Recently Approved Planning Applications

a) The requirements of this By-law do not apply on a *lot* where a minor variance to Zoning By-law 1984-63, as amended, was authorized by the Committee of Adjustment of the *Town* or the Ontario Municipal Board on or after May 10, 2011 and on or before the effective date of this By-law and a *building* permit for the applicable project has not yet been issued.
b) The requirements of this By-law do not apply to a lot where a conditional or final Site Plan Approval has been granted by the *Town* on or after May 10, 2011 and on or before the effective date of this By-law and a *building* permit for the applicable project has not yet been issued.
c) The requirements of this By-law do not apply to a lot where a provisional consent has been given by the Committee of Adjustment of the *Town* or the Ontario Municipal Board on or after May 10, 2011 and on or before the effective date of this By-law and a *building* permit for the applicable project has not yet been issued, the lot has not yet been registered at the Land Registry Office, or the applicable easement or agreement has not yet been registered on title.
d) For clarity, where a minor variance to Zoning By-law 1984-63, as amended, was authorized by the Committee of Adjustment of the *Town* or the Ontario Municipal Board on or after May 10, 2011 and on or before the effective date of this By-law as a requisite condition for a Site Plan Approval, Section 1.8.2(b) shall apply to give affect to the applicable Site Plan Approval.

In the scenarios described at left, the rules and regulations of Zoning By-law 1984-63 shall apply for when evaluating building permit applications. These clauses provide direction to Building Services that a building permit may be issued for an application received by the town fitting any of these scenarios.

Planning applications in process shall be reviewed under the zoning rules in force. This means for some time an application will need to conform to both Zoning By-law 1984-63, as amended, and the 2014 Zoning By-law. Applicants will need to comply with both sets of zoning regulations or seek relief or amendments to one – or possibly both – By-laws.

e) For approved site plans and minor variances where this By-law has subsequently been amended, the regulations in effect on the date of approval of the site plan or minor variance shall apply to any *building* permit applications. *(2017-025)*

If you have questions about the applicability of these clauses to your development or building project, contact your file's planner in the Planning Services department.

1.8.3 Cessation of Section 1.8 Relief

a) The relief provided by Section 1.8 of this By-law shall not continue beyond the issuance of the permit, approval, or agreement upon which the exemption is founded, unless otherwise provided for in this By-law. Once the permit, agreement, or approval has been granted in accordance with Section 1.8, the provisions of Zoning By-law 1984-63, as amended shall cease to be in effect.

b) Notwithstanding subsection (a) above, the relief provided by Section 1.8 of this By-law ceases to be in effect on the date of the lapsing of the applicable approval:

For Site Plans with a conditional approval only, the usual two years to obtain final approval will additionally apply to this deadline. If conditional approval is not obtained, the Site Plan loses status and the process must begin again and comply with the zoning rules in force.

i) For a minor variance, a maximum of two years from the date of authorization;
ii) For a Site Plan, a maximum of two years from the date of final approval; and,
iii) For a provisional consent, a maximum of three years from the date of giving.

1.9 Clarifications and Convenience

a) Examples, margin notes, and illustrations are for the purpose of explanation, clarification, and convenience and do not form part of this By-law.

b) Any numbers in parentheses following any item in any Table indicates that one or more additional regulations apply to the *use*, *Zone*, or standard indicated. These additional regulations are listed below the applicable Table.

Examples of where these are found include after a "✓" in a permitted use table, after a zone symbol in a table heading, after a use or building standard term, and after a standard itself.

c) Any geographic, biographic, referential, or identifying information and any list of Amending By-laws contained in Parts 15, 16, 17, and 18 of this By-law is provided for the purpose of clarification and convenience and does not form part of this By-law.

d) The following character styles are provided for the purpose of convenience. Their usage or omission shall not be considered an interpretive statement by the *Town*:

i) Terms that are defined in Part 3 of this By-law have been *italicized*.
ii) Titles of Federal or Provincial legislation have been <u>underlined</u>.

e) Where a defined term listed in Part 3 of this By-law is reversed anywhere in this By-law, it is done for the ease and convenience of locating and identifying the term with other like terms. Such an inversion or lack thereof shall not be considered an interpretive statement by the Town.

As an example, "private school" and "school, private".

f) Any reference to legislation or regulations or sections thereof approved by another *public authority* shall include any amendments to or successions thereof.

Administration

1.10 Technical Interpretation *(2017-025)*

Provided that the purpose, effect, intent, meaning and substance of this By-law are in no way affected, this By-law shall be interpreted as required for corrections to typographical or punctuation errors.

1.11 Interpretation of Words *(2021-068)*

Words used in the present tense include the future; words in the singular include the plural; words in the plural include the singular and the word "used" includes "intended to be used"; the word "shall" is mandatory, not permissive; and words used in one gender shall include all genders.

1.12 Construction Tolerance *(2021-068)*

Where a building permit has been lawfully issued and has not been revoked for the construction of a *building* or *structure* and where the *height* or *yard* requirement for said as-built *building* or *structure* is found to be in contravention with the maximum *height* or *minimum yard* by no more than 0.03 metres, the non-compliant *height* or *yard* shall be deem to comply with the *height* or *yard* requirement of this By-law.

Establishment of Zones

Portions of this by-law not yet in effect are covered with a blue tone. This version consolidates all amendments and orders of the OMB up to the consolidation date shown below. Contact the Building Services or Planning Services departments for more information.

2.1 Establishment of Zones

This By-law establishes the following *zones* and places all lands subject to this By-law in one or more of the following *zones*:

Table 2.1.1: Zones in the Town of Oakville Zoning By-law

Zone	Symbol
Residential Zones (See Part 6)	
Residential Low	RL1 RL2 RL3 RL4 RL5 RL6 RL7 RL8 RL9 RL10 RL11
Residential Uptown Core	RUC
Residential Medium	RM1 RM2 RM3 RM4
Residential High	RH
Midtown Oakville Zones (See Part 7)	
Midtown Transitional Commercial	MTC
Midtown Transitional Employment	MTE
Mixed Use Zones (See Part 8)	
Central Business District	CBD
Main Street 1	MU1
Main Street 2	MU2
Urban Centre	MU3
Urban Core	MU4
Commercial Zones (See Part 9)	
Neighbourhood Commercial	C1
Community Commercial	C2
Core Commercial	C3
Service Station	C4

Multiple residential zones are established to recognize the many different building characters and uses permitted in the three residential land use designations identified in the Livable Oakville Plan.

OMB Appeals

2.1 Midtown Oakville Zones
36 - General Electric Canada

Part 7 is proposed to be deleted and replaced with a new zone framework later in 2014 as part of the Midtown Strategy OPA and ZBLA.

The zones in the Mixed Use, Commercial, and Employment categories each correspond to the designation having the same name in the Livable Oakville Plan. The Service Station (C4) Zone is the lone exception, which applies to gas station sites in commercial areas.

Establishment of Zones

Table 2.1.1: Zones in the Town of Oakville Zoning By-law	
Zone	**Symbol**
Employment Zones (See Part 10)	
Office Employment	E1
Business Employment	E2
Industrial	E3
Business Commercial	E4
Institutional and Community Use Zones (See Part 11)	
Institutional	I
Community *Use*	CU
Open Space Zones (See Part 12)	
Park	O1
Private Open Space	O2
Cemetery	CEM
Environment Zones (See Part 13)	
Natural Area	N
Greenbelt	GB
Parkway Belt Public *Use*	PB1
Parkway Belt Complementary *Use*	PB2
Other Zones (See Part 14)	
Utility	U
Existing Development	ED
Stormwater Management Facility	SMF

The Institutional (I) Zone, Utility (U) Zone, Open Space Zones and Environment Zones generally correspond to a designation in the Livable Oakville Plan with the same name.

The Community Use (CU) Zone, Cemetery (CEM) Zone, Existing Development (ED) Zone, and Stormwater Management Facility (SMF) Zone apply across many land use designations and recognize specific buildings, uses, and community facilities.

2.2 Location of Zones

The *zones* and *zone* boundaries are shown on the Zoning Maps which are attached to and form Part 19 of this By-law. The lands identified on the Zoning Maps as being within a *zone* are subject to the provisions of this By-law applicable to that *zone* or *zones*.

2.3 Determining Zone Boundaries

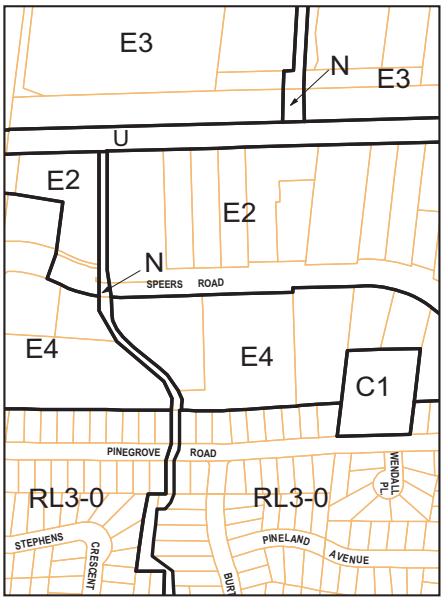
2.3.1 Interpreting Boundaries

Where the boundary of any *zone* is shown on the Zoning Maps:

a) As following a *road*, *lane*, railway, right-of-way, transmission line, or watercourse, the boundary shall be the centre-line of the applicable feature; *(2015-018)*

b) As following the *lot frontage* on a future *lot* shown on a draft approved Plan of Subdivision or *Condominium*, the boundary shall be the centre-line of the future *public road* being constructed; *(2015-018)*

c) As following any other *lot line* on an existing *lot* or a future *lot* shown on a draft approved Plan of Subdivision or *Condominium*, the boundary shall be the existing or future *lot line*; *(2015-018)*



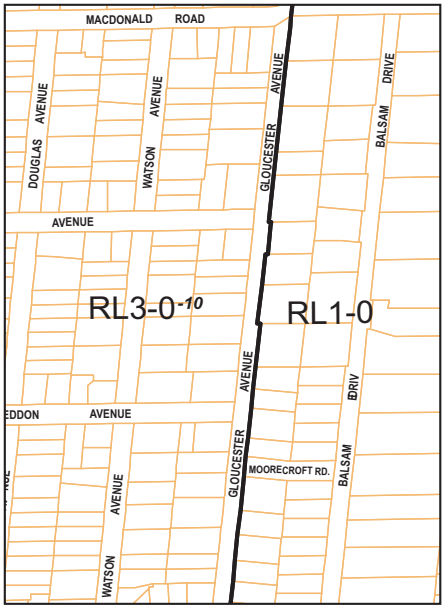
Where the zone boundary is shown following the edge of the street, the actual zone boundary is the centre-line of the street.

Establishment of Zones

d) As running substantially parallel to a *lot line* abutting any *road* and the distance from that *road* is not indicated, the boundary shall be parallel to the applicable *lot line* and the distance shall be determined according to the scale shown on the Zoning Maps; *(2015-018)*
e) As following a *lot line* abutting an unopened *road* allowance, the boundary shall be the centre-line of such *road* allowance;
f) As following a shoreline, the boundary shall follow such shoreline and in the event of a natural change in the shoreline, the boundary shall be construed as moving with the actual shoreline;
g) As following the limits of the *Town*, the boundary shall be the limits of the *Town*; and,
h) Where none of the above provisions apply, the *zone* boundary shall be scaled from the Zoning Maps.

2.3.2 Split Zoning

a) Where a *lot* falls into two or more *zones*, each portion of the *lot* shall be subject to the applicable *use* permissions and for the applicable *zone* applying to that portion of the *lot*. *(2021-068)*
b) Notwithstanding subsection (a) above, *parking spaces, driveways, aisles* and *stacking spaces* required by this By-law may be provided anywhere on a *lot* that falls into two or more *zones* except that portion of a *lot* in any Environmental *Zone*. *(2017-025)*
c) A *zone* boundary dividing a *lot* into two or more *zones* is not a *lot line* for the purposes of this By-law.
d) *Building* and *structures* shall be subject to the applicable regulations for the *zone* in which it is located. In cases where a *building* or *structure* is located on two or more *zones*, the more restrictive regulations shall apply.



Lots subject to a Special Provision have a superscript number following the parent zone symbol (see Part 15). Lands subject to a Suffix Zone have a normal-sized letter or number following the

2.4 Special Zone Symbols

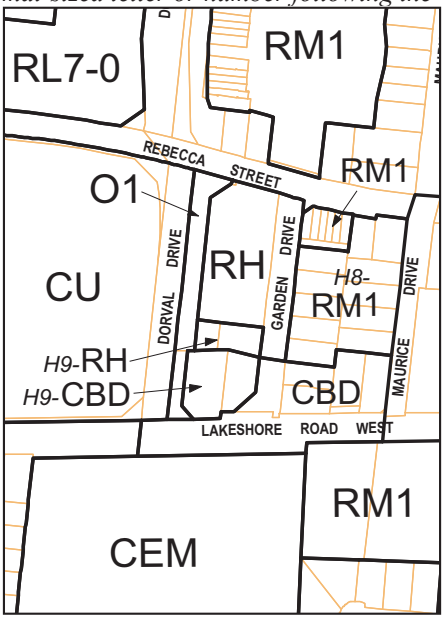
Where the *zone* symbol zoning certain lands on the Zoning Maps is preceded or followed by any combination of a hyphen, number, or letter, provisions relating to one or more of the following special *zone* regulations apply to the lands so designated on the Zoning Maps. Lands so identified shall be subject to all of the provisions and restrictions of the applicable parent *zone*, except as otherwise provided by the special *zone*.

2.4.1 Special Provisions

Where a *zone* symbol is followed by a hyphen and superscript number, the symbol refers to a Special Provision that applies to the lands so zoned.

2.4.2 Holding Provisions

Where a *zone* symbol is preceded by an upper case letter "H", a number, and a hyphen, the symbol refers to a Holding Provision that applies to the lands so designated.



Lots subject to a Holding Provision have a letter H and number before the parent zone symbol (see Part 16).

Establishment of Zones

2.4.3 Temporary Use Permissions

Where a *zone* symbol is preceded by an upper case letter "T", a number, and a hyphen, the symbol refers to a Temporary Use Permission that applies to the lands so designated.

2.4.4 Interim Control By-laws

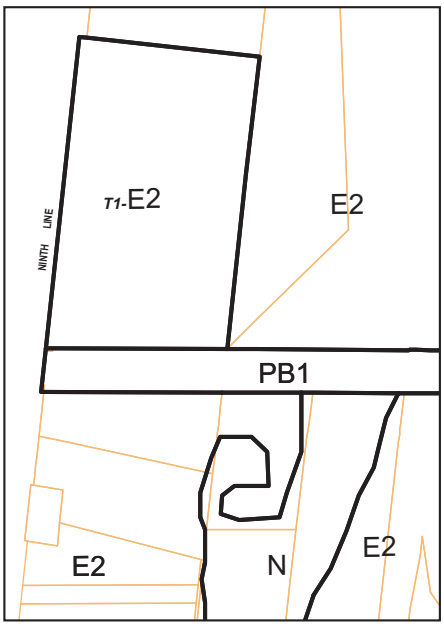
Where a hatched line overlay is shown with a number and lower case letter "i" indicating in some manner to the overlay, the overlay refers to an Interim Control By-law that applies to the lands so designated.

2.4.5 Suffix Zones

Where a *zone* symbol is followed by a hyphen and letter or number in the same font size, the symbol refers to a Suffix *Zone* that applies to the lands so zoned.

2.5 No Representation on Land Ownership

No representation or implication is made by the *Town* nor should any inference be drawn from the Maps attached to this By-law as to the ownership of any land and/or rights of access to such land.



Lots subject to a temporary use provision have a letter T and number before the parent zone symbol (see Part 18).

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Definitions

(Note: this index is provided for convenience purposes and does not form part of this By-law.)

A

Abattoir
Accessory Building or Structure
Accessory Use
Adult Entertainment Establishment
Adult Video
Agriculture
Aisle
Alternative Energy System
Ancillary Residential Use
Ancillary Services
Animal Shelter
Art Gallery
Assisted Living Unit
Attic

B

Balcony
Basement
Bed and Breakfast Establishment
Boarding Kennel
Building
Bulk Storage Facility
Business Office

C

Campground
Casino
Cemetery
Cogeneration
Cogeneration Facility
Commercial Self-storage
Commercial Vehicle
Community Centre
Condominium:
- Common Element
- Common Element Roadway

Conservation Use
Contractors Establishment
Crematorium

D

Day Care
District Energy Facility
Dormitory
Drive-through Facility
Driveway
Dry Cleaning Depot
Dry Cleaning/Laundry
Dry Cleaning/Laundry Establishment
Dwelling or Dwelling Unit:
- Accessory
- Apartment
- Back-to-Back Townhouse
- Detached
- Duplex
- Garden Suite
- Linked
- Live-work
- Multiple
- Semi-Detached
- Stacked Townhouse
- Townhouse

Dwelling Depth

E

Emergency Service Facility
Emergency Shelter

F

Financial Institution
Floor Area:
- Net
- Residential

Floor Space Index (FSI)
Food Bank
Food Production
Funeral Home

G

Garbage Enclosure
Gatehouse
Golf Course
Grade
Grade, Established

Definitions

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H

Height
Height, First Storey
Highway Corridor
Home Occupation
Hospice
Hospital
Hotel

I

Infrastructure

J

K

L

Landscaping
Landscaping Coverage
Lane
Library
Loading Space
Lodging House
Lodging Unit
Long Term Care Facility
Lot:
- Corner
- Interior
- Through
- Through Corner

Lot Area
Lot Coverage
Lot Depth
Lot Frontage
Lot line:
- Flankage
- Front
- Interior Side
- Rear
- Side

M

Main Wall
Manufacturing
Marina
Mechanical Penthouse
Medical Office
Mezzanine
Mineral Aggregate Operation
Mixed Use Building
Mobile Home
Model Home
Motor Vehicle:
- Body Shop
- Dealership
- Rental Facility
- Repair Facility
- Service Station
- Storage Compound
- Washing Facility

Museum

N

O

Outside Display and Sales Area
Outside Miniature Golf
Outside Processing
Outside Storage

P

Parapet
Park, Private
Park, Public
Parking Area:
- Commercial
- Heavy Vehicle
- Surface

Parking Space:
- Barrier-free
- Bicycle
- Stacked
- Tandem

Parking Structure
Patio
Pet Care Establishment
Place of Entertainment
Place of Worship
Place of Worship Area of Worship
Porch

Definitions

P (continued)

Portable Asphalt Plant
Portable Concrete Plant
Power Generation Facility
Premises
Private Garage
Private Home Day Care
Public Authority
Public Hall
Public Works Yard

Q

R

Railway Corridor
Recreational Vehicle
Renewable Energy System
Rental Establishment
Repair Shop
Residential Floor Area Ratio
Restaurant
Retail Propane and Transfer Facility
Retail Store
Retirement Home
Road:
- Arterial
- Collector
- Local
- Private
- Public

Rooftop Terrace

S

Salvage Yard
School:
- Commercial
- Post-Secondary
- Private
- Public

Seasonal Garden Centre
Separation Distance
Service Commercial Establishment
Shipping Container
Short-Term Accommodation
Sight Triangle
Sports Facility
Stacking Lane
Stacking Space
Storey
Storey, First
Storey, One and One-half
Stormwater Management Facility
Structure

T

Taxi Dispatch
Town or Town of Oakville
Trailer
Training Facility
Transit Station, Major
Transportation Terminal

U

Uncovered Platform
Urban Square
Use

V

Veterinary Clinic

W

Warehousing
Waste
Waste, Hazardous
Waste Processing Station
Waste Transfer Station
Wayside Pit and Quarry
Wholesaling

Definitions

X

Y

Yard:
- Flankage
- Front
- Interior Side
- Maximum
- Minimum
- Rear
- Side

Z

Zone

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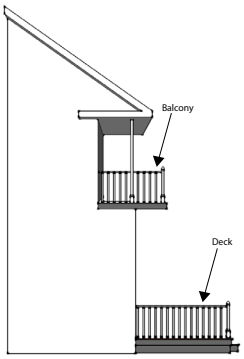
Definitions

Term	Definition
A	
Abattoir	means a *premises used* for the indoor penning and slaughtering of live animals.
Accessory Building or Structure	means a *building* or *structure used* for an accessory purpose, including a detached *private garage*, that is: a) located on the same *lot* as the primary *use*, *building*, or *structure*; and, b) is not *used* for human habitation or an occupation for gain or profit unless otherwise permitted by this By-law.
Accessory Use	means a *use* naturally or normally incidental to, subordinate to, and exclusively devoted to a principal *use*.
Adult Entertainment Establishment	means any *premises* or part thereof *used* in the pursuance of a business, if: a) entertainment or services that are designed to appeal to exotic or sexual appetites are offered or provided in the *premises* or part of the *premises*, and without limiting the generality of the foregoing, includes services or entertainment in which a principal feature or characteristic is nudity or partial nudity of any person; or, b) body rubs, including the kneading, manipulating, rubbing, massaging, touching or stimulating by any means of a person's body are performed, offered or solicited in the *premises* or part of the *premises*, but does not include *premises* or part thereof where body-rubs performed, offered or solicited are for the purpose of medical or therapeutic treatment and are performed or offered by persons otherwise duly qualified, licensed or registered to do so under the laws of the Province of Ontario; or, c) *adult videos* are sold, rented, or offered or displayed for sale or rental, where the proportion of *adult videos* to other videos exceeds a ratio of 1:10.
Adult Video	means any cinematographic film, videotape, video disc, or other medium designed to produce visual images that may be viewed as moving pictures, classified by the Ontario Film Review Board or any successor agency, as both "restricted" and "adult sex film", or any similar successor designation.
Agriculture	means the growing of crops such as nursery and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm *buildings* and *structures*.

Definitions

Term	Definition
Aisle	means an internal vehicle route immediately adjacent to a parking or *loading space* which provides vehicular access to and from the parking or *loading space*, and does not include a *driveway*.
Alternative Energy System	means sources of energy or energy conversion processes that significantly reduce the amount of harmful emissions to the environment (air, earth and water) when compared to conventional energy systems.
Ancillary Residential Use	means the common indoor areas located within a *building* which are accessible, designed for, and intended primarily for access, dining, or recreational purposes for the occupants of a *building* and includes stairs, lobbies, elevators, mechanical facilities, storage, and facilities for a concierge.
Ancillary Services	means services necessary to maintain the reliability of the IESO-controlled grid, including frequency control, voltage control, reactive power and operating reserve services.
Animal Shelter	means a *premises*, including outdoor areas, *used* for the care of lost, abandoned, rescued or neglected animals.
Art Gallery	means a *premises used* for any combination of the preservation, production, exhibition, or sale of sculptures, paintings, photographs, or other works of art.
Assisted Living Unit	means a place of residence with one or more habitable rooms containing separate bathroom facilities for private *use* as a single housekeeping unit and where personal support services may be provided.
Attic *(2021-068)*	means the uninhabitable space of a *building* which is immediately below the roof and wholly or partially within the roof framing.
B	
Balcony	means an unenclosed or partially enclosed attached platform projecting from the face of a wall that is only directly accessible from within a *building*, surrounded by a balustrade, partial wall, or railing where required and without direct exterior access to *grade*.
Basement	means that portion of a *building* below the *first storey*.
Bed and Breakfast Establishment	means the provision of *lodging units* within a *dwelling* with or without meals for the temporary lodging of the travelling public.
Boarding Kennel	means a *premises*, including outdoor areas, *used* for the breeding, raising, training, sheltering or boarding on a temporary basis, for dogs, cats, or other household pets.

This term is used in the Mixed Use Zones (Part 8) to limit the amount of the first storey floor area occupied by these non-commercial uses along certain streets.



Example of a balcony and "uncovered platform" (decks, landings).

Definitions

Term	Definition
Building	means a *structure* consisting of any combination of walls, roofs and floors, or a structural system serving the function thereof.
Bulk Storage Facility	means a *premises* for the bulk storage of petroleum, petroleum products, chemicals, gases, or similar substances and does not include retail sales on site.
Business Office	means a *premises* where the practice of a profession, the affairs of a business or enterprise, the provision of a service including its administration, research and development, or like activity is conducted.
C	
Campground	means the overnight or temporary camping or parking of *recreational vehicles* or tents for recreational or vacation *use*.
Casino	means a *premises* primarily engaged in gambling activities, for money or other items of value, and offering games of chance, such as card games, dice games, wagering, and game machines or devices, but does not include a *place of entertainment*.
Cemetery	means the lands *used* or intended to be *used* for the interment of human or animal remains and may include a mausoleum and columbarium.
Cogeneration	means the generation of electricity or mechanical power and thermal energy (heating or cooling) produced from one fuel source in the same facility. Also known as combined heat and power.
Cogeneration Facility	means a *building* or *structure* or parts thereof *used* for *cogeneration*.
Commercial Self-storage	means a *premises* consisting of individual, self-contained units that are leased or owned for storage purposes, excluding *waste*.
Commercial Vehicle	means a *motor vehicle* having permanently attached thereto a truck or delivery body and includes ambulances, hearses, casket wagons, fire apparatus, tow trucks, buses and tractors *used* for hauling purposes on the highways.
Community Centre	means a multi-purpose facility or part of that facility that offers a variety of programs of a recreational, cultural, community service, informational, or instructional nature and, where the facility is owned and operated by the *Town*, other *uses* authorized through an agreement with the *Town*.

Definitions

Term	Definition
Condominium	means a *building* or grouping of *buildings* in which units are held in private ownership and floor space, facilities and outdoor areas *used* in common are owned, administered and maintained by a corporation created pursuant to the provisions of the appropriate statute.
Condominium, Common Element	means spaces and features owned in common by all shareholders in a *condominium* and may include *common element roadways*, walkways, sidewalks, parking and amenity areas.
Condominium, Common Element Roadway	means a right-of-way for vehicular and pedestrian access that is privately maintained by a corporation created pursuant to the provisions of the appropriate statute.
Conservation Use	means a *use* dedicated towards the preservation, protection and/or improvement of components of the natural environment through management and maintenance.
Contractors Establishment	means a *premises* where *motor vehicles* and equipment for the maintenance and operation of *uses* undertaken by a contractor are stored, and materials *used* for or resulting from the maintenance and operation of such *uses* are stored.
Crematorium	means a *premises used* for the cremation of human or animal remains.
D	
Day Care *(2017-025)*	means: a) a *premises*, including outdoor areas, where children are provided with temporary care and/or guidance for a continuous period not exceeding 24 hours and are licensed in accordance with the Child Care and Early Years Act; or, b) indoor and outdoor *premises* in which care is offered or supplied on a regular schedule to adults for a portion of a day but does not provide overnight accommodation.
District Energy Facility	means a centrally located facility or linked facilities including pipeline distribution system for the production and distribution of thermal energy (heating or cooling) with or without *cogeneration* to users at a community scale.
Dormitory	means a *building* or part thereof *used* for the housing of students and staff with central kitchen and dining facilities, common indoor and outdoor amenity areas, consisting of *dwelling units* and/or *lodging units*.

Looking for "deck"? For zoning purposes, decks are called "uncovered platforms." The definition can be found on page 22 in this Part.

Definitions

Term	Definition
Drive-through Facility	means the *use* of land, *buildings* or *structures*, including an order box with or without voice communication, or parts thereof, to provide or dispense products or services through an attendant, a window, or an automated machine to persons remaining in *motor vehicles* in a designated *stacking lane*.
Driveway *(2015-079)*	means a *motor vehicle* access including a hammerhead provided between a *road*, *lane* or *common element condominium roadway* and a *parking space*, *aisle*, or loading area, or between two *parking areas*.
Dry Cleaning Depot *(PL140317)*	means a *premises* where articles or accessories are received for the purposes of laundering or dry cleaning.
Dry Cleaning/Laundry Establishment *(PL140317)*	means a *premises* where the actual process of dry cleaning or laundering of articles or accessories is conducted, and may include a *dry cleaning depot* as an *accessory use*.
Dry Cleaning/Laundry	means a *premises* where the actual process of dry cleaning or laundering of articles or accessories is conducted.
Dwelling or Dwelling Unit	means a place of residence with one or more habitable rooms containing separate kitchen and bathroom facilities for private *use* as a single housekeeping unit.
Dwelling, Accessory	means a second *dwelling unit* subordinate to the main *dwelling unit* on a *lot*.
Dwelling, Apartment	means: i) a *dwelling unit* within a *building* containing three or more *dwelling units* where the units are connected by a common corridor or vestibule; and, ii) in a Mixed Use *Zone*, additionally permits a *dwelling unit* within a *building* containing a non-residential *use* on the *first storey* and accessed by an entrance separate from that for the non-residential *use*.
Dwelling, Back-to-Back Townhouse	means a *dwelling unit* within a *building* containing four or more *dwelling units* divided by vertical common walls above *grade*, including a common rear wall.
Dwelling, Detached	means a separate residential *building* designed to be one *dwelling unit*.
Dwelling, Duplex	means a residential *building* divided vertically by a horizontal floor into two attached *dwelling units*, each having a separate entrance either directly or through a common vestibule.
Dwelling, Garden Suite	means a one-unit detached residential *structure* containing bathroom and kitchen facilities that is ancillary to an existing residential *structure* and that is designed to be portable.

Definitions

Term	Definition
Dwelling, Linked	means two or more residential *buildings* which consist of not more than one *dwelling unit* each, attached solely below *grade* and each having a private access.
Dwelling, Live-work	means a *dwelling unit used* and operated by one or more persons of a single household containing a subsidiary business and personal services occupancy that does not include food preparation requiring exhaust hood ventilation or producing grease-laden vapour.
Dwelling, Multiple	means a *dwelling unit* within a *building* containing three or more *dwelling units*, each of which has an independent entrance and does not include another *dwelling* type defined herein.
Dwelling, Semi-detached	means a residential *building* divided horizontally by a common vertical wall above *grade* of at least 3.0 metres in length and at least 2.0 metres in *height* adjoining *dwelling units* or *private garages* into two attached *dwelling units*, and each having a private access.
Dwelling, Stacked Townhouse	means a *dwelling unit* within a *building* divided into a minimum of three non-communicating *dwelling units*, each *dwelling unit* being separated from the other vertically and horizontally.
Dwelling, Townhouse	means a *dwelling unit* within a *building* divided horizontally by a common vertical wall above *grade* of at least 3.0 metres in length and at least 2.0 metres in *height* adjoining *dwelling units* or *private garages*, into three or more *dwelling units*, each having a private access.
Dwelling Depth *(2017-025)*	means the horizontal distance of the *dwelling* between the portion of a *building* facing the *front lot line* that is nearest to the *front lot line*, to the portion of the *dwelling* facing the *rear lot line* that is nearest to the *rear lot line*, excluding any allowable projection.
E	
Emergency Service Facility	means a *premises* housing emergency personnel, their supplies, equipment, and vehicles authorized by a *public authority* to provide emergency services within Oakville.
Emergency Shelter	means a *premises* accommodating and providing temporary lodging, board, and personal support services to homeless individuals in a 24-hour supervised setting.
F	
Financial Institution	means a *premises* where retail financial services are offered to the public.

Definitions

Term	Definition
Floor Area	means the aggregate area of a *building* contained within the exterior walls, but does not include *attic* or *basement* space unless otherwise specified by this By-law.
Floor Area, Net *(2015-018)*	means the total area of all floors of a *building* measured from the interior faces of the exterior walls or demising walls, but does not include the area of stair wells, elevators, escalators, ventilating shafts, *attics*, concourses, washrooms, attached enclosed and covered loading docks and related enclosed corridors *used* for loading purposes, above and below *grade parking structures*, storage rooms, rooms for garbage containment, and mechanical rooms.
Floor Area, Residential *(2017-025)* *(2021-068)*	means the aggregate area of a residential *building* containing a *dwelling* measured from the exterior of the outside walls, but shall not include a *private garage*, *basement*, or *attic* unless otherwise specified by this By-law.
Floor Space Index (FSI)	means the *net floor area* of all *buildings* on a *lot* divided by the *lot area*.
Food Bank	means a *premises* where a not-for-profit organization collects and distributes food or other goods to individuals.
Food Production	means a *premises* for the specialized production or preparation and packaging of a limited number of food and beverage products for sale to the public primarily for consumption off the *premises* such as catering establishments, make-your-own wine and beer establishments, test kitchens, bulk meal preparation, bakeries, and butchers.
Funeral Home	means a *premises used* for the purpose of furnishing funeral supplies or services to the public and includes facilities intended for the preparation of bodies for interment or cremation off site such as embalming.
G	
Garbage Enclosure	means a solid opaque wall or fence with a gate that screens garbage containment.
Gatehouse	means a *building* or *structure* for the purpose of controlling access to a *lot*.
Golf Course	means a public or private area operated for the purpose of playing golf, and includes a par 3 *golf course*, golf driving range, club house, and other *buildings* and *structures* devoted to the maintenance and operation of the *golf course*.
Grade	means the average level of proposed or finished ground adjoining a *building* or *structure* at all exterior walls.

The new calculation of residential floor area is modelled upon the previous R01 floor area definition in Zoning By-law 1984-63, with fewer areas within the building exempted from the calculation.

Foyers and cathedral ceilings are no longer counted twice in calculating residential floor area.

Stairs, elevators, and exterior walls are counted at each floor level.

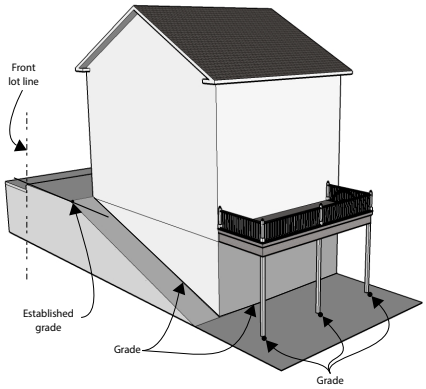
Private garages taller than 6.0 metres in height may be counted as residential floor area and garage area. Shorter garages are not counted as residential floor area.

This definition is used in the new residential floor area ratio maximum applicable in all -0 Suffix Zones. The actual ratio uses is increased from the Zoning By-law 1984-63 figure to account for the new floor area definition.

Definitions

Portions of this by-law not yet in effect are covered with a blue tone. This version consolidates all amendments and orders of the OMB up to the consolidation date shown below. Contact the Building Services or Planning Services departments for more information.

Term	Definition
Grade, Established *(2021-068)*	means the grade elevation measured at: a) The centre point of the *front lot line* for *interior lots*; and, b) The average of the centre points of each *lot line* abutting a *road* for *corner lots*, *through lots*, *through corner lots* and *interior lots* having more than one separate *front lot line*.
H	
~~Hammerhead~~	(deleted by By-law 2015-079)
Height	means the vertical distance between *established grade* to the highest point of a *structure*, unless otherwise specified by this By-law.
Height, First Storey	means the vertical distance between the top of the finished floor level of the *first storey* and the top of the finished floor level of the *storey* above.
Highway Corridor	means lands within the designated limits of an existing or future controlled-access Provincial freeway including an interchange and lands within adjacent *road* such as a service *road*, plus any *road* widening adjacent to any of the above.
Home Occupation	means the *accessory use* of a *dwelling* for an occupation or business.
Hospice *(2015-018)*	means a *premises* providing palliative care or respite to resident patients
Hospital	means any public or private institution under Provincial legislation established for the treatment of convalescent or chronically ill persons afflicted with sickness, disease or injury, that is approved under the applicable statute, and may include research and educational facilities.
Hotel	means a *premises* containing *lodging units* for the temporary lodging of the travelling public and may include meeting facilities, recreation facilities, a *restaurant*, *public hall*, and *retail stores* which are incidental and subordinate to the primary *hotel* function and located in the same *building*.
I	
Infrastructure	means the *buildings*, *structures*, and corridors forming the foundation for development including water lines, wastewater lines, oil and gas distribution mains, telecommunications lines and other cabled services, transit and transportation corridors, district energy lines without *cogeneration*, and local electrical power lines, but shall not include a *power generation facility* or *renewable energy system*.
J	
K	



Grade and established grade. The Town's definition of "grade" is mirrored upon the definition in the Ontario Building Code.

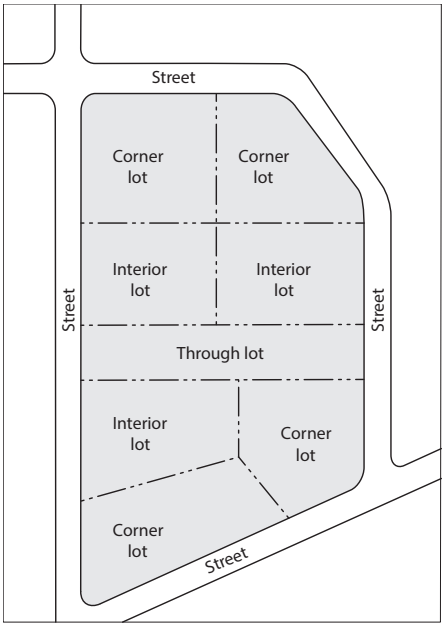
OMB Appeals

Definition of highway corridor
36 - General Electric Canada

A map showing the approximate limits of the highway corridor is attached as Appendix B to this By-law. Contact Building Services or the Corridor Management Section of Ontario's Ministry of Transportation to confirm if your property is adjacent to the highway corridor.

Definitions

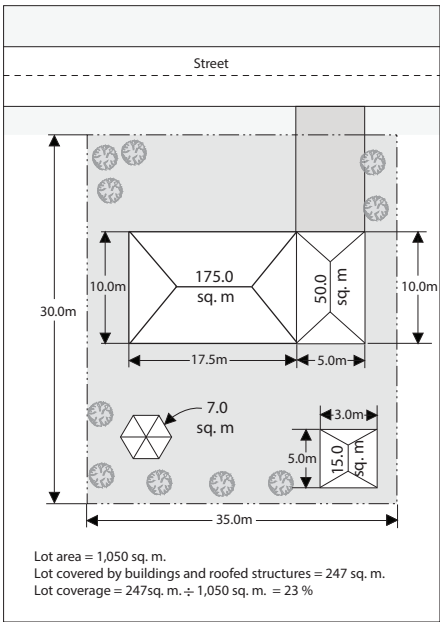
Term	Definition
L	
Landscaping	means an outdoor area on a *lot* comprised of living trees, plants, permeable surfaces, fences and walls, or any combination thereof, without access by *motor vehicles* (except emergency access by vehicles such as fire trucks or ambulances).
Landscaping Coverage	means the calculation of the total horizontal area of a *lot* covered by *landscaping*.
Lane *(2015-018)*	means a right-of-way not intended for general traffic circulation that provides *motor vehicle* access to an abutting *lot* and does not include a *private road* or a *public road*.
Library	means a *premises* for the collection of printed, electronic, and pictorial material for public *use* for the purposes of study, reference, and recreation, and which may include meeting rooms for community *use*, activity areas, cafeteria, and space for recreational *uses*.
Loading Space	means an area directly adjacent to a *building* or unit, for the purpose of loading and unloading vehicles through a loading door in conjunction with a permitted *use* on the same *lot*.
Lodging House	means a *building* or *structure* or any portion thereof in which persons are harbored, received or lodged for rent or hire with or without meals.
Lodging Unit	means a room provided for rent or hire, which is *used* or designed to be *used* as a sleeping accommodation and may contain bathroom facilities.
Long Term Care Facility	means a *premises* licensed pursuant to Provincial legislation consisting of *assisted living units* where a broad range of person care, support and health services are provided for the elderly, disabled or chronically ill occupants in a supervised setting, and may include one or more amenity areas such as a common dining, lounge, kitchen, and recreational area.
Lot	means one parcel of land that is registered as a legally conveyable parcel of land in the Land Registry Office.
Lot, Corner *(2015-018)*	means a *lot* situated at the intersection of two or more *road*s or upon two parts of the same *road* having an angle of intersection not exceeding 135 degrees. a) In the case of a curved corner, the corner of the *lot* shall be that point on the *flankage lot line* and *front lot line* nearest to the point of intersection of the continued projections of the *flankage lot line* and the *front lot line*. b) Where a *lot* is adjacent to a *corner lot* and has two *lot lines* abutting the same *roads* as that *corner lot*, the *lot* shall be a *corner lot.*



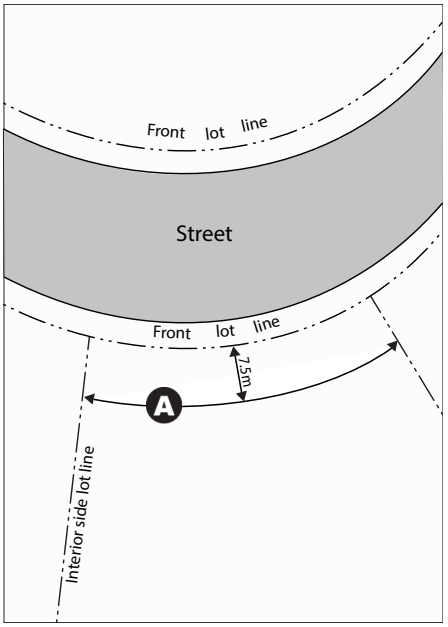
Lot types (see definitions at left).

Definitions

Term	Definition
Lot, Interior	means a *lot* other than a *corner lot* or *through lot*.
Lot, Through	means a *lot* other than a *corner lot* having separate limits on two separate *road*s.
Lot, Through Corner	means a *lot* having separate limits on three or more separate *roads*.
Lot Area *(2021-068)*	means the calculation of the total horizontal area of a *lot*, but does not include any portion of a *lot* that is covered by water as determined by an Ontario Land Surveyor.
Lot Coverage *(2021-068)*	means the percentage of the *lot area* covered by all roofed *structures* and *buildings* above *grade* excluding eave projections to a maximum of 0.6 metres and *balconies*.
Lot Depth	means the horizontal distance between the *front lot line* and the *rear lot line*. a) If the *front* and *rear lot lines* are not parallel, *lot depth* means the measurement of a straight line joining the mid-point of the *front lot line* with the mid-point of the *rear lot line*. b) Where there is no *rear lot line*, *lot depth* means the measurement of a straight line joining the mid-point of the *front lot line* to the apex of the triangle formed by the intersection of the *side lot lines*.
Lot Frontage	means the horizontal distance between the *side lot lines* of a *lot* measured parallel to and 7.5 metres back from the *front lot line*, except in the case of a *corner lot* where the *front lot line* and the *flankage lot line* do not intersect at a 90 degree angle the *front lot line* and *flankage lot line* shall be deemed to extend to their hypothetical point of intersection where the horizontal distance between the *interior side lot line* and hypothetical *flankage lot line* is measured parallel to and 7.5 metres back from the *front lot line*.
Lot Line	means a line delineating any boundary of a *lot*.
Lot Line, Flankage *(2015-018), (2017-025)*	means the *lot line* of a *corner lot* or *through corner lot* adjoining a *road* that is not the *front lot line* or *rear lot line* and includes the *lot line* abutting a daylight triangle.



Lot coverage includes all areas covered by buildings and roofed structures on a lot. It is a two-dimensional calculation (as shown in the diagram above) independent of other volume or area-based regulations.



Measurement of lot frontage.

Definitions

Term	Definition
Lot Line, Front *(2015-018)* *(2016-023)*	means the *lot line* which separates a *lot* from the *road* in front of it, but in the case of: a) A *corner lot*, *through lot*, or *through corner lot,* the shortest of the *lot lines* that divide the *lot* from the *road* shall be deemed to be the *front lot line*; b) A *corner lot*, *through lot*, or *through corner lot* where such *lot lines* are equal in length or one *lot line* is no more than 5% shorter than the other *lot line*, the *Town* may deem any of the *lot lines* that divide the *lot* from the *road* as the *front lot line*; c) A *through lot* or *through corner lot* where a 0.3 metre reserve abuts one of the *lot lines*, the *front lot line* shall be the *lot line* not abutting the 0.3 metre reserve; d) A *lot* separated from a road by a *public park*, the *front lot line* shall be the shortest *lot line* abutting the *public park*; or, e) A *lot* accessed by a *private road* that is not in a Registered Plan of *Condominium*, the *Town* may deem either of the *lot line* crossed by the *driveway* accessing the *lot* or the shortest *lot line* to be the *front lot line*.
Lot Line, Interior Side	means the *lot line* other than the *front*, *rear* or *flankage lot line*.
Lot Line, Rear	means the *lot line* opposite to, and most distant from, the *front lot line*, but where the *side lot lines* intersect, as in the case of a triangular *lot*, the *rear lot line* shall be represented by the apex of the triangle formed by the intersection of the *side lot lines*.
Lot Line, Side	means a *flankage lot line* and an *interior side lot line*.
M	
Main Wall	means a primary exterior front, rear or side wall of a *building*, not including permitted projections.
Manufacturing *(2021-068)*	means a *premises* for the altering, assembling, fabricating, making, processing, treating, or repairing goods, wares, merchandise, substances, articles, items, or products.
Marina *(2015-018)*	means an area providing docking, mooring and launching facilities for boats and personal water craft and where boats or boat accessories may be sold, stored, serviced, repaired or constructed, and where marine fuels are sold, and where the facility is owned and operated by the *Town,* other *uses* authorized through an agreement with the *Town*.
Mechanical Penthouse	means a room or enclosure on the roof of a *building* exclusively *used* for mechanical equipment, a stair tower, elevator equipment, or any combination thereof.

Definitions

Term	Definition
Medical Office *(PL140317)*	means a *premises* designed and *used* for the diagnosis, examination, and treatment of human patients by a Provincially-recognized medical or health care professional, including pharmacies and dispensaries having a maximum of 50.0 square metres in *net floor area*, waiting rooms, treatment rooms, blood testing clinics, but shall not include overnight accommodation for in-patient care.
Mezzanine *(2017-025)*	means a floor area located between the floor and the ceiling of any room or *storey*. A *mezzanine* becomes a *storey* for the purposes of this by-law if: a) it is enclosed with walls and the area of the *mezzanine* is greater than 10% of the *floor area* in which it is located; or, b) it is open and unenclosed and the area of the *mezzanine* is greater than 40% of the *floor area* in which it is located
Mineral Aggregate Operation	means: a) Lands under license or permit, other than for wayside pits and quarries, issued in accordance with the Aggregate Resources Act; b) For lands not designated under the Aggregate Resources Act, established pits and quarries that are not in contravention of this By-law and including adjacent land under agreement with or owned by the operator, to permit continuation of the operation; and, c) Associated facilities *used* in extraction, transport, beneficiation, processing or recycling of mineral aggregate resources and derived products such as asphalt and concrete, or the production of secondary related products.
Mixed Use Building	means a *building* in a Mixed Use or Midtown Oakville *Zone* containing residential *uses* and at least one other non-residential *use* permitted by this By-law.
Mobile Home	means a *dwelling* designed to be mobile and constructed or manufactured to provide a permanent residence for one or more persons in accordance with the applicable Canadian Standards Association standard.
Model Home	means a *building* which is *used* on a temporary basis as a sales office or as an example of the type of *dwelling* that is for sale in a related development and which is not occupied or *used* as a residential *dwelling*.

Definitions

Term	Definition
Motor Vehicle	means an automobile, motorcycle, *recreational vehicle*, *trailer*, and any other vehicle propelled, towed or driven otherwise than by muscular power.
Motor Vehicle Body Shop	means a *premises* where painting, structural changes, or repairs are made to *motor vehicle* bodies, including exteriors and undercarriages, and includes the temporary parking of *motor vehicles* in the process of repair.
Motor Vehicle Dealership	means a *premises used* for selling or leasing of *motor vehicles*, including the *outside display and sales* of inventory *motor vehicles* on the same *lot*.
Motor Vehicle Rental Facility	means a *premises* where *motor vehicles* are kept for rent or hire.
Motor Vehicle Repair Facility	means a *premises* equipped with facilities for the service, maintenance and repair of *motor vehicles*, and includes the temporary parking of *motor vehicles* in the process of repair, but does not include a *motor vehicle body shop*.
Motor Vehicle Service Station *(2021-068)*	means a *premises* where fuel or electric power for *motor vehicles* is sold and dispensed.
Motor Vehicle Storage Compound	means an area of land with or without *buildings* or *structures used* for the temporary *outside storage* of *motor vehicles*.
Motor Vehicle Washing Facility	means a *premises* for the mechanical or hand washing of *motor vehicles*.
Museum	means a *premises* for the preservation of a collection of any combination of paintings, other works of art, objects of natural history, mechanical, scientific or philosophical inventions, instruments, models, or designs.
N	
O	
Outside Display and Sales Area	means an outdoor area that may contain a *building* or *structure used* for the accessory display, rental, or sale of products or the supply of services in association with the primary *use* of the *lot*.
Outside Miniature Golf	means an outdoor facility where the game of miniature golf is played and includes *accessory structures* devoted to the maintenance, administration and operation of the facility.

For clarity, this by-law includes recreational vehicles and trailers in the framework of "motor vehicle" terms. Dealerships and repair shops can also sell or repair – primarily or in part – boats, trailers, snowmobiles, and like vehicles.

Definitions

Term	Definition
Outside Processing	means the conducting of *manufacturing* or repair outdoors.
Outside Storage	means an outdoor area that may contain a *building* or *structure used* for the accessory keeping of goods, inventory, materials, machinery, or equipment outside including *shipping containers* in association with the primary *use* of the *lot*.
P	
Parapet *(PL140317)*	means an extension of the main wall of a building above the roof line that forms a barrier at the edge of the roof
Park, Private	means an area of land not under the jurisdiction of a *public authority* that is designed or maintained for active or passive recreational purposes.
Park, Public *(2021-068)*	means an area of land under the jurisdiction of a *public authority* that is designed or maintained for active or passive recreational purposes and other *uses* authorized through an agreement with the *Town*, and may include a *commercial parking area* as an *accessory use*.
Parking Area	means an area on a *lot* for the temporary parking of *motor vehicles* either in the open or in a *structure* and consists of *parking spaces*, *aisles*, and *driveways*.
Parking Area, Commercial	means a *parking area* other than a *road* or *driveway* with or without a *building* or *structure* that is available for public use on a *lot* for the parking of *motor vehicles* and either: a) is the principal *use* of the *lot*; or, b) where a charge is levied to occupy any *parking space*.
Parking Area, Heavy Vehicle *(2021-068)*	means an area on a *lot* for the accessory parking for trucks, tractors and *commercial vehicles* exceeding a gross weight of 4,500.0 kilograms, as licensed by the Ministry of Transportation, in association with the primary *use* of the *lot*.
Parking Area, Surface	means an uncovered *parking area* at *grade*, and includes parking on the roof of an underground *parking structure* where the roof is at *grade*.
Parking Space	means an unobstructed rectangular space that is designed to be *used* for the temporary parking of a *motor vehicle*.
Parking Space, Barrier-free	means a *parking space* designated and signed for the exclusive *use* of *motor vehicles* on which the applicable *motor vehicle* permit is properly displayed.
Parking Space, Bicycle	means an unobstructed rectangular space that is designed to be *used* for the temporary parking of a bicycle.

In other words, a "surface parking area" is a typical surface parking lot.

Definitions

Term	Definition
Parking Space, Stacked *(2017-025)*	means a *parking space* that is positioned above or below another *parking space* and is accessed only by means of an elevating device.
Parking Space, Tandem	means one *parking space* located immediately behind another *parking space*, leaving one *parking space* without direct access to an *aisle* or *driveway*.
Parking Structure	means a *parking area* provided in a *building* or *structure*, but does not include a *private garage*.
Patio	means an outdoor amenity area where seating accommodation can be provided or where meals or refreshments are served to the public for consumption.
Pet Care Establishment *(2021-068)*	means a *premises* where dogs and cats and other domesticated animals, excluding livestock, are groomed, trained and/or kept for fee on a daily basis, but shall exclude overnight boarding and outdoor facilities.
Place of Entertainment *(PL140317)*	means a *premises* devoted to the offering of facilities for the entertainment of the public including a cinema, live theatre, concert hall, planetarium, or other similar *use*, as well as facilities for the playing of games for the amusement of the public including an arcade, billiard room, bowling alley, electronic or laser game, indoor miniature golf, indoor paintball facility, and bingo hall.
Place of Worship	means a *premises used* for the practice of religion and faith-based spiritual purposes wherein people assemble for religious worship, faith-based teaching, fellowship and community social outreach.
Place of Worship Area of Worship	means the area(s) within a *place of worship* in which a service, ceremony or other practice is performed in which reverence is offered.
Porch	means an unenclosed, covered platform with direct access to the ground that is attached to a *dwelling*.
Portable Asphalt Plant	means a temporary facility with equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt paving material and includes the temporary stockpiling and storage of bulk materials *used* in the process.
Portable Concrete Plant	means a temporary *building* or *structure* with equipment designed to mix cementing materials, aggregate, water and admixtures to produce concrete, and includes stockpiling and storage of bulk materials *used* in the process.
Power Generation Facility	means a facility for generating electricity and includes a *cogeneration facility*, an ancillary service to power generation, and includes any *structures*, equipment or other things *used* for those purposes.

Definitions

Term	Definition
Premises	means the area of a *building* occupied or *used* by an individual business or organization.
Private Garage	means a portion of a *dwelling* or a detached *accessory building* or *structure* accessory to a *dwelling* designed or primarily *used* for the parking of private *motor vehicles*, *commercial vehicles*, and/or *recreational vehicles*, and includes carports and portes-cochere.
Private Home Day Care *(2016-023)*	means the temporary care for reward or compensation of six children or fewer where such care is provided in a private residence, other than the home of a parent or guardian of any such child, for a continuous period not exceeding 24 hours.
Public Authority	means the Government of Canada, Province of Ontario, Regional Municipality of Halton, *Town of Oakville*, Conservation Halton, and Credit Valley Conservation Authority.
Public Hall *(2020-039)*	means a *premises used* as a banquet hall, meeting hall, or convention centre for which banquets, weddings, receptions, auctions or other similar functions may be held for which food and beverages may be prepared and served, and may include table service on an accessory patio.
Public Works Yard	means a facility where *motor vehicles* and equipment required for the maintenance and operation of *uses* undertaken by a *public authority* are stored, and materials *used* for or resulting from the maintenance and operation of such *uses* are stored or processed.
Q	
R	
Railway Corridor	means lands within the designated limits of a railway mainline.
Recreational Vehicle	means a vehicle requiring a licence and designed to be *used* primarily for travel, recreation or vacationing and includes such vehicles commonly known as travel *trailers*, camper *trailers*, truck camper, motor homes, boats, snowmobiles or other similar vehicles but does not include a *mobile home*.
Renewable Energy System	means the production of electrical power from an energy source that is renewed by natural processes such as wind, water, a biomass resource or product, or solar and geothermal energy.
Rental Establishment	means a *premises* in which equipment is offered or kept for rent or hire under agreement for compensation.
Repair Shop	means a *premises* for the servicing or repair of articles, excluding any repairs or services to *motor vehicles*.

In a multiple tenancy building occupied by more than one business, each business area or tenancy shall be considered a separate premises if the area is divided by walls.

A building occupied by only one business or tenant is still a "premises" in this By-law.

By "area of a building," the Town defines all premises to be indoor only. Outdoor use permissions are captured through other terms.

A map showing the approximate limits of the railway corridor is attached as Appendix B to this By-law. Contact Building Services to confirm if your property is adjacent to the railway corridor.

Certain methods of generating electricity such as wind turbines and solar panels are exempt from municipal zoning by-laws under Ontario's Green Energy and Green Economy Act.

Definitions

Term	Definition
Residential Floor Area Ratio *(2021-068)*	means the percentage of *residential floor area* divided by *lot area*.
Restaurant	means a *premises* where meals or refreshments are provided to order, and may include table service on an accessory *patio*.
Retail Propane and Transfer Facility	means a *premises* and/or area of land where tanks having an aggregate propane storage capacity of less than 45,000.0 litres that is licensed under the provisions of the Energy Act, and from which the retail sale of propane fuel to the public is provided.
Retail Store	means a *premises* in which goods, wares, merchandise, substances, articles or things are displayed, rented, or sold directly to the public.
Retirement Home	means a *building* or part thereof designed exclusively to accommodate seniors or other special needs users with central kitchen and dining facilities, common indoor and outdoor amenity areas, consisting of either *dwelling units* or *assisted living units* or both.
Road	means a *public road* or *private road*.
Road, Arterial	means a major arterial, multi-purpose arterial, minor arterial, or industrial arterial road as determined in the Livable Oakville Plan.
Road, Collector	means a major collector or minor collector road as determined in the Livable Oakville Plan.
Road, Local	means a local road as determined in the Livable Oakville Plan.
Road, Private *(2015-018)*	means an easement, right-of-way or roadway that is *used* by *motor vehicles* and is maintained by a *condominium* corporation or other private owner providing access to individual freehold *lots*.
Road, Public *(2015-018)*	means a right-of-way or roadway that is *used* by *motor vehicles* and is maintained by a *public authority*.
Rooftop Terrace *(PL140317)*	means an outdoor amenity area located on the roof of a building
S	
Salvage Yard	means an open, uncovered area *used* for the outdoor handling or storage and accessory sale of scrap material such as *motor vehicles*, machinery, or *building* materials.
School, Commercial	means a *premises* where non-sports related specialized instruction or life skills training is provided.
School, Post-Secondary *(2015-018)*	means a public university or college of applied arts and technology, and may include *commercial uses* as *accessory uses*.

In this By-law, the term "road" is used for all types and names for streets.

A "commercial school" includes, but is not limited to, a business school, driving school, music school, animal training, or tutoring establishment. Generally speaking, these are classroom environments.

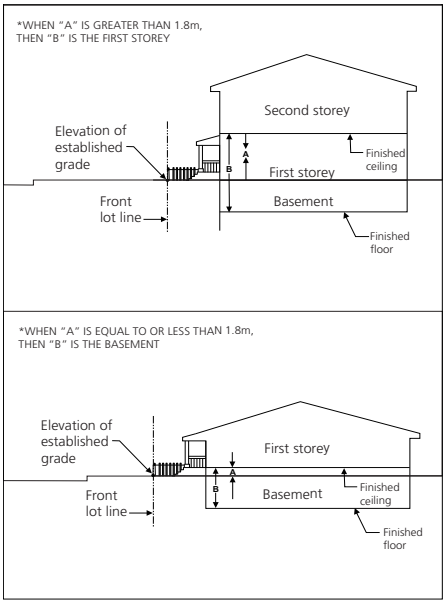
Definitions

Term	Definition
School, Private	means a *premises*, including outdoor areas, where academic instruction in a full range of the subjects of the elementary or secondary school courses of study is provided.
School, Public	means a *premises*, including outdoor areas, where academic instruction in a full range of the subjects of the elementary or secondary school courses of study is provided under the jurisdiction of a school board established by the Province of Ontario.
Seasonal Garden Centre *(2016-023)*	means an outdoor area for the seasonal sale of garden supplies.
Separation Distance	means the shortest distance between *buildings*, excluding allowable projections.
Service Commercial Establishment	means a *premises* providing services related to the grooming of persons (such as a barber or salon or the maintenance, or repair of personal articles and accessories), a *premises* providing small appliance or electronics repair services, or a *premises* providing services related to the maintenance of a residence or business (such as private mail box, photocopying, or custodial services).
Shipping Container	means an article of transportation equipment, including one that is carried on a chassis, that is strong enough to be suitable for repeated *use* and is designed to facilitate the transportation of goods by one or more means of transportation and includes intermodal containers, bodies of transport trucks, or straight truck boxes.
Short-Term Accommodation	means the provision of a *dwelling unit* which is used for the temporary lodging of the travelling public for a rental period not greater than 28 consecutive days.
Sight Triangle	means a triangular area on a *lot* formed by an intersecting *flankage lot line* and *front lot line* and a line drawn from a point on one *lot line* across such *lot* to a point on the other *lot line*, each such point being the required distance from the point of intersection of the two *lot lines*.
Sports Facility *(PL140317)*	means a *premises* or outdoor area in which facilities are provided for the purpose of instruction, conduct, practice, or training for sports or physical exercise, and may include an indoor play facility.
Stacking Lane *(2021-068)*	means a continuous on-site single queuing line that includes *stacking spaces* for *motor vehicles* which is separated from other vehicular traffic and pedestrian circulation by barriers, markings, or signs.
Stacking Space	means a rectangular space that may be provided in succession and is designed to be *used* for the temporary queuing of a *motor vehicle* in a *stacking lane*.

Private athletic and recreational programs such as sports leagues, martial arts or dance schools, private arenas, outdoor sports fields, or commercial fitness centres are interpreted as "sports facilities" in this By-law.

Definitions

Term	Definition
Storey *(2017-025)* *(2021-068)*	means the portion of a *building* not including an *attic* or a *mezzanine* that is: a) situated between the top of any floor and the top of the floor next above it; or, b) situated between the top of the floor and the ceiling above the floor, if there is no floor above it.
Storey, First	means the *storey* with its floor closest to *grade* and having its ceiling 1.8 metres or more above *grade* adjacent to the exterior walls of the *building*.
Storey, One and One-half *(2016-013)*	means *floor area* above the first floor and any attached *private garage* that is located partially or wholly within a sloping roof and having a *floor area* of not more than 50% of the *floor area* of the *first storey* and any attached *private garage*.
Stormwater Management Facility	means an end-of-pipe, managed detention or retention basin, which may include a permanent pool, designed to temporarily store and treat collected stormwater runoff and release it at a controlled rate or direct it for an intended reuse.
Structure *(2021-068)*	means anything that is erected, built, or constructed of parts joined together but does not include fences, retaining walls, light standards or signs.
T	
Taxi Dispatch	means a *premises* where taxis or limousine taxis are dispatched from and where such vehicles may be parked or stored for short periods of time while waiting for calls.
Town or Town of Oakville	means the Corporation of the Town of Oakville.
Trailer	means a vehicle designed to be towed by a *motor vehicle* for the purpose of transporting or storage of goods, materials and equipment, including boat and snowmobile trailers.
Training Facility	means a *building*, *structure*, or part thereof where instruction of a skill for a trade is provided.
Transit Station, Major *(2017-025)*	means a location within a *railway corridor* where trains stop to load or unload passengers as well as the associated *buildings* and *structures* within or on lands adjacent to the *railway corridor* that provide amenities for transit passengers and personnel.
Transportation Terminal	means a *premises* or area of land *used* for storing, parking or dispatching of buses, trucks, tractors, or *trailers*, including servicing or repair within an enclosed *building*.
U	



The determination of what constitutes a "storey" is based upon the Ontario Building Code:

A mezzanine enclosed with walls becomes a storey if the area of the mezzanine is greater than 10% of the floor area in which it is located.

An open, unenclosed mezzanine becomes a storey if the area of the mezzanine is greater than 40% of the floor area in which it is located.

Definitions

Term	Definition
Uncovered Platform	means an attached or freestanding platform or series of platforms not covered by a roof or *building* which is located on the same level as or lower than the *first storey* of the *building* associated with the platform. An *uncovered platform* covered by a permitted *balcony* or other platform shall continue to be an *uncovered platform* for the purposes of this By-law.
Urban Square	means a publicly accessible, mainly hardscaped open space area located at *grade*.
Use	means: a) as a noun, the purpose for which land or a *building* or *structure* is arranged, designed, or intended or for which either *building* or land or *structure* is or may be occupied or maintained; or, b) as a verb, the doing or permitting of anything by the owner or occupant of any land, *building* or *structure* directly or indirectly or by or through any trustee, tenant, servant or agent acting for or with the knowledge or consent of such owner or occupant, for the purpose of making use of the land, *building* or *structure*.
V	
Veterinary Clinic	means a *premises used* by a veterinarian or group of veterinarians for the diagnosis, examination, and treatment of animals and includes the overnight care of animals supervised by a licensed veterinarian.
W	
Warehousing	means a *premises* for the indoor storage and freight distribution of goods, wares, merchandise, substances, articles, or products.
Waste	means a material licensed or included within a Certificate of Approval issued by Federal, Provincial, or Regional Governments which is not hazardous and not needed by the generator of that material, that is destined for either final disposal or for reprocessing to create a usable product or material, but does not include a by-product of a manufacturing process that is *used* unaltered in another manufacturing process.
Waste, Hazardous	means any substance or material licensed or included within a Certificate of Approval issued by Federal, Provincial, or Regional Governments that, by reason of its toxic, caustic, corrosive or otherwise injurious properties, may be detrimental or deleterious to the health of any person handling or otherwise coming into contact with such material or substance.
Waste Processing Station	means a facility within an enclosed *building* whose primary purpose is the sorting and processing of *waste* to create a new product or raw material on site.

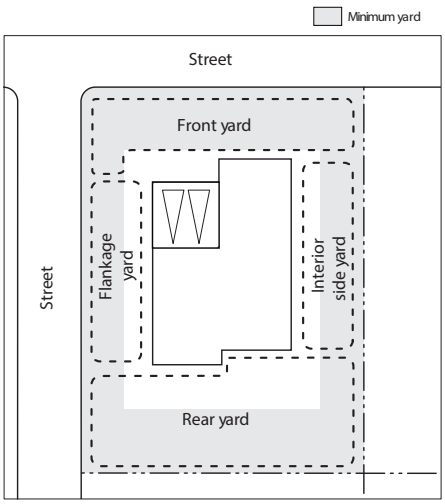
"Uncovered platform" is Oakville's catch all zoning term for decks and other similar structures without roofs.

Platforms covered by other platforms remain "uncovered platforms" when interpreting the regulations of this By-law.

Landscaping provided in an urban square that meets the dimension requirements of this By-law can count toward landscaping width and coverage requirements.

Definitions

Term	Definition
Waste Transfer Station	means a facility within an enclosed *building* whose primary purpose is the collection and storage of *waste* or *hazardous waste* for shipment, and which may include limited sorting or preparation of that *waste* to facilitate its shipment for final disposal or to a *waste processing station*, but does not include *salvage yards* or scrap metal *yards*.
Wayside Pit and Quarry	means a temporary pit or quarry opened and *used* by or for a *public authority* solely for the purpose of a particular project on contract of *road* construction and not located on the *road* right-of-way.
Wholesaling	means a *premises* or part thereof where the purpose of the business is the buying of goods for resale to other businesses including other wholesalers.
X	
Y	
Yard	means any open, uncovered, unoccupied space appurtenant to a *building*. In determining *yard* measurement the minimum horizontal measurement between the applicable *lot line* and the nearest point of the *building* above and below *grade* shall be *used* unless otherwise specified by this By-law.
Yard, Flankage *(2021-068)*	means a *side yard* adjoining the *road* on a *corner lot* extending from the *front yard* to the *rear yard* between the *flankage lot line* and the nearest part of the nearest *building* on the *lot*.
Yard, Front *(2021-068)*	means a *yard* extending across the full width of the *lot* between the *front lot line* and the nearest part of the nearest *building* on the *lot*.
Yard, Interior Side *(2021-068)*	means a *yard* extending from the *front yard* to the *rear yard* between the *interior side lot line* and the nearest part of the nearest *building* on the *lot*.
Yard, Maximum *(2016-013)*	means the maximum permitted distance for the furthest portion of the *main wall* oriented toward the applicable *lot line* (except as modified by a *main wall* proportionality requirement, where applicable), measured horizontally from the applicable *lot line*
Yard, Minimum	means the minimum required distance of the applicable *yard* measured horizontally from the nearest point of a *building* to the applicable *lot line*.
Yard, Rear *(2021-068)*	means a *yard* extending across the full width of the *lot* between the *rear lot line* and the nearest part of the nearest *building* on the *lot*.
Yard, Side	means a *flankage yard* and an *interior side yard*.
Z	



Portions of buildings below grade are subject to the same yard requirements as buildings above grade, unless otherwise permitted by this By-law (i.e. parking structures in the Mixed Use Zones).

Definitions

Term	Definition
Zone	means a designated area of land *use* shown on the Zoning Maps of this By-law.

General Provisions

4.1 Accessory Dwelling Units

4.1.1 Residential Zones

Where an *accessory dwelling* is permitted in a Residential *Zone*, the following regulations apply:

a) A maximum of one *accessory dwelling* is permitted on a *lot*.
b) An *accessory dwelling* is only permitted within a *detached dwelling*, *semi-detached dwelling* or *linked dwelling*. *(2021-068)*
c) Notwithstanding subsection (b) above, an *accessory dwelling* is permitted within an *accessory building* on a *corner lot* in the Residential Uptown Core (RUC) *Zone*.
d) An *accessory dwelling* shall have a maximum *floor area* of the lesser of 40% of the *residential floor area* of the *detached dwelling* or *semi-detached dwelling* or 75.0 square metres. For the purposes of this subsection, *residential floor area* shall include all area within a *basement*. *(2016-023)*
e) Any separate entrance and exit to the *accessory dwelling* shall be oriented toward the *flankage lot line*, *interior side lot line*, or *rear lot line*.

Subsections (b) and (d) above do not apply to an *accessory dwelling* that legally existed on or before November 16, 1995.

Accessory dwellings established before November 16, 1995 are instead regulated and licenced under the Town's Accessory Apartment Registry. Contact Building Services for more information.

4.1.2 Commercial Zones

Where an *accessory dwelling* is permitted in a Commercial *Zone*, the following regulations apply:

a) An *accessory dwelling* is only permitted within the same *building* as a permitted retail, service commercial, or office *use*.
b) An *accessory dwelling* is not permitted on a *first storey* unless it legally existed on the effective date of this By-law. Notwithstanding this, *ancillary residential uses* are permitted on the *first storey*.

4.2 Accessory Uses

Where this By-law provides that land may be *used* or a *building* or *structure* may be erected and *used* for a permitted *use*, that *use* shall include any *accessory use* as long as the *accessory use* is located within the same *premises*.

4.3 Allowable Encroachments and Projections *(2016-023) (2017-025) (2021-068)*

Unless otherwise permitted by this By-law, all *minimum yards* shall be unobstructed except for the allowable encroachments and projections in Table 4.3, below:

Table 4.3: Allowable Building and Structure Encroachments and Projections

Structure or Feature	Applicable Yards	Maximum Encroachment into a Minimum Yard	Maximum Total Projection beyond the main wall
Access stairs associated or not associated with a *porch* or *uncovered platform (2016-023)*	All	Up to 0.6 m from the applicable *lot line*	n/a
Air conditioners, heat pumps, swimming pool pumps, filters, and heaters, including any appurtenances thereto *(2017-025)*	*Flankage*, *interior side*, and *rear*	Up to 0.6 m from the applicable *lot line* (2)	n/a
Awnings, canopies, cornices, coves, belt courses, eaves, gutters, pilasters, sills, or weather-shielding *structure*	All	0.6 m	n/a
Balconies	*Front* and *rear* (-0)	n/a	1.5 m
Non-walk in bay, box out and bow windows, without foundations, with a maximum width of 3.0 metres and a maximum *height* of one *storey*	All	0.6 m	n/a
Chimneys and gas fireplace projections and chases with a maximum width of 1.8 metres	All	0.6 m	n/a
Window wells with a maximum width of 1.8 metres *(2021-068)*	All	0.6 m	n/a
Fire escapes	*Rear* and *interior side*	1.5 m	n/a
Industrial or mechanical equipment in the E2 and E3 *Zones (2017-025) (2021-068)*	*Rear* and *interior side*	Equal to the minimum *yard* requirements	n/a
Landscaping features (i.e., ornamental and garden walls, planters, etc.) *(2017-025)*	*All*	Up to 0.6 m from the applicable *lot line*	n/a
Porches with or without a foundation and including access stairs in the Residential Low RL6 *Zone*	*Front* and *flankage*	Up to 1.5 m from the *front* or *flankage lot line*	n/a
Porches with or without a foundation and including access stairs in the Residential Uptown Core RUC *Zone*	*Front* and *flankage*	2.0 m	n/a
• *Porches* with a foundation • *Porches* without a foundation in all other *zones*	n/a	Shall be subject to the regulations of the parent *zone*	

In Table 4.3, "n/a" means that the identified measurement is not applicable to the structure or feature identified.

General Provisions

Table 4.3: Allowable Building and Structure Encroachments and Projections			
Structure or Feature	**Applicable Yards**	**Maximum Encroachment into a Minimum Yard**	**Maximum Total Projection beyond the main wall**
Uncovered platform attached to a pool structure *(2017-025) (2021-068)*	*Rear* and *interior side*	Up to 0.91 m from the *interior side*, or *rear lot line*	n/a
	Flankage	Up to 2.0 m from *flankage lot line*	n/a
Uncovered platforms having a floor *height* of less than 0.6 metres measured from *grade* *(2016-023)*	All	Up to 0.6 m from any *lot line* (1)	n/a
Uncovered platforms having a floor *height* equal to or greater than 0.6 metres measured from *grade* *(2016-023)*	*Front* and *Rear*	1.5 m (1)	n/a
Uncovered platforms having a floor *height* equal to or greater than 3.0 metres measured from *grade*, with or without a foundation, and including access stairs in the Residential Low RL6 *Zone* *(2015-018) (2021-068)*	*Rear*	Up to 3.0 m from the *rear lot line*	n/a
Uncovered access stairs below grade *(2021-068)*	*Rear*	1.5 m	n/a
	Flankage and *interior side*	0.0 m	1.5 m
Unenclosed barrier-free ramps *(2015-018)*	All	Up to 0.0 m from the *lot line*	n/a

In Table 4.3, "n/a" means that the identified measurement is not applicable to the structure or feature identified.

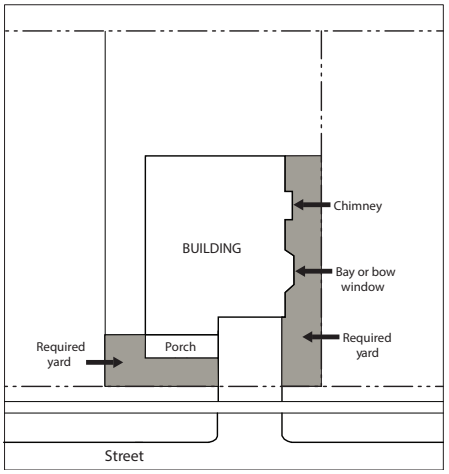
Additional Regulations to Allowable Projections Table 4.3

-0. Where lands are shown on the Zoning Maps of this By-law to be in the -0 Suffix *Zone*, the additional regulations of Section 6.4 shall apply to the applicable allowable projections.

1. Provided that the *uncovered platform* is set back:

   a) A minimum of 0.6 metres from the *interior side lot line*, except for *semi-detached*, *back-to-back townhouse*, and *townhouse dwellings* in which case it may be 0.0 metres from an *interior side lot line* that is also the location of the common wall; and,
   b) A minimum of 2.0 metres from the *front* and *flankage lot lines*.

2. Where such equipment is installed at or above *grade*, the maximum height shall be 2.0 m measured from *grade* to the top of the air conditioner, heat pump, swimming pool pump, filter or heater. *(2017-025)*



Some architectural and building design features are permitted to project into minimum yards

4.4 Bed and Breakfast Establishment

Where a *bed and breakfast establishment* is permitted, the following regulations apply:

a) A *bed and breakfast establishment* is only permitted within a *detached dwelling*.
b) A *bed and breakfast establishment* shall have a maximum of three *lodging units* which shall in total not exceed a maximum of 30% of the *residential floor area* of the *detached dwelling*. For the purposes of this subsection, *residential floor area* shall include all area within a *basement*.
c) A *bed and breakfast* shall be operated by the person or persons whose principal residence is the *detached dwelling* in which the *bed and breakfast establishment* is located.

Bed and breakfast establishments require a Town of Oakville Business Licence. Contact the Clerks Department for more information.

4.5 Detached Dwellings on a Lot

Unless otherwise specified by this By-law, no more than one *detached dwelling* is permitted on a *lot*.

4.6 Exceptions to Height Provisions

Unless otherwise required by this By-law, the following exceptions to the *height* and *storey* provisions of this By-law apply.

4.6.1 Measurement of Height

a) The applicable *buildings*, *structures*, and features regulated by Section 4.6 of the By-law shall be measured from the top of the roof on which the applicable feature is directly situated. *(2015-079)*
b) The applicable *buildings*, *structures*, and features regulated by Section 4.6 of the By-law shall not be subject to the minimum and maximum *height* and minimum and maximum number of *storeys* requirements of the applicable *zone*. *(2015-079)*

4.6.2 Buildings and Structures

The *height* provisions of this By-law shall not apply to: *(2021-068)*

a) Ornamental architectural features such as, but not limited to, cupolas, finials, and weather vanes;
b) *Buildings* primarily *used* for garbage containment;
c) *Buildings* and *structures used* for *agriculture*;
d) *Buildings* and *structures* associated with an *emergency services facility*;
e) *Buildings* and *structures* associated with a *public works yard*;
f) Chimneys;
g) Flag poles;
h) Light standards;
i) Lightning rods;
j) Monuments;
k) Towers occupiable for access only in all *zones* except any Residential Zone such as clock towers and steeples; and, *(2016-013)*
l) Water towers or tanks.

The features provided in subsections 4.6.2 to 4.6.5 are not subject to maximum height standards provided the feature complies with the regulations provided. Contact staff in the zoning section of the Building Services department for more information.

4.6.3 Parapets *(PL140317) (2021-068)*

The *height* provisions of this By-law shall not apply to a *parapet* provided that the *parapet* does not project:

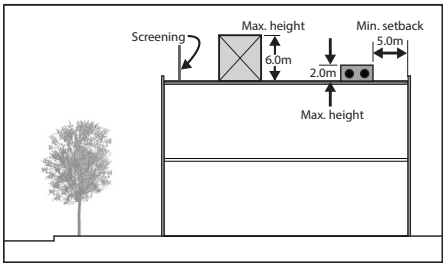
a) 0.3 metres above the maximum *height* for any RL, RM1, RM2 or RM3 *zone*; or
b) 2.0 metres above the maximum *height* for all other *zones*.

4.6.4 Rooftop Mechanical Equipment and Mechanical Penthouses *(2017-025) (2021-068)*

The *height* and *storey* provisions of this By-law shall not apply to rooftop mechanical equipment and *mechanical penthouses* provided that:

a) A *mechanical penthouse*, including any appurtenances thereto, not exceed 6.0 metres above the maximum *height*.

b) Rooftop mechanical equipment, including any appurtenances thereto, not exceed 2.0 metres above the maximum *height*.



The size, location, and design of rooftop mechanical equipment is one of several issues that shall be reviewed at the Site Plan Approval stage.

4.6.5 Skylights and Cupolas *(2017-025) (2021-068)*

The *height* provisions of this By-law shall not apply to skylights and cupolas provided that:

a) A skylight shall not exceed 0.6 metres above the maximum *height*;
b) The maximum dimensions of the roof opening for the skylight shall be 2.4 metres in length and 2.4 metres in width;
c) The maximum surface area of the roof permitted to be occupied by skylights is 5%; and,
d) The maximum dimensions of a cupola shall be 1.5 m in length, 1.5 m in width, and 1.5 m in height measured from the ridge of the roof where it is affixed. *(2017-025)*

General Provisions

4.7 Garbage Containers

a) Garbage containment shall be located within a *building* or fully enclosed *structure* in the following *zones* or where the following *uses* are being undertaken:
   i) Any Mixed Use *Zone*;
   ii) Office Employment (E1) *Zone*;
   iii) *Apartment dwellings*;
   iv) *Back-to-back townhouse dwellings* in a Plan of *Condominium* only; and,
   v) *Stacked townhouse dwellings*.

A "building" can be the main building or an accessory building. A fully enclosed structure requires complete sides and a cap to meet the requirements of this By-law. The only openings should be lids or flaps allowing garbage to pass through.

b) Garbage containment shall be located within a *building*, fully enclosed *structure*, or *garbage enclosure* in the following *zones* or where the following *uses* are being undertaken:

   i) Any Commercial *Zone*;
   ii) Any Employment *Zone* not listed in subsection (a) above;
   iii) Any Institutional (I) and Community Use (CU) *Zone*;
   iv) Any Private Open Space (O2) *Zone*; and,
   v) Where garbage containment is associated with any other *dwelling* not listed in subsection (a) above located in a Plan of *Condominium*.

c) A *building* primarily *used* for garbage containment or a *garbage enclosure* shall not be located:
   i) In a *front yard*;
   ii) Between the *main wall* closest to the *flankage lot line* and the *flankage lot line* in a *flankage yard*;
   iii) In any *minimum yard* abutting a Residential *Zone*; and,
   iv) Within any *landscaping coverage* or width of *landscaping* required by this By-law.

d) Notwithstanding subsections (a), (b), and (c) above, a garbage container temporarily provided for any construction, demolition, or site alteration works is permitted anywhere on a *lot*. *(2015-018)*

e) Requirements for garbage containment within a *building* shall not apply to prevent temporary storage for the purposes of scheduled pickup and removal. *(2015-079)*

4.8 Highway Corridor Setback

Notwithstanding any other provision of this By-law, all *buildings* and *structures* and the following features shall be setback a minimum of 14.0 metres from the *lot line* abutting the boundary of the *highway corridor*:

a) Any minimum *parking space*, including a *barrier-free parking space*, *bicycle parking space*, or *stacking space*;
b) Any *loading space*;
c) Any *aisle* leading to any of the features listed in subsections (a) and (b) above; and,
d) *Stormwater management facility*.

A map showing the approximate limits of the highway corridor is attached as Appendix B to this By-law. Contact Building Services or the Corridor Management Section of Ontario's Ministry of Transportation to confirm if your property is adjacent to the highway corridor.

General Provisions

4.9 Home Occupations

Where a *home occupation* is permitted, the following regulations apply:

a) A *home occupation* shall be conducted entirely within the *dwelling*.
b) A *home occupation* shall be operated by the person or persons whose principal residence is the *dwelling* in which the *home occupation* is located.
c) A *home occupation* shall have no one other than a resident of the *dwelling* engaged in the *home occupation*.
d) A *home occupation* shall occupy a maximum of 25% of the *residential floor area* of the *dwelling*, up to a maximum of 50.0 square metres. For the purposes of this subsection, *residential floor area* shall include all area within a *basement*.
e) *Outside storage* and *outside display and sales areas* are not permitted.
f) Advertising or signs are not permitted to be displayed on the *lot*.
g) Only the following *uses* are permitted to be undertaken:

    i) *Art gallery*;
    ii) *Business office*;
    iii) *Commercial school*, however music instruction shall only be permitted in a detached dwelling;
    iv) *Medical office*; and,
    v) *Service commercial establishment*.

Some uses permitted as a home occupation may require a Town of Oakville Business Licence, or a safety inspection by Halton Region. Contact Municipal Enforcement Services for more information.

4.10 Infrastructure

a) *Infrastructure* shall be permitted in all *zones*, except for the Natural Area N, Greenbelt GB, and Parkway Belt Public Use PB1 *Zones* where *infrastructure* is permitted only if it is a lateral connection providing service to a *lot* or if it is located within one of:

    i) An existing corridor containing *infrastructure*;
    ii) A *public road*; or,
    iii) A future *public road* or corridor for which an Environmental Assessment has been completed or a Planning Act approval has been received.

b) Any *building* or *structure used* for the purpose of providing or sheltering *infrastructure* shall be exempt from the regulations of the *zone* within which it is located, except for the provisions of Section 8.4 of this By-law.

General Provisions

4.11 Landscaping

4.11.1 General Landscaping Provisions *(2021-068)*

a) To qualify for any minimum *landscaping coverage* or minimum width of *landscaping* requirement of this By-law, an individual area of *landscaping* provided on a *lot* shall contain an area with minimum dimensions of 3.0 metres by 3.0 metres and may include additional area of lesser dimensions provided the additional area is contiguous to the 3.0 metres by 3.0 metres area. *(PL140317)*

b) Notwithstanding subsection (a) above, where two widths of *landscaping* are required abutting each other, the minimum width of *landscaping* required may be reduced by up to 1.0 metre.

c) *Landscaping* required by Section 4.11.2 of this By-law shall count toward any minimum *landscaping coverage* requirement of this By-law.

d) A *driveway*, *aisle*, or walkway may cross required *landscaping*, but the area that is crossed by the *driveway*, *aisle*, or walkway shall not count towards the calculation of required *landscaping coverage*.

Subsection (d) provides some flexibility to permit walkways within a width of landscaping. Orientation, layout, and width shall be reviewed at the Site Plan Approval stage.

e) *Landscaping* provided on the roof of a *building* shall be included in the calculation of required *landscaping coverage* on the *lot*, provided it meets the requirements of subsection (a) above.

f) Where a conflict exists between two different *landscaping* requirements in this By-law (except for any requirement specified in Part 15 of this By-law), the provision requiring the greater amount of *landscaping* shall apply.

4.11.2 Required Widths of Landscaping *(PL140317)*

A continuous area of *landscaping* parallel to and following the entire specified *lot line* or the edge of the identified feature shall be required as provided in Table 4.11.2, below:

Table 4.11.2: Required Widths of Landscaping by Zone *(PL140317)*

1	2	3	4
A	**Zone, Use, Lot or Feature**	**Along any Lot Line Abutting or Along the Edge of the Feature Abutting**	**Minimum Width**
	Landscaping by *Zone* and *Use*		
1	• Residential Medium (RM4) *Zone* • Residential High (RH) *Zone*	• Any Residential Low *Zone* • Residential Medium (RM1), (RM2), and (RM3) *Zones*	3.0 m
2	• Central Business District CBD *Zone* • Main Street 1 (MU1) *Zone* • Main Street 2 (MU2) *Zone*	• Any Residential *Zone* • Institutional (I) *Zone* • Community Use (CU) *Zone*	3.0 m
3	• Urban Centre (MU3) *Zone* • Urban Core (MU4) *Zone*	• Any Residential *Zone* • Institutional (I) *Zone* • Community Use (CU) *Zone*	7.5 m
4	• Any Commercial *Zone* • Any Employment *Zone*	Any *road*	3.0 m (1)
5	• Any Commercial *Zone* • Any Employment *Zone*	• Any Residential *Zone* • Community Use (CU) *Zone* • Any residential *use* in an Institutional (I) *Zone* • Any residential *use* in any Mixed Use (MU) *Zone*	7.5 m
6	• Any Commercial *Zone* • Any Employment *Zone*	Institutional (I) *Zone*, excluding any residential *use*	3.0 m
7	Notwithstanding rows 5 and 6 of Table 4.11.2, any Employment *Zone* with the following use(s): *(2021-068)* - *Bulk storage facility* - *Outside Processing* - *Outside Storage* - *Waste processing station* - *Waste transfer station* - *Motor vehicle storage compound* - *Heavy vehicle parking area* - *Transportation terminal*	Any *interior side lot line* and *rear lot line* of any *use* in any *Zone*, with the exception of those Employment *Zone* uses listed in column 2 of row 7 and *railway corridors*	7.5 m
8	• Institutional (I) *Zone* • Community Use (CU) *Zone*	Any *lot line*	3.0 m

Table 4.11.2: Required Widths of Landscaping by Zone *(PL140317)*			
1	**2**	**3**	**4**
A	**Zone, Use, Lot or Feature**	**Along any Lot Line Abutting or Along the Edge of the Feature Abutting**	**Minimum Width**
	Surface Parking Areas		
9	Any *surface parking area*	Any *road*	3.0 m
10	Any *surface parking area,* except within an Employment *Zone*	Any *interior side lot line* or *rear lot line*	3.0 m
11	Any *surface parking area* within an Employment *Zone*	Any *interior side lot line*	3.0 m
12	Any *surface parking area*	Any *lot* with a residential *use*	4.5 m
	Yards Abutting Identified Corridors		
13	Any *yard* on a *lot*	Any *railway corridor*, excluding railway spur lines	4.5 m

Additional Regulations for Required Widths of Landscaping Table 4.11.2

1. In the Neighbourhood Commercial (C1) *Zone*, the width of *landscaping* shall only be required where the *building* is set back a minimum of 3.0 metres from the street.

4.11.3 Motor Vehicle Dealership Displays
(PL140317)

Notwithstanding Table 4.11.2, on a lot used as a motor vehicle dealership or motor vehicle rental facility, a maximum of two hardscaped surfaces are permitted in place of a required width of landscaping, provided that:

a) The maximum area of an individual hardscaped display surface shall be 21.0 square metres;
b) The maximum height of an individual hardscaped surface and all inventory located on the hardscaped surface shall be 6.75 metres, measured from grade; and,
c) The maximum height of an individual hardscaped surface and all inventory located on the hardscaped surface where the hardscaped display surface is located within 2.0 metres of a driveway shall be 1.0 metre, measured from grade.

4.12 Legal Non-Conformity

4.12.1 Legal Existing Buildings and Structures

(deleted by OMB, PL140317)

4.12.2 Legal Existing Lots

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

If a lot or feature is undersized, a landowner can bring a lot closer to compliance (i.e. add more land to the lot, add more parking spaces) and still take advantage of these non-conformity clauses. Contact a zoning officer in Building Services for more information.

4.12.3 Legal Existing Uses

Nothing in this By-law applies to prevent the *use* of any land, *building*, or *structure* for any purpose prohibited by this By-law if such land, *building*, or *structure* was lawfully *used* for such purpose on the day of the passing of the By-law, provided it continues to be *used* for that purpose.

4.12.4 Acquisition by a Public Authority

a) No existing *lot*, *building* or *structure* shall be deemed to have come into contravention with any regulations or provisions of this By-law by reason that any part or parts of the *lot* has or have been conveyed to or acquired by any *public authority*.

This provision shall not apply where the conveyance of any part or parts of the *lot* to any *public authority* is required as a condition of an approval required for the creation of a *lot*, or where the construction of a new *building* or *structure* or addition to a *building* would further increase the extent or degree of non-conformity.

b) Where subsection (a) above applies and a new *building* or *structure* is proposed:

i) *Lot area*, *lot depth*, *lot frontage*, and *lot coverage* shall be calculated using the original lands conveyed to or acquired by the *public authority*; and,
ii) All other regulations shall be calculated using the remaining lands not conveyed to or acquired by the *public authority*.

4.13 Lot Frontage Requirements

No person shall erect any *building* or *structure* or *use* any *building*, *structure*, or *lot* unless the *lot* meets one or more of the following requirements:

a) The *lot* has *frontage* on a *public road* which is assumed by By-law by a *public authority*;
b) The *lot* will have *frontage* on a future *public road* that is currently being constructed pursuant to a Subdivision Agreement or other Development Agreement with a *public authority*;
c) The *lot* is legally tied to a *common element condominium* having *frontage* on a *condominium common element roadway* which provides direct access to a *public road* or which connects with another *condominium common element roadway* having access a *public road*;
d) The *lot* will be legally tied to a *common element condominium* having *frontage* on a future *condominium common element roadway* that is currently being constructed pursuant to a *Condominium* Agreement or other Development Agreement with a *public authority* which provides direct access to a *public road* or which connects with another *condominium common element roadway* having access a *public road*; or,
e) For a *lot* that legally existed on the effective date of this By-law, the *lot* has access to a *private road* that legally existed on the effective date of this By-law.
f) Notwithstanding subsection (a) above, a *lot* used for a *stormwater management facility* or *major transit station* is not required to have *frontage* on a *public road.* *(2017-025)*

Should the Town, Region, or Province require land as part of a road widening or approval, this clause would be relied upon to ensure the affected lot remains compliant with the Zoning By-law. All regulations of this By-law are covered by this Section including yards, parking, and landscaping.

Staff would review planning applications to ensure known future land acquisitions are accounted for in the review stage. Contact a planner in the Planning Services department for more information.

4.14 Municipal Services Required

a) On lands subject to this By-law south of Dundas Street, no *building* may be erected or enlarged unless the land is serviced by municipal water and sewage systems.
b) On lands subject to this By-law north of Highway 407, no *building* may be erected or enlarged unless the requirements for service connections defined by the Ontario *Building* Code have been granted.

4.15 0.3 m Reserves

a) For the purposes of this By-law, a 0.3 m reserve shall be considered to be part of the abutting *road*.
b) Notwithstanding subsection (a) above, a 0.3 m reserve shall be considered to be part of the *lot* for all lands on Map 19(22a).

4.16 Outdoor Swimming Pools and Hot Tubs

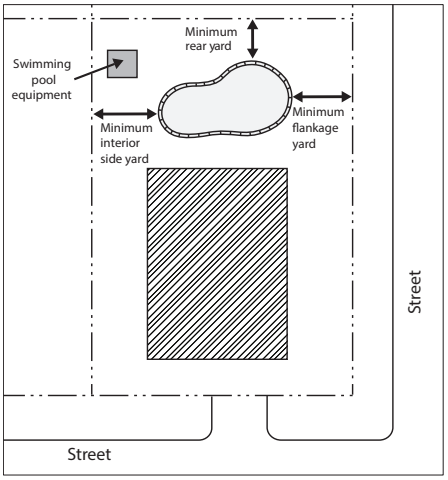
4.16.1 Residential Uses

Where an outdoor swimming pool or hot tub is provided *accessory* to a residential *use*, the following regulations apply:

a) If located in the *rear yard* or *interior side yard*, the swimming pool or hot tub shall be set back 1.5 metres from the applicable *lot line*.
b) In the case of a *corner lot*, the swimming pool or hot tub shall be set back 3.5 metres from the *flankage lot line*.
c) The swimming pool or hot tub shall not be located in a *front yard*.
d) The maximum *height* of a swimming pool or hot tub shall be 1.5 metres above *grade*.
e) Notwithstanding subsection d) above, the maximum *height* shall not apply to a swimming pool or hot tub that is located on a *rooftop terrace* of an *apartment dwelling*. *(2021-068)*
f) All setbacks shall be measured to the water's edge.

4.16.2 All Other Uses

Where an outdoor swimming pool or hot tub is provided *accessory* to any other *use*, the minimum *yards* for the applicable *zone* shall apply and shall be measured to the water's edge.



Setbacks for pools and hot tubs are equal those of the parent zone and are measured to the water's edge.

See Table 4.3 for allowable projections for swimming pool pumps, filters, heaters and appartenances to those.

General Provisions

4.17 Outside Display and Sales Areas

4.17.1 Permanent Display and Sales Areas *(2016-023)*

Where an *outside display and sales area* is permitted, the following regulations apply:

a) An *outside display and sales area* shall be accessory to another permitted *use*.
b) The maximum *height* of any merchandise display in an outside display and sales area not located within a *building* or *structure* is 3.0 metres. *(2015-018)*
c) An *outside display and sales area* shall not be located within any *minimum yard*, minimum *parking space*, *loading space*, required *landscaping*, and *sight triangle*.
d) An *outside display and sales area* shall be located with its longest dimension abutting the *main wall* of its associated *building*. This subsection shall not apply for *motor vehicle dealerships* or the accessory sale of *motor vehicles*.

4.17.2 Seasonal Garden Centres *(2016-023)*

The following provisions apply to *seasonal garden centres*:

a) A *seasonal garden centre* is only permitted *accessory* to a *retail store* on the same *lot*;
b) A *seasonal garden centre* shall only be permitted within a *parking area* and cannot occupy more than 10% of the total number of *parking spaces* in the applicable *parking area* for a maximum of 17 weeks in any calendar year;
c) A *seasonal garden centre* can occupy any *aisle* shared by two rows of *parking spaces* otherwise occupied by the *seasonal garden centre*;
d) Section 5.1.2 of this By-law shall not apply to prohibit the occupation of *parking spaces* or *aisles* by a *seasonal garden centre* established in compliance with Section 4.17.2 of this By-law;
e) No *parking spaces* shall be required for a *seasonal garden centre*; and,
f) The maximum *height* of any merchandise display or fixture not located in a *building* or *structure* in a *seasonal garden centre* located within a *parking area* is 2.4 metres.

4.18 Patios

4.18.1 Patios Accessory to Public Halls or Restaurants *(2020-039)*

The following regulations apply to a *patio* accessory to a *public hall* or *restaurant*:

a) A *patio* is not permitted in:

   i) Any *yard* abutting a Residential *Zone;*
   ii) On a *balcony* or *rooftop terrace* on a *lot* abutting a Residential *Zone;* or
   iii) A *lot* in an Employment *Zone* abutting a Residential *Zone.*

b) The area designated for a *patio* shall be:

i) Subject to the *minimum yards* for the *zone* in which it is located; and
ii) Considered as *floor area* and *net floor area* when calculating parking requirements in accordance with Section 5.1.1 (b) of this By-law.

4.18.2 Patios on Town Owned Land *(2020-039)*

Notwithstanding any other provision of this By-law, a *patio* is permitted on any land owned by the *Town* provided that the *patio* is operated by the *Town* or authorized through an agreement with the *Town.*

4.19 Pipeline Setbacks

A map showing the approximate limits of the pipeline corridors is attached as Appendix C to this By-law. Contact Building Services to confirm if your property is adjacent to the railway corridor.

No additional setback is required from the Trans-Northern Pipeline right-of-way.

Contact the applicable pipeline owner before digging for information about construction or applicable permitting requirements.

4.19.1 Enbridge Pipelines

a) Notwithstanding any other provision of this By-law, no *building* or *structure* associated with a *dwelling* shall be located any closer than 3.0 metres from the limit of the Enbridge Pipeline right-of-way.
b) Section 4.19.1(a) shall only apply where the right-of-way is located outside of an electricity transmission corridor.

4.19.2 Sarnia Products/Imperial Oil Pipelines

Notwithstanding any other provision of this By-law, no *building* or *structure* with *dwellings* intended for human occupancy shall be located any closer than 20.0 metres from the centerline of the Sarnia Products/Imperial Oil Pipeline. *(2017-025)*

4.19.3 TransCanada Pipelines

a) Notwithstanding any other provision of this By-law, no *building* shall be located any closer than 7.0 metres from the limit of the TransCanada Pipeline right-of-way.
b) Notwithstanding any other provision of this By-law, no *accessory structure*, outdoor swimming pool, or hot tub shall be located any closer than 3.0 metres from the limit of the TransCanada Pipeline right-of-way.

4.19.4 Trans-Northern Pipelines

No additional setback is required from the Trans-Northern Pipeline right-of-way.

4.19.5 Union Gas Pipelines

Notwithstanding any other provision of this By-law, no *building* or *structure* shall be located within any Union Gas Pipeline easement.

General Provisions

4.20 Prohibited Uses

For clarity, the following *uses* are not considered to be part of any *use* permitted by this By-law:

a) The refining, storage or *use* in manufacturing of coal oil, rock oil, water oil, naphtha, benzene, dynamite, dualine, nitroglycerin, or gunpowder, except where specifically permitted for commercial purposes. This provision shall not apply to prevent the above ground storage of such substances by a farmer, where such storage is incidental and accessory to *agriculture*, or the *use* of natural gas, propane or fuel oil for purposes such as heating and cooking, in conjunction with any *use*;
b) The tanning or storage of uncured hides or skins;
c) The boiling of blood, tripe, or bones for commercial purposes;
d) The manufacturing of glue or fertilizers from dead animals or from human or animal *waste*;
e) A livestock yard, livestock exchange, or dead stock *yard*;
f) The extracting of oil from fish;
g) A track for the driving, racing or testing of any motorized vehicle;
h) A disposal site for solid *waste*;
i) *Mobile homes*, *motor vehicles*, or *recreational vehicles* and *trailers* occupied as a permanent residence; and,
j) Large scale *outside storage* of *road* salt, *road* sand or other de-icing materials.

4.21 Railway Setbacks for Sensitive Land Uses

Notwithstanding any other provisions in this By-law, all *buildings* and *structures* containing a *dwelling*, *place of worship*, *day care*, *private school*, or *public school* shall be located no closer than 30.0 metres from any *railway corridor.*

A map showing the approximate limits of the railway corridor is attached as Appendix B to this By-law. Contact Building Services to confirm if your property is adjacent to the railway corridor.

4.22 Shipping Containers

a) *Shipping containers* shall only be permitted on a *lot* where *outside storage* is a permitted *use*.
b) A *shipping container* shall only be *used* as a *building* in conjunction with the following *uses*:

   i) *Manufacturing*;
   ii) *Transportation terminal*; or *(2021-068)*
   iii) *Warehousing*.

General Provisions

4.23 Short-Term Accommodation

Where a *short-term accommodation* is permitted, the following regulations apply:

a) A *short-term accommodation* is permitted in *dwellings* permitted by the applicable zone, including an *accessory dwelling.*
b) A *short-term accommodation* shall be operated by the person or persons whose principal residence is the *dwelling* in which the *short-term accommodation* is located. For the purpose of this provision, the principal residence of an *accessory dwelling* shall be deemed to be the principal residence of the main *dwelling unit* on the lot.

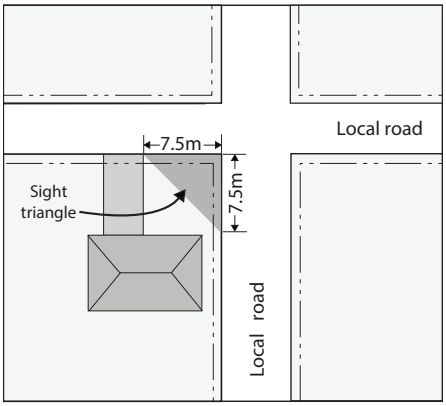
4.24 Sight Triangles

4.24.1 Applicability

a) A *sight triangle* shall be required only where no triangular or curved area of land abutting a *corner lot* has been incorporated into the right-of way of a *public road*, and only in the following *zones* or combination of *zones*:

i) Any Residential *Zone*
ii) Any Commercial *Zone*;
iii) Any Employment *Zone*;
iv) Any Institutional (I) and Community Use (CU) *Zone*;
v) Any Open Space *Zone*; and,
vi) Only at the intersection of any two *Arterial Roads* in any Mixed Use *Zone*.

b) Notwithstanding subsection (a) above, no *sight triangle* shall be required on a *lot* occupied by a *townhouse dwelling* or *back-to-back townhouse dwelling*.



No buildings or structures are permitted in a sight triangle.

4.24.2 Size

Notwithstanding any other provision of this By-law, no *building* or *structure*, fence, wall, *driveway*, vegetative planting or *landscaping* that has a *height* of greater than 1.0 metre shall be permitted in a *sight triangle* according to the provisions of Table 4.24, below:

Table 4.24: Sight Triangle Dimensions

Intersection of:	*Local Road*	*Collector Road*	*Arterial Road*
Local Road	7.5 m	7.5 m	15.0 m
Collector Road		15.0 m	15.0 m
Arterial Road			15.0 m

General Provisions

4.25 Temporary Uses

The following temporary *uses* are permitted in all *zones*:

4.25.1 Construction Uses *(2021-068)*

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

a) Such *uses* shall be permitted only for so long as the same are necessary for work in progress that has neither been finished nor discontinued for a period of 60 days;
b) A valid *building* permit or site alteration permit for the construction remains in place, if such a permit was required; and,
c) *Uses* incidental to construction may be undertaken on the *lot* prior to the erection of the main *building*, provided it is used for no purpose other than storage.

A temporary building occupied by any use permitted by this By-law while a permanent or main building is undergoing renovation is not subject to this general provision. All other requirements of this By-law, including zone standards and parking requirements, would continue to apply.

4.25.2 Model Homes *(2021-068)*

Notwithstanding Section 4.14, *model homes* are permitted on lands that have received draft plan of subdivision or *condominium* approval for residential purposes provided that:

a) The number of *model homes* does not exceed 20 units or 10% of the *dwelling units* draft approved in the plan of subdivision or *condominium* whichever is the lesser;
b) The *model home* is built within a *lot* defined by the draft approved plan of subdivision or *condominium*;
c) The *model home* complies with all other requirements of this By-law for the applicable type of *dwelling unit* with the exception of the parking requirements; and,
d) The *buildings* are used for the purpose of *model homes* only and shall not be occupied prior to the date of registration of the subdivision, *condominium*, or similar development agreement.

4.25.3 Temporary Sales Offices
(2017-025) (2021-068)

Notwithstanding Section 4.14, temporary sales offices for the sale of residential, employment or commercial *lots* or units or rental thereof in a plan of subdivision or *condominium* are permitted, subject to the following provisions:

a) The temporary sales office shall not be permitted until an applicable plan of subdivision or *condominium* has received draft plan approval or the property is in a *zone* that permits the proposed development.
b) The temporary sales office shall only be permitted for such period that work within a relevant plan of subdivision or *condominium* remains in progress, having not been finished or discontinued for 60 days.
c) The temporary sales office shall comply with the minimum *yards* for the applicable *zone*.
d) If *parking spaces* are provided, the temporary sales office shall comply with the parking provisions of this By-law.

Depending on the concept, a sales office could be permitted as a business office in various zones. Contact Planning Services for more information.

e) The temporary sales office is located in the plan of subdivision or *condominium* where the *lots* or units are being sold.

4.26 Emergency Shelters

(PL140317)

Where an *emergency shelter* is permitted, the following regulations apply:

a) *Emergency shelters* are prohibited on a *local road* unless it is *accessory* to a *place of worship*;
b) *Emergency shelters* are prohibited within 120.0 metres of an Industrial (E3) *Zone*; and,
c) The maximum number of beds permitted in an *emergency shelter* is 20.

4.27 Rooftop Terraces *(PL140317) (2021-068)*

The following provisions shall apply to rooftop terraces:

a) A *rooftop terrace* is permitted on a lot in any *Zone*, except for Residential Low -0 Suffix Zones; *(2018-017)*
b) A *rooftop terrace* is not permitted on the roof of a one *storey building* in any Residential Low and Residential Medium Zones; *(2018-017)*
c) A *rooftop terrace* that is located on the roof of the top *storey* of a *building* shall be setback a minimum of 2.0 metres from the edge of the roof of that part of the *building* that faces the *interior side* and/or r*ear lot lines* abutting any Residential Low Zone; *(2018-017)*
d) No structures, excluding a *mechanical penthouse*, associated with a *rooftop terrace* are permitted on a lot in a RM1, RM2 or RM3 Zone;
e) No structure on a *rooftop terrace* shall have walls;
f) No structures on a *rooftop terrace* shall exceed 20% of the total area of the *rooftop terrace* and such structures shall not be deemed a *storey*;
g) No access from grade shall be permitted to a *rooftop terrace*; and
h) The outer boundary of a *rooftop terrace* shall be defined using a barrier. *(2021-068)*
i) In Residential Low Zones a *rooftop terrace* is only permitted on the roof of the *first storey* of the *dwelling* having two or more *storeys*, subject to a maximum 1.5 m depth, measured from the *main wall*. *(2018-017)*

4.28 Rooftop Mechanical Equipment *(2021-068)*

The following provisions shall apply where rooftop mechanical equipment is provided on any *lot* not located in any Residential Low (RL) *Zone* and the Residential Medium (RM1) and (RM2) *Zones*

a) Rooftop mechanical equipment shall be set back a minimum of 5.0 metres from all edges of a roof if it is not fully enclosed within a *mechanical penthouse*.

Parking, Loading, & Stacking Lane Provisions

Portions of this by-law not yet in effect are covered with a blue tone. This version consolidates all amendments and orders of the OMB up to the consolidation date shown below. Contact the Building Services or Planning Services departments for more information.

5.1 General Provisions

5.1.1 Applicability

a) The *parking space*, *barrier-free parking space*, *bicycle parking space*, and *stacking space* requirements of this By-law shall not apply to any legal or legal non-conforming *use* existing on the effective date of this By-law.

b) Additional *parking spaces*, *barrier-free parking spaces*, *bicycle parking spaces*, or *stacking spaces* shall be provided in accordance with the provisions of this By-law for all *uses* and all additional *net floor area* on a *lot* in the following circumstances: *(PL140317)*

i) Where a new *building* is erected or additional *net floor area* is added to a legal or legal non-conforming *building* existing on the effective date of this By-law.

ii) Where a change in *use* occurs that has the effect of requiring the additional spaces identified in subsection (b) above.

For an addition to an existing building, a cumulative minimum number of parking spaces is calculated for the additional floor area only. Contact a zoning officer in the Building Services department for more information.

5.1.2 Exclusive Use

Any minimum *parking space*, *barrier-free parking space*, *bicycle parking space*, *stacking space*, and *loading space* required by this By-law and any *driveway* or *aisle* leading to those spaces shall be unobstructed, available, and exclusively *used* for that purpose at all times, unless otherwise specified by this By-law.

5.1.3 More than One Use on a Lot

The *parking space*, *barrier-free parking space*, *bicycle parking space*, and *stacking space* requirements for more than one *use* on a single *lot* or for a *building* containing more than one *use* shall be the sum total of the requirements for each of the component *uses* or *buildings*, unless otherwise permitted by this By-law.

Examples of where a sum total of individual uses would not be calculated is where a "blended rate" is provided in Section 5.2: namely, on lots with multiple premises meeting specified locational or size criteria. Contact a zoning officer in the Building Services department for more information.

5.1.4 Location of Required Parking

a) Any *parking space*, *barrier-free parking space*, *bicycle parking space*, and *loading space* required by this By-law shall be located on the same *lot* on which the *use* is located.

b) Notwithstanding subsection (a) above, on a *lot* in a Mixed Use *Zone* on Maps 19(19a) and 19(22a), any *parking space* or *barrier-free parking space* required by this By-law can be provided on another *lot* within 300.0 metres if both *lots* are in a Mixed Use *Zone*.

5.1.5 Rounding Provision

a) Where the application of any ratio in this Part of the By-law results in a fraction of a *parking space* or *bicycle parking space* being required, the minimum number of spaces required shall be increased to the next highest whole number if the fraction is greater than 0.25.

b) Where the application of any ratio in this Part of the By-law results in a fraction of a *barrier-free parking space* being required, the minimum number of *barrier-free parking spaces* required shall be increased to the next highest whole number.

Parking, Loading, & Stacking Lane Provisions

5.1.6 Cash-in-Lieu of Parking

Parking spaces and *bicycle parking spaces* required by this By-law for non-residential *uses* shall not be required for a *lot* in any Mixed Use *Zone* on Maps 19(2a) and 19(7a) if the *Town* enters into an agreement with the land-owner respecting the payment of cash-in-lieu for some or all of the *parking spaces*, *bicycle parking spaces*, *aisles*, or *driveways* required, in accordance with Section 40 of the Planning Act.

The Town currently only entertains cash-in-lieu of parking requests in Kerr Village and Bronte Village. Contact Planning Services or Legal Services for more information.

5.1.7 Shared Driveways and Access Lanes Recognition

a) Notwithstanding any other provision of this By-law, a *driveway* or *aisle* shared across two *lots* in a Residential Medium (RM) *Zone*, Residential High (RH) *Zone*, Commercial *Zone*, Mixed Use *Zone*, Employment *Zone*, Institutional (I) *Zone*, and Community Use (CU) *Zone* shall be permitted.

b) Compliance with any regulations of this By-law for a *driveway* or *aisle* permitted by subsection (a) above shall be based upon the entire width of the applicable *driveway* or *aisle*. *(2016-013)*

5.1.8 Hardscape Surface Treatment

All *parking areas*, *loading spaces*, and *stacking spaces* in any *Zone* other than an Environmental *Zone* or Other *Zone* shall be surface treated with asphalt, concrete, interlocking brick, similar hardscaped surface, or other material sufficient to provide stability, prevent erosion, be usable in all seasons, and allow infiltration of surface water.

Gravel is not a permitted surface treatment for driveways outside of the Environmental or Other Zones.

5.1.9 Approved Locations for Visitors Parking *(2016-013)*

Visitors *parking spaces* may be provided in any combination of an above or below *grade parking structure* or *surface parking area*.

5.1.10 Tandem and Stacked Parking Spaces *(2017-025)*

Tandem and *stacked parking spaces* are permitted for any *dwelling*.

5.2 Motor Vehicle Parking Spaces

5.2.1 Minimum Number of Parking Spaces

The minimum number of *parking spaces* required for *uses* permitted by this By-law are established and calculated in accordance with the ratios set out in Table 5.2.1, below.

Table 5.2.1: Ratios of Minimum Number of Parking Spaces

Use	Minimum Number of Parking Spaces
Blended Rates for Lots with Multiple Premises	
Where multiple *premises* are located on a *lot* in the Neighbourhood Commercial (C1) *Zone*	1.0 per 22.0 m^2 *net floor area*

Parking, Loading, & Stacking Lane Provisions

Table 5.2.1: Ratios of Minimum Number of Parking Spaces	
Use	**Minimum Number of Parking Spaces**
Where multiple *premises* are located on a *lot* in all other Commercial *Zones*	a) 1.0 per 18.0 m^2 *net floor area* for the first 2,500.0 m^2 *net floor area*; plus, b) 1.0 per 22.0 m^2 *net floor area* for any additional *net floor area*
On a *lot* in the Office Employment (E1), Business Employment (E2), and Industrial (E3) *Zones* where: a) The *lot* has a minimum of five *premises*; b) The *lot* has a minimum of 5,000.0 m^2 total *floor area*; c) No *use* cumulatively occupies more than 50% of the *net floor area* on the *lot*; d) None of the following *uses*, where permitted, together cumulatively occupy no more than 20% of the *net floor area* on the *lot*: • *Financial institutions*; • *Restaurants*; and, • *Service commercial establishments*; e) A *hotel* is not located on the *lot*; and, f) The maximum number of *storeys* is two.	The lesser of the sum total of the requirements for each of the component uses or 1.0 per 50.0 m^2 *net floor area*
On a *lot* in the Business Commercial (E4) *Zone* where: a) The *lot* has a minimum of three *premises*; b) A minimum of two *uses* occur on the *lot*; c) A *hotel* is not located on the *lot*; and, d) The maximum number of *storeys* is two.	The lesser of the sum total of the requirements for each of the component uses or 1.0 per 40.0 m^2 *net floor area*
Residential Uses	
Apartment dwelling *(2021-068)*	a) 1.0 per *dwelling* where the unit has less than 75.0 square metres *net floor area*; b) 1.5 per *dwelling* for all other units (1)(2a)(3)
Back-to-back townhouse dwelling	2.0 per *dwelling*
Detached dwelling	2.0 per *dwelling*
Dormitory	0.2 per bed (1)
Duplex dwelling	2.0 per *dwelling*
Long term care facility	0.25 per bed
Multiple dwelling	1.5 per *dwelling* (1)(2)
Retirement home	0.33 per *assisted living unit* and *dwelling unit*
Semi-detached dwelling	2.0 per *dwelling*
Stacked townhouse dwelling	1.5 per *dwelling* (1)(3)
Townhouse dwelling	2.0 per *dwelling* (1)(2)

Parking, Loading, & Stacking Lane Provisions

Table 5.2.1: Ratios of Minimum Number of Parking Spaces	
Use	**Minimum Number of Parking Spaces**
Accessory Residential Uses	
Accessory dwelling	1.0 additional *parking space*
Bed and breakfast establishment	1.0 additional *parking space* per *lodging unit*
Day care	<See "Institutional and Community *Uses*" row>
Home occupation	No minimum requirement
Lodging house	1.0 additional *parking space* per *lodging unit*
Private home day care	No minimum requirement
Short-term accommodation	1.0 additional *parking space* (5)
Retail Uses	
Retail propane transfer facility	1.0 per 40.0 m^2 *net floor area*
Retail store or any other "store" permitted by this By-law	1.0 per 18.0 m^2 *net floor area*
Service Commercial Uses	
Adult entertainment establishment	1.0 per 18.0 m^2 *net floor area*
Commercial school	1.0 per 22.0 m^2 *net floor area*
Dry cleaning/laundry	1.0 per 22.0 m^2 *net floor area*
Financial institution	1.0 per 22.0 m^2 *net floor area*
Food production	1.0 per 40.0 m^2 *net floor area*
Funeral home	1.0 per 14.0 m^2 *net floor area*
Pet care establishment	1.0 per 22.0 m^2 *net floor area*
Place of entertainment	1.0 per 22.0 m^2 *net floor area*
Rental establishment	1.0 per 18.0 m^2 *net floor area*
Restaurant	1.0 per 10.0 m^2 *net floor area*
Service commercial establishment	1.0 per 22.0 m^2 *net floor area*
Sports facility	a) 1.0 per 18.0 m^2 *net floor area*; plus, b) 4 *parking spaces* per outdoor playing court; plus, c) 12 *parking spaces* per outdoor playing field
Taxi dispatch	1.0 per 22.0 m^2 *net floor area*
Veterinary clinic	1.0 per 22.0 m^2 *net floor area*
Office Uses	
Business office	1.0 per 35.0 m^2 *net floor area* (4)
Medical office	a) For the first 60% of the *net floor area* on the *lot* occupied by *medical offices*, 1.0 per 35.0 m^2 *net floor area* b) Where *medical offices* occupy greater than 60% of the *net floor area* of the *building*, 1.0 per 18.0 m^2 *net floor area* for the entire *building*

Parking, Loading, & Stacking Lane Provisions

Table 5.2.1: Ratios of Minimum Number of Parking Spaces	
Use	**Minimum Number of Parking Spaces**
Employment Uses	
Bulk storage facility	1.0 per 100.0 m^2 *net floor area*
Commercial self-storage	1.0 per 100.0 m^2 *net floor area*, to a maximum minimum requirement of 8 *parking spaces*
Contractors establishment	1.0 per 100.0 m^2 *net floor area*
Manufacturing	a) 1.0 per 100.0 m^2 *net floor area* for the first 7,500.0 m^2 *net floor area*; plus, b) 1.0 per 200.0 m^2 *net floor area* for any additional *net floor area*
Public works yard	No minimum requirement
Repair shop	a) 1.0 per 100.0 m^2 *net floor area* for the first 7,500.0 m^2 *net floor area*; plus, b) 1.0 per 200.0 m^2 *net floor area* for any additional *net floor area*
Transportation terminal	1.0 per 100.0 m^2 *net floor area*
Training facility	1.0 per 22.0 m^2 *net floor area*
Warehousing	a) 1.0 per 100.0 m^2 *net floor area* for the first 7,500.0 m^2 *net floor area*; plus, b) 1.0 per 200.0 m^2 *net floor area* for any additional *net floor area*
Waste processing station	1.0 per 100.0 m^2 *net floor area*
Waste transfer station	1.0 per 100.0 m^2 *net floor area*
Wholesaling	1.0 per 100.0 m^2 *net floor area*
Institutional and Community Uses	
Art gallery	1.0 per 28.0 m^2 *net floor area*
Community centre	1.0 per 22.0 m^2 *net floor area*
Day care	1.0 per 40.0 m^2 *net floor area*
Emergency service facility	No minimum requirement
Emergency shelter (PL140317)	*1.0 per 4.0 beds*
Food bank	1.0 per 40.0 m^2 *net floor area*
Hospital	1.0 per 50.0 m^2 *net floor area*
Library	1.0 per 28.0 m^2 *net floor area*
Marina	0.6 spaces per berth
Museum	1.0 per 28.0 m^2 *net floor area*
Place of worship	a) 1.0 per 5 persons capacity for the *place of worship area of worship*; plus, b) 1.0 per 22.0 m^2 *net floor area* for any additional *accessory* assembly area
School, post-secondary	No minimum requirement

Parking, Loading, & Stacking Lane Provisions

Table 5.2.1: Ratios of Minimum Number of Parking Spaces	
Use	**Minimum Number of Parking Spaces**
• *School, private* • *School, public*	a) For elementary schools, 1.5 per classroom, not including any portables b) For secondary schools, 4.0 per classroom, not including any portables
Open Space Uses	
Agriculture	No minimum requirement
Boarding kennel	1.0 per 35.0 m^2 *net floor area*, to a maximum minimum requirement of 6 *parking spaces*
Cemetery	No minimum requirement
Conservation use	No minimum requirement
Golf course	a) 6.0 per hole; plus, b) 1.0 per 22.0 m^2 *net floor area* for any *accessory uses*
Outdoor miniature golf course	1.0 per hole
• *Park, private* • *Park, public*	No minimum requirement
Hospitality Uses	
Hotel	a) 1.0 per *lodging unit*; plus, b) 1.0 per 30.0 m^2 *net floor area* outside of a *lodging unit*
Public hall	1.0 per 18.0 m^2 *net floor area*
Motor Vehicle Uses	
Motor vehicle body shop	1.0 per 100.0 m^2 *net floor area*
Motor vehicle dealership	1.0 per 100.0 m^2 *net floor area*
Motor vehicle rental facility	1.0 per 100.0 m^2 *net floor area*
Motor vehicle repair facility	1.0 per 100.0 m^2 *net floor area*
Motor vehicle service station	1.0 per 100.0 m^2 *net floor area*
Motor vehicle storage compound	1.0 per 100.0 m^2 *net floor area*
Motor vehicle washing facility	1.0 per 100.0 m^2 *net floor area*

A "classroom" includes teaching rooms such as a library or gymnasium.

Additional Regulations for Minimum Parking Ratios Table 5.2.1 *(2017-025)*

1. Of the total number of *parking spaces* required, 0.25 of the *parking spaces* required per *dwelling* shall be designated as visitors *parking spaces*.
2.
   a) The location of visitors *parking spaces* shall be in accordance with Section 5.1.9. *(2017-025)*
   b) The visitors *parking spaces* for a *multiple* or *townhouse dwelling* shall only be required in a *condominium* and shall be located on a parcel of land tied to a *common element condominium*. *(2017-025)*

Inventory motor vehicles are not to be parked in required parking spaces, per Section 5.1.2 of this By-law.

3. A minimum of 50% of the minimum *parking spaces* shall be provided within a *private garage*, carport, or *parking structure*.
4.
   a) Where a *business office* is provided *accessory* to a different main permitted *use* in the Office Employment (E1), Business Employment (E2), and Industrial (E3) *Zones*, the parking rate for the main permitted *use* shall apply to any *floor area* occupied by a *business office* provided the *business office* occupies an area equal to or less than 25% of the total *net floor area* on the *lot*.
   b) The *business office* ratio shall apply for all *net floor area* occupied by a *business office* where the *business office* occupies greater than 25% of the total *net floor area* on the *lot*.
5. An additional *parking space* is not required when the additional parking can be accommodated in an existing visitor *parking space*.

5.2.2 Minimum Number of Parking Spaces in Mixed Use Zones

The minimum number of *parking spaces* required for *uses* permitted by this By-law in any Mixed Use *Zone* are established and calculated in accordance with the ratios set out in Table 5.2.2, below:

In the Growth Areas, the minimum number of parking spaces required are reduced to support the Town's strategic and policy objectives related to transit, growth management, and design.

Table 5.2.2: Ratios of Minimum Number of Parking Spaces for Mixed Use Zones

Use	Minimum Number of Parking Spaces
Residential Uses	
Apartment dwelling *(2021-068)*	a) 1.0 per *dwelling* where the unit has less than 75.0 square metres *net floor area*; b) 1.25 per *dwelling* for all other units (1)(2a)(3)
Back-to-back townhouse dwelling	1.5 per *dwelling*
Detached dwelling	2.0 per *dwelling*
Dormitory	No minimum requirement
Live-work dwelling	a) 2.0 for the residential component; plus, b) 1.0 per 40.0 m^2 *net floor area* for the commercial component (4)
Long term care facility	0.25 per bed
Multiple dwelling	1.25 per *dwelling* (1)(2)
Retirement home	0.33 per *assisted living unit* and *dwelling unit*
Semi-detached dwelling	2.0 per *dwelling*
Stacked townhouse dwelling	1.25 per *dwelling* (1)(3)
Townhouse dwelling	1.5 per *dwelling* (1)(2)
Accessory Residential Uses	
Accessory dwelling	1.0 additional *parking space*
Bed and breakfast establishment	1.0 additional *parking space* per *lodging unit*
Home occupation	No minimum requirement
Private home day care	No minimum requirement
Short-term accommodation	1.0 additional *parking space* (5)

Parking, Loading, & Stacking Lane Provisions

Table 5.2.2: Ratios of Minimum Number of Parking Spaces for Mixed Use Zones	
Use	**Minimum Number of Parking Spaces**
Hospitality Uses	
Hotel	a) 1.0 per *lodging unit*; plus, b) 1.0 per 40.0 m^2 *net floor area* outside of a *lodging unit*
Public hall	1.0 per 20.0 m^2 *net floor area*
All Non-Residential Uses	
• All other permitted non-residential *uses* in a Mixed Use *Zone* on Map 19(2a) [Bronte Village] • All other permitted non-residential *uses* in a Mixed Use *Zone* on Map 19(7a) [Kerr Village]	1.0 per 40.0 m^2 *net floor area*
All other permitted non-residential *uses* in a Mixed Use *Zone* on Map 19(8a) [Downtown Oakville]	No minimum requirement
• All other permitted non-residential *uses* in a Mixed Use *Zone* on Map 19(19a) [Palermo Village] • All other permitted non-residential *uses* in a Mixed Use *Zone* on Map 19(22a) [Uptown Core]	a) 1.0 per 24.0 m^2 *net floor area* on the *first storey*; plus, b) 1.0 per 40.0 m^2 *net floor area* above the *first storey* occupied by non-residential *uses* c) Notwithstanding this, where *medical offices* cumulatively occupy any *net floor area* on the *first storey* or greater than 60% of the *net floor area* of the *building*, the minimum number of parking spaces shall be 1.0 per 18.0 m^2 *net floor area* occupied by *medical offices*
All Other Uses	
Any other *use* not otherwise accommodated by Table 5.2.2	Shall be the ratio provided in Table 5.2.1

Additional Regulations for Growth Area Parking Spaces Table 5.2.2 *(2017-025)*

1. Where a minimum of 5 *parking spaces* are required on a lot of the total number of *parking spaces* required, 0.2 of the *parking spaces* required per *dwelling* shall be designated as visitors *parking spaces*. *(2015-018)*
2.
   a) The location of visitors parking spaces shall be in accordance with Section 5.1.9 *(2017-025)*
   b) The visitors *parking spaces* for a *multiple* or *townhouse dwelling* shall only be required in a *condominium* and shall be located on a parcel of land tied to a *common element condominium*.
3. A minimum of 50% of the minimum *parking spaces* shall be provided within a *private garage*, carport, or *parking structure*.
4. A *parking space* is not permitted in a *front* or *side yard*.
5. An additional *parking space* is not required when the additional parking can be accommodated in an existing visitor *parking space*.

5.2.3 Motor Vehicle Parking Space Dimensions *(2017-025)*

a) The minimum dimensions of a *parking space* not located in a *private garage* shall be 2.7 metres in width and 5.7 metres in length.

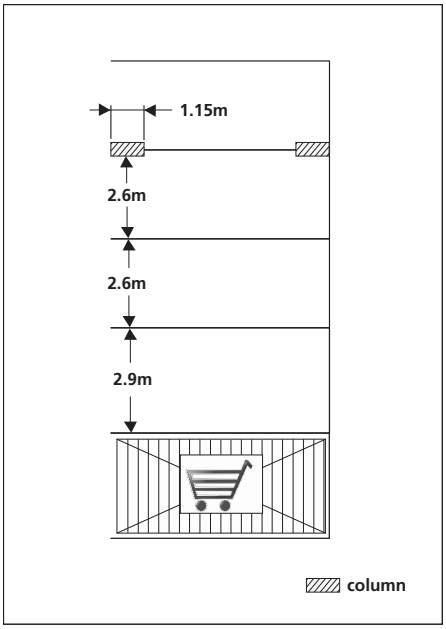
b) The minimum dimensions of a *parking space* located in a *private garage* shall be 5.7 metres in length and:

   i) Where one *parking space* is provided, 3.0 m in width;
   ii) Where two *parking spaces* are provided side-by-side, 2.8 m in width per *parking space*, or 5.6 m in total combined width;
   iii) Where *tandem parking spaces* are provided, 3.0 m in width per *parking space*; and,
   iv) Where *stacked parking spaces* are provided, 3.0 m in width for either the *parking space* on or below the vehicle elevating device

c) The minimum dimensions of a *parking space* provided with the length parallel to the *aisle* or *driveway* shall be 2.7 metres in width and 7.0 metres in length.

d) Where a wall, column, or other obstruction is located abutting or within any *parking space*, the minimum width of the *parking space* shall be increased by 0.3 metres for each side that is obstructed. Obstructions within 1.15 metres of either stall end do not require an increase in *parking space* width, provided the obstruction projects no more than 0.15 metres into the *parking space*. *(2015-018)*

e) Where two *parking spaces* are provided in tandem, the minimum cumulative dimensions of the *parking spaces* shall be 2.7 metres in width and 11.7 metres in length.



Where a wall, column, or other obstruction is next to a parking space, this By-law may require the parking space to be wider.

5.3 Barrier-free Parking Spaces

5.3.1 Ratios for Minimum Number of Spaces

a) *Barrier-free parking spaces* shall be required for all non-residential *uses*.

b) *Barrier-free parking spaces* shall additionally be required for visitor *parking spaces* for the following residential *uses*. The total number of *parking spaces* in the left column of Table 5.3.1 shall be calculated using only the total number of visitor *parking spaces* on the *lot*: *(2015-018)*

   i) *Apartment dwelling*;
   ii) *Dormitory*; and,
   iii) *Stacked townhouse dwelling*.

c) The minimum number of *barrier-free parking spaces* required shall be calculated in accordance with the ratios set out in Table 5.3.1, below.

Table 5.3.1: Minimum Number of Barrier-free Parking Spaces

Total Number of Parking Spaces in all Parking Areas on the Lot	Minimum Number of Barrier-free Parking Spaces
3 to 25 *(2015-018)*	1
26 to 100 *(2015-018)*	4% of the total number of *parking spaces* in the *parking area*

Table 5.3.1: Minimum Number of Barrier-free Parking Spaces	
Total Number of Parking Spaces in all Parking Areas on the Lot	**Minimum Number of Barrier-free Parking Spaces**
101 to 200	1, plus 3% of the total number of *parking spaces* in the *parking area*
201 to 1000	2, plus 2% of the total number of *parking spaces* in the *parking area*
1,001 or greater	11, plus 1% of the total number of *parking spaces* in the *parking area*

5.3.2 Dimensions and Paths of Travel

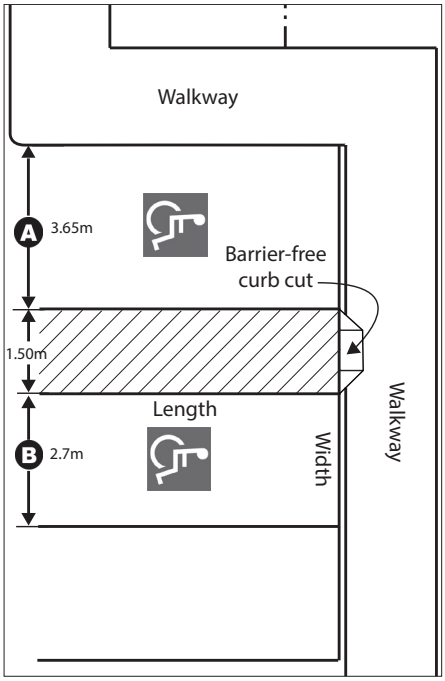
a) The minimum dimensions for a *barrier-free parking space* shall be in accordance with the dimensions of Table 5.3.2, below.

Table 5.3.2: Dimensions of Barrier-free Parking Spaces		
Type	**Width**	**Length**
Type A	3.65 m	5.7 m
Type B	2.7 m	5.7 m

b) Where the minimum number of *barrier-free parking spaces* required is even, an equal number of Type A and Type B *barrier-free parking spaces* shall be required.

c) Where the minimum number of *barrier-free parking spaces* required is odd, the additional *barrier-free parking space* remaining shall be a Type B *barrier-free parking space*.

d) A *barrier-free* path of travel 1.5 metres in width is required abutting the entire length of the longest side of a *barrier-free parking space*. A path of travel can be shared by two *barrier-free parking spaces*. *(2015-018)*



Two barrier-free parking spaces, regardless of width, can share a barrier-free path of travel.

5.4 Bicycle Parking Spaces

5.4.1 Minimum Number of Bicycle Parking Spaces

a) The minimum number of *bicycle parking spaces* required for *uses* permitted by this By-law are established and calculated in accordance with the ratios set out in Table 5.4.1, below.

b) In no circumstance shall the number of minimum *bicycle parking spaces* required on a *lot* be greater than 30.

Table 5.4.1: Ratios of Minimum Number Bicycle Parking Spaces	
Use	**Minimum Number of Bicycle Parking Spaces**
Blended Rates for Lots with Multiple Premises	
Where multiple *premises* are located on a *lot* in any non-residential *zone*	The greater of 2 or 1.0 per 1,000.0 m^2 *net floor area*, plus the minimum number of *bicycle parking spaces* for the *dwellings*
Residential Uses	
Apartment dwelling	1.0 per *dwelling* (1)(2)
Dormitory	1.0 per *lodging unit* (1)(2)

Parking, Loading, & Stacking Lane Provisions

Table 5.4.1: Ratios of Minimum Number Bicycle Parking Spaces	
Use	**Minimum Number of Bicycle Parking Spaces**
Long term care facility	The lesser of 5 or 0.25 per *assisted living unit* or *dwelling unit* (1)
Stacked townhouse dwelling	1.0 per *dwelling* (1)(2)
Retail Uses	
Retail store	The greater of 2 or 1.0 per 1,000.0 m^2 *net floor area*
Service Commercial Uses	
Adult entertainment establishment	No minimum requirement
Commercial self-storage	No minimum requirement
Funeral home	No minimum requirement
All other *uses* permitted in a *zone* under the heading Service Commercial *Uses*	The greater of 2 or 1.0 per 1,000.0 m^2 *net floor area*
Office Uses	
Business office	The greater of 2 or 1.0 per 1,000.0 m^2 *net floor area* (3)
Medical office	The greater of 2 or 1.0 per 1,000.0 m^2 *net floor area*
Employment Uses	
All *uses* permitted in a *zone* under the heading Employment *Uses*	2, plus 0.25 per 1,000.0 square metres of *net floor area*
Institutional and Community Uses	
Art gallery	The greater of 2 or 1.0 per 1,000.0 m^2 *net floor area*
Marina	No minimum requirement
School, post-secondary	The greater of 3 or 2.0 per 100.0 m^2 of *net floor area*
School, private and *school, public*	a) For elementary schools, 0.25 per classroom, not including any portables. b) For secondary schools, 0.5 per classroom, not including any portables.
All other *uses* permitted in a *zone* under the heading Institutional and Community *Uses*	The greater of 2 or 1.0 per 500.0 m^2 of *net floor area*

Additional Regulations for Minimum Bicycle Parking Ratios Table 5.4.1

1. In a *building* having fewer than 20 *assisted living units* or *dwelling units*, the minimum number of *bicycle parking spaces* required shall be zero.
2. Of the total number of bicycle *parking spaces* required, 0.25 of the bicycle *parking spaces* required per *dwelling* shall be designated as visitors bicycle *parking spaces*
3. In the Industrial E3 *Zone*, the parking rate for the main permitted *use* shall apply to any *floor area* occupied by a *business office* provided the *business office* occupies an area equal to or less than 25% of the total *net floor area* on the *lot*. The *business office* ratio shall apply for all *net floor area* used for a *business office* where the *business office* occupies greater than 25% of the total *net floor area* on the *lot*.

Parking, Loading, & Stacking Lane Provisions

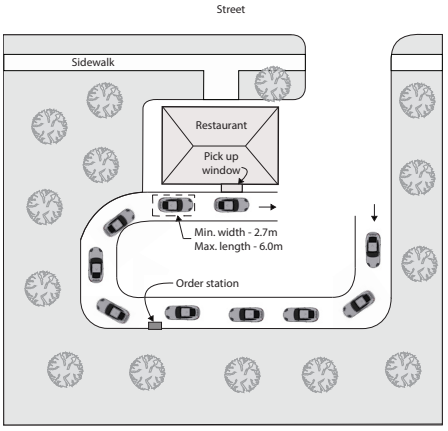
5.5 Drive-through Facilities and Stacking Lanes

5.5.1 Locations

a) The minimum setback for all points of a *drive-through facility* from any *lot line* abutting any Residential *Zone* shall be 15.0 metres.
b) A *stacking lane* shall be separate from an *aisle* or *driveway*.

5.5.2 Minimum Number of Stacking Spaces

a) Each *stacking space* in a *stacking lane* shall have a minimum width of 2.7 metres and a minimum length of 6.0 metres.
b) The minimum number of *stacking spaces* required in a *stacking lane* shall be calculated in accordance with the standards set out in Table 5.5, below.



Conceptual layout for a restaurant stacking lane.

Table 5.5: Stacking Space Requirements	
Use	**Minimum Number of Stacking Spaces**
Financial institution	4
Motor vehicle washing facility	8 (1)
Restaurant	10 (2)
Retail store	4
School, private	10 (3)
School, public	10 (3)
Service commercial establishment	4

Additional Regulations for Stacking Spaces Table 5.5

1. An additional two *stacking spaces* are required at the exit of the *motor vehicle washing facility*.
2. Of these, seven *stacking spaces* shall be provided at or before the order station where an order station is provided.
3. Section 5.5.1 shall not apply.

5.6 Loading Spaces

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

a) The minimum dimensions of a *loading space* are 3.5 metres in width and 12.0 metres in length, with a minimum vertical clearance of 4.2 metres.
b) A *loading space* shall abut the *building* for which the *loading space* is provided.
c) A *loading space* shall be set back 7.5 metres from any Residential *Zone*, except if it is located entirely within a *structure*. This subsection does not apply to a *loading space* located in a Residential *Zone*.

There is no minimum number of loading spaces required by Zoning By-law 2014-014. Should loading spaces be provided, the following regulations apply to set appropriate dimensions and locations.

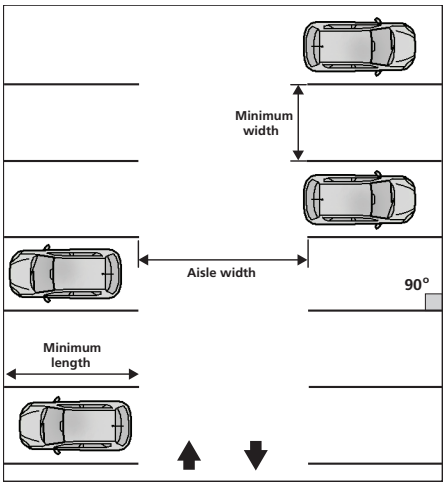
A minimum requirement does apply in North Oakville.

d) A *loading space* is not permitted:

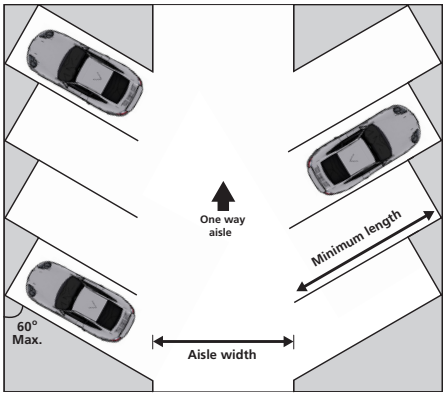
i) In any *minimum yard*;
ii) Between the *main wall* closest to the *flankage lot line* and the *flankage lot line* in a *flankage yard*; and,
iii) In any *front yard*.

5.7 Aisle Widths and Access Driveways

a) The minimum width of an *aisle* providing access to a *parking space* within a *parking area* is 6.0 metres.
b) Notwithstanding Subsection (a) above, the minimum width of an *aisle* providing one way travel access to a *parking space* within a *parking area* is 5.5 metres where the angle of access to the *parking space* is greater than or equal to 60 degrees.
c) Notwithstanding Subsection (a) above, the minimum width of an *aisle* providing one way travel access to a *parking space* within a *parking area* is 4.0 metres where the angle of access to the *parking space* is less than 60 degrees.
d) *Parking area* access shall be provided by at least one entrance *driveway* and one exit *driveway*. If separate, each *driveway* providing access to the *parking area* shall have a minimum width of 3.0 metres. If combined, the cumulative with of the *driveway* providing access to the *parking area* shall be a minimum of 5.5 metres.



The aisle width required where parking spaces are perpendicular to the drive aisle is 6.0 metres.



Aisle widths can be reduced where parking is provided at a 60 degree angle to the drive aisle.

Parking, Loading, & Stacking Lane Provisions

5.8 Driveways and Private Garages Associated with Residential Uses

This Section applies to *driveways* and *private garages* associated with any *detached dwelling*, *semi-detached dwelling*, *duplex dwelling*, *linked dwelling*, *townhouse dwelling*, and *back-to-back townhouse dwelling* in any Residential or Mixed Use *Zone*.

A parked motor vehicle cannot encroach into any municipal right-of-way, including parallel parking at the bottom end of the driveway. This rule is enforced under the Town's Traffic By-law 1984-1, as amended.

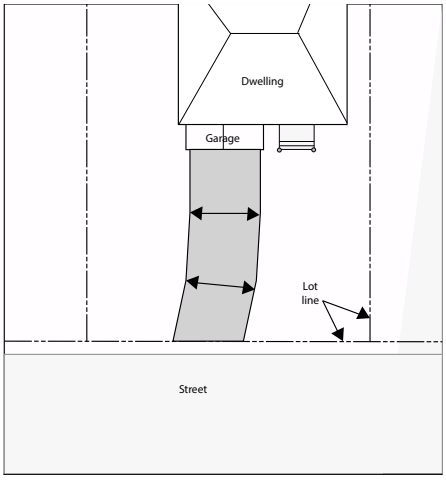
5.8.1 General Provisions *(2017-025)*

a) A *motor vehicle* shall only be parked outdoors if it is entirely located on a *driveway*, *surface parking area*, or the roof of a *parking structure*.
b) Required *parking spaces, other than stacked parking spaces and tandem parking spaces,* shall have direct and unobstructed access from a *driveway*, *aisle* or *lane*.
c) The maximum setback from the *rear lot line* for a *parking space* accessed by a rear *lane* shall be 6.5 m.
d) A maximum of one attached *private garage* per *dwelling* shall be permitted.

5.8.2 Driveway Width

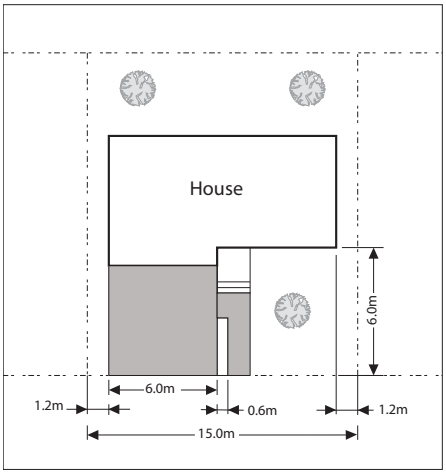
a) Notwithstanding any other provision of this By-law, the minimum width of a *driveway* shall be 3.0 metres.
b) Notwithstanding subsection (a) above, the minimum width of a *driveway* shall be 2.4 metres in a *front* and *interior side yard* where a detached *private garage* is provided in a *rear yard*.
c) The maximum width for a single *driveway* and the combined maximum width where more than one *driveway* is permitted shall be: *(2021-068)*

   i) 6.0 metres for a *lot* having a *lot frontage* of 12.0 metres or less;
   ii) Equal to 50% of the *lot frontage* on a *lot* having greater than 12.0 metres and less than 18.0 metres of *lot frontage*; or,
   iii) 9.0 metres for a *lot* having a *lot frontage* equal to or greater than 18.0 metres.



The maximum width of a driveway is measured along its entire length.

d) Notwithstanding subsection (c) above, the maximum width of a *driveway* crossing a *flankage lot line* in a *rear yard* or *flankage yard* shall be 9.0 metres. *(2015-079)*
e) Notwithstanding subsections (c) and (d) above, a *hammerhead* legally existing on the effective date of this By-law shall be permitted to a maximum area and width of that which legally existed on the effective date of this By-law.
f) The calculation of *driveway* width shall apply along the entire length of the *driveway*. The measurement shall be calculated including any continuous hard surface area or discontinuous hard surface area within 0.6 metres of the widest part of continuous hard surface area on the same *lot*, measured along the entire length of the *driveway* perpendicular from one edge of the continuous hard surface area.
g) Notwithstanding subsection (f) above, one walkway access may be connected to each side of a *driveway*. The maximum width of the walkway access at the point of attachment shall be 1.8 metres.



Hard surfaces (except for a maximum 1.8 metre-wide walkway attachment) shall be set back 0.6 metres from the edge of a driveway. Otherwise, the walkway is included as driveway surface.

Parking, Loading, & Stacking Lane Provisions

5.8.3 Maximum Number of Driveways

a) A maximum of one *driveway* access is permitted to cross a *front lot line* or *flankage lot line* if the applicable *lot line* is less than 18.0 metres in width.

b) Notwithstanding subsection (a) above and Section 6.10(a) of this By-law, one *driveway* per *dwelling* is permitted on a block designated for *semi-detached*, *townhouse*, and *back-to-back townhouse dwellings* provided the *driveway* meets all provisions of this By-law as they would apply to the future *lot*.

c) Notwithstanding subsection (a) above, two *driveways* are permitted on a *lot* with a *duplex dwelling*.

5.8.4 Driveway Setbacks

a) A *driveway* crossing a *front lot line* on a *corner lot* or *through corner lot* shall be located no further from the *interior side lot line* than a distance equal to the *minimum interior side yard* required for the *dwelling*, plus the maximum width of the *driveway* permitted on the lot, plus 1.0 metre, measured at the point of where the *driveway* crosses the *front lot line*. *(2021-068)*

b) Subsection (a) above shall not apply where a *driveway* is located a minimum of 15.0 metres from the point of intersection of the *front* and *flankage lot lines* or where the *lot lines* do not intersect the point of intersection of the projection of the *front* and *flankage lot lines*, measured at the point of where the *driveway* crosses the *front* or *flankage lot line.* *(2021-068)*

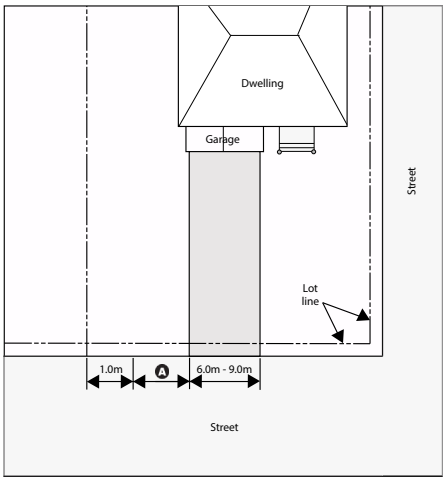
c) A *driveway* crossing a *flankage lot line* on a *corner lot* or *through corner lot* shall be located a minimum of 15.0 metres from the point of intersection of the *front* and *flankage lot lines* or where the *lot lines* do not intersect the point of intersection of the projection of the *front* and *flankage lot lines*, measured at the point of where the *driveway* crosses the *flankage lot line*. *(2015-079) (2021-068)*

d) Notwithstanding subsection (a) above, a *driveway* crossing a *front lot line* on a *lot* with a *semi-detached*, *back-to-back townhouse*, or *townhouse dwelling* may be located on the same *interior side lot line* having the common wall shared between the two *dwellings*. *(2015-018)*

e) Where a *private garage* is detached from the main *building* and is accessed by a *driveway* crossing the *flankage lot line*, the *driveway* shall be located no closer to the *rear lot line* than the applicable minimum setback required for the *private garage*, measured at the point where the *driveway* crosses the *flankage lot line*.

f) Where a *private garage* is detached from the main *building* and is accessed by a *driveway* crossing the *front lot line*, the *driveway* shall be located no closer to the *side lot line* than the *minimum interior side yard* required for the *private garage*, measured at the point where the *driveway* crosses the *front lot line*.

Off the lot and on the Town or Regional road allowance, driveway aprons cannot cross the projection of the side lot line where it intersects the surfaced edge of the road. Contact the Engineering and Construction department for more information.



The maximum distance regulations for driveways on corner lots pull the driveway as far back from the intersection as possible.

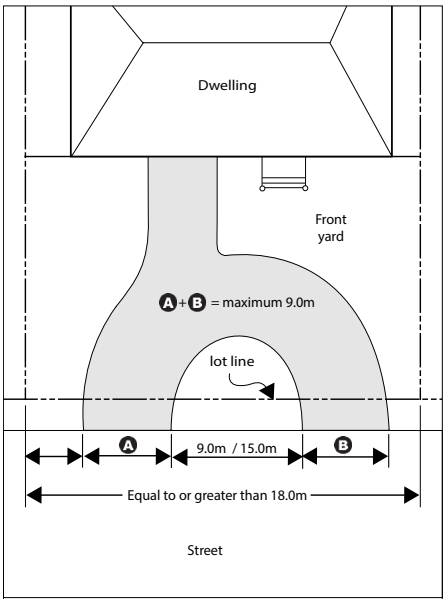
These distances equal the maximum width of the driveway permitted on the applicable lots – 9.0 metres in the RL1 and RL2 Zones, with a sliding scale down to 6.0 metres in the other zones – plus the minimum interior side yard in the applicable zone (A), plus 1.0 metre.

Parking, Loading, & Stacking Lane Provisions

5.8.5 Circular Driveways

a) The maximum coverage of a circular *driveway* shall be 50% of the area of the *yard* in which the circular *driveway* is located.
b) The maximum cumulative width of the *driveway* entrances, measured at the point of crossing the *front lot line* and *flankage lot line*, shall be 9.0 metres.
c) The *separation distance* between two *driveway* entrances on the same *lot* that cross the same *lot line*, measured at the point of crossing the applicable *lot line*, shall be a minimum of:

   i) 9.0 metres if the *driveway* has access to an *arterial road* or to a *collector road* that is within 75.0 metres of an *arterial road*; or,
   ii) 15.0 metres if the *driveway* has access to a *local road* or a *collector road* that is greater than 75.0 metres from an *arterial road*.



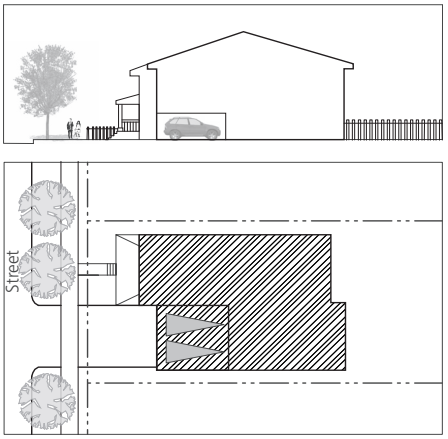
On larger lots, two driveway entrances are permitted in order to accommodate circular driveways.

5.8.6 Private Garage Maximum Sizes

a) For *detached dwellings* on *lots* having less than 12.0 metres in *lot frontage*, the maximum total *floor area* for a *private garage* shall be 28.0 square metres.
b) For *detached dwellings* on *lots* having greater than or equal to 12.0 metres in *lot frontage*, the maximum total *floor area* for a *private garage* shall be 45.0 square metres.
c) Notwithstanding subsection (b) above, for *lots* located within the Residential Low (RL1) *Zone* the maximum total *floor area* for a *private garage* shall be 56.0 square metres and the maximum width of the entrance to the *private garage* shall be 9.0 metres.
d) For *semi-detached dwellings,* the maximum total *floor area* for a *private garage* shall be 28.0 square metres.

5.8.7 Private Garage Setbacks and Projections

a) Where a *private garage* has a vehicle entrance facing the *flankage lot line* or *front lot line* and the applicable *minimum yard* is less than 5.7 metres, the *private garage* shall be set back a minimum of 5.7 metres from the applicable *lot line*. *(2017-025)*
b) Notwithstanding any other provision of this By-law, where a *private garage* is accessed by a *driveway* crossing a *rear lot line* from a *lane*, the *private garage* shall be permitted to be located a minimum of 0.75 metres from the *rear lot line*.
c) Attached or detached *private garages* shall not project more than 1.5 metres from the face of the longest portion of the *main wall* containing *residential floor area* that is on the *first storey* of the *dwelling* oriented toward the *front lot line* or *flankage lot line*. *(2016-013)*
d) Where the opening providing access for a *motor vehicle* of a *private garage* is oriented toward an *interior side lot line*, the *private garage* shall be set back 7.0 metres from the *interior side lot line*.



Where the minimum front or flankage yard required on a lot is less than 5.5 metres, the private garage must still be set back 5.7 metres from the applicable lot line.

Parking, Loading, & Stacking Lane Provisions

5.9 Parking Provisions for Other Vehicles Associated with Residential Uses

This Section applies to the parking of the applicable vehicles on any lands *used* for a *detached dwelling*, *semi-detached dwelling*, *duplex dwelling*, *linked dwelling*, *live-work dwelling*, *townhouse dwelling*, *back-to-back townhouse dwelling* in any Residential, Mixed Use or Environmental *Zone*.

5.9.1 Commercial Vehicles

Parking in a *driveway* of one *commercial vehicle* is permitted provided the *commercial vehicle*:

a) Does not exceed a gross weight of 4,500.0 kilograms registered with the Province; *(2015-018)*
b) Does not exceed a maximum vehicle length of 6.0 metres; and,
c) Does not exceed a maximum vehicle height of 2.3 metres.

5.9.2 Trailers and Recreational Vehicles

The following regulations shall apply to parking of personal *trailers* and *recreational vehicles*:

a) Any *trailer* or *recreational vehicle* that does not exceed a *height* of 2.3 metres and a maximum length of 7.0 metres exclusive of hitch or tongue may be parked in any *flankage yard*, *interior side yard* or *rear yard* year-round.
b) Any *trailer* or *recreational vehicle* that does not exceed a *height* of 2.3 metres and a maximum length of 7.0 metres exclusive of hitch or tongue may be parked on a *driveway* only between May 1st and October 31st.
c) Any *trailer* or *recreational vehicle* that exceeds a *height* of 2.3 metres and a maximum length of 7.0 metres exclusive of hitch or tongue may be parked on a *lot* only between May 1st and October 31st and only in any *flankage yard*, *interior side yard*, or *rear yard*. The *trailer* or *recreational vehicle* shall be set back 10.5 metres from the *flankage lot line*.
d) The maximum total number of *trailers* and *recreational vehicles* permitted on a *lot* is 2.

Any trailer or recreational vehicle may be parked in a private garage or accessory building year-round.

A parked trailer or recreational vehicle cannot encroach into any municipal right-of-way, including parallel parking at the bottom end of the driveway. This rule is enforced under the Town's Traffic By-law 1984-1, as amended.

Parking, Loading, & Stacking Lane Provisions

5.10 Surface Parking Area Setbacks

Notwithstanding any other provision of this By-law, a *surface parking area* excluding a *driveway* in the following *Zones* shall be set back a minimum of 1.8 metres from any *building* or *structure*:

a) Any Residential Medium RM *Zone*;
b) Residential High RH *Zone*;
c) Any Mixed Use *Zone*;
d) Any Commercial *Zone*;
e) Any Employment *Zone*;
f) Institutional I *Zone*;
g) Community Use CU *Zone*; and,
h) Any Open Space *Zone*.

5.11 Vehicles Prohibited in Residential and Mixed Use Zones

The parking and storage of the following vehicles are prohibited outside of a *building* on all *lots* in a Residential and Mixed Use *Zone*:

a) Unlicensed *motor vehicles*;
b) *Motor vehicles* equipped with more than three axles, excluding space wheels designed to support the vehicle when parked or stored;
c) Buses;
d) Vehicles designed to run only on rails;
e) Farm tractors;
f) Construction vehicles, except for those needed for construction uses permitted under Section 4.25.1 of this By-law;
g) Tracked vehicles, except for snowmobiles; and,
h) Vehicles in a wrecked, dismantled, or inoperative condition.

Portions of this by-law not yet in effect are covered with a blue tone. This version consolidates all amendments and orders of the OMB up to the consolidation date shown below. Contact the Building Services or Planning Services departments for more information.

Residential Zones

6.1 List of Applicable Zones

Residential Low	RL1, RL2, RL3, RL4, RL5, RL6 RL7, RL8, RL9, RL10, RL11
Residential Uptown Core	RUC
Residential Medium	RM1, RM2, RM3, RM4
Residential High	RH

6.2 Permitted Uses

Uses permitted in the Residential *Zones* are denoted by the symbol "✓" in the column applicable to that *Zone* and corresponding with the row for a specific permitted *use* in Tables 6.2.1 and 6.2.2, below.

Table 6.2.1: Permitted Uses in the Residential Low Zones and the Residential Uptown Core Zone *(2017-025)*

		RL1, RL2, RL3, RL4, RL5, RL6	RL7, RL8, RL9	RL10	RL11	RUC
Accessory dwelling	(1)	✓	✓	✓	✓	✓
Bed and breakfast establishment	(1)	✓	✓	✓	✓	✓
Conservation use		✓	✓	✓	✓	✓
Day care	(1)	✓	✓	✓	✓	✓
Detached dwelling		✓	✓	✓		✓
Duplex dwelling				✓		
Emergency service facility		✓	✓	✓	✓	✓
Emergency shelter						
Home occupation		✓	✓	✓	✓	✓
Linked dwelling					✓	
Lodging house	(1)(2)	✓			✓	✓
Park, public		✓	✓	✓	✓	✓
Place of worship						
Private home day care	(1)	✓	✓	✓	✓	✓
Private school						
Semi-detached dwelling			✓			✓
Short-term accommodation	(4)	✓	✓	✓	✓	✓
Stormwater management facility		✓	✓	✓	✓	✓
Townhouse dwelling						✓

Additional Regulations for Permitted Uses Table 6.2.1

1. A maximum of one of the *uses* subject to this footnote shall be permitted in a *dwelling*.
2. The maximum number of *lodging units* shall be 3.
3. Permitted only on a *corner lot*.
4. Shall be subject to footnote 1 but shall exclude *accessory dwellings*.

Residential Zones

Table 6.2.2: Permitted Uses in the Residential Medium and Residential High Zones *(2017-025)*		RM1	RM2	RM3	RM4	RH
Apartment dwelling					✓	✓
Back-to-back townhouse dwelling			✓			
Conservation use		✓	✓	✓	✓	✓
Day care	(1)	✓	✓	✓	✓	✓
Emergency service facility		✓	✓	✓	✓	✓
Home occupation		✓	✓	✓	✓	✓
Long term care facility				✓	✓	✓
Park, public		✓	✓	✓	✓	✓
Private home daycare	(1)	✓	✓	✓	✓	✓
Retail store, accessory						✓
Retirement home				✓	✓	✓
Short-term accommodation	(1)	✓	✓	✓	✓	✓
Stacked townhouse dwelling				✓		
Stormwater management facility		✓	✓	✓	✓	✓
Townhouse dwelling		✓				

Additional Regulations for Permitted Uses Table 6.2.2

1. A maximum of one of the *accessory uses* subject to this footnote shall be permitted in a *dwelling*.

Residential Zones

6.3 Regulations

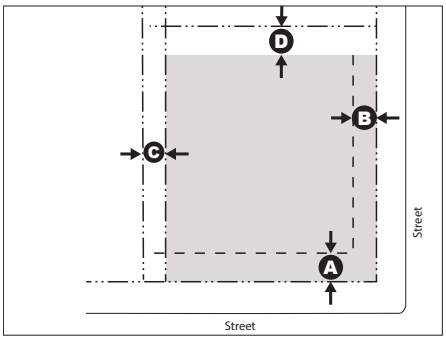
The regulations for *lots* in a Residential *Zone* are set out in Tables 6.3.1, 6.3.2, 6.3.3, 6.3.4, 6.3.5, 6.3.6, 6.3.7, 6.3.8, and 6.3.9, below.

Table 6.3.1: Regulations in the Residential Low RL1, RL2, RL3, RL4, RL5, and RL6 Zones

	RL1	RL2	RL3	RL4	RL5	RL6
Minimum *lot area*	1,393.5 m^2 (2)	836.0 m^2 (2)	557.5 m^2 (2)	511.0 m^2 (2)	464.5 m^2 (2)	250.0 m^2 (3)
Minimum *lot frontage*	30.5 m (2)	22.5 m (2)	18.0 m (2)	16.5 m (2)	15.0 m (2)	11.0 m (3)
Minimum front yard (A)	10.5 m (-0)	9.0 m (-0)	7.5 m (-0)	7.5 m (-0)	7.5 m (-0)	3.0 m
Minimum flankage yard (B) *(2016-013)*	4.2 m	3.5 m	3.5 m	3.5 m	3.5 m	3.0 m (8)
Minimum interior side yard (C)	4.2 m	2.4 m (4)	2.4 m and 1.2 m (5)	2.4 m and 1.2 m (5)	2.4 m and 1.2 m (5)	1.2 m and 0.6 m
Minimum rear yard (D)	10.5 m	7.5 m (6)	7.5 m (6)	7.5 m (6)	7.5 m (6)	7.0 m (6)
Maximum number of *storeys*	n/a (-0)	n/a (-0)	n/a (-0)	n/a (-0)	n/a (-0)	2
Maximum *height*	10.5 m (-0)	12.0 m (-0)	12.0 m (-0)	12.0 m (-0)	12.0 m (-0)	10.5 m
Maximum *dwelling depth*	20.0 m (1)	n/a	n/a	n/a	n/a	n/a
Maximum *residential floor area ratio* *(2017-025)*	n/a (-0)	n/a (-0)	n/a (-0)	n/a (-0)	n/a (-0)	75% (7)
Maximum *lot coverage* for the *dwelling* *(2017-025)*	30% (-0)	30% (-0)	35% (-0)	35% (-0)	35% (-0)	n/a

Additional Regulations for Zone Regulations Table 6.3.1

-0. Where lands are shown on the Part 19 Maps of this By-law to be in the -0 Suffix *Zone*, the regulations of Section 6.4 shall apply.
1. A single *storey* extension that is less than or equal to 7.5 metres in *height* is permitted to extend an additional 3.0 metres into a *rear yard* provided that *minimum interior side yards* and *minimum flankage yards* of 9.0 metres are established on both sides of the single *storey* extension.
2. Within Plans of Subdivision registered after November 1, 1965, the minimum *lot frontage* may be reduced by 4.5 metres and minimum *lot area* proportionately reduced on a *lot* provided the average *lot* frontage and *lot area* throughout the entire Plan of Subdivision are not less than the minimum shown in the regulations tables for these *zones*.
3. For a *corner lot,* the minimum *lot area* shall be 285.0 square metres and the minimum *lot frontage* shall be 12.5 metres.
4. The *minimum interior side yard* shall be reduced to 1.2 metres on one side only where an attached *private garage* meeting the minimum dimension requirements of Section 5.2.3(b) of this By-law is provided.
5. The minimum *interior side yard* shall be reduced to 1.2 metres on both sides where an attached *private garage* meeting the minimum dimension requirements of Section 5.2.3(b) of this By-law is provided.
6. The *minimum rear yard* shall be reduced to 3.5 metres on a *corner lot* where an *interior side yard* of 3.0 metres is provided.
7. The maximum *residential floor area* shall be the lesser of 355.0 square metres or the potential maximum *residential floor area* available at 75% *residential floor area ratio*. *(2017-025)*
8. The minimum setback from a daylight triangle shall be 0.7 metres. *(2016-013)*



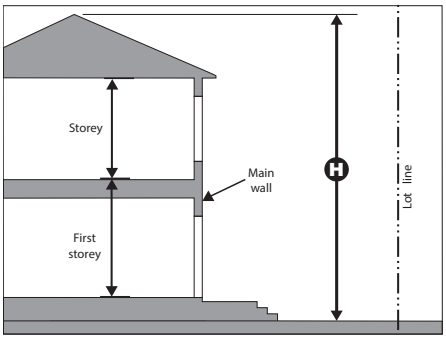
The black circles are letters corresponding to the applicable yard in the regulations table. The shaded area represents the potential building envelope remaining once minimum yards are removed. This area is further reduced by maximum lot coverage and maximum floor area standards where those standards apply.

Residential Zones

Table 6.3.2: Regulations in the Residential Low (RL7) Zone			
		Detached dwellings	*Semi-detached dwellings*
Minimum *lot area*		557.5 m^2	743.0 m^2
Minimum *lot frontage*		18.5 m	21.0 m
Minimum front yard *(2015-018)*	A	7.5 m (-0)	7.5 m
Minimum flankage yard	B	3.5 m	3.5 m
Minimum interior side yard	C	1.8 m and 1.2 m (1)	3.0 m (2)
Minimum rear yard	D	7.5 m (3)	7.5 m
Maximum number of *storeys*	H	n/a (-0)	n/a
Maximum *height*	H	12.0 m (-0)	12.0 m
Maximum *lot coverage* for the *dwelling*		35% (-0)	35%

Additional Regulations for Zone Regulations Table 6.3.2

-0. Where lands are shown on the Part 19 Maps of this By-law to be in the -0 Suffix *Zone*, the regulations of Section 6.4 shall apply.
1. The *minimum interior side yard* shall be reduced to 1.2 metres on both sides where an attached *private garage* meeting the minimum dimension requirements of Section 5.2.3(b) of this By-law is provided.
2. The *minimum interior side yard* shall be reduced to 1.8 metres where an attached *private garage* meeting the minimum dimension requirements of Section 5.2.3(b) of this By-law is provided.
3. The *minimum rear yard* shall be reduced to 3.5 metres on a *corner lot* where an *interior side yard* of 3.0 metres is provided.



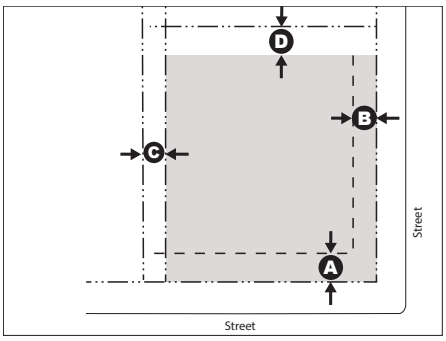
Height is measured to the tallest point of the building.

Residential Zones

Table 6.3.3: Regulations in the Residential Low (RL8) Zone			
		Detached dwellings	*Semi-detached dwellings*
Minimum *lot area*		360.0 m^2 (1)	450.0 m^2 (3)
Minimum *lot frontage*		12.0 m (2)	18.0 m (4)
Minimum front yard (2015-018)	A	4.5 m (-0)	4.5 m
Minimum flankage yard (2016-013)	B	3.0 m (9)	3.0 m (9)
Minimum interior side yard	C	0.6 m (5)	2.0 m
Minimum rear yard	D	7.5 m (6)	7.5 m
Maximum number of *storeys*	H	2 (7)	2 (7)
Maximum *height*	H	10.5 m (-0)	10.5 m
Maximum *residential floor area* for a *detached dwelling* on Map 19(1), 19(2), 19(2a), or Map 19(15) *(2015-018)*		200.0 m^2 (8)	n/a
Maximum *residential floor area* for a *semi-detached dwelling* on Map 19(1), 19(2), 19(2a), or Map 19(15) *(2015-018)*		n/a	180.0 m^2
Maximum *residential floor area ratio* for all other *lots (2015-018)*		65% (7)	65% (7)
Maximum *lot coverage* for the *dwelling*		n/a (-0)	n/a

Additional Regulations for Zone Regulations Table 6.3.3

-0. Where lands are shown on the Part 19 Maps of this By-law to be in the -0 Suffix *Zone*, the regulations of Section 6.4 shall apply.
1. The minimum *lot area* shall be 405.0 square metres for a *corner lot*.
2. The minimum *lot frontage* shall be 13.5 metres for a *corner lot*.
3. The minimum *lot area* shall be 510.0 square metres for a *corner lot*.
4. The minimum *lot frontage* shall be 20.0 metres for a *corner lot*.
5. A minimum *separation distance* of 2.4 metres shall be required between *detached dwellings* on abutting *lots* in the same *zone*. The aggregate distance of the *interior side yards* on a *lot* shall equal 2.4 metres.
6. The *minimum rear yard* shall be reduced to 3.5 metres on a *corner lot* where an *interior side yard* of 3.0 metres is provided.
7. Notwithstanding the above, *residential floor area* above the second *storey* is permitted provided that the *residential floor area* above the second *storey* shall not exceed 35% of the *residential floor area* of the second *storey* below.
8. Section 6.4.1 shall not apply to a *detached dwelling* in the Residential Low (RL8-0) *Zone*. *(2015-018)*
9. The minimum setback from a daylight triangle on *lots* not in the -0 Suffix *Zone* shall be 0.7 metres. *(2016-013)*



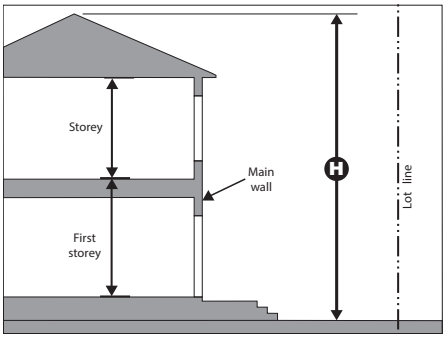
The black circles are letters corresponding to the applicable yard in the regulations table. The shaded area represents the potential building envelope remaining once minimum yards are removed. This area is further reduced by maximum lot coverage and maximum floor area standards where those standards apply.

Residential Zones

Table 6.3.4: Regulations in the Residential Low (RL9) Zone			
		Detached dwellings	*Semi-detached dwellings*
Minimum *lot area*		270.0 m^2 (1)	450.0 m^2 (3)
Minimum *lot frontage*		9.0 m (2)	15.0 m (4)
Minimum front yard	A	4.5 m	4.5 m
Minimum flankage yard *(2016-013)*	B	3.0 m (8)	3.0 m (8)
Minimum interior side yard	C	0.6 m (5)	1.8 m
Minimum rear yard	D	7.5 m (6)	7.5 m
Maximum number of *storeys*	H	2 (7)	2 (7)
Maximum *height*	H	10.5 m	10.5 m
Maximum *residential floor area ratio* *(2015-018)*		65% (7)	65% (7)
Maximum *lot coverage* for the *dwelling*		n/a	n/a

Additional Regulations for Zone Regulations Table 6.3.4

1. The minimum *lot area* shall be 315.0 square metres for a *corner lot*.
2. The minimum *lot frontage* shall be 10.5 metres for a *corner lot*.
3. The minimum *lot area* shall be 510.0 square metres for a *corner lot*.
4. The minimum *lot frontage* shall be 17.0 metres for a *corner lot*.
5. A minimum *separation distance* of 2.4 metres shall be required between *detached dwellings* on abutting *lots* in the same *zone*. The aggregate distance of the *interior side yards* on a *lot* shall equal 2.4 metres.
6. The *minimum rear yard* shall be reduced to 3.5 metres on a *corner lot* where an *interior side yard* of 3.0 metres is provided.
7. Notwithstanding the above, *residential floor area* above the second *storey* is permitted provided that the *residential floor area* above the second *storey* shall not exceed 35% of the *residential floor area* of the second *storey* below.
8. The minimum setback from a daylight triangle shall be 0.7 metres. *(2016-013)*



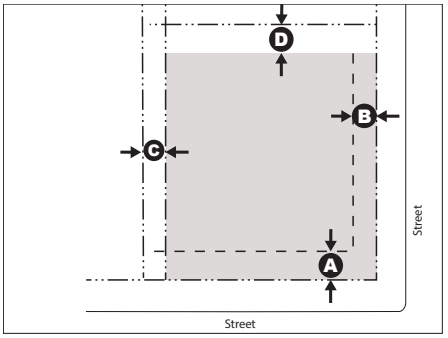
Height is measured to the tallest point of the building.

Residential Zones

Table 6.3.5: Regulations in the Residential Low (RL10) Zone		Detached dwellings	Duplex dwellings
Minimum *lot area*		464.5 m^2	743.0 m^2
Minimum *lot frontage*		15.0 m	21.0 m
Minimum front yard	A	7.5 m	7.5 m
Minimum flankage yard	B	3.5 m	3.5 m
Minimum interior side yard	C	2.4 m and 1.2 m (1)	3.5 m
Minimum rear yard	D	7.5 m (2)	7.5 m
Maximum number of *storeys*	H	n/a (-0)	n/a
Maximum *height*	H	12.0 m (-0)	12.0 m
Maximum *lot coverage* for the *dwelling*		35% (-0)	25%

Additional Regulations for Zone Regulations Table 6.3.5

-0. Where lands are shown on the Part 19 Maps of this By-law to be in the -0 Suffix *Zone*, the additional regulations of Section 6.4 shall apply.
1. The *minimum interior side yard* shall be reduced to 1.2 metres on both sides where an attached *private garage* having a minimum interior width of 3.0 metres and a minimum depth of 5.7 metres is provided.
2. The *minimum rear yard* shall be reduced to 3.5 metres on a *corner lot* where an *interior side yard* of 3.0 metres is provided.



The black circles are letters corresponding to the applicable yard in the regulations table. The shaded area represents the potential building envelope remaining once minimum yards are removed. This area is further reduced by maximum lot coverage and maximum floor area standards where those standards apply.

Table 6.3.6: Regulations in the Residential Low (RL11) Zone		Linked dwellings
Minimum *lot area*		650.0 m^2
Minimum *lot frontage*		18.0 m
Minimum front yard	A	6.0 m
Minimum flankage yard	B	3.5 m
Minimum interior side yard	C	1.5 m and 0.6 m
Minimum rear yard	D	7.5 m (1)
Maximum *height*	H	12.0 m
Maximum *lot coverage* for the *dwelling*		35%

Additional Regulations for Zone Regulations Table 6.3.6

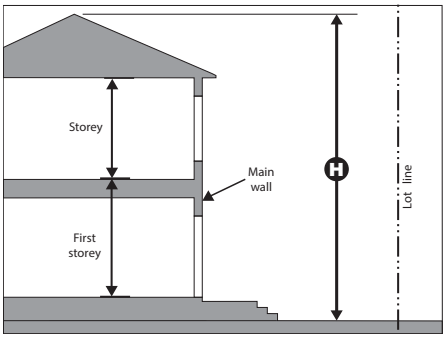
1. The *minimum rear yard* shall be reduced to 3.5 metres on a *corner lot* where an *interior side yard* of 3.0 metres is provided.

Residential Zones

Table 6.3.7: Regulations in the Residential Uptown Core (RUC) Zone				
		Detached dwellings	*Semi-detached dwellings*	*Townhouse dwellings*
Minimum *lot area* *(2017-025)*		220.0 m^2	350.0 m^2	150.0 m^2 per *dwelling*
Minimum *lot frontage*		7.0 m	11.0 m	14.5 m
Minimum front yard	A	3.0 m (1)	3.0 m (1)	3.0 m (1)
Minimum flankage yard	B	2.0 m (2)	2.0 m (2)	2.0 m (2)
Minimum interior side yard	C	0.6 m	0.6 m	0.6 m
Minimum rear yard *(2017-025)*	D	3.0 m (3,6)	3.0 m (3,6)	3.0 m (3,6)
Maximum number of *storeys*	H	3	3	3
Maximum *height*	H	12.0 m	12.0 m	12.0 m
Maximum *lot coverage* for the *dwelling*		n/a	n/a	n/a
Notwithstanding Section 4.3, maximum projection into a *minimum side yard* permitted for air conditioners, heat pumps, swimming pool pumps, filters, and heaters		Permitted up to 0.0 metres from the applicable *lot line*		
Maximum depth for an *accessory building*		7.5 m, measured from the *rear lot line* (4)		
Minimum *interior side yard* for an *accessory building*		0.0 m		
Notwithstanding Section 6.5.2, maximum height for an *accessory building* *(2015-018)*		5.5 m (5)		

Additional Regulations for Zone Regulations Table 6.3.7

1. Shall be 4.5 metres for *lots* adjacent to Glenashton Drive or Parkhaven Boulevard.
2. Where a *side yard* abuts a *lane*, *buildings* and *structures* shall be set back 1.0 metre from the *side lot line.*
3. Shall be 13.0 metres for *lots* having a *lot depth* equal to or greater than 30.0 metres.
4. A 1.0 metre projection for a stairway plus a covered and unenclosed walkway having a maximum width of 1.2 metres are additionally permitted in the area between the main *dwelling unit* and the *accessory building*.
5.
   a) The maximum *height* shall be reduced to 3.5 metres when the *lot depth* is less than 29.0 metres.
   b) For the purposes of this provision, height shall be measured from grade to the highest point of a flat roof, the deck line of a mansard roof, or the mean height between the eaves and ridge of the gables, hip, or gambrel roof. *(2015-018)*
6. Notwithstanding any other provision of this By-law, where a *private garage* is accessed by a *driveway* crossing a *rear lot line* from a *lane* in the RUC Zone, the *private garage* shall be permitted to be a minimum of 0.30 metres from the *rear lot line*. *(2017-025)*



Height is measured to the tallest point of the building.

Residential Zones

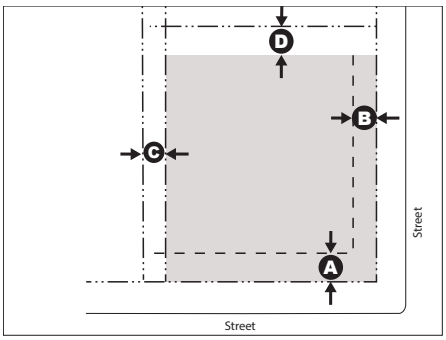
Additional parking regulations apply in the Residential Uptown Core (RUC) Zone. Refer to Section 6.8 of this By-law for these regulations.

Table 6.3.8: Regulations in the Residential Medium (RM) Zones					
		RM1 (*Townhouse dwellings*)	**RM2** (*Back-to-back townhouse dwellings*)	**RM3** (*Stacked townhouse dwellings*)	**RM4** (*Apartment dwellings*)
Minimum *lot area* *(2017-025)*		135.0 m^2 per *dwelling*	135.0 m^2 per *dwelling*	1,486.5 m^2	1,486.5 m^2
Minimum *lot frontage*		30.5 m	30.5 m	24.0 m	24.0 m
Minimum front yard	A	4.5 m	6.0 m	6.0 m	6.0 m
Minimum flankage yard *(2016-013)*	B	3.0 m	3.0 m (1)	3.0 m (1)	3.0 m
Minimum interior side yard *(2016-013)*	C	1.2 m	1.2 m	1.2 m	4.5 m
Minimum *separation distance* between *buildings* containing *dwelling units*		2.4 m	2.4 m	2.4 m	2.4 m
Minimum rear yard	D	6.0 m	0.0 m	6.0 m	6.0 m
Maximum number of *storeys*	H	3	3	3	4
Maximum *height*	H	12.0 m	12.0 m	12.0 m	15.0 m
Maximum *lot coverage* for the *dwelling*		n/a	n/a	n/a	n/a
Minimum *landscaping coverage*		10%	10%	10%	10%

Additional Regulations for Zone Regulations Table 6.3.8

1. The minimum setback from a daylight triangle shall be 0.7 metres. *(2016-013)*

Table 6.3.9: Regulations in the Residential High (RH) Zone		
		Apartment dwellings
Minimum *lot area*		1,858.0 m^2
Minimum *lot frontage*		24.0 m
Minimum front yard	A	7.5 m
Minimum flankage yard	B	3.5 m
Minimum interior side yard	C	4.5 m
Minimum rear yard	D	7.5 m
Maximum *height*	H	The *height* legally existing on the *lot* on the effective date of this By-law
Maximum *lot coverage*		35%
Minimum *landscaping coverage*		10%



The black circles are letters corresponding to the applicable yard in the regulations table. The shaded area represents the potential building envelope remaining once minimum yards are removed. This area is further reduced by maximum lot coverage and maximum floor area standards where those standards apply.

6.4 The -0 Suffix Zone

Notwithstanding any other provision of this By-law, the following regulations shall apply on lands subject to the -0 Suffix *Zone*.

The "-0" Suffix Zone replaces the R0 Zone framework from the previous 1984 Zoning By-law.

Ontario Superior Court of Justice (Divisional Court) Order File #DC-16-0065-00 applies to 2108 -2134 Lakeshore Rd E and 2061 Lakeshore Rd E. Refer to court order for regulations related to height and lot coverage for the noted properties.

6.4.1 Residential Floor Area Ratio *(2021-068)*

a) Where *residential floor area* is located on the same level as an *attic*, *residential floor area* shall be calculated from the exterior face of the knee wall.

b) Where *attic* space is located on the same level as a permitted *storey* including an *attic* above an attached *private garage* and the *attic* shares a common wall(s) in whole or in part with the permitted *storey* and exceeds a headroom clearance below the roof framing of 1.8 metres at any given point, the entire *attic* space shall be included in the *residential floor area* calculation.

c) Where any *dwelling* having more than one *storey* has an attached *private garage*, the *floor area* of the *private garage* shall be included in the *residential floor area* calculation if:

   i) The attached *private garage* has a *height* equal to or greater than 6.0 metres, measured from the finished floor level of the *private garage* to the highest point of the *structure* containing the *private garage*; and

   ii) The *residential floor area* located directly above the *private garage* is less than 25% of the *private garage floor area* below.

d) The maximum *residential floor area ratio* for a *detached dwelling* shall be as shown in Table 6.4.1, below:

Table 6.4.1: Maximum Residential Floor Area Ratio in the -0 Suffix Zones

Lot area	Maximum Residential Floor Area Ratio
Less than 557.5 m^2	43%
557.50 m^2 – 649.99 m^2	42%
650.00 m^2 – 742.99 m^2	41%
743.00 m^2 – 835.99 m^2	40%
836.00 m^2 – 928.99 m^2	39%
929.00 m^2 – 1,021.99 m^2	38%
1,022.00 m^2 – 1,114.99 m^2	37%
1,115.00 m^2 – 1,207.99 m^2	35%
1,208.00 m^2 – 1,300.99 m^2	32%
1,301.00 m^2 or greater	29%

6.4.2 Maximum Lot Coverage

a) For a lot with a *detached dwelling*, the maximum *lot coverage* shall be as shown in Table 6.4.2, below.

Table 6.4.2: Lot Coverage in the -0 Suffix Zones

Parent Zone	Where the detached dwelling is less than or equal to 7.0 metres in height	Where the detached dwelling is greater than 7.0 metres in height
RL1 and RL2 *Zones*	Shall be equal to the maximum *lot coverage* for the parent *zone*	25%
RL3, RL4, RL5, RL7, RL8, and RL10 *Zones*		35%

b) Notwithstanding section 6.5.2(e) of this By-law, no additional *lot coverage* is permitted for *accessory buildings* and *structures* in a -0 Suffix *Zone*.

All buildings and structures on a lot in a -0 Suffix Zone shall count toward the same lot coverage maximum.

6.4.3 Minimum and Maximum Front Yard

a) The *minimum front yard* on all *lots* shall be the *yard* legally existing on the effective date of this By-law less 1.0 metre.
b) Notwithstanding subsection (a) above, where a lot was vacant on the effective date of this By-law or a new lot is created after the effective date of this By-law, the *minimum front yard* shall be equal to the *minimum front yard* required for the parent *zone*.
c) The *maximum front yard* for new *dwellings* on all *lots* shall be 5.5 metres greater than the *minimum front yard* for the applicable *lot*. *(2017-025)*

An existing lot where a new dwelling or addition is proposed that would bring the dwelling closer to the street requires relief from this By-law. Contact Planning Services for more information.

6.4.4 Main Wall Proportionality

The following *main wall* proportion requirements apply to new *buildings* constructed after the effective date of this By-law:

a) A minimum of 50% of the length of all *main walls* oriented toward the *front lot line* shall be located within the area on the *lot* defined by the *minimum* and *maximum front yards*.
b) For clarity, Section 6.4.4 does not apply to additions to *buildings* legally existing on the effective date of this By-law.

6.4.5 Balcony and Deck Prohibition

Balconies and *uncovered platforms* are prohibited above the floor level of the *first storey* on any *lot* in the -0 Suffix *Zone*.

6.4.6 Height and Storeys

a) The maximum number of *storeys* shall be 2.
b) *Floor area* is prohibited above the second *storey*.
c) The maximum *height* shall be 9.0 metres.

6.5 Accessory Buildings and Structures

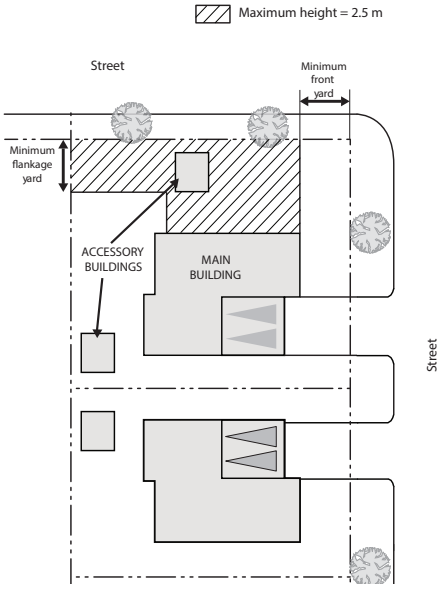
The following regulations apply to *accessory buildings* and *structures*:

6.5.1 General Provisions

a) An *accessory building* or *structure* shall be located on the same *lot* as primary *use* to which it is associated.
b) An *accessory building* or *structure* shall not be used for human habitation or an occupation for gain or profit, unless otherwise permitted by this By-law.

6.5.2 Regulations *(2021-068)*

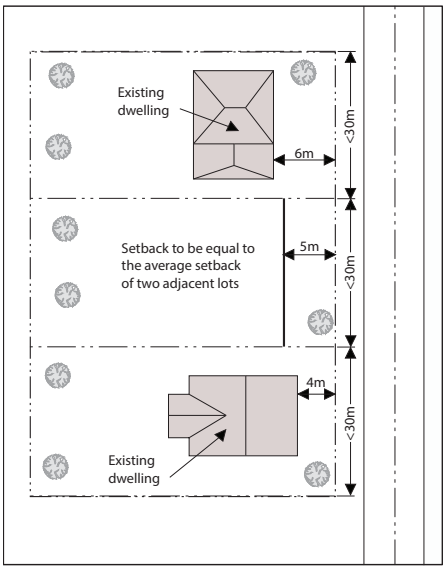
a) Subject to subsection b) below, the *minimum yards* for an *accessory building* or *structure* shall be the same as for the *dwelling* on the *lot*.
b) The minimum *yard* from any *lot line* for an *accessory building* or *structure* located in a *flankage* or *rear yard* shall be 0.6 metres, provided that the *accessory building* or *structure* has a minimum *separation distance* of 2.0 metres from the *dwelling*.
c) Subject to subsection d) below, the maximum *height* for an *accessory building* or *structure* shall be 4.0 metres measured from *grade*.
d) The maximum *height* of *accessory building* or *structure* shall be reduced to 2.5 metres measured from *grade* where the *accessory building* or *structure* is located less than 3.5 metres from a *flankage lot line*.
e) The maximum *lot coverage* shall be the greater of 5% of the *lot area* or 42.0 square metres of *building* area, except as specified otherwise by this By-law. This *lot coverage* shall be additional to the maximum *lot coverage* for the *dwelling*.



Property owners should check for easements on their lot prior to placing an accessory building or structure. Most easements prohibit buildings and structures. The easement holder may demand that the building or structure be moved.

6.6 Reduced Minimum Front Yard in Residential Zones

The *minimum front yard* for any *dwelling* erected between *dwellings* that legally existed on the effective date of this By-law in the same block with *yards* abutting the same *road* that, when averaged, are less than the minimum requirement of the applicable *zone* shall be the average of the *yards* abutting the same *road* established by the nearest *dwelling* on each side. *(2015-079)*



In this scenario, the minimum front yard is reduced to 5.0 metres by Section 6.6.

In the -0 Suffix Zone, Section 6.6 can only be used where the average is less than the minimum front yard in the parent chart.

6.7 Day Cares in Residential Zones

The following additional regulations apply to a *day care*:

a) A *day care* is permitted only on a *lot* where the *front lot line* or *flankage lot line* abuts an *arterial road* or major *collector road*. *(2015-079)*
b) The *minimum interior side yard* is 4.2 metres.
c) Notwithstanding Section 5.8.2(b) and (c) of this By-law, the maximum width of a *driveway* in a *front* or *flankage yard* shall be 6.0 metres, with an additional 5.7 metres of continuous hard surface permitted.
d) Playground equipment equal to or greater than 1.8 metres in *height* shall be set back a minimum of 5.0 metres from all *lot lines*.
e) Playground equipment less than 1.8 metres in *height* shall be set back a minimum of 2.0 metres from all *lot lines*.

6.8 Parking Regulations in the Residential Uptown Core (RUC) Zone

The following provisions apply to *parking spaces*, *driveways*, and *private garages* in the Residential Uptown Core (RUC) *Zone*.

a) The minimum *separation distance* between a *dwelling unit* and a *private garage* or *parking space* on a *lot* having a *lot depth* equal to or greater than 30.0 metres shall be 6.0 metres.
b) Subsection (a) above shall not apply to any attached *private garage* erected prior to the effective date of this By-law.
c) A *driveway* on a *lot* containing a *detached dwelling*, *semi-detached dwelling*, or *townhouse dwelling* shall only be permitted to cross the *rear lot line*.
d) A *private garage* and a *parking space* are only permitted in a *rear yard*.
e) Notwithstanding subsection (d) above, an outdoor *parking space* is permitted to encroach into a *flankage yard* provided the majority of the *parking space* is located within the *rear yard*.
f) Notwithstanding Section 5.2 of this By-law, no parking spaces shall be required for a *retail store* located on a *lot* in the Residential Uptown Core (RUC) *Zone*.

6.9 Parking Structures in Residential Zones

The following provisions apply to *parking structures*.

a) The storage of vehicles for repair is prohibited in a *parking structure*.
b) No setbacks or *yards* shall be required for any portion of a *parking structure* including stairways, and other similar facilities, that at no point is more than 1.37 metres in height above the elevation of the nearest point on the nearest *lot line*, except:

    i) Where abutting any Residential *Zone* where the minimum setback shall be 1.0 metre; and,
    ii) Ventilator shafts shall be set back a minimum of 3.5 metres from any *lot line*.

6.10 Separation of Dwelling Units *(2021-068)*

a) The proposed *rear lot lines* within a *lot* or block designated for *back-to-back townhouse dwelling units* will be deemed to be the *rear lot lines* for zoning purposes until the *lot lines* are formally established.
b) The entirety of the *lot* or block designated for *semi-detached*, *town-house*, *back-to-back townhouse* and *stacked townhouse dwellings* shall be used for the purposes of determining compliance with the applicable zoning regulations.
c) For a *common element condominium*, the applicable zoning regulations shall apply to the proposed *lots* or blocks to be parcels of tied land until the *lots* or *blocks* are formally established.

Midtown Oakville Zones

Portions of this by-law not yet in effect are covered with a blue tone. This version consolidates all amendments and orders of the OMB up to the consolidation date shown below. Contact the Building Services or Planning Services departments for more information.

7.1 List of Applicable Zones

Midtown Transitional Commercial MTC
Midtown Transitional Employment MTE

7.2 Permitted Uses

Uses permitted in the Midtown Oakville Zones are denoted by the symbol "✓" in the column applicable to that *Zone* and corresponding with the row for a specific permitted use in Table 7.2, below.

Table 7.2: Permitted Uses in the Midtown Oakville Zones

	MTC	MTE
Legal *uses* of land, *buildings*, and *structures* existing on the *lot* as of the effective date of this By-law	✓	✓
Retail Uses		
Outside display and sales area	✓	✓
Retail propane and transfer facility	✓ (1)(2)	
Retail store	✓	✓ (3)
Service Commercial Uses		
Adult entertainment establishment		✓
Commercial school	✓	
Dry cleaning/laundry	✓	
Financial institution	✓	✓ (3)
Food production	✓	✓ (3)
Pet care establishment	✓	
Place of entertainment	✓ (4)	
Restaurant	✓	✓ (3)
Service commercial establishment	✓	✓ (3)
Sports facility	✓	✓ (3)
Veterinary clinic	✓	
Office Uses		
Business office	✓	✓
Medical office		✓
Community Uses		
Day care	✓	✓ (3)
Emergency service facility	✓	✓

OMB Appeals

Part 7 in its entirety
36 - General Electric Canada

Once Midtown Strategy projects are complete, staff anticipate an Official Plan Amendment will be required to update various schedules in the Livable Oakville Plan. Corresponding policy amendments may also be required to reflect changes recommended in the Parking Strategy and Mobility Hub Study work being undertaken in tandem with the Class Environmental Assessment.

In the interim, staff are recommending two transition zones – Midtown Transitional Commercial (MTC) and Midtown Transitional Employment (MTE) – apply that freeze building envelopes to those legally existing February 25, 2014. New buildings and structures would require a planning application, allowing Council to review a proposal and establish conformity with the Livable Oakville Plan (in particular, the acquisition of future roads required in Midtown Oakville). A limited range of additional uses are permitted that conform to the uses permitted in the Livable Oakville Plan to allow for the continued use of existing buildings should vacancies emerge.

Staff anticipate Midtown Strategy work to be complete later in 2015. Implementing zoning for Midtown Oakville would be introduced through a separate process, including a dedicated statutory public meeting for the Official Plan and Zoning By-law Amendments.

Portions of this by-law not yet in effect are covered with a blue tone. This version consolidates all amendments and orders of the OMB up to the consolidation date shown below. Contact the Building Services or Planning Services departments for more information.

Midtown Oakville Zones

Table 7.2: Permitted Uses in the Midtown Oakville Zones

	MTC	MTE
Open Space Uses		
Conservation use	✓	✓
Park, public	✓	✓
Stormwater management facility	✓	✓
Employment Uses		
Training facility		✓
Hospitality Uses		
Hotel		✓
Public hall	✓ (1)	✓
Community Uses		
Art gallery	✓	
Community centre	✓	✓
Day care	✓	✓
Emergency service facility	✓	✓
Library	✓	
School, private	✓	
Community Uses		
Conservation use	✓	✓
Park, public	✓	✓
Stormwater management facility	✓	✓

Additional Regulations for Permitted Uses Table 7.2

1. Not permitted on a *lot* abutting a residential *zone*.
2. Only permitted for the sale of propane to the general public for automotive and recreational purposes.
3. Permitted only within the same *building* or part thereof *used* by any other *use* not subject to this footnote.
   A maximum of 20% of the *net floor area* of the *building* shall be cumulatively occupied by all *uses* subject to this footnote.
4. Permitted only as an *accessory use*.

Midtown Oakville Zones

Portions of this by-law not yet in effect are covered with a blue tone. This version consolidates all amendments and orders of the OMB up to the consolidation date shown below. Contact the Building Services or Planning Services departments for more information.

7.3 Regulations

The regulations for the Midtown Oakville *Zones* are set out in Table 7.3, below.

Table 7.3: Regulations in the Midtown Oakville Zones

	MTC	MTE
Minimum *lot frontage*	Shall be as legally existing as of the effective date of this By-law.	
Minimum *lot area*		
Maximum *lot coverage*		
Minimum front yard		
Minimum flankage yard		
Minimum interior side yard		
Minimum rear yard		
Maximum *height*		

Mixed Use Zones

Portions of this by-law not yet in effect are covered with a blue tone. This version consolidates all amendments and orders of the OMB up to the consolidation date shown below. Contact the Building Services or Planning Services departments for more information.

8.1 List of Applicable Zones

Central Business District	CBD
Main Street 1	MU1
Main Street 2	MU2
Urban Centre	MU3
Urban Core	MU4

8.2 Permitted Uses

Uses permitted in the Mixed Use *Zones* are denoted by the symbol "✓" in the column applicable to that *Zone* and corresponding with the row for a specific permitted *use* in Table 8.2, below.

Table 8.2: Permitted Uses in the Mixed Use Zones *(2017-025)*

		CBD	MU1	MU2	MU3	MU4
Accessory dwelling	(5)	✓				
Apartment dwelling		✓ (1)	✓ (3)	✓ (3)	✓ (3)	✓ (3)
Art gallery	(7)	✓	✓	✓	✓	✓
Bed and breakfast establishment	(5)	✓				
Business office	(6)(7)	✓	✓	✓	✓	✓
Commercial parking area		✓	✓	✓	✓	✓
Commercial school	(7)	✓	✓	✓	✓	✓
Community centre		✓	✓	✓	✓	✓
Conservation use		✓	✓	✓	✓	✓
Day care		✓ (5)	✓	✓	✓	✓
Detached dwelling	(2)	✓	✓	✓		
Dormitory	(4)	✓	✓	✓	✓	✓
Dry cleaning depot (PL140317)	(7)	✓	✓	✓	✓	✓
Dry cleaning/laundry establishment (PL140317)	(7)	✓	✓	✓	✓	✓
Emergency service facility		✓	✓	✓	✓	✓
Emergency shelter (PL140317)		✓ (8)	✓ (8)	✓ (8)	✓ (8)	✓ (8)
Financial institution	(7)	✓	✓	✓	✓	✓
Food bank	(7)	✓	✓	✓	✓	✓
Food production	(7)	✓	✓	✓	✓	✓
Funeral home		✓				
Home Occupation	(5)	✓	✓	✓	✓	✓
Hotel	(7)	✓			✓	✓
Library		✓	✓	✓	✓	✓
Live-work dwelling (2017-025)	(2)	✓	✓	✓		
Long term care facility		✓ (1)	✓ (3)	✓ (3)	✓ (3)	✓ (3)
Medical office	(6)(7)	✓	✓	✓	✓	✓
Motor vehicle rental facility					✓	✓

Mixed Use Zones

Table 8.2: Permitted Uses in the Mixed Use Zones *(2017-025)*						
		CBD	MU1	MU2	MU3	MU4
Museum		✓	✓	✓	✓	✓
Outside display and sales area	(7)	✓	✓	✓	✓	✓
Park, public		✓	✓	✓	✓	✓
Pet care establishment	(7)	✓	✓	✓	✓	✓
Place of entertainment	(7)	✓	✓	✓	✓	✓
Place of worship		✓	✓	✓	✓	✓
Post-secondary school		✓	✓	✓	✓	✓
Private home day care	(5)	✓	✓	✓	✓	✓
Public hall	(7)	✓			✓	✓
Rental establishment	(7)	✓	✓	✓	✓	✓
Restaurant	(7)	✓	✓	✓	✓	✓
Retail store	(7)	✓	✓	✓	✓	✓
Retirement home		✓ (1)	✓ (3)	✓ (3)	✓ (3)	✓ (3)
School, private		✓	✓	✓	✓	✓
School, public		✓	✓	✓	✓	✓
Semi-detached dwelling	(2)	✓	✓	✓		
Service commercial establishment	(7)	✓	✓	✓	✓	✓
Short-term accommodation	(9)	✓	✓	✓	✓	✓
Sports facility	(7)	✓	✓	✓	✓	✓
Stormwater management facility		✓	✓	✓	✓	✓
Taxi dispatch	(7)	✓	✓	✓	✓	✓
Townhouse dwelling	(2)	✓	✓	✓		
Veterinary clinic	(7)	✓	✓	✓	✓	✓

Additional Regulations for Permitted Uses Table 8.2

1.
   a) Stand-alone residential *buildings* are not permitted on *lots* having a *front lot line* or *flankage lot line* abutting Lakeshore Road. *(2021-068)*
   b) Residential *dwelling units* located on the *first storey* shall have the *main front entrance* oriented towards a *public road*. *(2021-068)*
2. Permitted only where the use legally existed on the lot on the effective date of this By-law.
3.
   a) Prohibited in the first 9.0 metres of depth of the *building*, measured in from the *main wall* oriented toward the *front lot line*, on the *first storey*. *(2021-068)*
   b) Notwithstanding this, an *ancillary residential use* on the *first storey*- is permitted to occupy a maximum of 15% of the length of the *main wall* oriented toward a *front lot line*. *(2021-068)*
4. Only permitted *accessory* to and on the same *lot* as a post-secondary school or private school.

5. A maximum of one of the *uses* subject to this footnote shall be permitted in a *dwelling*.
6. On a *lot* having *lot frontage* greater than 20.0 metres *uses* subject to this footnote are limited to a cumulative maximum width of 50% of the *building* in the first 9.0 metres of depth of the *building* on the *first storey* only, measured in from the *main wall* oriented toward the *front lot line*.
7. Shall have a maximum *net floor area* of 1,400.0 square metres per *premises,* applying only for the portion of the *premises* located on the *first storey.*
8. Prohibited within a single *use building*. *(PL140317)*
9. Shall be subject to footnote 5 but shall exclude *accessory dwellings*.

8.3 Regulations

The regulations for *lots* in a Mixed Use *Zone* are set out in Tables 8.3.1 and 8.3.2, below.

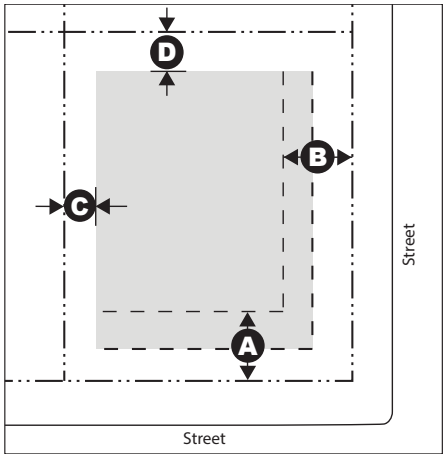
Table 8.3.1: Regulations in the Mixed Use Zones

		CBD	MU1	MU2	MU3	MU4
Minimum front yard	A	0.0 m	0.0 m	0.0 m	0.0 m	1.0 m
Maximum front yard	A	3.0 m (1)(2)	3.0 m (1)	5.0 m (1)(3)	5.0 m (1)(3)	5.0 m (1)(3)
Minimum flankage yard	B	0.0 m	0.0 m	0.0 m	0.0 m	1.0 m
Maximum flankage yard	B	3.0 m (1)(2)	3.0 m (1)	5.0 m (1)(3)	5.0 m (1)(3)	5.0 m (1)(3)
Minimum interior side yard *(2015-018)*	C	0.0 m	0.0 m	0.0 m	0.0 m	0.0 m
Minimum interior side yard abutting a *lot* in any Residential *Zone*, Institutional (I) *Zone*, or Community Use (CU) *Zone*	C	3.0 m	3.0 m	3.0 m (4)	7.5 m (5)	7.5 m (5)
Minimum rear yard *(2015-018)*	D	0.0 m	0.0 m	0.0 m	0.0 m	0.0 m
Minimum rear yard abutting a *lot* in any Residential *Zone*, Institutional (I) *Zone*, or Community Use (CU) *Zone*	D	3.0 m	3.0 m	3.0 m (4)	7.5 m (5)	7.5 m (5)
Minimum number of *storeys*	H	2 (7)	2 (7)	4 (7)	6 (7)	8 (7)
Maximum number of *storeys*	H	4 (6)	4	6	8	12
Minimum *first storey height*		4.5 m (7)	4.5 m (7)	4.5 m (7)	4.5 m (7)	4.5 m (7)
Minimum *height*	H	7.5 m (7)	7.5 m (7)	13.5 m (7)	19.5 m (7)	25.5 m (7)
Maximum *height*	H	15.0 m (6)	15.0 m	22.0 m	29.0 m	43.0 m

Mixed Use Zones

Additional Regulations for Zone Regulations Table 8.3.1

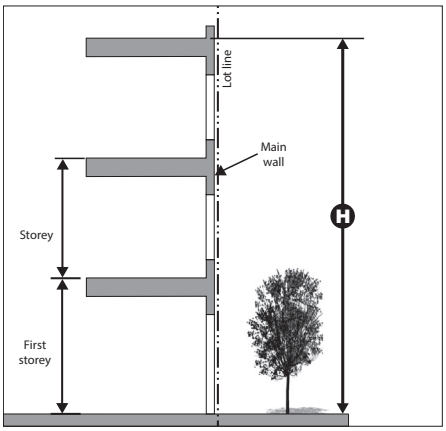
1. The *maximum front yard* and *maximum flankage yard* requirements do not apply when an *urban square* measuring no less than 300.0 square metres in area and having a minimum length of 10.0 metres is provided along the length of the *main wall* oriented toward the *front* or *flankage lot line*.
2. The *maximum front* and *flankage yard* shall be 5.0 metres where a *dwelling* occupies the entire *first storey* on a *lot* having *lot frontage* onto any *public road* other than Lakeshore Road West, Lakeshore Road East, or Kerr Street. *(2015-079)*
3. Shall only apply to the first 12.0 metres of *building height*, measured along the *main wall* oriented toward the *front* or *flankage lot line*.
4. The *minimum yard* shall be increased to 7.5 metres for that portion of a *building* greater than 13.5 metres in *height*.
5. The *minimum yard* shall be increased to 10.0 metres for that portion of a *building* greater than 13.5 metres in *height*.
6.
   a) The maximum number of *storeys* shall be 3 and the maximum *height* shall be 12.0 metres where the *lot* is adjacent to a *lot* in any Residential Low (RL) *Zone*.
   b) Notwithstanding Section 4.6.4(a), a *mechanical penthouse* shall not exceed 3.0 metres in height, measured from the top of the roof on which the *mechanical penthouse* is directly situated, where the *lot* is adjacent to a *lot* in any Residential Low (RL) *Zone*.
7. Any *building* legally existing on the effective date of this By-law not complying with this provision shall be permitted.



The black circles are letters corresponding to the applicable yard in the regulations table. The shaded area represents the potential building envelope remaining once minimum yards are removed.

Table 8.3.2: Regulations for Permitted Detached, Semi-detached, and Townhouse Dwellings

	Detached dwellings	*Semi-detached dwellings*	*Townhouse dwellings*
Minimum *lot area*	As legally existing on the effective date of this By-law		
Minimum *lot frontage*			
Minimum front yard (A)	As legally existing on the effective date of this By-law less 1.0 metre (1)		
Minimum flankage yard (B)	3.0 m	3.0 m	3.0 m
Minimum interior side yard (C)	1.2 m	1.2 m (2)	1.2 m (2)
Minimum rear yard (D)	7.5 m	7.5 m	7.5 m
Maximum number of *storeys* (H)	3	3	3
Maximum *height* (H)	12.0 m	12.0 m	12.0 m
Maximum *lot coverage* for the *dwelling*	35%	n/a	n/a
Regulations for *accessory buildings* and *structures*	Section 6.5 shall apply		



Height is measured to the tallest point of the building.

Additional Regulations for Zone Regulations Table 8.3.2

1. Notwithstanding this, Section 6.6 additionally applies for any *dwelling* erected between *dwellings* that legally existed on the effective date of this By-law. *(2015-018)*
2. Section 6.10 of this By-law shall apply for determining *yard* compliance.

8.4 Location of Functional Servicing

a) Notwithstanding Section 4.10(b) of this By-law, transformer and telecommunications vaults and pads shall not be located between the *main wall* closest to the *flankage lot line* and the *flankage lot line* in a *flankage yard* or between the *main wall* closest to the *front lot line* and the *front lot line* in a *front yard*.

b) Stairs and air vents associated with a *parking structure* are not permitted in a *front yard* or *flankage yard*.

8.5 Built Heritage Resources Exception

Sections 8.3 and 8.4 and the additional regulations of Permitted *Uses* Table 8.2 of this By-law shall not apply to any portion of a built heritage resource either designated under the Ontario Heritage Act or listed on the *Town of Oakville* Heritage Register legally existing on the effective date of this By-law.

New buildings or additions to existing buildings on lots taking advantage of Section 8.5 would be subject to the regulations for the applicable zone.

8.6 Driveway, Parking Structure, and Surface Parking Area Regulations

a) A *surface parking area*, not including a *driveway*, shall not be permitted in any *yard* between a *building* and Lakeshore Road East, Lakeshore Road West, Kerr Street, Randall Street, Oak Park Boulevard, Old Bronte Road, and Khalsa Gate.

b) On a *lot* in a Mixed Use *Zone* on Map 19(19a), the maximum *surface parking area coverage* is 50%.

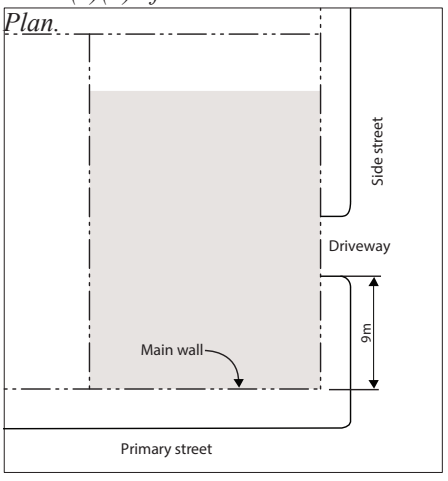
c) Notwithstanding Section 5.8.2 of this By-law, for a *lot* having *lot frontage* greater than or equal to 15.0 metres the maximum width of a *driveway* for a *detached dwelling*, *semi-detached dwelling*, and *townhouse dwelling* shall be 6.0 metres. *(2015-018)*

d) The parking of *motor vehicles* is prohibited in all *storeys* of an above *grade parking structure* for the first 9.0 metres of the depth of the *building*, measured in from the *main wall* oriented toward the *lot line* adjacent to Lakeshore Road West, Lakeshore Road East, Kerr Street, Randall Street, Old Bronte Road, Oak Park Boulevard, and Khalsa Gate. *(2015-018)*

e) On a *corner lot*, a *driveway* providing access to a *parking structure* that crosses a *flankage lot line* shall be set back a minimum of 9.0 metres from the *main wall* of the *parking structure* oriented toward the *front lot line*. *(2015-018)*

f) The minimum *first storey height* of Table 8.3.1 shall not apply for those parts of the *first storey* of a *parking structure* solely occupied by *parking area*. *(2015-018)*

Subsection (b) applies only in Palermo Village and implements Section 22.4.1(b)(ii) of the Livable Oakville Plan.



Subsection (e) requires a driveway providing access to a parking structure to be set back 9.0 metres from the main front wall.

8.7 Use of a Basement Permitted

Nothing in this Part of the By-law shall apply to limit *uses* above *grade* where a *basement* is used for storage accessory to a permitted *use* within the same *building*. *(2015-018)*

8.8 Main Wall Proportions

The following *main wall* proportion requirements apply to new *buildings* constructed after the effective date of this By-law:

a) A minimum of 75% of the length of all *main walls* oriented toward the *front lot line* shall be located within the area on the *lot* defined by the *minimum* and *maximum front yards*.
b) A minimum of 75% of the length of all *main walls* oriented toward the *flankage lot line* shall be located within the area on the *lot* defined by the *minimum* and *maximum flankage yards*.
c) For clarity, Section 8.8 does not apply to additions to *buildings* legally existing on the effective date of this By-law.

Commercial Zones

Portions of this by-law not yet in effect are covered with a blue tone. This version consolidates all amendments and orders of the OMB up to the consolidation date shown below. Contact the Building Services or Planning Services departments for more information.

9.1 List of Applicable Zones

Neighbourhood Commercial	C1
Community Commercial	C2
Core Commercial	C3
Service Station	C4

Be sure to refer to all Parts of this By-law to ensure that you have reviewed all regulations that may apply to your lot. Contact staff in zoning section of the Building Services department to confirm the applicable zoning.

9.2 Permitted Uses *(2016-023)*

Uses permitted in the Commercial *Zones* are denoted by the symbol "✓" in the column applicable to that *Zone* and corresponding with the row for a specific permitted *use* in Table 9.2, below.

Table 9.2: Permitted Uses in the Commercial Zones *(2017-025)*

	C1	C2	C3	C4
Art gallery	✓	✓	✓	
Business office	✓	✓	✓	
Commercial parking area				
Commercial school	✓	✓	✓	
Community centre	✓	✓	✓	
Conservation use	✓	✓	✓	✓
Day care	✓ (1)	✓	✓	
Drive-through facility	✓ (1)	✓ (1)	✓ (1)	✓ (1)(2)
Dry cleaning depot *(2016-023)*	✓	✓	✓	
Dry cleaning/laundry establishment *(2016-023)*		✓	✓	
Emergency service facility	✓	✓	✓	
Emergency shelter *(PL240317)*	✓ (7)			
Financial institution	✓	✓	✓	
Food bank	✓	✓	✓	
Food production	✓	✓	✓	
Funeral home		✓		
Library	✓	✓	✓	
Medical office	✓	✓	✓	
Motor vehicle repair facility			✓ (6)	
Motor vehicle service station			✓	✓
Motor vehicle washing facility			✓	✓ (5)
Museum	✓	✓	✓	
Outside display and sales area	✓	✓	✓	✓
Outside miniature golf		✓	✓	
Park, public	✓	✓ ✓	✓	✓
Pet care establishment	✓	✓	✓	
Place of entertainment		✓	✓	
Place of worship	✓ (4)	✓ (4)	✓ (4)	

Commercial Zones

Table 9.2: Permitted Uses in the Commercial Zones *(2017-025)*	C1	C2	C3	C4
Rental establishment		✓	✓	
Restaurant	✓	✓	✓	✓ (5)
Retail propane and transfer facility			✓ (3)	✓ (3)
Retail store	✓	✓	✓	✓ (5)
School, private (2016-023)	✓ (1)	✓	✓	
Service commercial establishment	✓	✓	✓	
Sports facility	✓	✓	✓	
Stormwater management facility	✓	✓	✓	✓
Veterinary clinic	✓	✓	✓	

Additional Regulations for Permitted Uses Table 9.2

1. Permitted only on a *lot* abutting a major *arterial road*.
2. A maximum one *drive-through facility* shall be permitted on a *lot*.
3. Shall not be permitted on a *lot* abutting any Residential *Zone*.
4. The maximum *lot area* shall be 2.5 hectares. The maximum percentage of *net floor area* permitted to be occupied by a *place of worship* is 50% of the total *net floor area* on the *lot*.
5. Permitted only *accessory* to a *motor vehicle service station*.
6. Permitted only *accessory* to a *retail store.*
7. Prohibited on the *first storey* of a *building*. *(PL140317)*

9.3 Regulations

The regulations for *lots* in a Commercial Use *Zone* are set out in Table 9.3, below.

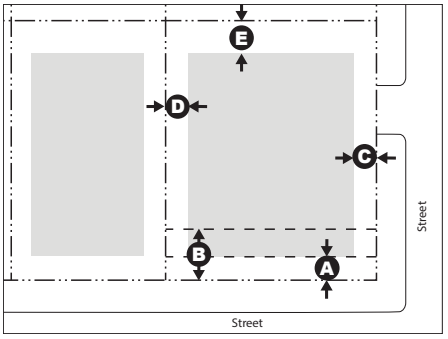
Table 9.3: Regulations in the Commercial Zones *(2015-018)*		C1	C2	C3	C4
Minimum *lot area*		0.2 ha	2.0 ha	4.0 ha	n/a
Minimum *lot frontage*		30.0 m	n/a	n/a	30.0 m
Minimum *lot depth*		n/a	n/a	n/a	30.0 m
Minimum front yard	A	0.0 m	3.0 m	3.0 m	3.0 m
Maximum front yard	B	17.5 m	17.5 m (1)	17.5 m (1)	n/a
Minimum flankage yard	C	0.0 m	3.0 m	3.0 m	3.0 m
Maximum flankage yard	C	17.5 m	17.5 m (1)	17.5 m (1)	n/a
Minimum interior side yard	D	0.0 m	0.0 m	0.0 m	3.0 m

Commercial Zones

Table 9.3: Regulations in the Commercial Zones					
(2015-018)		C1	C2	C3	C4
Minimum interior side yard abutting a *lot* in any Residential *Zone*, Institutional (I) *Zone*, or Community Use (CU) *Zone*, or any *railway corridor*	D	7.5 m	7.5 m	7.5 m	7.5 m
Minimum rear yard	E	7.5 m	0.0 m	0.0 m	7.5 m
Minimum rear yard abutting a *lot* in any Residential *Zone*, Institutional (I) *Zone*, or Community Use (CU) *Zone*, or any *railway corridor*	E	7.5 m	7.5 m	7.5 m	7.5 m
Maximum *height*		9.0 m	12.0 m	n/a	6.0 m
Maximum number of *storeys*		2	n/a	n/a	n/a
Maximum percentage of *net floor area* on a *lot* permitted to be occupied by a single *premises*		50%	n/a	n/a	n/a
Maximum total *net floor area* for all *uses* other than *retail stores* on a *lot*		n/a	67%	67%	n/a
Maximum *net floor area* for all retail and service commercial *uses* on a *lot*		2,500.0 m^2	n/a	n/a	n/a
Minimum *landscaping coverage*		10%	10%	10%	10%

Additional Standards for Zone Regulations Table 9.3

1. For a new *building* being constructed or the addition of *floor area* in a *front yard* or *flankage yard* to a *building* legally existing on the effective date of this By-law on a *corner lot* located at the intersection of any two *arterial roads*, *collector roads*, or an *arterial road* and a *collector road*, the *maximum front* or *flankage yards* shall be 10.0 metres for the first 33% of the length of the *front* and *flankage lot lines* measured from the point of intersection of the *lot lines* or the point of intersection of the projection of the *lot lines* where the two do not intersect. *(2015-018) (2017-025)*



The black circles are letters corresponding to the applicable yard in the regulations table. The shaded area represents the potential building envelope remaining once minimum yards are removed.

Commercial Zones

9.4 Main Wall Proportions

The following *main wall* proportion requirements apply to new *buildings* constructed after the effective date of this By-law in the Neighbourhood Commercial (C1), Community Commercial (C2) and Core Commercial (C3) *Zones*:

a) A minimum of 35% of the length of all *main walls* oriented toward the *front lot line* shall be located within the area on the *lot* defined by the *minimum* and *maximum front yards*.
b) A minimum of 35% of the length of all *main walls* oriented toward the *flankage lot line* shall be located within the area on the *lot* defined by the *minimum* and *maximum flankage yards*.
c) For clarity, Section 9.4 does not apply to additions to *buildings* legally existing on the effective date of this By-law.

Portions of this by-law not yet in effect are covered with a blue tone. This version consolidates all amendments and orders of the OMB up to the consolidation date shown below. Contact the Building Services or Planning Services departments for more information.

Employment Zones

10.1 List of Applicable Zones

Office Employment	E1
Business Employment	E2
Industrial	E3
Business Commercial	E4

Be sure to refer to all Parts of this By-law to ensure that you have reviewed all regulations that may apply to your lot. Contact staff in zoning section of the Building Services department to confirm the applicable zoning.

10.2 Permitted Uses

Uses permitted in the Employment *Zones* are denoted by the symbol "✓" in the column applicable to that *Zone* and corresponding with the row for a specific permitted *use* in Table 10.2, below.

Table 10.2: Permitted Uses in the Employment Zones *(2017-025)*

	E1	E2	E3	E4
Adult entertainment establishment		✓ (4)(10)	✓ (4)(10)	
Art gallery (2016-023)	✓ (5)	✓ (6)(7)		✓
Business office	✓	✓	✓ (1)	✓
Bulk storage facility			✓	
Commercial school (PL140317)	✓	✓		✓
Commercial self-storage		✓	✓	✓
Community centre				✓
Conservation use	✓	✓	✓	✓
Contractors establishment	✓	✓	✓	✓
Day care (PL140317)	✓ (5)(17)	✓ (17)		✓ (17)
Drive-through facility	✓ (5)(8)	✓ (6)(7)(8)		✓ (8)
Dry cleaning depot (PL140317)	✓ (5)			✓
Dry cleaning/laundry establishment (PL140317)		✓	✓	
Emergency service facility	✓	✓	✓	✓
Financial institution	✓ (5)	✓ (6)(7)		✓
Food bank	✓	✓		✓
Food production	✓ (2)	✓		✓
Funeral home				✓
Hotel	✓	✓		✓
Manufacturing	✓ (2)	✓	✓	
Medical office	✓	✓		✓
Motor vehicle body shop				✓ (8)(13)
Motor vehicle dealership				✓ (8)(14)
Motor vehicle rental facility				✓ (13)(14)
Motor vehicle repair facility				✓ (13)
Motor vehicle service station				✓ (15)
Motor vehicle storage compound			✓	
Motor vehicle washing facility				✓ (8)(16)

Employment Zones

Table 10.2: Permitted Uses in the Employment Zones *(2017-025)*				
	E1	**E2**	**E3**	**E4**
Outside display and sales area		✓		✓ (11)
Outside processing			✓	
Outside storage (2021-068)		✓(18)	✓(18)	
Park, public	✓	✓	✓	✓
Parking area, heavy vehicle (2021-068)		✓(18)	✓(18)	
Pet care establishment				✓
Place of entertainment				✓
Place of worship (PL140317)	✓ (5)(12)	✓ (6)(7)(12)		✓ (12)
Public hall	✓	✓		✓
Public works yard		✓	✓	
Rental establishment		✓	✓	✓
Repair shop (2017-025)	✓ (2)	✓	✓	✓
Restaurant	✓ (5)	✓ (6)(7)		✓
Retail propane and transfer facility				✓
Retail store	✓ (5)			✓ (11)
Retail store, *accessory* and showroom	✓ (3)	✓ (3)	✓ (3)	
School, private (PL140317)	✓	✓ (17)		✓
Service commercial establishment	✓ (5)			✓
Sports facility	✓ (9)	✓ (9)	✓ (2)	✓ (9)
Stormwater management facility	✓	✓	✓	✓
Taxi dispatch	✓	✓	✓	✓
Training facility	✓	✓	✓	✓
Transportation terminal			✓	
Veterinary clinic (PL140317)		✓		✓
Warehousing	✓ (2)	✓	✓	
Waste processing station			✓ (4)	
Waste transfer station			✓ (4)	
Wholesaling		✓	✓	

Additional Regulations for Permitted Uses Table 10.2

1. Permitted only in conjunction with another permitted *use* and shall not exceed a maximum of 25% of the *net floor area* on the *lot*.
2. Permitted only where the *use* legally existed on the *lot* on the effective date of this By-law.
3.
   a) The maximum *net floor area* for an *accessory retail store* and showroom shall be the lesser of a maximum *net floor area* of 15% of the *net floor area* of the main *use* or 250.0 square metres *(PL140317)*; and,

Proposals for a new use on a lot where the use did not exist on the effective date of this By-law will require a planning approval. Contact Planning Services for more information.

Employment Zones

b) The *accessory retail store* and showroom shall be contained within the same *premises* as the associated permitted *use*.
c) The area within the *building* used for the *accessory retail store* and showroom shall be separated from the remainder of the facility by a permanent, solid, floor-to-ceiling and wall-to-wall partition, including closed doors.

4.
a) Prohibited on a *lot* within 800.0 metres of a Residential *Zone*, whether the Residential *Zone* is in Oakville or in a neighbouring municipality.
b) For a *waste transfer facility*, this footnote only applies when the *use* is dealing with *hazardous waste*. *(PL140317)*

5.
a) Permitted only within the same *building* or part thereof *used* by any other *use* not subject to this footnote.
b) A maximum of 20% of the total *net floor area* of the *building* shall be cumulatively occupied by all *uses* subject to this footnote.

6.
a) A maximum of 30% of the total *net floor area* on the *lot* shall be cumulatively occupied by all *uses* subject to this footnote. *(PL140317)*
b) No *net floor area* may be occupied by *uses* subject to this footnote without prior construction having occurred of an equal amount of *net floor area* for any other *use* permitted that is not subject to this footnote.

7.
a) Notwithstanding footnote 6, a stand-alone *building* that legally existed on the effective date of this By-law containing a *use* legally existing on the effective date of this By-law that is subject to this footnote shall be permitted.
b) There shall be no maximum *net floor area* applicable to that *building*.

8. Shall not be permitted on a *lot* abutting any Residential *Zone*.
9. The maximum *net floor area* on any *lot* within 100.0 metres of a Residential *Zone* shall be 1,000.0 square metres.
10. Shall only be located within a freestanding *building* as the exclusive *use* on the *lot*.
11. The maximum *net floor area* on a *lot* for all *uses* subject to this provision shall be 2,500.0 square metres.

Only the uses covered by Footnote 11 are limited in floor area. Any other use permitted on a lot in the Business Commercial (E4) Zone is not limited in floor area – however, all other standards of the By-law must be met.

12.
a) The maximum *lot area* shall be 2.5 hectares.
b) In the Business Commercial (E4) *Zone* only, the maximum percentage of *net floor area* permitted to be occupied by a *place of worship* is 50% of the total *net floor area* on the *lot*. In all other *zones*, *net floor areas* established by other footnotes shall apply. *(PL140317)*

13. If the *lot* is abutting the *highway corridor*, *uses* subject to this footnote are permitted only in conjunction with a *motor vehicle dealership*.
14. An *outside display and sales area* is additionally permitted as an *accessory use*. Inventory in an *outside display and sales area* in any *yard* abutting the *highway corridor* is limited to cars, vans, and light trucks designed to be used for the transport of passengers only.

15. Shall comply with the Service Station (C4) *Zone* regulations.
16. Shall comply with the Service Station (C4) *Zone* regulations when *used* in conjunction with a *motor vehicle service station*.
17. Shall not be permitted within 120.0 metres of an Industrial (E3) *Zone*. *(PL140317)*
18. Permitted only *accessory* to another permitted *use*. *(2021-068)*

10.3 Regulations

No person shall within any Employment *Zone use* or permit the *use* of any *lot* or erect, alter or *use* any *building* or *structure* except in accordance with the *zone* standards in Table 10.3 below.

Table 10.3: Regulations in the Employment Zones

	E1	E2	E3	E4
Minimum *lot area*	0.2 ha	0.2 ha	0.2 ha	6.0 ha
Minimum *lot frontage*	30.0 m	30.0 m	30.0 m	30.0 m
Minimum front yard	3.0 m	3.0 m	3.0 m	3.0 m
Maximum front yard	17.5 m (1)	n/a	n/a	n/a
Minimum flankage yard	3.0 m	3.0 m	3.0 m	3.0 m
Maximum flankage yard	17.5 m (1)	n/a	n/a	n/a
Minimum interior side yard	3.0 m	3.0 m	3.0 m	3.0 m
Minimum interior side yard abutting a *lot* in any Residential *Zone*, Institutional (I) *Zone*, or Community Use (CU) *Zone*	15.0 m	15.0 m	15.0 m	15.0 m
Minimum interior side yard abutting any *railway corridor*	7.5 m	7.5 m	7.5 m	7.5 m
Minimum rear yard	3.0 m	3.0 m	3.0 m	3.0 m
Minimum rear yard abutting a *lot* in any Residential *Zone*, Institutional (I) *Zone*, or Community Use (CU) *Zone*	15.0 m	15.0 m	15.0 m	15.0 m
Minimum rear yard abutting any *railway corridor*	7.5 m	7.5 m	7.5 m	7.5 m
Maximum *height*	18.5 m (2)(3)	n/a (2)(3)	n/a	18.5 m (3)
Minimum *landscaping coverage*	10%	10%	10%	10%

Additional Regulations for Zone Regulations Table 10.3

1. For a new *building* being constructed or the addition of *floor area* in a *front yard* or *flankage yard* to a *building* legally existing on the effective date of this By-law on a *corner lot* located at the intersection of any two *arterial roads*, *collector roads*, or an *arterial road* and a *collector road*, the *maximum front* or *flankage yards* shall be 10.0 metres for the first 33% of the length of the front and *flankage lot lines* measured from the point of intersection of the *lot lines* or the point of intersection of the projection of the *lot lines* where the two do not intersect. *(2017-025)*
2. The maximum *height* for any *lot* abutting a *highway corridor* shall be 30.0 metres. *(2015-018)*

3.

a) The maximum *height* for any portion of a *building* within 23.0 metres of a Residential Low *Zone*, Institutional (I) *Zone*, or Community Use (CU) *Zone* boundary shall be 5.0 metres.
b) Rooftop mechanical equipment and *mechanical penthouses* greater than 2.0 metres in height shall not be permitted within the same 23.0 metres setback.

10.4 Gatehouses

A *gatehouse* may be permitted in any required *yard* provided that it does not exceed 3.0 metres in *height* and 5.0 square metres in *floor area*.

10.5 Main Wall Proportions

The following *main wall* proportion requirements apply to new *buildings* constructed after the effective date of this By-law in the Office Employment (E1) *Zone*:

a) A minimum of 35% of the length of all *main walls* oriented toward the *front lot line* shall be located within the area on the *lot* defined by the *minimum* and *maximum front yards*.
b) A minimum of 35% of the length of all *main walls* oriented toward the *flankage lot line* shall be located within the area on the *lot* defined by the *minimum* and *maximum flankage yards*.
c) For clarity, Section 10.5 does not apply to additions to *buildings* legally existing on the effective date of this By-law.

Employment Zones

10.6 Outside Processing, Outside Storage, and Heavy Vehicle Parking Areas

Any screening or buffering requirements shall be reviewed and applied through the Site Plan Approval process. Contact Planning Services for more information.

Where *outside processing*, *outside storage*, and a *heavy vehicle parking area* are permitted, the following regulations apply:

a) The *uses* are permitted only in an *interior side yard* or *rear yard* and shall be set back 3.5 metres from any *lot line*.
b) The maximum area coverage on a *lot* shall be:

   i) 50% of the *lot area* in the Industrial (E3) *Zone* where the *lot* is set back further than 100.0 metres from a *railway corridor*;
   ii) No maximum in the Industrial (E3) *Zone* where the *lot* is set back less than or equal to 100.0 metres from a *railway corridor*;
   iii) 25% of the *lot area* in the Business Employment (E2) *Zone*; or,
   iv) No maximum where *accessory* to an *emergency service facility* or *public works yard*.

c) The *uses* are not permitted within any *yard* abutting a Residential, Institutional (I), or Community Use (CU) *Zone* boundary.
d) Notwithstanding subsections (a) and (b) above, the *uses* are permitted in any *yard* on a *lot used* for the *manufacturing* of *motor vehicles* greater than 100.0 hectares in *lot area*.
e) Storage of damaged, impounded, or inoperable *motor vehicles* is prohibited as part of *outside storage* except in conjunction with a *motor vehicle storage compound* or *salvage yard*.
f) Notwithstanding subsection (a), *uses* having materials stored that are cumulatively greater than 1.8 metres in *height* shall only be located in a *rear yard* or in between two *buildings* on the same *lot*.
g) The maximum height of materials stored on any lot in a Business Employment (E2) *Zone* entirely located further than 100.0 metres from the *railway corridor* shall be equal to the *height* of the largest *building* on the *lot*.

Portions of this by-law not yet in effect are covered with a blue tone. This version consolidates all amendments and orders of the OMB up to the consolidation date shown below. Contact the Building Services or Planning Services departments for more information.

Institutional and Community Use Zones

11.1 List of Applicable Zones

Institutional	I
Community Use	CU

Be sure to refer to all Parts of this By-law to ensure that you have reviewed all regulations that may apply to your lot. Contact staff in the zoning section of the Building Services department to confirm the applicable zoning.

11.2 Permitted Uses

Uses permitted in the Institutional and Community Use *Zones* are denoted by the symbol "✓" in the column applicable to that *Zone* and corresponding with the row for a specific permitted *use* in Table 11.2, below.

Table 11.2: Permitted Uses in the Institutional and Community Use Zones *(2017-025)*

	I	CU
Art gallery	✓	✓
Business office	✓	
Cemetery		✓ (1)
Community centre	✓	✓
Commercial parking area	✓	
Conservation use	✓	✓
Day care	✓	✓ (2)
Dormitory	✓ (6)	
Emergency service facility	✓ (3)	✓ (3)
Emergency shelter (PL140317)	✓ (9)	✓ (9)
Food bank	✓	✓
Hospital	✓	
Library	✓	✓
Long term care facility	✓	
Medical office	✓	
Museum	✓	✓
Place of worship (PL140317)	✓ (4)(8)	✓ (4)(5)(8)
Park, private	✓	✓
Park, public	✓	✓
Public hall	✓ (7)	✓ (7)
Public works yard	✓ (3)	
School, post-secondary	✓	
School, private	✓	✓ (2)
School, public		✓
Stormwater management facility	✓	✓
Retirement home	✓	

Institutional and Community Use Zones

Additional Regulations for Permitted Uses Table 11.2

1. Permitted only where the *use* legally existed on the *lot* on the effective date of this By-law.
2.
   a) Permitted only on a *lot* abutting an *arterial road* or major *collector road*. *(2015-018)*
   b) Footnote 2 shall not apply to a *day care* or *private school* provided *accessory* to a *place of worship* or *public school*. *(2015-018)*
3. *Outside storage* is permitted *accessory* to an *emergency services facility* and a *public works yard*. Section 10.6, with the exception of Section 10.6(c), shall apply.
4. A *dwelling* for the faith group leader is additionally permitted, with a maximum of five *lodging units* permitted within the *dwelling*.
5. The maximum *lot area* shall be 2.5 hectares.
6. Permitted only *accessory* to and on the same *lot* as a *post-secondary school* and *private school*.
7. Permitted only *accessory* to a *place of worship*. The maximum persons occupancy shall be equal to the persons occupancy for the *place of worship area of worship*.
8. Section 5.1.3, related to calculating minimum *parking space* requirements, shall not apply where a *place of worship* occupies a minimum of 50% of the total *net floor area* on a *lot*. On such a *lot*, the minimum number of *parking spaces* for all uses shall be calculated using the applicable requirement for *places of worship*. *(PL140317)*
9. Permitted only *accessory* to another permitted *use*. *(PL140317)*

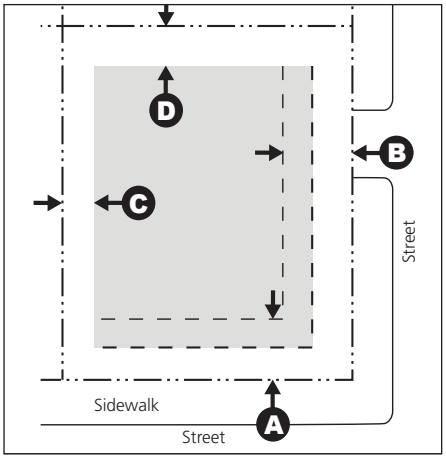
Institutional and Community Use Zones

11.3 Regulations

The regulations for *lots* in an Institutional or Community Use *Zone* are set out in Table 11.3, below.

Table 11.3: Regulations in the Institutional and Community Use Zones

		I	CU
Minimum *lot area*		n/a	n/a
Minimum *lot frontage*		n/a	n/a
Minimum front yard	A	6.0 m	6.0 m
Minimum flankage yard	B	6.0 m	6.0 m
Minimum interior side yard	C	4.5 m	4.5 m
Minimum interior side yard abutting a *lot* in any Institutional (I) *Zone* or Community Use (CU) *Zone*	C	0.0 m	0.0 m
Minimum rear yard	D	7.5 m	7.5 m
Minimum rear yard abutting a *lot* in any Institutional (I) *Zone* or Community Use (CU) *Zone*	D	0.0 m	0.0 m
Maximum *height*		The *height* legally existing on the *lot* on the effective date of this By-law (1)	



The black circles are letters corresponding to the applicable yard in the regulations table. The shaded area represents the potential building envelope remaining once minimum yards are removed.

There is no maximum height for new buildings since there are multiple building types and forms contemplated. Any new development requires Site Plan Approval, where the appropriate height will be evaluated using the policies of the Livable Oakville Plan and the guidelines in the Urban Design Manual. Contact Planning Services for more information.

Additional Regulations for Permitted Uses Table 11.3

1. For new *buildings* constructed after the effective date of this By-law, there shall be no maximum *height*.

Portions of this by-law not yet in effect are covered with a blue tone. This version consolidates all amendments and orders of the OMB up to the consolidation date shown below. Contact the Building Services or Planning Services departments for more information.

Open Space Zones

12.1 List of Applicable Zones

Park	O1
Private Open Space	O2
Cemetery	CEM

Be sure to refer to all Parts of this By-law to ensure that you have reviewed all regulations that may apply to your lot. Contact staff in zoning section of the Building Services department to confirm the applicable zoning.

12.2 Permitted Uses

Uses permitted in the Open Space *Zones* are denoted by the symbol "✓" in the column applicable to that *Zone* and corresponding with the row for a specific permitted *use* in Table 12.2, below.

Table 12.2: Permitted Uses in the Open Space Zones *(2017-025)*

	O1	O2	CEM
Business office		✓ (1)	
Cemetery			✓
Commercial school		✓ (1)	
Community centre	✓	✓	
Conservation use	✓	✓	✓
Emergency service facility	✓	✓	
Golf course		✓	
Library		✓ (1)	
Marina	✓		
Museum		✓ (1)	
Outside miniature golf course		✓	
Park, private		✓	
Park, public	✓	✓	
Public hall		✓ (1)	
Restaurant		✓ (1)	
Retail store		✓ (1)	
Stormwater management facility	✓	✓	✓
Service commercial establishment		✓ (1)	
Sports facility		✓	

Additional Regulations for Permitted Uses Table 12.2

1. Permitted only *accessory* to another permitted *use*.

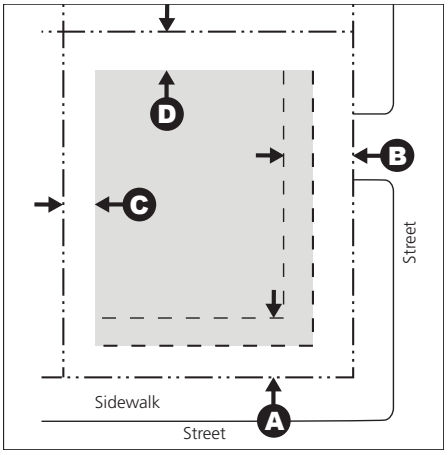
Open Space Zones

12.3 Regulations

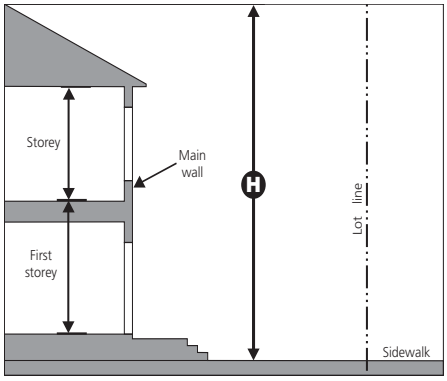
The regulations for *lots* in an Open Space *Zone* are set out in Table 12.3, below.

Table 12.3: Regulations in the Open Space Zones

	O1	O2	CEM
Minimum *lot area*	n/a	n/a	n/a
Minimum *lot frontage*	n/a	n/a	n/a
Minimum front yard (2015-018) (A)	0.0 m	12.0 m	5.0 m
Minimum flankage yard (2015-018) (B)	0.0 m	12.0 m	5.0 m
Minimum interior side yard (2015-018) (C)	4.5 m	12.0 m	5.0 m
Minimum rear yard (2015-018) (D)	4.5 m	12.0 m	7.5 m
Maximum *height* (H)	14.0 m	14.0 m	14.0 m
Maximum *lot coverage*	25%	25%	30%



The black circles are letters corresponding to the applicable yard in the regulations table. The shaded area represents the potential building envelope remaining once minimum yards are removed.



Height is measured to the tallest point of the building.

Portions of this by-law not yet in effect are covered with a blue tone. This version consolidates all amendments and orders of the OMB up to the consolidation date shown below. Contact the Building Services or Planning Services departments for more information.

Environmental Zones

13.1 List of Applicable Zones

Natural Area	N
Greenbelt	GB
Parkway Belt Public Use	PB1
Parkway Belt Complementary Use	PB2

Be sure to refer to all Parts of this By-law to ensure that you have reviewed all regulations that may apply to your lot. Contact staff in the zoning section of the Building Services department to confirm the applicable zoning.

13.2 Permitted Uses

Uses permitted in the Environmental *Zones* are denoted by the symbol "✓" in the column applicable to that *Zone* and corresponding with the row for a specific permitted *use* in Table 13.2, below.

Table 13.2: Permitted Uses in the Environmental Zones *(2017-025)*

	N	GB	PB1	PB2
Accessory dwelling		✓ (3)		✓ (3)
Agriculture		✓	✓	✓
Bed and breakfast establishment		✓ (3)		✓ (3)
Boarding kennel		✓		✓
Conservation use	✓ (5)	✓	✓	✓
Day care		✓ (3)		✓ (3)
Detached dwelling		✓ (1)		✓ (1)
Emergency service facility				✓
Golf course				✓
Home occupation		✓		✓
Legal *uses* of land, *buildings*, and *structures* existing on the *lot* as of the effective date of this By-law			✓	✓
Legal *uses* of land, *buildings*, and *structures* existing on the *lot* as of December 16, 2004		✓		
Lodging house		✓ (3)		✓ (3)
Marina			✓	
Outside miniature golf				✓
Park, private	✓ (5)			✓
Park, public	✓ (5)	✓	✓	✓
Private home day care		✓ (3)		✓ (3)
Short-term accommodation		✓ (6)		✓ (6)
Stormwater management facility	✓	✓	✓	✓
Wayside pit and quarry				✓ (4)

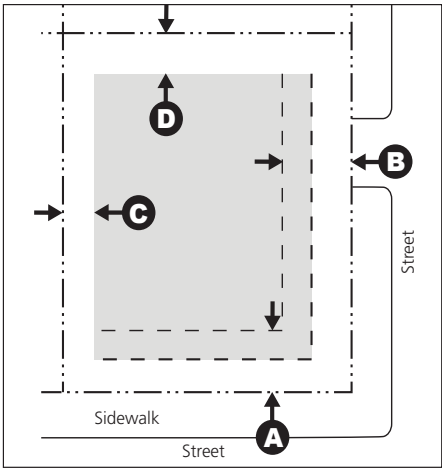
Environmental Zones

Additional Regulations for Permitted Uses Table 13.2

1. Legal *uses* existing on the *lot* on December 16, 2004 only. Notwithstanding this, a new *dwelling* and *accessory buildings* and *structures* may be erected only on a *lot* that legally existed and was vacant on December 16, 2004.
2. Legal *uses* existing on the *lot* on the effective date of this By-law only. Notwithstanding this, a new *dwelling* and *accessory buildings* and *structures* may be erected only on a *lot* that legally existed and was vacant on September 22, 1983.
3. A maximum of one of the *accessory uses* subject to this footnote shall be permitted in a *dwelling*.
4. Permitted only north of Highway 407.
5. No habitable *buildings* and habitable *structures* shall be permitted.
6. Shall be subject to footnote 3 but shall exclude *accessory dwellings*.

13.3 Regulations

The regulations for *lots* in an Environmental *Zone* are set out in Table 13.3, below.



The black circles are letters corresponding to the applicable yard in the regulations table. The shaded area represents the potential building envelope remaining once minimum yards are removed.

Table 13.3: Regulations in the Environmental Zones

	N	GB	PB1	PB2
Minimum *lot area*	n/a	0.8 ha (1)	0.8 ha	0.8 ha (1)
Maximum *lot coverage*	n/a	25%	25%	25%
Minimum *lot frontage*	n/a	45.5 m	45.5 m	45.5 m
Minimum front yard (A)	n/a	15.0 m (2)	15.0 m	15.0 m (2)
Minimum flankage yard (B)	n/a	15.0 m (2)	15.0 m	15.0 m (2)
Minimum interior side yard (C)	n/a	15.0 m (2)	15.0 m	15.0 m (2)
Minimum rear yard (D)	n/a	15.0 m (2)	15.0 m	15.0 m (2)
Maximum *height*	n/a	12.0 m (3)	12.0 m (3)	12.0 m (3)

Additional Regulations for Zone Regulations Table 13.3

1. The minimum *lot area* for a *detached dwelling* shall be 0.3 hectares.
2. The *minimum yard* for a *detached dwelling* shall be 7.5 metres.
3. Maximum *height* shall not apply to *buildings* and *structures used* for *agriculture*.

Environmental Zones

13.4 Minimum Distance Separation Formulae

13.4.1 MDS II

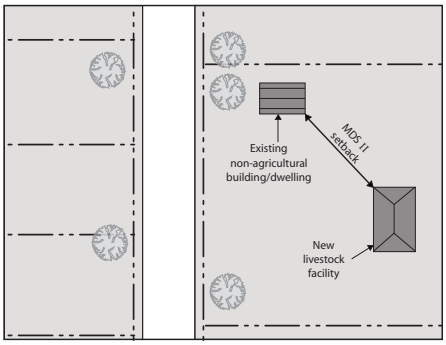
Notwithstanding any other provision of this By-law no livestock facility shall be erected or enlarged unless it is located in compliance with the Minimum Distance Separation II Formula, as set out in Section 13.4.2 of this By-law.

13.4.2 Minimum Distance Separation Formulae (2006)

The Minimum Distance Separation Formulae (Publication 707) issued by the Ministry of Agriculture, Food and Rural Affairs in 2006 shall be the formulae used for this calculation.

The Ontario Ministry of Agriculture, Food, and Rural Affairs has developed the Minimum Distance Separation (MDS) Formulae to provide direction to municipalities when reviewing Building Permit applications for dwelling units and livestock facilities in rural areas.

In Zoning By-law 2014-014, the Town applies MDS II (new livestock facilities) only, and only on lands north of Highway 407 only.



Example MDS II calculation

Portions of this by-law not yet in effect are covered with a blue tone. This version consolidates all amendments and orders of the OMB up to the consolidation date shown below. Contact the Building Services or Planning Services departments for more information.

Other Zones

14.1 List of Applicable Zones

Utility	U
Existing Development	ED
Stormwater Management Facility	SMF

Be sure to refer to all Parts of this By-law to ensure that you have reviewed all regulations that may apply to your lot. Contact staff in the zoning section of the Building Services department to confirm the applicable zoning.

14.2 Permitted Uses

Uses permitted in the Other *Zones* are denoted by the symbol "✓" in the column applicable to that *Zone* and corresponding with the row for a specific permitted *use* in Table 14.2, below.

Table 14.2: Permitted Uses in the Other Zones *(2017-025)*

	U	ED	SMF
Conservation use	✓	✓	✓
Emergency service facility		✓	
Legal *uses* of land existing on the *lot* as of the effective date of this By-law		✓ (1)	
Major transit station *(2017-025)*	✓ (2)		
Park, private			✓
Park, public		✓	✓
Stormwater management facility	✓	✓	✓

The Utility (U) Zone applies to most significant infrastructure facilities in Oakville. Infrastructure is permitted broadly across Oakville in Section 4.10 of this By-law and not in the Permitted Use Tables.

Additional Regulations for Permitted Uses Table 14.2

1.
   a) Only *buildings* and *structures* legally existing on the effective date of this By-law and one *accessory building* or *structure* constructed after the effective date of this By-law are permitted.
   b) If the use is a *dwelling*, the *uses* listed under *accessory* residential *uses* in Table 6.2.1 of this By-law are additionally permitted, subject to the additional regulations of that Table, and Section 6.5 of this By-law shall apply to permit *accessory buildings* and *structures*.

2. a) Only permitted within and adjacent to a *railway corridor* at locations designated by an operator of a passenger rail service.
   b) *Accessory uses* to a *major transit station*

      i) shall be limited to *restaurants, retail stores*, *dry cleaning/ laundry* and *service commercial establishments*;
      ii) may be stand-alone or within shared *premises*;
      iii) shall have a maximum total *net floor area* of 500.0 square metres; and,
      iv) shall be exempt from the parking and *yard* regulations of this By-law *(2017-025)*

Other Zones

14.3 Regulations

The regulations for the Other *Zones* are set out in Table 14.3, below.

Table 14.3: Regulations in the Other Zones

	U	ED	SMF
Minimum *lot area*	n/a	n/a	n/a
Minimum *lot frontage*	n/a	n/a	n/a
Minimum front yard	7.5 m	9.0 m	n/a
Minimum flankage yard	6.0 m	2.4 m	n/a
Minimum interior side yard	6.0 m	2.4 m	n/a
Minimum rear yard	7.5 m	7.5 m	n/a
Maximum *height*	n/a	10.0 m	n/a
Maximum *lot coverage*	n/a	(1)	n/a

Additional Regulations for Zone Regulations Table 14.3

1.
   a) The maximum *lot coverage* and *floor area* shall be the *lot coverage* and *floor area* that legally existed on the effective date of this By-law, and may be increased by a maximum of 10% at the location of the *building* only.
   b) For *accessory buildings* or *structures*, the regulations of Section 6.5 shall apply.

Special Provisions

Portions of this by-law not yet in effect are covered with a blue tone. This version consolidates all amendments and orders of the OMB up to the consolidation date shown below. Contact the Building Services or Planning Services departments for more information.

OMB Appeals
Index of Special Provisions tied to Appeals

SP 282 24 - By-Ways Construction Inc. and Ryan Lee Investments Inc.

Where a *zone* symbol is followed by a hyphen and superscript number, the symbol refers to a Special Provision that applies to the lands so zoned. The provisions of this By-law are modified as set out in the Special Provision. All other provisions of this By-law shall continue to apply.

1	**Various Lots Across Oakville**	Parent Zones: RL2, RL3, RL3-0
Various Maps		(1971-79) (1984-155) (1989-266) (2014-014)

15.1.1 Zone Provisions

The following regulations apply:

a)	Minimum *lot frontage*	As legally existing on the effective date of this By-law
b)	Minimum *lot area*	As legally existing on the effective date of this By-law
c)	*Minimum front yard*	The *yard* legally existing on the effective date of this By-law, less 1.0 metre

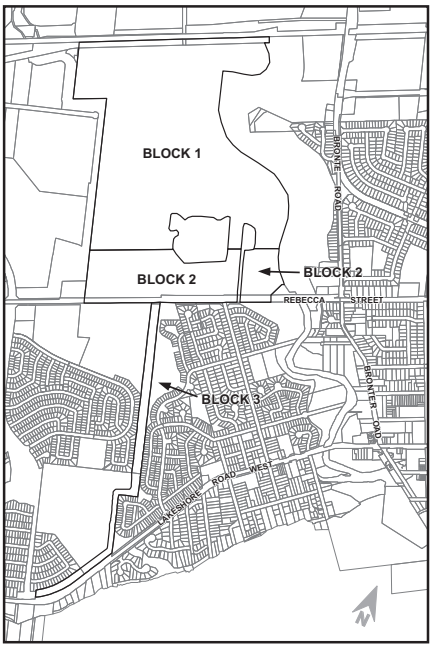
Special Provisions

2 (Old 2) Maps 19(1) and 19(4)	**Shell Park Lands** **(Part of Lots 31-35, Concessions 2, 3, and 4 S.D.S.)**	Parent Zones: O1, O2, N, E3 (2001-033) (2007-031) (2008-074) (2010-056)

15.2.1	**Additional Permitted Uses for Block 1**	
The following additional *uses* are permitted on lands identified as Block 1 on Figure 15.2.1:		
a)	Storing, processing, refining and blending petroleum and petroleum products.	
15.2.2	**Additional Permitted Uses for Block 2**	
The following additional *uses* are permitted on lands identified as Block 2 on Figure 15.2.1:		
a)	Petroleum product storage tanks; and,	
b)	Repair and maintenance of operational equipment.	
15.2.3	**Prohibited Uses for Block 3**	
The *uses* are prohibited on lands identified as Block 2 on Figure 15.2.1:		
a)	Catalytic cracker units, boiler houses, incinerators, stacks, or flares;	
b)	Within 45.5 metres of the centre-line of Rebecca Street, loading facilities; and,	
c)	Within 45.5 metres of the centre-line of Rebecca Street, storage tanks.	
15.2.4	**Additional Permitted Uses for Block 3**	
The following additional *uses* are permitted on lands identified as Block 3 on Figure 15.2.1:		
a)	Pier or dock	
15.2.5	**Zone Provisions for Block 3 Lands**	
The following regulations apply to lands identified as Block 3 on Figure 15.2.1:		
a)	Maximum *height*	6.0 m
15.2.6	**Special Site Figures**	

Figure 15.2.1:

Special Provision 2



Special Provisions

3	Additional Motor Vehicle Use Permissions	Parent Zones: E2, E3
Various		(2014-014) (2017-025)

The following additional *uses* are permitted on lands subject to Special Provision 3, as denoted by the symbol "✓" in the column applicable to the parent Zone and corresponding with the row for a specific permitted *use*, below.

Table 15.3: Additional Permitted Motor Vehicle Uses

Use	E2	E3
Motor vehicle body shop	✓ (1)(2)	✓ (4)
Motor vehicle dealership	✓ (1)(3)	
Motor vehicle rental facility	✓ (2)(3)	
Motor vehicle repair facility	✓ (2)	✓ (4)
Motor vehicle washing facility	✓ (1)(2)	✓ (4)

Additional Regulations for Table 15.3

1. Not permitted on a *lot* abutting a Residential *Zone*.
2. Shall not be permitted on a *lot* abutting the *highway corridor* unless in conjunction with a *motor vehicle dealership*.
3. An *outside display and sales area* is additionally permitted as an *accessory use*. Inventory in an *outside display and sales* area in any *yard* abutting the *highway corridor* is limited to cars, vans, and light trucks designed to be used for the transport of passengers only.
4. Not permitted on a *lot* abutting the *highway corridor*.

Special Provisions

4	Area Surrounding the Bronte GO Station (Part of Lots 25-30, Concession 3 S.D.S.)	Parent Zone: E3
Maps 19(5), (6)		(2014-014) LOP 14.1.7 (2017-025)

15.4.1	Additional Permitted Uses	
The following additional *uses* are permitted:		
a)	*Major transit station* *(2017-025)*	
b)	*Accessory uses* to a *major transit station* limited to *restaurants, retail stores, dry cleaning/laundry* and *service commerical establishments*. *(2017-025)*	
c)	*Business office*, and Footnote 1 of Table 10.2, relating to multiple *uses* on a *lot* and maximum *net floor area*, shall not apply.	
d)	The permissions and regulations of Special Provision 3 shall additionally apply.	
15.4.2	**Zone Provisions**	
The following additional provisions apply to *accessory uses* to a *major transit station*:		
a)	*Accessory uses* may be stand-alone or within shared *premises*	
b)	Maximum *total net floor area*	500.0 sq. m.
15.4.3	**Parking Provisions**	
The following parking provisions apply:		
a)	*Accessory uses* to a *major transit station* shall be exempt from the parking regulations of this By-law	

[Special Provision 5 is reserved.]

Special Provisions

6	TDL Group/Wendy's Headquarters, 226, 228, and 240 Wyecroft Road and 874 Sinclair Road (Part of Lot 17, Concession 3 S.D.S.)	Parent Zone: E2
Map 19(7)		(2014-014) (2015-079)

15.6.1 Zone Provisions for All Lands

The following regulations apply to all lands identified as subject to this Special Provision:

a) *Restaurant*, and Footnote 6 of Table 10.2, relating to maximum *net floor area*, shall not apply *(2015-079)*

15.6.2 Parking Provisions for Block 1 Lands

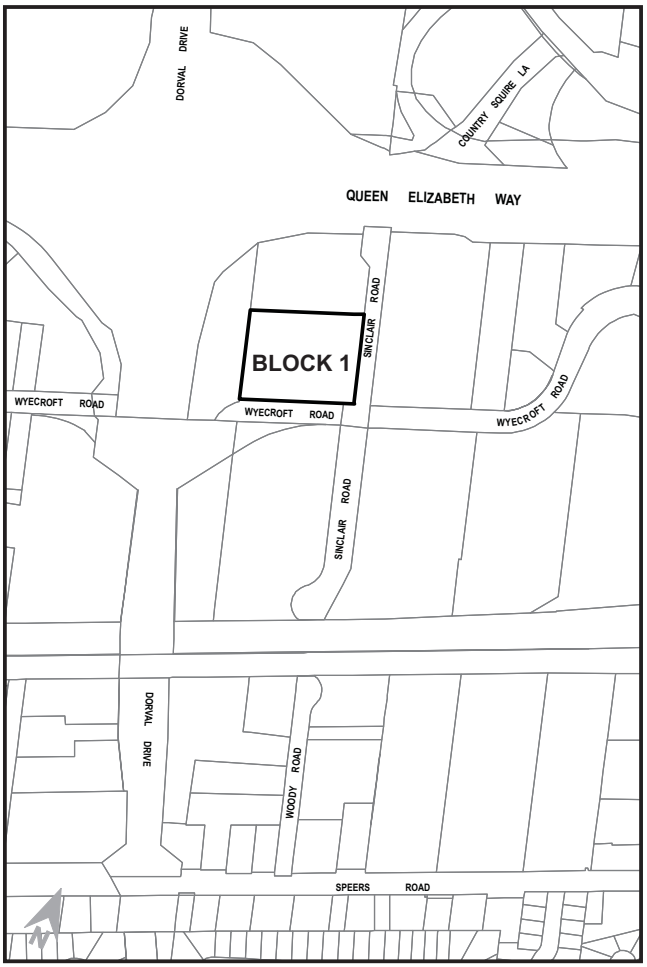
The following parking regulations apply:

a)	Minimum number of *parking spaces* for all *uses* on lands identified as Block 1 on Figure 15.6.1	1.0 per 39.0 m^2 *net floor area*
b)	Parking spaces required by this By-law can be provided on any lot subject to this Special Provision.	

15.6.3 Special Site Figures

Figure 15.6.1

Special Provision 6



Special Provisions

7 (Old 866)	**Additionally Permitted Drive-through Facilities**	Parent Zones: C1, CBD
Various Maps		(2012-052)

15.7.1	**Additional Permitted Uses**
The following additional *use* is permitted:	
a)	*Drive-through facility*

Special Provisions

8 Maps 19(16) and (17)	**Ford Motor Company of Canada** **(Part of Lots 5, 6, 7, 8, and 9, Concession 2 S.D.S.)**	Parent Zones: E3, PB1 (2014-014)

15.8.1	**Additional Permitted Uses**
The following additional *uses* are permitted:	
a)	*Day care*
b)	*Outside storage* on lands in the Parkway Belt Public Use PB1 *Zone*

15.8.2	**Zone Provisions**
The following regulations apply:	
a)	*Business office*, and Footnote 1 of Table 10.2 (related to multiple *uses* on a *lot* and maximum *net floor area*) shall not apply.

Special Provisions

9 Map 19(8a)	**Portions of the Downtown Oakville Heritage Conservation District** **(Part of Lots 13 and 14, Concession 4 S.D.S.)**	Parent Zone: CBD (2013-004) (2014-014)
15.9.1	**Zone Provisions**	
The following regulations apply:		
a)	Maximum *height*	13.5 m
b)	Minimum *height* of the *first storey*	Shall not apply
15.9.2	**The following parking provision applies:**	
a)	Minimum required number of *parking spaces* for a *dwelling unit,* in a *building* that legally existed on February 25, 2014	Shall not apply

[Note: applies along Lakeshore Road East in the downtown Oakville Heritage Conservation District]

Special Provisions

10 Map 19(8)	**Former Detached Dwellings R10 Zone** **(Part of Lot 11, Concession 4 S.D.S. and Part of Lots 12 and 13, Concession 3 S.D.S.)**	Parent Zone: RL3-0 (1984-49) (1989-209) (1999-78) (2016-013)

15.10.1	**Zone Provisions**	
The following regulations apply:		
a)	Maximum *lot coverage* for a *dwelling* having one *storey*	25%
b)	Maximum *lot coverage* for a *dwelling* having one and one half *storeys*	22%
c)	Maximum *lot coverage* for a *dwelling* having two *storeys*	19%
d)	Minimum *lot depth*	30.0 m
e)	Maximum total *floor area* for a *private garage*	38.0 sq.m
f)	*Minimum interior side yard* for a *detached dwelling* having one and one half *storeys* and an attached *private garage*	1.5 m on both sides
e)	*Minimum interior side yard* for a *detached dwelling* having two *storeys* and an attached *private garage*	1.8 m on both sides

Special Provisions

11 (Old 327)	Old Oakville, south of Lakeshore Road (Part of Lots 13 and 14, Concession 4 S.D.S.)	Parent Zones: RL3, RL5, RL6
Map 19(8)		(1983-29) (1985-244) (1989-266) (2015-018) (2016-013)

15.11.1 Zone Provisions		
The following regulations apply:		
a)	*Minimum front yard*	6.0 m
b)	*Minimum interior side yard*	2.4 m
c)	Maximum *lot coverage* for all *buildings*	25%
d)	Maximum *height*	10.5 m, measured to the highest point of a flat roof; deck line of a mansard roof; or the mean height between the eaves and ridge of a gabled, hip, or gambrel roof
e)	Maximum *net floor area* for all *accessory buildings* including a *private garage*	8% of the *lot area*
f)	Maximum *residential floor area* for a *dwelling* having one *storey (2015-018)*	22% of the *lot area*
g)	Maximum *residential floor area* for a *dwelling* having one or *one and one half storey (2015-018) (2016-013)*	26% of the *lot area*
h)	Maximum *residential floor area* for a *dwelling* having two or more *storeys (2015-018)*	30% of the *lot area*

Special Provisions

12 Map 19(8)	**First and Second Street Heritage Conservation District (Part of Lot 12, Concession 4 S.D.S.)**	Parent Zone: RL3 (2014-014)

15.12.1 Zone Provisions

The following regulations apply:

a)	Maximum *height* for lots shown on Figure 15.12.1	As shown on Figure 15.12.1
b)	Maximum number of *storeys*	2
c)	Maximum *lot coverage* for lots shown on Figure 15.12.2	As shown on Figure 15.12.2

15.12.2 Special Site Figures

The following additional provision applies to lands identified as Block 1 on Figure 15.12.1:

a)	The *front lot line* shall be the southeastern *lot line*.

15.12.3 Special Site Figures

Figure 15.12.1

Special Provision 12-1

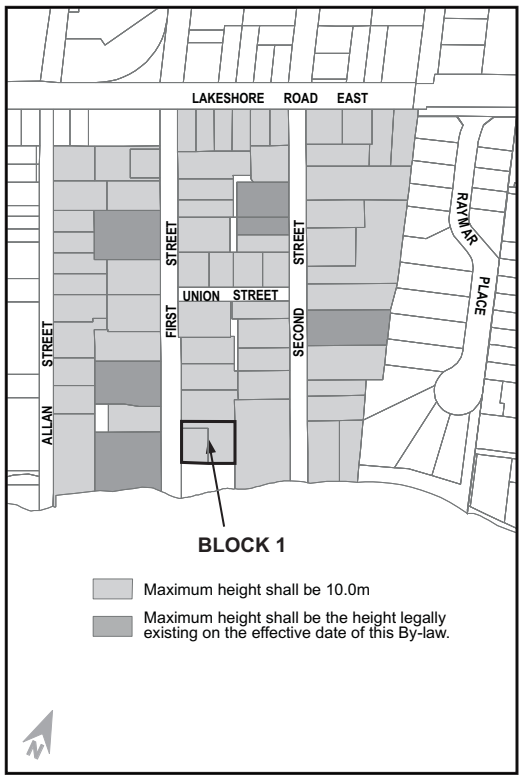
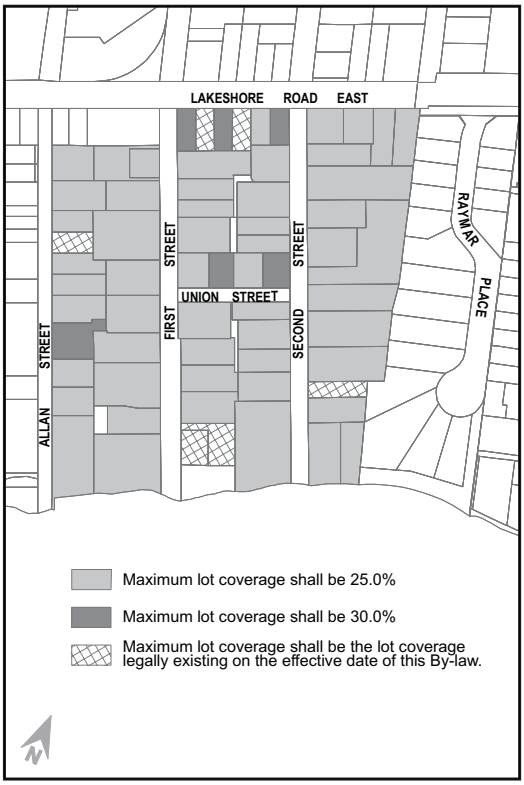


Figure 15.12.2

Special Provision 12-2



Special Provisions

13 (Old 854) Map 19(22a)	278 Dundas Street East (Part of Lot 13, Concession 1 S.D.S.)	Parent Zone: MU4 (2011-022) (2017-124)

15.13.1 Additional Permitted Uses

The following additional *use* is are permitted:

a)	*Townhouse dwelling* units that share a common wall with an *apartment dwelling* and/or *mixed use building* and only if not oriented toward Taunton Road, Oak Walk Drive, an *urban square*, or the transit facility.
b)	*Rooftop terraces*
c)	*Outdoor patios*
d)	A public *parking structure* located either below or above grade

15.13.2 Zone Provisions

The following regulations apply:

a)	Footnote 3 of Table 8.2 shall not apply to a *townhouse dwelling*	
b)	Permitted locations for retail and service commercial *uses*	Only in combination with a residential or office *use*, and only within the first two *storeys* of a *building* with a minimum of 60% of retail and service commercial *uses* oriented towards Taunton Road, Oak Walk Drive, the transit facility, and public *amenity space* such as an *urban square*
c)	*Minimum yard* along any *lot line* abutting Taunton Road, Oak Walk Drive and the transit facility	1.0 m
d)	Maximum setback to Taunton Road, and Oak Walk Drive	3.0 m
e)	Maximum setback to the transit facility	30.0 m
f)	Minimum setback to easterly side lot line	0.0 m
g)	Minimum net *floor area* for office *uses*	2,640 sq.m
h)	Maximum *floor area* for a *retail store* or *restaurant*	500.0 sq.m, where the *premises* occupies one *storey*, and 1,000sq.m where the *premises* occupies two *storeys*
i)	Minimum *main wall* stepback above the fourth *storey*	2.0 m
j)	Maximum allowable projection into any *yard* for *balconies*, bay windows, cornices, stairs, *porches*, and terraces	Up to 0.3 m from a *lot line* abutting any public road
k)	Minimum *height*	23.0 m, and shall not apply to any *townhouse dwelling unit*
l)	Maximum *height*	41.0 m
m)	Maximum number of *storeys*	12
n)	Maximum *height* for a one *building* tower (upon execution of a Section 37 agreement)	85.0 m
o)	Maximum *height* for all other *buildings* (upon execution of a Section 37 agreement)	57.0 m

Special Provisions

p)	Maximum number of *storeys* for a one *building* tower (upon execution of a Section 37 agreement with understanding that total number of *storeys* through bonusing must not exceed 20 storeys across the site)	25
q)	Maximum number of *storeys* for all other *buildings* (upon execution of a Section 37 agreement with understanding that total number of *storeys* through bonusing must not exceed 20 storeys across the site)	17
r)	Maximum number of *storeys* permitted through a Section 37 agreement	20
s)	Minimum *height* for a podium connecting *building* towers	12.0 m
t)	Maximum number of *storeys* for a podium connecting *building* towers	4
u)	Maximum number of *building* towers	4
v)	Maximum *height* of parapets	3.0 m
w)	Maximum *height* of unenclosed rooftop mechanical equipment, elevator penthouse and stair tower	6.0 m
x)	Maximum *height* of wholly enclosed rooftop mechanical equipment, elevator penthouses and stair towers	10.0 m
y)	Maximum *height* of rooftop architectural features	12.0 m
z)	Maximum number of *dwelling units* (inclusive of a Section 37 Agreement)	750
aa)	Residential *dwelling units* are not permitted at-grade where they will face Taunton Road, Oak Walk Drive, or abutting a public *amenity* space such as an *urban square* or a transit facility.	
ab)	Retail and service commercial *uses* shall be the only permitted *use* at grade along façades oriented towards Taunton Road, Oak Walk Drive, the transit facility, and public *amenity space* such as an *urban square*.	
ac)	Where commercial and/or office units are located at grade and are oriented towards a public street, the transit facility, or a *public amenity space* such as an *urban square*, a minimum of one principal *building* entrance to each unit shall be directly accessible from, and oriented towards, the public street, transit facility, or public *amenity space*. A maximum of 2 entrances are permitted for end units in such locations.	
ad)	Transformer and telecommunications vaults shall be located internal to the serviced building.	

15.13.3 Parking Provisions

The following parking provisions apply:

a)	Minimum number of *parking spaces* for *dwelling units*	1.0 per *dwelling*, inclusive of visitor parking
b)	A *surface parking area* shall not be permitted in any *yard* between a *building* and a public road and shall not occupy more than 20% of the *lot* area	
c)	Visitor parking for residential *uses* may be counted towards required parking for retail and/or office *uses*.	

15.13.4 Special Site Provisions

The following additional provisions apply:

a)	All lands identified as subject to this Special Provision shall be considered as one *lot* for the purposes of this By-law.

15.13.5 Bonussing Provisions

In order to permit the increased permissions contained in this Special Provision, zoning compliance for building height above 12 storeys shall be dependent upon the registration on title of an agreement or agreements pursuant to Section 37 of the Planning Act. The owner of the subject lands shall provide to the satisfaction of the Town the facilities, services, and matters in the form of one or more of the following:

a)	Contributions by the Owner of the subject property to the Corporation of the Town of Oakville to be used for eligible community benefits in the Uptown Core identified in the Livable Oakville Plan.

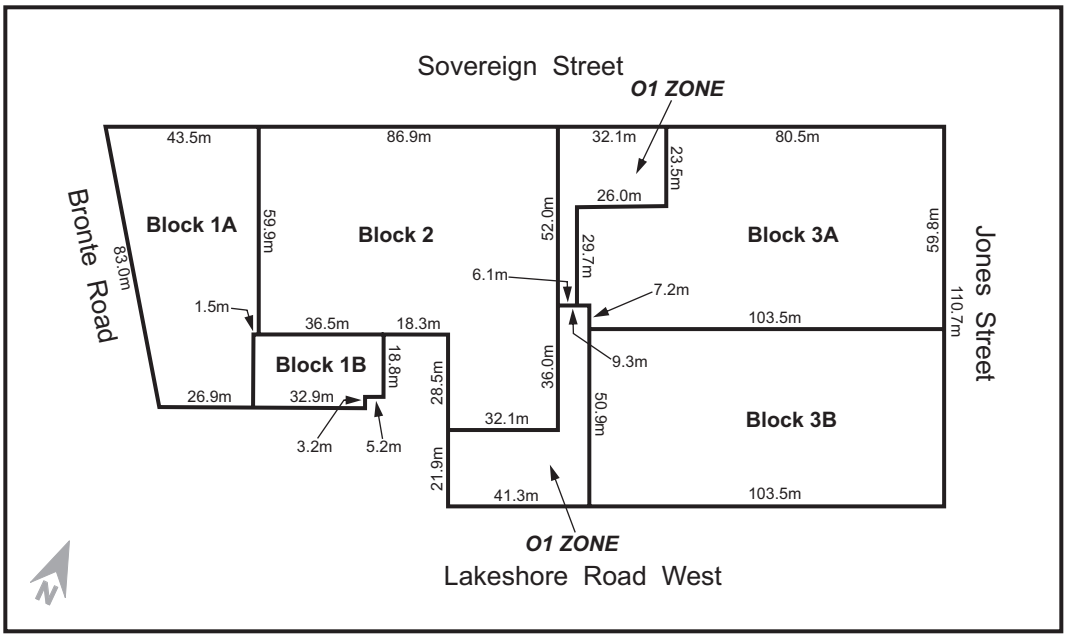
Special Provisions

14 (Old 196)	2441 Lakeshore Road West (Bronte Village Mall Redevelopment) (Part of Lots 29 and 30, Concession 3 S.D.S.)	Parent Zones: MU4, O1
Map 19(2a)		(1979-72) (1979-87) (2006-002) (2012-009) (2015-018)

15.14.1 Special Site Figures

Figure 15.14.1

Special Provision 14



15.14.2 Zone Provisions for the Urban Core (MU4) Zone

The following additional regulations apply to all lands identified as subject to this Special Provision in the Urban Core (MU4) *Zone*:

a)	Maximum combined number of *dwelling units* and *assisted living units*	570
b)	Maximum *lot coverage*	55%
c)	Minimum below grade setbacks	0.0 m
d)	Minimum *landscaping coverage*	15%
e)	Minimum width of private internal *driveways*	6.0 m
f)	Footnote 3 of Table 8.2, related to the prohibition of *first storey dwelling units* and limited ancillary *uses* on a *first storey*, shall not apply to any *premises* or *dwelling unit* oriented toward Sovereign Street.	
g)	*Motor vehicle* access will only be permitted from Bronte Road and Jones Street. However, one *driveway* from Lakeshore Road and Sovereign Street is permitted until such time that Blocks 3A and 3B are redeveloped.	
h)	*Height* shall be measured from the finished floor level at grade.	

i)	Maximum projection beyond the *main wall* of a *building* for stairs, *porches*, *balconies*, at-grade terraces, cornices, pilasters or bay window, with or without foundations into a front or *flankage yard*	Up to 0.5 metres from the *lot line*
j)	Any awning, canopy and/or similar weather shielding *structure*, and any *patio* may project up to the *lot line*.	
k)	Stairs and air vents associated with an underground or above ground *parking structure* are permitted in any *yard*.	

15.14.3 Parking Provisions for the Urban Core (MU4) Zone

The following additional parking provisions apply to all lands identified as subject to this Special Provision in the Urban Core (MU4) *Zone*:

a)	Required parking may be provided within any of the blocks subject to this subsection, and within a below grade *parking structure* on lands in the Park (O1) *Zone*.	
b)	Minimum number of *parking spaces* for residential *uses*	1.45 per unit
c)	Minimum number of visitor *parking spaces* for residential *uses*	0.25 per unit
d)	Visitor parking for residential *uses* may be counted towards required parking for retail and/or office *uses*.	
e)	Visitor parking associated with a residential *use* may be provided in any combination of a *parking structure*, *surface parking area*, or adjacent to a private internal *driveway*.	
f)	Minimum number of *parking spaces* for office *uses*	1.0 per 31.0 sq.m of *net floor area*
g)	Minimum number of *parking spaces* for commercial *uses*	1.0 per 25.0 sq.m of *net floor area*
h)	Surface parking shall not be permitted in any *yard* between a *building* and a public road and shall have a maximum *surface parking area coverage* of 20%.	

15.14.4 Additional Permitted Uses for Block 1A and 1B

The following additional *use* is permitted on lands identified as Blocks 1A and 1B on Figure 15.14.1:

a)	Multiple-attached *dwelling units* and/or stacked townhouse units that share a common wall with an *apartment dwelling*, and/or *mixed use buildings*, and/or another multiple-attached *dwelling*.

15.14.5 Zone Provisions for Block 1A and 1B Lands

The following additional regulations apply to lands identified as Blocks 1A and 1B on Figure 15.14.1:

a)	*Minimum yard* from Bronte Road	1.5 m
b)	*Minimum yard* from Sovereign Street	3.5 m
c)	*Minimum yard* along any *lot line* abutting lands in the Main Street 1 (MU1) *Zone*	0.0 m
d)	Maximum area per *premises* used as a *business office* or *medical office* on the *first storey*	200.0 sq.m
e)	Maximum area per *premises* used as a *restaurant* on the *first storey*	500.0 sq.m
f)	Maximum area per *premises* used for any other permitted *use* on the *first storey*	300.0 sq.m
g)	Maximum *height* (Block 1A)	48.0 m
h)	Maximum number of *storeys* (Block 1A)	14
i)	Maximum *height* (Block 1B)	12.0 m
j)	Maximum number of *storeys* (Block 1B)	4
k)	Minimum *building* stepbacks from Sovereign Street, fifth floor to the tenth floor	4.0 m from the *main wall* of the fourth floor
l)	Minimum *building* stepbacks from Sovereign Street, eleventh floor and above	4.0 m from the *main wall* of the tenth floor

m)	Minimum *building* stepbacks from Bronte Road, fifth floor and above	1.5 m from the *main wall* of the fourth floor
n)	Minimum setback from all roof edges for rooftop mechanical penthouse and enclosures which exceed 2.0 metres in *height* and are not screened by an extension of a *building*'s façade	6.0 m
o)	Minimum *separation distance* between *buildings* on Blocks 1A and 2	20.0 m
p)	Minimum *separation distance* between *buildings* on Blocks 1B and 2	16.0 m
15.14.6 Zone Provisions for Block 2 Lands		
The following additional regulations apply to lands identified as Block 2 on Figure 15.14.1:		
a)	*Minimum yard* abutting Sovereign Street	3.5 m
b)	*Minimum yard* from an *urban square* or along a *lot line* abutting lands in the Park (O1) *Zone*	0.0 m
c)	Maximum area per *premises* used as a *business office* or *medical office* on the *first storey*	200.0 sq.m
d)	Maximum area per *premises* used as a *restaurant* on the *first storey*	500.0 sq.m
e)	Maximum area per *premises* used for any other permitted *use* on the *first storey*	300.0 sq.m
f)	Maximum *height*	35.0 m
g)	Maximum number of *storeys*	10
h)	Minimum *building* stepbacks from Sovereign Street, third floor and fourth floor	3.0 m from the *main wall* of the second floor
i)	Minimum *building* stepbacks from Sovereign Street, fifth floor to ninth floor	3.0 m from the *main wall* of the fourth floor
j)	Minimum *building* stepbacks from Sovereign Street, tenth floor	3.0 m from the *main wall* of the ninth floor
k)	Minimum *building* stepbacks from the south *main wall* abutting an *urban square*, third floor and fourth floor	4.0 m from the *main wall* of the second floor. Notwithstanding this, 15% of the *main wall* is not subject to this requirement
l)	Minimum *building* stepbacks from the south *main wall* abutting an *urban square*, fifth floor to seventh floor	4.0 m from the *main wall* of the fourth floor
m)	Minimum *building* stepbacks from the south *main wall* abutting an *urban square*, eighth floor to tenth floor	4.0 m from the *main wall* of the seventh floor
n)	Minimum setback from all roof edges for rooftop mechanical penthouse and enclosures which exceed 2.0 metres in *height* and are not screened by an extension of a *building*'s façade	6.0 m
o)	Minimum *separation distance* to a *building* on Block 1A	20.0 m
p)	Minimum *separation distance* to a *building* on Block 1B	16.0 m
q)	Where commercial *uses* are located at grade, a minimum of one main *building* entrance to each unit shall be directly accessible from and orientated toward an *urban square*.	
r)	A courtyard facing Sovereign Street shall be provided and must have a minimum of 15.0 metres in length along Sovereign Street and a minimum area of 330.0 square metres.	

Special Provisions

15.14.7	Permitted Uses for Blocks 3A and 3B	
The following additional *uses* are permitted on lands identified as Blocks 3A and 3B on Figure 15.14.1:		
a)	Multiple-attached *dwelling units*	
b)	*Retirement home*	
c)	*Stacked townhouse dwelling units*	
15.14.8	**Zone Provisions for Blocks 3A and 3B prior to Redevelopment**	
The following additional regulations apply to lands identified as Blocks 3A and 3B on Figure 15.14.1 prior to redevelopment:		
a)	Maximum *net floor area* for a *retail store* where the primary good sold is food *(2015-018)*	3,700.0 sq.m
b)	Maximum *net floor area* for other commercial *uses*	1,200.0 sq.m
c)	*Minimum yard* from Sovereign Street	9.0 m
d)	*Minimum yard* from Sovereign Street for a wall which screens a loading area	2.5 m
e)	Minimum *height* of a wall to screen a loading area	3.0 m
f)	*Minimum yard* from Jones Street	0.0 m
g)	*Minimum yard* from Lakeshore Road West	35.0 m
15.14.9	**Parking Provisions for Blocks 3A and 3B prior to Redevelopment**	
The following parking provisions apply to lands identified as Blocks 3A and 3B on Figure 15.14.1 prior to redevelopment:		
a)	Minimum number of *parking spaces*	1.0 per 25.0 sq.m *net floor area*
b)	Surface parking shall be permitted within any *yard* between a *building* and any public road except Sovereign Street.	
c)	Loading and servicing areas may be visible from Jones Street, but must be screened from public view along Sovereign Street.	
15.14.10	**Additional Zone Provisions for Block 3A as Redevelopment Occurs**	
The following additional regulations apply to lands identified as Block 3A on Figure 15.14.1 as redevelopment occurs:		
a)	*Minimum yard* from Sovereign Street	3.5 m
b)	*Maximum yard* from to Sovereign Street	5.0 m
c)	*Minimum yard* along a *lot line* abutting lands in the Park (O1) *Zone*	0.0 m
d)	*Minimum yard* from Jones Street	0.0 m
e)	Minimum setback of a *main wall* to Block 3B	30.0 m
f)	Minimum *height*	8.0 m
g)	Minimum number of *storeys*	2
h)	Maximum *height*	15.0 m
i)	Maximum number of *storeys*	4
15.14.11	**Additional Zone Provisions for Block 3B as Redevelopment Occurs**	
The following additional regulations apply to lands identified as Block 3B on Figure 15.14.1 as redevelopment occurs:		
a)	*Minimum yard* from an *urban square*, from Block 3B, and along any *lot line*	0.0 m
b)	*Minimum yard* from an *urban square* and along any *lot line*	2.0 m
c)	Minimum *net floor area* for a *retail store* where the primary good sold is food *(2015-018)*	1,500.0 sq.m
d)	Maximum *net floor area* for a *retail store* where the primary good sold is food *(2015-018)*	4,000.0 sq.m

Special Provisions

e)	Maximum *floor area* for a *retail store* or *restaurant* on the *first storey*	500.0 sq.m
f)	Maximum *floor area* for any other permitted *use* on the *first storey*	1,500.0 sq.m
g)	Minimum *building height* for *structures* facing Lakeshore Road West	8.0 m
h)	Minimum number of *storeys* for *structures* facing Lakeshore Road West	2
i)	Maximum *building height* for *structures* facing Lakeshore Road West	15.0 m
j)	Maximum number of *storeys* for *structures* facing Lakeshore Road West	4
k)	Minimum setback from all roof edges for rooftop mechanical penthouse and enclosures which exceed 2.0 metres in *height* and are not screened by an extension of a *building*'s façade	6.0 m

15.14.12 Only Permitted Uses for Lands in the Park (O1) Zone

The following *uses* are the only *uses* permitted on lands in the Park (O1) *Zone*:

a)	A below-grade *parking structure* for *uses* on all lands subject to this Special Provision
b)	A private internal *driveway*
c)	*Patios* for *uses* on all lands subject to this Special Provision
d)	*Urban square* fronting onto Lakeshore Road West

15.14.13 Additional Zone Provisions for Block 4 Lands

The following additional regulations apply to lands identified as Block 4 on Figure 15.14.1:

a)	*Minimum yard*, all *yards*	0.0 m

15.14.14 Special Site Provisions

The following additional provision applies to all lands identified as subject to this Special Provision:

a)	Neither the severance of the land nor the registration of a *condominium* will render the land or the *use* thereof non-conforming, provided the entire site complies with the requirements of this By-law and required parking remains accessible to corresponding *uses*.
b)	For the purposes of this Special Provision, "Redevelopment/Redeveloped" is defined to not include either an expansion or addition to an existing commercial *building*.
c)	For the purposes of this Special Provision, the definition of "*Stacked Townhouse Dwelling*" shall include an end unit containing a single *dwelling unit* attached to the *building* that is divided vertically.

Special Provisions

15 (Old 848) Map 19(4)	3515-3545 Rebecca Street (Part of Lot 35, Concession 3 S.D.S.)	Parent Zone: E4 (2011-005) (2015-018)

15.15.1 Zone Provisions		
The following regulations apply:		
a)	Maximum *net floor area* for all *retail stores* and service commercial *uses (2015-018)*	7,600.0 sq.m
b)	Maximum *net floor area* for any individual *retail store premises (2015-018)*	3,252.0 sq.m
c)	Minimum *net floor area* for office *uses*	1,393.0 sq.m
d)	Maximum *first storey floor area* for any *building* or *structure* within 80.0 metres of Rebecca Street	500.0 sq.m
e)	*Minimum front yard* (Rebecca Street)	6.0 m
f)	*Minimum flankage yard* (Burloak Drive)	5.0 m
15.15.2 Parking Provisions		
The following parking provisions apply:		
a)	Minimum number of *parking spaces*	1.0 per 22.0 sq.m *net floor area* on the *first storey* and 1.0 per 28.0 sq.m of *net floor area* on the second *storey*
15.15.3 Special Site Provisions		
The following additional provisions apply:		
a)	No more than 50% of the maximum *floor area* permitted for retail and service commercial *uses* may be constructed prior to the construction of a minimum of 929.0 sq.m of *floor area* for office *uses*.	
b)	No more than 90% of the maximum *floor area* permitted for retail and service commercial *uses* may be constructed prior to the construction of a minimum of 1,393 sq.m of *floor area* for office *uses*.	
c)	No separate loading doors are permitted for *buildings* adjacent to Rebecca Street. All other loading doors shall be screened from the street by an opaque wall at least four metres in *height*.	
d)	Garbage containment shall only be permitted in a *building* occupied by retail, service commercial, or office *uses*.	

Special Provisions

16 (Old 838)	80 Navy Street and 104-144 Robinson Street (Lot A, 1 and 2, Part of Lots 3 and 4, and Block 51, Plan 1) (Parts of Lot 14, Concession 4 S.D.S.)	Parent Zone: RM4
Map 19(8)		(2010-019) PL090432 PL100204 PL100214

15.16.1 Zone Provisions

The following regulations apply:

a)	Maximum number of *dwelling units*	13
b)	Minimum *lot frontage* (Navy Street)	23.0 m
c)	*Minimum flankage yard* (Robinson Street)	1.4 m
d)	*Minimum interior side yard* (adjacent to 70 Navy Street)	3.0 m
e)	*Minimum interior side yard*, remainder of *yard*	0.0 m
f)	Minimum setbacks for a below-grade *parking structure*	0.0 m
g)	*Minimum front yard* and *rear yard* (Water Street)	As shown in Figures 15.16.1 and 15.16.2
h)	Maximum *height*	As shown in Figures 15.16.1 and 15.16.2
i)	Elevator shafts and associated equipment, roof access and projections are permitted on the roof deck provided they are located a minimum of 2.0 m from any roof edge to a maximum projection of 2.0 metres.	
j)	Maximum allowable projections into any *yard* for *balconies* and handrails (*rear yard*/ Water Street only), sills, belt courses, roof features, and eaves	0.9 m
k)	Maximum allowable projections for *uncovered platforms*, *porches*, entry features, and access stairs	Up to the *front* and *flankage lot lines*
l)	Maximum *lot coverage*	75%
m)	Minimum *landscaping coverage*	20%
n)	*Motor vehicle* access from Robinson Street is not permitted. A maximum of one *driveway* from Water Street is permitted.	

15.16.2 Special Site Figures

Figure 15.16.1

Special Provision 16-1

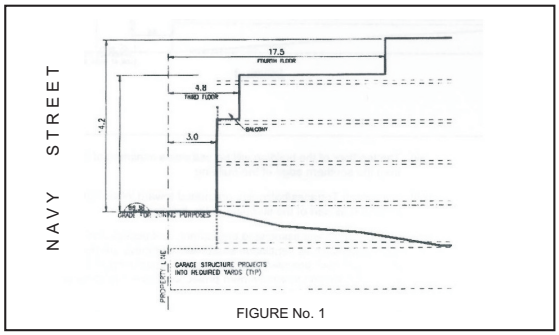


FIGURE No. 1

Figure 15.16.2

Special Provision 16-2

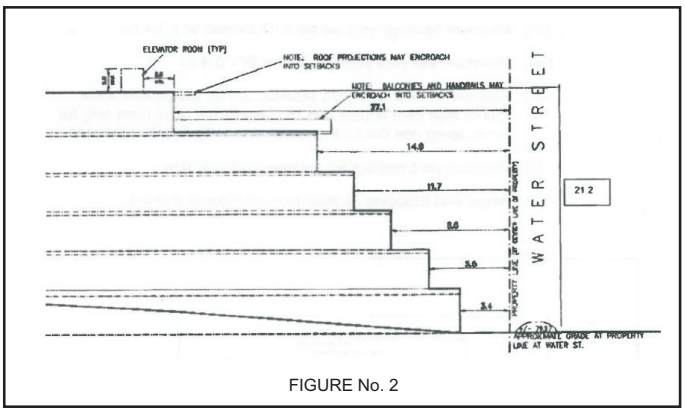


FIGURE No. 2

15.16.3 Special Site Provisions

The following additional provision applies:

a)	*Rear yard* is to be measured at the midpoint of the *rear lot line* perpendicular to the *building* face.

Special Provisions

17 Map 19(7a)	**28, 36 and 42 Lakeshore Road West and 88, 90 and 94 Chisholm Street (Lots 10, 11 and 13, Block 68, Plan 1) (Parts of Lot 15, Concession 4 S.D.S.)**	Parent Zone: CBD (2009-144) PL140317

15.17.1 Zone Provisions

The following regulations apply:

a)	Minimum depth of the *building*, measured in from the *main wall* oriented toward a *road*, on the *first storey* and entirely below the *first storey* within which residential *uses* are prohibited	12.0 m
b)	Maximum number of *storeys*	4
c)	Maximum number of *storeys* upon execution of a bonussing agreement	5
d)	Maximum *height* upon execution of a bonussing agreement	18.0 m
e)	*Minimum rear yard* (south *lot line* abutting 86 Chisholm Street)	0.0 m
f)	Minimum width of *landscaping* required along any *lot line* abutting a Residential *Zone*	0.0 m

15.17.2 Bonussing Provisions

In order to permit the increased permissions contained in this Special Provision, zoning compliance shall be dependent upon the registration on title of an agreement or agreements pursuant to Section 37 of the Planning Act. The owner of the subject lands shall provide to the satisfaction of the *Town* the facilities, services, and matters as follows:

a)	A detailed Heritage Conservation and Restoration Plan and subsequent restoration and long term preservation of all heritage attributes on all lands zoned Central Business District (CBD – SP 17).
b)	LEED Gold Certification.
c)	Securities in the form and amount to the satisfaction of the *Town*. The amounts payable shall be submitted to the *Town* prior to the issuance of a *building* permit for the additional *height*.

Special Provisions

18 (Old 830)	599 Lyons Lane (Part of Lot 15, Concession 3 S.D.S.)	Parent Zone: RH
Map 19(8a)		(2009-043) PL080691, PL080692 (2016-013)

15.18.1 Zone Provisions

The following regulations apply:

a)	*Minimum front yard*	1.0 m
b)	*Minimum side yard*	1.5 m
c)	*Maximum side yard*, east side	13.0 m
d)	Minimum below grade setback	0.0 m
e)	*Minimum rear yard*	2.0 m
f)	Maximum *height*	63.0 m
g)	Maximum *height* (upon execution of a bonussing agreement)	86.0 m
h)	Maximum number of *storeys*	20
i)	Maximum number of *storeys* (upon execution of a bonussing agreement)	26
j)	Maximum number of *dwelling units*	400
k)	Maximum number of *dwelling units* (upon execution of a bonussing agreement)	480
l)	Minimum *separation distance* between portions of a *building* above the fourth *storey*, inclusive of *balconies* *(2016-13)*	16.0 m
m)	Maximum width in any direction at the widest point of the portion of the *building* above the fourth *storey*	40.0 m
n)	Maximum allowable projection for a *balcony*	2.0 m
o)	Any *balcony* or part thereof located within 17.0 metres of the eastern *side lot line* to a distance of 40.0 metres from the *front lot line* as it existed on April 8, 2009 shall be enclosed.	

15.18.2 Parking Provisions

The following parking provisions apply:

a)	Minimum number of *parking spaces*	1.25 per *dwelling*
b)	Minimum number of *parking spaces* for visitors	0.25 per *dwelling*
c)	Maximum number of above grade *parking spaces*	266, all of which shall be located in a *parking structure*

15.18.3 Bonussing Provisions

In order to permit the increased permissions contained in this Special Provision, zoning compliance shall be dependent upon the registration on title of an agreement or agreements pursuant to Section 37 of the Planning Act. The owner of the subject lands shall provide to the satisfaction of the *Town* the facilities, services, and matters as follows:

a)	Eligible community benefits, consistent with the policies of the Livable Oakville Plan for the Midtown Oakville area that will be required to support the additional *height* and density permitted by this Special Provision.
b)	The amounts payable pursuant to subsection (a) above shall be valued as of, and shall be paid on, the day before the issuance of the first *building* permit for a *dwelling unit* in excess of 400 units. In the case of multiple *building* permits being issued, the amounts payable will be calculated and payable for each *building* permit.

Special Provisions

19 (Old 828)	East side of Sixth Line, north of Hays Boulevard (Part of Lot 15, Concession 1 S.D.S.)	Parent Zones: RM3, MU4
Map 19(22a)		(2009-027) PL080366

15.19.1	**Additional Permitted Uses for Block 2 Lands**	
The following additional *use* is permitted on lands identified as Block 2 on Figure 15.19.1:		
a)	*Stacked townhouse dwellings*	
15.19.2	**Zone Provisions for All Lands**	
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Maximum number of *dwelling units*	766
b)	*Minimum yard* adjacent to lands in the Natural Area (N) *Zone*	2.0 m
c)	Maximum number of *storeys* and maximum *height*	As shown on Figure 15.19.2
d)	Maximum *height* of all rooftop mechanical equipment, stair towers, elevator shafts and enclosures on the roof	7.5 m
e)	Maximum *net floor area*	126,315.0 sq.m, and shall not include stair wells, elevators, or *basements*
15.19.3	**Zone Provisions for Block 1 Lands**	
The following regulations apply to lands identified as Block 1 on Figure 15.19.1:		
a)	*Minimum front yard* (Hays Boulevard)	3.0 m
b)	*Minimum flankage yard* (Sixth Line)	3.0 m
c)	*Minimum rear yard*	5.0 m
d)	Maximum allowable projection for *balconies*, *porches*, and access stairs connecting the *porch* to the ground	1.7 m
e)	Maximum number of *storeys*	4
f)	Maximum *height*	13.5 m
15.19.4	**Zone Provisions for Block 2 Lands**	
The following regulations apply to lands identified as Block 2 on Figure 15.19.1:		
a)	Minimum *lot frontage* (Dundas Street East)	120.0 m
b)	Minimum *lot area*	3.0 ha
c)	*Minimum front yard* (Dundas Street East)	3.2 m
d)	*Minimum flankage yard* (Post Road)	4.0 m
e)	*Minimum flankage yard* (Post Road) for any *building* having 10 or more *storeys*	0.0 m
f)	*Minimum rear yard* (Hays Boulevard)	3.0 m
g)	Minimum *net floor area* for commercial *uses* on the *first storey*	1,200.0 sq.m
h)	Maximum allowable projection for a *balcony* into any *yard*	2.0 m
i)	Maximum allowable projection for a canopy into a *flankage yard*	Up to the *flankage lot line*

Special Provisions

j)	At grade commercial *uses* shall only be provided in *buildings* fronting onto Dundas Street East, Post Road and Hays Blvd. and shall not be required until development exceeds 447 single detached equivalent units as defined by the Regional Municipality of Halton.	
k)	Residential *uses* shall also be permitted on a *first storey* in *buildings* fronting onto Dundas Street East, Post Road and Hays Boulevard.	

15.19.5 Parking Provisions

The following parking provisions apply:

a)	Minimum number of *parking spaces* for commercial *uses*	0
b)	All minimum *parking spaces* for *apartment dwellings* shall be provided within an underground *parking structure* except on a *private road*.	
c)	Notwithstanding subsection (b) above, visitors parking may be provided at grade on lands identified as Block 1 on Figure 15.19.1.	
d)	Minimum setbacks for underground *parking structures*	0.0 m

15.19.6 Special Site Figures

Figure 15.19.1

Special Provision 19-1

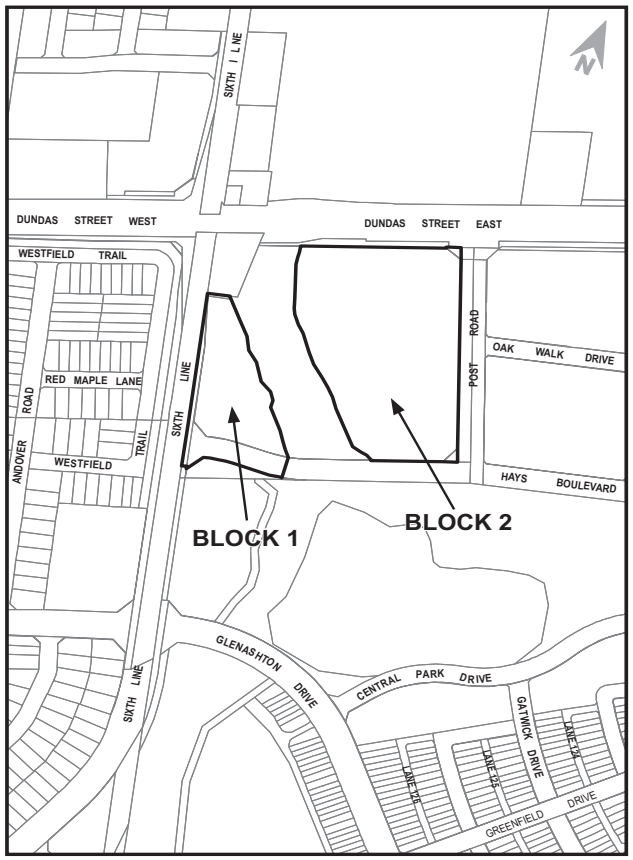
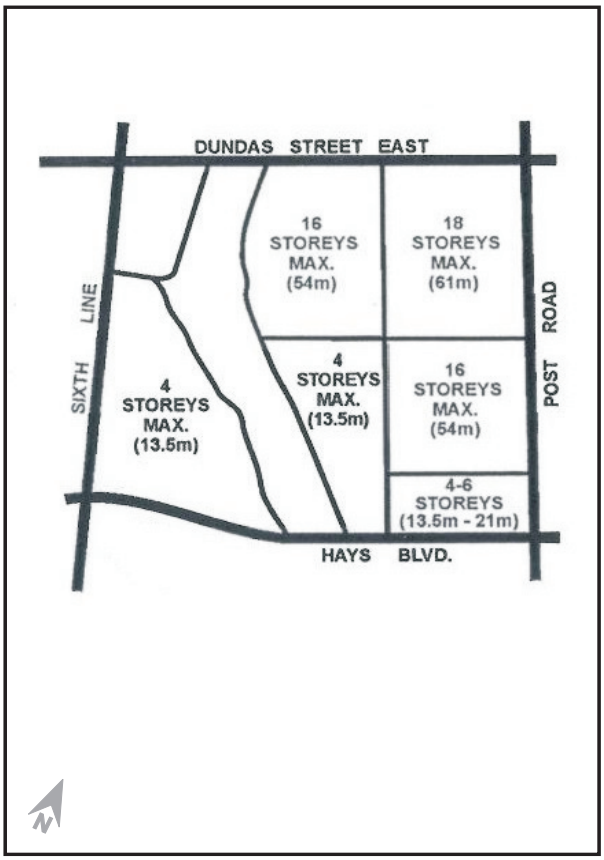


Figure 15.19.2

Special Provision 19-2



Special Provisions

15.19.7	Special Site Provisions
The following additional provisions apply:	
a)	Footnote 3 of Table 8.2 and Section 15.19.4(g), together relating to the prohibition of residential *uses* on the *first storey*, shall not apply until a total of 447 single detached equivalent *dwellings*, as defined by the Regional Municipality of Halton, have been erected on all lands identified as subject to this Special Provision.
b)	*Buildings* containing only commercial *uses* are prohibited on lands on lands identified as Block 2 on Figure 15.19.1.
c)	On lands identified as Block 1 on Figure 15.19.1, *height* shall be measured from the finished floor at grade.
d)	On lands identified as Block 2 on Figure 15.19.1, *height* shall be measured from the averaged *grade* across the front wall of each *building* containing *stacked townhouse dwellings*.
e)	Block 1 and Block 2 on Figure 15.19.1 shall each be considered to be one *lot* for the purposes of this By-law.

Special Provisions

20 (Old 827)	55, 65, and 71 Speers Road and 66 and 70 Shepherd Road	Parent Zone: MU4
Map 19(7a)	(Part of Lot 16, Concession 3 S.D.S.)	(2008-185) (2010-178) PL080447 (2014-014)

15.20.1	Additional Permitted Ues	
The following additional *uses* are permitted:		
a)	Two *detached dwellings*, but only in a *building* designated under the Ontario Heritage Act	
b)	*Dwelling units* on the *first storey* of towers containing *apartment dwellings*, subject to Section 15.20.4(a) of this By-law	
15.20.2	**Zone Provisions**	
The following regulations apply:		
a)	Minimum *lot frontage*	60.0 m
b)	Maximum number of *dwelling units*	214
c)	Maximum number of *dwelling units*	533
d)	Maximum number of towers containing *apartment dwellings*, whether the *buildings* are connected by a podium or are freestanding	2
e)	Maximum *floor area* excluding *detached dwelling units*	44,314.0 sq.m
f)	Minimum *net floor area* for commercial *uses* on the *first storey*	417.0 sq.m
g)	Maximum *height* for the north tower	67.0 m
h)	Maximum *height* for the south tower	61.0 m
i)	Maximum number of *storeys* for the north tower	21
j)	Maximum number of *storeys* for the south tower	19
k)	*Minimum front yard* (Speers Road) and *flankage yard* (Kerr Street)	0.0 m
l)	*Maximum front yard* (Speers Road) and *flankage yard* (Kerr Street)	4.0 m
m)	*Minimum interior side yard*	1.2 m
n)	*Minimum rear yard*	1.2 m
o)	Minimum below grade setbacks for an underground parking garage for any *yard*	0.0 m
p)	Maximum allowable projection for a *balcony* into a *yard*	2.0 m
q)	Minimum *landscaping coverage*	30%
15.20.3	**Parking Provisions**	
The following parking provisions apply:		
a)	Minimum number of *parking spaces*	1.25 per unit including commercial units
b)	Minimum number of *parking spaces* for visitors	0.25 per unit including commercial units
c)	Maximum number of *parking spaces* permitted outside of an underground *parking structure*	44
d)	The minimum dimensions of a *parking space* provided shall be 2.7 metres in width and 5.5 metres in length	
15.20.4	**Special Site Provisions**	
The following additional provisions apply:		
a)	*Dwelling units* are permitted on the *first storey* internal to the site and not oriented toward Kerr Street or Speers Road.	

Special Provisions

b)	Notwithstanding the *maximum yard* requirements of Section 15.20.2(l) of this By-law, the *maximum yards* shall be increased to a maximum of 25.0 metres for that portion of the *flankage lot line* (Kerr Street) located within 80.0 metres of Speers Road to accommodate the placement of two *buildings* designated under Part IV of the Ontario Heritage Act and a park having a maximum area of 350.0 square metres.
c)	An exhaust shaft, intake shaft, and staircase for an underground *parking structure* is permitted to be located within the width of *landscaping* required along the eastern *lot line*.
d)	All lands subject to this Special Provision shall be considered to be one *lot* for the purposes of applying the standards of this By-law.

Special Provisions

21 (Old 811) Map 19(7)	114 Garden Drive and 227-235 Lakeshore Road West (Part of Lot 17, Concession 3 S.D.S.)	Parent Zone: CBD (2007-201)

15.21.1 Zone Provisions		
The following regulations apply:		
a)	Maximum number of *dwelling units*	185 *dwelling units* per net hectare
b)	*Minimum yard* abutting Garden Drive	1.5 m
c)	Minimum *separation distance* from a *building* to a ramp accessing an underground parking garage	3.0 m
d)	Maximum number of *storeys*	4
e)	Maximum *height*	13.5 m
f)	Minimum setback for rooftop mechanical equipment and *rooftop terraces*	2.0 m
g)	Minimum required width of *landscaping* along any *lot line* abutting a Residential *Zone*	5.5 m

Special Provisions

22 (Old 809)	114-136 Maurice Drive, 113-131 Garden Drive, and 210-224 Rebecca Street (Part of Lot 17, Concession 3 S.D.S.)	Parent Zone: RM1
Map 19(7)		(2007-198) (2021-068)

15.22.1 Zone Provisions		
The following regulations apply:		
a)	Minimum *lot area* per unit	120.0 sq.m
b)	Minimum *lot frontage* per unit	5.0 m
c)	*Minimum front yard*	3.0 m
d)	*Minimum interior side yard*	2.0 m
e)	Minimum distance *separation distance* between the *townhouse dwelling* and a detached garage	6.0 m
f)	Maximum setback for a detached garage from a private *lane*way	6.0 m
g)	Maximum *height*	14.0 m
h)	Minimum setback from a *daylight triangle*	0.5 m
i)	Maximum projection into the *minimum front* or *flankage yards* for non-walk in bay, box out, and bow windows with or without foundations spanning one or two *storeys*, and *porches* open or covered by a roof located on the same level or lower as the main floor of the *dwelling*	1.0 m
j)	Maximum projection into *rear yard* for *uncovered platforms* which are attached to the rear wall of the *dwelling* located at a minimum *height* of 2.0 m above *grade*.	Permitted up to the *rear* and *side lot lines*
15.22.2 Special Site Provisions		
The following additional provisions apply:		
a)	*Motor vehicle* access to individual *dwelling units* shall only be provided via a private rear *lane*.	

Special Provisions

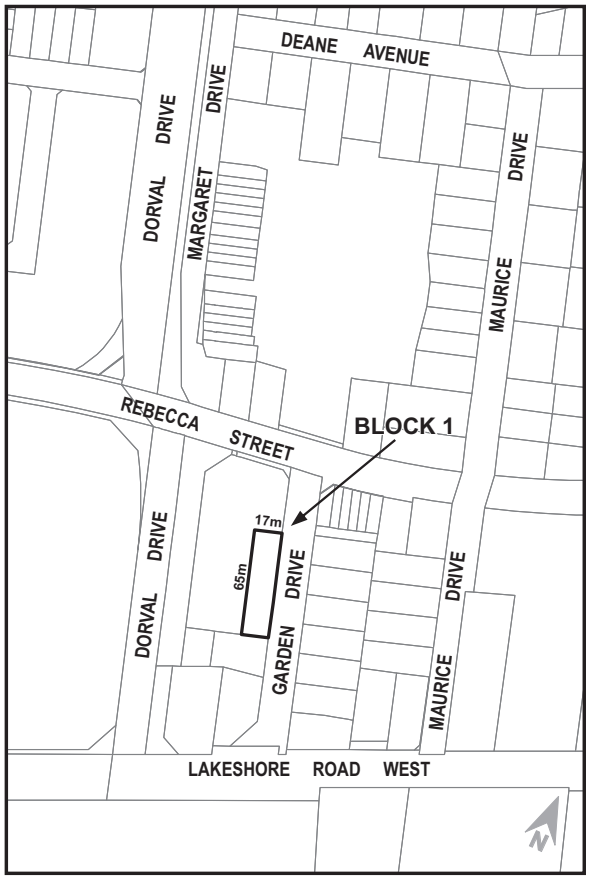
23 (Old 810) Map 19(7)	128 Garden Drive (Part of Lot 17, Concession 3 S.D.S.)	Parent Zone: RH (2007-201)
15.23.1 Additional Permitted Uses		
The following additional *use* is permitted on all lands identified as subject to this Special Provision:		
a)	*Townhouse dwellings*	
15.23.2 Prohibited Uses		
The following regulations apply on lands identified as Block 1 on Figure 15.23.1:		
a)	*Apartment dwellings*	
15.23.3 Zone Provisions for All Lands		
The following regulations apply on lands identified as subject to this Special Provision:		
a)	*Minimum front yard* (Rebecca Street)	0.0 m
b)	*Minimum flankage yard*, west side (Dorval Drive)	0.0 m
c)	*Minimum flankage yard*, east side (Garden Drive)	1.5 m
d)	*Minimum rear yard* abutting the Central Business District CBD *Zone*	2.3 m
e)	Maximum number of *storeys*	4
f)	Maximum *height*	15.5 m
g)	Minimum separation between an *apartment dwelling* and *townhouse dwelling*	12.0 m
15.23.4 Zone Provisions for Block 1 Lands		
The following regulations apply to lands identified as Block 1 on Figure 15.23.1:		
a)	Maximum *height* (exclusive of rooftop mechanical equipment stair tower)	12.0 m
b)	Minimum setback for rooftop mechanical equipment and stair towers from the edge of the roof	2.0 m
c)	Minimum separation between blocks of townhouses	8.0 m
d)	Maximum projection into front or flankage *yards* for non-walk in bay, box out, and bow windows with or without foundations one or two *storeys* high and *porches* open or covered by a roof located on the same level or lower as the main floor of the *dwelling unit*	1.0 m

Special Provisions

15.23.4 Special Site Figures

Figure 15.23.1

Special Provision 23



15.23.5 Special Site Provisions

The following additional provisions apply:

a)	*Height* is to be measured from the *grade* on the *lot line* in front of the *building*.

Special Provisions

24 Map 19(2a)	**2221 Lakeshore Road West and 117 East Street (Part of Lot 28, Concession 4 S.D.S.)**	Parent Zone: MU1 (2014-014)

15.24.1 Zone Provisions		
The following regulations apply:		
a)	Maximum number of *storeys*	2
b)	Maximum *height*	8.2 m

Special Provisions

25 Map 19(4)	**500 Great Lakes Boulevard (Part of Lot 35, Concession 3 S.D.S.)**	Parent Zone: E2 (2014-014)
15.25.1	**Additional Permitted Uses**	
The following additional *use* is permitted:		
a)	*Day care*	
b)	*Place of worship*	
c)	*Private school*	
15.25.2	**Zone Provisions**	
The following regulations apply:		
a)	*Minimum lot area* for a *place of worship*	Shall not apply

Special Provisions

26 (Old 552)	7-11 and 25 Lakeshore Road West, 112-118 Forsythe Street, and 6 John Street (Part of Lots 14 and 15, Concession 3 S.D.S.)	Parent Zone: CBD
Map 19(7a)		(1992-136) (2014-014)

15.26.1 Zone Provisions		
The following regulations apply:		
a)	Maximum number of *storeys*	As legally existing on the *lot* on the effective date of this By-law
b)	Maximum *height*	As legally existing on the *lot* on the effective date of this By-law

Special Provisions

27 Map 19(8b)	**155 Navy Street** **(Part of Lot 14, Concession 3 S.D.S.)**	Parent Zone: CBD (2014-014)
15.27.1	**Zone Provisions**	
The following regulations apply:		
a)	Maximum number of *storeys*	The number legally existing in the *building* on the effective date of this By-law
b)	Maximum *height*	The *height* legally existing on the *lot* on the effective date of this By-law

Special Provisions

28 Map 19(8a)	**345-351 Lakeshore Road East and 104-108 Allan Street** **(Part of Lot 12, Concession 3 S.D.S.)**	Parent Zone: CBD (2014-014)

15.28.1	**Zone Provisions**	
The following regulations apply:		
a)	Maximum number of *storeys*	5
b)	Maximum *height*	As legally existing on the *lot* on the effective date of this By-law

Special Provisions

29 Map 19(13)	**1275-1535 North Service Road West (Part of Lots 23, 24, and 25, Concession 2 S.D.S.)**	Parent Zone: E1 (2014-014) PL140317 (2017-025)

15.29.1 Additional Permitted Uses	
The following additional *uses* are permitted:	
a)	*Motor vehicle body shop*, but only in conjunction with a *motor vehicle dealership*
b)	*Motor vehicle dealership*
c)	*Motor vehicle rental facility*, but only in conjunction with a *motor vehicle dealership*
d)	*Motor vehicle repair facility*, but only in conjunction with a *motor vehicle dealership*
e)	*Motor vehicle washing facility*, but only in conjunction with a *motor vehicle dealership*
f)	*Outside display and sales area*, but only in conjunction with a *motor vehicle dealership*

15.29.2 Zone Provisions	
The following regulations apply:	
a)	Section 5.6(d), relating to *loading space* locations, shall not apply to *loading spaces* legally existing on February 25, 2014.
b)	Inventory in an *outside display and sales area* in any *yard* abutting the *highway corridor* is limited to cars, vans, and light trucks designed to be used for the transport of passengers only. *(2017-025)*

Special Provisions

30 (Old 592)	Parkhaven Boulevard Apartments (Part of Lots 14 and 15, Concession 1 S.D.S.)	Parent Zone: RM4
Map 19(22a)		(1995-103) (1996-137) (1997-13) (1997-24) (1998-90) (1991-61) (2002-217)

15.30.1	Zone Provisions	
The following regulations apply:		
a)	Minimum *lot area*	1,000.0 sq.m
b)	*Minimum front yard*	4.5 m
c)	*Minimum flankage yard* abutting a public *road*	3.0 m
d)	*Minimum flankage yard* abutting a *lane*	1.0 m
e)	*Minimum interior side yard*	2.0 m
f)	*Minimum rear yard*	5.0 m

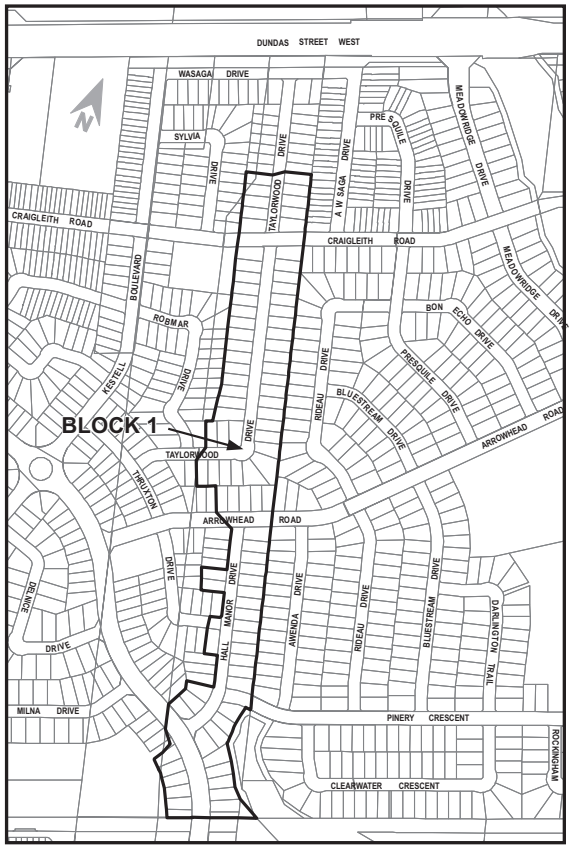
Special Provisions

31 (Old 698, 788, 789)	**Detached Dwellings in Iroquois Ridge North (Part of Lots 8, 9, 10, and 11, Concession 1 S.D.S.)**	Parent Zone: RL5
Map 19(23)		(2001-056) (2002-006) (2005-138) (2005-139) (2006-064) (2006-132) (2010-057)

15.31.1	**Zone Provisions for All Lands**	
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	*Minimum front yard*	4.5 m
b)	Maximum *lot coverage* for a *detached dwelling* having one *storey*	45%
c)	Maximum *lot coverage* for a *detached dwelling* having more than one *storey*	40%
15.31.2	**Zone Provisions for Block 1 Lands**	
The following regulations apply to lands identified as Block 1 on Figure 15.31.1:		
a)	Maximum additional *lot coverage* permitted on a *first storey* only for unenclosed *porches* and items in the second row of Table 4.3 projecting greater than 0.6 metres into a minimum *front* or *side yard*	5%
15.31.3	**Special Site Figures**	

Figure 15.31.1

Special Provision 31



Special Provisions

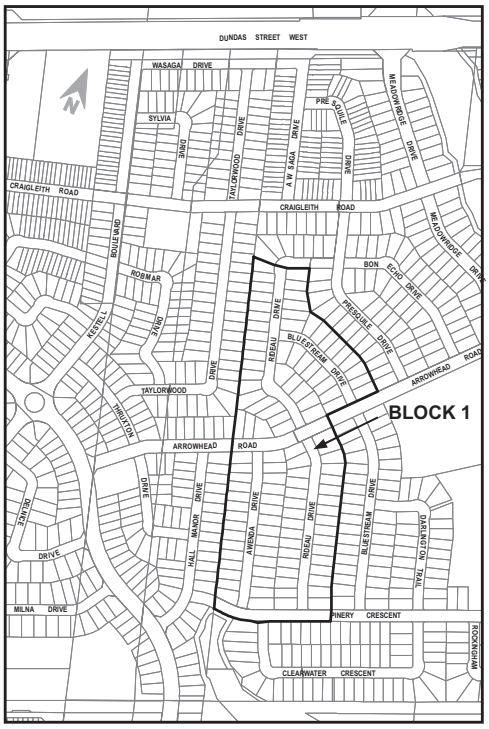
32 (Old 653, 683, 692, 723)	**Detached Dwellings in Iroquois Ridge North (Part of Lots 6, 7, and 8, Concession 1 S.D.S.)**	Parent Zone: RL5
Map 19(23)		(1998-6) (2000-062) (2001-189) (2002-086) (2002-203) (2002-229) (2003-031) (2003-082) (2004-002) (2005-138) (2005-139) (2006-108) (2007-096) (2007-189) (2010-057)

15.32.1	**Zone Provisions for All Lands**	
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	*Minimum front yard*	6.0 m
b)	Maximum *lot coverage* for a *detached dwelling* having one *storey*	45%
c)	Maximum *lot coverage* for a *detached dwelling* having more than one *storey*	40%
15.32.2	**Zone Provisions for Block 1 Lands**	
The following regulations apply to lands identified as Block 1 on Figure 15.32.1:		
a)	Maximum additional *lot coverage* permitted on a *first storey* only for unenclosed *porches* and items in the second row of Table 4.3 projecting greater than 0.6 metres into a minimum *front* or *side yard*	5%

15.32.3 Special Site Figures

Figure 15.32.1

Special Provision 32



Special Provisions

33 (Old 683, 692, 788, 789)	**Detached Dwellings in Iroquois Ridge North (Part of Lots 6, 7, 8, and 9, Concession 1 S.D.S.)**	Parent Zone: RL8
Map 19(23)		(1998-6) (2000-062) (2002-229) (2005-138) (2005-139) (2006-064) (2006-132) (2010-057)

15.33.1 Zone Provisions		
The following regulations apply:		
a)	Maximum *height*	12.0 m
b)	Footnote 7 of Table 6.3.3, relating to *floor area* above the second *storey*, shall not apply.	

Special Provisions

34 (Old 592)	Georgian Drive Apartments and Townhouses (Part of Lot 14, Concession 1 S.D.S.)	Parent Zone: MU2
Map 19(22a)		(1995-103) (1996-136) (1997-13) (1997-24) (1998-90) (1991-61) (2002-217) (2006-136)

15.34.1	Additional Permitted Uses	
The following additional *uses* are permitted:		
a)	*Townhouse dwellings*	
b)	Residential *uses* on the *first storey*	
15.34.2	**Zone Provisions**	
The following regulations apply:		
a)	*Minimum front yard* (Central Park Drive)	0.9 m
b)	*Minimum front yard* (Central Park Drive) and *flankage yard* (Georgian Drive) for decorative features	0.0 m
c)	*Minimum rear yard*	0.0 m
d)	Minimum *height* and number of *storeys* for *townhouse dwellings*	Shall not apply
e)	Maximum *height*	34.0 m
f)	Maximum *floor area* per *apartment dwelling*	140.0 sq.m

Special Provisions

35 (Old 592)	47-53 Glenashton Drive, 2325 and 2365 Central Park Drive, 2381 and 2385 Central Park Drive, 74-80 Georgian Drive (Part of Lots 14 and 15, Concession 1 S.D.S.)	Parent Zone: RH
Map 19(22a)		(1995-103) (1996-136) (1997-13) (1997-24) (1998-90) (1991-61) (2002-217) (2004-093) (2005-017)

15.35.1	Additional Permitted Uses	
The following additional *use* is permitted:		
a)	*Townhouse dwellings*	

15.35.2	Zone Provisions for Townhouse Dwellings	
The following regulations apply for *townhouse dwellings* on all lands subject to this Special Provision:		
a)	Minimum *lot area*	105.0 sq.m per *dwelling*
b)	Minimum *lot frontage*	14.5 m
c)	*Minimum front yard*	3.0 m
d)	*Minimum rear yard*	4.0 m
e)	Maximum allowable projection into a *front yard* and *rear yard* for exterior stairs	2.4 m
f)	Maximum allowable projection into a *front yard* for a *porch* on the *first storey*	Up to 1.5 m from the *front lot line*

15.35.3	Zone Provisions for Apartment Dwellings on Block 1	
The following parking regulations apply for *apartment dwellings* to lands identified as Block 1 on Figure 15.35.1:		
a)	*Minimum flankage yard* (Central Park Drive)	2.5 m
b)	*Minimum flankage yard* for decorative features (Central Park Drive)	0.0 m
c)	*Minimum interior side yard*, south side	16.0 m
d)	Maximum *height*	34.0 m

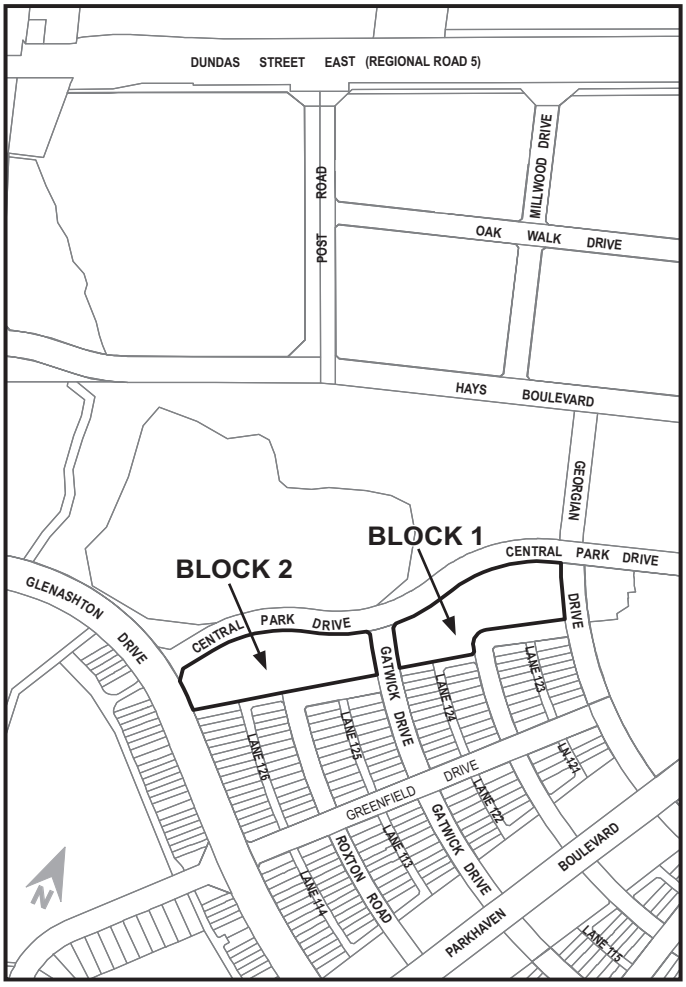
15.35.4	Zone Provisions for Apartment Dwellings on Block 2	
The following parking regulations apply for *apartment dwellings* to lands identified as Block 2 on Figure 15.35.1:		
a)	*Minimum flankage yard* (Central Park Drive)	0.6 m
b)	*Minimum flankage yard* for decorative features (Central Park Drive)	0.0 m
c)	*Minimum interior side yard*, south side	23.0 m
d)	Maximum *height*	34.0 m

Special Provisions

15.35.5 Special Site Figures

Figure 15.35.1

Special Provision 35



15.35.6 Special Site Provisions

The following additional provision applies:

a)	The *front lot line* for lands identified as Block 1 on Figure 15.35.1 shall be the *lot line* abutting Georgian Drive.
a)	The *front lot line* for lands identified as Block 2 on Figure 15.35.1 shall be the *lot line* abutting Glenashton Drive.

Special Provisions

36 (Old 592)	Parkhaven Boulevard Townhouses (Part of Lot 14, Concession 1 S.D.S.)	Parent Zone: RM1
Map 19(22a)		(1995-103) (1996-136) (1997-13) (1997-24) (1998-90) (1991-61) (2002-217) (2004-093) (2005-017)

15.36.1 Zone Provisions		
The following regulations apply:		
a)	Minimum *lot area*	105.0 sq.m per *dwelling*
b)	Minimum *lot frontage*	14.5 m
c)	*Minimum front yard*	3.0 m
d)	*Minimum rear yard*	4.0 m
e)	Maximum allowable projection into a *front yard* and *rear yard* for exterior stairs	2.4 m
f)	Maximum allowable projection into a *front yard* for a *porch* on the *first storey*	Up to 1.5 m from the *front lot line*

Special Provisions

37	Oak Walk Drive, Oak Park Boulevard, Millwood Drive, and Dundas Street (Part of Lots 14 and 15, Concession 1, S.D.S.)	Parent Zones: MU4
Map 19(22a)		(1995-103) (1996-137) (2010-032) (2014-014) PL140317

15.37.1 Zone Provisions

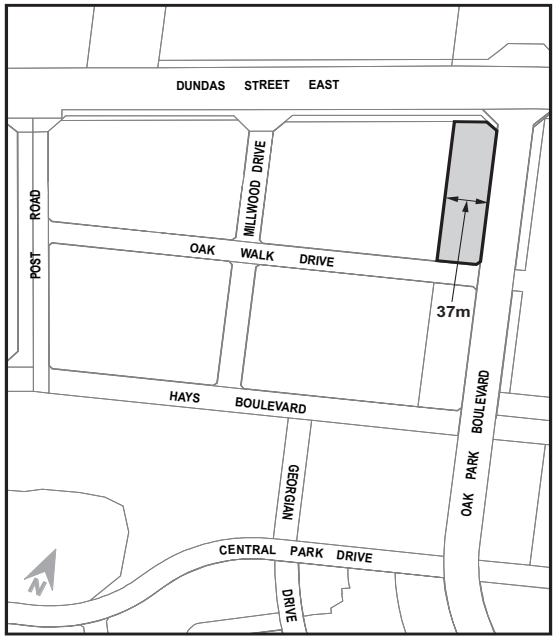
The following regulations apply:

a)	Minimum number of *storeys* for lands shown on Figure 15.37.1	6
b)	Maximum number of *storeys* for lands shown on Figure 15.37.1	8
c)	Minimum *height* for lands shown on Figure 15.37.1	19.5 m
d)	Maximum *height* for lands shown on Figure 15.37.1	29.0 m
e)	Footnote 6 of Table 8.2, related to *first storey use* restrictions, shall not apply to a *building* or part thereof located greater than 37.0 metres from the *lot line* abutting Oak Park Boulevard or to a building with its *main wall* oriented toward the *lot line* abutting Dundas Street East and located within the area defined by the *minimum and maximum yard*.	
f)	Footnote 6 of Table 8.2, related to *first storey use* restrictions, shall not apply to a *medical office* where a minimum of 25% of the *net floor area* on the *first storey* is devoted to the selling of products on the *premises* such as eye glasses, orthotics, pharmaceutical dispenary, herbal remedies and vitamins and like medical products.	
g)	For the purposes of footnote 6 of Table 8.2, common entranceways, lobby space, and other permitted *ancillary residential uses* on the *first storey* shall not be included in the 50% *building* width measurement limitation calculation required in Section 8.8. Only the *main wall* proportion is subject to the 50% width calculation for the width of the *building*.	

15.37.2 Special Site Figures

Figure 15.37.1

Special Provision 37



15.37.3 Special Site Provisions

The following additional provision applies:

a)	*Height* shall be measured from the finished floor elevation of the *building*.

Special Provisions

38 Map 19(22a)	**Hays Boulevard and Oak Walk Drive (Part of Lots 14 and 15, Concession 1 S.D.S.)**	Parent Zone: MU4 (1995-103) (1996-137) (2010-032) PL140317 (2019-125)

15.38.1	**Additional Permitted Uses**	
The following additional *uses* are permitted:		
a)	*Townhouse dwellings* sharing a common wall with an *apartment dwelling* or *mixed use building*	
b)	*Townhouse dwellings* on lands shown on Figure 15.38.1	
15.38.2	**Zone Provisions**	
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	*Minimum yard* abutting any *public road*	1.0 m
b)	*Maximum yard* abutting any *public road*	As shown on Figure 15.38.1
c)	Minimum setbacks below *grade*	0.0 m
d)	Minimum height of the *first storey*	4.0 m, and shall not apply to *townhouse dwellings*
e)	Minimum height and number of *storeys* for a *townhouse dwelling* permitted by Section 15.38.1(a) of this By-law.	Shall not apply
f)	Minimum number of *storeys* for any part of a *building* containing only *ancillary residential uses* and recreational space.	2
g)	Minimum height for lands shown within the black boundary line (greater than or equal to 61.0 metres of Oak Park Boulevard) on Figure 15.38.1	23.0 m
h)	Footnote 3 of Table 8.2, relating to the prohibition of *dwelling units* on a *first storey*, shall not apply on lands where *townhouse dwellings* are permitted as shown on Figure 15.38.1	
i)	Maximum allowable projection for an awning, canopy or similar weather-shielding *structure*, *patio* accessory to a *restaurant.*	Up to the applicable *lot line*
j)	Maximum allowable projection for stairs, *porches*, *balconies*, at-grade terraces, cornices, pilasters, or bay windows with or without a foundation.	Up to 0.5 m from the *front* or *flankage lot line*
k)	*Balconies* are permitted in any *yard* and the maximum allowable projection shall not apply.	
l)	Maximum *net floor area* for a *premises* occupied by a *use* subject to Footnote 7 of Table 8.2.	500.0 sq.m
m)	Minimum setback for rooftop mechanical equipment and a *mechanical penthouse* greater than 2.0 metres in height and not screened by an extension of the *building* façade from all edges of the roof	4.0 m, and shall be screened by an archiectural feature
n)	*Uses* subject to Footnote 6 of Table 8.2, related to location of office *uses*, are limited to a cumulative maximum width of 80% of the *building* in the first 9.0 metres of depth of the *building*, measured in from the *main wall* oriented toward the *front lot line*.	
o)	For the purposes of Footnote 6 of Table 8.2 and Section 15.38.2(n), common entranceways, lobby space, and other permitted *ancillary residential uses* on the *first storey* shall not be included in the 80% *building* width measurement limitation calculation required in Section 8.8. Only the *main wall* proportion is subject to the 80% width calculation for the width of the *building*.	
p)	Footnote 3 of Table 8.2, relating to the prohibition of *dwelling units* on a *first storey*, shall not apply to *townhouse dwellings*	
15.38.3	**Parking Provisions**	
The following parking regulations apply:		
a)	Minimum number of parking spaces for residential uses	1.5 per *dwelling*, inclusive of visitor parking

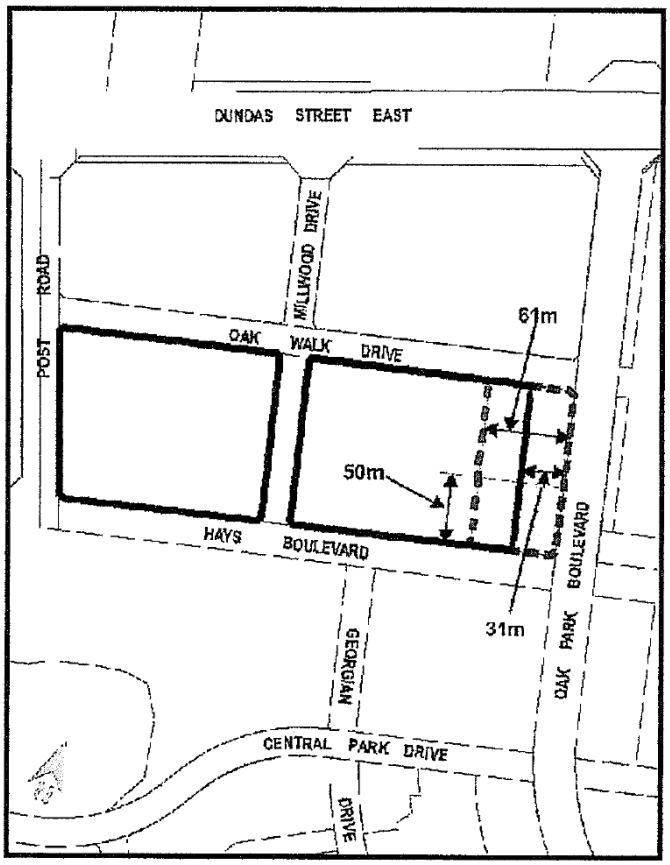
b)	Maximum number of *parking spaces* for residential *uses*	1.75 per *dwelling*, inclusive of visitor parking
c)	Minimum number of *parking spaces* for non-residential *uses*	1 per 35.0 sq.m *net floor area*
d)	Maximum number of *parking spaces* for non-residential *uses*	1 per 20.0 sq.m *net floor area*
e)	Visitor *parking spaces* for residential *uses* may be counted toward the minimum number of *parking spaces* for non-residential *uses* to a maximum of 0.25 per *dwelling unit.*	
f)	Visitor *parking spaces* for residential *uses* may be provided in any combination of a *parking structure*, *surface parking area*, or on a *private road*.	
g)	A *surface parking area* shall not be permitted between any *building* and a *public road*	
h)	Maximum surface parking area coverage	20%
15.38.4	**Additional Zone Provisions for Block 1**	
The following additional regulations apply to lands identified as Block 1 on Figure 15.38.1:		
a)	The *lot line* abutting Oak Park Boulevard shall be deemed to be the *front lot line.*	
b)	Maximum *yard* abutting any public road	3.0 m and shall only apply to the first 12.0 m in *height*
c)	An urban square, measuring no less than 300 square metres, is required within a *flankage yard*.	
d)	Maximum *yard* abutting any *public road* where an urban square, measuring no less than 300 square metres, is provided in that *yard.*	Shall not apply
e)	Minimum setback of non-residential *uses* from Hays Boulevard	4.0 m
f)	Minimum *height*, excluding *townhouse dwellings*	22.0 m and 8 *storeys*
g)	Maximum *height* (upon execution of a Section 37 agreement) for lands shown on Figure 15.38.1	43.0 m and 12 *storeys*
h)	Minimum *height* of a *first storey* for non-residential uses	4.5 m
i)	*Uses* subject to Footnote 6 of Table 8.2, related to location of office *uses*, are limited to a cumulative maximum width of 40% of the *building* in the first 9.0 metres of depth of the *building,* measured in from the *main wall* oriented toward the *front lot line*.	
j)	Minimum required *net floor area* for retail *uses* located on the *first storey*.	1,080.0 sq.m.
k)	Minimum required *net floor area* for retail *uses* at the corner of Hays Boulevard and Oak Park Boulevard	500.0 sq.m.
l)	Non-residential units located on the *first storey* shall have a minimum of one main entrance oriented towards a *street* or an outdoor communal *amenity area*.	
m)	Minimum percentage of glazing of the *first storey building* wall for non-residential *uses* oriented toward any *front lot line* and *flankage lot line* for each individual *building*.	75%
n)	Section 15.38.2 (m) shall not apply.	
15.38.5	**Parking Provisions for Block 1**	
a)	Minimum required number of *parking spaces* required for residential *uses*	1.4 per *dwelling unit,* inclusive of visitor parking
b)	Maximum required number of *parking spaces* required for residential *uses*	1.5 per *dwelling unit,* inclusive of visitor parking
c)	Minimum number of *barrier-free parking spaces* for residential *uses*	1% of the number of *parking* spaces provided
d)	Stairways associated with an underground *parking garage* are not permitted between a *building* wall and a *public road* or an urban square.	
e)	Ventilation shafts/housing and stairways associated with an underground *parking garage* are not permitted between a *building wall* and the *flankage lot line* where walkways are located.	

Special Provisions

15.38.6 Special Site Figures

Figure 15.38.1

Special Provision 38



15.38.7 Special Site Provisions

The following additional provisions apply:

a)	All lands identified as subject to this Special Provision shall be considered as one *lot* for the purposes of this By-law.
b)	Height shall be measured from the finished floor elevation at grade.

15.38.8 Bonusing Provisions

In order to permit the increased permissions contained in this Special Provision, zoning compliance for height and *storeys* shall be dependent upon the registration on title of an agreement or agreements pursuant to Section 37 of the Planning Act. The owner of the subject lands shall provide to the satisfaction of the Town the facilities, services, and matters in the form of one or more of the following:

a)	Contributions by the Owner of the subject property to the Corporation of the Town of Oakville to be used for eligible community benefits identified in the Official Plan.

Special Provisions

39 (Old 592)	West Side of Taunton Road (Part of Lot 13, Concession 1 S.D.S.)	Parent Zone: RH
Map 19(22a)		(1995-103) (1996-137) (2012-002)

15.39.1	Additional Permitted Uses	
The following additional *uses* are permitted:		
a)	*Townhouse dwelling*	
b)	Retail *uses* permitted in the Main Street 2 (MU2) *Zone*, and only within a *dwelling unit* oriented toward Taunton Road	
c)	Service commercial *uses* in the Main Street 2 (MU2) *Zone*, except a *taxi dispatch*, and only within a *dwelling unit* oriented toward Taunton Road	
d)	Office *uses* permitted in the Main Street 2 (MU2) *Zone*, and only within a *dwelling unit* oriented toward Taunton Road	
e)	*Art gallery*, but only within a *dwelling unit* oriented toward Taunton Road	
f)	*Day care*, but only within a *dwelling unit* oriented toward Taunton Road	
15.39.2	**Zone Provisions**	
The following regulations apply:		
a)	*Minimum yard* abutting any *lot* in a Residential Uptown Core (RUC) or Main Street 2 (MU2) *Zone*	1.2 m
b)	*Minimum yard*, all other *yards* and below grade	0.0 m
c)	Minimum *height*	7.0 m
d)	Maximum *height*	14.0 m
e)	Minimum number of *storeys*	2
f)	Maximum number of *storeys*	4
g)	Maximum *net floor area* for a *premises* occupied by a *use* subject to Footnote 7	500.0 sq.m
15.39.3	**Parking Provisions**	
The following parking regulations apply:		
a)	Minimum number of *parking spaces* for residential *uses*	1.5 per *dwelling*
b)	Maximum number of *parking spaces* for residential *uses*	2 per *dwelling*
c)	Minimum number of *parking spaces* for non-residential *uses*	1 per 32.6 sq.m *net floor area*
d)	Maximum number of *parking spaces* for non-residential *uses*	1 per 28.0 sq.m *net floor area*
e)	Only permitted *yards* for surface parking	*Interior side yard* and *rear yard*
f)	Maximum permitted transfer of required *parking spaces* from a residential *use* to a non-residential *use*	1 per *dwelling* provided that 1 space per *dwelling* is maintained
15.39.4	**Special Site Provisions**	
The following additional provision applies:		
a)	*Height* shall be measured from the finished floor elevation of the *building*.	

Special Provisions

40 Map 19(22a)	South of Oak Park Boulevard between Sawgrass Drive and Taunton Road (Part of Lot 13, Concession 1 S.D.S.)	Parent Zone: MU2 (1995-103) (1996-137) (2012-002) PL140317
15.40.1 Zone Provisions		
The following regulations apply:		
a)	*Maximum front yard*	2.5 m for a minimum of 80% of the length of the *main wall*
b)	Maximum allowable projection for stairs, *porches*, at-grade terraces beyond the *main wall* of a *building*	Up to a maximum of 0.3 metres from a *front lot line* and *flankage lot line*
c)	Maximum allowable projection for awnings and canopies, and *balconies* above the *first storey*	Up to the *lot line*
d)	Maximum coverage of roof area for a rooftop *balcony*	50%
e)	Maximum *height* for a trellis or pergola associated with a rooftop *balcony*	3.0 m
f)	Maximum *net floor area* for a *premises* occupied by a *use* subject to Footnote 7 of Table 8.2	500.0 sq.m
g)	Footnote 6 of Table 8.2, related to *first storey use* restrictions, shall not apply	
15.40.2 Parking Provisions		
The following parking regulations apply:		
a)	Minimum number of *parking spaces* for residential *uses*	1.25 per *dwelling*
b)	Maximum number of *parking spaces* for residential *uses*	1.5 per *dwelling*
c)	Minimum number of *parking spaces* for non-residential *uses*	1 per 32.6 sq.m *net floor area*
d)	Maximum number of *parking spaces* for non-residential *uses*	1 per 28.0 sq.m *net floor area*
e)	Only permitted *yards* for surface parking	*Interior side yard* and *rear yard*
f)	Maximum *surface parking area coverage*	20%
15.40.4 Special Site Provisions		
The following additional provision applies:		
a)	*Height* shall be measured from the finished floor elevation of the *building*.	

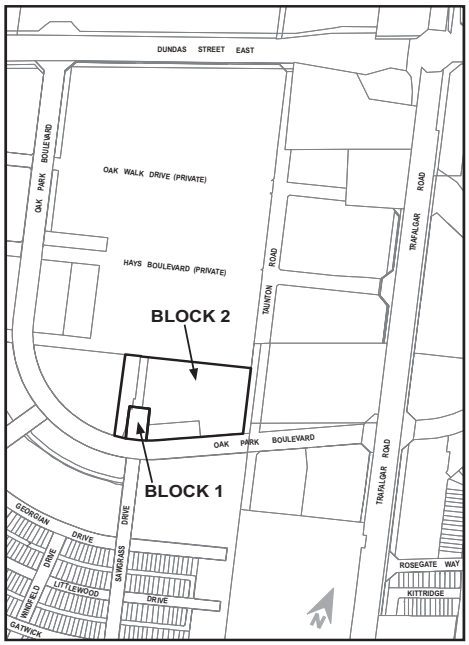
Special Provisions

41 Map 19(22a)	**209 and 231 Oak Park Boulevard (Part of Lot 13, Concession 1 S.D.S.)**	Parent Zone: MU2 (1995-103) (1996-137) (2007-065) PL140317

15.41.1	**Zone Provisions for All Lands**	
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	*Minimum front yard* and *flankage yard* for an above-grade *parking structure*	50.0 m
b)	Minimum number of *parking spaces* for all non-residential *uses*	631
c)	Maximum *net floor area*	15,950.0 sq.m, and footnote 7 of Table 8.2 shall not apply
d)	Footnote 6 of Table 8.2, related to *first storey use* restrictions, shall not apply	
15.41.2	**Zone Provisions for Block 1 Lands**	
The following regulations apply to lands identified as Block 1 on Figure 15.41.1:		
a)	Maximum number of *storeys*	6
b)	Maximum *height*	25.0 m
15.41.3	**Zone Provisions for Block 2 Lands**	
The following regulations apply to lands identified as Block 2 on Figure 15.41.1:		
a)	Maximum number of *storeys*	4
b)	Maximum *height*	18.0 m
15.41.4	**Special Site Figures**	

Figure 15.41.1

Special Provision 41



15.41.5	**Special Site Provisions**	
The following additional provisions apply:		
a)	*Height* shall be measured from the finished floor elevation of the *building*.	
b)	An above-grade *parking structure* is permitted only in a *rear yard* to lands identified as Block 2 on Figure 15.41.1.	

Special Provisions

42 (Old 581, 592, 832)	**Area bounded by Dundas Street East, Oak Park Boulevard and Trafalgar Road (Part of Lots 13 and 14, Concession 1 S.D.S.)**	Parent Zones: MU2, MU4
Map 19(22a)		(1995-002) (1996-143) (1997-095) (1999-046) (2002-113) (2007-096) (2008-051) (2009-062) (2014-014) PL140317

15.42.1 Interim Development Zone Provisions

The following regulations apply for all *buildings* and *structures* on all lands subject to this Special Provision where the total *net floor area* for all the *buildings* and *structures* is less than or equal to 58,000 square metres:

a)	*Maximum front* and *flankage yards*	No *maximum yard* shall apply
b)	*Maximum yard* abutting Trafalgar Road	5.0 m
c)	Minimum *height*	4.5 m
d)	Minimum number of *storeys*	1
e)	Minimum number of *parking spaces* for all non-residential *uses*	1.0 per 21.0 sq.m *net floor area*
f)	Footnote 7 of Table 8.2, relating to maximum *net floor area* for a *premises*, shall not apply	

15.42.2 Zone Provisions

The following regulations apply to lands identified as Block 1 on Figure 15.42.1:

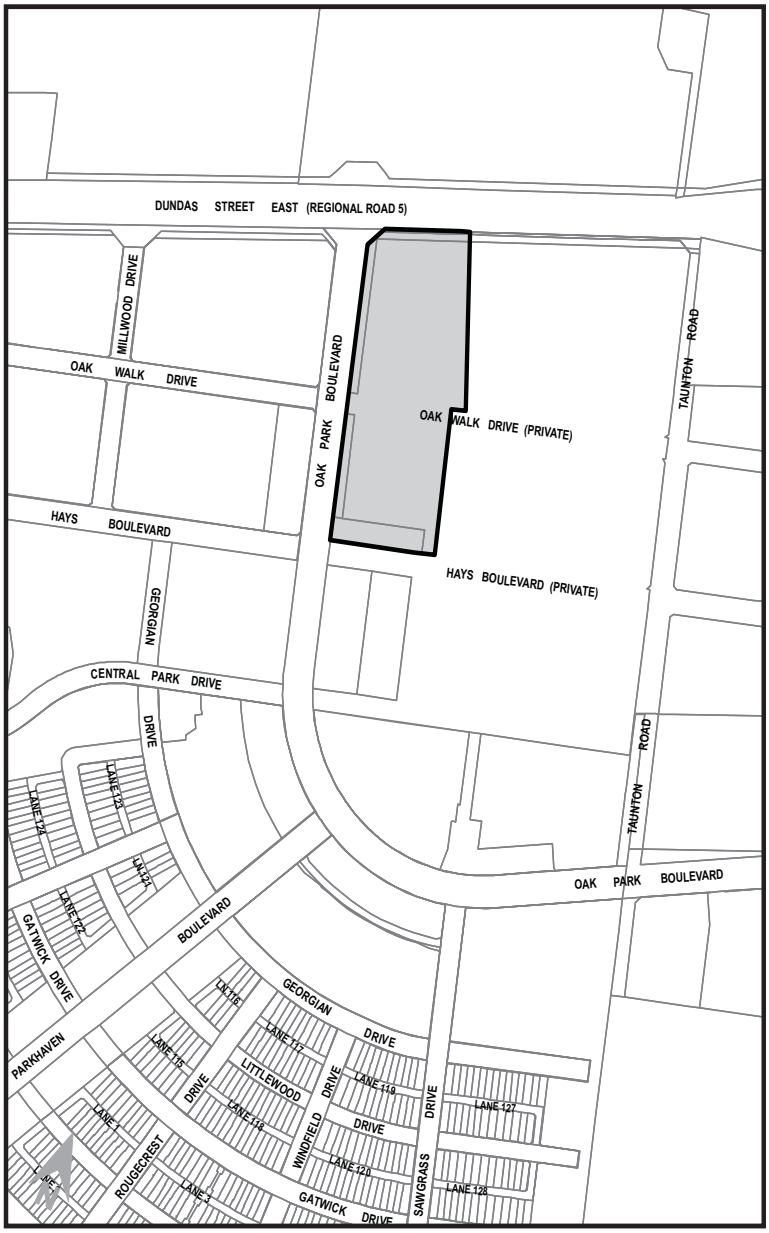
a)	Minimum number of *storeys* for lands shown on Figure 15.42.1 once there is 58,000 square metres of *net floor area* constructed on all lands subject to this Special Provision	6
b)	Maximum number of *storeys* for lands shown on Figure 15.42.1	8
c)	Maximum *height* for lands shown on Figure 15.42.1 once there is 58,000 square metres of *net floor area* constructed on all lands subject to this Special Provision	19.5 m
d)	Maximum *height* for lands shown on Figure 15.42.1	29.0 m
e)	Maximum number of parking spaces permitted to be occupied by a seasonal garden centre accessory to a retail store located within Block 1	70

Special Provisions

15.42.3 Special Site Figures

Figure 15.42.1

Special Provision 42



15.42.4 Special Site Provisions

The following additional provision applies:

a)	Lands subject to this Special Provision where the total *net floor area* for all the *buildings* and *structures* is greater than 58,000 square metres shall comply with the standards of the Main Street 2 (MU2) and Urban Core (MU4) *Zones*, as applicable.

Special Provisions

43 (Old 434)	Winston Park Employment Area (Part of Lots 1, 2, 3, and 4, Concession 1 S.D.S.)	Parent Zones: E1, E2, E3
Map 19(24)		(1986-118) (2001-007) (2002-052)

15.43.1	Zone Provisions	
The following additional use is permitted on lands zoned Industrial E3:		
a)	*Business office*, and Footnote 1 of Table 10.2, relating to multiple *uses* on a *lot* and maximum *net floor area*, shall not apply.	
15.43.2	**Zone Provisions**	
The following regulations apply:		
a)	*Minimum yard* abutting Upper Middle Road East	15.0 m
b)	*Minimum yard* and width of *landscaping* required along any *lot line* abutting Winston Churchill Boulevard	15.0 m
c)	*Maximum front* and *flankage yard*	Shall not apply
d)	Minimum *landscaping coverage* of required *front yard*	25%
e)	Minimum *landscaping coverage* of required *flankage yard*	25%
15.43.3	**Special Site Provisions**	
The following additional provisions apply:		
a)	"Lot" means a parcel of land entirely owned by one person or one group of persons meeting the requirements of this By-law for the use to which it is put.	
b)	For any *lot* abutting Winston Churchill Boulevard, the *rear yard* shall be the *yard* abutting Winston Churchill Boulevard.	
c)	For any *lot* abutting Winston Churchill Boulevard, Section 5.6(d) related to *loading space* locations shall not apply.	

Special Provisions

44 (Old 434) Map 19(24)	Dundas Street East Commercial Area (Part of Lots 1, 2, 3, and 4, Concession 1 S.D.S.)	Parent Zone: C3 (1986-118) (2001-007) (2002-052) (2015-079) (2021-068)
15.44.1 Zone Provisions		
The following regulations apply:		
a)	Minimum *lot area*	0.3 ha
b)	*Minimum front yard* (Bristol Circle)	7.5 m
c)	*Minimum flankage yard*	7.5 m
d)	*Minimum interior side yard*	4.5 m
e)	*Minimum rear yard* (Dundas Street East)	15.0 m
f)	Minimum width of *landscaping* along the *rear lot line*	7.5 m
15.44.2 Parking Provisions		
The following parking provision applies:		
a)	Minimum number of parking spaces required for all uses	1.0 per 35.0 sq.m *floor area*
15.44.3 Special Site Provisions		
The following additional provision applies:		
a)	"Lot" means a parcel of land entirely owned by one person or one group of persons meeting the requirements of this By-law for the use to which it is put.	

Special Provisions

45 (Old 529, 531, 532, 534, 539, 540)	**Detached and Semi-detached Dwellings in River Oaks and Bayshire Woods (Part of Lots 7, 18, and 13-20, Concession 1 S.D.S.)**	Parent Zones: RL5, RL7, RL8
Maps 19(21), (22), (23)		(1991-60) (1991-62) (1991-68) (1991-139) (1991-109) (1991-120) (1996-95) (2001-086) (2002-071) (2008-51) (2010-057)

15.45.1 Zone Provisions		
The following regulations apply:		
a)	*Minimum front yard*	6.0 m
b)	*Minimum front yard* for a *private garage*	7.5 m

Special Provisions

46 (Old 543, 623, 643)	River Oaks Detached Dwellings with Rear Yard Garages (Part of Lots 16, 17, 18, 19, and 20, Concession 1 S.D.S.)	Parent Zone: RL5, RL8, RL9
Map 19(21)		(1991-64) (1996-240) (1997-19) (1998-10) (2001-086) (2010-057) (2016-013)

15.46.1	Zone Provisions	
The following regulations apply:		
a)	*Minimum front yard*	6.0 m
b)	*Minimum front yard* where the *private garage* is set back a minimum of 15.0 m from the *front lot line*	4.5 m
c)	*Minimum front yard* for *private garage*	7.5 m
d)	*Minimum setback* from a daylight triangle *(2016-13)*	0.7 m

Special Provisions

47 (Old 583) Map 19(21)	**Additional River Oaks Reduced Front Yards (Part of Lots 16, 17, 18, 19, and 20, Concession 1 S.D.S.)**	Parent Zone: RL5 (1995-15)

15.47.4 Zone Provisions		
The following regulations apply:		
a)	*Minimum front yard* for a *dwelling unit*	6.0 m
b)	*Minimum front yard* for a *private garage*	7.5 m
c)	The *front yard* may be reduced to 4.5 m for a *dwelling unit* if a garage is located a minimum of 15.0 m from the *front lot line*.	

Special Provisions

48 (Old 630, 631, 634, 635,636, 638)	**Day Cares on Local or Minor Collector Roads**	Parent Zones: Various
Maps 19(3, 6, 7, 9, 12, 15, 20)		(1997-52, 1997-53, 1997-56, 1997-57, 1997-58, 1997-60) (2014-014)

15.48.1	Additional Permitted Uses	
The following additional *uses* are permitted:		
a)	*Day care* only if legally existing on the *lot* on the effective date of this By-law, and Section 6.7(a), relating to permitted *road* locations, shall not apply.	
15.48.2	**Zone Provisions**	
The following regulations apply:		
a)	Minimum *lot area*	As legally existing on the *lot* on the effective date of this By-law
b)	Maximum *residential floor area*	As legally existing on the *lot* on the effective date of this By-law
c)	*Minimum yard*, all *yards*	As legally existing on the *lot* on the effective date of this By-law

Special Provisions

49 Maps 19(7, 8, 15)	**Accessory Dwellings in the Neighbourhood Commercial C1 Zone**	Parent Zone: C1 (2014-014)

15.49.1	**Additional Permitted Uses**
The following additional *use* is permitted:	
a)	*Apartment dwelling* only in the same *building* as any retail *use*, service commercial *use*, or office *use* permitted in the Neighbourhood Commercial (C1) *Zone*.
b)	Section 4.1.2(b), relating to *first storey* prohibitions, shall not apply to any *accessory dwelling* legally existing on the effective date of this By-law.

Special Provisions

50 Map 19(8)	**South Side of Robinson Street (Part of Lots 13 and 14, Concession 1, S.D.S.)**	Parent Zone: RM1 (1984-63) (2014-014)

15.50.1	**Additional Permitted Uses**
The following additional uses are permitted:	
a)	*Detached dwelling*, subject to the regulations of the Residential Low (RL7) *Zone*
b)	*Semi-detached dwelling*, subject to the regulations of the Residential Low (RL7) *Zone*

Special Provisions

51 (Old 14) Map 19(22)	333 Glenashton Drive (Part of Lot 12, Concession 1 S.D.S.)	Parent Zone: C1 (1985-170) (1994-116)

15.51.1	Prohibited Uses	
The following *uses* are prohibited:		
a)	*Restaurants*	
b)	*Drive-through facilities*	
15.51.2	**Zone Provisions**	
The following regulation applies:		
a)	*Minimum interior side yard*	13.3 m

Special Provisions

52 (Old 28)	350 Iroquois Shore Road (Part of Lot 12, Concession 2 S.D.S.)	Parent Zone: E1
Map 19(15)		(1964-113) (1974-146) (1980-024) (1984-165)

15.52.1	Additional Permitted Uses
The following additional *uses* are permitted:	
a)	*Motor vehicle service station*
b)	*Motor vehicle washing facility*
c)	*Motor vehicle repair facility*

Special Provisions

53 (Old 28)	372-388 Iroquois Shore Road (Part of Lot 12, Concession 2 S.D.S.)	Parent Zone: E1
Map 19(15)		(1964-113) (1974-146) (1980-024) (1984-165)

15.53.1	Additional Permitted Uses
The following additional *uses* are permitted:	
a)	*Restaurants*, and Footnote 5 of Table 10.2 relating to maximum *net floor area* shall not apply.

Special Provisions

54 (Old 29) Map 19(6)	**Hopedale Mall, 1515 Rebecca Street (Part of Lot 25, Concession 2 S.D.S.)**	Parent Zone: C2 (1976-031) (1980-077) (1987-334) (1997-025)

15.54.1 Zone Provisions		
The following regulations apply:		
a)	*Minimum side yard* for all *buildings* from the easterly *lot line* except for legally existing *buildings* on the *lot* as of the date of passing of this by-law.	30.0 m
b)	Maximum *height*	3 *storeys*

Special Provisions

55 (Old 30) Map 19(7)	**410 Rebecca Street** **(Part of Lot 19, Concession 3 S.D.S.)**	Parent Zone: CU (1964-163) (1989-266)

15.55.1	**Additional Permitted Uses**
The following additional *uses* are permitted:	
a)	Residential accommodation for caretakers and maintenance staff

Special Provisions

56 Map 19(5)	**Bronte Road, Pacific Road, QEW and Wyecroft Road (Part of Lots 29 and 30, Concession 3 S.D.S.)**	Parent Zone: E2 (1965-024) (1983-031) (1984-165) (1985-228) (1987-267) PL140317

15.56.1 Additional Permitted Uses

The following additional *uses* are permitted:

a)	*Service commercial establishment*, but only within a *building used* as a *business office*
b)	*Restaurant*, but only within a *building used* as a *business office*
c)	*Motor vehicle storage compound* on the hydro corridor located on lands subject to this Special Provision
d)	The permissions and regulations of Special Provision 3 shall additionally apply

15.56.2 Zone Standards

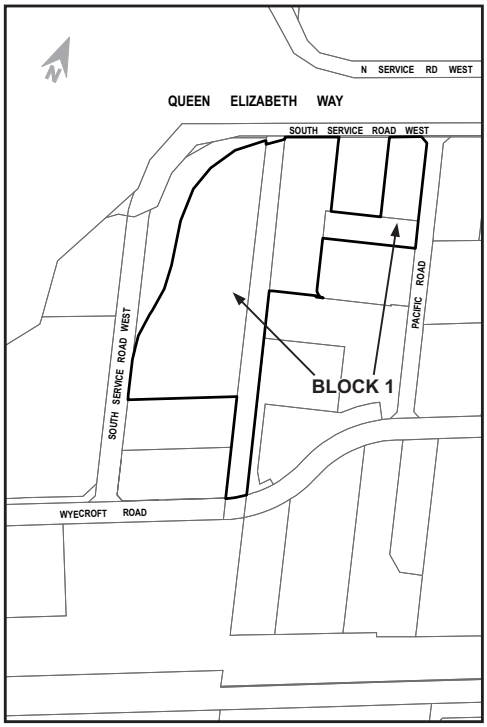
The following regulations apply:

a)	Maximum total *net floor area* for *service commercial establishment*s and *restaurants*	15% of the total *net floor area* of the *building*
b)	Section 5.6(d), relating to *loading space* locations, shall not apply to *loading spaces* legally existing on February 25, 2014, on lands identified as Block 1 on Figure 15.56.1.	

15.56.3 Special Site Figures

Figure 15.56.1

Special Provision 56



Special Provisions

57 (Old 35) Map 19(2)	**Windsor Gate Worthington Drive, Marine Drive, Water's Edge Drive** **(Part of Lot 26, Concession 4 S.D.S.)**	Parent Zones: RM1, RL9 (1965-085) (1965-129) (1971-172) (1978-096) (1989-266)

15.57.1 Zone Provisions for All Lands		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	*Minimum front yard* for all other streets other than Lakeshore Road	2.4 m
b)	*Minimum interior side yard* for detached and *semi-detached dwellings*	1.8 m
c)	*Minimum interior side yard* for *townhouse dwellings*	2.4 m
d)	Minimum *separation distance* between *detached* and *semi-detached dwellings*	4.5 m
e)	Minimum *separation distance* between *townhouse dwellings*	6.7m
f)	*Minimum rear yard* for *townhouse dwellings*	4.5 m

Special Provisions

58 (Old 36)	Marine Drive, Water's Edge Drive, and Shoreview Circle	Parent Zones: RM1, RL9
Map 19(2)	(Part of Lot 26, Concession 4 S.D.S.)	(1965-088) (1989-266) (1995-061)

15.58.1	Zone Provisions	
The following regulations apply:		
a)	*Minimum front yard* from Lakeshore Road West	10.6 m
b)	*Minimum front yard* from all other streets for *detached* and *semi-detached dwellings*	6.0 m
c)	*Minimum front yard* from all other streets for *townhouse dwellings*	3.0 m
d)	*Minimum interior side yard* for detached and *semi-detached dwellings*	1.8 m
e)	*Minimum interior side yard* for *townhouse dwellings*	2.4 m
f)	Minimum *separation distance* for *detached* and *semi-detached dwellings*	4.5 m
g)	Minimum *separation distance* for *townhouse dwellings*	6.7m
h)	*Minimum rear yard* for *townhouse dwellings*	4.5 m

Special Provisions

59 (Old 41) Map 19(7)	**200 Lakeshore Road West (Part of Lot 16, Concession 4 S.D.S.)**	Parent Zone: RM1 (1964-82)

15.59.1 Zone Provisions		
The following regulations apply:		
a)	*Minimum front yard*	7.9 m
b)	*Minimum side yard* (exclusive of carports)	7.9 m
c)	Minimum *separation distance* between *townhouse dwellings*	9.0 m
d)	Maximum *height*	10.5 m
e)	Maximum *lot coverage* (exclusive of carports)	24%

Special Provisions

60 (Old 42) Map 19(8)	**224 Allan Street** **(Part of Block 43, Plan 1; Part of Lot 12, Concession 3 S.D.S.)**	Parent Zone: O2 (1964-27)

15.60.1 Zone Provisions		
The following regulations apply:		
a)	*Minimum flankage yard* (Wallace Park Lane)	0.0 m
b)	*Minimum interior side yard*	1.5 m

Special Provisions

61 (Old 44) Map 19(8)	200 Queen Mary Drive (Part of Lot 15, Concession 3 S.D.S.)	Parent Zone: RH (1964-132) (1989-266)

15.61.1 Zone Provisions		
The following regulations apply:		
a)	*Minimum front yard*	12.0 m
b)	*Minimum flankage yard*	10.5 m
c)	*Minimum interior side yard*	7.5 m
d)	*Minimum rear yard*	42.5 m
e)	Maximum *lot coverage*	15%

Special Provisions

62 (Old 45) Map 19(8)	**17 Stewart Street** **(Part of Lot 15, Concession 3 S.D.S.)**	Parent Zone: RH (1965-86) (1989-266)

15.62.1 Zone Provisions		
The following regulations apply:		
a)	*Minimum front yard*	56.3 m
b)	*Minimum interior side yard*	12.0 m
c)	*Minimum rear yard*	9.0 m
d)	Maximum number of *storeys*	11
e)	Maximum *lot coverage*	12%

Special Provisions

63 (Old 48) Map 19(15)	**1132-1240 McCraney Street East, 1323-1343 Montclair Drive, and Kelsey Court (Part of Lot 14, Concession 2 S.D.S.)**	Parent Zone: RM1 (1965-130) (1976-193) (1978-031)

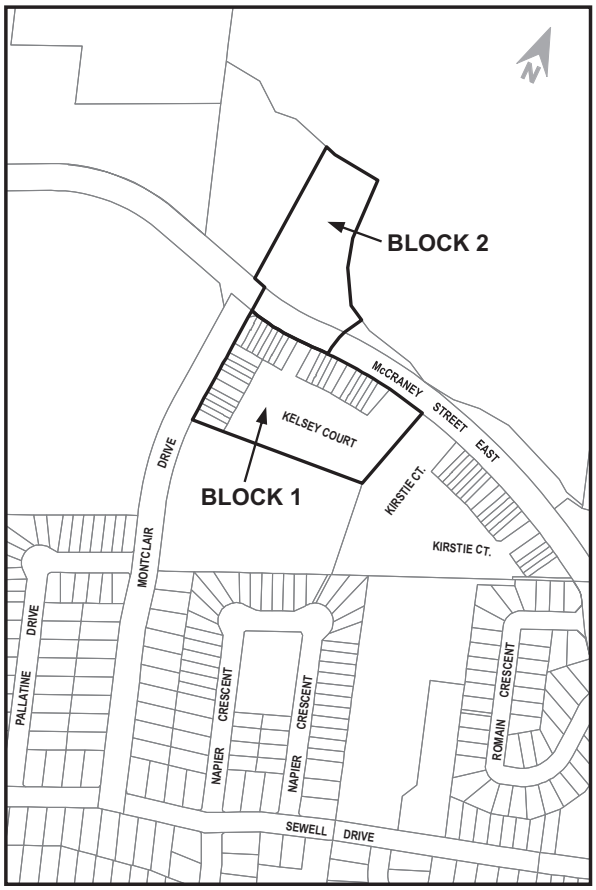
15.63.1	**Zone Provisions for Block 1 Lands**	
The following regulations apply to lands identified as Block 1 on Figure 15.63.1:		
a)	*Minimum front yard*	3.6 m
b)	*Minimum side yard*	3.0 m
c)	*Minimum side yard* for the northwesterly 35.0 metres of Block 1	1.2 m
d)	*Minimum rear yard*	3.6 m

15.63.2	**Zone Provisions for Block 2 Lands**	
The following regulations apply to lands identified as Block 2 on Figure 15.63.1:		
a)	*Minimum front yard*	3.9 m

15.63.3 Special Site Figures

Figure 15.63.1

Special Provision 63



Special Provisions

64 (Old 49) Map 19(15)	**Oakville Place, 240 Leighland Avenue (Part of Lots 12 and 13, Concession 2 S.D.S.)**	Parent Zone: C3 (1979-088) (1998-103) (2006-002) (2007-096) (2008-051) (2010-057) (2015-018) (2017-025) (2019-020)

15.64.1 Additional Permitted Uses

The following additional *use* is permitted:

a)	In association with a *Pet Care Establishment*, the temporary care and training of domestic animals on a daily basis is permitted, but shall exclude overnight boarding and outdoor facilities, which are prohibited.

15.64.2 Zone Provisions

The following regulations apply:

a)	*Minimum yards* for all *buildings*, except for *parking structures*	As shown on Figure 15.64.1
b)	*Minimum yards* for *parking structure*	As shown on Figure 15.64.2
c)	Maximum *height* for all *buildings*, except for *parking structures*	As shown on Figure 15.64.1
d)	Maximum *height* for *parking structures* (measured to the top of the parking surface, which excludes barriers and fences which shall be permitted to project up to 3.0 metres above the parking surface)	As shown on Figure 15.64.2
e)	Maximum *net floor area*, except for *parking structures*	57,000.0 sq.m
f)	Minimum *landscaping coverage* to be provided on the north east corner of the property as shown on Figure 15.64.1	1,130.0 sq.m
g)	Minimum required width of *landscaping* abutting the *front* (Leighland Drive), *interior side*, and *rear* (North Service Road) *lot lines* on Figure 15.64.1 *(2015-018)*	As shown on Figure 15.64.1
h)	Minimum *landscaping coverage*	Shall not apply
i)	Subsection 4.17(d), relating to the location of an *outside display and sales area*, shall not apply. *(2017-025)*	
j)	The *front lot line* shall be the *lot line* abutting Leighland Drive *(2015-018)*	

15.64.3 Special Site Figures

Figure 15.64.1 *(2015-018)*

Special Provision 64-1

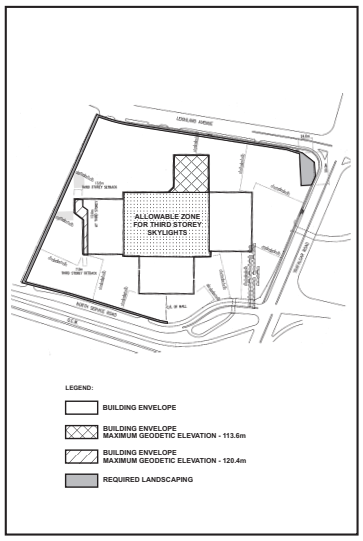
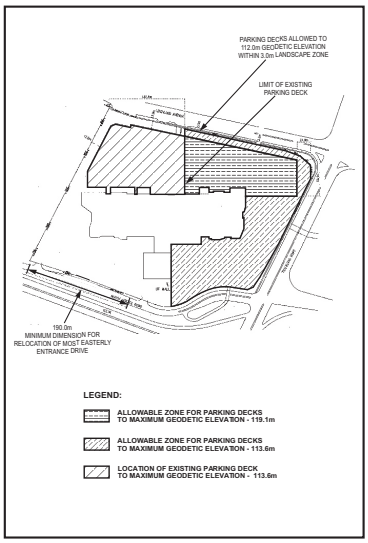


Figure 15.64.2

Special Provision 64-2



Special Provisions

65 (Old 50) Map 19(15)	1235 Trafalgar Road, 1226-1230 White Oaks Boulevard 350 Lynnwood Drive (Part of Lot 12, Concession 2 S.D.S.)	Parent Zones: C1, RH (1969-066) (1973-138) (1980-037) (2007-096) (2008-051) (2010-026) (2021-049)
15.65.1	**Additional Permitted Uses for Block B**	
The following additional *uses* are permitted on lands identified as Block B on Figure 15.65.1:		
a)	The *uses* permitted in the Neighbourhood Commercial (C1) *Zone*, but only on the *first storey*.	
b)	*Business office*, but only within the *storey* immediately above the *first storey*.	
15.65.2	**Prohibited Uses for Block B**	
The following *uses* are prohibited on lands identified as Block B on Figure 15.65.1:		
a)	*Restaurants*.	
15.65.3	**Zone Provisions for Block A Lands**	
The following regulations apply to lands identified as Block A on Figure 15.65.1:		
a)	*Minimum front yard* (White Oaks Blvd.)	26.5 m
b)	*Minimum flankage yard* (Trafalgar Rd.)	19.5 m
c)	*Minimum interior side yard*	0.0 m
d)	*Minimum rear yard*	6.0 m
e)	Maximum number of *storeys*	4
f)	Maximum *net floor area*	6,150.0 sq.m
g)	Maximum *net floor area* for *medical offices*	6,150.0 sq.m
h)	Minimum width of *landscaping* abutting a Residential High (RH) *Zone*	Not Required
15.65.4	**Zone Provisions for Block B Lands**	
The following regulations apply to lands identified as Block B on Figure 15.65.1, where Block B is comprised of Parking Areas B and C:		
a)	*Minimum flankage yard* (southerly lot line)	5.5 m
b)	*Minimum yard*, all other *yards*	15.2 m
c)	*Maximum yard* abutting Neighbourhood Commercial (C1) Zone	30.0 m
d)	Notwithstanding Subsection 6.9(b), an underground *parking structure*, including stairways and other similar facilities are not subject to *minimum yard* requirements.	
e)	Maximum *height*	64.0 m and 20 *storeys*
f)	Minimum *height* of the *first storey*	4.5 m
g)	Maximum podium *height* for a *building* measured from the *first storey*	18.5 m and 5 *storeys*
h)	Minimum *set back* for a rooftop *mechanical penthouse* from all roof edges	5.0 m
i)	Minimum width of *landscaping* between any *surface parking area* and abutting a Neighbourhood Commercial (C1) Zone	0 m
j)	Maximum floorplate area for *storeys* 6, 7 and 8 of a *building* measured from the exterior of the outside walls	1,010 sq.m
k)	Maximum floorplate area for *storeys* 9 through 20 of a *building* measured from the exterior of the outside walls	750 sq.m

Special Provisions

l)	Maximum *net floor area* for non-residential *uses*	1,524.0 sq.m

15.65.5 Parking Provisions

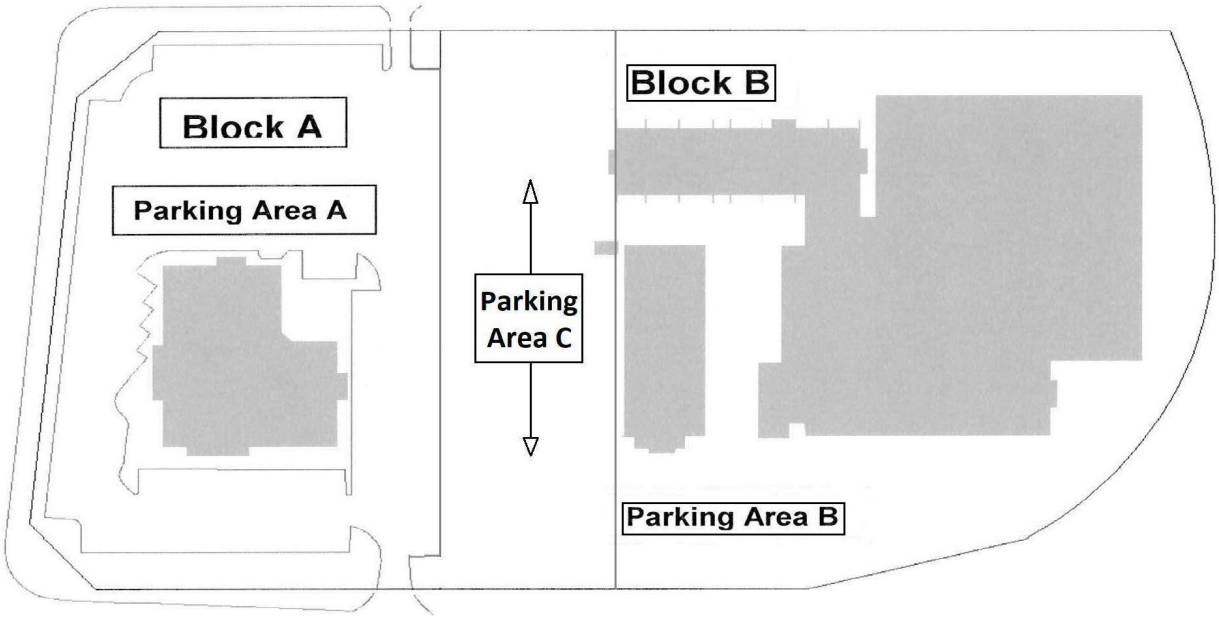
The following parking provisions apply:

a)	For the purpose of shared parking as set out below, Section 5.1.4(a) of this By-law shall not apply.
b)	Designated residential visitor *parking spaces* may be counted toward non-residential *parking spaces* and may be provided in any combination.
c)	Minimum number of *Bicycle Parking Spaces* 225
d)	Parking for Block A and Block B shall be shared and provided as follows:

	7:00am to 6:00pm Monday to Friday		All Other Times (including Statutory Holidays)	
	Block A	Block B	Block A	Block B
Parking Area A	221	0	157	64
Parking Area B	0	497	0	497
Parking Area C	57	24	0	81
Total	278	521	157	642

15.65.6 Special Site Figure

Figure 15.65.1



15.65.7 Special Site Provision for Block B Lands

The following additional regulations apply to lands identified as Block B on Figure 15.65.1:

a)	*Height* shall be measured from the Canadian Geodetic elevation of 128.86 metres.
b)	Notwithstanding any severance, partition or division of the lands subject to this Special Provision, all lands identified as Block B shall be considered to be one *lot* for the purposes of this By-law.

Special Provisions

66 (Old 55)	2385 Ontario Street (Part of Lot 28, Concession 4 S.D.S.)	Parent Zone: RH
Map 19(1)		(1965-2) (1989-266)

15.66.4 Zone Provisions		
The following regulations apply:		
a)	Maximum *lot coverage*	30%
b)	*Minimum rear yard*	22.8 m
c)	Minimum *landscaping coverage*	39%

Special Provisions

67 (Old 68) Map 19(8a)	**100 Lakeshore Road East (The Granary) (Part of Lot 14, Concession 4 S.D.S.)**	Parent Zone: CBD (1967-111) (1983-35) (1983-85) (2007-96) (2008-051) (2010-057)

15.67.4 Zone Provisions		
The following regulations apply:		
a)	Maximum *height*	111.0 m geodetic elevation.
b)	Maximum number of *storeys*	As legally existing on the *lot* on the effective date of this By-law
c)	Minimum *landscaping coverage*, including asphalted areas, pool, and walkway	49.7%

Special Provisions

68 (Old 70)	2331 Ninth Line (Part of Lot 5, Concession 3 S.D.S.)	Parent Zone: E2
Map 19(24)		(1966-126) (1971-3) (1983-176) (2009-129) (2014-014)

15.68.1 Additional Permitted Uses		
The following additional *uses* are permitted:		
a)	Drive-in theatre	
b)	Concession booths	
c)	Beach volleyball courts	
15.68.2 Zone Provisions		
The following regulations apply:		
a)	Minimum distance for any *buildings* or *structures* from all *lot lines*	15.2 m
b)	Maximum *building height* of the projection booths, including a projection booth in conjunction with a concession booth	17.0 m
c)	Maximum *building height* of the box office	11.0 m
d)	Maximum *height* of theatre screen	22.5 m
e)	Maximum *height* of all other *accessory buildings or structures*	4.6 m
f)	Maximum number of screens	3

Special Provisions

69 (Old 73) Map 19(7)	**284-320 Maurice Drive (Part of Lot 17, Concession 3 S.D.S.)**	Parent Zone: RM1 (1966-142) (1989-266)

15.69.1	**Additional Permitted Uses**	
The following additional *uses* are permitted:		
a)	6 *detached dwellings*; and,	
b)	8 *semi-detached dwellings*.	
15.69.2	**Zone Provisions**	
The following regulations apply:		
a)	*Minimum yards*, all *yards*	10.5 m
b)	Maximum *height*	2 *storeys*
c)	Minimum *separation distance* between *detached* and *semi-detached dwellings*	6.0 m
15.69.3	**Special Site Provisions**	
The following additional provisions apply:		
a)	Only *detached dwellings* are permitted to be constructed oriented toward Maurice Drive.	

Special Provisions

70 (Old 74) Map 19(7a)	**75 Stewart Street** **(Lots 28, 29 and 30, Plan 200)** **(Part of Lot 16, Concession 3 S.D.S.)**	Parent Zone: RH (1966-180) (1967-50)

15.70.4 Zone Provisions		
The following regulations apply:		
a)	*Minimum front yard*	42.5 m
b)	*Minimum side yards*	6.4 m
c)	*Minimum rear yard*	12.0 m
d)	Minimum *landscaping coverage*	60%

Special Provisions

71 (Old 76) Map 19(2)	**2170, 2175, 2180, and 2185 Marine Drive (Part of Lot 27, Concession 4 S.D.S.)**	Parent Zone: RH (1966-173) (1974-084) (1989-266)

15.71.1	**Zone Provisions**	
The following regulations apply:		
a)	Minimum *landscaping coverage*	65%

Special Provisions

72 (Old 77) Map 19(4)	**576 Bronte Road** **(Part of Lot 31, Concession 3 S.D.S.)**	Parent Zone: E2 (1966-173) (1974-084) (1989-266)

15.72.1	**Additional Permitted Uses**	
The following additional *uses* are permitted:		
a)	An outdoor skid pad or asphalt base automobile track for the purpose of an advanced driver training centre, and Section 4.20(g) of this By-law shall not apply.	
b)	The permissions and regulations of Special Provision 3 shall additionally apply.	
15.72.2	**Zone Provisions**	
The following regulations apply:		
a)	*Minimum yards*	15.2 m
b)	Minimum southeasterly *side yard*	61.0 m
c)	Minimum number of *parking spaces*	20
d)	Minimum setback to *parking areas* from Bronte Road	7.5 m

Special Provisions

73 (Old 78)	212 Kerr Street (Part of Lot 16, Concession 3 S.D.S.)	Parent Zone: RH
Map 19(7)		(1967-6) (1989-266)

15.73.1	Prohibited Uses	
The following *uses* are prohibited:		
a)	*Dwelling units* on the *first storey*.	
15.73.2	**Zone Provisions**	
The following regulations apply:		
a)	Minimum *lot frontage*	18.0 m
b)	*Minimum front yard*	60.5 m
c)	*Minimum interior side yard*	10.5 m
d)	*Minimum rear yard*, including underground *parking structures*	10.5 m
e)	*Minimum rear yard* for that portion of *building* above the *first storey*	13.5 m
f)	Minimum *landscaping coverage*	75%

Special Provisions

74 (Old 82) Map 19(7a)	**190 Kerr Street** **(Part of Lot 16, Concession 3 S.D.S.)**	Parent Zone: RH (1967-64) (1989-266)

15.74.1 Zone Provisions		
The following regulations apply:		
a)	Minimum *lot area*	0.4 ha
b)	Minimum *lot frontage*	45.0 m
c)	*Minimum front yard*	10.0 m
d)	Minimum northerly *side yard*	9.0 m
e)	Minimum southerly *side yard*	7.5 m
f)	*Minimum rear yard*	7.5 m
g)	Minimum *landscaping coverage*	75%

Special Provisions

75 (Old 83) Map 19(2)	2312-2320 Hixon Street and 183-203 Nelson Street (Part of Lots 28, Concession 3 S.D.S)	Parent Zone: RM4 (1967-115) (1987-272) (1989-266) (2014-014) (2018-069)

15.75.1 Additional Permitted Uses		
The following additional *uses* are permitted:		
a)	*Multiple dwelling*	
15.75.2 Zone Provisions for All Lands		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Maximum number of *dwelling units* per *building*	6
b)	Minimum *lot area*	858.0 sq.m
c)	Minimum *lot frontage*	20.0 m
d)	Minimum *side yards*	1.8 m and 2.4 m
e)	Maximum *height*	12.0 m
f)	Maximum *lot coverage*	35%
g)	Minimum *landscaping coverage* per *dwelling unit*	30.0 sq.m

Special Provisions

76 (Old 88) Map 19(7)	**206 Lakeshore Road West** **(Part Lot 17, Concession 4 S.D.S.)**	Parent Zone: RM1 (1967-137) (1989-266)

15.76.1 Zone Provisions		
The following regulations apply:		
a)	*Minimum front yard*	7.5 m
b)	*Minimum side yard*	4.5 m
c)	*Minimum side yard*, western side	1.5 m
d)	*Minimum rear yard*	9.0 m
e)	Minimum *separation distance* between *buildings*	7.5 m

Special Provisions

77 (Old 96)	20 and 41 Speers Road (Part of Lots 15 and 16, Concession 3 S.D.S.)	Parent Zone: RH
Map 19(7a)		(1968-21) (1975-107) (1989-266)

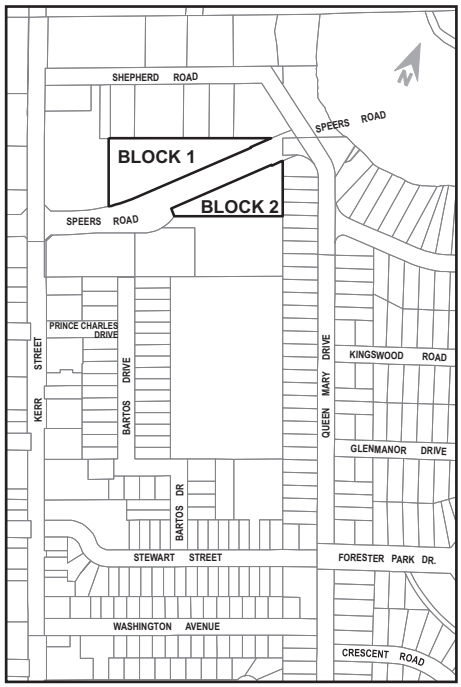
15.77.1	Zone Provisions for Block 1 Lands	
The following regulations apply to lands identified as Block 1 on Figure 15.77.1:		
a)	Minimum *lot area*	9,011.0 sq.m
b)	*Minimum front yard*	7.5 m
c)	*Minimum side yards*	18.3 m
d)	*Minimum rear yard*	33.5 m
e)	Maximum *lot coverage*	10%
f)	Minimum *landscaping coverage*	55%

15.77.2	Zone Provisions for Block 2 Lands	
The following regulations apply to lands identified as Block 2 on Figure 15.77.2:		
a)	Minimum *lot area*	5,388.0 sq.m
b)	*Minimum front yard*	7.5 m
c)	*Minimum side yards*	15.2 m
d)	*Minimum rear yard*	22.9 m
e)	Maximum *lot coverage*	15%
f)	Minimum *landscaping coverage*	40%

15.77.3 Special Site Figures

Figure 15.77.1

Special Provision 77



Special Provisions

78 (Old 101)	**West of Sixth Line, south of Miller Road (Part of Lots 16 and 17, Concession 2 S.D.S.)**	Parent Zones: RL5-0, RL7
Map 19(14)		(1968-51) (1968-104) (1972-91) (1981-162) (1989-266)

15.78.1	**Zone Provisions**	
The following regulation applies:		
a)	*Minimum front yard*	5.5 m

Special Provisions

79 (Old 102)	2311 Ontario Street (Part of Lot 28, Concession 4 S.D.S.)	Parent Zone: RH
Map 19(2a)		(1968-66) (1989-266)

15.79.1 Zone Provisions		
The following regulations apply:		
a)	Maximum *lot coverage*	501.7 sq.m
b)	*Minimum rear yard*	21.5 m
c)	Minimum *landscaping coverage*	1,282.0 sq.m

Special Provisions

80 (Old 104) Map 19(8)	**150 Allan Street** **(Block 9, Plan 34, Part of Lot 13, Concession 3 S.D.S.)**	Parent Zone: RH (1968-106)

15.80.1	**Zone Provisions**	
The following regulations apply:		
a)	*Minimum flankage yard*	12.0 m
b)	*Minimum interior side yard*	7.6 m
c)	Minimum *landscaping coverage*	50%

Special Provisions

81 (Old 107) Map 19(2a)	77 Nelson Street (Part of Lot 28, Concession 4 S.D.S.)	Parent Zone: RM1 (1968-114) (1989-266) (1991-2)

15.81.1 Zone Provisions		
The following regulations apply:		
a)	*Minimum front yard*	9.0 m
b)	*Minimum side yards*	4.5 m
c)	*Minimum rear yard*	12.0 m
d)	Minimum *landscaping coverage*	24%

Special Provisions

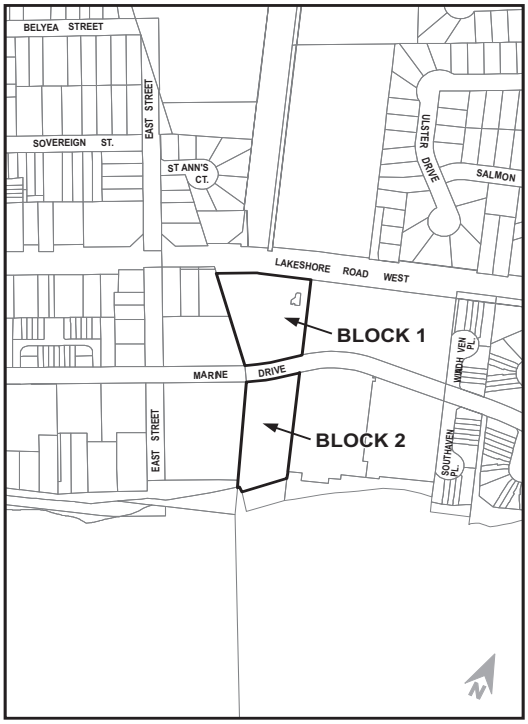
82 (Old 110)	2220 Lakeshore Road West and 2220 Marine Drive (Part of Lots 27 and 28, Concession 4 S.D.S.)	Parent Zone: RH
Map 19(2)		(1968-145) (1970-156) (1989-266)

15.82.1	Zone Provisions for Block 1 Lands	
The following regulations apply to lands identified as Block 1 on Figure 15.82.1:		
a)	*Minimum yard* to the *lot line* abutting Marine Drive	7.5 m
b)	*Minimum yard* to the *lot line* abutting Lakeshore Road West	15.0 m
c)	*Minimum yard* to the northeastern *lot line*	9.0 m
d)	*Minimum yard* to the southwest *lot line*	7.5 m
15.82.2	**Zone Provisions for Block 2 Lands**	
The following regulations apply to lands identified as Block 2 on Figure 15.82.1:		
a)	*Minimum front yard*	51.5 m
b)	*Minimum interior side yard*	14.9 m
c)	*Minimum rear yard*	15.0 m
d)	Maximum *lot coverage*	10%

15.82.3 Special Site Figures

Figure 15.82.1

Special Provision 82



Special Provisions

83 (Old 115) Map 19(8)	331 Sheddon Avenue (Park Lot H, Plan 1; Part of Lot 12, Concession 3 S.D.S.)	Parent Zone: RM4 (2012-032)

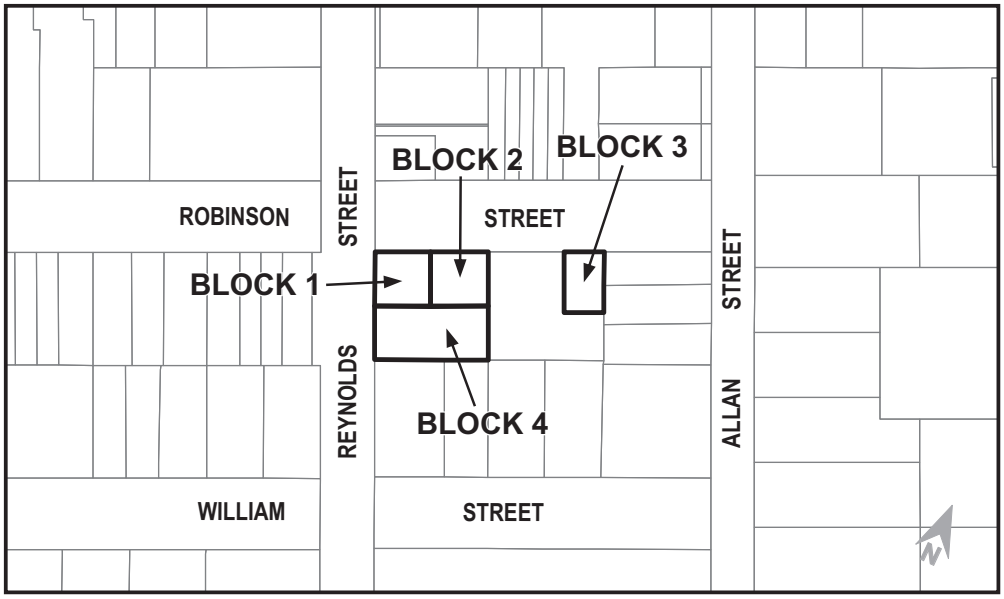
15.83.1	**Zone Provisions**	
The following regulations apply:		
a)	Maximum number of *dwelling units*	19
b)	Minimum *lot area*	0.037 ha
c)	Minimum *lot frontage*	106.0 m
d)	*Minimum front yard*	3.0 m
f)	*Minimum flankage yard*	5.0 m
g)	*Minimum interior side yard*	2.0 m
h)	*Minimum rear yard*	3.0 m
i)	Maximum *lot coverage*	59%
j)	Maximum *height*	13.5 m
k)	Maximum number of *storeys*	3
15.83.2	**Parking Provisions**	
The following parking provision applies:		
a)	Minimum number of *parking spaces*, all of which are to be provided below grade	51
15.83.3	**Special Site Provisions**	
The following additional provisions apply:		
a)	The *lot line* abutting Sheddon Avenue is deemed to be the *front lot line*.	
b)	*Height* is to be measured vertically from the *established grade* on the *lot line* in front of the proposed *building*.	

Special Provisions

84 (Old 117)	75 Reynolds Street, 330 and 340 Robinson Street (Block 34, Plan 1; Part of Lot 12, Concession 4 S.D.S.)	Parent Zone: RL6
Map 19(8)		(1968-201) (1973-175) (1989-266)
15.84.1	**Zone Provisions for Block 1 Lands**	
The following regulation applies to lands identified as Block 1 on Figure 15.84.1:		
a)	*Minimum rear yard*	3.0 m
15.84.2	**Zone Provisions for Block 2 Lands**	
The following regulation applies to lands identified as Block 2 on Figure 15.84.1:		
a)	Minimum interior side and *rear yards*	0.0 m
15.84.3	**Zone Provisions for Block 3 Lands**	
The following regulations apply to lands identified as Block 3 on Figure 15.84.1:		
a)	Minimum south-westerly *side yard*	0.9 m
b)	*Minimum rear yard*	3.0 m
15.84.4	**Zone Provisions for Block 4 Lands**	
The following regulation applies to lands identified as Block 4 on Figure 15.84.1:		
a)	Maximum *lot coverage*	Not applicable
15.84.5	**Special Site Figures**	

Figure 15.84.1

Special Provision 84



Special Provisions

85 (Old 117) Map 19(8)	**332-338 Robinson Street** **(Block 34, Plan 1; Part of Lot 12, Concession 4 S.D.S.)**	Parent Zone: RM1 (1968-201) (1973-175) (1989-266)

15.85.1	**Additional Permitted Uses**	
The following additional *use* is permitted:		
a)	*Multiple dwelling*	
15.85.2	**Zone Provisions**	
The following regulations apply:		
a)	Minimum *lot frontage*	18.0 m
b)	*Minimum interior side yard*, southwestern side	0.9 m
c)	*Minimum rear yard*	3.6 m
d)	Maximum number of *dwelling units*	4

Special Provisions

86 (Old 119) Map 19(6)	**1879 Marlborough Court and 1360 White Oaks Boulevard (Parts of Lot 12, Concession 2 S.D.S.)**	Parent Zone: RH, C1 (1969-118) (1971-72) (1977-37) (1998-246)

15.86.1	**Zone Provisions**	
The following regulations apply:		
a)	*Minimum side yard*, north side	31.0 m
b)	A below grade *parking structure* is permitted to occupy land in both *Zones*, and *parking spaces* for all *uses* permitted on the *lot* allowed to be located anywhere within the *parking structure*.	
c)	Notwithstanding subsection (a) above, outdoor playground equipment, outdoor recreational *uses*, and *accessory buildings and structures* are permitted in the northern *side yard*	

Special Provisions

87 (Old 132) Map 19(2)	**128 Bronte Road** **(Part of Lot 30, Concession 4 S.D.S.)**	Parent Zone: RH (1969-165) (1989-266) (2008-074)

15.87.1	**Zone Provisions**	
The following regulations apply:		
a)	*Minimum side yard*	9.0 m
b)	Minimum *landscaping coverage*	60%

Special Provisions

88 (Old 133) Map 19(7)	**363 Margaret Drive** **(Part of Lot 17, Concession 3 S.D.S.)**	Parent Zone: RM4 (1969-167)

15.88.1 Zone Provisions		
The following regulations apply:		
a)	*Minimum front yard*	7.5 m
b)	*Minimum interior side yard*	7.5 m
c)	*Minimum rear yard*	10.5 m
d)	Maximum number of *storeys*	2
e)	Maximum number of *dwellings*	30

Special Provisions

89 (Old 134) Map 19(2a)	**50 Nelson Street** **(Part of Lot 28, Concession 4 S.D.S.)**	Parent Zone: RM4 (1969-185) (2009-266)

15.89.1 Zone Provisions		
The following regulations apply:		
a)	*Minimum front yard*	7.5 m
b)	*Minimum flankage yard*	6.4 m
c)	*Minimum interior side yard*	6.4 m
d)	*Minimum rear yard*	7.3 m
e)	Minimum *landscaping coverage*	34%

Special Provisions

90 (Old 145) Map 19(2)	**2263 Marine Drive** **(Part of Lot 28, Concession 4 S.D.S.)**	Parent Zone: RH (1970-118) (1980-99) (1981-19)

15.90.1 Zone Provisions		
The following regulations apply:		
a)	*Minimum front yard* (East Street)	15.0 m
b)	*Minimum flankage yard* (Marine Drive)	10.0 m
c)	*Minimum interior side yard* to tower	16.7 m
d)	*Minimum interior side yard* to podium	0.0 m
e)	*Minimum rear yard* to tower	39.5 m
f)	*Minimum rear yard* to podium	0.0 m
g)	Minimum *landscaping coverage*	3,200.0 sq.m

Special Provisions

91 (Old 146)	36 East Street (Part of Lot 28, Concession 4 S.D.S.)	Parent Zone: RH
Map 19(2a)		(1970-119)

15.91.1	Zone Provisions	
The following regulations apply:		
a)	*Minimum front yard* (East Street)	24.0 m
b)	*Minimum flankage yard*	7.5 m
c)	*Minimum interior side yard*	7.5 m
d)	*Minimum rear yard*	50.0 m
e)	Minimum *landscaping coverage*	72%

Special Provisions

92 (Old 148) Map 19(7)	**441 Lakeshore Road West** **(Part of Lot 19, Concession 3 S.D.S.)**	Parent Zone: RL2 (1970-157) (1971-077) (2007-096) (2009-091)

15.92.1 Zone Provisions		
The following regulations apply:		
a)	*Minimum interior side yard*, east side	3.2 m

Special Provisions

93 (Old 160) Map 19(1)	**3060 Lakeshore Road West** **(Part of Lot 31, Concession 4 S.D.S)**	Parent Zone: RL3-0 (1971-141)

15.93.1	**Additional Permitted Uses**	
The following additional *use* is permitted:		
a)	*Retail store*, *accessory*, limited to a pet shop, and one *dwelling unit* in one *building* only	
b)	*Veterinary clinic* and one *dwelling unit* in one *building* only	
15.93.2	**Zone Provisions**	
The following regulations apply:		
a)	Maximum number of *buildings*	2
b)	*Minimum front yard*	3.0 m
c)	Minimum number of *parking spaces*	6 per *building*

Special Provisions

94 (Old 158) Map 19(1)	**18 West Street** **(Lot 12, Plan 198; Part of Lot 31, Concession 4 S.D.S.)**	Parent Zone: RL2-0 (1971-117)

15.94.1	**Zone Provisions**	
The following regulations apply:		
a)	Minimum *lot frontage*	6.0 m

15.94.2	**Special Site Provisions**
The following additional provisions apply:	
a)	The northwestern *lot line* shall be deemed to be the *front lot line*.

Special Provisions

95 (Old 181)	3122 Lakeshore Road West (Part of Lot 31, Concession 4 S.D.S.)	Parent Zone: RL7
Map 19(1)		(1973-173) (1974-124) (1989-266)

15.95.1 Additional Permitted Uses		
The following additional *use* is permitted:		
a)	*Townhouse dwellings*	
15.95.2 Zone Provisions		
The following regulations apply:		
a)	*Minimum front yard* (West Street)	7.5 m
b)	*Minimum flankage yard* (Lakeshore Road West)	0.0 m
c)	*Minimum interior side yard*	1.2 m
d)	*Minimum rear yard* for *semi-detached dwellings*	7.5 m
e)	*Minimum rear yard* for *townhouse dwellings*	1.5 m
f)	Minimum flankage and *rear yards* for sunken courts and stairs	3.9 m
g)	*Minimum rear yard* for a *private garage*	0.0 m
h)	*Minimum rear yard* for an *uncovered platform*	1.2 m
i)	Minimum setback between *buildings*	1.5 m
j)	Maximum *lot coverage*	34%
k)	Minimum *landscaping coverage*	43%

Special Provisions

96 (Old 95) Map 19(8a)	**257 Randall Street** **(Part of Lot 2, Block 89, Plan 1)**	Parent Zone: CBD (1968-12)

15.96.1	**Additional Permitted Uses**
The following additional *use* is permitted:	
a)	*Detached dwelling*, and Footnote 2 of Table 8.2 relating to existing *uses* shall not apply

Special Provisions

97 (Old 186)	1580-1608 Lancaster Drive, 1550 Grosvenor Street, Forestdale Court, Jamesway Boulevard, and Klarecroft Way (Part of Lot 9, Concession 1 S.D.S.)	Parent Zone: RL7
Map 19(16)		(1974-042) (1975-089) (1975-132) (1977-106) (1978-025) (1980-079) (1982-078) (1989-266) (1997-144)

15.97.1 Zone Provisions for Block 1 Lands

The following regulations apply to lands identified as Block 1 on Figure 15.97.1:

a)	*Minimum yard*, all *yards*	7.6 m
b)	Minimum setback between *dwellings*	1.2 m

15.97.2 Zone Provisions for Block 2 Lands

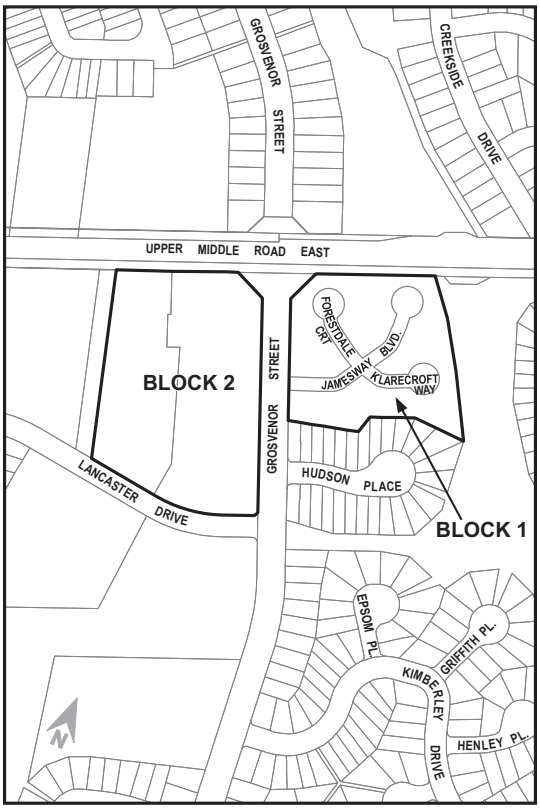
The following regulations apply to lands identified as Block 2 on Figure 15.97.1:

a)	*Minimum front yard*	6.0 m
b)	*Minimum side yard*	4.5 m
c)	*Minimum rear yard*	7.5 m
d)	Minimum *separation distance between dwellings*	1.2 m
e)	Lands held under separate ownership shall be considered one *lot* for the purpose of calculating setbacks.	

15.97.3 Special Site Figures

Figure 15.97.1

Special Provision 97



Special Provisions

98 (Old 186) Map 19(16)	**1514-1558 Lancaster Drive and 1300-1380 Hampton Street** **(Part of Lot 10, Concession 2 S.D.S.)**	Parent Zone: RM1 (1974-042) (1975-089) (1975-132) (1977-106) (1978-025) (1980-079) (1982-078) (1989-266) (1997-144)

15.98.1	**Zone Provisions**	
The following regulations apply:		
a)	*Minimum yard*, all *yards*	7.6 m
b)	Minimum setback between *buildings*	3.6 m

Special Provisions

99 (Old 193) Map 19(7a)	**271 Kerr Street** **(Part of Lots 15 and 16, Concession 3 S.D.S.)**	Parent Zone: RH (1974-116)
15.99.1	**Zone Provisions**	
The following regulations apply:		
a)	*Minimum front yard*	17.5 m
b)	Minimum northerly *side yard*	15.0 m
c)	Minimum southerly *side yard*	17.5 m
d)	*Minimum rear yard*	7.3 m
e)	Minimum *landscaping coverage*	49%
f)	Maximum *lot coverage*	25%
g)	*Minimum yard*, southern *lot line*, for a transformer and enclosing wall	0.9 m

Special Provisions

100 (Old 195) Map 19(2)	2411 Sovereign Street (Part of Lot 29, Concession 4 S.D.S.)	Parent Zone: RM1 (1975-40)

15.100.1 Zone Provisions		
The following regulations apply:		
a)	*Minimum front yard* (Sovereign Street) within 19.5 metres of the *flankage lot line* and 19.5 metres from the *interior side lot line*	0.0 m
b)	*Minimum front yard* (Sovereign Street) for all other lands	38.0 m
c)	*Minimum flankage yard* (Jones Street)	7.5 m
d)	*Minimum interior side yard*	7.5 m
e)	*Minimum rear yard*	7.5 m
f)	Maximum *lot coverage*	25%
g)	Minimum *landscaping coverage*	52%
h)	*Minimum front yard* for garbage enclosures (2 in total) with a maximum area 7.5sq.m for of each enclosure.	0.6 m
i)	Maximum *floor area* for a garbage enclosure	7.5 sq.m
j)	Maximum number of garbage enclosures	2

Special Provisions

101 Map 19(2a)	125-129 Jones Street (Lots 158 and 159, Plan M-7)	Parent Zone: MU1 (2014-014)

15.101.1 Zone Provisions		
The following regulation applies to the *buildings* legally existing on the effective date of this by-law:		
a)	Maximum *front yard*	3.5 m
15.101.2 Parking Provisions		
The following parking provisions apply for *uses* and *buildings* legally existing on the effective date of this by-law:		
a)	Minimum number of *parking spaces*	8
b)	Minimum joint *driveway* width	As legally existing on the effective date of this by-law
c)	Minimum width of *landscaping* adjacent to *parking areas* abutting the *side lot line*	Shall not apply
15.101.3 Special Site Provisions		
The following additional provisions apply:		
a)	All lands identified as subject to this Special Provision shall be considered to be one *lot* for the purpose of this by-law	
b)	Any new *floor area* added after the effective date of this by-law shall be subject to the parent *zone* regulations.	

Special Provisions

102 (Old 228) Map 19(8)	**126 Chartwell Road** **(Plan 1009, Part of Lot 46)** **(Part of Lot 11, Concession 3 S.D.S.)**	Parent Zone: RL1-0 (1977-62) (2015-018)

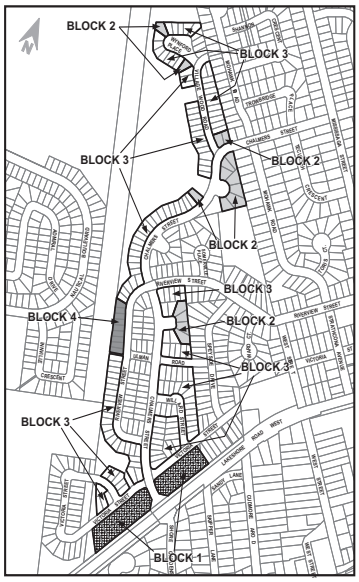
15.102.1	**Zone Provisions**	
The following regulation applies:		
a)	*Minimum lot frontage (2015-018)*	13.5 m

Special Provisions

103 (Old 237)	Chalmers Street between Lakeshore Road West and Rebecca Street (Part of Lot 32, Concession 4 S.D.S.)	Parent Zone: RL8
Map 19(1)		(1977-95) (1977-129) (1989-266)
15.103.1	**Zone Provisions for All Lands**	
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	*Minimum front yard* on a *lot* having *lot frontage* on a 20.0 metre-wide road allowance	6.0 m
b)	*Minimum front yard* on a *lot* having *lot frontage* on a 17.0 metre-wide road allowance	3.0 m
c)	*Minimum flankage yard*	2.4 m
d)	*Minimum interior side yard*	0.9 m
e)	*Minimum rear yard*	6.0 m
15.103.2	**Zone Provisions for Block 1 Lands**	
The following regulations apply to lands identified as Block 1 on Figure 15.103.1:		
a)	*Minimum rear yard*	15.0 m
b)	Maximum *residential floor area*	140.0 sq.m
15.103.3	**Zone Provisions for Block 2 Lands**	
The following regulations apply to lands identified as Block 2 on Figure 15.103.1:		
a)	Maximum *residential floor area*	140.0 sq.m
15.103.4	**Zone Provisions for Block 3 Lands**	
The following regulations apply to lands identified as Block 3 on Figure 15.103.1:		
a)	Maximum *residential floor area*	126.0 sq.m
15.103.5	**Zone Provisions for Block 4 Lands**	
The following regulations apply to lands identified as Block 4 on Figure 15.103.1:		
a)	*Minimum rear yard*	9.0 m
15.103.6	**Special Site Figures**	

Figure 15.103.1

Special Provision 103



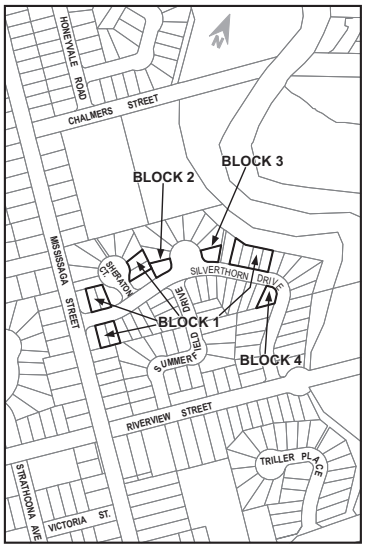
Special Provisions

104 (Old 240)	3008-3068 Silverthorne Drive, 199-210 Sheraton Court, and 184-196 Summerfield Drive (Part of Lot 31, Concession 4 S.D.S.)	Parent Zone: RL3
Map 19(1)		(1978-18) (1989-266)

15.104.1	**Zone Provisions for All Lands**	
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	*Minimum flankage yard*	6.0 m
b)	Maximum *lot coverage*	111.5 sq.m
c)	Maximum *residential floor area*	178.0 sq.m
d)	Maximum *private garage floor area* on a *lot* having *lot frontage* less than 15.0 metres	28.0 sq.m
e)	Maximum number of *storeys*	2
15.104.2	**Zone Provisions for Block 1 Lands**	
The following regulations apply to lands identified as Block 1 on Figure 15.104.1:		
a)	Maximum *lot coverage*	97.5 sq.m
b)	Maximum *residential floor area*	150.0 sq.m
15.104.3	**Zone Provisions for Block 2 Lands**	
The following regulation applies to lands identified as Block 2 on Figure 15.104.1:		
a)	*Minimum rear yard*	7.0 m
15.104.4	**Zone Provisions for Block 3 Lands**	
The following regulation applies to lands identified as Block 2 on Figure 15.104.1:		
a)	*Minimum rear yard*	4.5 m
15.104.5	**Zone Provisions for Block 4 Lands**	
The following regulation applies to lands identified as Block 2 on Figure 15.104.1:		
a)	*Minimum rear yard*	5.0 m
15.104.6	**Special Site Figures**	

Figure 15.104.1

Special Provision 104



Special Provisions

105	399 Speers Road	Parent Zone: E2
Map 19(7)	(Part of Lots 18 and 19, Concession 3 S.D.S.)	(1978-51) PL140317

15.105.1	Additional Permitted Uses	
The following additional *uses* are permitted:		
a)	*Outside display and sales area*	
b)	*Outside storage*, but in a *rear yard* only	
c)	*Retail store*	
d)	*Service commercial establishment*	
e)	The permissions and regulations of Special Provision 3 shall additionally apply	
15.105.2	**Zone Provisions**	
The following regulation applies:		
a)	Maximum *net floor area* for ~~a~~ *retail store*s and *service commercial establishments*	6,112.0 sq.m
b)	Footnote 6 of Table 10.2, related to maximum *net floor area*, shall not apply.	

Special Provisions

106 (Old 249)	2326-2330 Marine Drive (Part of Lot 28, Concession 4 S.D.S.)	Parent Zone: ED
Map 19(2a)		(1979-9)

15.106.1 Only Permitted Uses		
The following *uses* are the only *uses* permitted:		
a)	All *uses* permitted in the Residential Low (RL6) *Zone*	
15.106.2 Zone Provisions		
The following regulations apply:		
a)	Minimum *lot area*	334.4 sq.m
b)	Minimum *lot frontage*	10.9 m
c)	*Minimum front yard*	5.4 m
d)	*Minimum interior side yards*	1.8 m and 1.2 m
e)	*Minimum rear yard*	11.8 m
f)	Maximum *lot coverage*	30%
g)	Maximum number of *storeys*	2

Special Provisions

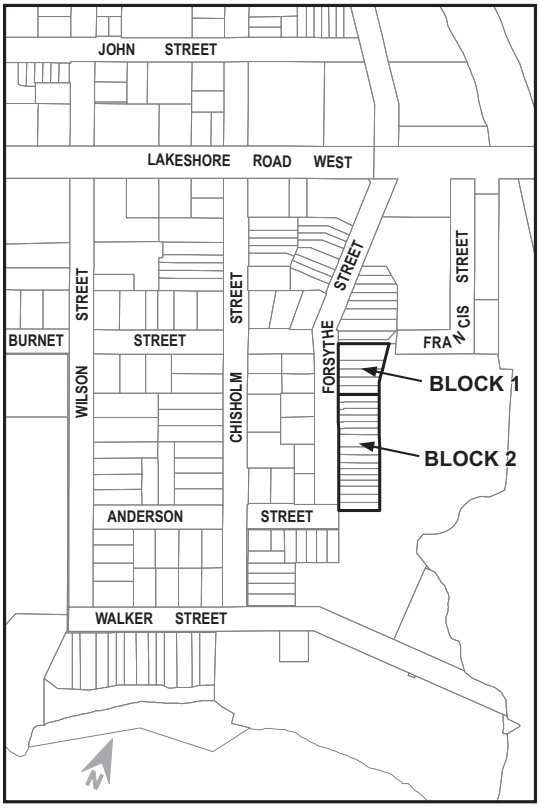
107 (Old 252, 267)	37-77 Forsythe Street (Part of Lot 15, Concession 4 S.D.S.)	Parent Zone: RM1
Map 19(8)		(1979-28) (1979-118)

15.107.1	Zone Provisions for All Lands	
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	*Minimum front yard*	0.0 m
b)	*Minimum interior side yard*	0.0 m
c)	Maximum number of *storeys*	3
15.107.2	**Zone Provisions for Block 1 Lands**	
The following regulations apply to lands identified as Block 1 on Figure 15.107.1:		
a)	*Minimum rear yard*	1.9 m
15.107.3	**Zone Provisions for Block 2 Lands**	
The following regulations apply to lands identified as Block 2 on Figure 15.107.1:		
a)	*Minimum rear yard*	12.0 m
b)	*Minimum rear yard* for a deck support	5.3 m

15.107.4 Special Site Figures

Figure 15.107.1

Special Provision 107



Special Provisions

108 (Old 257) Map 19(8)	Rebecca, Chisholm, and Head Streets (Lots 1 and 6, Part of Lots 2 and 3, Block 95, Plan 1) (Part of Lot 15, Concession 3 S.D.S.)	Parent Zone: RL5-0 (1979-46)
15.108.1	**Zone Provisions for All Lands**	
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Minimum *lot frontage*	11.8 m
b)	Minimum *lot area*	334.0 sq.m
c)	Maximum *lot coverage*	25%
15.108.2	**Zone Provisions for Block 1 Lands**	
The following regulation applies to lands identified as Block 1 on Figure 15.108.1:		
a)	*Minimum front yard*	6.4 m
15.108.3	**Zone Provisions for Block 2 Lands**	
The following regulation applies to lands identified as Block 2 on Figure 15.108.1:		
a)	*Minimum front yard*	4.8 m
15.108.4	**Zone Provisions for Block 3 Lands**	
The following regulation applies to lands identified as Block 3 on Figure 15.108.1:		
a)	*Minimum front yard*	6.0 m
15.108.5	**Zone Provisions for Block 4 Lands**	
The following regulation applies to lands identified as Block 4 on Figure 15.108.1:		
a)	*Minimum front yard*	4.5 m
15.108.6	**Zone Provisions for Block 5 Lands**	
The following regulations apply to lands identified as Block 5 on Figure 15.108.1:		
a)	*Minimum front yard*	2.7 m
b)	Minimum *lot area*	278.0 sq.m
c)	Maximum *lot coverage*	30%

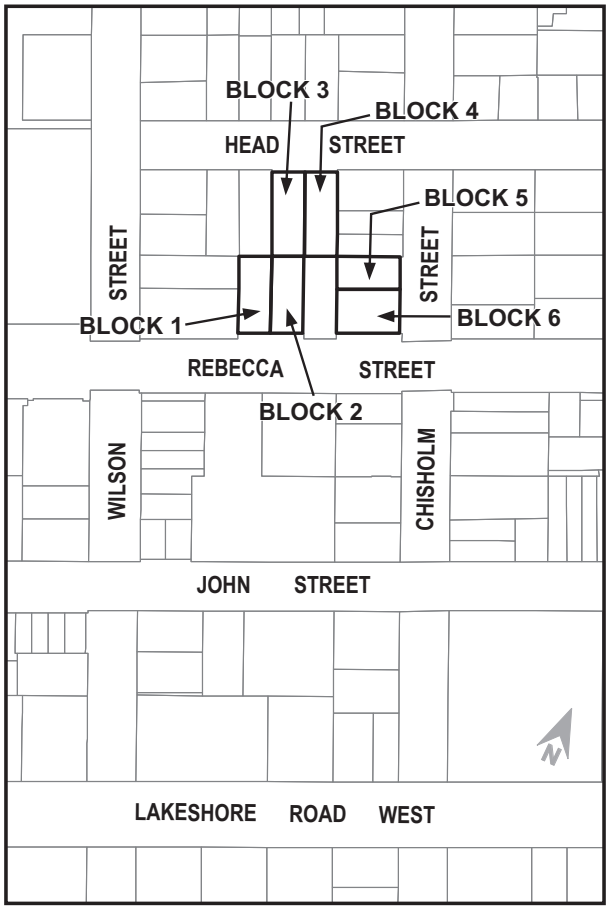
Special Provisions

15.108.7	Zone Provisions for Block 6 Lands	
The following regulations apply to lands identified as Block 6 on Figure 15.108.1:		
a)	*Minimum front yard*	4.2 m
b)	*Minimum side yard*	4.8 m

15.108.8 Special Site Figures

Figure 15.108.1

Special Provision 108



Special Provisions

109 (Old 261) Map 19(1)	193-213 Riverview Street and Somerville Place (Part of Lot 32, Concession 4 S.D.S.)	Parent Zone: RL3 (1979-83)

15.109.1 Zone Provisions		
The following regulations apply:		
a)	Minimum *lot area*	436.6 sq.m
b)	Average *lot area*	557.4 sq.m
c)	Minimum *lot frontage*	12.0 m
d)	Average *lot frontage*	15.2 m
e)	*Minimum front yard*	6.0 m
f)	*Minimum flankage yard*	2.4 m
g)	*Minimum side yard*	0.9 m
h)	Maximum *private garage floor area*	28.0 sq.m
i)	Maximum difference of *front yards* on abutting *lots*	1.5 m

Special Provisions

110 (Old 270)	1-30 Normandy Place (Part of Lot 15, Concession 3 S.D.S.)	Parent Zones: RL9, RH
Map 19(7a)		(1979-174)

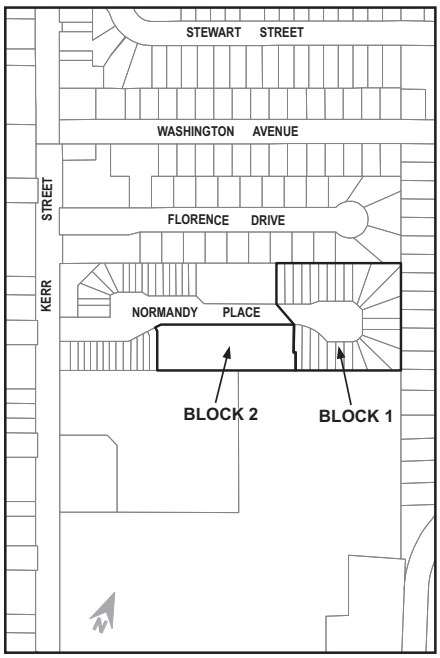
15.110.1 Zone Provisions for Block 1 Lands		
The following regulations apply to lands identified as Block 1 on Figure 15.110.1:		
a)	Minimum *lot area* for a *detached dwelling*	280.0 sq.m
b)	Minimum *lot area* for a *semi-detached dwelling*	330.0 sq.m
c)	Minimum *lot frontage* for a *detached dwelling*	7.5 m
d)	Minimum *lot frontage* for a *semi-detached dwelling*	13.2 m
e)	*Minimum front yard*	5.4 m
f)	*Minimum side yard*	1.0 m
g)	Maximum number of *storey*	3

15.110.2 Zone Provisions for Block 2 Lands		
The following regulations apply to lands identified as Block 2 on Figure 15.110.2:		
a)	Minimum *lot area*	4,300 sq.m
b)	Minimum *lot frontage*	112.0 m
c)	*Minimum front yard*	4.0 m
d)	*Minimum side yard*	9.5 m
e)	Maximum number of *storeys*	4

15.110.3 Special Site Figures

Figure 15.110.1

Special Provision 110



Special Provisions

111 (Old 271)	3272-3319 Victoria Street (Part of Lot 33, Concession 4 S.D.S.)	Parent Zone: RL8
Map 19(1)		(1980-6) (1989-266)

15.111.1 Prohibited Uses		
The following *use* is prohibited:		
a)	*Semi-detached dwellings*	
15.111.2 Zone Provisions		
The following regulations apply:		
a)	Minimum *lot area*	325.0 sq.m
b)	*Minimum flankage yard*	2.4 m
c)	*Minimum interior side yard*	1.2 m
d)	Maximum *height*	12.0 m
e)	Maximum *residential floor area ratio* for a *dwelling* having one *storey*	40%
f)	Maximum *residential floor area ratio* for a *dwelling* having greater than one *storey* but less than two *storeys*	42.5%
g)	Maximum *residential floor area ratio* for a *dwelling* having two or more *storeys*	45%

Special Provisions

112 (Old 272)	39-69 Tradewind Drive and 10-36 Southwind Terrace (Part of Lot 27, Concession 4 S.D.S.)	Parent Zone: RM1
Map 19(2)		(1980-21)

15.112.1 Zone Provisions		
The following regulations apply:		
a)	Minimum *lot area*	185.5 sq.m
b)	Minimum *lot frontage*	22.5 m
c)	*Minimum front yard*	5.0 m
d)	*Minimum side yard*	3.0 m
e)	*Minimum rear yard*	5.0 m

Special Provisions

113 (Old 282, 816)	Block bounded by Nelson Street, Jones Street, Ontario Street, and Marine Drive (Part of Lot 29, Concession 4 S.D.S.)	Parent Zone: RL9
Map 19(2a)		(1980-088) (1986-240) (1989-266) (2002-002) (2002-057) (2005-120)

15.113.1	Zone Provisions	
The following regulations apply:		
a)	*Minimum front yard*	5.5 m
b)	*Minimum side yard*	1.2 m
c)	*Minimum rear yard* for semi-*detached dwellings*	9.1 m
d)	Maximum *height*	12.0 m
e)	Maximum *lot coverage*	30%

Special Provisions

114 (Old 283)	Glen Abbey Golf Course, 1313 Dorval Drive (Part of Lots 18 and 19, Concession 2 S.D.S.)	Parent Zone: O2
Map 19(14)		(1980-91) (2014-014)

15.114.1 Additional Permitted Uses		
The following additional *uses* are permitted:		
a)	*Hotel*	
b)	*Manufacturing, accessory*	
c)	*Public hall*, and Footnote 1 of Table 12.2, relating to the limitation to *accessory use* only, shall not apply	
d)	Residential accommodation for caretakers and maintenance staff	
15.114.2 Zone Provisions		
The following regulations apply:		
a)	Minimum setback from the top of bank of Sixteen Mile Creek	15.24 m
b)	Maximum *net floor area*	18,750 sq.m
c)	Maximum number of *storeys*	9

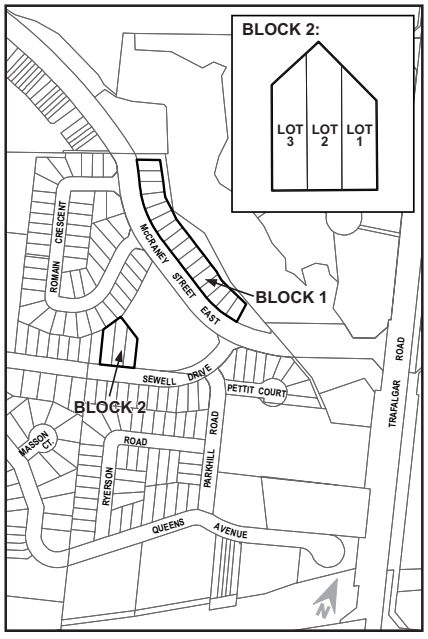
Special Provisions

115 (Old 287)	Romain Cres, McCraney St E, Sewell Dr, Ryerson Rd, Queens Ave, Parkhill Rd, and Petit Court (Part of Lots 13 and 14, Concession 2 S.D.S.)	Parent Zone: RL5
Map 19(15)		(1980-149) (1989-266) (2017-001)

15.115.1	**Zone Provisions for All Lands**	
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	*Minimum interior side yard*	2.0 m
b)	*Minimum flankage yard*	3.0 m
c)	Maximum number of *storeys*	2
15.115.2	**Zone Provisions for Block 1 Lands**	
The following regulations apply to lands identified as Block 1 on Figure 15.115.1:		
a)	*Minimum front yard*	6.0 m
b)	*Minimum rear yard*	9.0 m
15.115.3	**Zone Provisions for Block 2 Lands**	
The following regulations apply to lands identified as Block 2 on Figure 15.115.1:		
a)	*Maximum Lot Coverage:*	i. Lot 1 - 27% ii. Lot 2 - 24% iii. Lot 3 - 23 %
b)	*Maximum Residential Floor Area Ratio:*	i. Lot 1 - 34% ii. Lot 2 - 27% iii. Lot 3 - 29%
15.115.4	**Special Site Figures**	

Figure 15.115.1

Special Provision 115



Special Provisions

116 (Old 288)	Manchester Crescent, Manor Road, Mayfair Road, Milton Road, Monks Passage, Montrose Abbey Drive, Old Bridle Path, Old Post Drive, Painted Post Court, Parkridge Crescent, Pilgrims Way, Pipers Green, Pleasant View Court, Priority Court, Rockcliffe Court, Roxborough Drive (Part of Lots 19, 20, and 21, Concession 2 S.D.S.)	Parent Zones: RL3, RL4, RL5
Maps 19(13) and 19(14)		(1980-137) (1981-126) (1982-80) (2001-007) (2002-052) (2010-057)

15.116.1 Zone Provisions

The following regulations apply:

a)	*Minimum side yard*	1.5 m
b)	Minimum *separation separation distance between dwellings*	3.5 m
c)	Minimum setback from *interior lot line* for *accessory buildings* located in the *rear yard*	0.0 m

Special Provisions

117 (Old 288)	Maidstone Crescent and Parkridge Crescent (Part of Lots 19 and 20, Concession 2 S.D.S.)	Parent Zone: RL9
Map 19(14)		(1980-137) (1981-126) (1982-80) (2001-007) (2002-052) (2010-057) (2021-068)
15.117.1 Additional Permitted Uses		
The following additional *uses* are permitted:		
a)	*Linked dwelling*	
15.117.2 Prohibited Uses		
The following *use* is prohibited:		
a)	*Semi-detached dwellings*	
15.117.3 Zone Provisions		
The following regulations apply:		
a)	*Minimum front yard*	6.0 m
b)	*Minimum interior side yard*	0.0 m
c)	Minimum *separation separation distance between dwellings*	3.5 m
d)	*Minimum yard* from *interior lot line* for *Accessory Buildings* located in the *rear yard*	0.0 m
e)	Maximum *height*	12.0 m
f)	Maximum number of *storeys*	Not applicable

Special Provisions

118 (Old 288)	Runnymead Crescent (Part of Lot 21, Concession 2 S.D.S.)	Parent Zone: RM1
Map 19(13)		(1980-137) (1981-126) (1982-80) (2001-007) (2002-052) (2010-057)

15.118.1	Zone Provisions	
The following regulations apply:		
a)	*Minimum side yard* setback	0.0 m
b)	Minimum *separation distance*	3.5 m

Special Provisions

119 (Old 288)	1101-1169 Maidstone Crescent (Part of Lot 19, Concession 2 S.D.S.)	Parent Zone: RM1
Map 19(14)		(1980-137) (1981-126) (1982-80) (2001-007) (2002-052) (2010-057)

15.119.1	Zone Provisions	
The following regulations apply:		
a)	*Minimum front yard* for a detached garage	0.0 m

Special Provisions

120 (Old 300)	2004 Glenada Crescent (Part of Lot 10, Concession 1 S.D.S.)	Parent Zone: RM1
Map 19(23)		(1981-085) (1987-085) (2006-002) (2007-096)

15.120.1 Zone Provisions		
The following regulations apply:		
a)	*Minimum yard*, all *yards*	7.5 m
b)	*Minimum yard* from the westerly *lot line* for the end wall of the existing northern *building*	3.5 m

Special Provisions

121 (Old 317)	2322 Bennington Gate (Part of Lot 2, Concession 4 S.D.S.)	Parent Zone: RL1-0
Map 19(10)		(1986-41)

15.121.1 Zone Provisions		
The following regulations apply:		
a)	Minimum northerly *side yard*	2.4 m
b)	*Minimum rear yard*	7.5 m

Special Provisions

122 (Old 475)	St. Volodymyr's Cultural Centre, 1280 Dundas Street West (Part of Lot 23, Concession 1 S.D.S.)	Parent Zone: O2
Map 19(20)		(1987-271) (2014-014)

15.122.1	Additional Permitted Uses
The following additional *use* is permitted:	
a)	*Place of worship*

15.122.2	Prohibited Uses
The following *uses* are prohibited:	
a)	*Commercial school*
b)	*Golf course*
c)	*Outside miniature golf course*
d)	*Restaurant*
e)	*Retail store*
f)	*Service commercial establishment*
g)	*Sports facility*

Special Provisions

123 (Old 328)	141-145 Speyside Drive (Part of Lot 32, Concession 4 S.D.S.)	Parent Zone: RL8
Map 19(1)		(1982-71) (1982-103)

15.123.1 Zone Provisions		
The following regulation applies:		
a)	Maximum *residential floor area*	120.0 sq.m

Special Provisions

124 (Old 327)	159-161 Reynolds Street (Part of Lot 13, Concession 3 S.D.S.)	Parent Zone: RL8
Map 19(8)		(1983-29) (1985-244) (1989-266)

15.124.1 Zone Provisions		
The following regulations apply:		
a)	Minimum western *side yard* for a *dwelling*	17.0 m
b)	Minimum western *side yard* for a detached *private garage*	0.6 m
c)	*Minimum interior side yard*, north side	4.9 m
d)	*Minimum interior side yard*, south side	7.5 m
e)	*Minimum rear yard*	22.5 m
f)	Maximum *residential floor area* per *dwelling unit*	173.0 sq.m
g)	Maximum number of *storeys*	2
h)	Maximum width of *landscaping* along the northern *lot line*	1.5 m

15.124.2 Special Site Provisions	
The following additional provision applies:	
a)	All lands subject to this special provision shall be considered to be one *lot* for the purposes of this By-law.

Special Provisions

125 (Old 332)	2021 Sixth Line (Part of Lot 15, Concession 1 S.D.S.)	Parent Zone: RM1
Map 19(22)		(1982-120)

15.125.1 Zone Provisions		
The following regulations apply:		
a)	*Minimum front yard*	7.5 m
b)	*Minimum flankage yard*	10.0 m
c)	Minimum (northerly) *interior side yard*	4.0 m
d)	*Minimum rear yard*	7.5 m
e)	Maximum *lot coverage*	30%
f)	Minimum *landscaping coverage*	40%

Special Provisions

126 (Old 333)	70 Stewart Street & 73 Washington Ave (Part of Lots 3 and 4, Plan 200 and Lots 3 and 4, Plan 228) (Part of Lot 16, Concession 3 S.D.S.)	Parent Zone: MU2
Map 19(7a)		(1982-121) (2008-051) PL980001

15.126.1	Zone Provisions for All Lands	
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	*Minimum front yard*	3.0 m
b)	Minimum westerly *interior side yard*	0.0 m
c)	*Minimum rear yard*	15.0 m
d)	Maximum number of *storeys*	4
e)	Maximum *height*	14.0 m
f)	Footnote 3 of Table 8.2, relating to residential uses on the *first storey*, shall not apply	

15.126.2	Zone Provisions for Block 1 Lands	
The following regulations apply to lands identified as Block 1 on Figure 15.126.1:		
a)	Minimum easterly *interior side yard*	3.0 m
b)	Maximum projection into easterly *side yard* for entry canopy	1.75 m
c)	Minimum landscaped strip along easterly *lot line*	3.0 m

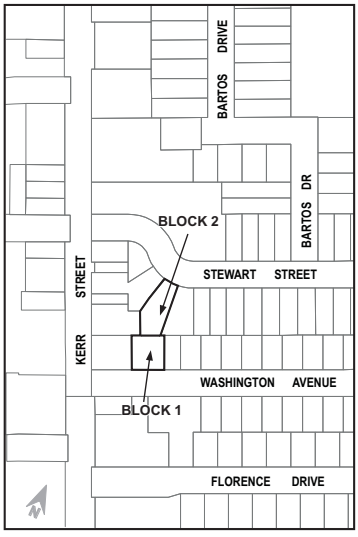
15.126.3	Zone Provisions for Block 2 Lands	
The following regulations apply to lands identified as Block 2 on Figure 15.126.1:		
a)	Minimum easterly *interior side yard* abutting RL5-0 *zone*	1.2 m
b)	Maximum projection permitted in easterly *side yard* for stairwells	1.2 m
c)	Minimum landscaped strip along easterly *lot line*	1.2 m

15.126.4	Parking Provisions	
The following parking provision applies:		
a)	Maximum number of *tandem parking spaces*	14

15.126.5 Special Site Figures

Figure 15.126.1

Special Provision 126



Special Provisions

127 (Old 341)	2169-2199 Sixth Line (Part of Lot 16, Concession 1 S.D.S.)	Parent Zone: RH
Map 19(21)		(1983-71) (1985-228) (1992-53) (2007-096) (2008-051)

15.127.1 Zone Provisions

The following regulations apply:

a)	Maximum number of *storeys* for an *apartment dwelling*	4
b)	Maximum *lot coverage*	35%
c)	Minimum *landscaping coverage*	30%

Special Provisions

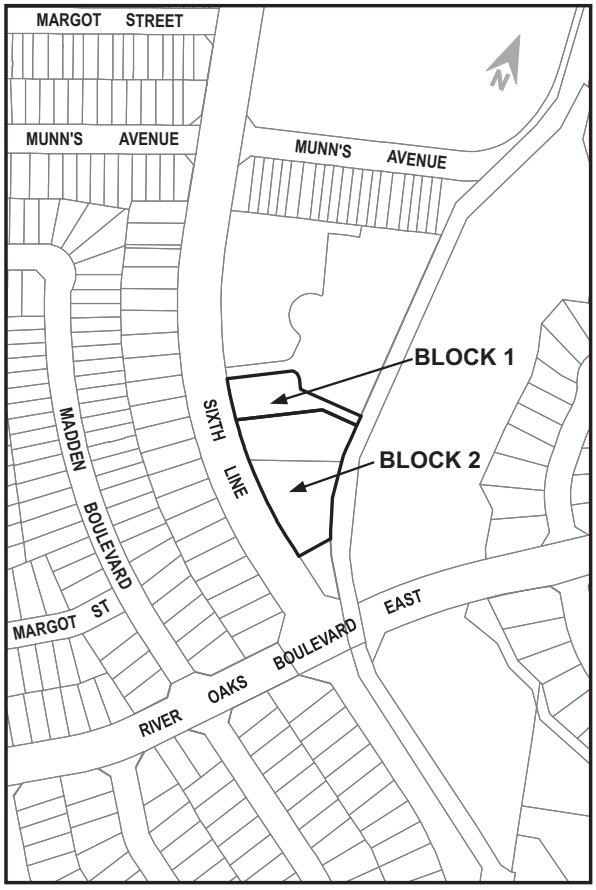
128 (Old 341)	2163 Sixth Line (Part of Lot 16, Concession 1 S.D.S.)	Parent Zone: C1
Map 19(21)		(1983-071) (1985-228) (1992-053) (2007-096) (2008-051)

15.128.1	Zone Provisions for Block 1 Lands	
The following regulations apply to lands identified as Block 1 on Figure 15.128.1:		
a)	*Minimum rear yard* abutting Block 2 on Figure 15.128.1	2.5 m
b)	Minimum width of *landscaping* abutting Block 2 on Figure 15.128.1	2.5 m
c)	Maximum *net floor area*	985.0 sq.m
15.128.2	**Zone Provisions for Block 2 Lands**	
The following regulations apply to lands identified as Block 2 on Figure 15.128.1:		
a)	*Minimum front yard*	9.0 m
b)	Maximum *net floor area* for *medical offices*	600.0 sq.m
c)	Maximum *net floor area* for a pharmacy integrated into a *medical office*	100.0 sq.m

15.128.3 Special Site Figures

Figure 15.128.3

Special Provision 128



Special Provisions

129 (Old 348)	Area bounded by Bond Street, Wilson Street, Forsythe Street, and Rebecca Street (Part of Lot 16, Concession 3 S.D.S.)	Parent Zone: RL8
Map 19(8)		(1983-117)

15.129.1 Prohibited Uses		
The following use is prohibited:		
a)	*Semi-detached dwelling*	
15.129.2 Zone Provisions		
The following regulations apply:		
a)	*Minimum front yard* for *dwellings* legally existing on July 5, 1983	As legally existed on July 5, 1983
b)	Maximum *height*	Section 6.4.6 of this By-law shall apply
c)	Maximum *residential floor area*	190.0 sq.m
d)	Maximum *lot coverage* for *accessory buildings*	8%

Special Provisions

130 (Old 352)	702 Bronte Road (Part of Lot 31, Concession 3 S.D.S.)	Parent Zone: E3
Map 19(4)		(1986-257)

15.130.1 Additional Permitted Uses		
The following additional *uses* are permitted:		
a)	*Motor vehicle salvage yard*	
b)	The permissions and regulations of Special Provision 3 shall additionally apply	
15.130.2 Zone Provisions		
The following regulations apply:		
a)	*Minimum front yard* for a *motor vehicle salvage yard*	27.0 m

Special Provisions

131 (Old 355)	376 Winston Churchill Boulevard (Part of Lot 1, Concession 3 S.D.S.)	Parent Zone: RL3-0
Map 19(10)		(1983-171)

15.131.1 Zone Provisions		
The following regulations apply:		
a)	Minimum setback from the centre-line of Winston Churchill Boulevard	24.0 m
b)	*Minimum interior side yard*	4.0 m
c)	*Minimum rear yard*	5.0 m
d)	Maximum *lot coverage* for the *main dwelling*	15%

Special Provisions

132 (Old 394)	252, 254 and 258 Bronte Road (Part of Lot 59, Plan M-9) (Part of Lot 30, Concession 4 S.D.S.)	Parent Zone: RL2
Map 19(2)		(1985-27) (1989-266)

15.132.1 Zone Provisions		
The following regulations apply:		
a)	Minimum *lot frontage*	8.0 m
b)	*Minimum rear yard*	0.0 m

Special Provisions

133 (Old 406)	8-16 Anderson Street and 17-25 Chisholm Street (Part of Block 103, Plan 1) (Part of Lot 15, Concession 4 S.D.S.)	Parent Zone: RM1
Map 19(8)		(1986-29)

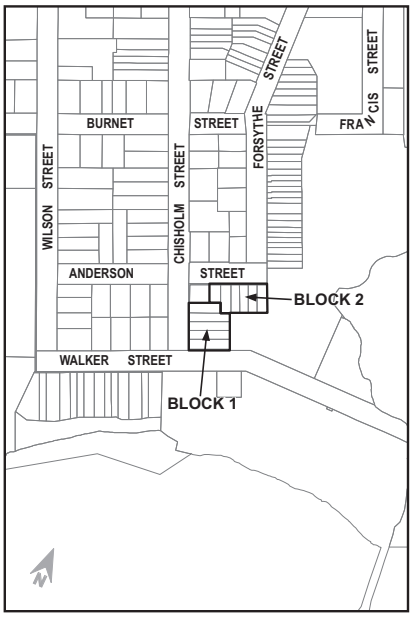
15.133.1	Zone Provisions for Block 1 Lands	
The following regulations apply to lands identified as Block 1 on Figure 15.133.1:		
a)	Minimum *lot area*	150.0 sq.m per unit
b)	Minimum *lot frontage*	7.8 m per unit
c)	*Minimum front yard*	3.0 m
d)	*Minimum side yards*	1.0 m
e)	*Minimum rear yard* exclusive of *uncovered platforms* on one level	17.0 m
f)	*Minimum rear yard* for garages	0.0 m
g)	Maximum *lot coverage*	50%

15.133.2	Zone Provisions for Block 2 Lands	
The following regulations apply to lands identified as Block 2 on Figure 15.133.1:		
a)	Minimum *lot area*	148.0 sq.m per unit
b)	Minimum *lot frontage*	7.8 m per unit
c)	*Minimum front yard*	3.0 m
d)	*Minimum side yard*	1.0 m
e)	*Minimum side yard* adjacent to park	9.0 m
f)	*Minimum rear yard* exclusive of *uncovered platforms* on one level	6.5 m
g)	*Minimum rear yard* for garages	0.0 m
h)	Maximum *lot coverage*	65%

15.133.3 Special Site Figures

Figure 15.133.1

Special Provision 133



Special Provisions

134 (Old 410) Map 19(8)	149-177 Forsythe Street (Part of Lot 15, Concession 3 S.D.S.)	Parent Zone: RL5-0 (1985-108)

15.134.1 Zone Provisions

The following regulations apply:

a)	Minimum *lot area*	As legally existing of the effective date of this By-law
b)	Minimum *floor area*	As legally existing of the effective date of this By-law
c)	*Minimum front yard* for *dwellings*	0.0 m
d)	*Minimum front yard* for an *accessory buildings*	As legally existing of the effective date of this By-law
e)	Minimum setback from the top of bank	0.0 m

Special Provisions

135 (Old 425)	Windhaven Place and Southaven Place (Part of Lot 27, Concession 4 S.D.S.)	Parent Zone: RM1
Map 19(2)		(1986-36)

15.135.1 Zone Provisions for All Lands

The following regulations apply to all lands identified as subject to this Special Provision:

a)	Minimum *lot area*	206.0 sq.m
b)	*Minimum front yard*	5.0 m
c)	*Minimum rear yard*	5.0 m

15.135.2 Zone Provisions for Block 1 Lands

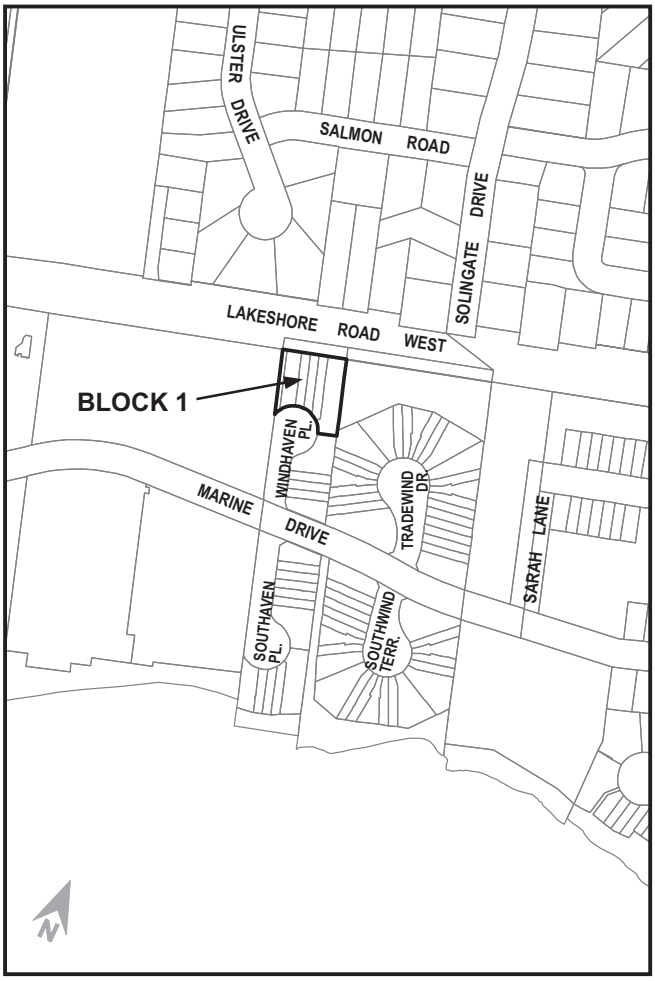
The following regulations apply to lands identified as Block 1 on Figure 15.135.1:

a)	*Minimum rear yard*	11.0 m

15.135.3 Special Site Figures

Figure 15.135.1

Special Provision 135



Special Provisions

136 (Old 432)	1476-1514 Pilgrims Way (Part of Lot 24, Concession 2 S.D.S.)	Parent Zone: RH
Map 19(13)		(1986-94) (1986-175)

15.136.1 Zone Provision		
The following regulations apply:		
a)	Maximum number of *dwelling units* per site hectare	100

15.136.2 Special Site Provisions	
The following additional provisions apply:	
a)	The aggregate of all *dwelling unit floor area*s in an apartment *building* shall not exceed the maximum permitted number of *dwelling units* multiplied by 120.0 square metres.

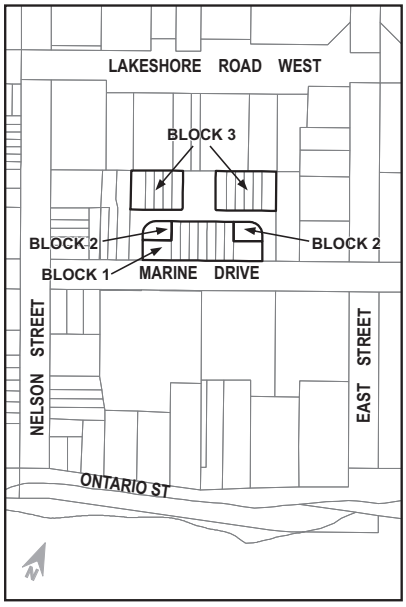
Special Provisions

137 (Old 436)	2295-2303 Marine Drive (Part of Lot 28, Concession 4 S.D.S.)	Parent Zone: RM1
Map 19(2a)		(1986-133)

15.137.1	**Zone Provisions for Block 1 Lands**	
The following regulations apply to lands identified as Block 1 on Figure 15.137.1:		
a)	*Minimum front yard* (Marine Drive)	7.5 m
b)	*Minimum side yard*	0.0 m
c)	*Minimum rear yard* (from internal private road)	7.5 m
15.137.2	**Zone Provisions for Block 2 Lands**	
The following regulations apply to lands identified as Block 2 on Figure 15.137.1:		
a)	*Minimum front yard* (from internal private road)	7.5 m
b)	*Minimum interior side yard*, south side	0.0 m
c)	*Minimum side yard* (from internal private road)	6.0 m
d)	*Minimum rear yard*	0.0 m
15.137.3	**Zone Provisions for Block 3 Lands**	
The following regulations apply to lands identified as Block 3 on Figure 15.137.1:		
a)	*Minimum front yard* (from internal private road)	7.5 m
b)	*Minimum interior side yard* abutting *Lots* 56 and 62 of Plan M-8 (*lots* adjacent to this Special Provision)	0.0 m
c)	*Minimum interior side yard* abutting private recreational space	1.2 m
d)	*Minimum interior side yard* for all other *lots*	0.0 m
e)	*Minimum rear yard*	7.5 m
15.137.4	**Special Site Figures**	

Figure 15.137.1

Special Provision 137



Special Provisions

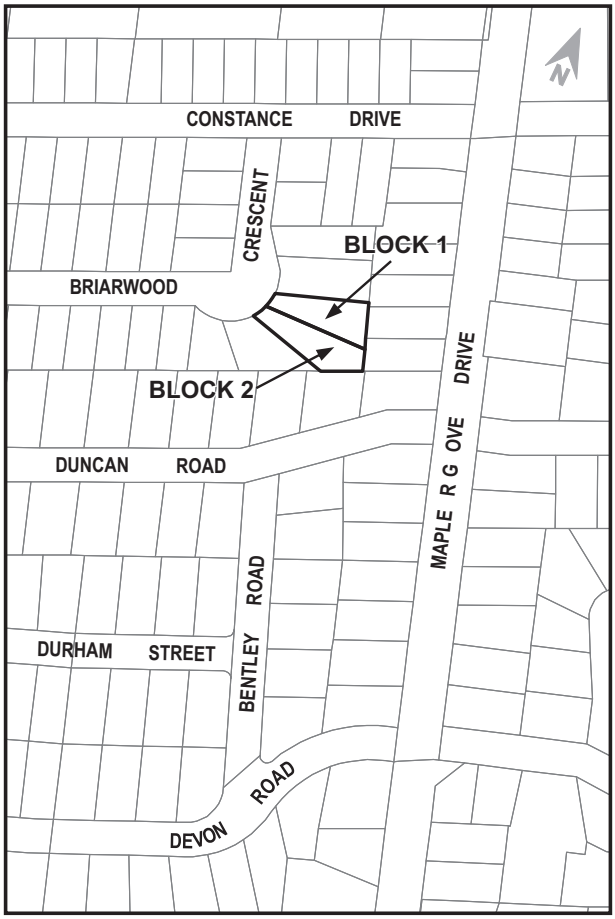
138 (Old 438) Map 19(9)	1518 and 1520 Briarwood Crescent (Part of Lot 6, Concession 3 S.D.S.)	Parent Zone: RL3-0 (1986-138)

15.138.1 Zone Provisions for All Lands		
The following regulation applies to all lands identified as subject to this Special Provision:		
a)	Maximum number of *storeys*	1
15.138.2 Zone Provisions for Block 1 Lands		
The following regulation applies to lands identified as Block 1 on Figure 15.138.1:		
a)	*Minimum front yard*	14.0 m
15.138.3 Zone Provisions for Block 2 Lands		
The following regulation applies to lands identified as Block 2 on Figure 15.138.1:		
a)	*Minimum front yard*	24.0 m

15.138.4 Special Site Figures

Figure 15.138.1

Special Provision 138



Special Provisions

139 (Old 440)	Litchfield Road (Part of Lot 12, Concession 2 S.D.S.)	Parent Zone: RM1
Map 19(15)		(1987-59) (1989-266)

15.139.1 Zone Provisions		
The following regulation applies:		
a)	Maximum *height*	9.2 m

Special Provisions

140 (Old 453) Map 19(2a)	**2353 Marine Drive** **(Part of Lot 28, Concession 4 S.D.S.)**	Parent Zone: RM1 (1987-5) (1987-199)

15.140.1 Zone Provisions		
The following regulations apply:		
a)	Minimum *lot frontage*	23.0 m
b)	Minimum frontage for each unit on the private road	6.0 m
c)	*Minimum front yard*	11.6 m
d)	Minimum easterly *side yard*	3.0 m
e)	Minimum westerly *side yard*	7.5 m
f)	*Minimum rear yard*	4.8 m

Special Provisions

141 (Old 445)	37, 39, 41, 43 Nelson Street and 2314, 2318, and 2322 Marine Drive	Parent Zone: RM1
Map 19(2a)	((Part of Lot 28, Concession 4 S.D.S.)	(1986-216)

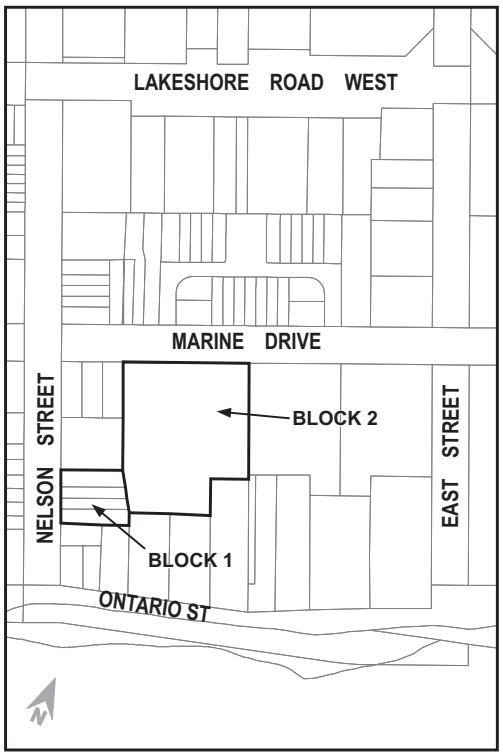
15.141.1	Zone Provisions for Block 1 Lands	
The following regulations apply to lands identified as Block 1 on Figure 15.141.1:		
a)	Minimum *lot frontage* (Nelson Street)	28.0 m
b)	Minimum *lot area* per unit	260.0 sq.m
c)	*Minimum front yard* (Nelson Street)	7.5 m
d)	*Minimum interior side yard*	2.8 m
e)	*Minimum rear yard*	10.0 m

15.141.2	Zone Provisions for Block 2 Lands	
The following regulations apply to lands identified as Block 2 on Figure 15.141.1:		
a)	Minimum *lot frontage* (Marine Drive)	68.0 m
b)	Minimum *lot area*	0.5 ha
c)	*Minimum interior side yard* for a distance of 40.0 m from Marine Drive	6.75 m
d)	*Minimum rear yard*	6.75 m
e)	Minimum *separation distance* between *buildings*	19.0 m

15.141.3 Special Site Figures

Figure 15.141.1

Special Provision 141



Special Provisions

142 (Old 446)	2511 and 2521 Lakeshore Road West (Part of Lot 30, Concession 4 S.D.S.)	Parent Zone: RH
Map 19(2a)		(1986-222) (1987-305) (1989-266)

15.142.1 Zone Provisions		
The following regulations apply:		
a)	Minimum *lot area*	1.0 ha
b)	Minimum *lot frontage*	47.0 m
c)	*Minimum front yard*	7.9 m
d)	*Minimum interior side yard*, east side	15.0 m
e)	*Minimum interior side yard*, east side, within 35.1 metres of the northeast corner of the *lot*	9.0 m
f)	Minimum setback from the stable top of bank as determined on August 8, 1986 by Conservation Halton	7.5 m

Special Provisions

143 (Old 457)	2892-2920 South Sheridan Way (Part of Lot 1, Concession 1 S.D.S.)	Parent Zones: E1, E4
Map 19(17)		(1987-43) (2000-077)

15.143.1	Special Site Provisions
The following additional provision applies:	
a)	All lands subject to this special provision shall be considered to be one *lot* for the purposes of applying the standards of this By-law.

Special Provisions

144 (Old 458) Map 19(9)	**49 Cox Drive** **(Part of Lot 7, Concession 4 S.D.S.)**	Parent Zone: RL1-0 (1987-47)

15.144.1	**Zone Provisions**	
The following regulation applies:		
a)	*Minimum side yard* for a swimming pool	4.5 m

15.144.2	**Special Site Provisions**
The following additional provisions apply:	
a)	All lands subject to this special provision shall be deemed to have *lot frontage* on a public road.
b)	The *front lot line* shall be the north *lot line*.

Special Provisions

145 Maps 19 (7a)	137-139 Wilson Street (Part of Lot 8, Block 58, Plan 1)	Parent Zone: CBD PL081214 (2014-014)

15.145.1 Additional Permitted Uses		
The following additional use is permitted:		
a)	*Semi-detached dwelling*, and Footnote 2 of Table 8.2, relating to existing *uses*, shall not apply.	
15.145.2 Zone Provisions		
The following regulations apply:		
a)	*Minimum front yard* (Rebecca Street)	0.0 m
b)	*Minimum front yard* to a *private garage*	4.1 m
c)	*Minimum flankage yard* (Wilson Street) to a *private garage*	5.9 m

Special Provisions

146 (Old 465)	1080-1100 Kerr Street (Part of Lots 16 and 17, Concession 2 S.D.S.)	Parent Zone: C3
Map 19(14)		(2007-086) (2014-014)

15.146.1	Additional Permitted Uses	
The following additional *use* is permitted:		
a)	*Motor vehicle service station*	
15.146.2	**Zone Provisions**	
The following regulations apply:		
a)	*Minimum front yard* (Kerr Street)	2.5 m
b)	*Minimum rear yard* and *side yard* for a *retail propane transfer facility*	7.5 m
15.146.3	**Parking Provisions**	
The following parking provision applies:		
a)	Minimum number of *parking spaces* for a *retail store* and *outside display and sales area*	1.0 per 32.0 sq.m *net floor area*
15.146.4	**Special Site Provisions**	
The following additional provisions apply:		
a)	The *front lot line* shall be the *lot line* abutting Kerr Street.	
b)	The *rear lot line* shall be the *lot line* abutting the Queen Elizabeth Way.	

Special Provisions

147 (Old 471)	2020-2044 Merchants Gate (Part of Lot 27, Concession 2 S.D.S.)	Parent Zone: RL9
Map 19(12)		(1987-180) (1989-266)

15.147.1 Only Uses Permitted		
The following *uses* are the only *uses* permitted:		
a)	*Semi-detached dwellings*	
b)	*Accessory* residential *uses* permitted in the Residential Low (RL9) *Zone*	
15.147.2 Zone Provisions		
The following regulations apply:		
a)	*Minimum rear yard* for *detached dwelling*	13.5 m
b)	*Minimum rear yard* for a *private garage*	6.0 m
c)	Minimum *separation distance* between a detached *private garage* and *detached dwelling*	7.5 m
d)	Maximum *floor area* of a *private garage*	45.0 sq.m
15.147.3 Special Site Provisions		
The following additional provisions apply:		
a)	All *detached dwellings* shall have vehicular access to detached garages only from a common *driveway* having access from Merchants Gate.	
b)	The *detached dwellings* are deemed to have frontage on Merchants Gate.	

Special Provisions

148 (Old 799)	Medium Density (RM1) Zone between Brock and Forsythe Streets (Part of Lot 6, Concession 1 S.D.S)	Parent Zone: RM1
Map 19(7a)		(2007-010) (2014-014)

15.148.1	Additional Permitted Uses	
The following additional *uses* are permitted:		
a)	*Detached dwellings*, subject to the regulations of the Residential Low (RL7) *Zone*	
b)	*Semi-detached dwellings*, subject to the regulations of the Residential Low (RL7) *Zone*	
15.148.2	**Zone Provisions**	
The following regulations apply:		
a)	*Minimum front yard*	2.0 m

Special Provisions

149 (Old 800)	82, and 86 Wilson Street (Part of Lots 6, 7, and 8, Blocks 68 and 69, Plan 1)	Parent Zone: CBD
Map 19(7a)		(2007-010) (2008-051) (2019-053)

15.149.1 Prohibited Uses		
The following *uses* are prohibited:		
a)	All *uses* otherwise permitted as service commercial *uses* in the Central Business District (CBD) *Zone.*	
b)	*Retail store*	
15.149.2 Zone Provisions		
The following regulations apply:		
a)	*Minimum front yard*	2.0 m
b)	Maximum *height*	10.5 m
c)	Maximum number of *storeys*	3

Special Provisions

150 (Old 480)	200-240 North Service Road West (Part of Lots 17 and 18, Concession 2 S.D.S.)	Parent Zone: C3
Map 19(14)		(1989-117) (1991-141) (1996-178) (2006-002) (2007-096) (2015-018)
15.150.1 Zone Provisions		
The following regulations apply:		
a)	Maximum *net floor area* for an office *building*, excluding *basements*	100% of the *lot area*
b)	Maximum number of *storeys* for an office *buildings*	6
c)	Maximum *net floor area* for *business offices* in any one *building*	6,967.5 sq.m
d)	Maximum number of office *buildings*	1
15.150.2 Parking Provisions		
The following parking provision applies:		
a)	Minimum number of *parking spaces for all permitted uses except business offices (2015-018)*	1.0 per 25.0 sq.m *net floor area*

Special Provisions

151 (Old 481) Map 19(7)	**223 Rebecca Street** **(Part of Lot 17, Concession 3 S.D.S.)**	Parent Zone: RM1 (1987-063) (1987-328) (1996-160) (1998-004) (2016-013)

15.151.1 Additional Permitted Uses

The following additional *use* is permitted:

a)	*Semi-detached dwelling*	

15.151.2 Zone Provisions

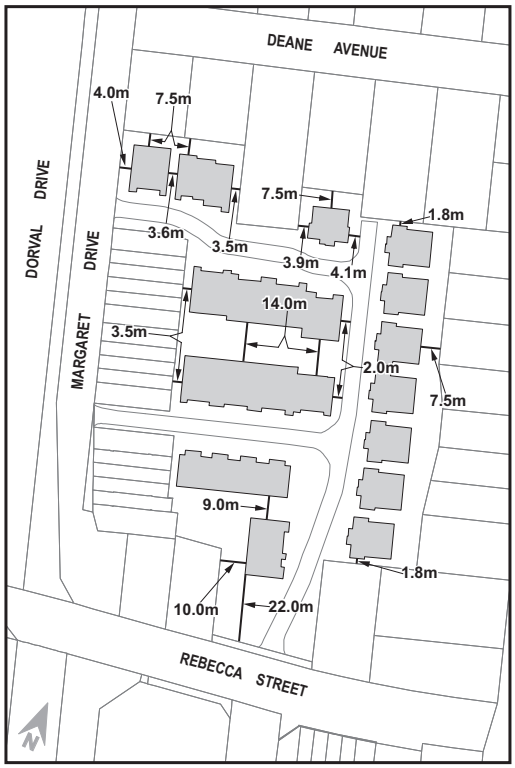
The following regulations apply:

a)	*Minimum yards*	As shown on Figure 15.151.1
b)	Maximum number of *storeys* for a *semi-detached dwelling* *(2016-13)*	*One and one-half storeys*
c)	Maximum number of *storeys* for townhouses	2
d)	Maximum *residential floor area* for a *semi-detached dwelling*	174.0 sq.m
e)	Maximum *residential floor area* for a *townhouse dwelling* having one and one-half *storeys*	154.0 sq.m
f)	Maximum *residential floor area* for a *townhouse dwelling* having two *storeys*	158.0 sq.m
g)	Maximum *height* for *dwellings* having *one and one-half storeys*	9.0 m
h)	Maximum *height* for *dwellings* having two *storeys*	10.5 m

15.151.3 Special Site Figures

Figure 15.151.1

Special Provision 151



Special Provisions

152 (Old 487) Map 19(2a)	2331-2333 Ontario Street and 35 Nelson Street (Part of Lot 28, Concession 4 S.D.S.)	Parent Zone: RL5 (1988-037 (1989-266))

15.152.1	Zone Provisions for Block 1 Lands	
The following regulations apply to lands identified as Block 1 on Figure 15.152.1:		
a)	*Minimum front yard*	0.12 m
b)	*Minimum front yard* for a *private garage*	2.0 m
c)	*Minimum flankage yard*	2.0 m
d)	*Minimum rear yard*	6.0 m

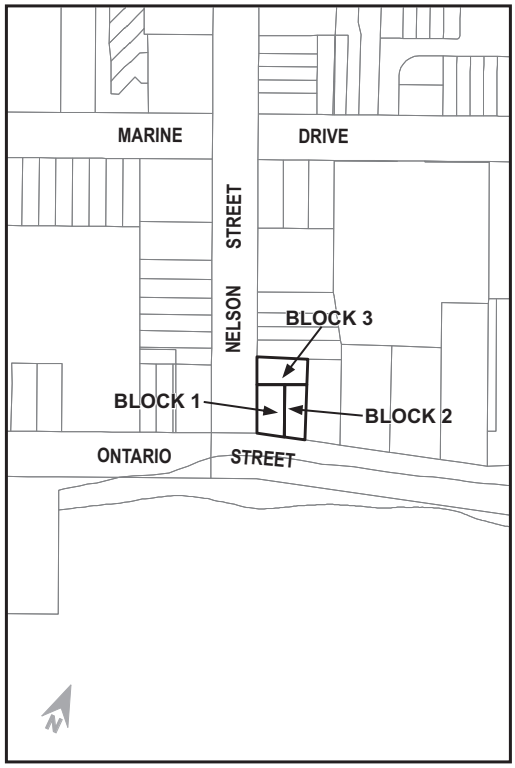
15.152.2	Zone Provisions for Block 2 Lands	
The following regulations apply to lands identified as Block 2 on Figure 15.152.1:		
a)	*Minimum front yard*	5.0 m
b)	*Minimum front yard* for a *private garage*	5.0 m
c)	*Minimum rear yard*	6.0 m

15.152.3	Zone Provisions for Block 3 Lands	
The following regulations apply to lands identified as Block 3 on Figure 15.152.1:		
a)	*Minimum rear yard*	7.5 m

15.152.4 Special Site Figures

Figure 15.152.1

Special Provision 152



Special Provisions

153 (Old 488)	2263-2273 Royal Windsor Drive (Part of Lot 3, Concession 2 S.D.S.)	Parent Zone: E4
Map 19(17)		(1988-060) (2007-096) (2008-051)

15.153.1 Parking Provisions

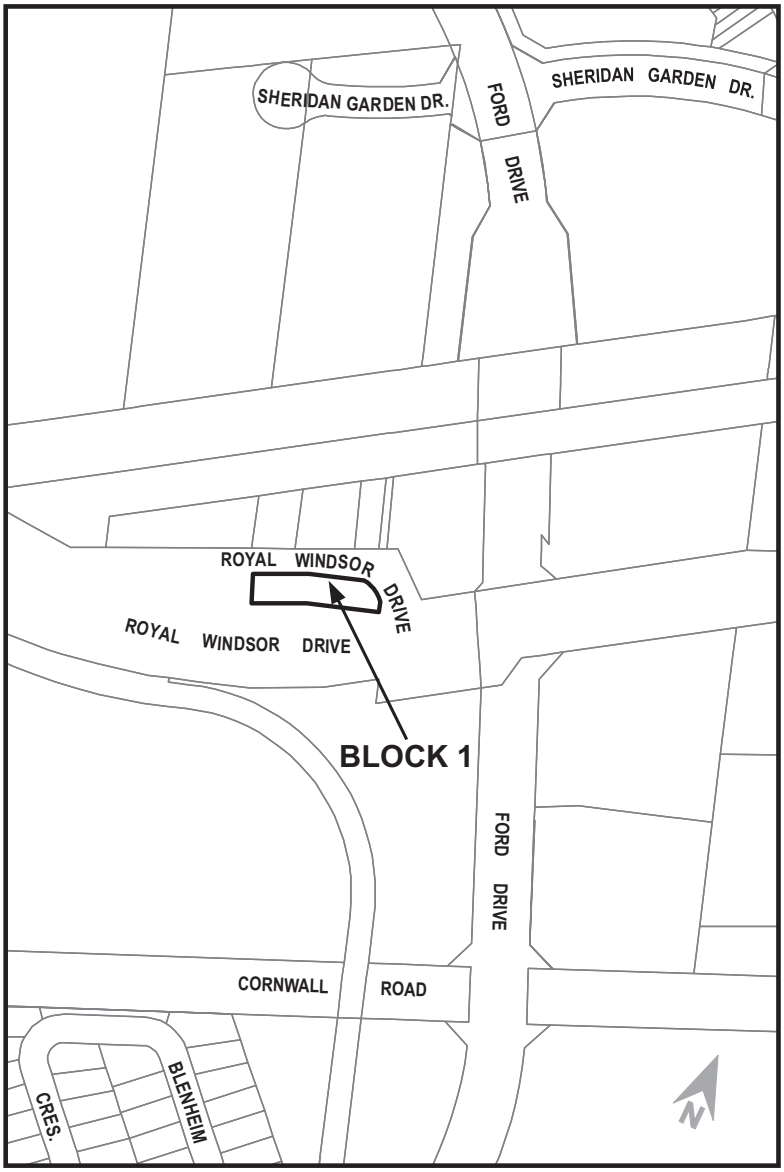
The following parking provision applies:

a)	Required *parking spaces* may be provided on lands identified as Block 1 on Figure 15.153.1.

15.153.2 Special Site Figures

Figure 15.153.1

Special Provision 153



Special Provisions

154 (Old 491)	1123 Dorval Drive (Part of Lot 18, Concession 2 S.D.S.)	Parent Zone: C4
Map 19(14)		(1988-87)

15.154.1 Additional Permitted Uses		
The following additional *use* is permitted:		
a)	*Retail propane transfer facility*	
15.154.2 Zone Provisions		
The following regulations apply to all lands:		
a)	Minimum width of *landscaping* along the *lot line* abutting Dorval Drive	9.0 m

Special Provisions

155 (Old 493)	2065 Sixth Line (Part of Lot 15, Concession 1 S.D.S.)	Parent Zone: RM1
Map 19(22)		(1988-109)

15.155.1	Zone Provisions	
The following regulations apply:		
a)	Maximum *height*	10.0 m
b)	Maximum number of *storeys*	2

Special Provisions

156 (Old 497 and 575)	1140-1158 and 2680 Sheridan Garden Drive (Part of Lots 1 and 2, Concession 2 S.D.S.)	Parent Zone: C1
Map 19(17)		(1988-238) (1994-90) (2005-116) (2011-104) (2016-013)

15.156.1	Additional Permitted Uses for Block 1	
The following additional *uses* are permitted on lands identified as Block 1 on Figure 15.156.1:		
a)	*Training facility*	
b)	*Private school*	
c)	*Repair shop*	
d)	*Taxi dispatch*	
e)	*Printing and publishing establishment*	
f)	*Rental establishment*	
15.156.2	**Prohibited Uses for Block 1**	
The following *uses* are prohibited on lands identified as Block 1 on Figure 15.156.1:		
a)	*Drive-through facility*	
15.156.3	**Only Permitted Uses for Block 2**	
The following *uses* are the only *uses* permitted on lands identified as Block 2 on Figure 15.156.1:		
a)	*Business office*	
b)	*Financial institution*	
c)	*Drive-through facility*	
15.156.4	**Zone Provisions for Block 1**	
The following regulations apply for lands identified as Block 1 on Figure 15.156.1:		
a)	Maximum *net floor area*	3,850.0 sq.m
b)	Maximum *net floor area* for a *Sports facility*	470.0 sq.m
c)	*Minimum flankage yard*	6.0 m
d)	*Minimum rear yard* (Winston Churchill Blvd) *(2016-13)*	1.0 m
e)	Minimum width of *landscaping* along *front lot line*	9.0 m
f)	Minimum width of *landscaping* along *rear lot line*	1.0 m
15.156.5	**Zone Provisions for Block 2**	
The following regulations apply for lands identified as Block 2 on Figure 15.156.1:		
a)	Maximum percentage of a *building*'s *net floor area* permitted to be occupied by a single *premises*	100%

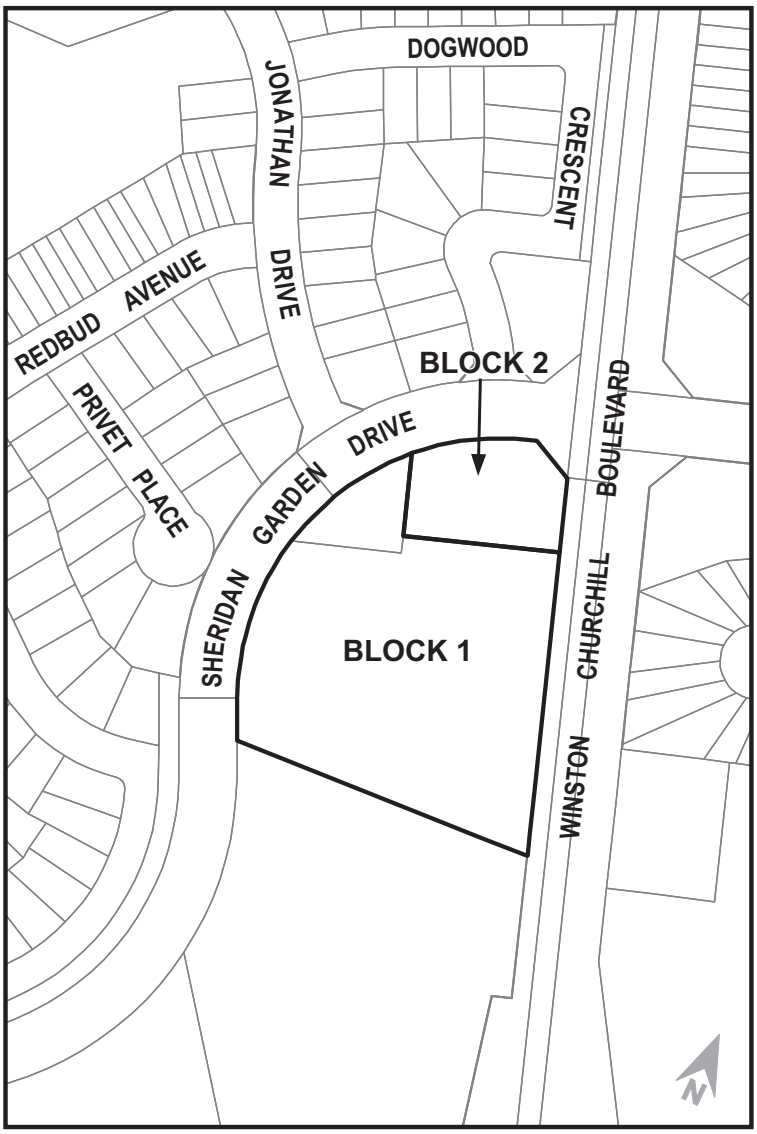
Special Provisions

b)	Minimum width of *landscaping* abutting any *lot line* abutting a street	9.0 m

15.156.6 Special Site Figures

Figure 15.156.1

Special Provision 156



Special Provisions

157 (Old 502)	50 Birch Hill Lane (Part of Lot 19, Concession 4 S.D.S.)	Parent Zone: RL1-0
Map 19(7)		(1989-61)

15.157.1 Zone Provisions		
The following regulations apply:		
a)	Minimum *lot area*	As legally existing on March 29, 1989
b)	*Minimum front yard* (the southern *lot line*) for *buildings* and *structures* legally existing on March 29, 1989	3.0 m

Special Provisions

158 (Old 504)	Northeast Corner of Ford Drive and Lakeshore Road East (Part of Lot 3, Concession 3 S.D.S.)	Parent Zone: RL3-0
Map 19(10)		(1989-71)

15.158.1 Zone Provisions		
The following regulations apply:		
a)	Minimum *lot frontage*	14.0 m
b)	Average minimum *lot frontage* for all *lots* subject to this special provision	17.5 m

Special Provisions

159 (Old 333) Map 19(10)	Byron Street, Ryland Terrace, and Carrington Place (Part of Lots 1 and 2, Concession 4 S.D.S.)	Parent Zone: RL1 (1989-100)

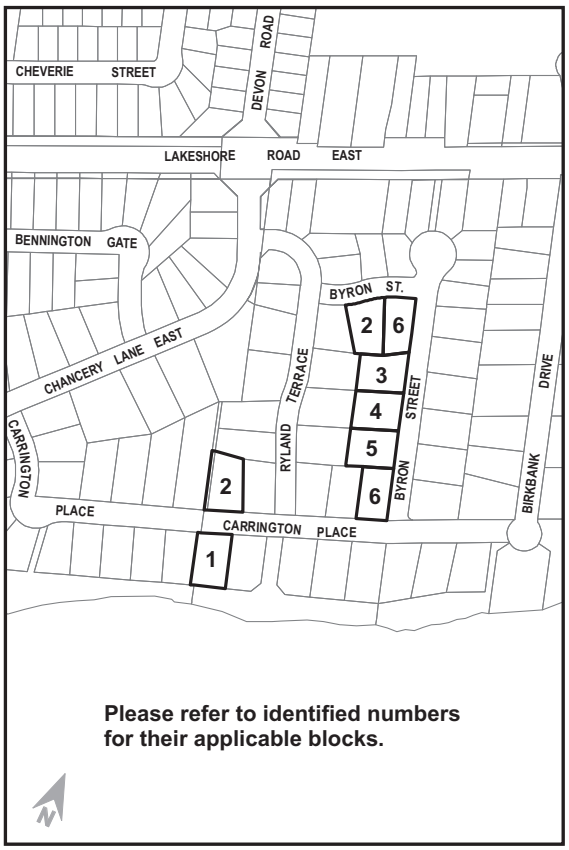
15.159.1 Zone Provisions for All Lands		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	*Maximum front yard*	12.5 m
b)	*Minimum side yards*	4.2 m and 2.4 m
c)	Maximum number of *storeys*	2
d)	Maximum *height*	12.0 m
e)	Maximum *building* length	25.0 m
f)	Maximum width of an opening in a *private garage* providing access for a *motor vehicle*	7.5 m
15.159.2 Special Site Provisions for Block 1 Lands		
The following additional regulations apply to lands identified as Block 1 on Figure 15.159.1:		
a)	Section 15.159.1(e) above shall not apply	
15.159.3 Zone Provisions for Block 2 Lands		
The following additional regulations apply to lands identified as Block 2 on Figure 15.159.1:		
a)	Maximum projection for a *private garage* beyond the portion of *floor area* of the *dwelling* closest to the street	8.2 m
b)	Minimum setback for a *private garage* from the western *lot line*	15.0 m
15.159.4 Zone Provisions for Block 3 Lands		
The following additional regulations apply to lands identified as Block 3 on Figure 15.159.1:		
a)	*Minimum interior side yard*, northern side	3.3 m
b)	*Minimum interior side yard*, southern side	7.0 m
c)	Maximum *height*	11.5 m
15.159.5 Zone Provisions for Block 4 Lands		
The following additional regulations apply to lands identified as Block 4 on Figure 15.159.1:		
a)	*Minimum interior side yard*, northern side	4.5 m
b)	*Minimum interior side yard*, southern side	6.0 m
c)	Maximum *height*	11.5 m
15.159.6 Zone Provisions for Block 5 Lands		
The following additional regulations apply to lands identified as Block 5 on Figure 15.159.1:		
a)	*Minimum interior side yard*, northern side	6.0 m
b)	*Minimum interior side yard*, southern side	2.4 m
c)	Maximum *height*	11.5 m
15.159.7 Zone Provisions for Block 6 Lands		
The following additional regulations apply to lands identified as Block 6 on Figure 15.159.1:		
a)	Maximum *height*	11.5 m

Special Provisions

15.159.8 Special Site Figures

Figure 15.159.1

Special Provision 159



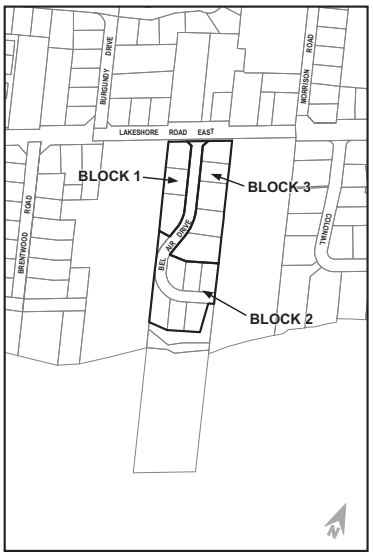
Special Provisions

160 (Old 506)	55-100 Bel Air Drive (Part of Lot 9, Concession 4 S.D.S.)	Parent Zone: RL1
Map 19(9)		(1989-119)

15.160.1	**Zone Provisions for Block 1 Lands**	
The following regulations apply to lands identified as Block 1 on Figure 15.160.1:		
a)	*Minimum rear yard*	7.5 m
b)	Maximum *private garage floor area*	65.0 sq.m
c)	Maximum width of an opening in a *private garage* providing access for a *motor vehicle*	7.5 m
15.160.2	**Zone Provisions for Block 2 Lands**	
The following regulations apply to lands identified as Block 2 on Figure 15.160.1:		
a)	*Minimum side yard*	4.2 m and 2.4 m
b)	Minimum *separation distance* between *structures* on adjacent *lots*	6.0 m
c)	*Minimum rear yard*	7.5 m
d)	Maximum *private garage floor area*	65.0 sq.m
e)	Maximum width of an opening in a *private garage* providing access for a *motor vehicle*	7.5 m
f)	Maximum projection for a *private garage* beyond the portion of *floor area* of the *dwelling* closest to the street	10.0 m
15.160.3	**Zone Provisions for Block 3 Lands**	
The following regulations apply to lands identified as Block 3 on Figure 15.160.1:		
a)	*Minimum side yard*	4.2 m and 2.4 m
b)	Minimum *separation distance* between *structures* on adjacent *lots*	6.0 m
c)	Maximum *private garage floor area*	65.0 sq.m
d)	Maximum width of an opening in a *private garage* providing access for a *motor vehicle*	7.5 m
15.160.4	**Special Site Figures**	

Figure 15.160.1

Special Provision 160



Special Provisions

161 (Old 507)	38 and 44 Forsythe Street (Block 72, Plan 1; Part of Lot 15, Concession 4 S.D.S.)	Parent Zone: RL5-0
Map 19(8)		(1989-173) (1989-274)

15.161.1 Zone Provisions		
The following regulations apply:		
a)	Minimum *lot area*	314.5 sq.m
b)	*Minimum front yard*	2.0 m
c)	Minimum northerly *side yard*	3.0 m
d)	Minimum southerly *side yard*	1.2 m
e)	*Minimum rear yard*	3.5 m
f)	*Minimum flankage yard* and *front yard* for a *private garage*	3.5 m

Special Provisions

162 (Old 510)	Appleby College	Parent Zone: I
Map 19(7)	448-540 Lakeshore Road West (Part of Lots 19 and 20, Concession 4 S.D.S)	(1989-282) (2014-014)

15.162.1	Additional Permitted Uses	
The following additional *use* is permitted:		
a)	*Detached dwellings*, accessory, subject to the Residential Low RL1-0 *Zone* regulations	
15.162.2	**Zone Provisions**	
The following regulations apply:		
a)	Maximum *height*	20.0 m
b)	Maximum number of *detached dwellings* permitted on a *lot*	Not applicable
15.162.3	**Parking Provisions**	
The following parking provision:		
a)	The minimum number of *parking spaces* for all *uses* shall be calculated using the rate for *private schools*.	
15.162.4	**Special Site Provisions**	
The following additional provisions apply:		
a)	"Lot" means a parcel of land entirely owned by one person or one group of persons meeting the requirements of this By-law for the use to which it is put.	

Special Provisions

163 (Old 516)	584 Ford Drive (Part of Lot 3, Concession 3 S.D.S.)	Parent Zone: C1
Map 19(10)		(1990-104) (1990-219) (2006-002) (2007-096)

15.163.1 Prohibited Uses		
The following *use* is prohibited:		
a)	*Restaurants*	
15.163.2 Zone Provisions		
The following regulations apply:		
a)	*Minimum rear yard*	15.0 m
b)	Maximum *net floor area*	1,000.0 sq.m
c)	Maximum *height*	8.0 m
d)	Maximum number of *storeys*	2
e)	Minimum width of *landscaping* required along all *lot lines* abutting a public road	3.0 m
f)	Minimum *landscaping coverage*	40% of *lot area*
g)	Minimum *height* of berm adjacent to the railway spur line	2.0 m
15.163.3 Special Site Provisions		
The following additional provisions apply:		
a)	No *building*, amenity area associated with a *building*, *driveway* or *parking area* may be located more than 80.0 metres from the most easterly corner of the *daylight triangle* at Ford Drive and Cornwall Road.	

Special Provisions

164 (Old 523)	Woodside Drive (Lot 1, Plan 1118)	Parent Zones: RL5-0, RM1
Map 19(3)		(1990-221) (2000-129) (2014-014) (2016-013)

15.164.1 Additional Permitted Uses on Block 1

The following additional uses are permitted on lands identified as Block 1 on Figure 15.164.1:

a)	*Semi-detached dwellings*	
b)	Clubhouse	

15.164.2 Zone Provisions for Block 1

The following regulations apply on lands identified as Block 1 on Figure 15.164.1:

a)	Minimum *lot frontage*	64.0 m
b)	*Minimum front yard* (Rebecca Street)	4.0 m
c)	*Minimum flankage yard* (Woodside Drive)	3.0 m
d)	*Minimum rear yard*	4.5 m
e)	*Minimum interior side yard* for a *dwelling* having one *storey*	2.4 m
f)	*Minimum interior side yard* for a *dwelling* having one and one-half *storeys*	27.0 m
g)	Minimum *separation distance* between *dwellings*	1.2 m
h)	Maximum number of *storeys* *(2016-13)*	*One and one-half storeys*
i)	Maximum building *coverage*	36% of *lot area*
j)	Maximum *net floor area* for a clubhouse	200.0 m^2

15.164.3 Zone Provisions for Block 2

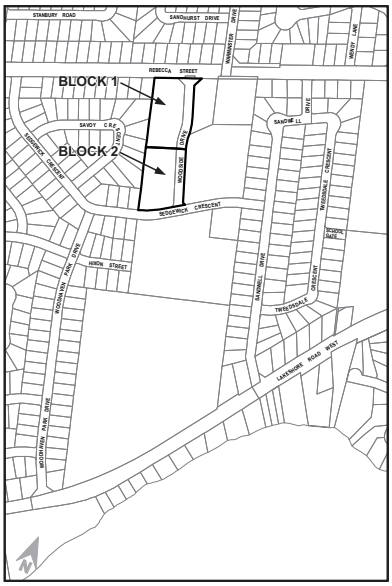
The following regulations apply on lands identified as Block 2 on Figure 15.164.1:

a)	Maximum number of *dwelling units*	28

15.164.4 Special Site Figures

Figure 15.164.1

Special Provision 164



Special Provisions

165 (Old 527)	1276-1344 (even) and 1384-1540 (even) Cornwall Road	Parent Zone: E2
Map 19(9)	(Part of Lots 6, 7, and 8, Concession 3 S.D.S.)	(1992-064) (2000-076) (2000-080) (2000-133)

15.165.1 Zone Provisions

The following regulations apply:

a)	*Minimum side yard* abutting a Residential *Zone* on Maple Grove Drive	30.0 m
b)	*Minimum rear yard*	27.0 m
c)	Minimum width of *landscaping* required adjacent to a Residential *Zone*	15.0 m
d)	Minimum *landscaping coverage* exclusive of widths of *landscaping* required by subsection (c) above	10% of *lot area*

Special Provisions

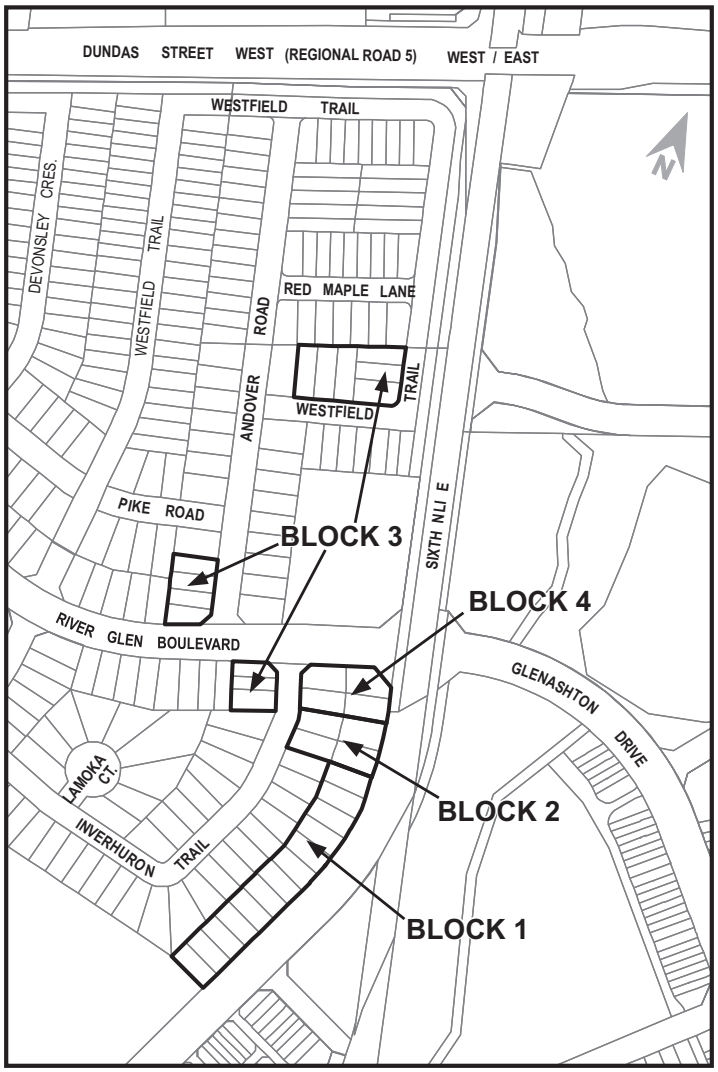
166 (Old 531)	Sixth Line, Inverhuron Trail, River Glen Boulevard, Andover Road, Westfield Trail	Parent Zone: RL5
Map 19(21)	(Part of Lots 16, 17, and 18, Concession 1 S.D.S.)	(1991-62) (1991-63) (1996-95) (1996-96) (2008-051)
15.166.1	**Zone Provisions for Block 1 Lands**	
The following regulations apply to lands identified as Block 1 on Figure 15.166.1:		
a)	*Minimum front yard*	9.0 m
15.166.2	**Zone Provisions for Block 2 Lands**	
The following regulations apply to lands identified as Block 2 on Figure 15.166.1:		
a)	*Minimum front yard*	4.5 m
b)	*Minimum front yard* for a *private garage*	7.5 m
c)	Maximum combined *driveway* width between *Lots* 5 and 6	5.4 m
d)	*Driveway* access to *Lots* 3 and 4 shall be provided as a right-of-way over *Lots* 5 and 6.	
15.166.3	**Prohibited Uses for Block 3 Lands**	
The following *use* is prohibited to lands identified as Block 3 on Figure 15.169.1:		
a)	*Semi-detached dwellings*	
15.166.4	**Zone Provisions for Block 3 Lands**	
The following regulations apply to lands identified as Block 3 on Figure 15.169.1:		
a)	*Minimum front yard*	6.0 m
b)	*Minimum front yard* for a *private garage*	7.5 m
c)	Maximum *residential floor area* per *dwelling unit*	115.0 sq.m
15.166.5	**Zone Provisions for Block 4 Lands**	
The following regulations apply to lands identified as Block 4 on Figure 15.169.1:		
a)	*Minimum front yard*	4.5 m
b)	*Minimum front yard* for a *private garage*	7.5 m
c)	Minimum flankage along *daylight triangles* for *lots* 1 and 8	1.0 m
d)	Maximum combined *driveway* width between *Lots* 7 and 8	5.4 m
e)	*Driveway* access to *Lots* 1 and 2 shall be provided as a right-of-way over *Lots* 7 and 8.	

Special Provisions

15.166.6 Special Site Figures

Figure 15.166.1

Special Provision 166



Special Provisions

167 (Old 531)	River Oaks Development Inc. (Part of Lots 16, 17, and 18, Concession 1 S.D.S.)	Parent Zone: RL8
Map 19(21)		(1991-062) (1996-095) (2008-051)

15.167.1 Zone Provisions		
The following *use* is prohibited:		
a)	*Detached dwellings*	
15.167.2 Zone Provisions		
The following regulations apply:		
a)	Minimum *lot area*	464.5 sq.m
b)	Minimum *lot frontage*	15.0 m
c)	Maximum *residential floor area* per *dwelling unit*	125.0 sq.m
d)	Maximum *building height*	10.5 m
e)	*Minimum front yard* for a *private garage*	7.5 m
f)	*Minimum side yard*	2.4 m
g)	*Minimum side yard* with an attached *private garage*	1.2 m
h)	Minimum *separation distance* between *buildings*	3.0 m
i)	Maximum *lot coverage* for an *accessory structure*	10%

Special Provisions

168 (Old 731)	2231 Wyecroft Road (Part of Lot 28, Concession 3 S.D.S.)	Parent Zone: E2
Map 19(5)		(2002-046)

15.168.5 Additional Permitted Uses	
The following additional *uses* are permitted:	
a)	*Transportation terminal*
b)	The permissions and regulations of Special Provision 3 shall additionally apply

Special Provisions

169 (Old 654) Map 19(7)	**56 Water Street** **(Part of Lot 14, Concession 4 S.D.S.)**	Parent Zone: RL7-0 (1998-11) (2008-051)

15.169.1	**Additional Permitted Uses**
The following additional *use* is permitted:	
a)	A *surface parking area* for the exclusive *use* of the Oakville Club

Special Provisions

170 (Old 538)	243, 247, 251 North Service Road West and 1122 Dorval Drive (Part of Lot 18, Concession 2 S.D.S.)	Parent Zone: C3
Map 19(14)		(1991-108)

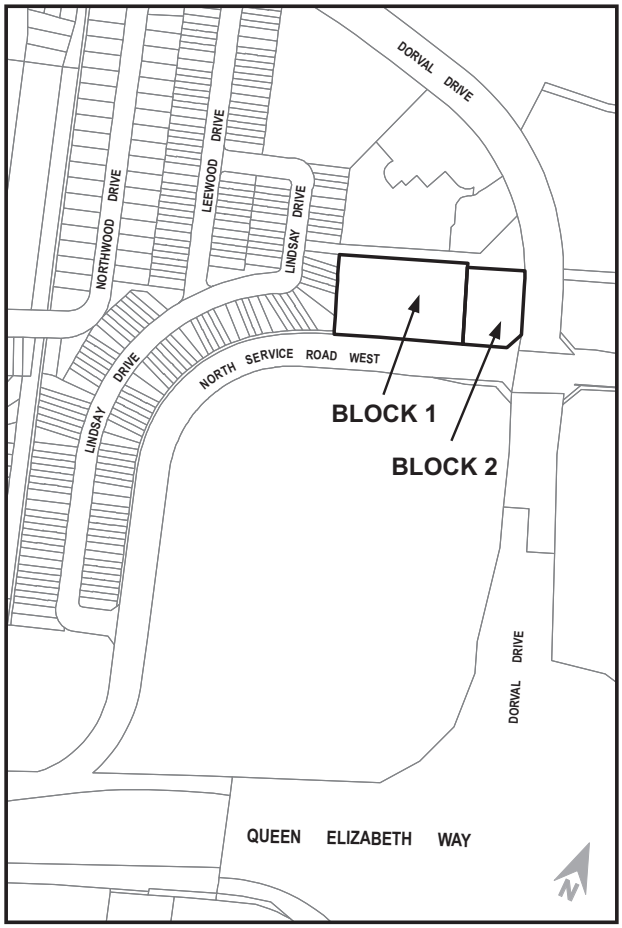
15.170.1	Zone Provisions for Block 1 Lands	
The following regulations apply to lands identified as Block 1 on Figure 15.170.1:		
a)	Maximum *height*	3 *storeys*
b)	Minimum width of *landscaping* abutting *rear lot line*	4.0 m

15.170.2	Zone Provisions for Block 2 Lands	
The following regulation applies to lands identified as Block 2 on Figure 15.170.1:		
a)	*Minimum rear yard*	1.0 m

15.170.3 Special Site Figures

Figure 15.170.1

Special Provision 170



Special Provisions

171 (Old 542) Map 19(9)	**1065, 1067, and 1079 Lakeshore Road East (Part of Lot 10, Concession 3 S.D.S.)**	Parent Zone: RL1-0 (1990-70) (1999-19)

15.171.1 Zone Provisions		
The following regulation applies:		
a)	Maximum *residential floor area ratio*	40%

Special Provisions

172 (Old 543)	10 Burnet Street and 64 Forsyth Street (Part of Lots 7 and 9, Block 72, Plan 1) (Part of Lot 15, Concession 4 S.D.S.)	Parent Zone: RL5-0
Map 19(8)		(1991-238)

15.172.1 Zone Provisions		
The following regulations apply:		
a)	Minimum *lot area*	346.0 sq.m
b)	*Minimum front yard* for the *structure* legally existing on October 16, 1991	1.0 m
c)	*Minimum front yard*	4.0 m
d)	*Minimum flankage yard* for the *structure* legally existing on October 16, 1991	0.9 m
e)	*Minimum interior side yard* for the *structure* legally existing on October 16, 1991	3.6 m
f)	*Minimum interior side yard* on a *corner lot* for an *accessory structure* from the southerly *lot line*	3.3 m
g)	*Minimum rear yard* on an *interior lot* for an *accessory structure* from the westerly *lot line*	3.0 m

Special Provisions

173 (Old 545)	Oak Bliss Crescent, Oak Hollow, Fox Hollow, Glen Valley Road, Old Oak Drive	Parent Zones: RL9, RL10
Map 19(20)	**(Part of Lots 21 and 22, Concession 1 S.D.S.)**	(1992-015) (1995-129) (2006-002) (2007-096) (2008-051)

15.173.1 Zone Provisions		
The following regulations apply:		
a)	*Minimum front yard*	4.5 m
b)	*Minimum front yard* for a *private garage*	6.0 m
c)	*Minimum rear yard*	2.4 m
d)	Maximum *height*	7.5 m
e)	Maximum *height* of any portion of a *dwelling* within 3.5 m of the *rear lot line*	4.0 m
f)	Minimum *separation distance* between *buildings*	1.2 m
g)	Maximum allowable projection into the *separation distance* required by Section 15.173.1(f)	0.5 m
h)	Maximum *driveway* width per *dwelling unit*	3.5 m

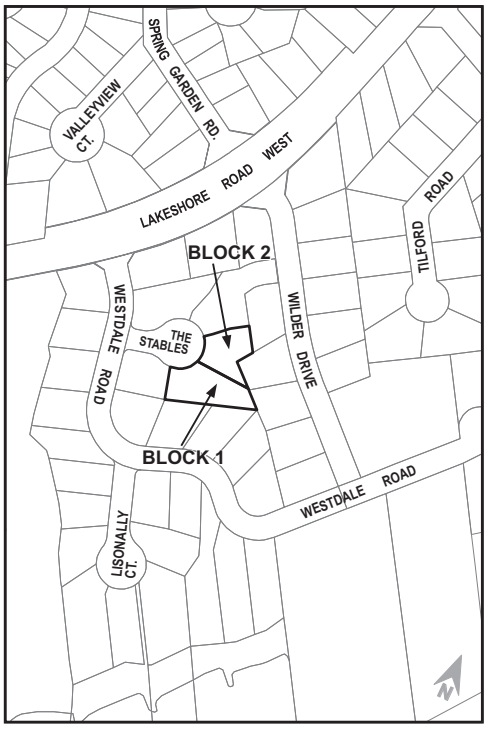
Special Provisions

174 (Old 546)	Westdale Road, The Stables, and Lisonally Court (Part of Lots 21 and 22, Concession 4 S.D.S.)	Parent Zone: RL1
Map 19(3)		(1996-62)

15.174.1	**Zone Provisions for All Lands**	
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Maximum *height*	7.5 m
15.174.2	**Zone Provisions for Block 1 Lands**	
The following regulations apply to lands identified as Block 1 on Figure 15.174.1:		
a)	*Minimum front yard*	7.5 m
b)	*Minimum rear yard*	12.5 m
c)	Minimum southeasterly *side yard*	6.0 m
d)	Maximum *residential floor area*	630.0 sq.m
15.174.3	**Zone Provisions for Block 2 Lands**	
The following regulations apply to lands identified as Block 2 on Figure 15.174.1:		
a)	*Minimum front yard*	7.5 m
b)	*Minimum rear yard*	4.2 m
c)	Minimum northeasterly *side yard* to the *lot line* of *Lots* 15 and 16, Registered Plan 1447	15.0 m
d)	Maximum *residential floor area*	695.0 sq.m
15.174.4	**Special Site Figures**	

Figure 15.174.1

Special Provision 174



Special Provisions

175 (Old 549)	153-163 Dunn Street (Lot 5, Block 89, Registered Plan 1) (Part of Lot 13, Concession 3 S.D.S.)	Parent Zone: RM1
Map 19(8)		(1993-84)

15.175.4 Zone Provisions		
The following regulations apply:		
a)	*Minimum front yard*	4.0 m
b)	*Minimum rear yard* for an *uncovered platform*	2.7 m

Special Provisions

176 (Old 550)	81-93 Forsythe Street (Part of Lots 2 and 3, Block 108 and Part of Burnett Street Register, Plan 1) (Part of Lot 15, Concession 4 S.D.S.)	Parent Zone: RM1
Map 19(8)		(1993-84)

15.176.1 Zone Provisions

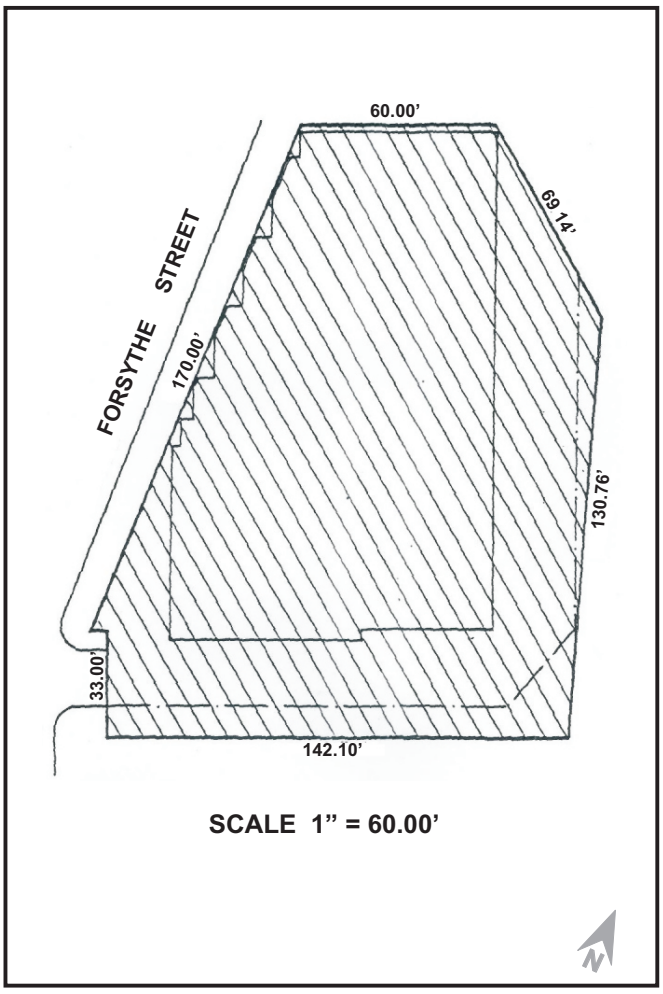
The following regulations apply:

a)	*Minimum yards*, all *yards*, shall be in accordance with the *building* envelope in crosshatch attached in Figure 15.176.1.	
b)	Maximum *height*, excluding rooftop mechanical equipment	93.7 m geodetic elevation

15.176.2 Special Site Figures

Figure 15.176.1

Special Provision 176



Special Provisions

177 (Old 524)	1169 and 1267 Dorval Drive (Part of Lots 17, 18, and 19, Concession 2 S.D.S.)	Parent Zone: RM1
Map 19(14)		(1991-153) (1998-16)

15.177.1 Zone Provisions		
The following regulations apply:		
a)	*Minimum front yard*	4.5 m
b)	*Minimum interior side*, *flankage*, and *rear yards*	7.5 m

Special Provisions

178 Map 19(22a)	**271 Oak Park Boulevard and 256, 260, and 294 Hays Boulevard** **(Part of Lot 13, Concession 1 S.D.S.)**	Parent Zone: MU2, MU4 (2009-062) (2015-018)

15.178.1	**Prohibited Uses**	
The following *uses* are prohibited in a *building* containing only one *storey*:		
a)	*Commercial school*	
b)	*Place of worship*	
15.178.2	**Zone Provisions**	
The following regulations apply:		
a)	Minimum *yard,* all yards	0.0 m
b)	Maximum *front yard* (Oak Park Boulevard)	3.0 m
c)	Maximum *flankage yard* abutting Taunton Road	4.0 m
d)	Maximum *flankage yard* abutting Trafalgar Road	7.0 m
e)	Minimum *height*	4.5 m
f)	Minimum *height* fronting onto Oak Park Boulevard	8.0 m
g)	Minimum number of *storeys*	Shall not apply

Special Provisions

179 (Old 555)	376, 378, 382 and 384 Lakeshore Road West (Part of Lot 18, Concession 4 S.D.S.)	Parent Zone: RL1-0
Map 19(7)		(1992-215) (2008-174)

15.179.1	Zone Provisions for Block 1 Lands	
The following regulation applies to lands identified as Block 1 on Figure 15.179.1:		
a)	Minimum easterly *side yard*	2.4 m

15.179.2	Zone Provisions for Block 2 Lands	
The following regulation applies to lands identified as Block 2 on Figure 15.179.1:		
a)	*Minimum yards*, all *yards*	As shown on Figure 15.179.2

15.179.3	Zone Provisions for Block 3 Lands	
The following regulations apply to lands identified as Block 3 on Figure 15.179.1:		
a)	The western *lot line* shall be deemed to be the *front lot line*.	
b)	*Minimum front yard*	10.5 m

15.179.4 Special Site Figures

Figure 15.179.1

Special Provision 179-1

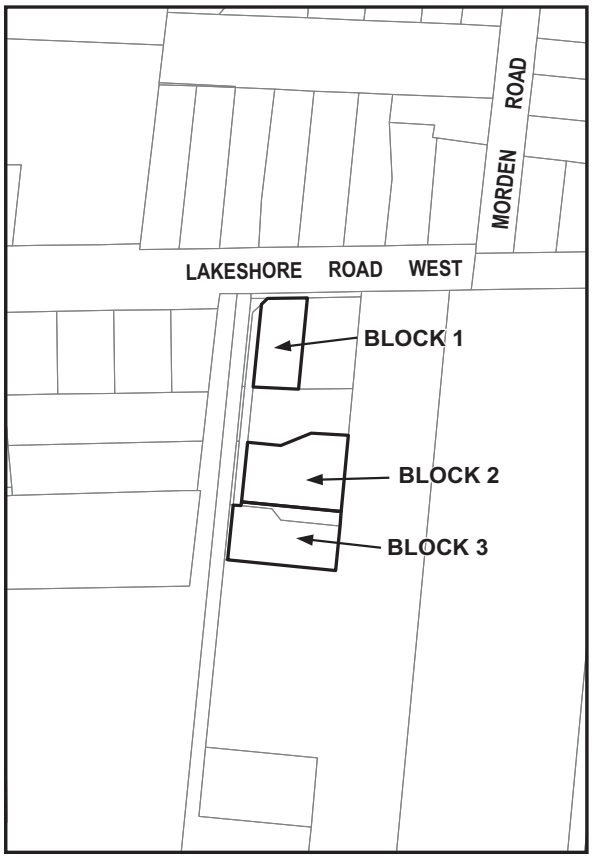
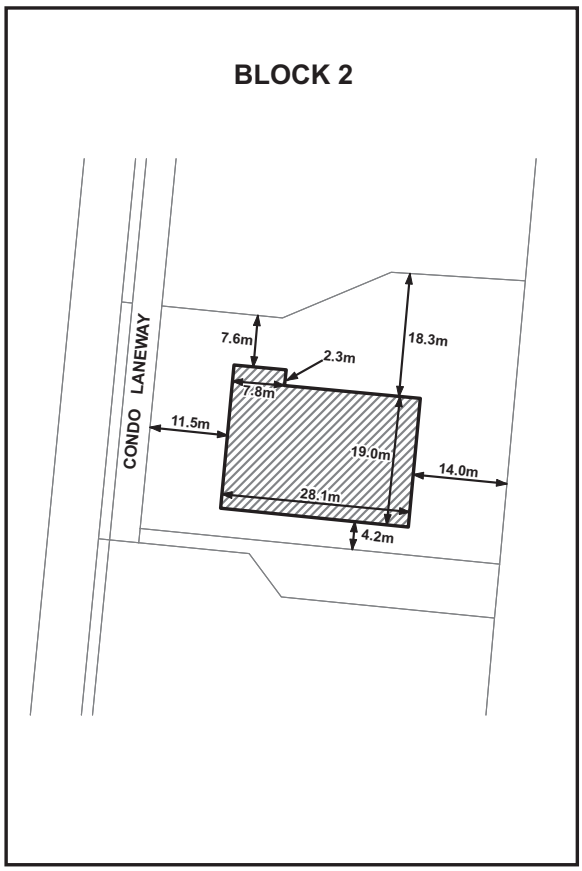


Figure 15.179.2

Special Provision 179-2



Special Provisions

180 (Old 557)	2379-2437 Sixth Line, The Greenery, Chester Street, Bridgewater Road, The Promenade, and 2340-2442 Munn's Avenue (Part of Lot 16, Concession 2 S.D.S.)	Parent Zone: RM1
Map 19(21)		(1993-7) (2006-002) (2007-096) (2008-051) (2010-057) (2014-014) (2015-018) (2017-025)
15.180.1	**Additional Permitted Uses**	
The following additional *uses* are permitted:		
a)	*Detached dwelling*	
b)	*Semi-detached dwelling*	
15.180.2	**Additional Permitted Uses for Block 1**	
The following additional *uses* permitted:		
a)	*Retail store*	
15.180.3	**Zone Provisions for All Lands**	
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	*Minimum front yard*	3.0 m
b)	*Minimum interior side yard*	1.2 m
c)	*Minimum flankage yard*	2.0 m
d)	*Minimum interior side yard*	1.2 m
e)	*Minimum rear yard*	11.0 m
f)	Maximum *dwelling depth* measured from the *front lot line* to the exterior rear wall of the *dwelling*	18.0 m or 19.0 m where the depth of the *front yard* is 4.0 m or greater
g)	Maximum *floor area* for a detached *private garage*	36.0 sq.m
h)	*Minimum side yard* for detached garages	0.0 m
i)	Maximum *height* for an *accessory building*	6.5 m
j)	Maximum projection for covered unenclosed *structures* including exterior stairs, *balconies*, *decks* and *porches*.	2.7 m into *front yard* 3.0 m into *rear yard* 1.7 m into *flankage yard*
k)	A *private garage* and a *parking space* are only permitted in a *rear yard*. Notwithstanding this, an outdoor *parking space* is permitted to encroach into a *flankage yard* provided the majority of the *parking space* is located within the *rear yard*.	
l)	Minimum rear yard setback to a *private garage* *(2017-025).*	As legally existing on the effective date of this By-law
15.180.4	**Zone Provisions for Block 1 Lands**	
The following regulations apply to a *retail store* located on lands identified as Block 1 on Figure 15.180.1:		
a)	Maximum *net floor area* for a *retail store*	100.0 sq.m
b)	A *retail store* shall only be permitted in a *detached dwelling* on a *lot* having minimum *lot frontage* of 9.0 m	

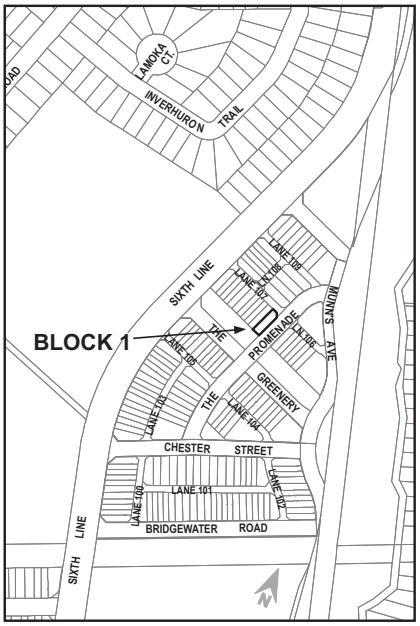
Special Provisions

c)	A *retail store* shall only be located on the *first storey*.
d)	No minimum *parking spaces* shall be required.

15.180.5 Special Site Figures

Figure 15.180.1

Special Provision 180



15.180.6 Special Site Provisions

The following additional provisions apply:

a)	For the purpose of calculating the *minimum yards* and *lot area* on a *public road*, the publicly owned 0.3 metre reserve and daylight triangles adjoining the *lot* shall be deemed to be part of the *lot*.
b)	A *lot* abutting a public park accessed by a *lane* shall be deemed to comply with Section 4.13, relating to *lot frontage* requirements, of this By-law. *(2015-018)*

Special Provisions

181 (Old 557)	23 and 43 Chester Street, and 2368, 2386, 2400, and 2414 Munn's Avenue (Part of Lot 16, Concession 4 S.D.S.)	Parent Zone: RM4
Map 19(21)		(1993-7) (2006-002) (2007-096) (2008-051) (2010-057)
15.181.1	**Zone Provisions**	
The following regulations apply:		
a)	*Minimum front yard*	3.0 m
b)	*Minimum interior side yard*	2.0 m
c)	*Minimum flankage yard*	3.0 m
d)	*Minimum rear yard*	7.5 m but may be reduced to 0.0 m to a maximum of 75% of the length of the *lot line*
e)	Maximum *lot coverage*	60%
f)	Maximum *storeys*	3
g)	Maximum *height*	10.5 m
h)	Maximum projection for all covered unenclosed *structures* including exterior stairs, *balconies*, and *porches*.	2.7 m into *front yard* 3.0 m into *rear yard* 1.7 m into *flankage yard*
15.181.2	**Special Site Provisions**	
The following additional provision applies:		
a)	For the purpose of calculating the *minimum yards*, *lot area* and *lot frontage* on a *public road*, the publicly owned 0.3 metre reserve and daylight triangles adjoining the *lot* shall be deemed to be part of the *lot*.	

Special Provisions

182 (Old 559)	2045 Sixth Line (Part of Lot 15, Concession 1 S.D.S.)	Parent Zone: CU
Map 19(22)		(1993-66)

15.182.1 Only Permitted Uses		
The following *uses* are the only *uses* permitted:		
a)	*Private school*	
b)	*Day care*	
15.182.2 Zone Provisions		
The following regulations apply:		
a)	*Minimum front yard*	3.5 m
b)	*Minimum interior side yard*, south side	4.1 m

Special Provisions

183 (Old 560)	1001 Summit Ridge Drive (Part of Lot 20, Concession 1 S.D.S.)	Parent Zone: RL3
Map 19(21)		(1993-69)

15.183.1 Zone Provisions		
The following regulation applies:		
a)	*Minimum yards*, all *yards*	7.5 m

Special Provisions

184 (Old 562)	2031 Oxford Ave (Part of Lot 17, Concession 1 S.D.S.)	Parent Zone: RL5
Map 19(21)		(2000-215)

15.184.1 Zone Provisions		
The following regulations apply:		
a)	*Minimum front yard*	4.5 m
b)	*Minimum yard* abutting the *daylight triangle*	1.0 m

Special Provisions

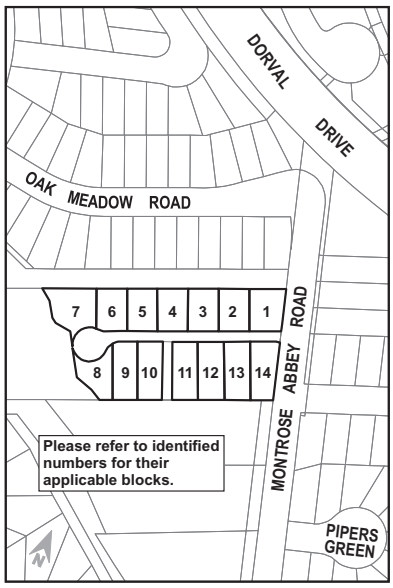
185 (Old 565) Map 19(13)	1006-1031 Friar's Court (Part of Lot 21, Concession 2 S.D.S.)	Parent Zone: RL4-0 (1994-123)
15.185.1 Zone Provisions for All Lands		
The following regulation applies to all lands identified as subject to this Special Provision:		
a)	Maximum *floor area* for the second floor	45% of the main *floor area*
15.185.2 Zone Provisions for Block 1 and 2 Lands		
The following regulations apply to lands identified as Blocks 1 and 2 on Figure 15.185.1:		
a)	*Minimum front yard*	2.0 m
b)	*Minimum rear yard*	6.0 m
15.185.3 Zone Provisions for Block 3 Lands		
The following regulations apply to lands identified as Block 3on Figure 15.185.2:		
a)	*Minimum front yard*	9.0 m
b)	*Minimum rear yard*	8.5 m
15.185.4 Zone Provisions for Block 4 and 5 Lands		
The following regulations apply to lands identified as Blocks 4 & 5 on Figure 15.185.1:		
a)	*Minimum front yard*	7.5 m
b)	*Minimum rear yard*	10.0 m
15.185.5 Zone Provisions for Block 4 and 5 Lands		
The following regulations apply to lands identified as Blocks 4 & 5 on Figure 15.185.1:		
a)	*Minimum front yard*	6.0 m
b)	*Minimum rear yard*	10.0 m
15.185.6 Zone Provisions for Block 7 and 8 Lands		
The following regulations apply to lands identified as Blocks 7 & 8 on Figure 15.185.1:		
a)	*Minimum front yard*	6.0 m
b)	*Minimum rear yard*	7.5 m
15.185.6 Zone Provisions for Block 9 and 14 Lands		
The following regulations apply to lands identified as Blocks 9 to14 on Figure 15.185.1:		
a)	*Minimum front yard*	6.0 m
b)	*Minimum rear yard*	17.0 m

Special Provisions

15.185.7 Special Site Figures

Figure 15.185.1

Special Provision 185



15.185.8 Special Site Provisions

The following additional provisions apply:

a)	For the purposes of this By-law, the private *driveway* as shown on figure 15.185.1 shall be considered a public road and the *lot* frontages on the private *driveway* for the individual blocks shall be used for the purpose of determining setbacks;
b)	For the purposes of this By-law, Blocks 1-14 as shown on Figure 15.185.1 are deemed to be *lots*.

Special Provisions

186 (Old 566)	560 Maplegrove Road (Part of Lot 6, Concession 3 S.D.S.)	Parent Zone: E2
Map 19(9)		(1994-123)

15.186.1 Additional Permitted Uses		
The following additional *uses* are permitted:		
a)	*Outside storage* of railway and transport truck containers; provided such storage is not unsightly storage.	
15.186.2 Zone Provisions		
The following regulations apply:		
a)	Minimum setback for *outside storage* from all *lot lines*	3.0 m
b)	Maximum *lot coverage* for *outside storage*	Shall not apply

Special Provisions

187 (Old 570) Map 19(2)	**Southwest corner of Hixon Street and Nelson Street (Part of Lot 29, Concession 4 S.D.S.)**	Parent Zone: RL5-0 (1994-48)

15.187.1 Zone Provisions		
The following regulations apply:		
a)	Minimum *lot area* for each *lot*	500.0 sq.m
b)	Maximum *residential loor area* on a *corner lot*	180.0 sq.m
c)	Maximum *residential floor area* on an *interior lot*	205.0 sq.m
d)	Maximum *private garage floor area* for each *lot*	36.0 sq.m
e)	Maximum *height*	8.5 m
f)	*Minimum interior side yard*	1.2 m on all sides
g)	Maximum allowable projection for an *uncovered platform* into *rear yard* for each *lot*	3.0 m
h)	Minimum *driveway* setback for *corner lot* from the northerly *lot line*.	10.0 m

Special Provisions

188 (Old 572)	203-231 North Service Road West (Part of Lots 17 and 18, Concession 2 S.D.S.)	Parent Zone: C1
Map 19(14)		(1995-73)

15.188.1 Zone Provisions		
The following regulations apply:		
a)	*Minimum rear yard* from the limit of the Natural Area N *Zone*	3.0 m
b)	Maximum *net floor area* permitted to be occupied by a single *premises*	Shall not apply
c)	Footnote 1 of Table 9.2, relating to *drive-through facility* locations, shall not apply	

Special Provisions

189 (Old 573) Map 19(21)	2360-2370 East Gate Crescent (Part of Lot 20, Concession 1 S.D.S.)	Parent Zone: RL8 (1994-87)

15.189.1 Zone Provisions		
The following regulation applies:		
a)	*Minimum rear yard*	10.5 m

Special Provisions

190 (Old 574)	2232 Sheridan Garden Drive (Part of Lot 2, Concession 2 S.D.S.)	Parent Zone: E1
Map 19(17)		(1994-79) (2008-051)

15.190.1 Only Permitted Uses		
The following *uses* are the only *uses* permitted:		
a)	*Private school*	
b)	*Place of worship*	
15.190.2 Zone Provisions		
The following regulations apply:		
a)	*Minimum front yard*	25.0 m
b)	*Minimum interior side yard*, west side	7.5 m
c)	*Minimum interior side yard*, east side	16.0 m
d)	*Minimum rear yard*	70.0 m
e)	Maximum number of *storeys*	2
f)	Maximum *height*	10.5 m
g)	Minimum *landscaping coverage*	25%

Special Provisions

191 Map 19(8b)	70 Old Mill Road (Part of Lots 14 and 15, Concession 3 S.D.S.)	Parent Zone: RH (1994-144) (2002-018) (2003-138) (2007-096) (2008-051) (2013-106) (2015-018) LOP 20.5.11(a) (2015-079) (2022-047)

15.191.1 Additional Permitted Uses for Block 2		
The following additional *uses* are permitted on lands identified as Block 2 on Figure 15.191.1:		
a)	*Retail store*	
b)	*Service commercial establishment*	
c)	*Business Office*	
d)	*Medical Office*	
e)	*Restaurant*	
15.191.2 Zone Provisions for Block 1		
The following regulations apply for lands identified as Block 1 on Figure 15.191.1:		
a)	Maximum *number of dwelling units* at 40 Old Mill Road	113, plus one superintendent suite
b)	Maximum *number of dwelling units* at 50 Old Mill Road	102, plus one superintendent suite
c)	Maximum *number of dwelling units* at 60 Old Mill Road	92, plus one superintendent suite
d)	Maximum *height*	As legally existing on the *lot* on the effective date of this By-law
e)	Maximum *lot coverage*	As legally existing on the effective date of this By-law
f)	Minimum *yard* abutting a *railway corridor*	20.0 m
g)	Minimum *landscaping coverage*	30%
15.191.3 Zone Provisions for Block 2		
The following regulations apply to the lands identified as Block 2 on Figure 15.191.1:		
a)	The *lot line* abutting Cornwall Road shall be deemed the *front lot line*.	
b)	*Minimum front yard* (Cornwall Road)	1.8 m
c)	*Minimum flankage yard* (Old Mill Road)	1.8 m
d)	*Minimum interior side yard*	1.5 m
e)	*Minimum rear yard*	1.5 m
f)	*Minimum* setback or *yards* for any portion of a *parking structure*	0.0 m
g)	*Minimum building* setback from a *railway corridor*	25.0 m
h)	Maximum number of *dwelling units*	154
i)	Maximum net *floor area* for non-residential *uses*	155.0 sq.m
j)	Maximum *height*	46.0 m
k)	Minimum number of *storeys*	8

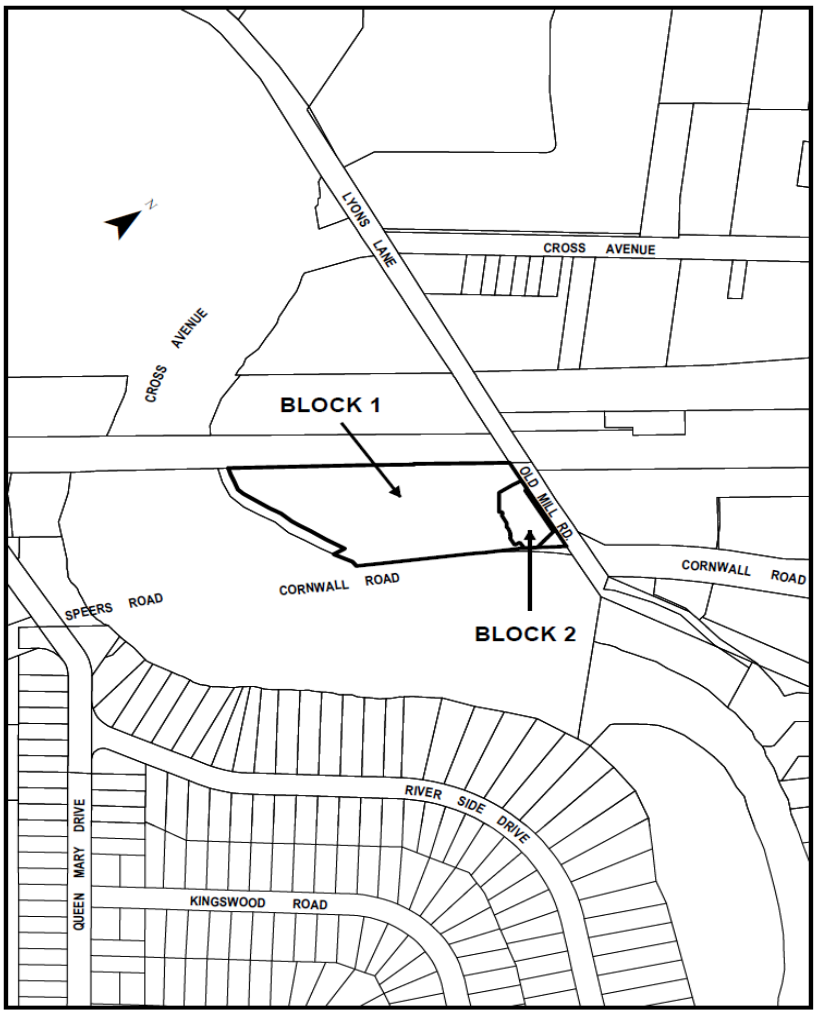
Special Provisions

l)	Maximum number of *storeys*	12
m)	Notwithstanding section 15.191.3 l), additional *storey* permitted for a *mezzanine* that is open and unenclosed except for the partitions associated with an elevator	1
n)	*Floor area* for the *mezzanine* permitted as an additional *storey* shall be a maximum of 40% of the *floor area* in which it is located.	
o)	Maximum total projection of a *balcony* beyond the *main wall* of the second *storey* in any *yard*	3.5 m
p)	Maximum total projection of a *balcony* beyond the *main wall* above the second *storey* in any *yard*	2.0 m
q)	*Balconies* may encroach into *flankage* and *interior side yards*	
r)	Minimum *lot area*	Shall not apply
s)	Minimum *lot frontage*	Shall not apply
t)	Maximum *lot coverage*	Shall not apply
u)	Minimum width of *landscaping* required along any lot line and any *surface parking area*	0.0 m
v)	Minimum setback for a *surface parking area* from a *building* or structure	0.0 m
w)	Minimum setback for *landscape* features from any lot line	0.0 m
15.191.4.1 Parking Provisions for Block 1		
The following parking regulations apply to lands identified as Block 1 on Figure 15.191.1:		
a)	Minimum number of *parking spaces* permitted to be provided as *tandem parking spaces*	20%, and visitor *parking spaces* shall not be permitted to be provided in tandem
b)	Minimum number of *parking spaces* for a superintendent suite	1 per suite
c)	Minimum number of *parking spaces* for all non-residential *uses*	0
d)	Visitor *parking spaces* can be located on any *lot* subject to this Special Provision	
15.191.4.2 Parking Provisions for Block 2		
The following parking regulations apply to lands identified as Block 2 on Figure 15.191.1:		
a)	Minimum number of *parking spaces* for an *apartment dwelling*	0.75 per *dwelling unit*, plus 0.15 *parking spaces* per *dwelling unit* for visitors *parking spaces*
b)	Maximum number of *parking spaces* for an *apartment dwelling*	1.1 per *dwelling unit*, plus 0.15 *parking spaces* per *dwelling unit* for visitors *parking spaces*
c)	Ventilation shafts, stairs and stairways associated with a *parking structure* are not permitted in the *front yard* or *flankage yard*.	
d)	A minimum of 20% of the *parking spaces* in a *building* shall include the provision for the installation of electric motor vehicle supply equipment.	
e)	Visitor *parking spaces* can be located on any *lot* subject to this Special Provision.	

Special Provisions

15.191.5 Special Site Figures

Figure 15.191.1



15.191.6 Special Site Provisions

The following additional provisions apply:

a)	A superintendent suite is not a *dwelling unit* for the purposes of this By-law.
b)	*Established grade* shall be the 101.24 metre geodetic elevation.

Special Provisions

192 (Old 579)	2379-2431 Trafalgar Road (Part Lot 12, Concession 1 S.D.S.)	Parent Zone: C2
Map 20(22)		(1994-152) (1995-108) (2007-096) (2008-051)

15.192.1 Prohibited Uses		
The following *uses* are prohibited:		
a)	*Motor vehicle service station*	
b)	*Motor vehicle washing facility*	
15.192.2 Zone Provisions		
The following regulations apply:		
a)	Minimum *flankage yard* (Postridge Drive)	2.0 m
b)	Minimum *yard* abutting the Natural Area (N) *Zone*	7.5 m
15.192.3 Special Site Provisions		
The following additional provisions apply:		
a)	Maximum *height* for the south west corner of the property and within 60.0 m of the *lot line* abutting Trafalgar Road and Postridge Drive	16.0 m
b)	Maximum number of *storeys* for the south west corner of the property and within 60.0 m of the *lot line* abutting Trafalgar Road and Postridge Drive	4

Special Provisions

193 (Old 595)	West side of Third Line, North of Upper Middle Road (Part of Lots 26 and 27, Concession 1 S.D.S.)	Parent Zones: RL9, RM1
Map 19(19)		(1995-113) (1996-142) (1996-201) (1999-002) (2000-070) (2000-072)

15.193.1 Zone Provisions for Block 1 Lands

The following regulations apply to lands identified as Block 1 on Figure 15.193.1:

a)	Minimum *lot area* for an *interior lot*	240.0 sq.m
b)	Minimum *lot area* for a *corner lot*	276.0 sq.m
c)	*Minimum front yard*	4.5 m
d)	*Minimum front yard* for a *private garage*	6.0 m
e)	*Minimum interior side yard*	1.2 m and 0.3 m
f)	*Minimum flankage yard*	3.0 m
g)	Minimum *separation separation distance between dwellings*	1.5 m
h)	Maximum *driveway* width	3.5 m
i)	Maximum *lot coverage*	35%

15.193.2 Zone Provisions for Block 2 Lands

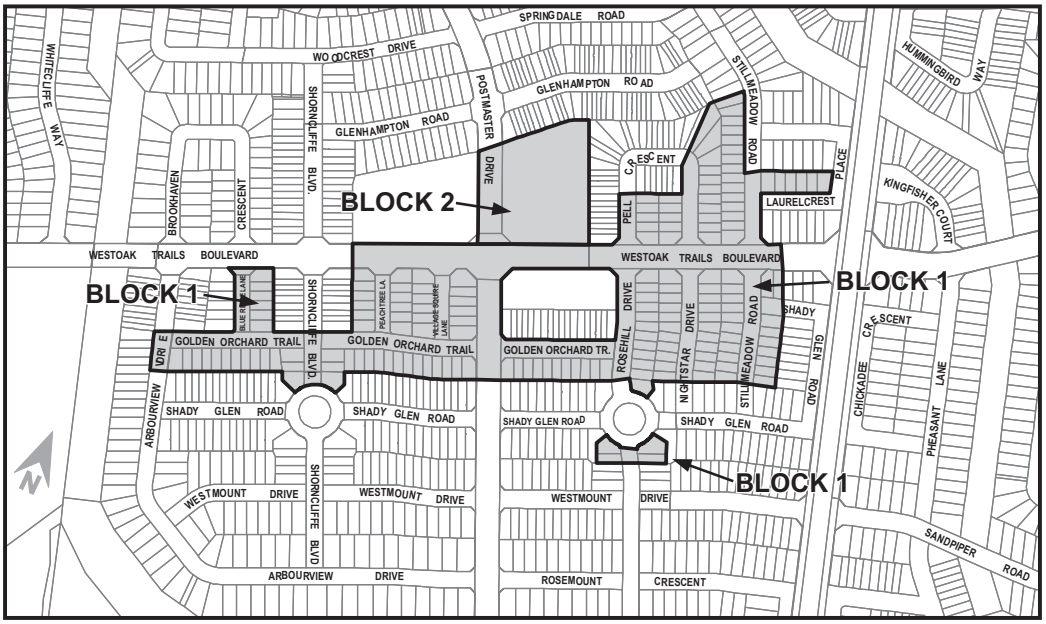
The following regulations apply to lands identified as Block 2 on Figure 15.193.2:

a)	*Minimum front yard* (Westoak Trails Boulevard)	4.5 m

15.193.3 Special Site Figures

Figure 15.193.1

Special Provision 193



Special Provisions

194 (Old 599)	Ravineview Way and Nichols Drive (Part of Lots 11 and 12, Concession 1 S.D.S.)	Parent Zone: RM1
Map 19(22)		(1995-171) (1998-265)

15.194.1 Zone Provisions		
The following regulations apply:		
a)	*Minimum front yard*	4.5 m
b)	*Minimum front yard* for a *private garage*	6.0 m
c)	Minimum *separation distance* between blocks of *dwelling units*	3.5 m

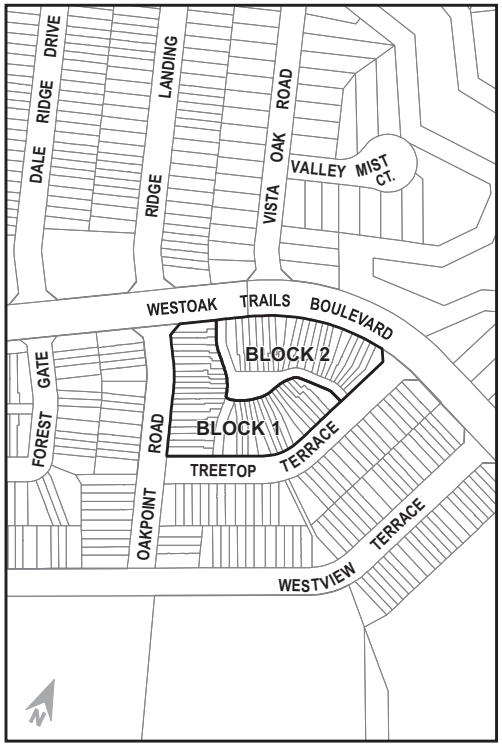
Special Provisions

195 (Old 600)	2184-2230 West Oak Trails, 1145-1179 Treetop Terrace, and 2157-2199 Oakpoint Road (Part of Lot 22, Concession 1 S.D.S.)	Parent Zone: RM1 (1995-179)
Map 19(20)		

15.195.1	Zone Provisions for All Lands	
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Minimum *lot area*	Shall not apply
b)	Minimum *lot frontage*	Shall not apply
c)	*Minimum flankage yard*	2.0 m
d)	*Minimum side yard* for an *accessory building or structure*	0.0 m
e)	Maximum *lot coverage*	Shall not apply
f)	Minimum setback for a detached garage from a private road	0.5 m
15.195.2	**Zone Provisions for Block 1 Lands**	
The following regulations apply to lands identified as Block 1 on Figure 15.195.1:		
a)	*Minimum front yard*	3.0 m
15.195.3	**Zone Provisions for Block 2 Lands**	
The following regulations apply to lands identified as Block 2 on Figure 15.195.1:		
a)	*Minimum front yard*	4.0 m
15.195.4	**Special Site Figures**	

Figure 15.195.1

Special Provision 195



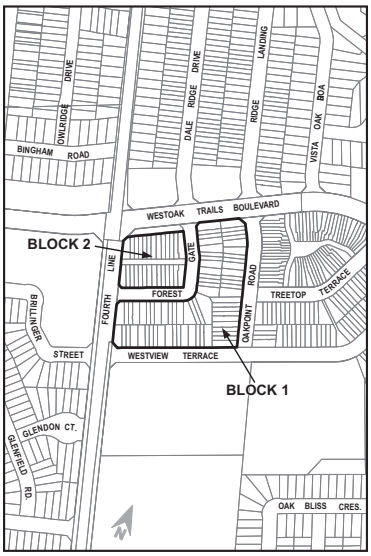
Special Provisions

196 (Old 601)	Forest Gate Park, 2158-2186 Oakpoint Rd, 1225-1259 Westview Terrace, 2240-2274 Westoak Trail, and 2145-2175 Fourth Line (Part of Lot 22, Concession 1 S.D.S.)	Parent Zone: RM1
Map 19(20)		(1995-180) (1995-180)

15.196.1	Zone Provisions for All Lands	
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	*Minimum front yard*	3.0 m
b)	*Minimum front yard* for *porches*	1.5 m
c)	*Minimum flankage yard* for *porches*	1.5 m
d)	Minimum setback from *daylight triangle*	1.0 m
15.196.2	**Zone Provisions for Block 1 Lands**	
The following regulations apply to lands identified as Block 1 on Figure 15.196.1:		
a)	*Minimum flankage yard*	3.0 m
b)	Maximum *residential floor area*	150.0 sq.m
c)	Maximum *residential floor area* for *dwellings* exceeding 7.5 metres in width	170.0 sq.m
d)	Maximum number of *storeys* for *dwellings* exceeding 7.5 metres in width	1.5
15.196.3	**Zone Provisions for Block 2 Lands**	
The following regulations apply to lands identified as Block 2 on Figure 15.196.2:		
a)	For *lots* abutting the Private Open Space (O2) *Zone*; the *lot line* abutting the Private Open Space (O2) *Zone* shall be considered the *front lot line*.	
b)	*Minimum flankage yard*	2.0 m
c)	*Minimum rear yard* for detached garages	0.5 m
d)	Minimum *separation distance* between the *dwelling* and the detached garage or *parking spaces*	6.0 m
15.196.4	**Special Site Figures**	

Figure 15.196.1

Special Provision 196



Special Provisions

197 Map 19(22)	**320-412 Dundas Street East** **(Part of Lots 12, Concession 1 S.D.S.)**	Parent Zone: C2 (1995-091)(1995-206) (1996-071) (1996-172) (1998-204) (1999-083) (2000-118) (2000-120) (2001-016) (2001-173) (2004-048) (2006-002) (2007-096) (2008-051) (2012-094) (2014-014) (2015-018) (2016-013) (2017-025)

15.197.1 Additional Permitted Uses for All Lands

The following additional *uses* are permitted on all lands identified as subject to this Special Provision:

a)	*Commercial parking area*
b)	*Motor vehicle dealership*
c)	*Motor vehicle repair facility*, but only as an *accessory use* to a *retail store*
d)	*Motor vehicle service station*
e)	*Motor vehicle washing facility*

15.197.2 Additional Permitted Uses for Block 2

The following additional *uses* are permitted on lands identified as Block 2 on Figure 15.197.1:

a)	*Retail propane transfer facility*

15.197.3 Zone Provisions for All Lands

The following regulations apply to all lands identified as subject to this Special Provision:

a)	Minimum *front yard* (Dundas Street)	4.0 m
b)	Minimum *width* of *landscaping* required along the front lot line	4.0 m
c)	Minimum setback from the *front lot line* for *uses* permitted by Sections 15.197.1(a), (b), (c) and (e)	30.0 m
d)	Notwithstanding Section 15.197.3(c) above, the *minimum setback* from the *front lot line* shall not apply where a *motor vehicle washing facility* is operated in conjunction with a *motor vehicle service station*.	
e)	Notwithstanding subsection 4.7 (b) of this by-law *garbage containment* shall only be located within a *building*.	

15.197.4 Zone Provisions for Block 1 Lands *(2016-13)*

The following regulations apply to lands identified as Block 1 on Figure 15.197.1

a)	*Minimum* westerly *side yard*	30.0 m
b)	Maximum area coverage for temporary *outside display and sales areas*	900.0 sq.m
c)	Permitted yards for a temporary *outside display and sales areas*	not between a *building* located entirely within Block 1 and the *lot line* abutting Dundas Street
d)	Maximum *floor area* of a temporary *structure*	93.0 sq.m

Special Provisions

e)	Maximum number of *parking spaces* permitted to be cumulatively occupied by a temporary *outside display and sales area* or *temporary structure*	34, plus any associated *aisles* shared by two *parking spaces* occupied by the temporary *outside display and sales area*
f)	Section 5.1.2, related to exclusive *use* of *parking areas*, shall not apply where a temporary *structure* or *temporary outside display and sales area* is erected in compliance with this Special Provision.	
g)	Temporary *outside display and sales area* and temporary *structures* are permitted for up to a maximum period of 5 months.	

15.197.5 Zone Provisions for Block 2 Lands

The following regulations apply to lands identified as Block 2 on Figure 15.197.1

a)	Minimum setback from a Residential *Zone* for *uses* permitted by Section 15.197.2(a)	30.0 m

15.197.6 Parking Regulations

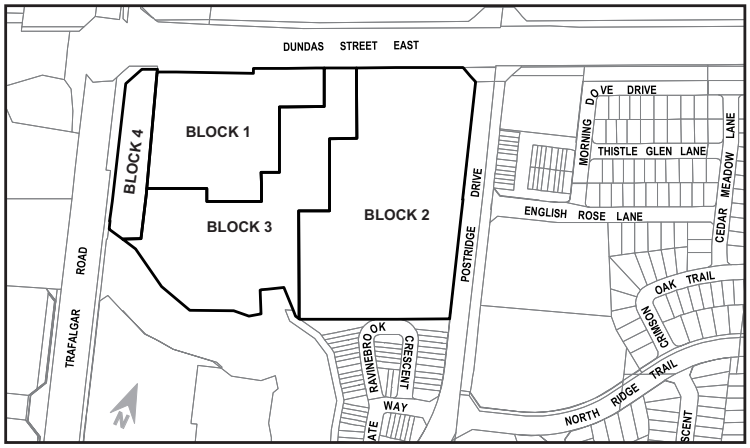
The following parking regulations apply:

a)	Minimum number of *parking spaces* required for an *outdoor display and sales area*	Zero
b)	An *seasonal garden centre* is permitted to occupy a maximum of 34 required *parking spaces*. *(2017-025)*	

15.197.7 Special Site Figures

Figure 15.197.1

Special Provision 197



15.197.8 Special Site Provisions

The following additional provisions apply:

a)	*Established grade* shall be calculated from the finished floor elevation.
b)	All lands subject to this special provision will be used for the purpose of calculating the minimum *landscaping coverage*.
c)	Notwithstanding Table 4.11.2 of this by-law, required widths of *landscaping* shall only be required along the *lot lines* abutting a *public road* and along the *lot lines* forming the southerly limit of this Special Provision.

Special Provisions

198 (Old 604)	130 Cornwall Road and 456 Trafalgar Road (Part of Lots 13 and 14, Concession 3 S.D.S.)	Parent Zone: RH
Map 19(8)		(1995-213) (1998-126) (1999-219) (2006-002) (2007-096) (2008-051) (2008-074)

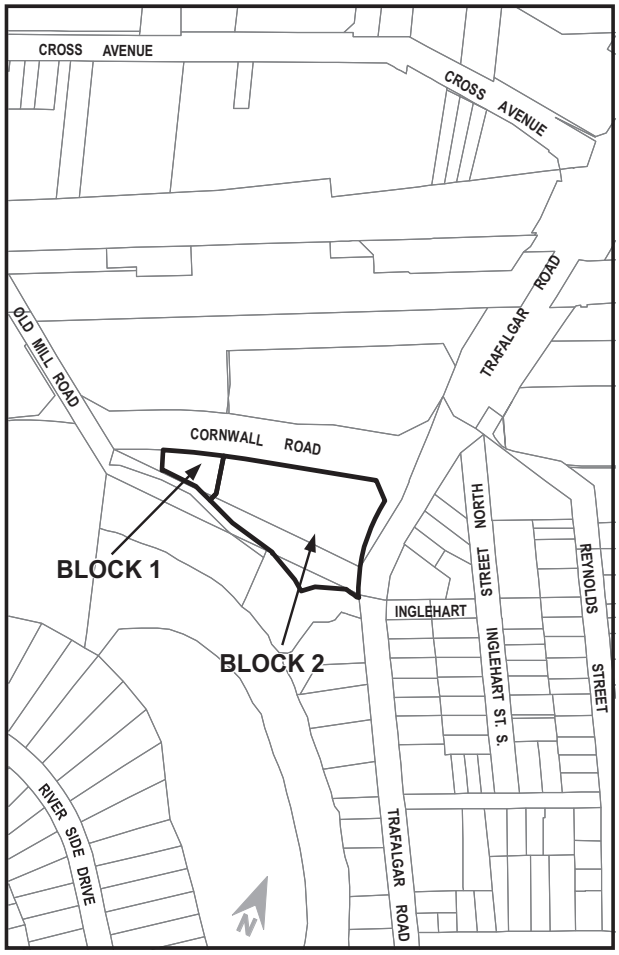
15.198.1	**Additional Permitted Uses**	
The following additional *use* is permitted on lands identified as Block 1 on Figure 15.198.1:		
a)	One *detached dwelling*	
15.198.2	**Zone Provisions for All Lands**	
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Minimum *lot area*	As legally existing on the effective date of this By-law
b)	Minimum *landscaping coverage*	25%
15.198.3	**Zone Provisions for Block 1**	
The following regulations apply for lands identified as Block 1 on Figure 15.198.1:		
a)	*Minimum front yard*	6.0 m
b)	Minimum easterly *side yard*	7.5 m
c)	Minimum westerly *side yard*	3.0 m
d)	*Minimum rear yard*	3.0 m
e)	Maximum *floor area*, including any area in a *basement*	550.0 sq.m
15.198.4	**Zone Provisions for Block 2**	
The following regulations apply for lands identified as Block 2 on Figure 15.198.1:		
a)	*Minimum yard*, all *yards*	7.5 m
15.198.5	**Parking Provisions**	
The following parking provisions apply:		
a)	Minimum number of *parking spaces* for a *detached dwelling*	5, of which 1 shall be a *barrier-free parking space*
b)	Minimum number of *parking spaces* for an *apartment dwelling*	0.45 spaces per *dwelling unit*

Special Provisions

15.198.6 Special Site Figures

Figure 15.198.1

Special Provision 198



Special Provisions

199 (Old 605) Map 19(10)	2300 Cornwall Road (Part of Lots 2 and 3, Concession 3 S.D.S.)	Parent Zone: E2 (1996-9)
15.199.1 Zone Provisions		
The following regulations apply:		
a)	Minimum *lot area*	5.0 ha
b)	*Minimum front yard* (Cornwall Road)	15.0 m
c)	*Minimum flankage yard*	30.0 m
d)	*Minimum interior side yard*	4.5 m
e)	*Minimum rear yard*	40.0 m
f)	Maximum *height*	15.0 m, inclusive of rooftop mechanical equipment
g)	Minimum width of *landscaping* along the *front lot line*	9.0 m
h)	Minimum width of *landscaping* along the *flankage lot line*	10.0 m
i)	Minimum width of *landscaping* along the *rear lot line*	10.0 m
15.199.2 Special Site Provisions		
The following additional provision applies:		
a)	Playing surfaces shall only be used for athletic activities.	

200 (Old 608) Map 19(23)	1059A and 1059B Grandeur Crescent (Part of Lot 10, Concession 1 S.D.S.)	Parent Zone: RL5 (1996-28)
15.200.1 Zone Provisions		
The following regulations apply:		
a)	*Minimum interior side yard*, both sides	2.4 m
b)	Maximum *residential floor area ratio*	32%

Special Provisions

201 Map 19(10)	**560-772 Winston Churchill Boulevard (Part of Lot 1, Concession 3 S.D.S.)**	Parent Zone: E2 (2002-189) (2006-002) (2008-074) PL140317

15.201.1 Zone Provisions

The following regulations apply:

a)	Maximum *height* within 120.0 metres of the Park (O1) *Zone*	11.0 m
b)	A loading dock shall not be located between a *building* and any *lot line* abutting the Park (O1) *Zone*.	
c)	All lands identified as Block 1 in Figure 15.201.1, below, shall be considered as one *lot* for the purposes of applying footnote 6 of Table 10.2, related to maximum *net floor area* for applicable *uses*.	

15.201.2 Special Provisions for Outside Storage

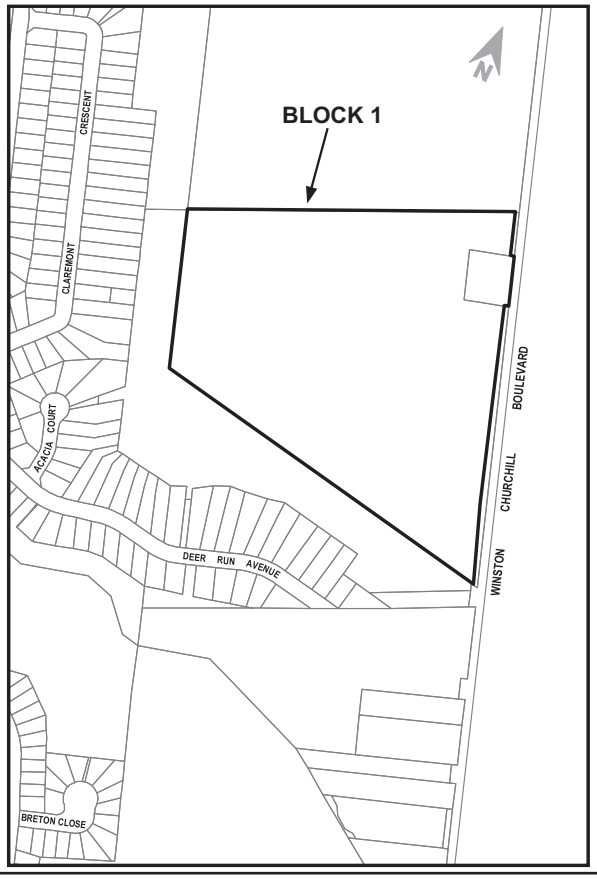
The following additional regulations apply for *outside storage*:

a)	*Outside storage* is permitted anywhere on a *lot* except within 120 metres of the Park (O1) *Zone*, in a *front yard*, or any *yard* abutting Winston Churchill Boulevard.
b)	Notwithstanding subsection (a) above, *outside storage* is not permitted within 80.0 metres of the Park (O1) *Zone* on lands within 150.0 metres south of the northwest limit of lands subject to this Special Provision.
c)	*Outside storage* exceeding 1.8 metres in height is permitted only in a rear yard.
d)	*Outside storage* shall not exceed the *height* of the *building*.

15.201.3 Special Site Figures

Figure 15.201.1

Special Provision 201



Special Provisions

202 (Old 610)	385 Trafalgar Road (Part of Lot 13, Concession 3 S.D.S.)	Parent Zone: RL4-0
Map 19(8)		(1996-32)

15.202.1 Zone Provisions		
The following regulations apply:		
a)	Maximum number of *lodging units*	3
15.202.2 Parking Provisions		
The following parking provisions apply:		
a)	Minimum number of *parking spaces* for a *bed and breakfast establishment*	6
b)	Maximum number of *parking spaces* for a *bed and breakfast establishment* that can be provided as *tandem parking spaces*	2

Special Provisions

203 (Old 615)	1425 Abbeywood Drive (Part of Lots 24 and 25, Concession 2 S.D.S.)	Parent Zone: RM1
Map 19(13)		(1996-111)

15.203.1 Additional Permitted Uses		
The following additional *uses* are permitted:		
a)	*Semi-detached dwelling*	
15.203.2 Zone Provisions		
The following regulations apply:		
a)	*Minimum front yard*	4.5 m
b)	*Minimum rear yard*	3.5 m
c)	Maximum *lot coverage*	30%

Special Provisions

204 (Old 643)	South side of Dundas Street, east of Neyagawa Boulevard	Parent Zone: RM1
Map 19(21)	(Part of Lots 19 and 20, Concession 1 S.D.S.)	(1997-19) (1998-10) (2010-057)

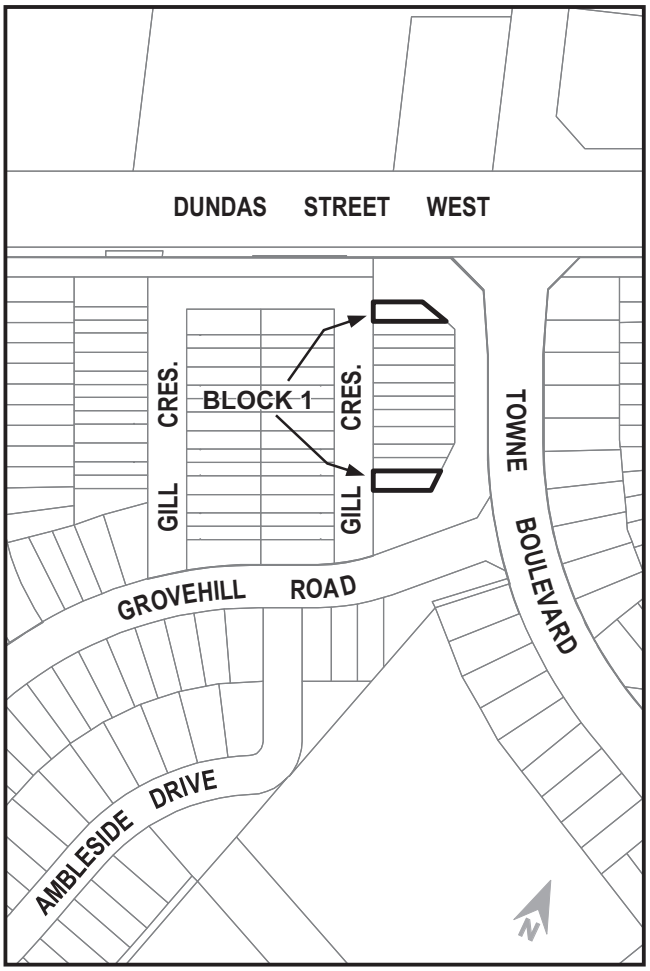
15.204.1	Zone Provisions for All Lands	
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	*Minimum front yard*	4.5 m
b)	*Minimum front yard* for a *private garage*	6.0 m

15.204.2	Zone Provisions for Block 1 Lands	
The following regulation applies to lands identified as Block 1 on Figure 15.204.1:		
a)	*Minimum rear yard*	4.0 m

15.204.3 Special Site Figures

Figure 15.204.1

Special Provision 204



Special Provisions

205 (Old 645) Map 19(20)	**West side of Neyagawa Boulevard, south of Dundas Street West** **(Part of Lots 21 and 22, Concession 1 S.D.S.)**	Parent Zone: RL5, RL9 (1997-138) (2000-053) (2006-002) (2007-096)

15.205.1	**Additional Permitted Uses for Block 1 lands**	
The following *uses* are only permitted on lands identified as Block 1 on Figure 15.205.1:		
a)	*Detached dwellings*	
b)	*Accessory* residential *uses* permitted in the parent *zone*	

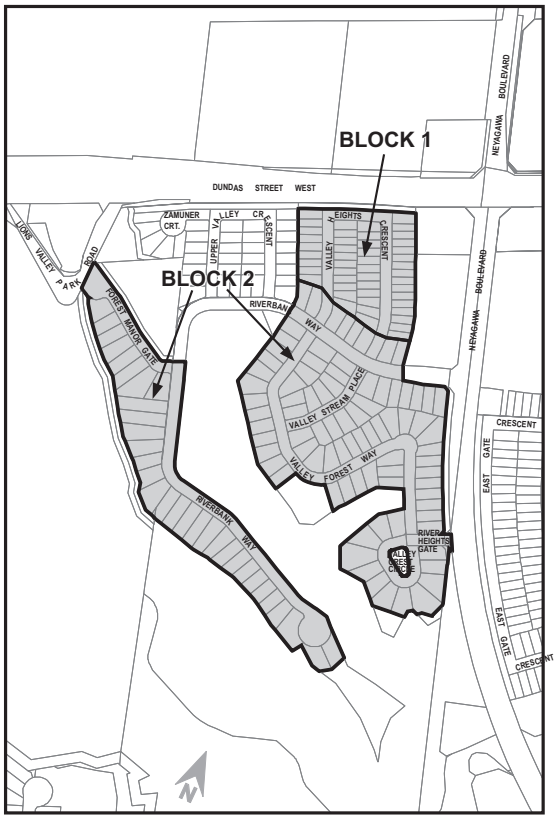
15.205.2	**Zone Provisions for Block 1 Lands**	
The following regulation applies to lands identified as Block 1 on Figure 15.205.1:		
a)	Maximum allowable projections for a *porch* with or without a foundation into *front yard*	Up to 3.0 m from the *front lot line*

15.205.3	**Zone Provisions for Block 2 Lands**	
The following regulations apply to lands identified as Block 2 on Figure 15.205.1:		
a)	*Minimum front yard*	6.0 m
b)	Maximum allowable projections for a *porch* with or without a foundation into *front yard*	Up to 3.0 m from the *front lot line*

15.205.4 Special Site Figures

Figure 15.205.1

Special Provision 205



Special Provisions

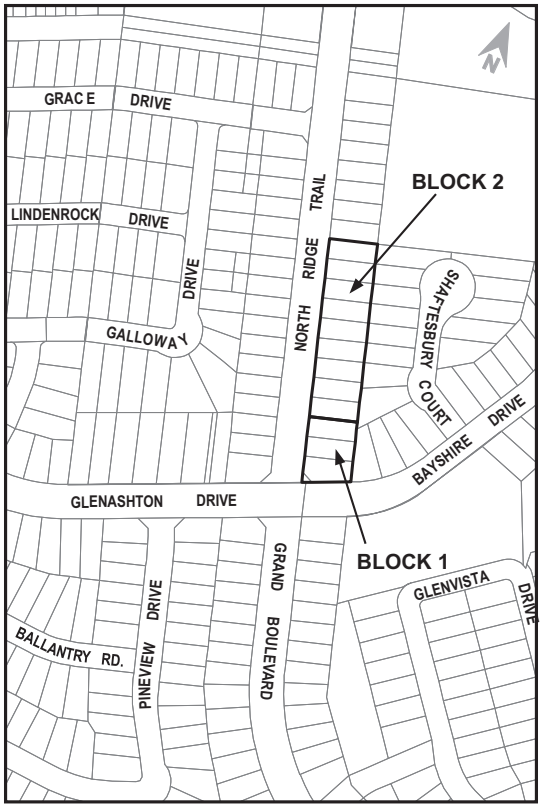
206 (Old 653)	2172-2247 North Ridge Trail (Part of Lot 9, Concession 1 S.D.S.)	Parent Zone: RL5
Map 19(23)		(1998-6) (2010-057)

15.206.1 Zone Provisions for All Lands		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	*Minimum front yard*	6.0 m
15.206.2 Zone Provisions for Block 1 Lands		
The following regulations apply to lands identified as Block 1 on Figure 15.206.1:		
a)	*Minimum rear yard*	9.5 m
b)	*Minimum rear yard* for swimming pools	5.0 m
c)	*Minimum rear yard* for *accessory buildings*	5.0 m
15.206.3 Zone Provisions for Block 2 Lands		
The following regulations apply to lands identified as Block 2 on Figure 15.206.2:		
a)	*Minimum rear yard*	12.5 m
b)	*Minimum rear yard* for swimming pools	5.0 m
c)	*Minimum rear yard* for *accessory buildings*	5.0 m

15.206.4 Special Site Figures

Figure 15.206.1

Special Provision 206



Special Provisions

207 (Old 655)	2005-2097 Winston Park Drive (Part of Lots 1 and 2, Concession 1 S.D.S.)	Parent Zone: E4
Map 19(24)		(1998-34) (1998-171) (2001-007) (2002-052) (2006-002) (2008-051) (2014-014) LOP 27.5.2 (2015-018)

15.207.1 Prohibited Uses

The following *uses* are prohibited:

a)	*Motor vehicle body shop*
b)	*Motor vehicle dealership*
c)	*Motor vehicle rental facility*
d)	*Motor vehicle repair facility*
e)	*Motor vehicle service station*
f)	*Motor vehicle washing facility*

15.207.2 Zone Provisions

The following regulations apply:

a)	*Minimum yard* abutting any *lot line* adjacent to the *Stormwater Management Facility* (SMF) *Zone*	0.0 m
b)	Maximum *net floor area* for *retail stores (2015-018)*	2,750.0 sq.m
c)	Maximum *net floor area* percentage for *retail stores* in any *building*	10%
d)	Minimum *landscaping coverage* in a *minimum front yard* exclusive of any required width of *landscaping*	25%
e)	Minimum *landscaping coverage* in any other *yard* exclusive of any required width of *landscaping*	10%
f)	Minimum width of *landscaping* required along any *lot line* abutting a *public road*	As legally existing on the effective date of this By-law

15.207.3 Special Site Provisions

The following additional provisions apply:

a)	All lands subject to this Special Provision shall be considered to be one *lot* for the purposes of this By-law.
b)	For the purposes of this By-law, the *lot line* abutting Upper Middle Road East measured 255.0 metres from its intersection with Winston Park Drive shall be the *front lot line*.
c)	The blended rate for *lots* where multiple *premises* are located on a *lot* in all other Commercial *Zones* (second row of Table 5.2.1) shall apply for determining the minimum number of *parking spaces* required. *(2015-018)*

Special Provisions

208 (Old 656)	1409 Lakeshore Road East (Part of Lot 7, Concession 3 S.D.S.)	Parent Zone: RL1-0
Map 19(9)		(1999-24) (2000-176) (2007-096)
15.208.1 Zone Provisions		
The following regulations apply:		
a)	*Minimum front yard*	40.5 m
b)	Minimum westerly *side yard*	3.5 m
c)	Maximum *height*	11.0 m
d)	Maximum *dwelling depth*	21.0 m
15.208.2 Special Site Provisions		
The following additional provisions apply:		
a)	The existing historic barn/stable shall not be considered *private garage floor area* for the purpose of calculating the maximum *floor area* permitted for a *private garage*.	

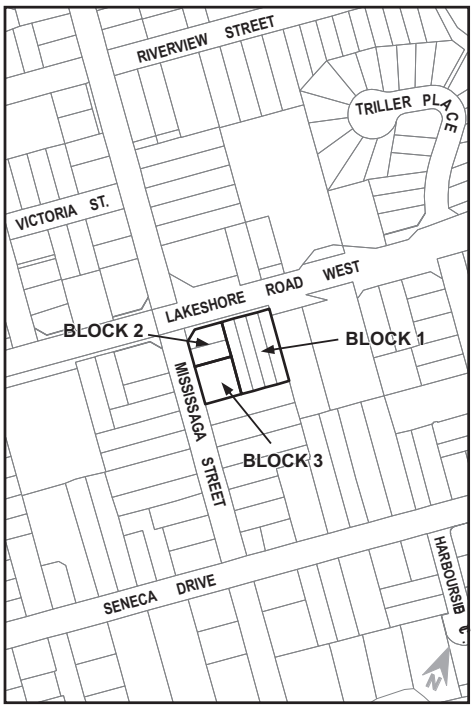
Special Provisions

209 (Old 657)	3064-3076 Lakeshore Road West, and 87-95 Mississaga Street (Part of Lot 31, Concession 4 S.D.S.)	Parent Zone: RL8
Map 19(1)		(1998-86) (1998-196) (2010-057)

15.209.1	Zone Provisions for All Lands	
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Maximum *height*	9.0 m
b)	Maximum *residential floor area* per *dwelling*	245.0 sq.m
c)	Section 5.8.7(c), relating to *private garage* projections, shall not apply.	
15.209.2	**Zone Provisions for Block 1 Lands**	
The following regulations apply to lands identified as Block 1 on Figure 15.209.1:		
a)	*Minimum front yard*	15.0 m
b)	One *driveway* is permitted for providing access to all four *lots*	
15.209.3	**Zone Provisions for Block 2 Lands**	
The following regulations apply to lands identified as Block 2 on Figure 15.209.2:		
a)	*Minimum front yard*	5.5 m
b)	Maximum *lot coverage*	45%
15.209.4	**Zone Provisions for Block 3 Lands**	
The following regulation applies to lands identified as Block 3 on Figure 15.209.2:		
a)	*Minimum front yard*	5.5 m
15.209.5	**Special Site Figures**	

Figure 15.209.1

Special Provision 209



Special Provisions

210 (Old 610)	2470-2538 Longridge Crescent (Part of Lot 23, Concession 1 S.D.S.)	Parent Zone: RL9
Map 19(21)		(1998-99)

15.210.1 Zone Provisions		
The following regulation applies:		
a)	*Minimum rear yard*	10.5 m

Special Provisions

211 (Old 662)	2050 Neyagawa Boulevard (Part of Lot 18, Concession 1 S.D.S.)	Parent Zone: CU
Map 19(21)		(1999-57)

15.211.1 Zone Provisions		
The following regulations apply:		
a)	*Minimum front yard*	20.0 m
b)	*Minimum flankage yard*	14.0 m
c)	*Minimum interior side yard*	15.0 m
d)	*Minimum rear yard*	20.0 m
e)	Maximum *lot coverage*	20%

15.211.2 Special Site Provisions	
The following additional provisions apply:	
a)	The *front lot line* shall be the *lot line* abutting Neyagawa Boulevard.

Special Provisions

212 (Old 663) Map 19(26)	**4414 Fourth Line** **(Part of Lot 21, Concession 2 N.D.S.)**	Parent Zones: GB, PB2 (1998-52) (2008-051) (2014-014)

15.212.1 Additional Permitted Uses

The following additional *uses* are permitted:

a)	On lands zoned Parkway Belt Complementary Use (PB2), *surface parking area* for the exclusive use of Oakville Executive *Golf Course*
b)	On lands zoned Greenbelt (GB), an irrigation pump and well and associated water and electrical lines
c)	On lands zoned Greenbelt (GB), playing area associated with a *golf course* legally existing on the effective date of this By-law

Special Provisions

213 (Old 664)	1461 Rebecca Street (Part of Lot 25, Concession 3 S.D.S.)	Parent Zone: C2
Map 19(6)		(1998-210) (1999-224)

15.213.1 Zone Provisions		
The following regulation applies:		
a)	Maximum percentage of *net floor area* of the largest *building* on the *lot* permitted to be occupied by a single *premises*	70%

Special Provisions

214 (Old 665)	2285-2351 Woodfield Road (Part of Lot 20, Concession 1 S.D.S.)	Parent Zone: RM1
Map 19(21)		(1998-250) (1999-130)

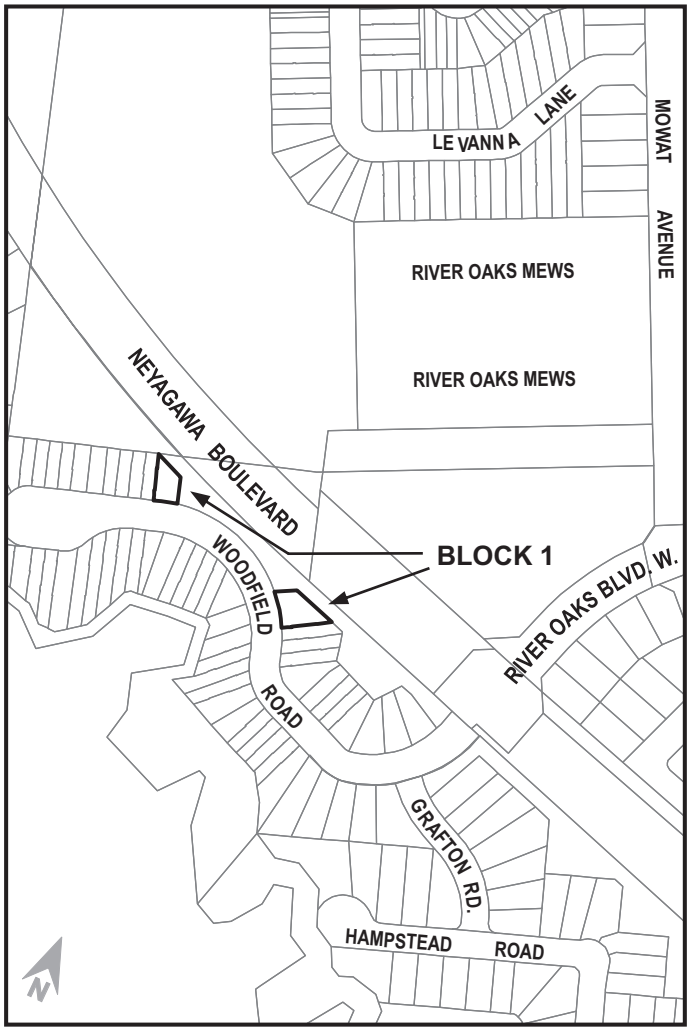
15.214.1	Zone Provisions for All Lands	
The following regulation applies to all lands identified as subject to this Special Provision:		
a)	*Minimum front yard*	3.0 m

15.214.2	Zone Provisions for Block 1 Lands	
The following regulation apples to lands identified as Block 1 on Figure 15.214.1:		
a)	*Minimum rear yard*	4.5 m

15.214.3 Special Site Figures

Figure 15.214.1

Special Provision 214



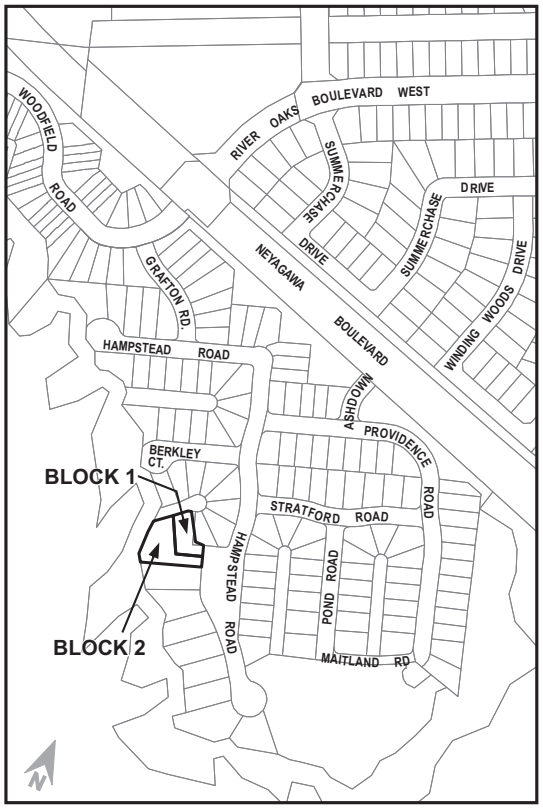
Special Provisions

215 (Old 665)	Grafton Road, Hampstead Road, Providence Road, Berkley Crt, Pond Road, Maitland Road, and Stratford Road (Part of Lot 19, Concession 1 S.D.S.)	Parent Zone: RL5
Map 19(21)		(1998-250) (1999-130)

15.215.1	**Zone Provisions for All Lands**	
The following regulation applies to all lands identified as subject to this Special Provision:		
a)	*Minimum front yard*	3.0 m
15.215.2	**Zone Provisions for Block 1 Lands**	
The following regulations apply to lands identified as Block 1 on Figure 15.215.1:		
a)	*Minimum front yard*	10.0 m
b)	The *lot lines* abutting other *lots* zoned Residential Low5 RL5 shall be deemed the *interior side lot lines* and the *lot line* abutting the Natural Area N *Zone* shall be deemed the *rear lot line*.	
15.215.3	**Zone Provisions for Block 2 Lands**	
The following regulations apply to lands identified as Block 2 on Figure 15.215.1:		
a)	*Minimum front yard*	27.0 m
b)	The *lot lines* abutting other *lots* zoned Residential Low5 RL5 shall be deemed the *interior side lot lines* and the *lot line* abutting the Natural Area N *Zone* shall be deemed the *rear lot line*.	
15.215.4	**Special Site Figures**	

Figure 15.215.1

Special Provision 215



Special Provisions

216 (Old 665)	Hampstead Road, Grafton Road, Woodfield Road and Providence Road	Parent Zone: RL8
Map 19(21)	(Part of Lots 19 and 20, Concession 1 S.D.S.)	(1998-250) (1999-130)

15.216.1 Zone Provisions for All Lands

The following regulation applies to all lands identified as subject to this Special Provision:

a)	*Minimum front yard*	3.0 m

15.216.2 Zone Provisions for Block 1 Lands

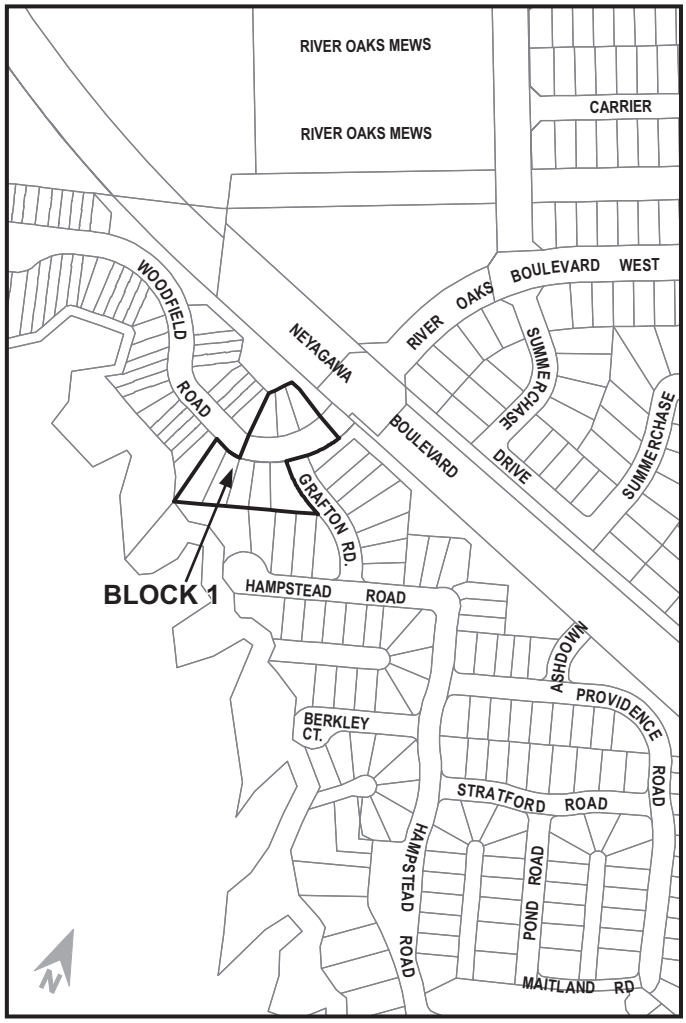
The following regulation applies to lands identified as Block 1 on Figure 15.216.1:

a)	*Minimum front yard*	4.5 m

15.216.3 Special Site Figures

Figure 15.216.1

Special Provision 216



Special Provisions

217 (Old 667)	550 Bronte Road (Part of Lot 31, Concession 3 S.D.S.)	Parent Zone: E4
Map 19(4)		(1999-32) (2007-096) (2014-014)

15.217.1 Zone Provisions		
The following regulations apply:		
a)	*Minimum rear yard*	2.0 m
b)	Minimum northerly *side yard*	2.5 m
c)	Minimum southerly *side yard*	28.0 m

Special Provisions

218 (Old 669) Map 19(17)	2774 South Sheridan Way (Part of Lots 2 and 3, Concession 2 S.D.S.)	Parent Zone: E1 (1999-94)

15.218.1 Zone Provisions		
The following regulations apply:		
a)	*Minimum front yard* (Sherwood Heights Drive)	18.0 m
b)	*Minimum flankage yard* (South Sheridan Way)	14 m
c)	*Minimum rear yard*	3.3 m
d)	Maximum number of suites	124
e)	Maximum number of meeting rooms	3
f)	Maximum *net floor area* for meeting rooms	250.5 sq.m
g)	Maximum *net floor area* for *restaurants*	70.0 sq.m
h)	Maximum number of *storeys*	4
i)	Minimum width of *landscaping* along the *front lot line*	6.0 m

Special Provisions

219 (Old 670)	Woodgate Drive, Mariposa Road, Woodcrest Drive (Part of Lots 24 and 25, Concession 1 S.D.S.)	Parent Zone: RL5
Map 19(19)		(1999-98) (2002-121)

15.219.1 Zone Provisions		
The following regulations apply:		
a)	*Minimum front yard*	6.0 m
b)	*Minimum front yard* for a *private garage*	7.5 m
c)	*Minimum front yard* for *porches* including access stairs	3.5 m

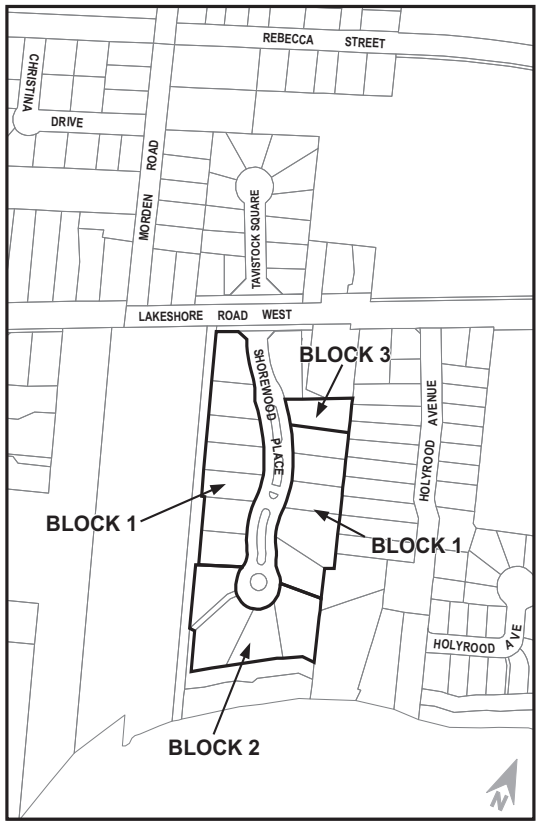
Special Provisions

220 (Old 671)	24-86 Shorewood Place (Part of Lot 18, Concession 4 S.D.S.)	Parent Zone: RL1-0
Map 19(7)		(1999-120)

15.220.1	Zone Provisions for Block 1 Lands	
The following regulations apply to lands identified as Block 1 on Figure 15.220.1:		
a)	*Minimum front yard*	7.5 m
b)	*Minimum front yard* for a *private garage*	13.5 m
15.220.2	**Zone Provisions for Block 2 Lands**	
The following regulation applies to lands identified as Block 2 on Figure 15.220.2:		
a)	*Minimum front yard*	7.5 m
15.220.3	**Zone Provisions for Block 3 Lands**	
The following regulation applies to lands identified as Block 3 on Figure 15.220.2:		
a)	*Minimum front yard*	10.5 m
15.220.4	**Special Site Figures**	

Figure 15.220.1

Special Provision 220



Special Provisions

221 (Old 672)	2400 Neyagawa Boulevard (Part of Lot 20, Concession 1 S.D.S.)	Parent Zone: RM1
Map 19(21)		(1999-162)

15.221.1 Zone Provisions		
The following regulations apply:		
a)	*Minimum yards*, all *yards*	7.5 m
b)	*Minimum yard*, northwestern *yard*, for the Unit 1 end wall	5.0 m

Special Provisions

222 (Old 673)	Waterstone Court (Part of Lot 10, Concession 3 S.D.S.)	Parent Zone: RL1-0
Map 19(9)		(1999-19) (2010-057) (2014-014)

15.222.1 Zone Provisions

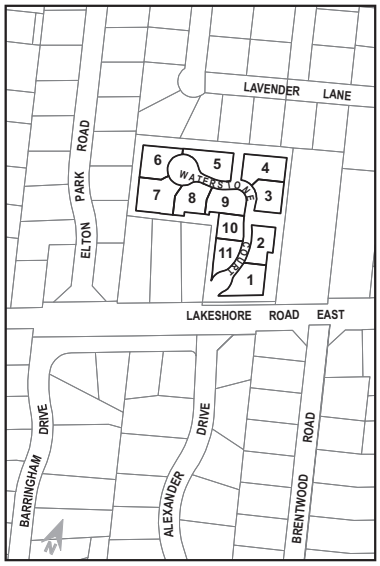
The following regulations apply:

a)	*Minimum front yard*	6.0 m
b)	*Minimum interior side yard*	3.0 m
c)	Minimum northerly *interior side yard* for *lot* 6	5.0 m
d)	*Minimum rear yard* for *lots* 1, 3, 10 and 11	4.0 m
e)	*Minimum rear yard* for *lots* 5 and 6	5.0 m
f)	*Minimum rear yard* for *lot* 2	4.0 m within 12.4 m of the south *lot line*, and 1.0 m for remainder of the *lot*
g)	*Minimum rear yard* for *lot* 4	4.0 m – northeast 5.0 m – northwest
h)	*Minimum rear yard* for *lot* 7	5.0 m – northwest 3.0 m – southeast
i)	Maximum *lot coverage*	Shall not apply
j)	Maximum *residential floor area* for *lot* 1	378.0 sq.m
k)	Maximum *residential floor area* for *lots* 2-6	339.0 sq.m
l)	Maximum *residential floor area* for *lot* 7	538.0 sq.m
m)	Maximum *residential floor area* for *lot* 8	482.0 sq.m
n)	Maximum *residential floor area* for *lots* 9 and 10	295.0 sq.m
o)	Maximum *residential floor area* for *lot* 11	319.0 sq.m

15.222.2 Special Site Figures

Figure 15.222.1

Special Provision 222



Special Provisions

223 (Old 677)	1459 Nottinghill Gate (Part of Lot 22, Concession 2 S.D.S.)	Parent Zone: RH
Map 19(13)		(1999-52)

15.223.1 Zone Provisions		
The following regulations apply:		
a)	Minimum *lot area*	1,000.0 sq.m
b)	Maximum number of *storeys*	3
c)	Maximum *height*	13.5 m
d)	Maximum *lot coverage*	30%

15.223.2 Parking Provisions	
The following parking provisions apply:	
a)	*Parking areas* shall not be permitted in a required *front yard* or the *interior side yard* abutting the Residential Medium 1 (RM1) *Zone*.
b)	*Loading spaces* shall not be permitted in the *interior side yard* abutting the Residential Medium 1 (RM1) *Zone*.

Special Provisions

224 (Old 678)	2617 Dashwood Drive (Part of Lot 24, Concession 1 S.D.S.)	Parent Zone: RM3
Map 19(20)		(2000-017) (2000-185) (2000-216) (2007-140)

15.224.1 Zone Provisions

The following regulations apply:

a)	*Minimum yard*, all *yards*	3.0 m
b)	Maximum *height*	14.5 m
c)	Maximum number of *storeys*	4
d)	Maximum *balcony* encroachment into any required *yard*	1.8 m

Special Provisions

225 (Old 679)	435 English Rose Lane and 496 and 616-640 Postridge Drive	Parent Zones: RM1, RH
Map 19(22)	(Part of Lot 11, Concession 1 S.D.S.)	(2000-029) (2001-139) (2002-066) (2003-008)

15.225.1 Additional Permitted Uses for Block 1 Lands

The following additional *use* is permitted on lands identified as Block 1 on Figure 15.225.1:

a)	*Live-work dwelling*	

15.225.2 Zone Provisions for Block 1 and 2 Lands

The following regulations apply on lands identified as Blocks 1 and 2 on Figure 15.225.1:

a)	*Minimum front yard*	1.5 m
b)	*Minimum flankage yard*	1.7 m
c)	*Minimum rear yard*	4.0 m
d)	Maximum *floor area* for all *uses* permitted by Section 15.225.1	40.0 sq.m

15.225.3 Zone Provisions for Block 3 Lands

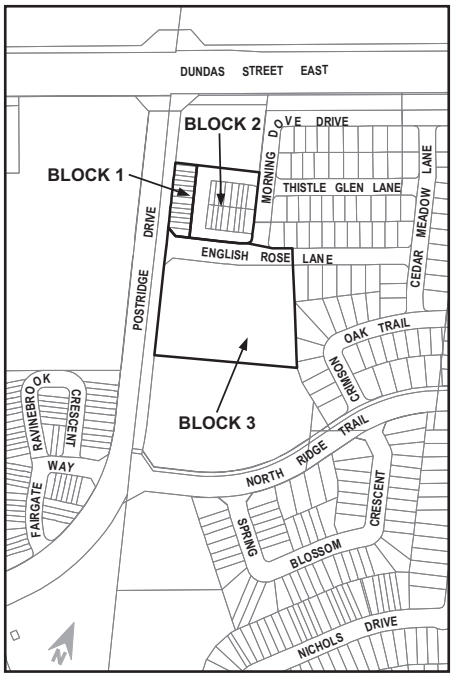
The following regulations apply to lands identified as Block 3 on Figure 15.225.1:

a)	Minimum *lot area*	1.1 ha
b)	*Minimum front yard*	5.0 m
c)	*Minimum interior side yard*	3.0 m
d)	Maximum *lot coverage*	35%

15.225.4 Special Site Figures

Figure 15.225.1

Special Provision 225



Special Provisions

226 (Old 681)	2370 Third Line (Part of Lots 25 and 26, Concession 1 S.D.S.)	Parent Zone: RH
Map 19(6)		(2000-033) (2002-005)

15.226.1	Special Site Provisions
The following additional provision applies:	
a)	All lands subject to this Special Provision shall be considered to be one *lot* for the purposes of applying the standards of this By-law.

Special Provisions

227 (Old 682)	216-236 Carlini Court and 217 Deane Avenue (Part of Lot 17, Concession 3 S.D.S.)	Parent Zone: RL3-0
Map 19(7)		(2000-062) (2002-229)

15.227.1	Zone Provisions for All Lands	
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Minimum *lot area*	483.0 sq.m
b)	*Minimum front yard*	4.5 m
c)	*Minimum front yard* for a *private garage*	6.0 m

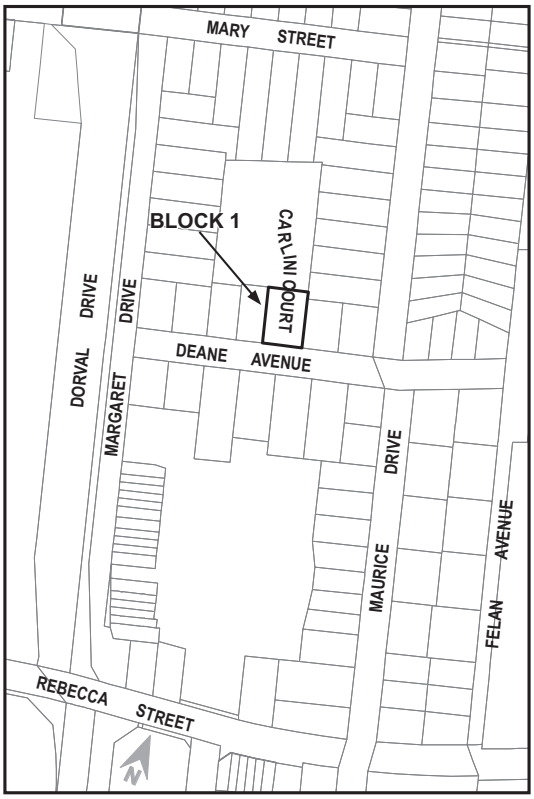
15.227.2	Zone Provisions for Block 1 Lands	
The following regulations apply to lands identified as Block 1 on Figure 15.227.1:		
a)	*Minimum side yard* (Carlini Court)	2.3 m
b)	*Minimum rear yard* (Deane Avenue)	17.5 m

15.227.3	Special Site Provisions
The following additional provisions apply:	
a)	The individual *condominium* units are deemed to be *lots* for the purposes of this By-law.
b)	The *front lot line* shall be the shortest boundary of the *condominium* unit along the private road.

15.227.4 Special Site Figures

Figure 15.227.1

Special Provision 227



Special Provisions

228 (Old 688)	Ravine Gate (Part of Lot 29, Concession 2 S.D.S.)	Parent Zone: RL5
Map 19(12)		(2000-192)

15.228.1 Zone Provisions for All Lands

The following regulations apply to all lands identified as subject to this Special Provision:

a)	Maximum *residential floor area* on the second *storey*	45% of the *residential floor area* of the *first storey*
b)	*Minimum front yard*	4.5 m
c)	Maximum *height*	10.0 m
a)	*Minimum rear yard* for Units 1 through 4	22.5 m
e)	Maximum *lot coverage* for Units 9, 10, 14, 15, 18 through 20, and 23 through 26	45%

15.228.2 Special Site Provisions

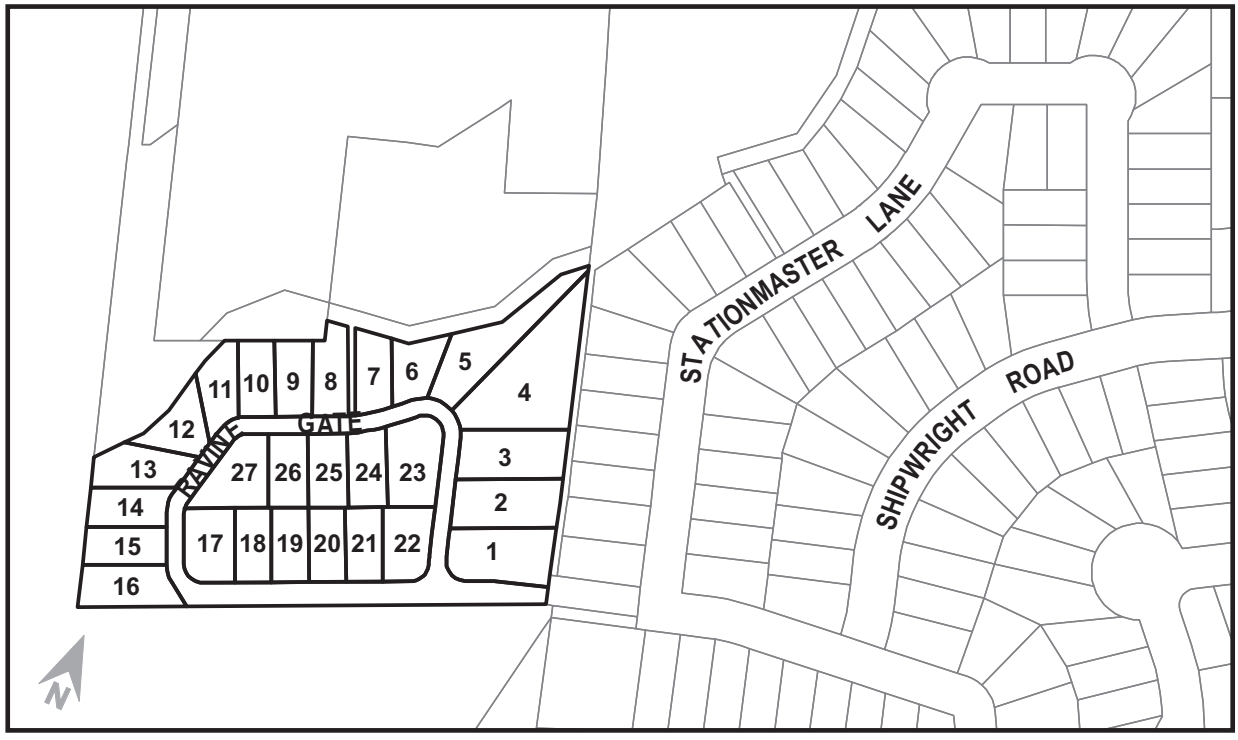
The following additional provisions apply:

a)	The individual *condominium* units are deemed to be *lots* for the purposes of this By-law.
b)	The *front lot line* shall be the shortest boundary of the *condominium* unit along the private road.

15.228.3 Special Site Figures

Figure 15.228.1

Special Provision 228



Special Provisions

229 (Old 689)	300 Ravineview Way (Part of Lot 9, Concession 1 S.D.S.)	Parent Zone: RM1
Map 19(22)		(2000-197)

15.229.1 Zone Provisions		
The following regulations apply:		
a)	*Minimum front yard*	4.5 m
b)	*Minimum front yard* for a *private garage*	6.0 m

Special Provisions

230 (Old 690)	2288-2296 Eighth Line and 2314-2320 Woodridge Way (Part of Lot 9, Concession 1 S.D.S.)	Parent Zone: RL5
Map 19(22)		(2000-198) (2010-057)

15.230.1 Zone Provisions		
The following regulations apply:		
a)	Maximum *lot coverage* for *lots* having a *lot area* of less than 650.0 sq.m	40%
b)	*Minimum interior side yards*	1.2 m and 0.6 m
c)	Minimum *separation distance* between adjacent *dwellings*	1.8 m

Special Provisions

231 (Old 694)	Northeast Corner of Upper Middle and Bronte Roads (Part of Lots 29 and 30, Concession 1 S.D.S.)	Parent Zones: RM1, RH
Map 19(19)		(2000-222) (2001-136) (2001-187) (2003-053) (2003-144) (2003-180) (2004-001) (2004-041) (2005-055) (2005-110) (2006-066) (2006-117)

15.231.1 Zone Provisions for Block 1 Lands

The following regulations apply to lands identified as Block 1 on Figure 15.231.1:

a)	Minimum *lot frontage*	7.0 m per unit
b)	*Minimum front yard*	3.0 m
c)	*Minimum front yard* for a *private garage*	6.0 m
d)	*Minimum flankage yard*	3.5 m

15.231.2 Zone Provisions for Block 2 Lands

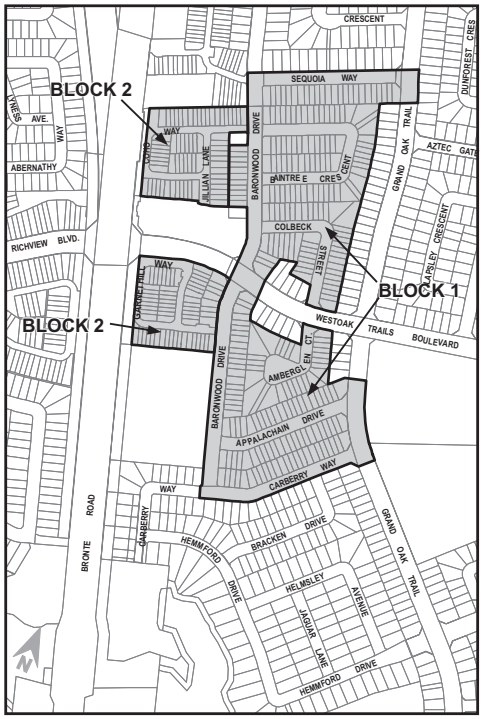
The following regulations apply to lands identified as Block 2 on Figure 15.231.1:

a)	Minimum *lot area*	130.0 sq.m per unit
b)	*Minimum front yard*	4.5 m
c)	*Minimum front yard* for a *private garage*	6.0 m
d)	*Minimum flankage yard*	3.0 m

15.231.3 Special Site Figures

Figure 15.231.1

Special Provision 231



Special Provisions

232 (Old 695)	Southeast corner of Rebecca Street and Burloak Drive	Parent Zones: RL5, RM1
Map 19(1)	(Part of Lots 33, 34, and 35, Concession 4 S.D.S.)	(2001-033) (2003-098) (2005-128) (2007-096) (2009-069)

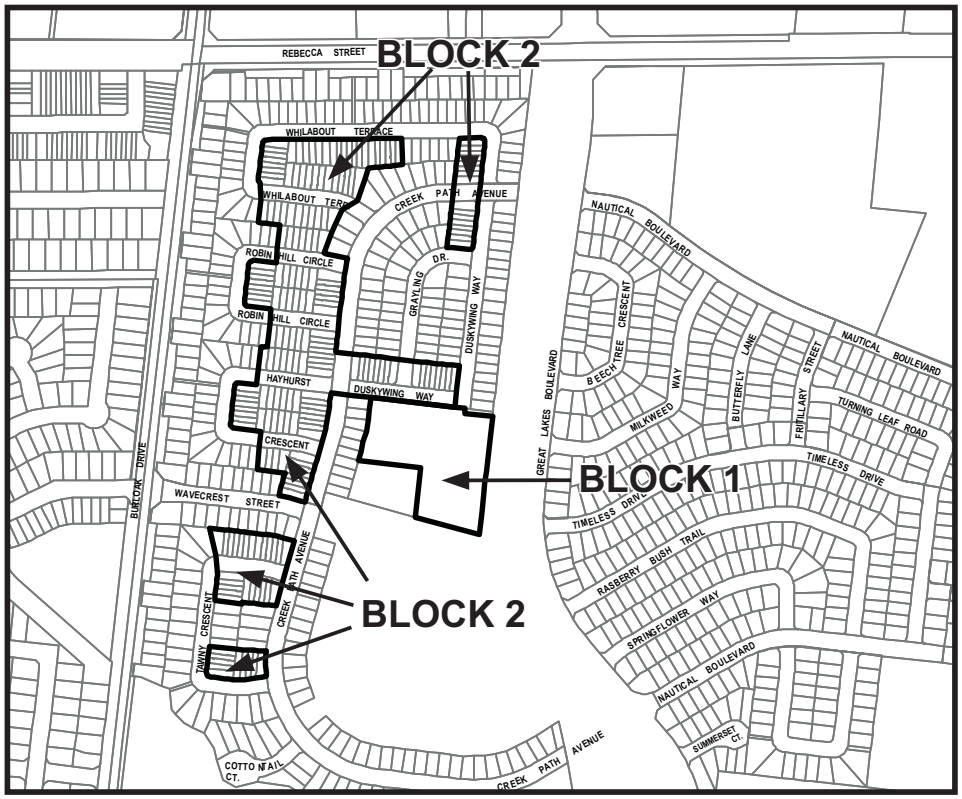
15.232.1	Zone Provisions for Block 1 Lands	
The following regulations apply to lands identified as Block 1 on Figure 15.232.1:		
a)	*Minimum front yard*	3.0 m
b)	*Minimum front yard* for a *porch* with or without a foundation	3.0 m

15.232.2	Zone Provisions for Block 2 Lands	
The following regulations apply to lands identified as Block 3 on Figure 15.232.1:		
a)	*Minimum front yard*	3.0 m
b)	*Minimum front yard* for a *private garage*	5.8 m
c)	*Minimum flankage yard*	2.5 m

15.232.3 Special Site Figures

Figure 15.232.1

Special Provision 232



Special Provisions

233 (Old 695)	South end of Great Lakes Boulevard (Part of Lots 33 and 34, Concession 4 S.D.S.)	Parent Zones: RL5
Map 19(1)		(2001-033) (2003-098) (2005-128) (2007-096) (2009-069)

15.233.1 Zone Provisions		
The following regulation applies:		
a)	*Minimum front yard*	6.0 m

Special Provisions

234 (Old 701)	1311-1313 Speers Road (Part of Lot 3, Concession 3 S.D.S.)	Parent Zone: E3
Map 19(6)		(2001-061)

15.234.1 Zone Provisions

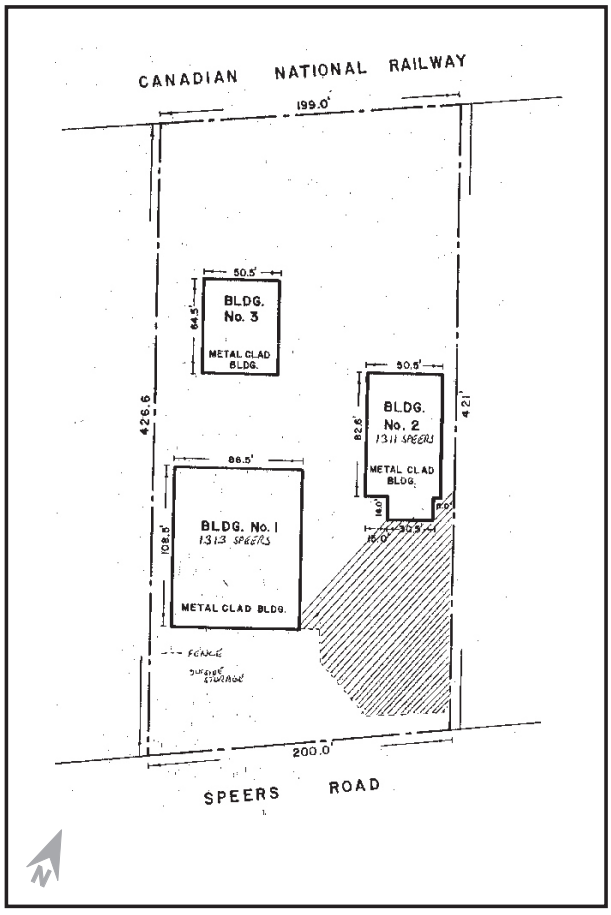
The following regulations apply:

a)	*Outside storage* is permitted in the shown in Figure 15.234.1 provided that the *outside storage* is limited to the storage of rental and repaired or waiting to be repaired construction vehicles and equipment.
b)	The permissions and regulations of Special Provision 3 shall additionally apply

15.234.2 Special Site Figures

Figure 15.234.1

Special Provision 234



Special Provisions

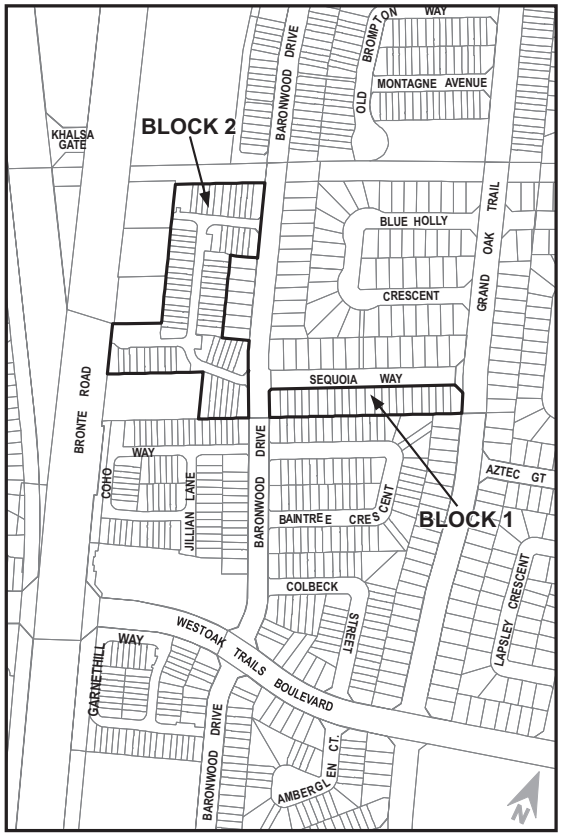
235 (Old 704)	2280 Baronwood Drive 2376-2428 Sequoia Way (Part of Lot 30, Concession 1 S.D.S.)	Parent Zone: RM1
Map 19(19)		(2001-077) (2004-052)

15.235.1	Zone Provisions for All Lands	
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	*Minimum front yard*	3.0 m
b)	*Minimum front yard* for a *porch*	1.5 m
15.235.2	**Zone Provisions for Block 1 Lands**	
The following regulation applies to lands identified as Block 1 on Figure 15.235.1:		
a)	*Minimum flankage yard*	3.0 m
15.235.3	**Zone Provisions for Block 2 Lands**	
The following regulations apply to lands identified as Block 2 on Figure 15.235.2:		
a)	*Minimum flankage yard*	2.5 m
b)	*Minimum flankage yard* for a *porch*	1.5 m
c)	*Height* shall be measured from the midpoint of the *front lot line* for each *townhouse dwelling*.	

15.235.4 Special Site Figures

Figure 15.235.1

Special Provision 235



Special Provisions

236 (Old 704)	2345 Baronwood Drive (Part of Lot 30, Concession 1 S.D.S.)	Parent Zone: RL8
Map 19(19)		(2001-077) (2004-052)

15.236.1 Zone Provisions		
The following regulation applies:		
a)	*Minimum interior side yard*, north side	4.5 m

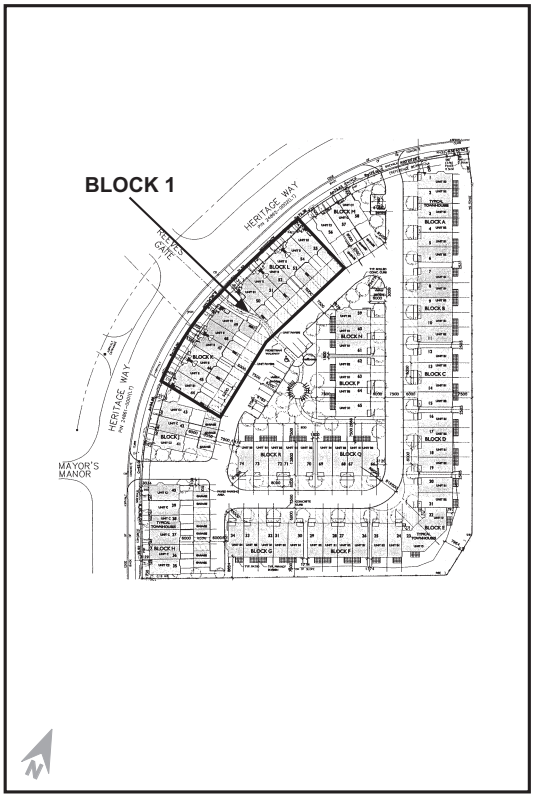
Special Provisions

237 (Old 706)	1489 Heritage Way (Part of Lot 27, Concession 2 S.D.S.)	Parent Zone: RM1
Map 19(12)		(2001-091)

15.237.1	Additional Permitted Uses	
The following additional *use* is permitted:		
a)	*Stacked townhouse dwellings*	
15.237.2	**Zone Provisions for All Lands**	
The following regulations apply:		
a)	*Minimum front yard* (Heritage Way)	3.0 m
b)	*Minimum interior side yard*	7.5 m
c)	*Minimum interior side yard*, south side, abutting the Residential Low RL5 *Zone* for units which front onto Heritage Way	1.5 m
d)	*Minimum rear yard*	7.5 m
15.237.3	**Zone Provisions for Block 1 Lands**	
The following regulations apply to lands identified as Block 1 on Figure 15.237.1:		
a)	*Stacked townhouse dwellings* shall only be located on lands identified as Block 1	
15.237.4	**Special Site Figures**	

Figure 15.237.1

Special Provision 237



Special Provisions

238 (Old 707)	368 Speers Road (Part of Lot 18, Concession 3 S.D.S.)	Parent Zone: E4
Map 19(7)		(2001-093) (2006-002) (2007-096)

15.238.1 Zone Provisions		
The following regulations apply:		
a)	*Minimum front yard* (Speers Road)	0.0 m
b)	*Minimum flankage yard* (Morden Road)	7.5 m
c)	*Minimum interior side yard*	0.0 m
d)	*Minimum rear yard*	10.0 m
e)	Maximum *height*	7.0 m
f)	Minimum *landscaping coverage*	15%
f)	Any area in the *front yard* not occupied by a *building*, *structure*, or *surface parking area* shall be provided as *landscaping*.	

15.238.2 Special Parking Regulations		
The following parking regulation applies:		
a)	Minimum number of *parking spaces* for a *retail store*	1.0 per 28.0 m^2 *net floor area*

Special Provisions

239 (Old 708)	1477-1499 Gulledge Trail, 1478-1500 Warbler Road, and 2250 Hummingbird Way	Parent Zone: RL9
Map 19(20)	(Part of Lot 25, Concession 1 S.D.S.)	(2001-097)

15.239.1 Zone Provisions		
The following regulations apply:		
a)	*Minimum flankage yard* along Third Line	6.0 m
b)	Maximum *private garage floor area*	35.0 sq.m

Special Provisions

240 (Old 709)	2464 Eighth Line, 2643 and 2649 North Ridge Trail, and 2495 Nichols Drive	Parent Zone: RL8
Map 19(22)	**(Part of Lot 11, Concession 1 S.D.S.)**	(2001-101)

15.240.1 Zone Provisions		
The following regulations apply:		
a)	*Minimum front yard*	7.5 m
b)	Maximum permitted projection into a *minimum front yard* for a *porch*	1.5 m

Special Provisions

241 (Old 713) Map 19(19)	**Redstone Crescent, Highcroft Road, and Elmgrove Road** **(Part of Lot 26, Concession 1 S.D.S.)**	Parent Zone: RM1 (2001-109) (2005-123)

15.241.1 Zone Provisions		
The following regulations apply:		
a)	*Minimum front yard*	4.5 m
b)	Maximum allowable projection for a *porch*	Up to 3.5 m from the *front lot line*

Special Provisions

242 (Old 713)	Parkglen Avenue, Sandstone Drive, Castlebrook Road, Alderbrook Drive, Highmount Crescent, and Kingsridge Drive (Part of Lot 26, Concession 1 S.D.S.)	Parent Zone: RL5
Map 19(19)		(2001-109) (2005-123)

15.242.1 Zone Provisions		
The following regulations apply:		
a)	*Minimum front yard*	6.0 m
b)	*Minimum front yard* for a *private garage*	7.5 m
c)	Maximum allowable projection for a *porch*	Up to 3.5 m from the *front lot line*

Special Provisions

243 (Old 713)	2015 Kingsridge Drive (Part of Lot 26, Concession 1 S.D.S.)	Parent Zone: C1
Map 19(19)		(2001-109) (2005-123)

15.243.1	Additional Permitted Uses	
The following additional *use* is permitted:		
a)	*Private school*, but only in conjunction with a *day care*	
15.243.2	**Zone Provisions**	
The following regulations apply:		
a)	*Minimum side yard* and *rear yard* for an outdoor amenity area	2.0 m
b)	Maximum *net floor area* for a *private school*	500.0 sq.m
15.243.3	**Special Site Provisions**	
The following additional provisions apply:		
a)	An outdoor amenity area for a *private school* or *day care* may be located on required *landscaping* abutting *lots* in a Residential *Zone*.	

Special Provisions

244 (Old 715)	Adamvale Crescent, Saddlecreek Crescent, 2397-2510 Postmaster Drive	Parent Zone: RM1
Map 19(19)	(Part of Lots 27 and 28, Concession 1 S.D.S.)	(2001-134) (2005-163) (2006-023) (2006-096) (2006-134) (2007-096) (2008-176)
15.244.1	**Zone Provisions for All Lands**	
The following regulation applies to all lands identified as subject to this Special Provision:		
a)	*Minimum flankage yard*	3.0 m
15.244.2	**Zone Provisions for Block 1 Lands**	
The following regulations apply to lands identified as Block 1 on Figure 15.244.1:		
a)	*Minimum front yard*	3.0 m
b)	Maximum allowable projection for a *porch* into a *front yard*	1.5 m
15.244.3	**Zone Provisions for Block 2 Lands**	
The following regulation applies to lands identified as Block 2 on Figure 15.244.1:		
a)	*Minimum front yard*	4.5 m

Special Provisions

245 (Old 715)	2308-2360 Pine Glen Road and 2208 Blue Oak Circle (Part of Lot 28, Concession 1 S.D.S.)	Parent Zone: RL6
Map 19(19)		(2001-134) (2005-163) (2006-023) (2006-096) (2006-134) (2007-096) (2008-176)

15.245.1	Zone Provisions	
The following regulations apply:		
a)	*Minimum front yard* to *dwelling*	4.5 m
b)	*Minimum front yard* to *private garage*	8.5 m

Special Provisions

246 (Old 722)	390 Upper Middle Road East (Part of Lot 12, Concession 2 S.D.S.)	Parent Zone: RM4
Map 19(15)		(2003-129) (2004-131) (2008-051)

15.246.1 Zone Provisions		
The following regulations apply:		
a)	Minimum *lot area*	1,800.0 sq.m
b)	Minimum *lot frontage*	50.0 m
c)	*Minimum front yard*	5.0 m
d)	*Minimum interior side yard*, west side	6.0 m
e)	*Minimum yard*, all other *yards*	7.5 m
f)	Maximum *height*	10.0 m
g)	Maximum number of *storeys*	3
h)	Minimum *landscaping coverage*	Shall not apply
i)	Minimum width of *landscaping* required along the *front lot line*	4.5 m

Special Provisions

247 (Old 694)	2140 Baronwood Drive (Part of Lot 30, Concession 1 S.D.S.)	Parent Zones: RH
Map 19(19)		(2000-222) (2001-136) (2001-187) (2003-053) (2003-144) (2003-180) (2004-001) (2004-041) (2005-055) (2005-110) (2006-066) (2006-117)

15.247.1 Zone Provisions

The following regulations apply:

a)	Minimum *lot area*	1.75 ha
b)	Maximum number of *buildings*	2
c)	Maximum *height*	14.0 m
d)	Maximum number of *storeys*	4

Special Provisions

248 (Old 724) Map 19(2)	2347-2369 Ontario Street (Part of Lots 28 and 29, Concession 4 S.D.S.)	Parent Zone: RM1 (2002-002) (2005-120)
15.248.1	**Additional Permitted Uses**	
The following additional *uses* are permitted:		
a)	*Detached dwellings* on lands identified as Block 3 on Figure 15.248.1	
b)	*Semi-detached dwellings* on lands identified as Block 5 on Figure 15.248.1	
15.248.2	**Zone Provisions for All Lands**	
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Minimum *separation distance* between *dwellings* located on Blocks 1 and 2	16.2 m
b)	Minimum *separation distance* between *dwellings* located on Blocks 2 and 3	7.3 m
c)	Minimum *separation distance* between *dwellings* located on Blocks 3 and 4	2.5 m
d)	Minimum *separation distance* between *dwellings* located on Blocks 2 and 4	7.7 m
e)	Minimum *separation distance* between *dwellings* located on Blocks 4 and 5	14.0 m
15.248.3	**Zone Provisions for Block 1 Lands**	
The following regulations apply to lands identified as Block 1 on Figure 15.248.1:		
a)	*Minimum front yard* (Marine Drive)	6.0 m
b)	*Minimum interior side yard*, east side	2.1 m
c)	*Minimum interior side yard*, west side	8.8 m
15.248.4	**Zone Provisions for Block 2 Lands**	
The following regulations apply to lands identified as Block 2 on Figure 15.248.1:		
a)	*Minimum interior side yard*, east side	7.5 m
b)	*Minimum interior side yard*, west side	2.5 m
c)	*Minimum side yard*, north side, abutting the *rear lot lines* of *lots* within the Residential Low RL9 SP 113 *Zone*	7.0 m
d)	*Minimum side yard*, north side, abutting the *rear lot lines* of *lots* within the Residential Low RL9 SP 113 *Zone* to supports for an *uncovered platform* or *balcony*	0.5 m
15.248.5	**Zone Provisions for Block 3 Lands**	
The following regulations apply to lands identified as Block 3 on Figure 15.248.1:		
a)	*Minimum front yard* (Ontario Street)	4.0 m
b)	*Minimum interior side yard*, east side	1.2 m
c)	*Minimum interior side yard*, west side	1.2 m
d)	*Minimum side yard*, south side, abutting the *rear lot lines* of *lots* within the Residential Low RL9 SP 113 *Zone*	8.7 m
15.248.6	**Zone Provisions for Block 4 Lands**	
The following regulation applies to lands identified as Block 4 on Figure 15.248.1:		
a)	*Minimum interior side yard*, east side	7.5 m

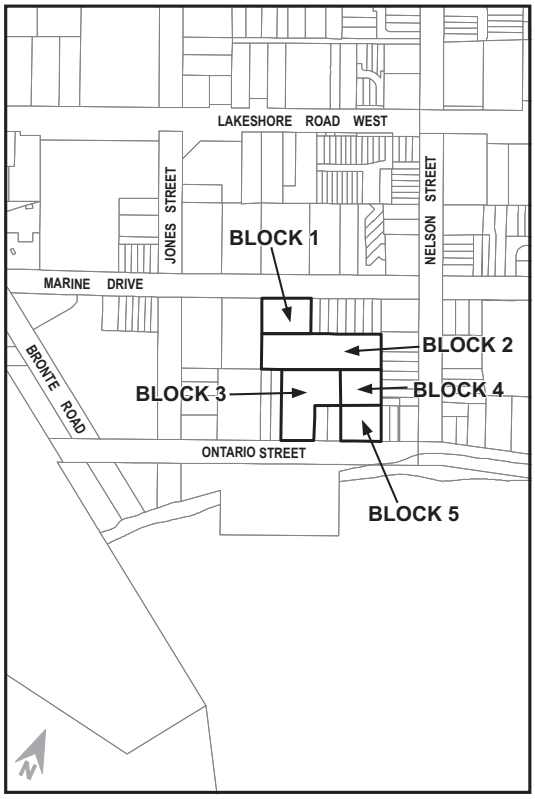
Special Provisions

15.248.7	Zone Provisions for Block 5 Lands	
The following regulations apply to lands identified as Block 5 on Figure 15.248.1:		
a)	*Minimum front yard* (Ontario Street)	4.4 m

15.248.8 Special Site Figures

Figure 15.248.1

Special Provision 248



Special Provisions

249 (Old 730)	128 Morden Road (Part of Lot 19, Concession 3 S.D.S.)	Parent Zone: RL2-0
Map 19(7)		(2002-038) OMB PL010664

15.249.1 Zone Provisions for All Lands		
The following regulations apply:		
a)	*Minimum front yard* (Morden Road)	6.0 m
b)	*Minimum front yard* for an unenclosed *porch* (Morden Road)	4.5 m
c)	*Minimum yard* from westerly *lot line*	7.5 m
d)	*Minimum yard* from easterly *lot line*	14.0 m
e)	*Minimum yard* from easterly *lot line* for a *private garage*	15.0 m

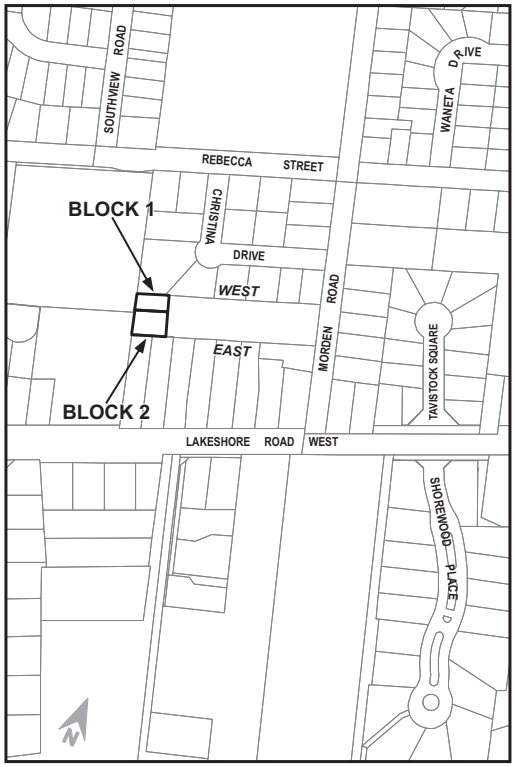
15.249.2 Zone Provisions for Block 1 Lands		
The following regulation applies to lands identified as Block 1 on Figure 15.249.1:		
a)	*Minimum yard* from westerly *lot line*	4.0 m

15.249.3 Zone Provisions for Block 2 Lands		
The following regulation applies to lands identified as Block 2 on Figure 15.249.1:		
a)	*Minimum yard* from easterly *lot line*	9.0 m

15.249.4 Special Site Figures

Figure 15.249.1

Special Provision 249



Special Provisions

250 (Old 734)	1254-1267 Speers Road (Part of Lot 23, Concession 3 S.D.S.)	Parent Zone: E3
Map 19(6)		(1975-44) (2002-049)

15.250.1 Zone Provisions		
The following regulations apply:		
a)	*Minimum interior side yard*, west side, for that portion of the *lot* within 39.5 metres of the *rear lot line*	2.4 m
b)	*Minimum rear yard*	0.0 m

15.250.2 Special Site Provisions	
The following additional provision applies:	
a)	The permissions and regulations of Special Provision 3 shall additionally apply.
b)	All lands subject to this Special Provision shall be considered to be one *lot* for the purposes of applying the standards of this By-law.

Special Provisions

251 (Old 740)	2410 Lower Base Line (Part of Lot 29, Concession 2 N.D.S.)	Parent Zone: PB2
Map 19(25)		(2002-079) (2007-096)

15.251.1 Additional Permitted Uses

The following additional *uses* are permitted, but only lands shown in Figure 15.251.1:

a)	*Outside storage*
b)	*Retail store*, limited to the sale of nursery stock and accessory nursery and garden supplies

15.251.2 Zone Provisions

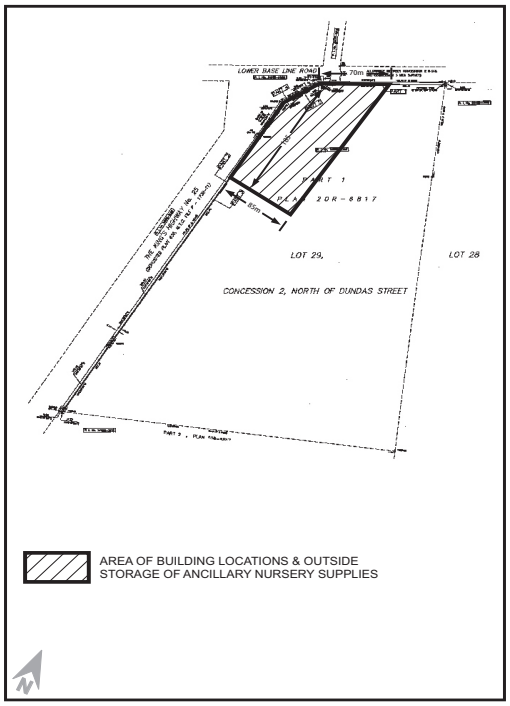
The following regulations apply:

a)	Maximum *net floor area* for all *buildings* used for *uses* permitted by Section 15.251.1 of this By-law	250.0 sq.m
b)	Maximum *lot coverage*	10%
c)	*Minimum yards*, all *yards*, for *outside storage*	15.0 m

15.251.3 Special Site Figures

Figure 15.251.1

Special Provision 251



Special Provisions

252 (Old 745)	331-345 Randall Street (Part of Lot 12, Concession 3 S.D.S.)	Parent Zone: RM1
Map 19(8)		(2002-180)

15.252.1 Zone Provisions		
The following regulations apply:		
a)	Minimum *lot area*	Not applicable
b)	*Minimum front yard*	4.0 m
c)	*Minimum rear yard*	20.5 m
d)	*Minimum rear yard* for an *uncovered platform* from the most northern *lot line*	14.5 m
e)	*Minimum rear yard* for an *uncovered platform* from all other *lot lines*	0.0 m

Special Provisions

253 (Old 747)	245 Wyecroft Road (Part of Lot 18, Concession 3 S.D.S.)	Parent Zone: E2
Map 19(7)		(2002-192) PL010656

15.253.1	Additional Permitted Uses	
The following additional *uses* are permitted:		
a)	*Retail store*, limited to the southern four *premises* within the *building*	
b)	The permissions and regulations of Special Provision 3 shall additionally apply.	
15.253.2	**Zone Provisions**	
The following regulations apply:		
a)	Maximum total *net floor area* for *retail stores*	1,000.0 sq.m

Special Provisions

254 (Old 751)	South of Dundas Street, West of Bronte Road (Part of Lots 31, 32 and 33, Concession 1 S.D.S.)	Parent Zone: RL6
Map 19(18)		(2002-237) (2003-003) (2005-100) (2005-184) (2006-094) (2007-096) (2008-051) (2008-110) (2009-055) (2009-093) (2010-057)

15.254.1 Zone Provisions for All Lands

The following regulations apply to all lands identified as subject to this Special Provision:

a)	Minimum front and flankage *yards* for *porches*, open or covered by a roof , with or without foundations, including access stairs	0.9 m

15.254.2 Zone Provisions for Block 1 Lands

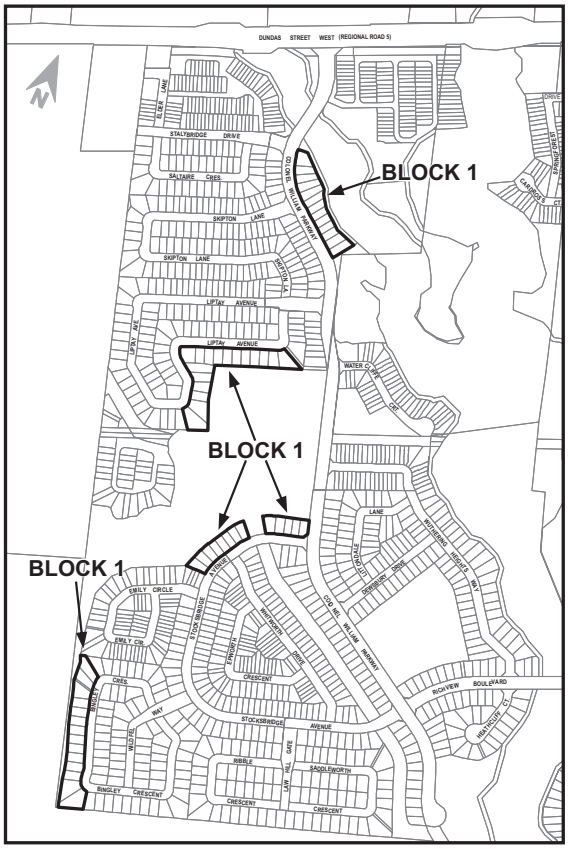
The following regulations apply to lands identified as Block 1 on Figure 15.254.1:

a)	*Minimum rear yard*	10.0 m
b)	*Minimum yard* abutting the Natural Area N *Zone* for *accessory buildings*, in ground pools, and above ground pools where in ground footings are required	5.0 m

15.254.3 Special Site Figures

Figure 15.254.1

Special Provision 254



Special Provisions

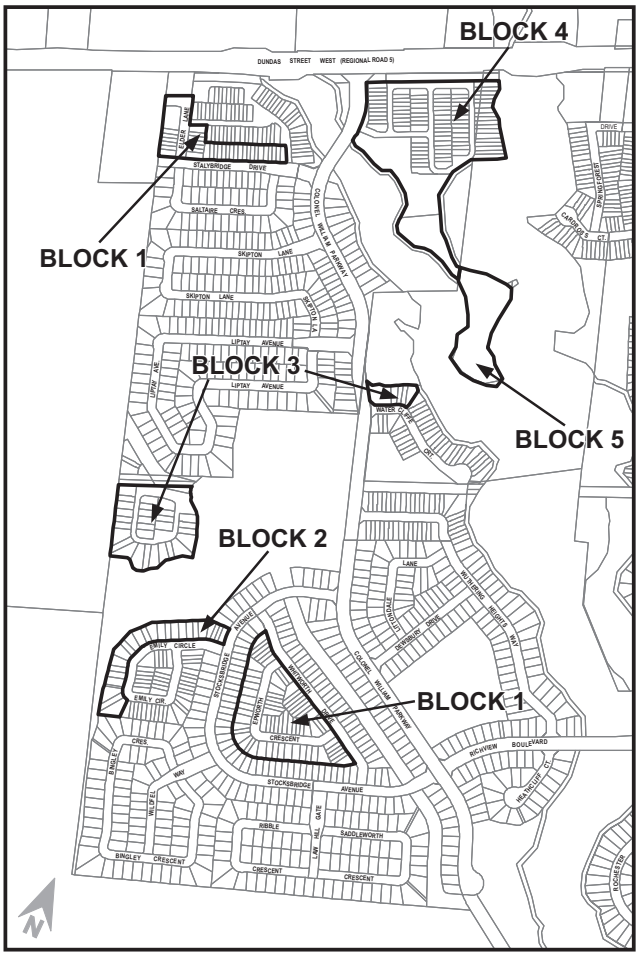
255 (Old 751)	South of Dundas Street, West of Bronte Road (Part of Lots 31, 32 and 33, Concession 1 S.D.S.)	Parent Zone: RM1
Map 19(18)		(2002-237) (2002-038) (2003-003) (2005-100) (2005-184) (2006-094) (2006-118) (2007-096) (2008-051) (2008-110) (2009-055) (2009-093) (2010-057)
15.255.1	**Zone Provisions for All Lands**	
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Minimum *front* or *flankage yard* to *porch*	1.5 m
b)	Minimum *front* or *flankage yard* to access stairs	0.9 m
15.255.2	**Zone Provisions for Block 1 Lands**	
The following regulation applies to lands identified as Block 1 on Figure 15.255.1:		
a)	*Minimum front yard*	3.0 m
15.255.3	**Zone Provisions for Block 2 Lands**	
The following regulations apply to lands identified as Block 2 on Figure 15.255.1:		
a)	*Minimum rear yard*	10.0 m
b)	Minimum *rear* or *side yard* abutting the Natural Area N *Zone* for all *accessory buildings*, in ground pools and above ground pools where in ground footings are required	5.0 m
15.255.4	**Zone Provisions for Block 3 Lands**	
The following regulation applies to lands identified as Block 3 on Figure 15.255.1:		
a)	*Minimum yard* abutting the Natural Area N *Zone* for *accessory buildings*, in ground pools, and above ground pools where in ground footings are required	5.0 m
15.255.4	**Zone Provisions for Block 4 Lands**	
The following regulation applies to lands identified as Block 4 on Figure 15.255.1:		
a)	*Minimum yard* abutting the Natural Area N *Zone*	2.5 m
15.255.5	**Zone Provisions for Block 5 Lands**	
The following regulation applies to lands identified as Block 5 on Figure 15.255.1:		
a)	*Minimum yard* abutting the Natural Area N *Zone*	4.5 m

Special Provisions

15.255.5 Special Site Figures

Figure 15.255.1

Special Provision 255



Special Provisions

256 (Old 753)	3101 and 3137 Scottscraig Crescent (Part of Lot 31, Concession 1 S.D.S.)	Parent Zone: RL6
Map 19(18)		(2002-239) (2004-039) (2010-057)

15.256.1 Zone Provisions		
The following regulation applies:		
a)	*Minimum side yard* abutting the Park (O1) *Zone*	4.2 m

Special Provisions

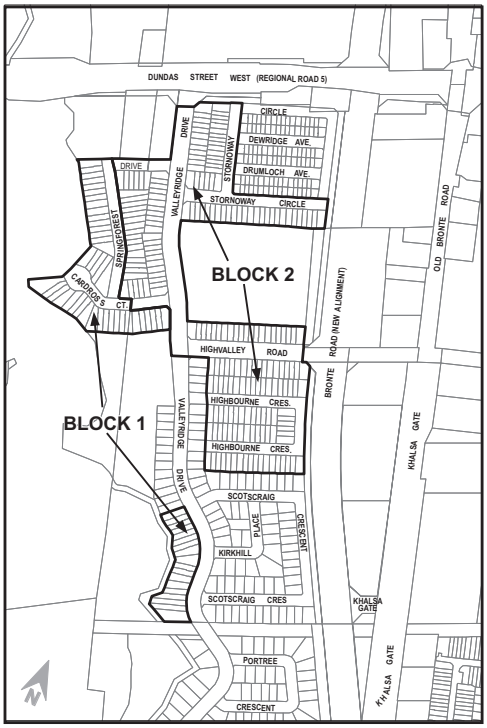
257 (Old 753, 766)	Valleyridge Drive, Stornoway Circle, Springforest Drive, Cardross Court, Highvalley Road, and Highbourne Crescent (Part of Lots 31, Concession 1 S.D.S.)	Parent Zone: RM1
Map 19(18)		(2002-239) (2004-038) (2004-039) (2010-057)

15.257.1	Zone Provisions for Block 1 Lands	
The following regulations apply to lands identified as Block 1 on Figure 15.257.1:		
a)	Maximum allowable projection for a *porch* into a *minimum flankage yard*	1.5 m
b)	Maximum allowable projection for access stairs into a *minimum flankage yard*	2.1 m
15.257.2	**Zone Provisions for Block 2 Lands**	
The following regulations apply to lands identified as Block 2 on Figure 15.257.1:		
a)	*Minimum front yard*	3.0 m
b)	Maximum allowable projection for a *porch* into a minimum front or *flankage yard*	1.8 m
c)	Maximum allowable projection for access stairs into a minimum front or *flankage yard*	2.4 m
d)	*Minimum side yard* abutting the Park (O1) *Zone*	4.2 m

15.257.3 Special Site Figures

Figure 15.257.1

Special Provision 257



Special Provisions

258 (Old 753)	Stornoway Circle, Dewridge Avenue, and Drumloch Avenue	Parent Zone: RH
Map 19(18)	(Part of Lot 31, Concession 1 S.D.S.)	(2002-239) (2004-039) (2010-057)

15.258.1	Additional Permitted Uses	
The following additional *use* is permitted:		
a)	*Back-to-back townhouse dwellings*, which shall be subject to the regulations of the Residential Medium (RM2) *Zone* except as modified below	
15.258.2	**Zone Provisions**	
The following regulations apply:		
a)	Minimum *lot area* per unit	80.0 sq.m
b)	Minimum *lot frontage* per unit	6.0 m
c)	*Minimum front yard*	3.0 m
d)	*Minimum flankage yard*	3.0 m
e)	Maximum allowable projection for a *porch* or *balcony* into a minimum front or *flankage yard*	1.8 m
f)	*Minimum interior side yard*	1.5 m

Special Provisions

259 (Old 754)	South Service Road West, Wyecroft Road, and Burloak Drive	Parent Zone: C3, E2
Map 19(4)	(Part of Lots 33, 34 and 35, Concession 3 S.D.S.)	(2002-002) (2003-089) (2005-025) (2006-002) (2007-001) (2007-096) (2010-057) (2015-018)

15.259.1 Zone Provisions for All Lands

The following regulations apply to all lands identified as subject to this Special Provision:

a)	*Minimum front yard* (Wyecroft Road)	0.0 m
b)	*Minimum flankage yard*	0.0 m
c)	Maximum *net floor area* for any individual *retail store premises (2015-018)*	9,290.0 sq.m
d)	Notwithstanding subsection (c) above, one *retail store* is permitted to be larger than the maximum *net floor area* and no maximum shall apply to that *retail store*	
e)	Maximum total *net floor area* for all *uses* excluding cinemas and theatres	54,811.0 sq.m
f)	Maximum total *net floor area* for cinemas and theatres	6,039.0 sq.m

15.259.2 Zone Provisions for Block 1 Lands

The following regulation applies to lands identified as Block 1 on Figure 15.259.1:

a)	Block 1 shall be considered to be one *lot* for the purposes of applying the standards of this By-law.

15.259.3 Zone Provisions for Block 2 Lands

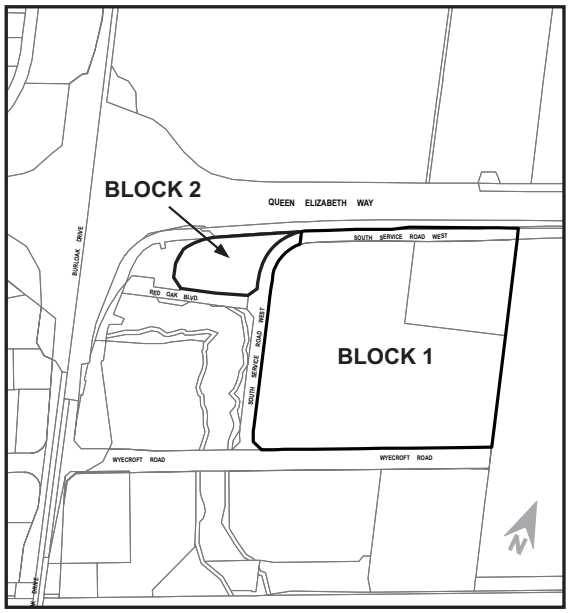
The following regulations apply to lands identified as Block 2 on Figure 15.259.1:

a)	The *lot line* adjacent to the *highway corridor* shall be deemed to be the *front lot line*.
b)	Sections 15.259.1(c) and (e) above shall not apply to Block 2.

15.259.4 Special Site Figures

Figure 15.259.1

Special Provision 259



Special Provisions

260 (Old 723)	2501-2525 Prince Michael Drive (Part of Lot 9, Concession 1, S.D.S.)	Parent Zone: C1
Map 19(23)		(2001-189) (2002-086) (2002-203) (2003-031) (2003-082) (2007-189) (2004-002) (2005-138) (2005-139) (2006-108) (2007-096) (2010-057)

15.260.1 Zone Provisions

The following regulations apply:

a)	Maximum *front yard*	As legally existing on the *lot* on the effective date of this By-law
b)	Maximum total *net floor area*	5,400.0 sq.m

Special Provisions

261 (Old 755)	Linbrook Road Private Schools (Part of Lot 10, Concession 3, S.D.S.)	Parent Zone: CU
Map 19(9)		(2003-009) (2008-051) CAV A/163/2013 (2014-014)

15.261.1 Additional Permitted Uses for All Lands

The following additional *use* is permitted on all lands identified as subject to this Special Provision:

a) *Private school*, and Footnote 2 to Table 11.2, relating to permitted *road* locations, shall not apply.

15.261.2 Zone Provisions for Block 1

The following regulations apply on lands identified as Block 1 on Figure 15.261.1 below:

a)	*Minimum interior side yard*	4.3 m
b)	Maximum number of full-time equivalent students permitted to be enrolled at the *private school*	180

15.261.3 Zone Provisions for Block 2

The following regulations apply on lands identified as Block 2 on Figure 15.261.1 below:

a)	*Minimum yards*	As shown in Figure 15.261.2
b)	Maximum *lot coverage*	19%
c)	Minimum setback to *parking areas*	As shown in Figure 15.261.2
d)	Maximum *net floor area* for a storage *building*	200.0 m^2
e)	Maximum *height* of a storage *building*	9.0 m
f)	Maximum number of *storeys* for a storage *building*	2
g)	Maximum *net floor area* of the *private school*	9,800.0 m^2
h)	Minimum number of *stacking spaces* required in a *stacking lane*	22, plus an additional 10 spaces for buses
i)	Maximum number of full-time equivalent students permitted to be enrolled at the *private school*	625

15.261.4 Special Site Figures

Figure 15.261.1

Special Provision 261-1

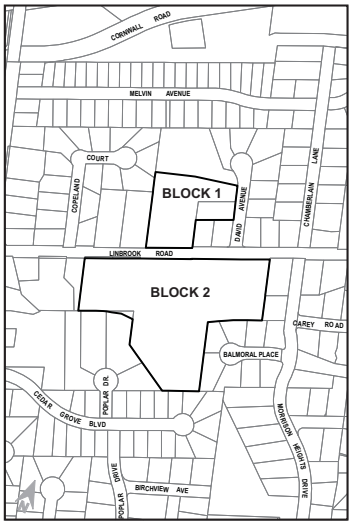
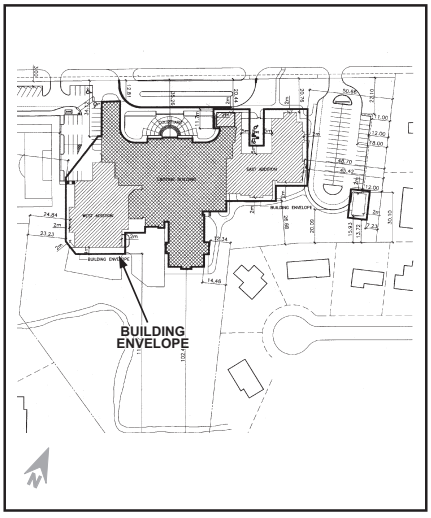


Figure 15.261.2

Special Provision 261-2



Special Provisions

15.261.5	Special Site Provisions
The following additional provision applies:	
a)	The calculation of full-time equivalent students shall be determined in accordance with the applicable regulations under the Education Act.

Special Provisions

262 Map 19(24)	**2037 Ninth Line and 2035 Upper Middle Road East (Part of Lot 5, Concession 1 S.D.S.)**	Parent Zone: E4 (2003-061) PL140317

15.262.1 Zone Provisions for Block 1 Lands

The following regulations apply to all lands identified as Block 1 on Figure 15.262.1:

a)	Minimum setback for *restaurants* from Block 2 on Figure 15.262.1	20.0 m
b)	Minimum setback for *drive-through facilities*, *motor vehicle body shop*, *motor vehicle dealership*, *motor vehicle rental facility*, *motor vehicle repair facility*, *motor vehicle service station*, or *motor vehicle* washing from Block 2 on Figure 15.262.1	46.0 m

15.262.2 Parking Provisions for Block 2 Lands

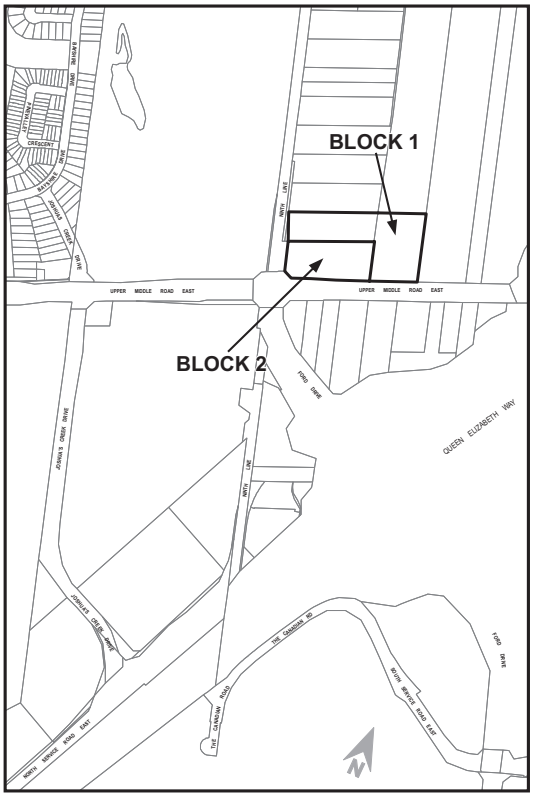
The following regulations apply to all lands identified as Block 2 on Figure 15.262.1:

a)	The provisions of Section 4.11.2 relating to widths of *landscaping* required between a *surface parking area* and an *interior side* or *rear lot line* shall not apply adjacent to a *parking area* legally existing on February 25, 2014.
b)	Section 5.1.2, relating to exclusive *use* of *parking areas*, shall not apply to a *parking area* legally existing on February 25, 2014.
c)	Section 5.10, relating to *surface parking area* setbacks, shall not apply in a *rear* or *interior side yard* adjacent to a *building* legally existing on February 25, 2014.
d)	*Parking spaces*, *stacking spaces* and *aisles* required by this By-law can be provided on a paved playground as legally existing on February 25, 2014.

15.262.3 Special Site Figures

Figure 15.262.1

Special Provision 262



Special Provisions

263 (Old 760) Map 19(6)	**750 Redwood Square** **(Part of Lot 21, Concession 2 S.D.S.)**	Parent Zone: E3 (2003-112)

15.263.1	**Additional Permitted Uses**	
The following additional *uses* are permitted:		
a)	*Emergency shelter*	
b)	The permissions and regulations of Special Provision 3 shall additionally apply	
15.263.2	**Zone Provisions**	
The following regulations apply:		
a)	*Minimum front yard*	9.0 m
b)	Maximum number of beds	40
c)	Minimum number of *parking spaces*	28

Special Provisions

264 (Old 761)	1565 and 1577 North Service Road East (Part of Lots 6 and 7, Concession 2 S.D.S.)	Parent Zone: E2
Map 19(16)		(2006-075) OMB #0094 and #1617

15.264.1	Zone Provisions	
The following regulations apply:		
a)	*Minimum flankage yard* (Joshuas Creek Drive)	3.0 m
b)	Maximum *height*	40.0 m
c)	Maximum *net floor area*	17,316.0 sq.m
d)	Maximum total net *floor area* for *business offices*	772.0 sq.m
e)	Maximum total net *floor area* for *medical offices*	8,885.0 sq.m
f)	Maximum total net *floor area* for *restaurants*	265.0 sq.m
g)	Maximum total net *floor area* for *sports facilities*	1,940.0 sq.m

Special Provisions

265 (Old 762)	2590 Carberry Way (Part of Lot 30, Concession 1 S.D.S.)	Parent Zone: RM1
Map 19(19)		(2003-197)

15.265.1 Additional Permitted Uses

The following additional *use* is permitted:

a)	*Semi-detached dwelling*

15.265.2 Zone Provisions

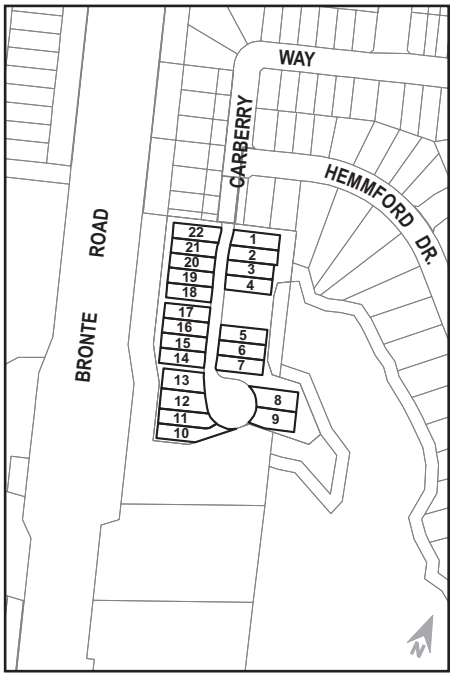
The following regulations apply:

a)	*Minimum rear yard* for *dwelling* 8	5.6 m
b)	Minimum southerly *side yard* setback to *dwellings* 9 and 10	0.5 m
c)	Minimum northerly *side yard* setback to *dwellings* 1 and 22	3.5 m
d)	Maximum allowable projection for a *porch* into a *minimum front yard*	1.5 m

15.265.3 Special Site Figures

Figure 15.265.1

Special Provision 265



15.265.4 Special Site Provisions

The following additional provisions apply:

a)	The *condominium* roadway shall be considered a public *road* for determining zoning compliance.
b)	*Established grade* shall be measured at the centre point of base of the front wall of each *dwelling*.

Special Provisions

266 (Old 765)	Presquile Drive, Wasaga Drive, and Craigleith Drive (Part of Lots 7 and 8, Concession 1 S.D.S.)	Parent Zone: RM1
Map 19(23)		(2004-079)

15.266.1 Zone Provisions		
The following regulations apply:		
a)	Maximum *porch* projection into required *flankage yard*	1.5 m
b)	*Maximum flankage yard* projection for access stairs	2.1 m

Special Provisions

267 (Old 358, 836, 879)	1455 Joshuas Creek Drive (Part of Lot 6, Concession 2, S.D.S.)	Parent Zones: E2, E4
Map 19(16)		(2009-083) (2013-096) (2015-079)

15.267.1 Prohibited Uses

The following *uses* are prohibited on all lands subject to this Special Provision:

a)	*Motor vehicle body shop*
b)	*Motor vehicle dealership*
c)	*Motor vehicle repair facility*
d)	*Motor vehicle service station*

15.267.2 Special Site Provisions for Block 1 *(2015-079)*

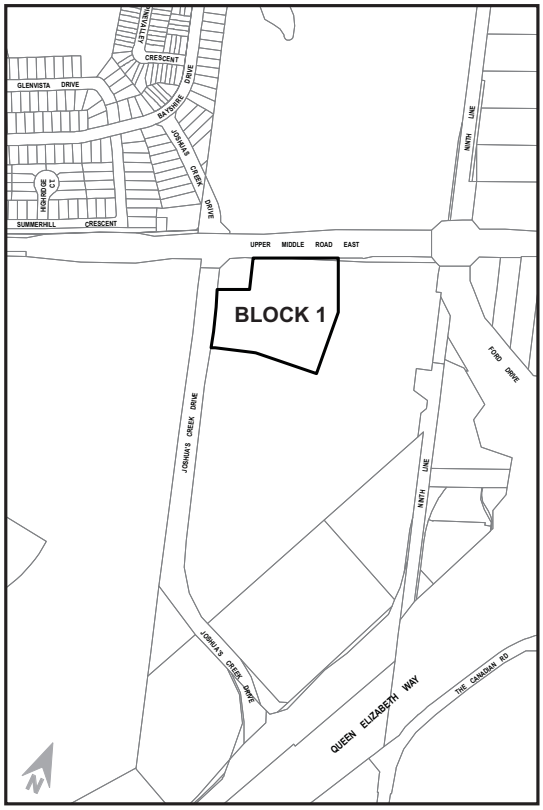
The following additional provision applies on lands identified as Block 1 on Figure 15.267.1 below:

a)	Minimum *lot area*	2.8 ha
b)	All lands identified as Block 1 shall be considered to be one *lot* for the purposes of this By-law.	

15.267.3 Special Site Figures

Figure 15.267.1

Special Provision 267



Special Provisions

268 (Old 768)	2380 Brockberry Crescent (Part of Lot 29, Concession 1 S.D.S.)	Parent Zone: RL6
Map 19(19)		(2004-037)

15.268.1 Zone Provisions		
The following regulations apply:		
a)	Minimum *lot frontage* (Brockberry Crescent)	5.0 m
b)	*Minimum front yard* (westerly *lot line*)	10.5 m
c)	Minimum northerly *interior side yard*	6.5 m
d)	Minimum southerly *interior side yard*	4.5 m
e)	*Minimum rear yard*	10.5 m
f)	Maximum *private garage floor area*	45.0 sq.m

15.268.2 Special Site Provisions	
The following additional provision applies:	
a)	The westerly *lot line* shall be considered the *front lot line*. Notwithstanding this, *lot frontage* shall be measured using the *lot line* abutting Brockberry Crescent.

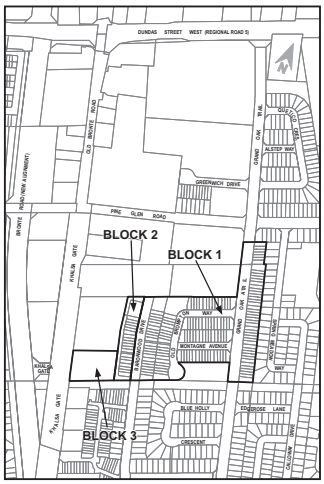
Special Provisions

269 (Old 770)	Baronwood Drive, Grand Oak Trail, and Khalsa Gate (Part of Lot 30, Concession 1 S.D.S.)	Parent Zone: RM1
Map 19(19a)		(2004-040)

15.269.1	**Zone Provisions for All Lands**	
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	*Minimum front yard*	3.0 m
15.269.2	**Zone Provisions for Block 1 Lands**	
The following regulations apply to lands identified as Block 1 on Figure 15.269.1:		
a)	*Minimum flankage yard*	2.4 m
b)	Maximum allowable projection for a *porch* into a minimum front or *flankage yard*	1.8 m
c)	Maximum allowable projection for access stairs into a minimum front or *flankage yard*	2.4 m
d)	Maximum allowable projection for covered or uncovered *structures* including *uncovered platforms*, *porches* and exterior stairs into a *minimum rear yard*	2.7 m
15.269.3	**Zone Provisions for Block 2 Lands**	
The following regulations apply to lands identified as Block 2 on Figure 15.269.2:		
a)	Maximum allowable projection for a *porch* into a minimum front or *flankage yard*	1.8 m
b)	Maximum allowable projection for access stairs into a minimum front or *flankage yard*	2.4 m
c)	*Minimum rear yard* for detached garage	0.0 m
d)	Maximum *dwelling depth*	20.0 m
15.269.4	**Zone Provisions for Block 3 Lands**	
The following regulation applies to lands identified as Block 3 on Figure 15.269.2:		
a)	*Height* shall be measured at the centre point of base of the front wall of each *dwelling*.	
15.269.5	**Special Site Provisions**	
The following additional provision applies:		
a)	For the purpose of calculating the *minimum yards* and *lot area* on a *public road*, the publicly owned 0.3 metre reserve and daylight triangles adjoining the *lot* shall be deemed to be part of the *lot*.	
15.269.6	**Special Site Figures**	

Figure 15.269.1

Special Provision 269



Special Provisions

270 (Old 770) Map 19(19a)	2355 Khalsa Gate (Part of Lot 30, Concession 1 S.D.S.)	Parent Zone: RH, RM4 (2004-040) (2016-029) *PL141015*

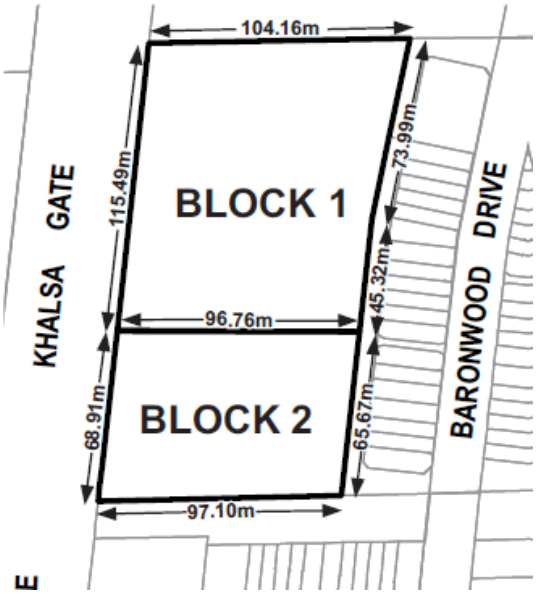
15.270.1 Zone Provisions		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Minimum *front yard* (Khalsa Gate) for all *buildings*, except the portion of the *building* containing a pool, above and below *grade*	2.5 m
b)	Minimum northerly *interior side yard* for *buildings* located above grade	13.0 m
c)	Minimum northerly *interior side yard* for *buildings* located below grade	3.5 m
d)	Minimum southerly *interior side yard* for *buildings* located above grade	19.0 m
e)	Minimum southerly *interior side yard* for *buildings* located below grade	9.0 m
f)	Minimum *rear yard* for all *buildings* located below grade	7.5 m
g)	Minimum width of *landscaping* between a *surface parking area* and the *rear lot line*	7.0 m
h)	Maximum *Lot Coverage*	30 %
15.270.2 Zone Provisions		
The following additional regulations apply to lands identified as Block 1 on Figure 15.270.1:		
a)	Minimum *rear yard* for *buildings* above grade	21.0 m
b)	Minimum *front yard* (Khalsa Gate) for the portion of the *building* containing a pool, above and below *grade*	7.5 m
c)	Minimum northerly *interior side yard* for covered ramp providing access to *below grade* parking area	8.0 m
d)	*Minimum rear yard* for covered ramp providing access to below grade *parking area*	21.0 m
e)	Maximum number of *storeys*	8
f)	Maximum *height*	25.0 m
g)	Minimum width of *landscaping* between the screened garbage/recycling pickup area and the northerly *interior side lot line* or *rear lot line*.	6.0 m
h)	Minimum width of landscaping between a *driveway* and northerly *interior side lot line*	3.5 m
15.270.3 Additional Zone Provisions for Block 2 Lands		
The following additional regulations apply to lands identified as Block 2 on Figure 15.270.1:		
a)	Minimum *rear yard* for buildings above *grade*	69.0 m
b)	Maximum number of *storeys*	4
c)	Maximum *height*	13.0 m
d)	Maximum number of dwelling units wholly contained within Block 2	39
e)	Minimum width of *landscaping* between a *driveway* and southerly *interior side lot line*	3.0 m

Special Provisions

15.270.4	Parking Provisions For All Lands	
The following regulations apply to loading spaces:		
a)	The minimum dimensions of a *loading space* are 3.5 m in width and 12.0 m in length, with a minimum vertical clearance of 4.2 m.	
b)	A *loading space* is not required to abut the *building* provided the *loading space* is set back a maximum of 7.0 m from the *building* above *grade* which it serves.	
c)	Minimum setback for a loading space from the southerly *interior side lot line*	15.0 m
d)	Minimum setback for a loading space from the northerly *interior side lot line.*	19.0 m
e)	A *loading space* is not permitted in the front yard and rear yard of Block 1.	
f)	The minimum surface parking area setback does not apply to surface parking areas that are adjacent to the covered access ramp and above *grade* stairwell enclosure.	

15.270.5 Special Site Figures

Figure 15.270.1



15.270.6 Special Site Provisions For All lands

The following additional provisions apply:

a)	A screened garbage/recycling pickup area is permitted within 23.0 m of the northerly *interior side lot line* and *rear lot lines* provided that the screened garbage/recycling pickup area is setback a minimum of 6.0 m from the northerly *interior side lot line* and *rear lot lines*.
b)	Height means the vertical distance measured from the finished first floor elevation at *grade* to the top of the flat roof.
c)	Above *grade* stairwell enclosure and ventilator shafts serving the below grade parking area shall comply with the minimum yards specified for buildings located below *grade*.
d)	A parapet is permitted to project a maximum of 1.7 m above the top of the flat roof and Section 4.6.3 does not apply.
e)	All lands identified as subject to this Special Provision shall be considered as one *lot* for the purposes of this By-law *PL141015*

Special Provisions

271 (Old 772)	Paliser Court (Part of Lot 19, Concession 3 S.D.S.)	Parent Zone: RL2-0
Map 19(7)		(2005-014) (2007-149)

15.271.1 Zone Provisions for All Lands

The following regulations apply to all lands identified as subject to this Special Provision:

a)	*Minimum front yard*	3.0 m
b)	*Minimum interior side yards*	1.0 m and 0.3 m
c)	*Minimum rear yard*	5.5 m
d)	Minimum *separation distance between dwellings*	1.3 m
e)	Maximum *lot coverage*	50%
f)	Maximum *residential floor area*	350.0 sq.m

15.271.2 Zone Provisions for Block 1 Lands

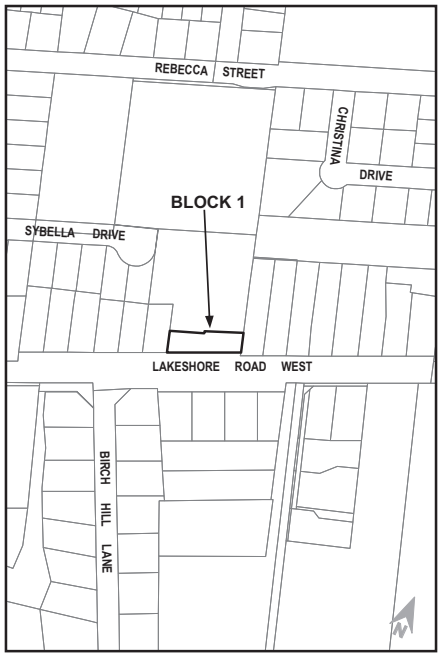
The following regulations apply to lands identified as Block 1 on Figure 15.271.1:

a)	*Minimum flankage yard* (Lakeshore Road West)	4.0 m
b)	Maximum *residential floor area*	395.0 sq.m

15.271.3 Special Site Figures

Figure 15.271.1

Special Provision 271



15.271.4 Special Site Provisions

The following additional provision applies:

a)	*Height* shall be measured at the centre point of base of the front wall of each *dwelling*.

Special Provisions

272 (Old 773, 774)	114-126 and 117 Nelson Street (Part of Lots 28 and 29, Concession 3 S.D.S.)	Parent Zone: RM1
Map 19(2a)		(2004-156) (2004-161) (2007-096) (2010-057)

15.272.1	Zone Provisions	
The following regulations apply:		
a)	*Minimum front yard* west of Nelson Street	3.0 m
b)	Maximum *height*	14.0 m
c)	Minimum width of *landscaping* abutting only the northernmost *lot line* on lands subject to this Special Provision east of Nelson Street	1.5 m

273 (Old 776)	2420 Baronwood Drive formerly 2385-2389 Khalsa Gate (Part of Lot 30, Concession 1 S.D.S.)	Parent Zone: RM3
Map 19(19a)		(2005-015) (2008-060) (2008-051) (2012-085) (2016-112)

15.273.1	Additional Permitted Uses for Block 1 Lands
The following additional *uses* are permitted on the *first storey* of a *building* on lands identified as Block 1 on Figure 15.273.1:	
a)	*Art gallery*
b)	*Business office*
c)	*Commercial school*
d)	*Medical office*
e)	*Service commercial establishment*
f)	*Repair shop*
g)	*Retail store*

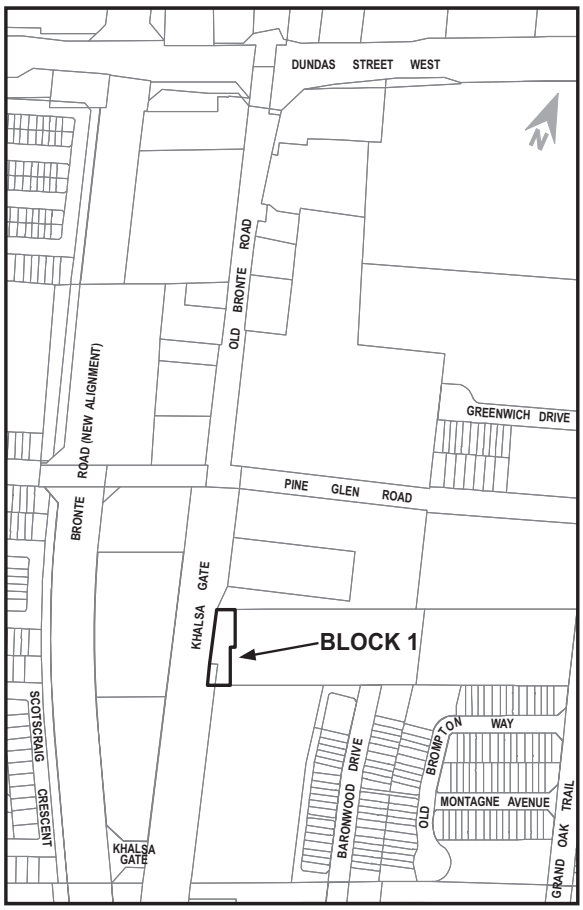
15.273.2	Zone Provisions for All Lands	
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Maximum number of *dwelling units*	166
b)	Minimum *lot area*	10,610.0 sq.m
c)	Minimum *lot frontage*	50.0 m
d)	*Minimum front yard*	1.8 m
e)	*Minimum side yard*	2.0 m
f)	*Minimum rear yard*	0.6 m
g)	Maximum *height*	14.0 m
h)	Maximum *lot coverage*	45%
i)	Minimum *landscaping coverage*	20%

Special Provisions

15.273.3 Special Site Figures

Figure 15.273.1

Special Provision 273



15.273.4 Special Site Provisions

The following additional provisions apply:

a)	The *front lot line* shall be the *lot line* adjacent to Baronwood Drive.
b)	Minimum ground floor *height* for any *building* having a *main wall* fronting onto Khalsa Gate shall be 4.25 m measured from finished floor elevation to finished floor elevation.
c)	*Established grade* shall be the elevation of 151.4 m representing the centre-line elevation midway along the Baronwood Drive *lot frontage*.
d)	Notwithstanding any severance, partition or division of the lands subject to this Special Provision, the regulations of this By-law shall apply to the whole of these lands as if no severance, partition or division has occurred. *(2016-112)*

Special Provisions

274 (Old 782)	111 Forsythe Street (Part of Lot 15, Concession 3 S.D.S.)	Parent Zones: RH
Map 19(8)		(2005-084)

15.274.1 Zone Provisions		
The following regulations apply:		
a)	Maximum number of *dwelling units*	68, plus one guest suite
b)	*Minimum yards*, all *yards*	As legally existing on the *lot* on the effective date of this By-law
c)	Maximum *net floor area*	14,500.0 sq.m
d)	Maximum *lot coverage*	As legally existing on the *lot* on the effective date of this By-law
e)	Maximum *height*	119.80 m (Canadian Geodetic Datum)
f)	Maximum *height* of rooftop mechanical equipment	2.0 m
g)	Minimum *landscaping coverage*	5%
15.274.2 Special Site Provisions		
The following additional provisions apply:		
a)	The mechanical penthouse shall be setback a minimum of 3.0 metres from the edge of the roof, provided that the minimum setback from the south edge of the roof shall be 12.0 metres. The maximum area for the mechanical penthouse shall not exceed 40% of the roof area of the upper-most *storey* on which it is located.	

Special Provisions

275 (Old 783) Map 19(1)	3490-3510 Lakeshore Road West (Part of Lots 34 and 35, Concession 4 S.D.S.)	Parent Zone: RH (2007-031)

15.275.1 Zone Provisions		
The following regulations apply:		
a)	Minimum *lot area*	14,700 sq.m
b)	Minimum *lot frontage*	200.0 m
c)	Maximum *lot coverage*	34%
d)	*Minimum front yard*, except for a gazebo or *gatehouse*	22.5 m
e)	Minimum width of *landscaping* required adjacent to the *front lot line*	22.5 m
f)	*Minimum front yard* for a gazebo or *gatehouse*	0.6 m
g)	*Minimum side yard*	5.0 m
h)	*Minimum rear yard*	5.0 m
i)	Maximum number of *storeys*	8
j)	Maximum *height* (exclusive of rooftop *building* elements)	25.0 m
k)	Maximum *height* for a gazebo or *gatehouse*	3.0 m
l)	Maximum *net floor area* for a gazebo or *gatehouse*	10.0 sq.m
m)	Minimum setback for rooftop mechanical equipment from the north *building* face	15.0 m
n)	Minimum setback for rooftop mechanical equipment from the south *building* face	3.0 m
o)	Maximum area for a mechanical penthouse	385.0 sq.m
p)	Maximum number of mechanical penthouses on a *building*	1
q)	Minimum *landscaping coverage*	35%
r)	Maximum number of *buildings* containing *apartment dwellings*	3
s)	Maximum number of *dwelling units*	300

15.275.2 Parking Provisions		
The following parking provisions apply:		
a)	Minimum number of *parking spaces*	1.25 per one bedroom *dwelling*, plus 0.25 spaces per *dwelling* for visitors *parking spaces*
b)	Minimum number of *parking spaces*	1.50 per two or more bedroom *dwellings*, plus 0.25 spaces per *dwelling* for visitors *parking spaces*

15.275.3 Special Site Provisions	
The following additional provisions apply:	
a)	The *rear lot line* shall be deemed to be the *lot line* extending from the westerly limit of the *front lot line* to the southerly property limit of the east *lot line*.
b)	Notwithstanding Section 15.275.1(e) above, a gazebo and *gatehouse* are permitted within any required width of *landscaping*.
c)	Notwithstanding any severance, partition or division of these lands, this Special Provision shall apply to the whole of these lands as if no severance, partition or division had occurred.

Special Provisions

276 (Old 784)	Spring Blossom Crescent and North Ridge Trail (Part of Lot 29, Concession 1 S.D.S.)	Parent Zone: RL8, RM1
Map 19(22)		(2005-094) (2007-040)

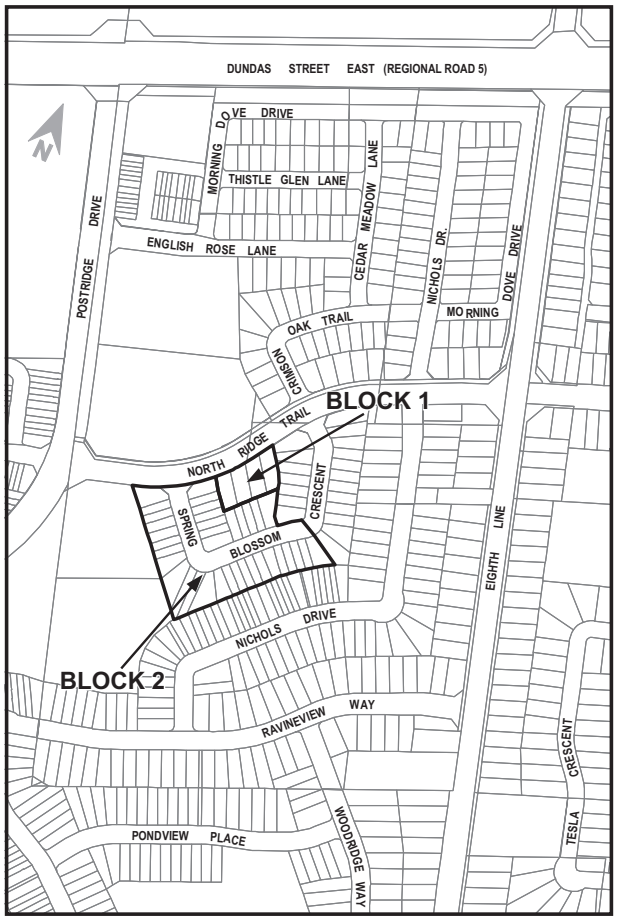
15.276.1	Zone Provisions for Block 1 Lands	
The following regulations apply to lands identified as Block 1 on Figure 15.276.1:		
a)	*Minimum front yard*	4.5 m
b)	*Minimum front yard* for a *private garage*	7.5 m

15.276.2	Zone Provisions for Block 2 Lands	
The following regulations apply to lands identified as Block 2 on Figure 15.276.1:		
a)	*Minimum front yard*	4.5 m
b)	*Minimum front yard* for a *private garage*	6.0 m

15.276.3 Special Site Figures

Figure 15.276.1

Special Provision 276



Special Provisions

277 (Old 788)	Jezero Crescent and Craigleith Road (Part of Lot 9, Concession 1 S.D.S.)	Parent Zone: RL9
Map 19(23)		(2005-138) (2010-057)

15.277.1 Zone Provisions		
The following regulation applyies		
a)	Maximum *height*	12.0 m

Special Provisions

278 (Old 790)	145 Reynolds Street (Part of Lots 12 and 13, Concession 3 S.D.S.)	Parent Zone: CBD
Map 19(8a)		(2005-180)

15.278.1 Zone Provisions		
The following regulations apply:		
a)	Maximum number of *storeys*	5
b)	Maximum *height*	As legally existing on the *lot* on the effective date of this By-law

Special Provisions

279 (Old 792) Map 19(2a)	**127-133 Nelson Street (Part of Lot 28, Concession 3 S.D.S.)**	Parent Zone: RM1 (2006-018)

15.279.1 Zone Provisions		
The following regulations apply:		
a)	*Minimum front yard*	2.8 m
b)	*Minimum flankage yard*	2.0 m
c)	Maximum number of *storeys*	4
d)	Maximum *height*	12.6 m
e)	Minimum *landscaping coverage*	Zero

Special Provisions

280 (Old 794)	2524-2436 Third Line (Part of Lot 26, Concession 1 S.D.S.)	Parent Zone: C2
Map 19(19)		(2006-018)

15.280.1 Zone Provisions		
The following regulations apply:		
a)	*Minimum front yard* (Third Line)	0.0 m
b)	*Minimum flankage yard* (Dundas Street)	9.0 m
c)	*Minimum side yard*, south side	7.5 m
d)	*Minimum side yard*, south side, within 23.0 metres of Third Line	2.0 m

Special Provisions

281 (Old 795)	2460-2480 Prince Michael Drive (Part of Lot 9, Concession 1 S.D.S.)	Parent Zone: RH
Map 19(23)		(2006-108) (2010-057)

15.281.1 Additional Permitted Uses

The following additional *uses* are permitted on lands identified as Block 1 on Figure 15.281.1:

a)	*Townhouse dwellings*, which shall be subject to the regulations of the Residential Medium RM1 *Zone* unless modified by Section 15.281.2 of this By-law

15.281.2 Zone Provisions for all Lands

The following regulations apply to all lands identified as subject to this Special Provision:

a)	*Minimum front yard*	3.5 m
b)	*Minimum flankage yard* (Dundas Street)	0.0 m
c)	*Minimum yard* along the western and southern *lot lines*	7.5 m
d)	Maximum *lot coverage*	40%
e)	Maximum *height*	14.0 m
f)	Minimum width of *landscaping* required along the *front lot line*	4.5 m

15.281.3 Zone Provisions for Block 1 Lands

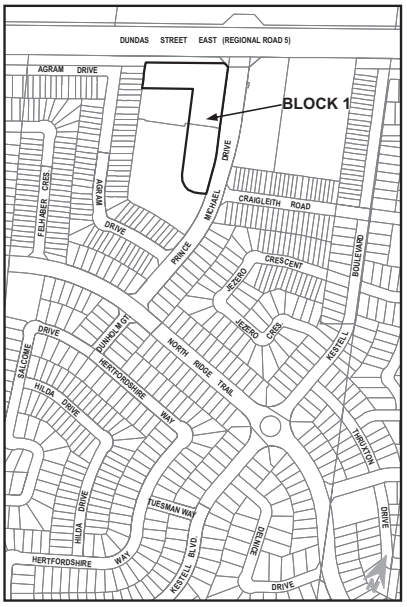
The following regulations apply to lands identified as Block 1 on Figure 15.281.1:

a)	Maximum *height*	26.0 m
b)	Maximum *height* of parapets	1.2 m
c)	Maximum *height* of north east tower feature	5.0 m above *building height*

15.281.4 Special Site Figures

Figure 15.281.1

Special Provision 281



15.281.5 Special Site Provisions

The following additional provision applies:

a)	*Established grade* shall be measured as a geodetic reference of 179.0 metres above sea level.

Special Provisions

Portions of this by-law not yet in effect are covered with a blue tone. This version consolidates all amendments and orders of the OMB up to the consolidation date shown below. Contact the Building Services or Planning Services departments for more information.

282 (Old 798)	1089-1099 Eighth Line (Part of Lot 10, Concession 2 S.D.S.)	Parent Zone: E4
Map 19(16)		(2006-184) (2007-096) (2010-057) (2014-014)

15.282.1 Zone Provisions

The following regulations apply:

a)	*Minimum front yard*	4.5 m
b)	Minimum width of *landscaping* required along the *front lot line*	4.5 m
c)	Maximum total net *floor area* for all *retail stores* on all lands subject to this Special Provision	9,700.0 sq.m

OMB Appeals

24 - By-Ways Construction Inc. and Ryan Lee Investments Inc.

Special Provisions

283 Map 19(8)	337-339 Trafalgar Road (Part of Lot 13, Concession 3 S.D.S.)	Parent Zone: CU (1996-121) A/055/2007 A/172/2007 (2008-051) (2010-057) (2014-014) PL140317

15.283.1 Zone Provisions		
The following regulations apply:		
a)	*Minimum front yard*	36.0 m
b)	*Minimum interior side yard*, north side	6.0 m
c)	*Minimum interior side yard*, south side	3.0 m
d)	*Minimum rear yard* for *buildings*	30.2 m
e)	Maximum *height*	As legally existing on the *lot* on the effective date of this By-law
f)	Maximum *lot coverage*	17.8%
g)	Maximum *floor area*	3,073.5 sq.m

15.283.2 Parking Provisions		
The following additional parking provisions apply:		
a)	Section 5.1.2, relating to exclusive *use* of *parking areas*, shall not apply to a *parking area* legally existing on February 25, 2014.	
b)	Section 5.1.4, relating to requiring minimum *parking spaces* to be located on the same *lot*, shall not apply.	
c)	Minimum number of *parking spaces* required for a *private school*	1.5 per classroom for all classrooms, not including any portables
d)	Minimum width and length for *stacking spaces* legally existing on February 25, 2014	As legally existing on February 25, 2014
e)	Minimum number of *stacking spaces* required for a *private school* in a *stacking lane* legally existing on February 25, 2014	As legally existing on February 25, 2014
f)	Minimum width of a *driveway* and *aisle* legally existing on February 25, 2014	As legally existing on February 25, 2014
g)	*Parking spaces* required by this By-law can be provided on a paved playground as legally existing on February 25, 2014 to a maximum of 40 *parking spaces*.	

Special Provisions

284 (Old 802)	2280 Baronwood Drive (Part of Lot 30, Concession 1 S.D.S.)	Parent Zone: RM1
Map 19(19)		(2007-063) (2015-018) (2015-079)

15.284.1 Zone Provisions		
The following regulations apply:		
a)	Maximum number of *dwelling units*	24
b)	Minimum *lot area*	Shall not apply
c)	*Minimum front yard* to *a private garage (2015-018) (2015-079)*	6.0 m
d)	Minimum *front yard (2015-018)*	3.0 m
e)	*Minimum flankage yard* abutting a *condominium* sidewalk *(2015-018)*	0.8 m
f)	*Minimum side yard* abutting a servicing easement	0.0 m

Special Provisions

285 (Old 805)	17-2410 Woodstock Trail (Part of Lot 26, Concession 1 S.D.S.)	Parent Zone: RM1
Map 19(19)		(2008-029)

15.285.1 Zone Provisions		
The following regulation applies:		
a)	*Minimum flankage yard*	1.5 m

Special Provisions

286 (Old 807)	11 Bronte Road, 2401-2411 Ontario Street, and 56 Jones Street	Parent Zone: MU4
Map 19(2a)	(Part of Lot 29, Concession 4 S.D.S.)	(2007-166) (2015-018)

15.286.1 Additional Permitted Uses		
The following additional *uses* are permitted:		
a)	*Detached dwellings*	
b)	*Townhouse dwellings*	
c)	A *bed and breakfast establishment*, but only within a *building* designated under the Ontario Heritage Act	
d)	*Live-work dwelling*, but only in a *building* within 7.5 metres of the *lot line* abutting Ontario Street *(2015-018)*	
e)	*Semi-detached dwelling (2015-018)*	

15.286.2 Only Permitted Uses		
The following *use* is the only *use* permitted on lands identified as Block 1 on Figure 15.286.1:		
a)	*Park, private*	

15.286.3 Zone Provisions		
The following regulations apply:		
a)	Minimum *lot area*	8,100.0 sq.m
b)	Minimum *lot frontage*	48.0 m
c)	Maximum *lot coverage*	60%
d)	Maximum number of *storeys* for an apartment	10
e)	Maximum number of *storeys* for a townhouse	3
f)	Maximum *height* of an *apartment dwelling*	36.5 m
g)	Maximum *height* of a townhouse, exclusive of rooftop amenity areas	10.0 m
h)	Maximum *height* for any *building* or *structure* designated under the Ontario Heritage Act	As legally existed on November 5, 2007, plus 1.0 m
i)	*Minimum front yard* (Ontario Street)	1.3 m
j)	*Minimum side yard*	0.0 m
k)	*Minimum rear yard* abutting a *lot* having *lot frontage* onto Bronte Road	3.0 m
l)	*Minimum rear yard* abutting a *lot* having *lot frontage* onto Marine Drive	6.0 m
m)	Minimum *separation distance* between the *building* designated under the Ontario Heritage Act that legally existed on November 5, 2007, and any other *building* or *structure* not designated under the Ontario Heritage Act	8.5 m
n)	Minimum *landscaping coverage*	30%
o)	Minimum *number of parking spaces* required for all *commercial uses (2015-018)*	0

15.286.4 Zone Provisions for Rooftop Structures and Amenities		
The following regulations apply to *structures* and amenities located on top of the *apartment dwellings*:		
a)	Maximum rooftop projection for a parapet and railing	1.2 m
b)	Maximum rooftop projection for a stair tower	3.2 m

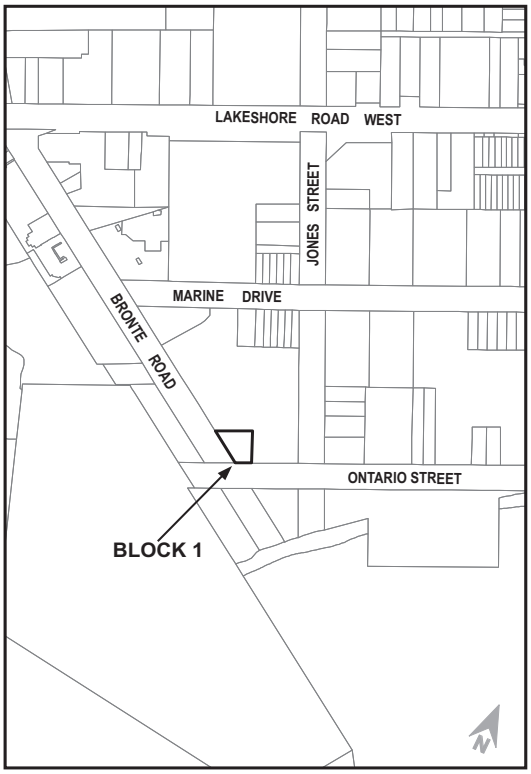
Special Provisions

c)	Maximum rooftop projection for a pool deck	1.5 m
d)	Maximum projection beyond the pool deck for a fence	1.8 m
e)	Maximum area for a rooftop mechanical equipment room	100.0 sq.m
f)	Minimum setback from the westerly roof edge for a rooftop mechanical equipment room	1.0 m
g)	Minimum setback from all other roof edges for a rooftop mechanical equipment room	4.0 m
h)	Maximum area for a combined rooftop mechanical equipment room and amenity room	300.0 sq.m, of which a maximum 200.0 sq.m shall be occupied by the amenity room
i)	Minimum setback from the Jones Street roof edge for a combined rooftop mechanical equipment room and amenity room	11.0 m
j)	Minimum setback from all other roof edges for a combined rooftop mechanical equipment room and amenity room	4.0 m

15.286.5 Special Site Figures

Figure 15.286.1

Special Provision 286



15.286.6 Special Site Provisions

The following additional provisions apply:

a)	*Height* shall be measured from the average *grade* along the front wall facing Bronte Road for the *apartment dwellings*, and the average *grade* along the front wall for the *townhouse dwellings*.
b)	All lands identified as subject to this Special Provision shall be considered to be one *lot* for the purposes of this By-law.

Special Provisions

287 (Old 812)	140-160 Bronte Road (Part of Lot 30, Concession 4 S.D.S.)	Parent Zone: RM4
Map 19(2a)		(2012-023) PL090104

15.287.1 Zone Provisions

The following regulations apply:

a)	Maximum number of *dwelling units*	17
b)	Maximum number of *assisted living units*	122
c)	*Minimum front yard*	2.0 m
d)	*Minimum front yard* for a *loading space* door	3.0 m
e)	*Minimum interior side yard*, south side	2.4 m exclusive of air ventilation shafts
f)	*Minimum interior side yard*, north side, for the portion of the *building* less than or equal to 9.2 metres in *height*	2.1 m
g)	*Minimum interior side yard*, north side, for the portion of the *building* greater than 9.2 metres in *height*	4.1 m
h)	*Minimum rear yard*	0.0 m
i)	Minimum below grade setbacks in all *yards*	0.0 m
j)	Maximum *lot coverage*	65%
k)	Maximum number of *storeys*	8
l)	Maximum *height*	23.0 m
m)	Maximum *height* for that portion of the *building* set back 30.0 metres from the north *lot line*	31.0 m
n)	Maximum *floor space index*	3.4
o)	Minimum personal recreational space	3.5 sq.m per *dwelling unit* and *assisted living unit*, all of which may be provided on a rooftop or other common areas
p)	Minimum setback for rooftop mechanical equipment not wholly enclosed by an architectural feature	4.0 m

15.287.2 Parking Provisions

The following parking provisions apply:

a)	Minimum number of *parking spaces*	72, all of which shall be provided below *grade*

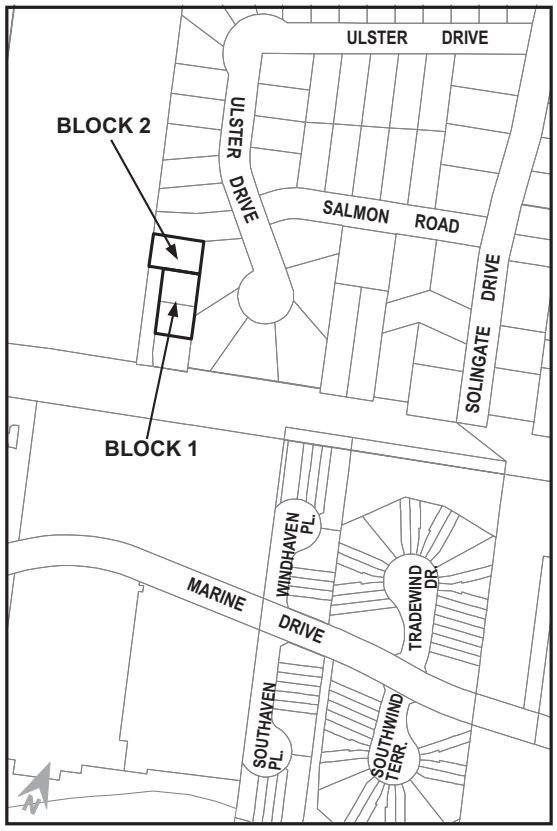
Special Provisions

288 (Old 813)	2183 Lakeshore Road West (Part of Lot 27, Concession 3 S.D.S.)	Parent Zone: RL3
Map 19(2)		(2008-027) PL051091

15.288.1	Zone Provisions for All Lands	
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	*Minimum front yard*	4.0 m
b)	Maximum allowable projection into a *minimum front* and *flankage yards* for *porches* including access stairs	2.0 m
15.288.2	**Zone Provisions for Block 1 Lands**	
The following regulation applies to lands identified as Block 1 on Figure 15.288.1:		
a)	*Minimum rear yard*	8.5 m
15.288.3	**Zone Provisions for Block 2 Lands**	
The following regulations apply to lands identified as Block 2 on Figure 15.288.2:		
a)	*Minimum rear yard*	4.0 m
b)	*Minimum* easterly *side yard*	11.5 m
15.288.4	**Special Site Figures**	

Figure 15.288.1

Special Provision 288



Special Provisions

289 (Old 817)	2332 Upper Middle Road West (Part of Lot 29, Concession 2 S.D.S.)	Parent Zone: RH
Map 19(12)		(2008-119) (2010-057)

15.289.1 Zone Provisions

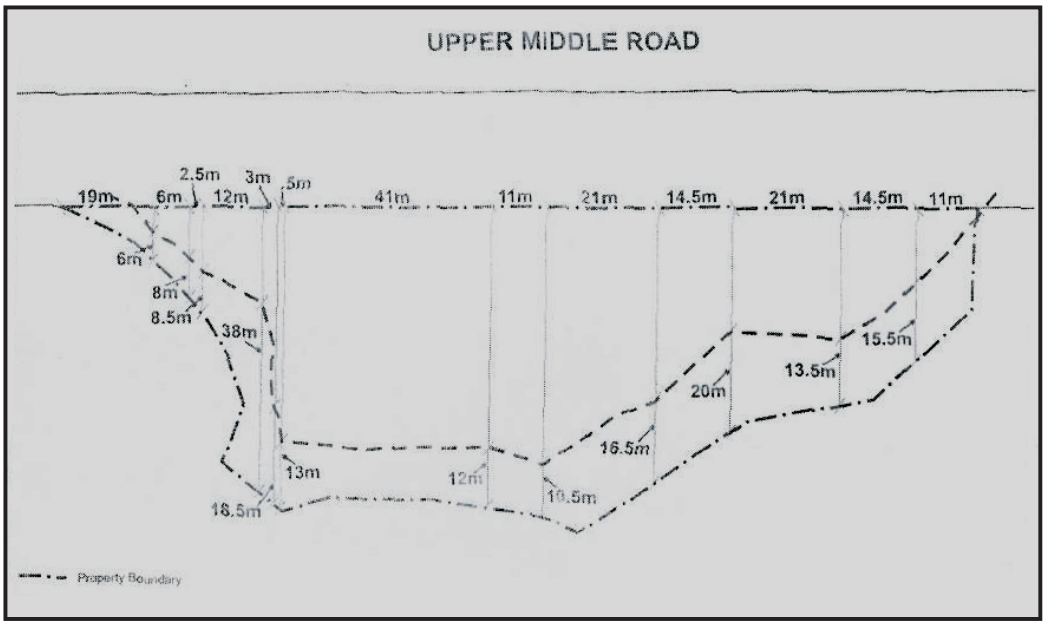
The following regulations apply:

a)	Maximum *floor area*	10,500 sq.m
b)	Maximum *lot coverage*	48%
c)	*Minimum front yard*	0.0 m
d)	Minimum *rear* and *side yards*	As shown in Figure 15.289.1
e)	Maximum number of *storeys*	3
f)	Maximum *height*	12.5 m
g)	Maximum *height* of rooftop mechanical equipment or rooftop *structures*	4.5 m
h)	Maximum number of *dwelling units*	95

15.289.2 Special Site Figures

Figure 15.289.1

Special Provision 289



15.289.3 Special Site Provisions

The following additional provisions apply:

a)	*Height* shall be measured from finished floor elevation at *grade*.
b)	All allowable projections in Section 4.3 are prohibited.
c)	Subsection 6.9(b), related to underground *parking structures*, shall not apply.

Special Provisions

290 (Old 818)	479-487 Kerr Street (Part of Lot 16, Concession 2 S.D.S.)	Parent Zone: CU
Map 19(7a)		(2008-122)

15.290.1 Zone Provisions		
The following regulations apply:		
a)	*Minimum front yard* (Kerr Street)	0.0 m
c)	*Minimum flankage yard*	0.0 m
d)	*Minimum interior side yard*	1.0 m
e)	*Minimum rear yard*	2.4 m
f)	Maximum number of *storeys*	2
g)	Maximum *floor area*	1,900.0 sq.m
h)	Minimum width of *landscaping* abutting a Residential *Zone*	1.0 m

Special Provisions

291 (Old 819)	456 Lakeshore Road West (Part of Lot 19, Concession 4 S.D.S.)	Parent Zone: RL2-0
Map 19(7)		(2008-136) OMB PL080689 OMB PL080698

15.291.1 Zone Provisions for All Lands

The following regulations apply to all lands identified as subject to this Special Provision:

a)	Maximum number of *detached dwellings*	5
b)	Minimum *lot area* per *detached dwelling*	950.0 sq.m
c)	*Minimum flankage yard*	4.2 m

15.291.2 Zone Provisions for Block 1 Lands

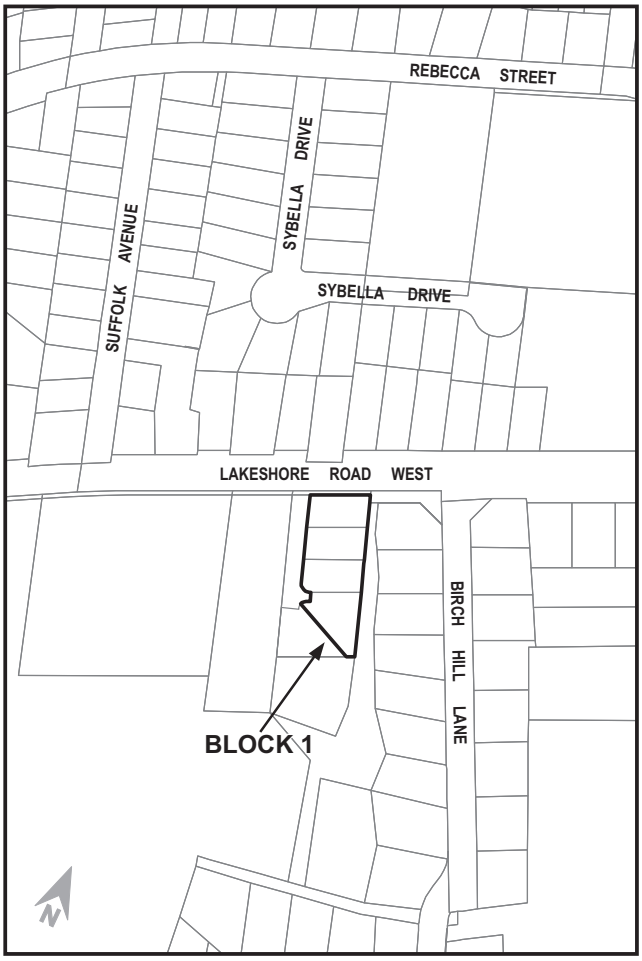
The following regulations apply to lands identified as Block 1 on Figure 15.291.1:

a)	Minimum *separation distance* between *detached dwellings*	3.6 m
b)	*Minimum rear yard*	10.5 m

15.291.3 Special Site Figures

Figure 15.291.1

Special Provision 291



Special Provisions

292 (Old 822)	360 and 364 Lakeshore Road East and 97 Allan Street (Part of Lot 12, Concession 4 S.D.S.)	Parent Zone: RL9
Map 19(8)		(2008-142) OMB PL081388 (2014-014)

15.292.1 Zone Provisions		
The following regulations apply:		
a)	Minimum *lot area*	435.0 sq.m
b)	Minimum *lot frontage*	14.0 m
c)	Maximum *lot coverage*	51%
d)	*Minimum front yard* (Lakeshore Road East)	2.6 m
e)	*Minimum interior side yard*	1.5 m
f)	*Minimum flankage yard*	2.1 m
g)	Maximum *height*	14.5 m
h)	Maximum number of *storeys*	4
i)	Maximum allowable projection into required *front* or *flankage yard*	0.5 m
j)	*Minimum front yard* and *flankage yard* for covered *porches*	0.0 m
k)	*Balconies* are prohibited	

Special Provisions

293 (Old 823)	29-58 Hamlet Common (Part of Lot 25, Concession 4 S.D.S.)	Parent Zone: RL5-0
Map 19(3)		(2009-120)

15.293.1 Zone Provisions for All Lands

The following regulations apply to all lands identified as subject to this Special Provision:

a)	*Minimum front yard*	6.0 m
b)	Maximum allowable projection for an *uncovered platform* into a *minimum rear yard*	3.0 m
c)	Maximum *lot coverage*	40%
d)	For the purpose of calculating *lot coverage*, covered *porches* which abut the *front yard*, not exceeding 2.0 m in depth are excluded from the total calculation for *lot coverage*	

15.293.2 Zone Provisions for Block 1 and 2 Lands

The following regulations apply to lands identified as Block 1 and 2 on Figure 15.293.1:

a)	Maximum *residential floor area ratio*	65%
b)	Notwithstanding and maximum *storeys* permitted, *residential floor area* is permitted above the second *storey* provided the *floor area* does not exceed 35% of the *floor area* of the second *storey* below	

15.293.3 Zone Provisions for Block 2 Lands

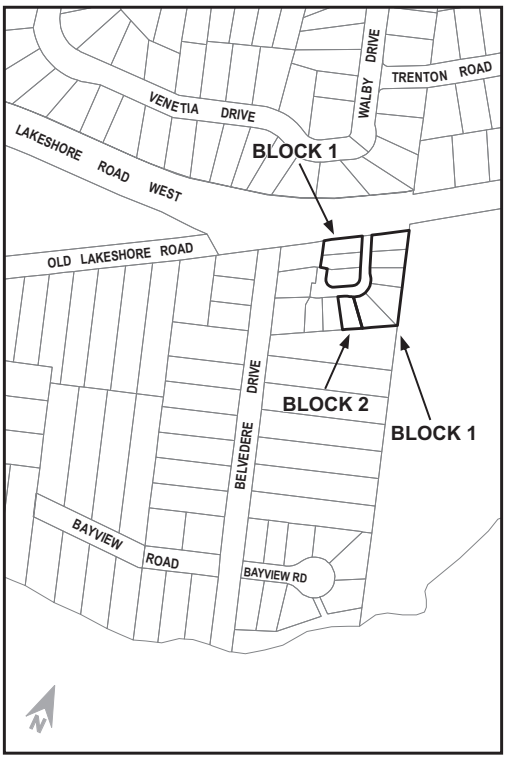
The following regulations apply to lands identified as Block 2 on Figure 15.293.1:

a)	No openings are permitted on the west wall or on the westerly 50% of the south wall	

15.293.4 Special Site Figures

Figure 15.293.1

Special Provision 293



Special Provisions

294 (Old 823)	51-59 Belvedere Drive (Part of Lot 25, Concession 4 S.D.S.)	Parent Zone: RL2-0
Map 19(3)		(2009-120)

15.294.1 Zone Provisions		
The following regulation applies:		
a)	Maximum allowable projection for an *uncovered platform* into a *minimum rear yard*	3.0 m

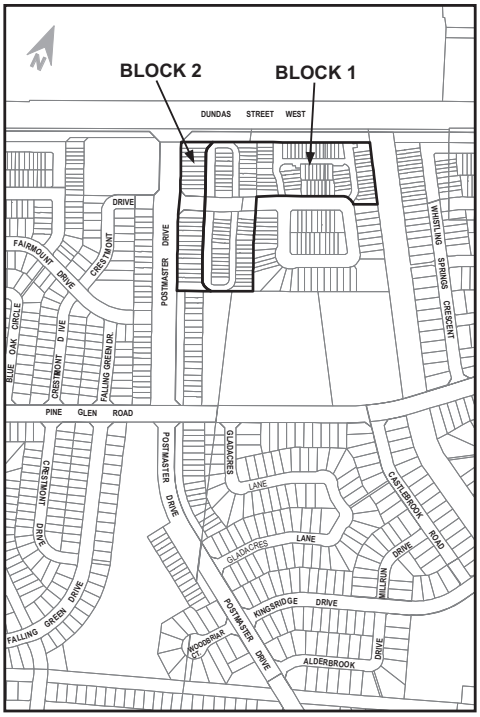
Special Provisions

295 (Old 826)	2042-2200 Fiddlers Way (Part of Lot 27, Concession 1 S.D.S.)	Parent Zone: RM1
Map 19(19)		(2008-176) (2010-010)

15.295.1	Zone Provisions for All Lands	
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Minimum *lot area*	110.sq.m per *dwelling*
b)	Minimum *lot frontage*	25.0 m
c)	*Minimum flankage yard*	1.5 m
15.295.2	**Zone Provisions for Block 1 Lands**	
The following regulations apply to lands identified as Block 1 on Figure 15.295.1:		
a)	*Minimum front yard*	4.5 m
b)	*Minimum front yard* for a *private garage*	6.0 m
15.295.3	**Zone Provisions for Block 2 Lands**	
The following regulations apply to lands identified as Block 2 on Figure 15.295.1:		
a)	*Minimum rear yard*	1.0 m
b)	Minimum *separation distance* between the main *dwelling* and a detached garage	5.0 m
c)	*Minimum flankage yard*	6.0 m
15.295.4	**Special Site Figures**	

Figure 15.295.1

Special Provision 295



Special Provisions

296 (Old 829)	South side of Nautical Blvd., east of Great Lakes Boulevard (Part of Lot 33, Concession 4 S.D.S.)	Parent Zone: RL6
Map 19(1)		(2009-035) PL080904 PL080905

15.296.1	Additional Permitted Uses
The following additional *use* is permitted:	
a)	*Public school*

15.296.2	Zone Provisions
The following regulation applies:	
a)	A *public school* shall be subject to the provisions of the Community Use (CU) *Zone*

Special Provisions

297 (Old 840)	Waterview Common and 3059 Lakeshore Road West (Part of Lot 31, Concession 4 S.D.S.)	Parent Zone: RL6
Map 19(1)		(2009-164) (2012-021) (2013-015)

15.297.1 Zone Provisions		
The following regulations apply:		
a)	*Minimum flankage yard*	1.5 m
b)	Minimum *separation distance* between *dwellings*	1.2 m
c)	Maximum *private garage floor area* for *lots* with less than 12.0 metres of frontage	33.0 sq.m
d)	Maximum *porch* projection into a *flankage yard*	1.5 m
15.297.2 Parking Provisions		
The following parking provision applies:		
a)	Minimum number of visitor *parking spaces*	2

Special Provisions

298 (Old 844)	2432-2454 Greenwich Drive (Part of Lot 30, Concession 1 S.D.S.)	Parent Zone: RM1
Map 19(19a)		(2010-051) PL090571 (2015-079)

15.298.1 Zone Provisions		
The following regulations apply:		
a)	Minimum *lot area*	150.0 sq.m
b)	Minimum *lot frontage*	6.0 m per unit
c)	Maximum *lot coverage*	65%
d)	*Minimum front yard*	3.0 m
e)	*Minimum side yard*	1.2 m
f)	*Minimum flankage yard*	2.4 m
g)	*Minimum rear yard*	6.0 m
h)	Maximum number of *storeys*	3
i)	Maximum *height (2015-079)*	13.5 m
j)	Maximum allowable projection for a *porch* into a *flankage* or *front yard*	Up to 1.5 m from the *lot line*
k)	Maximum allowable projection for a non-walk in bay window with or without a foundation into a *minimum flankage*, *front* or *rear yards (2015-079)*	0.9 m
15.298.2 Special Site Provisions		
The following additional provision applies:		
a)	*Height* shall be measured from the average *grade* across the front wall of each *building*.	

Special Provisions

299 (Old 844)	2401-2574 Grand Oak Trail and 2409-2435 Greenwich Drive	Parent Zone: RM2
Map 19(19a)	(Part of Lot 30, Concession 1 S.D.S.)	(2010-051) PL090571 (2015-079)

15.299.1 Zone Provisions		
The following regulations apply:		
a)	Minimum *lot area*	80.0 sq.m per unit
b)	*Minimum front yard*	3.0 m
c)	Minimum *interior side yard (2015-079)*	1.2 m
d)	Minimum setback from a *daylight triangle (2015-079)*	0.7 m
e)	Maximum *height*	11.0 m
f)	Maximum *lot coverage*	72%
g)	Maximum allowable projection for a *porch* into a *flankage* or *front yard*	Up to 1.5 m from the *lot line*
h)	Maximum allowable projection for a *balcony* into a *flankage* or *front yard*	1.5 m
i)	Maximum allowable projection for a non-walk in bay window with or without a foundation into a flankage, front or *rear yards*	Up to 2.0 m from the *lot line*
15.299.2 Parking Provisions		
The following parking provision applies:		
a)	Minimum additional number of *parking spaces* for visitors for *dwelling units* not directly fronting onto a public *road*	0.25 per *dwelling*

Special Provisions

300 (Old 844)	2441 Greenwich Drive (Part of Lot 30, Concession 1 S.D.S.)	Parent Zone: RM3
Map 19(19a)		(2010-051) PL090571 (2015-079) (2016-013)

15.300.1 Zone Provisions		
The following regulations apply:		
a)	Minimum *lot area*	55.0 sq.m per unit
b)	*Minimum front yard*	3.0 m
c)	*Minimum yard* for a below *grade parking structure (2015-079)*	0.0 m
d)	*Minimum rear yard*	3.0 m
e)	Maximum *lot coverage*	50%
f)	Maximum *height (2016-13)*	13.0 m
g)	Maximum allowable projection for a *porch* into any *yard*	Up to 1.5 m from the applicable *lot line*
h)	*Minimum front yard* for a *building* for garbage containment *(2015-079)*	0.0 m
i)	*Minimum side yard* for a *building* for garbage containment *(2015-079)*	1.5 m
j)	*Balconies* may project into the *front*, *rear*, and *side yards (2015-079)*	
15.300.2 Parking Regulations *(2016-13)*		
The following parking regulations apply:		
a)	Minimum required number of *parking spaces*	1.17 per *dwelling*
b)	Minimum required number of visitor *parking spaces*	0.25 per *dwelling*
15.300.3 Special Site Provisions *(2016-13)*		
The following additional regulation applies:		
a)	*Height* shall be measured from the average *grade* across the front wall of each block.	

Special Provisions

301 (Old 844)	Quetico Crescent, Alstep Way, and Pine Glen Road and Grand Oak Trail (Part of Lots 29 and 30, Concession 1 S.D.S.)	Parent Zone: RL6
Map 19(19a)		(2010-051) PL090571 (2015-079)

15.301.1 Zone Provisions		
The following regulations apply:		
a)	Maximum allowable projection for a *porch* into a *flankage* or *front yard*	Up to 1.5 m from the *lot line*
b)	Maximum allowable projection for a *porch* or *uncovered platform* into a *minimum rear yard*	3.0 m
c)	Maximum allowable projection for a non-walk in bay window with or without a foundation into a *minimum flankage*, *front* or *rear yard (2015-079)*	0.9 m
d)	Minimum setback from a daylight triangle *(2015-079)*	0.7 m
e)	Maximum *height (2015-079)*	11.0 m

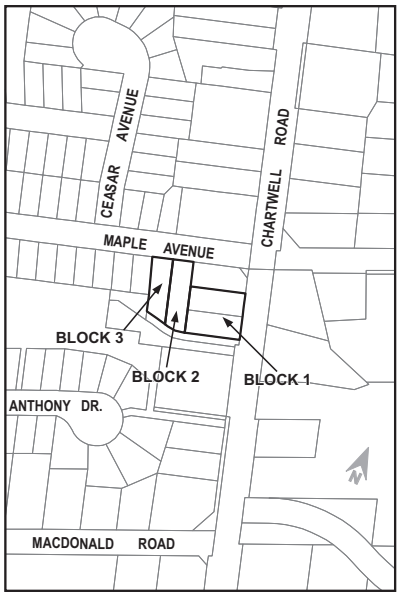
Special Provisions

302 (Old 847)	414-422 Chartwell Road and 530-534 Maple Avenue (Part of Lot 11, Concession 3 S.D.S.)	Parent Zone: RL2-0
Map 19(8)		(2010-076) (2015-018)

15.302.1	**Zone Provisions for All Lands**	
The following regulations apply to lands identified as all lands subject to this Special Provision:		
a)	Minimum *lot area*	735.0 sq.m
b)	Minimum *lot frontage*	16.5 m
15.302.2	**Zone Provisions for Block 1 Lands**	
The following regulations apply to lands identified as Block 1 on Figure 15.302.1:		
a)	*Minimum interior side yard*, north side	1.2 m
b)	*Minimum interior side yard*, south side	1.5 m
c)	Maximum *residential floor area*, southern *lot* only	50% of the *lot area*
15.302.3	**Zone Provisions for Block 2 Lands**	
The following regulations apply to lands identified as Block 2 on Figure 15.302.1: *(2015-018)*		
a)	Maximum *residential floor area*	41% of the *lot area*
b)	*Minimum front yard*	7.5 m
c)	*Minimum interior side yard*	1.2 m
15.302.4	**Zone Provisions for Block 3 Lands**	
The following regulations apply to lands identified as Block 3 on Figure 15.302.1: *(2015-018)*		
a)	Maximum *residential floor area*	45% of the *lot area*
b)	*Minimum front yard*	7.5 m
c)	*Minimum interior side yard*	1.2 m
15.302.5	**Special Site Figures**	

Figure 15.302.1

Special Provision 302



Special Provisions

303 (Old 849)	2545 Sixth Line (Part of Lot 15, Concession 1 S.D.S.)	Parent Zone: O1
Map 19(22a)		(2011-020)

15.303.1	Additional Permitted Uses	
The following additional *uses* are permitted:		
a)	A wellness facility operated by a not-for-profit, non-commercial organization providing therapeutic treatment, education, recreation and support to individuals coping with illness and which may include an *accessory business office*.	
15.303.2	**Prohibited Uses**	
The following *uses* are prohibited:		
a)	In-patient care or operating rooms for medical purposes.	
15.303.3	**Zone Provisions**	
The following regulation applies:		
a)	Maximum *height*	Shall not apply

Special Provisions

304 Map 19(8a)	**132 and 136 Allan Street** **(Part of Lot 12, Concession 3 S.D.S.)**	Parent Zone: CBD (2011-014) PL090432 PL100204 PL100214 PL140317

15.304.1 Zone Provisions		
The following regulations apply:		
a)	Minimum *height* of the *first storey*, measured from top of slab to top of slab	4.0 m
b)	Maximum *height* of architectural features	Shall not apply
c)	Maximum number of *storeys* (upon execution of a bonussing agreement)	6
d)	Maximum *building height* (upon execution of a bonussing agreement)	25.0 m
15.304.2 Bonussing Provisions		
In order to permit the increased permissions contained in this Special Provision, zoning compliance shall be dependent upon the registration on title of an agreement or agreements pursuant to Section 37 of the Planning Act. The owner of the subject lands shall provide to the satisfaction of the *Town* the facilities, services, and matters as follows:		
a)	Provide to the *Town of Oakville*, for a period of 99 years, a minimum of 20 *motor vehicle parking spaces* to be located on the properties municipally known as 300 Randall Street for the purpose of a *Town*-operated parking *lot*.	

Special Provisions

305 (Old 841)	1502 Lakeshore Road West (Part of Lot 6, Concession 4 S.D.S.)	Parent Zone: RL1-0
Map 19(9)		(2009-168) (2015-079) (2016-013)

15.305.1 Additional Permitted Uses

The following additional *uses* are permitted:

a)	*Multiple dwellings (2015-079)*
b)	In a *building* constructed prior to 1990, amenity and *accessory uses* including a single *dwelling unit* for a property management office and a single *dwelling unit* to be used as a guest suite, and Sections 15.305.2(a) and (b) shall not apply to these additional permitted *uses (2016-013)*

15.305.2 Zone Provisions for All Lands

The following regulations apply:

a)	Maximum number of *buildings* containing *dwelling units*	10
b)	Maximum number of *dwelling units*	30
c)	Minimum *lot frontage* (Lakeshore Road East)	240.0 m
d)	Minimum *lot area*	3.25 ha
e)	*Minimum front yard*	20.0 m
f)	*Minimum side yard* (Maple Grove Drive)	10.0 m
g)	Minimum westerly *yard*	0.0 m
h)	*Minimum yard*, all *yards*, for *buildings* and *structures* constructed prior to 1990 and in their location existing on April 12, 2012	As legally existed on the *lot* on April 12, 2012
i)	Maximum *lot coverage*	24%
j)	Maximum *floor area*, including *structures* built prior to 1990	13,000 sq.m
k)	Maximum *floor area* for a *building* containing *dwelling units*	1,370.0 sq.m

15.305.3 Maximum Dwelling Depth, Height, and Rear Yards

The following maximum *dwelling* depths, maximum *height*s, and *minimum rear yards* apply for *Buildings* A through J as shown on Figure 15.305.1:

	Maximum *dwelling* depth	Maximum *height*	*Minimum rear yard*
Building A	34.0 m	11.5 m	20.0 m
Building B	38.5 m	11.5 m	23.0 m
Building C	34.0 m	11.3 m	19.0 m
Building D	38.5 m	11.3 m	19.0 m
Building E	38.5 m	11.2 m	18.m
Building F	41.5 m	11.5 m	30.0 m
Building G	37.5 m	12.4 m	30.0 m
Building H	37.5 m	12.4 m	30.0 m
Building I	33.5 m	11.8 m	30.0 m
Building J	33.0 m	12.3 m	30.0 m

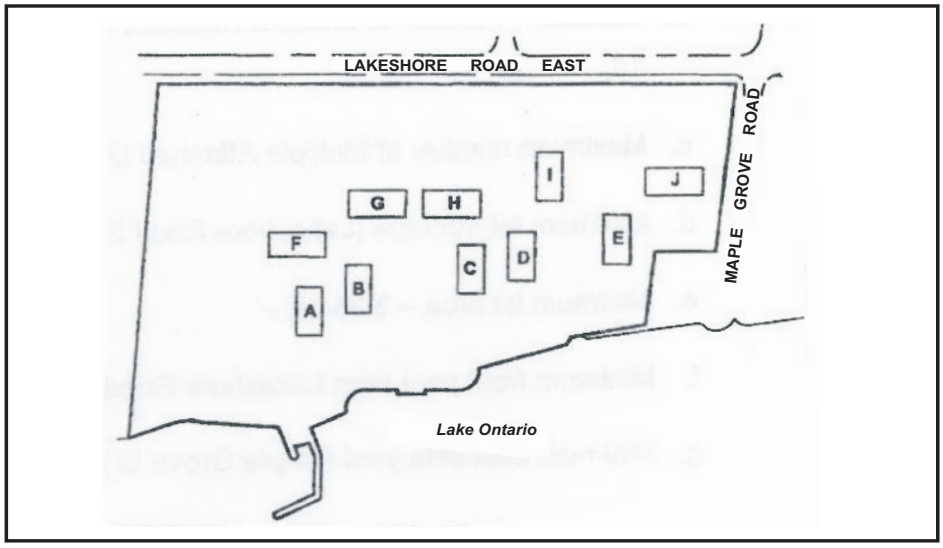
Special Provisions

15.305.4	Parking Provisions	
The following parking provisions apply:		
a)	Minimum number of *parking spaces*	2.0 per unit
b)	Minimum number of visitor *parking space*s	0.25 per unit

15.305.5 Special Site Figures

Figure 15.305.1

Special Provision 305



15.305.5 Special Site Provisions

The following additional provisions apply:

a)	Neither the severance of the land nor the registration of a condominium will render the land or the *use* thereof non-conforming, provided the entire site complies with the requirements of this By-law and required parking remains accessible to corresponding *uses*.
b)	*Rear yard* shall be measured perpendicular from the closest portion of a *building* to the Natural Area (N) *Zone* boundary along the Lake Ontario shoreline.
c)	*Height* shall be measured from the geodetic elevation of 82.28 metres along Lakeshore Road East to the highest point of a flat roof including any *parapets*, the deck line of a mansard roof, or the mean height between the eaves and ridge of a gabled, hip, or gambrel roof. *(2016-013)*

Special Provisions

306 (Old 851)	153 and 157 Reynolds Street (Part of Lots 12 and 13, Concession 3 S.D.S.)	Parent Zone: RM1
Map 19(8)		(2011-016) PL090432 PL100204 PL100214 (2011-106)

15.306.1 Zone Provisions		
The following regulations apply:		
a)	Minimum *lot area*	1,557.0 sq.m
b)	Maximum number of *dwelling units*	6
c)	Maximum *building height*	15.0 m, inclusive of rooftop architectural features
d)	Maximum *lot coverage*	62%
e)	Maximum allowable projection for bay windows, *porches* and stairs into the *front* and *rear yards*	2.1 m
f)	Maximum allowable projection for an *uncovered platform* into the *rear yard*	3.0 m
g)	Maximum floor *height* for an *uncovered platform*	4.2 m, measured from *grade*

Special Provisions

307 (Old 855)	2264, 2274 and 2320 Trafalgar Road (Former Works Yard)	Parent Zone: MU4
Map 19(22a)	(Part of Lot 13, Concession 1 S.D.S.)	(2011-054) (2015-079) (2016-013)

15.307.1 Additional Permitted Uses

The following additional *uses* are permitted:

a)	*Townhouse dwellings*, but only if sharing a common wall with an *apartment dwelling* and/or *mixed use building*

15.307.2 Zone Provisions

The following regulations apply:

a)	Footnote 3 of Table 8.2 shall not apply to a *townhouse dwelling (2015-079)*	
b)	Permitted locations for retail and service commercial *uses*	Only in combination with a residential or office *use*, and only within the first two *storeys* of a *building*
c)	Footnote 6 of Table 8.2, related to *first storey use* restrictions, shall not apply to a *building* or portion thereof above *grade* in a *building* occupied solely by *business offices* and *medical offices*, provided that *building* has a minimum *net floor area* of 5,000.0 square metres. *(2016-13)*	
d)	*Minimum yard* along any *lot line* abutting Taunton Road, Georgian Drive or Gatwick Drive	1.0 m
e)	*Maximum yard* along any *lot line* abutting Taunton Road, Georgian Drive or Gatwick Drive	3.0 m
f)	*Minimum yard* along any *lot line* abutting Trafalgar Road *(2015-079)*	3.0 m
g)	*Maximum yard* along any *lot line* abutting Trafalgar Road *(2015-079)*	7.0 m
h)	*Minimum yard* below *grade (2015-079)*	0.0 m
i)	Maximum *floor area* for office *use* located at grade facing Trafalgar Road	1000.0 sq.m
j)	Maximum *floor area* for an office *use* located at grade facing not Trafalgar Road	200.0 sq.m
k)	Maximum *floor area* for a *retail store* or *restaurant*	500.0 sq.m
l)	Minimum *main wall* stepback above 31.0 metres in *height*	3.0 m
m)	Maximum allowable projection into any *yard* for *balconies*, bay windows, cornices, stairs, *porches*, and terraces	Up to 0.3 metres from any public road
n)	Minimum *height*	23.0 m, and shall not apply to any *townhouse dwelling unit*
o)	Maximum *height*	41.0 m
p)	Maximum number of *storeys*	12
q)	Maximum *height* (upon execution of a bonussing agreement)	55.0 m
r)	Maximum *height* of parapets	3.0 m
s)	Maximum *height* of rooftop mechanical equipment, elevator penthouse and stair tower	6.0 m

Special Provisions

t)	Maximum *height* of rooftop architectural features	12.0 m
15.307.4	**Parking Provisions**	
The following parking provisions apply:		
a)	Minimum number of *parking spaces* for *dwelling units*	1.0 per *dwelling*, inclusive of visitor parking
b)	Maximum number of *parking spaces* for *dwelling units*	1.5 per *dwelling*, inclusive of visitor parking
c)	Maximum number of *parking spaces* for non-residential *uses*	1.0 per 20.0 sq.m of *net floor area*
d)	Surface parking shall not be permitted in any *yard* between a *building* and a public road and shall not occupy more than 20% of the site area.	
15.307.5	**Special Site Provisions**	
The following additional provisions apply:		
a)	All lands identified as subject to this Special Provision shall be considered as one *lot* for the purposes of this By-law.	
15.307.6	**Bonussing Provisions**	
In order to permit the increased permissions contained in this Special Provision, zoning compliance shall be dependent upon the registration on title of an agreement or agreements pursuant to Section 37 of the Planning Act. The owner of the subject lands shall provide to the satisfaction of the *Town* the facilities, services, and matters in the form of one or more of the following:		
a)	Community benefits as identified in Section 28.6.2 of the Livable Oakville Plan.	
b)	Securities in the form and amount to the satisfaction of the *Town*. The amounts payable shall be submitted to the *Town* prior to the issuance of a *building* permit for the additional *height*.	

Special Provisions

308 (Old 856)	3136 Dundas Street West (Part of Lots 31 and 32, Concession 1 S.D.S.)	Parent Zone: RH
Map 19(19a)		(2011-057)

15.308.1 Only Permitted Uses		
The following *uses* are the only *uses* permitted:		
a)	*Long term care facility*	
b)	*Retirement home*	
c)	*Group Home*	
d)	*Day care*	
15.308.2 Zone Provisions		
The following regulations apply:		
a)	Minimum number of *assisted living units*	62
b)	Maximum number of *assisted living units*	130
c)	*Minimum front yard*	15.0 m
d)	*Minimum interior side yard*	7.5 m
e)	*Minimum rear yard*	12.0 m
f)	Maximum number of *storeys*	8
g)	Maximum *height*	25.0 m
h)	Minimum setback from all edges of the roof for rooftop mechanical equipment exceeding 2.0 m in *height* and not screened by an extension of the *building* façade or wholly enclosed by an architectural feature	4.0 m
i)	Minimum width of the *landscaping* required along the *front lot line*	9.0 m
15.308.3 Parking Provisions		
The following parking provisions apply:		
a)	Minimum number of *parking spaces* required	0.45 per *assisted living unit*
b)	Parking shall only be provided in the *rear* or *side yards*.	

Special Provisions

309 (Old 856)	3104-3114 Dundas Street West (Part of Lots 31 and 32, Concession 1 S.D.S.)	Parent Zone: CU
Map 19(19a)		(2011-057)

15.309.1 Only Permitted Uses		
The following *uses* are the only *uses* permitted:		
a)	*Place of worship*	
b)	*Cemetery*	
c)	*Public hall, accessory*	
d)	*Day care*	
15.309.2 Zone Provisions		
The following regulations apply:		
a)	*Minimum front yard* (Dundas Street West)	6.0 m
b)	*Maximum front yard*	9.0 m
c)	*Minimum interior side yard*	2.0 m
d)	*Minimum flankage yard* (Valleyridge Drive)	15.0 m
e)	*Maximum flankage yard*	20.0 m
f)	Minimum width of *landscaping* required along the *front lot line*	1.5 m
g)	Minimum width of *landscaping* required along the *flankage lot line*	5.0 m
h)	Minimum of *landscaping* required surrounding the *cemetery*, except where the *cemetery* abuts the *lot line* which abuts the Residential High (RH) *Zone*	3.0 m
i)	Minimum width of *landscaping* required along the *interior side lot line* abutting the Residential High (RH) *Zone*	2.0 m
15.309.3 Parking Provisions		
The following parking provisions apply:		
a)	*Parking areas* shall only be permitted within the *flankage yard* (Valleyridge Drive).	

Special Provisions

310 (Old 857)	54 and 60 Shepherd Road (Part of Lot 16, Concession 3 S.D.S.)	Parent Zone: MU3
Map 19(7a)		(2011-090) (2014-014)

15.310.1 Additional Permitted Uses		
The following additional *use* is permitted:		
a)	*Live-work dwellings*	
15.310.2 Zone Provisions		
The following regulations apply:		
a)	*Apartment dwellings and ancillary residential uses* are prohibited within the first 8.5 metres of depth of the building, measured in from the *main wall* oriented toward the *front lot line*, on the *first storey* and entirely below the *first storey*, for a maximum of 50% of the width of all *buildings* located within 8.5 metres of the *front lot line*.	
b)	Maximum *net floor area* for office *uses*	300.0 sq.m per *premises*
c)	Maximum *net floor area* for a *retail store* or *restaurant*	500.0 sq.m per *premises*
d)	Minimum *floor area* for the non-residential component of a *live-work dwelling*	50.0 sq.m per *dwelling*
e)	Minimum *yard* abutting any *public road*	0.0 m
f)	Maximum *yard* abutting any *public road*	2.0 m
g)	Minimum *rear yard* above *grade* for all points of the *building*	7.0 m
h)	Minimum *yard* below *grade*, all *yards*, including for stairs and ventilator shafts associated with a below *grade parking structure*	0.0 m
i)	Maximum allowable projection into any *yard* for bay windows, cornices, stairs, and *porches*	Up to 0.3 metres from a *lot line* abutting a public *road*
j)	Maximum allowable projection into any *yard* for *balconies*, open-air terraces, awnings, and canopies	Up to the *lot line*
k)	Minimum *height*	19.0 m
l)	Maximum *height*	29.0 m
m)	Minimum number of *storeys*	6
n)	Maximum number of *storeys*	8
o)	Maximum *height* (upon execution of a bonussing agreement)	37.5 m
p)	Maximum number of *storeys* (upon execution of a bonussing agreement)	10
q)	Maximum *height* of rooftop architectural features	2.0 m
r)	Minimum width of *landscaping* required along the *rear lot line* or along the boundary of a *surface parking area*	0.0 m
15.310.3 Parking Provisions		
The following parking provisions apply:		
a)	Minimum number of *parking spaces*	1.10 per *dwelling*
b)	Minimum number of visitor *parking spaces*	0.25 per *dwelling*
c)	Minimum number of barrier-free *parking spaces*	2
d)	Minimum number of *parking spaces* for the non-residential component of a *live-work dwelling*	Zero
e)	Surface parking shall not be permitted in any *yard* between a *building* and a *public road* and shall not occupy more than 20% of the site area.	

Special Provisions

15.310.4 Special Site Provisions	
The following additional provisions apply:	
a)	All lands identified as subject to this Special Provision shall be considered as one *lot* for the purposes of this By-law.
b)	*Height* shall be measured from the finished *first storey* elevation.
15.310.5 Bonussing Provisions	
In order to permit the increased permissions contained in this Special Provision, zoning compliance shall be dependent upon the registration on title of an agreement or agreements pursuant to Section 37 of the Planning Act. The owner of the subject lands shall provide to the satisfaction of the *Town* the facilities, services, and matters in the form of one or more of the following:	
a)	Community benefits as identified in Section 28.6.2 of the Livable Oakville Plan.
b)	Securities in the form and amount to the satisfaction of the *Town*. The amounts payable shall be submitted to the *Town* prior to the issuance of a *building* permit for the additional *height*.

Special Provisions

311 (Old 858A) Map 19(12)	1087-1105 Bronte Road (Part of Lot 30, Concession 2 S.D.S.)	Parent Zone: E4 (2011-106)
15.311.1 Zone Provisions		
The following regulations apply:		
a)	Minimum front (North Service Road) and flankage (Bronte Road) *yards*	2.0 m
b)	*Minimum interior side yard*	0.0 m
c)	*Minimum rear yard* (south *lot line*)	2.0 m
d)	Maximum *floor area*	Equal to two times the *lot area*
e)	Maximum *height*	10.0 m
15.311.2 Special Site Provisions		
The following additional provision applies:		
a)	*Height* shall be measured from the finished floor elevation at *grade*.	

Special Provisions

312 (Old 858B)	1087-1105 Bronte Road (Part of Lot 30, Concession 2 S.D.S.)	Parent Zone: E1
Map 19(12)		(2011-106) (2015-079)

15.312.1 Additional Uses Permitted		
The following additional *uses* are permitted: *(2015-079)*		
a)	*Manufacturing*	
b)	*Warehousing*	
c)	*Wholesaling*	
15.312.2 Zone Provisions		
The following regulations apply:		
a)	Minimum front and flankage *yards* (North Service Road)	2.0 m
b)	*Minimum interior side yard*	0.0 m
c)	*Minimum rear yard* (south *lot line*)	2.0 m
d)	Maximum *floor area*	Equal to two times the *lot area*
e)	Maximum *height*	39.0 m
f)	Minimum *separation distance* between *buildings* greater than two *storeys* in *height*	15.0 m
15.312.3 Special Site Provisions		
The following additional provision applies:		
a)	*Height* shall be measured from the finished floor elevation at *grade*.	

Special Provisions

313 (Old 859)	River Oaks Boulevard, Namron Gate, Lillykin Street, and Vineland Crescent (Part of Lot 13, Concession 1 S.D.S)	Parent Zone: RL5
Map 19(22)		(2011-109)

15.313.1 Zone Provisions		
The following regulations apply:		
a)	Minimum *lot area*	450.0 sq.m
b)	Maximum *lot coverage*	40%
c)	*Minimum front yard* for all *lots* not having *lot frontage* onto River Oaks Boulevard East	6.0 m
d)	*Minimum front yard* for garage for all *lots*	7.5 m
e)	Minimum front or *flankage yard* for covered *porches* located at the same level or below the *first storey*, with or without foundations, including access stairs	2.5 m
f)	Minimum setback from a *daylight triangle*	0.7 m
g)	Maximum number of *storeys*	2
h)	Notwithstanding subsection (g) above, maximum *residential floor area* permitted above the second *storey*	35% of the *residential floor area* provided on the second *storey*

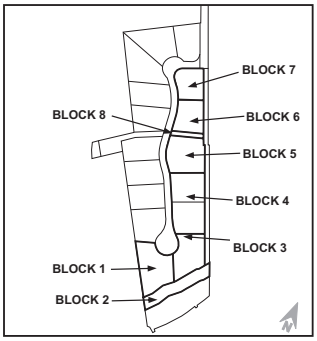
Special Provisions

314	Lambert Common	Parent Zone: RL1-0
Map 19(7)	**(Part of Lots 18 and 19, Concession 4 S.D.S.)**	(2011-112) PL100710 PL140317

15.314.1	**Zone Provisions for All Lands**	
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Maximum number of *detached dwellings*	16
b)	*Minimum front yard* (except for Block 4)	10.5 m
c)	Section 6.4.5, related to *balconies* and *uncovered platforms*, shall not apply	
15.314.2	**Zone Provisions for Block 1 and Block 3 Lands**	
The following regulations apply to lands identified as Blocks 1 and 3 on Figure 15.314.1:		
a)	Minimum easterly *side yard* on Block 1	7.2 m
b)	Minimum westerly *side yard* on Block 3	7.2 m
c)	The *rear lot line* shall be the portion of the Block immediately abutting Block 2.	
15.314.3	**Zone Provisions for Block 4 Lands**	
The following regulation applies to lands identified as Block 4 on Figure 15.314.1:		
a)	*Minimum front yard*	13.5 m
15.314.4	**Zone Provisions for Block 5 Lands**	
The following regulations apply to lands identified as Block 5 on Figure 15.314.1:		
a)	Maximum *floor area* for a garage	As legally existing on the day of registration of the Draft Plan of *Condominium*
b)	Maximum *floor area* for a *dwelling*	As legally existing on the day of registration of the Draft Plan of *Condominium*
c)	Maximum *height*	95.3 m geodetic elevation
d)	The *front lot line* shall be the portion of the Block immediately abutting Block 8.	
15.314.5	**Special Site Provisions for Block 4, 6 and 7 Lands**	
The following additional provisions apply to lands identified as Blocks 4, 6 and 7 on Figure 15.314.1:		
a)	*Height* shall be measured from the mid-point of the *rear lot line*.	
b)	On Block 7 only, the *front lot line* shall be the western *lot line* abutting the *private road*.	
15.314.6	**Special Site Figures**	

Figure 15.314.1

Special Provision 314



Special Provisions

315 (Old 862) Map 19(18)	3113 Upper Middle Road West (Part of Lot 32, Concession 1 S.D.S.)	Parent Zone: RM1 (2012-026)

15.315.1 Zone Provisions		
The following regulations apply:		
a)	Maximum number of *dwellings*	20
b)	Minimum *lot area*	175.0 sq.m per unit
c)	Minimum *lot frontage*	7.5 m per unit
d)	Maximum *lot coverage*	50%
e)	Maximum *height*	11.2 m
f)	*Minimum front yard*	4.0 m
g)	*Minimum flankage yard* (Upper Middle Road)	3.0 m
h)	*Minimum flankage yard* (abutting a *private road*)	1.2 m
i)	Maximum allowable projection for a *porch* with or without foundation into a *front yard*	1.5 m, plus an additional 1.5 m for access stairs
j)	Maximum allowable projection into a *minimum rear yard* for a *balcony* and *uncovered platform*	2.0 m
k)	Maximum allowable projection into any required *yard* for a bay and box window	0.6 m, and permitted to extend above the *first storey*

15.315.2 Special Site Provisions	
The following additional provisions apply:	
a)	All lands subject to this Special Provision shall be considered to be one *lot* for the purpose of calculating *lot coverage*.
b)	Minimum *lot area* is to be calculated based on the entire parcel area, minus any *common element* areas, divided by the number of units.
c)	*Height* shall be measured from the midpoint of the *front lot line* for each individual *dwelling unit*.
d)	For the purposes of this By-law, a *common element roadway* shall be a public road.

Special Provisions

316 (Old 863, 864)	4105 Regional Road 25 (Part of Lot 30, Concession 2 N.D.S.)	Parent Zone: GB
Map 19(25)		(2012-038)

15.316.1 Only Permitted Uses for Block 1 Lands

The following *uses* are the only *uses* permitted:

a)	Golf practice facility
b)	One *accessory building* for the combined *use* of a business office, pro shop, and snack bar
c)	One *accessory building* for maintenance equipment storage

15.316.2 Zone Provisions for Block 1 Lands

The following regulations apply to lands identified as Block 1 on Figure 15.316.1:

a)	Maximum *floor area* of the *accessory building* for the combined *use* of a business office, pro shop and snack bar	155.0 sq.m
b)	Maximum *height* of the *accessory building* for the combined *use* of a business office, pro shop and snack bar	10.5 m
c)	Maximum *floor area* of the *accessory building* for the storage of maintenance equipment	205.0 sq.m
d)	Maximum *height* of the *accessory building* for the storage of maintenance equipment	6.0 m
e)	Maximum number of *parking spaces*	90

15.316.3 Only Permitted Uses for Block 2 Lands

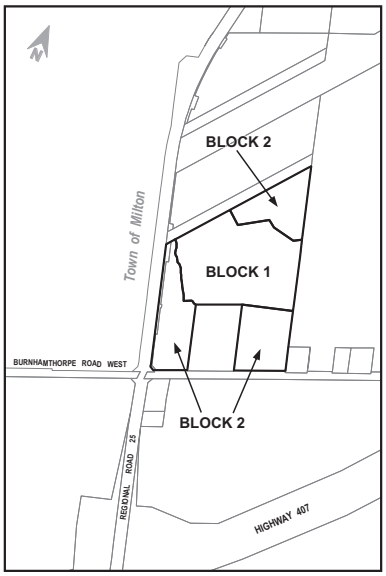
The following *use* is the only *use* permitted on lands identified as Block 2 on Figure 15.316.2:

a)	A *driveway* from Regional Road 25.

15.316.4 Special Site Figures

Figure 15.316.1

Special Provision 316



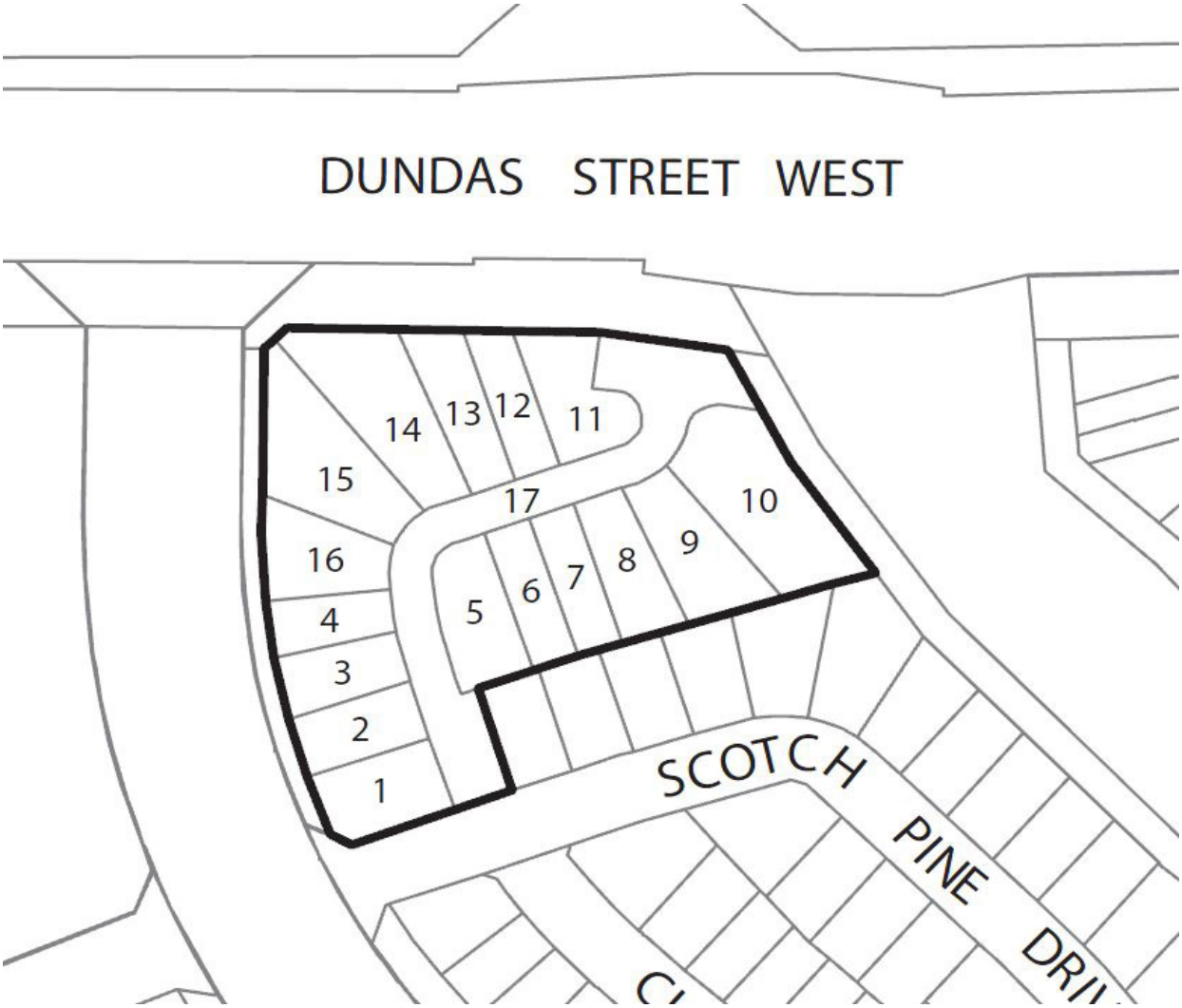
Special Provisions

317 (Old 865) Map 19(20)	1388 Dundas Street West (Part of Lot 24, Concession 1 S.D.S.)	Parent Zone: RL6 (2012-044) (2012-079) (2018-081)
15.317.1	**Zone Provisions for All Lands**	
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Minimum *lot frontage* for an *interior lot*	10.0 m
b)	*Minimum front yard*	2.5 m
c)	Maximum *height*	11.5 m
d)	Maximum number of *storeys*	2
e)	Maximum *residential floor area*	387.0 sq.m
15.317.2	**Zone Provisions for Blocks 1 and 3 Lands**	
The following regulation applies to lands identified as Blocks 1 and 3 on Figure 15.317.1:		
a)	Maximum allowable projection into a *minimum rear yard* for a covered *porch*	1.7 m
15.317.3	**Zone Provisions for Block 2 Lands**	
The following regulation applies to lands identified as Block 2 on Figure 15.317.1:		
a)	Maximum *residential floor area ratio*	80%
15.317.4	**Zone Provisions for Block 4 Lands**	
The following regulation applies to lands identified as Block 4 on Figure 15.317.1:		
a)	A one *storey* addition may project into the *rear yard* with a *minimum rear yard* setback of 5.9 metres for a maximum of 45% of the *dwelling* width measured at the rear of the main *dwelling*.	
15.317.5	**Zone Provisions for Blocks 5 and 11 Lands**	
The following regulation applies to lands identified as Blocks 5 and 11 on Figure 15.317.1:		
a)	*Minimum flankage yard*	2.0 m
15.317.6	**Zone Provisions for Block 10 Lands**	
The following regulation applies to lands identified as Block 10 on Figure 15.317.1:		
a)	Maximum *residential floor area*	440.0 sq.m
15.317.7	**Parking Provisions for All Lands**	
The following parking regulations apply to all lands identified as subject to this Special Provision:		
a)	Minimum *front yard* to a *private garage*	5.5 m
b)	Maximum total *floor area* for a *private garage*	Shall not apply
c)	The minimum dimensions of a *parking space* not located in a *private garage* shall be 2.7 metres in width and 5.5 metres in length.	

Special Provisions

15.317.8 Special Site Figures

Figure 15.317.1



15.317.9 Special Site Provisions for all Lands

The following additional provision applies to all lands as subject to this Special Provision:

a)	*Residential floor area* above the second *storey* is permitted provided that the *residential floor area* above the second *storey* does not exceed 35% of the *residential floor area* of the second *storey* below.

15.317.10 Special Site Provisions for Blocks 11 - 16

The following additional provision applies to lands identified as Block 11 - 16 on Figure 15.317.1:

a)	*Height* shall be measured from the average of the grade elevations located at the centre points of the *front lot line* and *rear lot line.*

Special Provisions

318 (Old 867-871)	Dorval Drive, Tudor Avenue, Military Way, Ortona Gate, and Hanover Street (Part of Lot 17, Concession 3 S.D.S.)	Parent Zones: RL3-0, RL8-0, RM1
Map 19(7)		(2012-051) (2014-108) (2015-018) (2016-049)

15.318.1	**Zone Provisions for Block 1 Lands**	
The following regulations apply to lands identified as Blocks 1, 2 and 3 on Figure 15.318.1:		
a)	Maximum *lot coverage*	40%
b)	Maximum *residential floor area ratio*	66%
c)	Maximum *height*	10.0 m
d)	*Minimum front yard*	6.0 m
e)	*Minimum interior side yard*	1.5 m
f)	*Minimum flankage yard*	2.4 m
g)	Maximum allowable projection into a minimum *front yard* for a *porch*, including access stairs *(2015-018)*	2.0 m
h)	Maximum allowable projection into a minimum *flankage yard* for a *porch*, including access stairs *(2015-018)*	1.5 m
15.318.2	**Additional Zone Provisions for Block 1 Lands**	
The following regulations apply to lands identified as Block 1 on Figure 15.318.1:		
a)	Minimum *lot area*	600.0 sq.m
b)	Minimum *lot frontage*	18.3 m
c)	*Minimum front yard* (Mary Street)	7.5 m
d)	*Minimum interior side yards* (*interior lot* on Mary Street)	1.5 m on the east side, 3.0 m on the west side
e)	Detached *private garages* and *private garages* in a *rear yard* are not permitted.	
15.318.3	**Additional Zone Provisions for Block 2 Lands**	
The following regulations apply to lands identified as Block 2 on Figure 15.318.1:		
a)	Minimum *lot area*	550.0 sq.m
b)	Minimum *lot frontage*	16.7 m
c)	Maximum *height* for a detached *private garage*	5.5 m
d)	*Minimum interior side yard* for a *lot* with a detached *private garage* in a *rear yard*	3.0 m
e)	Maximum *floor area* for a *private garage*	45.0 sq.m
15.318.4	**Additional Zone Provisions for Block 3 Lands**	
The following regulations apply to lands identified as Block 3 on Figure 15.318.1:		
a)	Minimum *lot area*	500.0 sq.m
b)	Minimum *lot frontage*	15.2 m
c)	Maximum *height* for a detached *private garage*	5.5 m
d)	*Minimum interior side yard* for a *lot* with a detached *private garage* in a *rear yard*	3.0 m
e)	Maximum *floor area* for a *private garage*	45.0 sq.m
f)	*Private garages* in a *rear yard* and detached *private garages* are not permitted on *lots* abutting any *lot* having *lot frontage* onto Mary Street.	

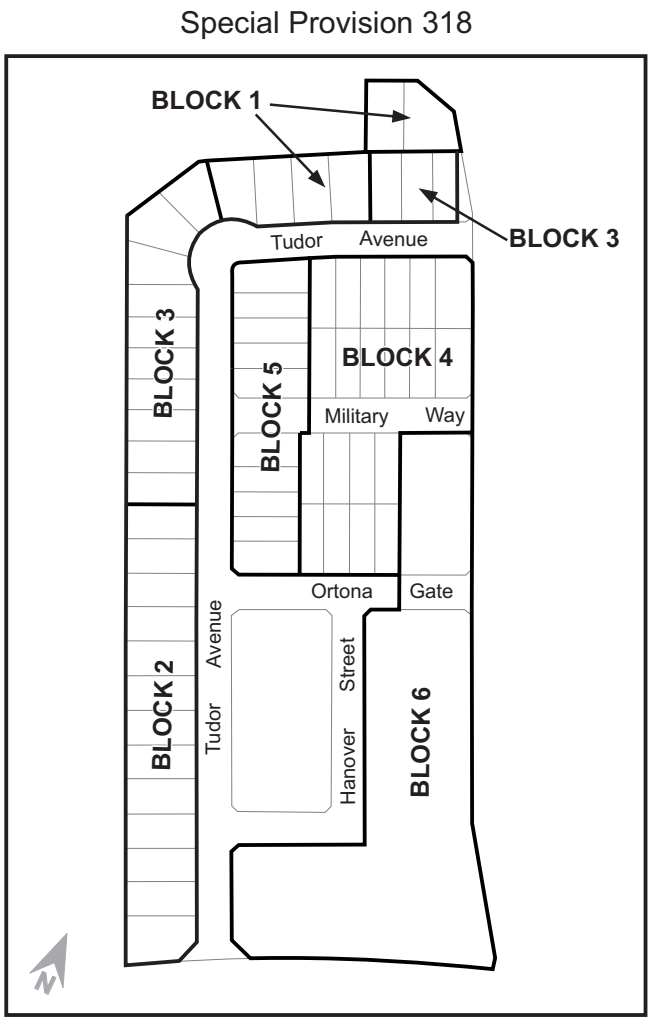
Special Provisions

15.318.5	Zone Provisions for Block 4 Lands	
The following regulations apply to lands identified as Block 4 on Figure 15.318.1:		
a)	*Minimum front yard*	2.4 m
b)	Maximum allowable projection into a *minimum front* or *minimum flankage yard* for a *porch* and access stairs *(2015-018)*	Up to 0.3 m from the applicable *lot line*
c)	Lofts and mezzanines shall be permitted above the floor of the second *storey*.	
d)	Attached *private garages* are not permitted on lots on the south side of Military Way and north side of Ortona Gate. *(2016-049)*	
15.318.6	**Zone Provisions for Block 4 and Block 5 Lands**	
The following regulations apply to lands identified as Block 4 and Block 5 on Figure 15.318.1:		
a)	Minimum *lot area* (*interior lot*)	400.0 sq.m
b)	Minimum *lot area* (*corner lot*)	525.0 sq.m
c)	Minimum *lot depth*	30.0 m
d)	Maximum *residential floor area ratio*	76%
d)	*Minimum interior side yard*	1.2 m
e)	*Minimum flankage yard*	2.4 m
f)	*Minimum interior side yard* for a *lot* with a detached *private garage* in a *rear yard*	3.0 m
g)	Maximum allowable projection into a minimum *front yard* for a *porch*, including access stairs *(2015-018)*	2.0 m
h)	Maximum allowable projection into a minimum *flankage yard* for a *porch*, including access stairs *(2015-018)*	1.5 m
i)	Maximum *height* for a *dwelling*	11.0 m
j)	Maximum *height* for a detached *private garage*	5.5 m
k)	Maximum *floor area* for a *private garage*	45.0 sq.m
15.318.7	**Zone Provisions for Block 6 Lands**	
The following regulations apply to lands identified as Block 6 on Figure 15.318.1:		
a)	Minimum *lot area*	190.0 sq.m per unit
b)	Maximum *lot coverage*	65%
c)	*Minimum front yard* (Dorval Drive and Rebecca Street)	5.0 m
d)	*Minimum front yard* (Hanover Street)	2.4 m
e)	*Minimum flankage yard* (Ortona Gate)	2.4 m
f)	*Minimum flankage yard* (Tudor Avenue)	5.0 m
g)	Maximum allowable projection into a minimum *front yard* for a *porch* and access stairs *(2015-018)*	2.4 m, provided the *porch* does not exceed 50% of the length of the walls it abuts
h)	Maximum allowable projection into a minimum *flankage yard* for a *porch* and access stairs *(2015-018)*	2.0 m, provided the *porch* does not exceed 50% of the length of the walls it abuts
i)	Minimum *separation distance* between blocks of *dwelling units* backing onto each other	12.0 m
j)	Minimum *separation distance* between all other blocks of *dwelling units*	2.0 m

Special Provisions

15.318.9 Special Site Figures

Figure 15.318.1 *(2014-108)*



Special Provisions

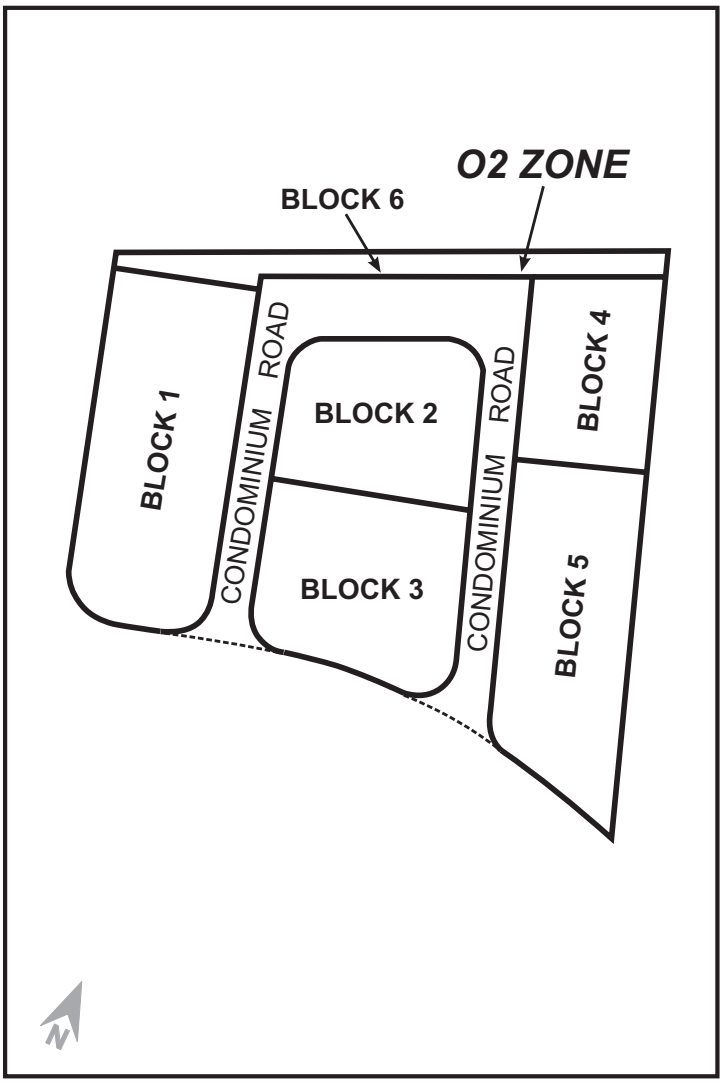
319 (Old 872)	455 Nautical Boulevard (Part of Lot 24, Concession 4, S.D.S.)	Parent Zones: RM1, O2
Map 19(1)		(2010-055)
15.319.1 Zone Provisions for All Lands		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Maximum number of units	36
b)	Minimum *lot area*	8,180.0 sq.m
c)	Minimum *lot frontage*	60.0 m
d)	Maximum *lot coverage*	40%
e)	Minimum number of visitor *parking spaces*	12
f)	Maximum allowable projection for a *porch*, including access stairs	2.5 m
15.319.2 Zone Provisions for Block 1 Lands		
The following regulations apply to lands identified as Block 1 on Figure 15.319.1:		
a)	*Minimum side yard*	1.5 m
b)	*Minimum rear yard* (Great Lakes Boulevard)	3.0 m
c)	*Minimum yard* abutting the Neighbourhood Commercial (C1) *Zone*	7.5 m
15.319.3 Zone Provisions for Block 2 Lands		
The following regulation applies to lands identified as Block 2 on Figure 15.319.1:		
a)	*Minimum flankage yard*	2.0 m
15.319.4 Zone Provisions for Block 3 Lands		
The following regulation applies to lands identified as Block 3 on Figure 15.319.1:		
a)	*Minimum flankage yard*	3.0 m
15.319.5 Zone Provisions for Block 4 Lands		
The following regulations apply to lands identified as Block 4 on Figure 15.319.1:		
a)	*Minimum side yard* (south side of Block)	1.5 m
b)	*Minimum yard* abutting the Neighbourhood Commercial (C1) Zone	6.0 m
15.319.6 Zone Provisions for Block 5 Lands		
The following regulation applies to lands identified as Block 5 on Figure 15.319.1:		
a)	*Minimum side yard*	1.5 m
15.319.7 Zone Provisions for Block 6 Lands		
The following regulations apply to lands identified as Block 6 on Figure 15.319.1:		
a)	No *accessory buildings*, *structures*, swimming pools, or *parking areas* are permitted.	
b)	Minimum width of landscaping required along a *lot line* abutting the Neighbourhood Commercial (C1) *Zone*	4.7 m

Special Provisions

15.319.8 Special Site Figures

Figure 15.319.1

Special Provision 319



Special Provisions

320 (Old 873) Map 19(22a)	2200 Sawgrass Drive (Part of Lots 13 and 14, Concession 1 S.D.S.)	Parent Zone: CU (2012-073)

15.320.1	**Zone Provisions**	
The following additional *use* is permitted:		
a)	*Day care*, and Footnote 2 of Table 11.2, related to permitted *road* locations, shall not apply	
15.320.2	**Zone Provisions**	
The following regulations apply to lands used as a *community centre*:		
a)	*Minimum yards*, all *yards*	As legally existing on the *lot* on August 7, 2012
b)	Maximum *floor area*	242.0 sq.m
15.320.3	**Parking Provisions**	
The following parking provisions apply:		
a)	Minimum number of *parking spaces*	14
b)	A required *parking space*, in whole or in part, is permitted on an adjacent *lot*.	
15.320.4	**Special Site Provisions**	
For the purpose of this Special Provision, the following definition shall apply:		
a)	"*Community centre*" means a multi-purpose facility or part of that facility owned and/or operated by a not-for-profit or non-commercial organization, which offers a variety of programs of a recreational, cultural, community service, information or instructional nature.	

Special Provisions

321 (Old 874)	2495-2525 Old Bronte Road (Part of Lot 30, Concession 1 S.D.S.)	Parent Zone: MU3
Map 19(19a)		(2013-001)

15.321.1	Prohibited Uses
The following *uses* are prohibited:	
a)	*Commercial parking area*
b)	*Hotel*
c)	*Place of entertainment*
d)	*Place of worship*
e)	*Taxi dispatch*
f)	*Veterinary clinic*

15.321.2	Zone Provisions	
The following regulations apply:		
a)	Minimum number of *storeys* for a *building* legally existing on February 25, 2013	2
b)	Minimum *height* for a *building* legally existing on February 25, 2013	Shall not apply
c)	Minimum number of *storeys* for a *building* constructed after February 25, 2013	5, and shall not apply to a *parking structure*
d)	Minimum *height* for a *building* constructed after February 25, 2013	18.0 m, and shall not apply to a *parking structure*
e)	Maximum number of *storeys* for a *building* constructed after February 25, 2013	10
f)	Maximum *height* for a *building* constructed after February 25, 2013	37.0 m

15.321.3	Parking Provisions	
The following parking provisions apply:		
a)	Minimum number of *parking spaces* for all permitted *uses* on the *first storey*	1 per 28.0 sq.m *net floor area*
b)	Minimum number of *parking spaces* for *medical offices* above the *first storey*	1 per 23.2 sq.m *net floor area*
c)	Minimum number of *parking spaces* required for a *patio*	Zero

15.321.4	Special Site Provisions
The following additional provision applies:	
a)	The *front lot line* shall be the *lot line* abutting Dundas Street West.

Special Provisions

322 (Old MU1)	296, 300, and 312 Randall Street, 293 Church Street, and 131 and 135 Trafalgar Road (Part of Lot 13, Concession 3, S.D.S.)	Parent Zone: CBD
Map 19(8a)		(2011-017) PL090432, PL100204 PL100214 (2011-017)

15.322.1 Additional Permitted Uses		
The following additional *uses* are permitted:		
a)	*Townhouse dwellings*, but only if sharing a common wall with an *apartment dwelling* and/or *mixed use building*	
15.322.2 Zone Provisions		
The following regulations apply:		
a)	Footnote 3 of Table 8.2 shall not apply to a *townhouse dwelling*	
b)	Maximum *net floor area* for office *uses* on a *first storey* oriented toward Trafalgar Road	200.0 sq.m per premises
c)	Maximum *net floor area* for office *uses* on a *first storey* in all other locations	400.0 sq.m per premises
d)	Maximum *net floor area* for commercial uses	500.0 sq.m per premises
e)	*Minimum yard* along any *lot line* abutting a *public road*	0.0 m
f)	Maximum *yard* along any *lot line* abutting a *public road*	2.0 m
g)	Maximum allowable projection into any yard for *balconies*, *bay windows*, *cornices*, *stairs*, *porches*, and *terraces*	Up to 0.3 metres from a *lot line* abutting a *public road*
h)	Minimum *height*	8.0 m
i)	Maximum *height*	17.0 m
j)	Maximum height of rooftop architectural features	2.0 m
15.322.3 Parking Provisions		
The following parking provisions apply:		
a)	Minimum number of *parking spaces* for residential uses	1.50 per *dwelling*
b)	Surface parking shall not be permitted in any *yard* between a *building* and a *public road* and shall not have a *surface parking area coverage* of than 20% of the site area.	
15.322.4 Special Site Provisions		
The following additional provision applies:		
a)	All lands identified as subject to this Special Provision shall be considered as one *lot* for the purposes of this By-law.	

Special Provisions

323 Map 19(22)	**303 Upper Middle Road East (Part of Lot 13, Concession 1 S.D.S.)**	Parent Zone: C4 (2014-014)

15.323.1	**Additional Permitted Uses**
The following additional *use* is permitted:	
a)	*Motor vehicle repair facility*

Special Provisions

324 Map 19(2a)	39-43 Jones Street and 2389 Ontario Street (Part of Lot 29, Concession 4 S.D.S.)	Parent Zone: RM1 (2008-096) PL081009 PL04118 (2014-014)
15.324.1 Additional Permitted Uses		
The following additional *use* is permitted:		
a)	*Detached dwellings*	
15.324.2 Zone Provisions		
The following regulations apply:		
a)	*Minimum* and *maximum front yard*	3.5 m
b)	*Minimum interior side yards*	2.4 m and 1.2 m, which shall be reduced to 1.2 m on both sides where an attached *private garage* is provided
c)	Maximum *height*	12.0 m
d)	Maximum number of *storeys*	3
e)	Maximum *lot coverage*	37%
f)	A detached *private garage* shall be permitted in a *rear yard*	

Special Provisions

325 (Old 878)	497-513 Pinegrove Road (Part of Lot 18, Concession 3 S.D.S.)	Parent Zone: C1
Map 19(7)		(2013-077)

15.325.1	**Additional Permitted Uses**	
The following additional *use* is permitted:		
a)	*Apartment dwelling*, including *ancillary residential uses* on the *first storey*	
15.325.2	**Prohibited Uses**	
The following uses are prohibited:		
a)	*Uses* permitted in the Neighbourhood Commercial (C1) *Zone* above the *first storey*	
b)	*Dwelling units* on or below the *first storey*	
15.325.3	**Zone Provisions**	
The following regulations apply:		
a)	*Minimum front yard*	33.0 m
b)	*Minimum interior side yard*	11.5 m
c)	*Minimum rear yard*	28.0 m
d)	Maximum number of *storeys*	3
e)	Maximum *height*	13.0 m
f)	Maximum number of *dwelling units*	40
g)	Minimum width of *landscaping* required along the *interior side lot line*	4.2 m
h)	Minimum *landscaping coverage*	20%
15.325.4	**Parking Provisions**	
The following parking provisions apply:		
a)	Minimum number of *parking spaces* for residential *uses*	1.5 per dwelling unit
b)	Minimum number of *parking spaces* for commercial *uses*	1.0 per 22.0 m^2 *net floor area*

Special Provisions

326 Map 19(7a)	**Oakville Arena** **(Part of Lot 16, Concession 3 S.D.S.)**	Parent Zone: CU (2014-014)
15.326.1	**Zone Provisions**	
The following regulation applies:		
a)	*Minimum yard* along any *lot line* abutting Kerr Street and Rebecca Street	0.0 m
15.326.2	**Special Site Provisions**	
The following additional provision applies:		
a)	All lands identified as subject to this Special Provision shall be considered to be one *lot* for the purposes of this By-law.	

Special Provisions

327 Map 19(16)	**1132 Invicta Drive** **(Part of Lots 9 and 10, Concession 2 S.D.S.)**	Parent Zone: E2 (2013-049)

15.327.1 Additional Permitted Uses		
The following additional *use* is permitted:		
a)	*Private school*, and Footnote 6, relating to maximum *net floor area*, shall not apply	
b)	The permissions and regulations of Special Provision 3 shall additionally apply.	
15.327.2 Parking Provisions		
The following parking provisions apply		
a)	Minimum number of *parking spaces* for the *private school* and *athletic facility uses*	1 per 37.0 sq.m of *net floor area*
b)	Minimum number of *stacking spaces* for the queuing lane for the *private school*	6

Special Provisions

328 Map 19(16)	**1177 Invicta Drive** **(Part of Lot 9, Concession 2 S.D.S.)**	Parent Zone: E2 (2013-050) A/046/2014 PL140317

15.328.1 Additional Permitted Uses		
The following additional *use* is permitted:		
a)	*Day care*	
b)	*Place of worship*	
c)	*Private school* within an existing *building*, and Footnote 6 of Table 10.2, relating to maximum *net floor area*, shall not apply to the *private school*	
d)	*Public hall*	
e)	The permissions and regulations of Special Provision 3 shall additionally apply	
15.328.2 Zone Provisions		
The following regulations apply:		
a)	Minimum width of *landscaping* required along the *rear lot line* (north)	2.0 m
b)	Minimum width of *landscaping* required along the *interior side lot line*, west side	0.0 m
c)	Minimum width of *landscaping* required along the *interior side lot line*, east and south sides	1.2 m
d)	Section 4.11.1(a), relating to minimum dimensions to qualify as *landscaping*, shall not apply.	
15.328.3 Parking Provisions		
The following parking provisions apply		
a)	Minimum number of *parking spaces* for a *private school*, place of worship, and *day care*	1 per 23.0 sq.m *net floor area*, and up to a maximum of 50% of the required *parking spaces* can be provided on the paved playground
b)	Minimum number of *barrier-free parking spaces*	4

Special Provisions

329 Map 19(5)	**2245 Speers Road** **(Part of Lot 28, Concession 3, S.D.S.)**	Parent Zone: E3 (2014-014)

15.329.1	**Additional Permitted Uses**
The following additional *uses* are permitted:	
a)	*Public hall*
b)	The permissions and regulations of Special Provision 3 shall additionally apply.

Special Provisions

330 Map 19(15)	**North Side of McCraney Street (Part of Lot 14, Concession 2 S.D.S.)**	Parent Zone: RH (1965-130) (1976-193) (1978-31) (2014-014) (2015-018)
15.330.1	**Zone Provisions**	
The following regulations apply:		
a)	Maximum number of *dwelling units*	127
b)	*Minimum interior side yard (2015-018)*	The greater of 50% of the *height* of the *building* or 6.0 m
c)	Maximum *height (2015-018)*	Shall not apply

Special Provisions

331 Map 19(23)	**2478 Ninth Line** **(Part of Lot 6, Concession 1 S.D.S.)**	Parent Zone: E2 (2014-014)

15.331.1	**Additional Permitted Uses**	
The following additional *use* is permitted:		
a)	*Place of worship*	
15.331.2	**Zone Provisions**	
The following regulations apply:		
a)	Maximum *lot area* for a *place of worship*	As legally existing on the effective date of this By-law

Special Provisions

332 Map 19(7)	**485 Morden Road** **(Part of Lot 16, Concession 3 S.D.S.)**	Parent Zone: E2 (2014-014)

15.332.1	**Additional Permitted Uses**	
The following additional *uses* are permitted:		
a)	*Place of worship*	
b)	The permissions and regulations of Special Provision 3 shall additionally apply	
15.332.2	**Zone Provisions**	
The following regulations apply:		
a)	Maximum *lot area* for a *place of worship*	As legally existing on the effective date of this By-law

Special Provisions

333 Map 19(24)	**2700 Bristol Circle** **(Part of Lot 5, Concession 1 S.D.S.)**	Parent Zone: E2 (2014-014)

15.333.1	**Additional Permitted Uses**	
The following additional *use* is permitted:		
a)	*Place of worship*	
15.333.2	**Zone Provisions**	
The following regulations apply:		
a)	Maximum *lot area* for a *place of worship*	As legally existing on the effective date of this By-law
15.333.3	**Special Site Provisions**	
The following additional provision applies:		
a)	The permissions and regulations of Special Provision 43 shall additionally apply.	

Special Provisions

334 Map 19(24)	**2640 Bristol Circle** **(Part of Lot 5, Concession 1 S.D.S.)**	Parent Zone: E2 (2014-014)

15.334.1	**Additional Permitted Uses**	
The following additional *use* is permitted:		
a)	*Day care*	
15.334.2	**Zone Provisions**	
The following regulations apply:		
a)	Maximum *net floor area* for a *day care*	As legally existing on the effective date of this By-law
15.334.3	**Special Site Provisions**	
The following additional provision applies:		
a)	The permissions and regulations of Special Provision 43 shall additionally apply.	

Special Provisions

335 Map 19(5)	**785 Pacific Road** **(Part of Lot 29, Concession 3 S.D.S.)**	Parent Zone: E2 (2014-014) (2021-068)

15.335.1 Special Site Provisions

The following additional provision applies:

a)	The permissions and regulations of Special Provision 56 shall additionally apply.

Special Provisions

336 Map 19(5)	**2195 Wyecroft Road** **(Part of Lot 27, Concession 3 S.D.S.)**	Parent Zone: E2 (2014-014)

15.336.1	**Additional Permitted Uses**	
The following additional *use* is permitted:		
a)	*Day care*	
15.336.2	**Zone Provisions**	
The following regulations apply:		
a)	Maximum *net floor area* for a *day care*	As legally existing on the effective date of this By-law
15.336.3	**Special Site Provisions**	
The following additional provision applies:		
a)	The permissions and regulations of Special Provision 3 shall additionally apply.	

Special Provisions

337 Map 19(4)	**Rear of 3515-3545 Rebecca Street (Part of Lot 35, Concession 3 S.D.S.)**	Parent Zone: E2 (2014-014)

15.337.1	**Additional Permitted Uses**
The following additional *uses* are permitted:	
a)	*Day care*
b)	*Private school*

Special Provisions

338 Map 19(4)	**3422 Superior Court** **(Part of Lot 35, Concession 3 S.D.S.)**	Parent Zone: E2 (2014-014)

15.338.1	**Additional Permitted Uses**
The following additional *use* is permitted:	
a)	*Motor vehicle rental facility*

15.338.2	**Zone Provisions**
The following regulation applies:	
a)	Section 10.6(b), related to the maximum area to be occupied by a *heavy vehicle parking area*, shall not apply.

Special Provisions

339 Map 19(4)	**3300 Superior Court** **(Part of Lots 34 and 35, Concession 3 S.D.S.)**	Parent Zone: E2 (2014-014)
15.339.1	**Zone Provisions**	
The following regulation applies:		
a)	Maximum area coverage for *outside storage*	85%

Special Provisions

340 Map 19(23)	**4269 Regional Road 25** **(Part of Lot 30, Concession 2 N.D.S.)**	Parent Zone: GB O.Reg 241/13 (2014-014)

15.340.1	**Additional Permitted Uses**	
The following additional *use* is permitted:		
a)	*Place of worship*, and no kitchen facilities are permitted	
15.340.2	**Zone Provisions**	
The following regulations apply:		
a)	*Minimum lot area*	4.9 ha
b)	*Minimum front yard*	15.2 m
c)	*Minimum interior side yard*, northwest side	22.0 m
d)	*Minimum interior side yard*, southeast side	15.0 m
e)	*Minimum rear yard*	130.9 m
f)	Maximum *height*	12.0 m
g)	Maximum *net floor area* for a *place of worship*	741.0 m^2
15.340.3	**Parking Provisions**	
The following parking regulations apply:		
a)	Minimum number of *parking spaces*	40

Special Provisions

341 Map 19(6)	**Wallace Road, York Street, Speers Road (Part of Lots 24 and 25, Concession 3 S.D.S.)**	Parent Zone: E4 (2014-014) PL140317 (2017-025)

15.341.1	**Additional Permitted Uses**
The following additional *uses* are permitted:	
a)	*Manufacturing*
b)	*Repair shop*
c)	*Warehousing*

15.341.2	**Parking Provisions**
The following parking provisions apply:	
a)	Where a *business office* is provided *accessory* to a different main permitted *use*, the parking rate for the main permitted *use* shall apply to any *floor area* occupied by a *business office* provided the *business office* occupies an area equal to or less than 25% of hte total *net floor area* on the *lot*. *(2017-025)*

Special Provisions

342 Maps 19(7a)	**20-40 and 21-45 Shepherd Road (Part of Lot 15, Concession 3, S.D.S.)**	Parent Zone: MU2 (2014-014)

15.342.1 Additional Permitted Uses	
The following additional *uses* are permitted:	
a)	*Back-to-back townhouse dwellings*
b)	*Stacked townhouse dwellings*
c)	*Townhouse dwellings*
15.342.2 Only Permitted Uses	
The following *uses* are the only commercial *uses* permitted:	
a)	Service commercial *establishments,* and only in the *first storey* and *basement*

Special Provisions

343 Map 19(7)	**105 Garden Drive** **(Part of Lot 17, Concession 3 S.D.S.)**	Parent Zone: CBD (2013-101) (2015-018) (2017-036)

15.343.1	**Prohibited Uses**	
The following *uses* are prohibited:		
a)	*Commercial parking area*	
b)	*Taxi dispatch*	
15.343.2	**Zone Provisions**	
The following zone regulations apply to a *Long Term Care Facility* and/or *Retirement Home*: *(2017-036)*		
a)	Maximum number of *dwelling units*	60
b)	Maximum *height*	14.3 m
c)	Maximum *first storey height*	4.0 m
d)	Minimum width of landscaping along a *lot line* abutting a Residential *Zone*	1.5 m, and may include hard landscaping
e)	Minimum setback for outdoor second floor personal recreation space from the eastern edge of the *building*	1.5 m
f)	Minimum setback for outdoor second floor personal recreation space from Lakeshore Road West	6.0 m
g)	Maximum area for outdoor second floor personal recreation space *(2015-018)*	54.0 m^2
h)	Minimum setback for a rooftop terrace from the eastern edge of the *building*	9.0 m
i)	Maximum area for a rooftop terrace *(2015-018)*	22.0 m^2
15.343.3	**Parking Provisions**	
The following parking regulations apply to a *Long Term Care Facility* and/or *Retirement Home*: *(2017-036)*		
a)	Minimum number of *parking spaces*	22, which includes 2 *tandem parking spaces*
15.343.4	**Special Site Provisions**	
The following additional provisions apply:		
a)	The *front lot line* shall be the *lot line* abutting Lakeshore Road West.	
b)	A *driveway* shall not be permitted from Lakeshore Road West.	
c)	Outdoor amenity space shall only be permitted on the second floor and rooftop.	

Special Provisions

344 (Old 50)	Lynnwood Drive, Forest Hill, Lynn Place, Eton Place, White Oaks Boulevard (Part of Lot 12, Concession 2 S.D.S.)	Parent Zone: RL8
Map 19(15)		(1969-66) (1973-38) (1980-37)

15.344.1	Zone Provisions	
The following regulation applies:		
a)	Maximum *height*	9.0 m

Special Provisions

345 Map 19(7)	**164 Trafalgar Road and 165 Dunn Street (Lot 6, Block 89 of Plan 89)**	Parent Zone: RL4-0 CAV 1815 (1984) A/34/86 (2014-014) PL140317

15.345.1 Additional Perimtted Uses		
The following additional *uses* are permitted:		
a)	*Apartment dwelling*	
b)	*Business office*, but only in a *building* containing a *dwelling unit*	
c)	*Multiple dwelling*	
15.345.2 Zone Provisions		
The following regulations apply:		
a)	Minimum *yards*, all *yards*	As legally existing on February 25, 2014
b)	Maximum *height*	As legally existing on February 25, 2014
c)	Maximum number of *storeys*	As legally existing on February 25, 2014
d)	The provisions of Section 4.11.2 relating to widths of *landscaping* required between a *surface parking area* and an *interior side*, *rear lot line*, *road*, or a *lot* with a residential *use* shall not apply adjacent to a *parking area* legally existing on February 25, 2014.	
15.345.3 Parking Provisions		
The following parking provisions apply:		
a)	Section 5.2.1, relating to the minimum number of *parking spaces*, shall not apply to a *surface parking area* legally existing on February 25, 2014	
b)	Section 5.3.1, relating to the minimum number of *barrier-free parking spaces*, shall not apply to a *surface parking area* legally existing on February 25, 2014	
c)	Minimum width and length for *parking spaces* legally existing on February 25, 2014	As legally existing on February 25, 2014
d)	Section 5.4.1, relating to the minimum number of *bicycle parking spaces*, shall not apply.	
15.345.4 Special Site Provisions		
The following additional provision applies:		
a)	The *front lot line* shall be the *lot line* abutting Trafalgar Road.	

Special Provisions

346	2480, 2488 and 2496 Old Bronte Road (Part of Lot 31, Concession 1, S.D.S.)	Parent Zone: MU3
Map 19(19a)		(2014-025) (2015-018)

15.346.1 Zone Regulations

The following regulations apply:

a)	Notwithstanding Table 8.2, apartment dwellings are permitted on the first storey of the apartment building located closest to Bronte Road.	
b)	Notwithstanding Table 8.2, an ancillary residential use on the *first storey* is permitted to occupy a maximum of 17% of the length of the main wall oriented toward Old Bronte Road of the apartment *building* located closest to Old Bronte Road.	
c)	Maximum *front yard* (Old Bronte Road) for an apartment building	4.5 m for maximum of 25% of the building base
d)	Maximum *front yard* (Old Bronte Road) for heritage building	2.0 m
e)	Minimum southerly *interior side yard* for an apartment building	9.0 m
f)	Minimum southerly *interior side yard* for heritage building	1.2 m
g)	Minimum northerly *interior side yard* for an *apartment building (2015-018)*	9.0 m
h)	*Minimum rear yard* (Bronte Road) for an apartment building	1.5 m
i)	Minimum *separation distance* between heritage building and an apartment building	5.0 m excluding underground parking garage
j)	Maximum number of apartment buildings	2
k)	Minimum number of *dwelling units*	100 per site hectare
l)	Maximum number of *dwelling units*	400
m)	Maximum height for heritage *building*	As legally existing on the effective date of this by-law plus 1.0 m to allow for grade changes.

Special Provisions

347 (Old 563)	587 Third Line (Part of Lot 25, Concession 2 S.D.S.)	Parent Zone: E4
Map 19(6)		(1994-107)

15.347.1 Additional Permitted Uses		
The following additional *use* is permitted:		
a)	*Drive-through facility*, and Footnote 8 to Table 10.2 shall not apply	
15.347.2 Zone Provisions		
The following regulations apply:		
a)	*Minimum front yard* for a *drive-through facility* and *restaurant*	23.0 m
b)	*Minimum interior side yard*, south side, for a *motor vehicle service station*	17.5 m
c)	*Minimum interior side yard*, south side, for a *drive-through facility* and *restaurant*	45.0 m
d)	Maximum *height*	5.5 m
e)	Minimum width of landscaping along a *lot line* abutting a Residential *Zone*	7.0 m
f)	Maximum *floor area* for a *motor vehicle service station*	175.0 sq.m
g)	Maximum *floor area* for a *restaurant*	50.0 sq.m

Special Provisions

348 Map 19(7)	**480 Wyecroft Road** **(Part of Lot 20, Concession 3 S.D.S.)**	Parent Zone: E3 (2014-014)

15.348.1	**Zone Provisions**
The following regulations apply:	
a)	A *heavy vehicle parking area* is additionally permitted in the *front yard,* but only contiguous with a *surface parking area*
b)	Minimum setback for a *heavy vehicle parking area* from all *lot lines* in a *front yard*
c)	The permissions and regulations of Special Provision 3 shall additionally apply

Special Provisions

349 (Old 628)	174 Lakeshore Road West, 91 & 87 Brookfield Road (Lot 14, Part of Lots 9, 11 and 15, Block 101, Plan 1)	Parent Zone: CBD
Map 19(7a)		(1997-002) (1999-150) (2007-096) (2008-074) (2015-008) (2015-092) PL140240 PL140317

15.349.1	Zone Provisions for all Lands	
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Maximum number of *dwelling units*	37
b)	Minimum *front yard (Lakeshore Road West)*	0.0 m
c)	Minimum *interior side yard*	14.0 m
d)	Minimum *rear yard*	6.0 m
e)	Minimum *flankage yard* (Brookfield Road)	0 m (except any part of the building greater than 15 m from the front lot line - 3 m
f)	Minimum *front yard - below grade*	0.0 m
g)	Minimum *interior side yard – below grade*	1.0 m (except any part of the building greater than 15.0 m from the front lot line – 7.0 m
h)	Minimum *rear yard – below grade*	6.0 m
i)	Minimum *flankage yard – below grade*	0.0 m
j)	Maximum *height*	16.0 m
k)	Maximum *number of storeys*	4
l)	Maximum height of *rooftop mechanical equipment, mechanical rooms, parapets and stair towers*	6.0 m
m)	Minimum ground floor height	4.5 m (measured from top of slab to top of slab, except any part of the building greater than 15.0 m from the front setback line)
n)	Maximum *total net floor area* for all non-residential uses	383.0 m^2

Special Provisions

15.349.2	Special Site Provisions
a)	A *driveway* shall only be permitted to cross a lot line abutting Brookfield Road
b)	*Building height* to be measured from a geodetic elevation of 86.0 m
c)	*Dwelling units* are not permitted below the first storey
d)	Where non-residential uses are located on the *first storey*, a minimum of one principal building entrance to each unit shall be directly accessible from and oriented towards Lakeshore Road West
e)	Where *rooftop mechanical equipment, mechanical penthouses, enclosures or stair towers* that exceed 2 m in height are not screened by an extension of the building's façade, they shall be setback a minimum of 4 m from all edges of the roof and fully screened by an architectural treatment
f)	*Rooftop terraces* shall not exceed a maximum of 20% coverage of the total roof area and shall be setback a minimum of 4 m from the eastern and southern edges of the building
g)	The building shall be terraced such that the south building face of the second storey, shall be setback a minimum of 3.25 m (excluding balconies) from the building face of the first storey, the building face of the third storey shall be setback a minimum of 3.25 m (excluding balconies) from the building face of the second storey; the building face of the fourth storey shall be setback a minimum of 3.25 m (excluding balconies) from the building face of the third storey.
h)	A *rooftop terrace* shall not project beyond the main wall of the storey below.
i)	For the purpose of this By-law, "*rooftop terrace*" means an outdoor amenity area located on the roof of a building.

Special Provisions

350	2220, 2240, and 2270 Speers Road (Part of Lot 28, Concession 3 S.D.S.)	Parent Zone: E1
Map 19(5)		(2014-014)

15.350.1	Special Site Provisions
The following additional provision applies:	
a)	All lands subject to this Special Provision shall be considered to be one *lot* for the purposes of determining compliance with Footnote 2 in Table 10.2.

Special Provisions

351	1055 and 1075 McCraney Street (Part of Lot 15, Concession 2 S.D.S.)	Parent Zone: CU
Map 19(15)		(2014-007) (2015-039) (2015-079)

15.351.1 Additional Zone Regulations for Block 1 Lands

The following additional regulations apply to lands identified as Block 1 on Figure 15.351.1:

a)	*Minimum front yard*	30.0 m
b)	*Maximum front yard* for the *main wall* oriented toward the *front lot line (2015-079)*	As shown on Figure 15.351.1
c)	Minimum width of *landscaping* required along the *front lot line*	3.0 m
d)	Minimum width of *landscaping* required along the *interior side lot line*, east side	7.0 m
e)	Minimum width of *landscaping required along the rear lot line*	0.0 m
f)	Minimum *landscaping coverage*	25%
g)	*Parking spaces* are prohibited within the *front or interior side yard,* east side	

15.351.2 Parking Regulations

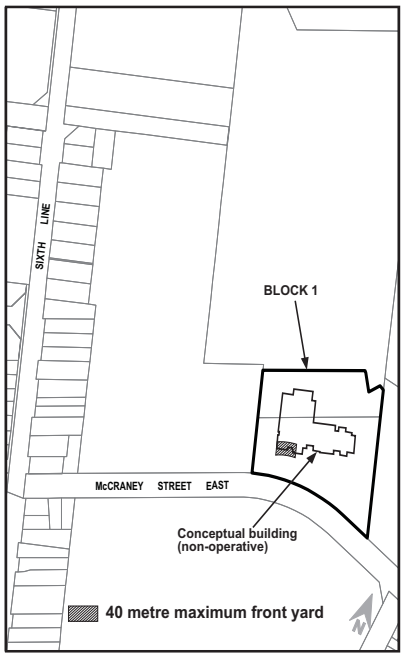
The following parking regulations apply:

a)	Any *parking spaces* required by this by-law may be provided on any of the lands subject to this Special Provision	
b)	Minimum number of *parking spaces* for a *public school*	3.1 spaces per classroom which shall not include portables. At least 60% of the total number of required *parking spaces* for both schools shall be provided in a *surface parking area* shared by two *public schools*.

15.351.3 Special Site Figures

Figure 15.351.1

Special Provision 351



Special Provisions

352 (Old 809)	113-131 Garden Drive (Part of Lot 17, Concession 3 S.D.S.)	Parent Zone: RM1
Map 19(7)		(2007-198) (2014-036)

15.352.1 Zone Provisions

The following regulations apply:

a)	Maximum number of *dwellings*	18
b)	Minimum *lot frontage* per *dwelling*	4.0 m
c)	Minimum *front yard*	3.0 m
d)	Minimum *interior side yard* - north side	1.2 m
e)	Minimum *interior side yard* - north side below *grade*	0.7 m
f)	Minimum *interior side yard* - south side above *grade*	2.0 m
g)	Minimum *interior side yard* - south side below *grade*	0.3 m
h)	Minimum *rear yard* for a *dwelling*	14.5 m
i)	Minimum *rear yard* for a below *grade lane*	8.0 m
j)	Minimum *rear yard* – below *grade* for a geothermal mechanical room	3.0 m
k)	Minimum *rear yard* – below *grade* for visitor parking	1.3 m
l)	Minimum *rear yard* – below *grade* for egress stair well	4.5 m
m)	Maximum number of *storeys*	3
n)	Maximum *height*	10.7 m
o)	Maximum additional *height* for a *mechanical penthouse*	2.5 m and section 4.6.4 shall apply
p)	Maximum projection into a *front yard* for a non-walk in bay, box out, and bow windows with or without foundations spanning one or two *storeys*, and *porches* open or covered by a roof located on the same level or lower as the main floor of the *dwelling*	1.0 m
q)	Maximum projection into a *rear yard* for *uncovered platforms* which are attached to the rear wall of the *dwelling* located at a minimum *height* of 2.0 m above surrounding *grade*.	Permitted up to the *rear* and *side lot lines*
r)	The parapet setback for lots in a Residential Medium (RM) Zone in Section 4.6.3 shall not apply.	

15.352.2 Special Site Provisions

The following additional regulations apply:

a)	*Motor vehicle* access to individual *dwelling units* shall only be provided via a private rear *lane*.

Special Provisions

354	1319284 Ontario Inc., Dunpar Developments Inc. 2158, 2168, 2180 and 2192 Trafalgar Road	Parent Zone: MU2
Map 19(22)		PL130321 (2014-062)

15.354.1	Only Permitted Uses on Block 2	
The following *uses* are the only *uses* permitted on lands identified as Block 2 on Figure 15.354.1:		
a)	*Townhouse dwelling*	
b)	A home *occupation*	
c)	*Model homes*	
15.354.2	**Zone Regulations**	
The following regulations apply:		
a)	Minimum *front yard* (Trafalgar Road)	1.2 metres
b)	Minimum *rear yard* (Lillykin Street)	1.2 metres
c)	Minimum *rear yard* for a *balcony*	1.0 metres
d)	Minimum *side yard*	1.6 metres
e)	Minimum number of *storeys* on Block 2 on Figure 15.354.1	2
f)	Maximum number of *storeys* on Block 2 on Figure 15.354.1	4
g)	Minimum *height* on Block 2 on Figure 15.354.1	7.5 metres
h)	Maximum *height* on Block 2 on Figure 15.354.1	12.4 metres
i)	Minimum *height* on Block 1 on Figure 15.354.1	11.0 metres
j)	Maximum *height* on Block 1 on Figure 15.354.1	15.0 metres
k)	Minimum *first storey height*	Shall not apply
l)	Tables 8.3.1 and 8.3.2 relating to minimum and maximum number of *storeys* shall not apply.	
m)	Maximum projection into a *rear yard* for a *balcony*	3.0 metres
n)	Maximum projection into a minimum *side yard* for *balconies* and uncovered *platforms*	Up to 0.6 metres from the lot line
o)	Height shall be measured from the finished floor elevation at *grade*.	
p)	All lands identified as subject to this Special Provision shall be considered as one *lot* for the purposes of this By-law.	
q)	Section 4.11 relating to *landscaping* shall not apply.	
r)	Notwithstanding Section 4.25.2 relating to *model homes*, a maximum of 24 *model homes* shall be permitted.	
s)	The minimum dimension for a *parallel parking space* shall be a width of 2.6 metres and a length of 6.7 metres	
t)	Section 5.2.3(e) relating to tandem *parking space* dimensions shall not apply	
u)	Footnotes 2 and 3 of Table 8.2, relating to *dwelling units* on a *first storey*, shall not apply	
v)	Footnote 4 of Table 8.3.1, relating to increased *minimum yard* for portion of *building* greater than 13.5 metres in *height* shall not apply.	
w)	Section 5.10, relating to minimum setback of *surface parking area* from any *building*, shall not apply to that part of the *lot* shaded in Figure 15.354.1	
x)	Minimum number of *parking spaces* per *dwelling unit*, inclusive of visitor parking – 2.20 spaces, of which 0.2 shall be designated as visitor *parking spaces*	

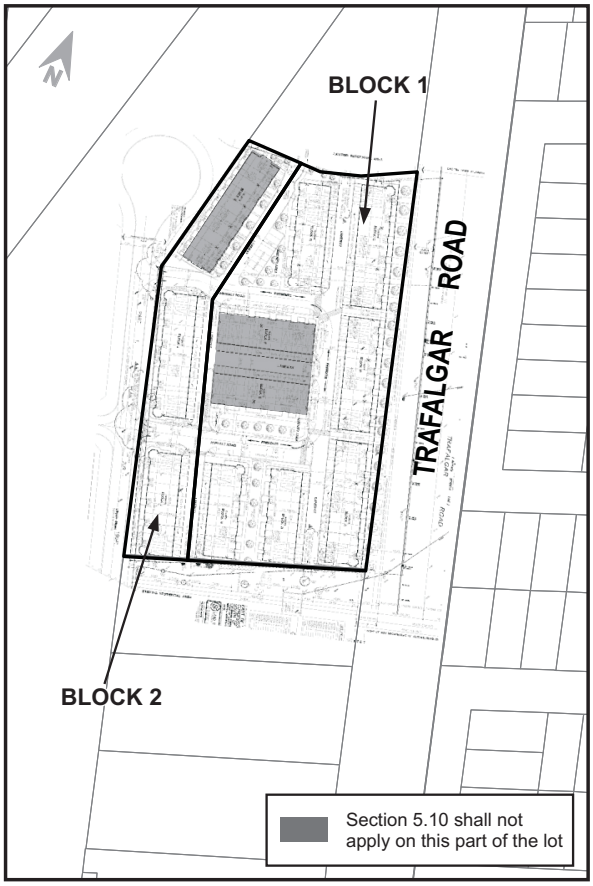
Special Provisions

15.354.3	Parking Regulations for Block 1 Lands	
The following parking regulations apply to lands identified as Block 1 on Figure 15.354.1:		
a)	Minimum number of *parking spaces* for all non-residential *uses*	1/32.6 sq.m *net floor area*
b)	Maximum number of *parking spaces* for all non-residential *uses*	1/28 sq.m *net floor area*

15.354.5 Special Site Figures

Figure 15.354.1

Special Provision 354



Special Provisions

355	Southeast Corner of Great Lakes Boulevard and Michigan Drive (Part of Lots 34 and 35, Concession 3 S.D.S.)	Parent Zone: E2
Map 19(4)		(2010-056) PL140317

15.355.1	Additional Permitted Uses
The following regulation applies:	
b)	All lands shall be considered as one *lot* for the purposes of applying footnote 6 of Table 10.2, related to maximum *net floor area* for applicable *uses*.

Special Provisions

356 Map 19(18)	**3340 Dundas Street West (Part of Lot 34, Concession 1 S.D.S.)**	Parent Zones: RM1 and RM2 (2014-060) (2015-079)

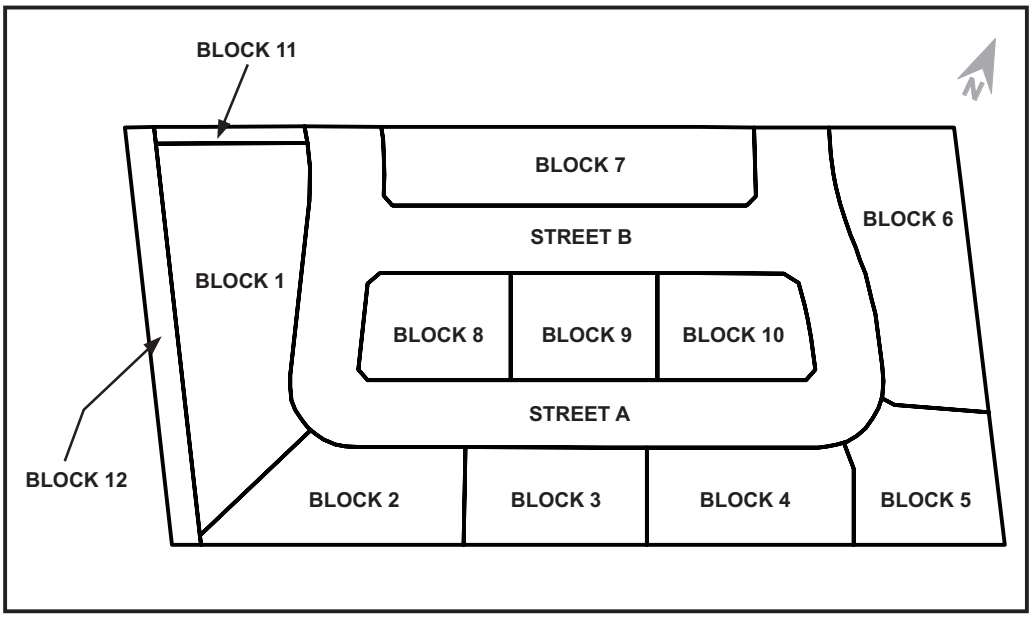
15.356.1 Zone Regulation for all Blocks		
The following regulations apply to lands identifed as subject to this Special Provision.		
a)	Maximum number of *dwellings*	73
b)	Minimum *lot frontage*	6.0 m per unit
15.356.2 Zone Regulations for Block 1		
The following additional regulations apply to lands identified as Block 1 on Figure 15.356.1:		
a)	*Minimum rear yard* (Dundas Street West)	1.0 m
b)	*Maximum rear yard* (Dundas Street West)	2.5 m
c)	Maximum allowable projection for a *porch* with or without foundations into a *front yard*	1.0 m, except that access stairs connecting a *porch* to the ground may project an additional 0.6 m
15.356.3 Zone Regulations for Block 2 through 7		
The following additional regulations apply to lands identified as Blocks 2 through 7 on Figure 15.356.1:		
a)	*Minimum front yard*	3.5 m
b)	*Minimum front yard* for a *private garage*	6.0 m
c)	Maximum allowable projection for a *porch* with or without foundations into a *front* and *flankage yard*	1.0 m, except that access stairs connecting a *porch* to the ground may project an additional 0.6 m
d)	Maximum allowable projection for an *uncovered platform* into a *rear yard* *(2015-079)*	2.0 metres, except that access stairs connecting to the *uncovered platform* to the ground may project an additional 0.6 metres into the *minimum rear yard*
15.356.4 Zone Regulations for Block 8 through 10		
The following additional regulations apply to lands identified as Blocks 8 through 10 on Figure 15.356.1:		
a)	*Minimum lot area*	110.0 sq.m per unit
b)	*Minimum front yard*	3.5 m
c)	*Minimum front yard* for a *private garage*	6.0 m
d)	Maximum allowable projection for a *porch* with or without foundations into a *front*, *flankage* or *interior side yard*	1.5 m, except that access stairs connecting a *porch* to the ground may project an additional 0.6 m.

Special Provisions

15.356.3 Special Site Figures

Figure 15.356.1

Special Provision 356



357	**260 Bronte Road (Part of Lot 59, Registered Plan M-9)**	Parent Zone: RL5-0
Map 19(2)		(2014-075)

15.357.1 Zone Regulations

The following regulations apply:

a)	Maximum number of *detached dwellings*	5
b)	*Minimum flankage yard* (Bronte Road)	7.0 m
c)	*Minimum front yard* for *dwelling* only on the westernmost *lot* only (the *lot line* abutting the *common element condominium* roadway)	4.0 m
d)	*Minimum front yard* for a *private garage* on the westernmost *lot* only (the *lot line* abutting the *common element condominium* roadway)	6.0 m
e)	*Minimum front yard* on all other *lots* (the *lot line* abutting the *common element condominium* roadway)	6.0 m
f)	*Porches* and *uncovered platforms* shall be permitted to encroach a maximum of 1.0 m into the *minimum front yard*.	
g)	Maximum *lot coverage*	40 %
h)	Maximum *residential floor area*	330.0 sq.m

Special Provisions

358 Map 19(19a)	**2390 Khalsa Gate** **(Part of Lot 31, Concession 1 S.D.S.)**	Parent Zone: MU3 (2015-005) (2016-013)

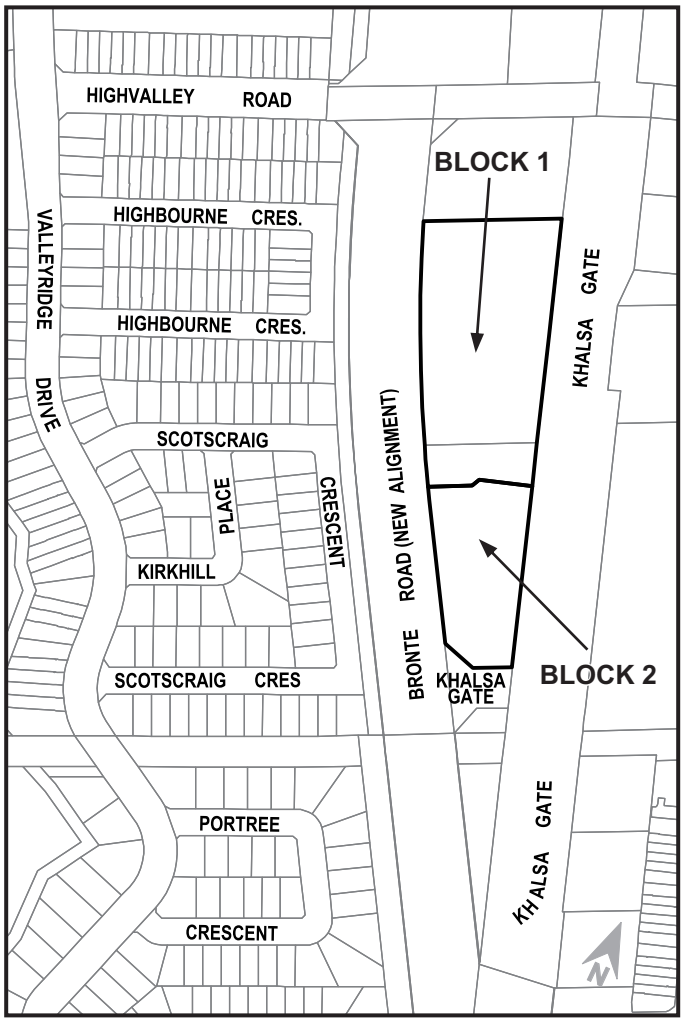
15.358.1	**Zone Regulations for all Blocks**	
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	All lands identified as subject to this Special Provision shall be considered to be one *lot* for the purposes of this By-law.	
b)	Footnote 3 of Table 8.2, related to the prohibition of *dwelling units* on the *first storey*, shall not apply.	
c)	The easterly *lot line* abutting Khalsa Gate shall be deemed the *front lot line*.	
d)	*Maximum front yard* (Khalsa Gate)	5.75 m
e)	*Maximum flankage yard*	9.2 m
f)	*Minimum rear yard* for all portions of a *building*	0.0 m
g)	Minimum *first storey height*	Shall not apply
h)	*Height* shall be measured from the finished floor elevation at *grade.*	
i)	Minimum width of *landscaping* required along the *interior side lot line*	0.0 m
j)	Maximum *height* for *accessory buildings* and *structures*	5.5 m
k)	*Minimum height*, number of *storeys*, and *yards* for *accessory buildings* and *structures*	Shall not apply
l)	Maximum number of *storeys* and *yards* for *accessory buildings* and *structures*	Shall not apply
15.358.2	**Zone Regulations for Block 1**	
The following regulations apply to lands identified as Block 1 on Figure 15.358.1:		
a)	Minimum number of *storeys*	3
b)	Maximum number of *storeys*	8
c)	Minimum number of *dwelling units*	122
d)	Minimum *height*	13.5 m
15.358.3	**Zone Regulations for Block 2**	
The following regulations apply to lands identified as Block 2 on Figure 15.358.1:		
a)	Maximum number of *storeys*	10
b)	Maximum *height*	30.0 m
c)	Minimum number of *dwelling units*	240
d)	Stairs and vents associated with a below *grade parking structure* shall be permitted in any *yard.*	

Special Provisions

15.358.4 Special Site Figures

Figure 15.358.1

Special Provision 358



Special Provisions

359	430 Winston Churchill Boulevard (Part of Lot 1, Concession 3 S.D.S.)	Parent Zone: RL3-0
Map 19(10)		(1995-062) (2006-002) (2008-051) (2015-018)

15.359.1 Additional Permitted Uses		
The following additional *use* is permitted:		
a)	*Hospice*	
15.359.2 Zone Provisions		
The following regulations apply for a *hospice*:		
a)	*Minimum front yard*	65.0 m
b)	*Minimum interior side yard*	10.0 m
c)	*Minimum rear yard*	12.0 m
d)	Maximum *height*	7.0 m
e)	Maximum *net floor area* for a *hospice*	430.0 sq.m
f)	Minimum width of *landscaping* required along the *front lot line*	3.0 m
g)	Maximum total cumulative *floor area* for *accessory buildings* and *structures*	55.0 sq.m
15.359.3 Parking Provisions		
The following parking regulations apply for a *hospice*:		
a)	Minimum required number of *parking spaces*	10
b)	Sections 5.8.2(c) and (f), related to maximum *driveway* widths and calculations, shall not apply to a *surface parking area* for a *hospice*.	

Special Provisions

360 Map 19(8b)	First Gulf Corporation 610 Chartwell Road	Parent Zone: MTE and N 2015-032

15.360.1	**Additional Permitted Uses**	
a)	Natural Areas	
15.360.2	**Zone Provisions**	
The following regulations apply:		
a)	*Maximum lot coverage*	Shall not apply
b)	*Minimum front yard*	2.1 m
c)	*Maximum front yard*	10.5 m
d)	*Minimum flankage yard*	14.0 m
e)	*Minimum interior side yard*	25.0 m
f)	*Minimum rear yard*	25.0 m
g)	Minimum width of *landscape strip* adjacent to any *public road*, including the *highway corridor*	3.0 m
h)	Required widths of *landscaping* from any *surface parking area*	1.0 m
i)	Required width of *landscaping* adjacent to a Natural Areas (N) *Zone*	0.0. m
j)	Minimum number of *stories*	2 (Minimum *Height* 9 m)
k)	Maximum number of *stories*	4 (Maximum *Height* 26 m)
l)	Minimum *first storey height*	4.5 m
m)	Maximum permitted projection above the top of a roof for a *parapet* on the east elevation of a *building*	3.3 metres for a maximum of 95% of the length of the east elevation and 5.8 metres for the remaining wall length
n)	Maximum permitted projection above the top of a roof for a *parapet* on the west elevation of a *building*	5.3 metres for 22% of the wall length
o)	Maximum permitted projection above the top of a roof for a *parapet* on the north elevation of a *building*	3.3 metres for 15.5% of the wall length and a 5.8 metres for 9% of the wall length
p)	Maximum permitted projection above the top of a roof for a *parapet* on the south elevation of a *building*	3.3 metres for a maximum of 35% of the length of the elevation
q)	*Rooftop mechanical equipment* to be enclosed in a *mechanical penthouse*	Exceeding 3 metres
15.360.3	**Parking Regulations**	
The following parking regulations apply:		
a)	Minimum number of *parking spaces*	1/40 square metres *net floor area*
b)	Maximum number of *parking spaces*	1/22 square metres *net floor area*
c)	Minimum number of *parking spaces*	231
d)	Minimum width of a surplus *parking space*	2.6 metres
f)	Minimum area of a surplus *parking spaces*	14.82 metres
g)	Minimum *surface parking area* setback from a *building*	1.45 metres

Special Provisions

361 Map 19(24)	**2201 Bristol Circle** **(Part of Lot 1, Concession 1 S.D.S.)**	Parent Zone: E1 A/113/2014 PL140317

15.361.1 Zone Provisions		
The following regulations apply:		
a)	*Maximum front* and *flankage yard*	Shall not apply
b)	*Minimum yard* and width of *landscaping* required along the *lot line* abutting Winston Churchill Boulevard	10.8 m
c)	*Minimum rear yard*	10.9 m
d)	Minimum *landscaping coverage*	25%
e)	Minimum setback for a *stormwater management facility* from the *highway corridor*	10.0 m
f)	Minimum width of *landscaping* required along any *lot line* abutting the *highway corridor* (Upper Middle Road)	10.0 m
g)	Section 4.11.1(a), relating to minimum dimensions to qualify as *landscaping*, shall not apply.	
15.361.2 Parking Provisions		
The following parking provision applies:		
a)	Minimum number of *barrier-free parking spaces*	18
15.361.3 Special Site Provisions		
The following additional provisions apply:		
a)	All lands identified as subject to this Special Provision shall be considered to be one *lot* for the purposes of this By-law.	
b)	Section 5.6(d), relating to *loading space* locations, shall not apply.	

Special Provisions

362	180 Rebecca Street, 173 Lakeshore Road West and 183 Lakeshore Road West (Part of Lot 16, Concession 3 S.D.S.)	Parent Zone: CBD
Map 19(7a)		PL140317

15.362.1	Zone Provisions	
The following regulations apply:		
a)	Maximum number of *parking spaces* permitted to be occupied by a *seasonal garden centre*	33
b)	Section 4.17.2(a), related to a *seasonal garden centre* being on the same *lot* as the applicable *retail store*, shall not apply.	

Special Provisions

363	2295 and 2307 Khalsa Gate	Parent Zone: RM1
Map 19(19)		(2015-065)

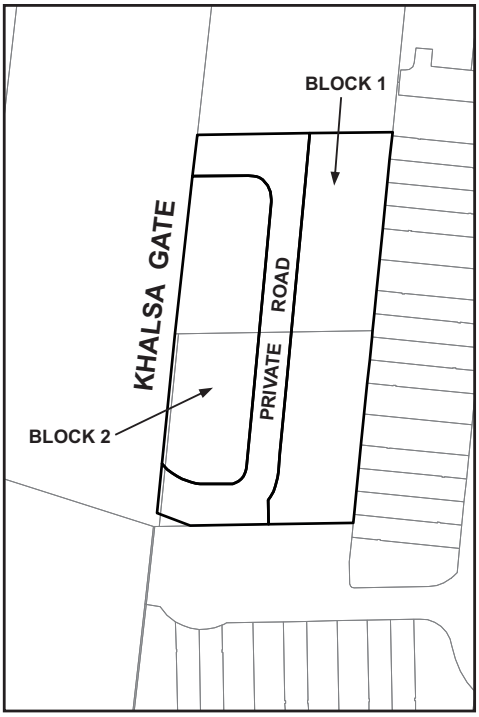
15.363.1 Zone Regulations for Blocks 1 and 2		
The following regulations apply to Blocks 1 and 2 identified as subject to this Special Provision.		
a)	Maximum *number of dwellings*	22
b)	Minimum *lot area*	135.0 m^2 per unit
c)	Minimum *lot frontage*	30.5 m
d)	Minimum *interior side yard*	1.2 m
e)	Minimum *separation distance* between *buildings* containing *dwellings*	2.4 m
f)	Minimum *rear yard*	6.0 m
g)	Maximum *number of storeys*	3
h)	Maximum *height*	13.8 m
i)	*Height s*hall be measured from the midpoint of the *front lot line* for each individual *townhouse dwelling*	
j)	Maximum *lot coverage* for the *dwelling*	n/a
k)	Minimum *landscaping coverage*	10 %
l)	Required visitors parking may be located on a private *driveway*	
15.363.2 Zone Regulations for Block 1		
The following additional regulations apply to lands identified as Block 1 on Figure 15.363.1:		
a)	*Minimum front yard*	5.0 m
b)	Maximum allowable projection for a *porch* with or without a foundation from the main wall at *grade*	2.0 m
15.363.3 Zone Regulations for Block 2		
The following additional regulations apply to lands identified as Block 2 on Figure 15.363.1:		
a)	Minimum *front yard* (Khalsa Gate)	2.5 m
b)	Minimum *flankage yard*	2.5 m
c)	Maximum total projection for *balconies* into a *rear yard*	3.0 m

Special Provisions

15.363.5 Special Site Figures

Figure 15.363.1

Special Provision 363



15.363.6 Definitions

Height	means the vertical distance between *established grade* to the highest point of a *structure*, unless otherwise specified by this By-law.
Landscaping	means an outdoor area on a *lot* comprised of living trees, plants, permeable surfaces, fences and walls, or any combination thereof, without access by *motor vehicles* (except emergency access by vehicles such as fire trucks or ambulances).
Lot Coverage	means the calculation of the total horizontal area of that part of the *lot* covered by all roofed *structures* and *buildings* above *grade* excluding eave projections to a maximum of 0.6 metres and *balconies*.

Special Provisions

364 Map 19(10)	**165 Charnwood Drive, former Chisholm Public School (Block 'A', Registered Plan M-51)**	Parent Zone: RL2-0 (2015-067)

15.364.1 Only Permitted Uses		
The following *uses* are the only *uses* permitted:		
a)	*Detached dwelling*	
b)	*Accessory Residential Uses* in Table 6.2.1	
15.364.2 Zone Provisions for All Lands		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Minimum *lot area*	836 m^2
b)	Minimum *lot frontage*	22.5 m
c)	*Minimum front yard*	9.0 m
d)	*Maximum front yard*	14.5 m
e)	*Minimum flankage yard*	3.5 m
f)	*Minimum interior side yard* The *minimum interior side yard* shall be reduced to 1.2 metres on one side only where an attached *private garage* meeting the minimum dimension requirements of Section 5.2.3(b) of this By-law is provided.	2.4 m
g)	*Minimum rear yard* The *minimum rear yard* shall be reduced to 3.5 metres on a *corner lot* where an *interior side yard* of 3.0 metres is provided.	7.5 m
h)	Maximum number of *storeys*	2
i)	Maximum *height*	9.0 m
j)	Maximum *lot coverage* for a *lot* with a *detached dwelling* greater than 7.0 metres in *height* No additional *lot coverage* is permitted for *accessory buildings* and *structures* in a -0 Suffix *Zone.*	25 %
k)	Maximum *lot coverage* for a *lot* with a *detached dwelling* less than or equal to 7.0 metres in *height* No additional *lot coverage* is permitted for *accessory buildings* and *structures* in a -0 Suffix *Zone*.	30 %
l)	The maximum *lot coverage* for *accessory buildings* and *structures* shall be the greater of 5% of the *lot area* or 42.0 square metres of *building* area.	

Special Provisions

m) The maximum *residential floor area ratio* for a *detached dwelling* shall be as shown in Table 15.364.2 below:

Table 15.364.2 Maximum Residential Floor Area Ratio

Lot area	Maximum Residential Floor Area Ratio
836.00 m^2 – 928.99 m^2	39 %
929.00 m^2 – 1,021.99 m^2	38 %
1,022.00 m^2 – 1,114.99 m^2	37 %
1,115.00 m^2 – 1,207.99 m^2	35 %
1,208.00 m^2 – 1,300.99 m^2	32 %
1,301.00 m^2 or greater	29 %

n) A minimum of 50% of the length of all *main walls* oriented toward the *front lot line* shall be located within the area on the *lot* defined by the *minimum* and *maximum front yards*.

o) *Balconies* and *uncovered platforms* are prohibited above the floor level of the *first storey*.

15.364.3 Special Site Provisions

The following additional provisions apply:

a) *Height* means the vertical distance between *established grade* to the highest point of a *structure*, unless otherwise specified by this By-law.

b) *Lot coverage* means the calculation of the total horizontal area of that part of the *lot* covered by all roofed *structures* and *buildings* above *grade* excluding eave projections to a maximum of 0.6 metres and *balconies*.

c) *Residential floor area* means the aggregate area of a residential *building* containing a *dwelling* measured from the exterior of the outside walls, but shall not include a *private garage*, *basement* or *attic* unless otherwise specified by this By-law.

i)

Where *residential floor area* is located on the same level as an *attic*, *residential floor area* shall be calculated from the exterior face of the dwarf wall.

ii)

Where *attic* space is located on the same level as a permitted *storey* including an *attic* above an attached *private garage* and the *attic* shares a common wall(s) in whole or in part with the permitted *storey* and exceeds a headroom clearance below the roof framing of 1.8 metres at any given point, the entire *attic* space shall be included in the *residential floor area* calculation.

iii)

Where any *dwelling* having more than one *storey* has an attached *private garage* with a height equal to or greater than 6.0 metres, measured from the finished floor level of the *private garage* to the highest point of the *structure* containing the *private garage*, an area equal to the *floor area* of the *private garage* without *floor area* above shall be *residential floor area*.

d) *Uncovered platform* means an attached or freestanding platform or series of platforms not covered by a roof or *building* which is located on the same level as or lower than the *first storey* of the *building* associated with the platform. An *uncovered platform* covered by a permitted *balcony* or other platform shall continue to be an *uncovered platform* for the purposes of this By-law.

Special Provisions

365 Map 19(10)	**2055-2065 Cornwall Road** **(Part of Lot 5, Concession 3 S.D.S.)**	Parent Zone: E2 PL140317

15.365.1 Additional Permitted Uses	
The following additional *use* is permitted:	
a)	*Day care*

15.365.2 Zone Provisions	
The following regulations apply:	
a)	All lands identified as subject to this Special Provision shall be considered to be one *lot* for the purposes of this By-law.
b)	*Net floor area* occupied as a *day care* shall be included in the maximum *net floor area* permitted to be cumulatively occupied by *uses* subject to footnote 6 of Table 10.2.

Special Provisions

366	156 and 160 Trafalgar Road (Part of Lot 4, Block 89, Plan 1)	Parent Zone: CBD
Map 19(8a)		(2014-026) (2015-089) PL140317 PL140241

15.366.1	**Only Permitted Uses**	
The following uses are the only *uses* permitted:		
a)	Apartment *dwelling*	
15.366.2	**Zone Regulations for Blocks 1 and 2**	
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Maximum number of apartment *dwelling units*	11
b)	Maximum number of *storeys*	4
c)	Minimum *first storey height*	n/a
d)	Maximum *height* measured 5.2 m from the *rear lot line*	14.2 m
e)	Maximum *height* measured 5.21 m to 11.6 m from the *rear lot line*	14.4 m
f)	Maximum *height* measured 11.61 m to 25.2 m from the *rear lot line*	14.6 m
g)	Maximum *height* including *rooftop mechanical penthouse*	16.0 m
h)	*Rooftop mechanical penthouse* setback from north and south roof edges	5.0 m
i)	*Rooftop mechanical penthouse* setback from the westerly roof edge	13.0 m
j)	*Rooftop mechanical penthouse* setback from the easterly roof edge	3.0 m
k)	Minimum *front yard*	2.5 m
l)	Minimum *front yard* for a covered porch	0.3 m
m)	Minimum *front yard* for the 4th floor	5.0 m
n)	Minimum below *grade* setbacks: *front yard* interior north *side yard* interior south *side yard*	 0.3 m 2.5 m 2.5 m
o)	Minimum interior north *side yard*	2.9 m
p)	Minimum interior south *side yard*	3.2 m
q)	Minimum width of the *landscaping* buffer along the north side *lot line*	2.9 m
r)	Minimum width of the *landscaping* buffer along the rear and south *lot line*	0.0 m
s)	*Landscaping* may include a walkway	
t)	Minimum *rear yard*	3.0 m
u)	Minimum *rear yard* for an underground ramp including support column and roof	0.75 m
15.366.3	**Parking Regulations**	
The following parking regulations apply:		
a)	Aisles may be shared provided the rights-of-way are registered on title.	
b)	Section 5.3 – Barrier Free *Parking Spaces* does not apply.	
c)	Section 5.10 – *Surface Parking Area* Setbacks does not apply.	
15.363.4	**Special Site Provisions**	
The following additional provisions apply:		
a)	*Balconies* on the 2nd, 3rd, and 4th floor are only permitted facing Trafalgar Road and the abutting *lot* to the south.	
b)	Outdoor ground floor *amenity space* is not permitted adjacent to the northerly *side yard*.	

Special Provisions

367 Map 19(6)	**1111 Speers Road** **(Part of Lot 22, Concession 3 S.D.S.)**	Parent Zone: E3 PL140317

15.367.1	**Additional Permitted Uses**
The following additional *uses* are permitted:	
a)	*Sports facility*
b)	The permissions and regulations of Special Provision 3 shall additionally apply.

Special Provisions

368 Maps 19(5) and (7)	410 and 2071 South Service Road West (Part of Lots 19 and 26, Concession 3 S.D.S.)	Parent Zone: E2 PL140317

15.368.1	Zone Provisions
The following regulations apply:	
a)	Section 5.6(d), relating to *loading space* locations, shall not apply to *loading spaces* legally existing on February 25, 2014.
b)	The permissions and regulations of Special Provision 3 shall additionally apply.

Special Provisions

369 Map 19(8b)	**177-185 Cross Avenue and 580 Argus Road (Part of Lot 14, Concession 3 S.D.S.)**	Parent Zone: MTC (2016-038)

15.369.1 Additional Permitted Uses		
The following additional buildings are permitted:		
a)	*Apartment dwelling*	
b)	*Long term care facility*	
c)	*Medical Office*	
d)	*Retirement home*	
15.369.2 Zone Regulations		
The following regulations apply:		
a)	*Apartment dwellings, long term care facilities* and *retirement homes* are prohibited in the first 9.0 metres of depth of the *building*, measured in from the *main wall* oriented toward the *flankage lot line* (Cross Avenue), on the *first storey* and entirely below the *first storey*.	
b)	Notwithstanding Section 15.369.1 (a), *ancillary residential uses* on the *first storey* are permitted to occupy a maximum of 15% of the length of the *main wall* oriented toward a public *road*.	
c)	The *front lot line* shall be all *lot lines* abutting Argus Road	
d)	Minimum *yard*, all *yards*, below grade	0.0 metres
e)	Minimum *yard*, all *yards*, for all parts of a *building* less than or equal to 15.0 metres in *height*	0.5 m
f)	Maximum *front* and *flankage yards*	5.0 m, and shall only apply to the first 14.0 m of *building height*
i)	Maximum setback of the centrepoint of any tower from any future *lot lines* abutting any *road* as shown on Special Figure 15.369.4	22.0 m
j)	Minimum setback of the centerpoint of any tower located from the *interior lot line* abutting 570 Argus Road	27.0 m
k)	Maximum dimension across any two points of a *building* that is located greater than 20.0 metres above *grade*	40.0 m
l)	Minimum number of *storeys* in that portion of a *building* less than or equal to 14.0 metres in *height*	3
m)	Minimum number of *storeys*	12
n)	Maximum number of *storeys*	12
o)	Notwithstanding Section 15.369.1(n), the maximum number of *storeys* for one tower within 20 metres of the future flankage *lot line* (northern *lot line*) as shown on Special Site Figure 15.369.1	20
p)	Minimum *height*	38.0 m
q)	Maximum *height*	48.0 m
r)	Notwithstanding Section 15.369.1(q), maximum *height* for one tower within 20.0 metres of the future *flankage lot line* (northern *lot line*) as shown on Special Site Figure 15.369.1	72.0 m
s)	Minimum *first storey height*	4.5 m
t)	Minimum *height* of any *main wall* at or within 5.0 metres of the *front* or *flankage lot line*	14.0 m
u)	A minimum of 75% of the length of all *main walls* oriented toward the *front lot line* (Argus Road) shall be located within the *area* on the *lot* defined by the minimum and maximum *front yards*.	

Special Provisions

v)	100% of the length of all *main walls* oriented toward the *flankage lot line* (Cross Avenue) shall be located within the area on the lot defined by the minimum and maximum *flankage yards*.	
w)	Maximum length of all sections of the *main wall* located within the area defined by the minimum and maximum *front* or *flankage lot line* before a break in the *main wall* of no less than 5 metres in width by 2 metres in depth shall be provided	55.0 m, exclusive of architectural features or details
x)	Minimum percentage of the *main wall* on the *first storey* oriented toward a *front* or *flankage lot line* that shall be occupied by windows and doors	75%
y)	Minimum number of units per site hectare	300
z)	An *accessory building* or *structure* is permitted in any yard other than a *front yard* and there shall be no minimum *height* or number of storeys	
aa)	Transformer and telecommunications vaults and pads shall not be located between the *main wall* closest to the *flankage lot line* and the *flankage lot line* in a *flankage yard* or between the *main wall* closest to the *front lot line* and the *front lot line* in a *front yard*.	
ab)	Stairs and air vents associated with a *parking structure* are not permitted in a *front yard* or *flankage yard*.	

15.369.3 Special Parking Provisions

The following parking provisions apply:

a)	Number of *parking spaces* required for a *dwelling unit*	1.15 per *dwelling*, and no visitor parking spaces shall be required
b)	Number of *parking spaces* for all non-residential uses	1.0 per 40.0 sq.m leasable *floor area*
c)	A minimum of 80% of the *parking spaces* required for non-residential uses shall be provided within an underground parking garage or above *grade parking structure*	
d)	A *surface parking area* is not permitted within 5.0 metres of a *public road* or the future *rear lot line*.	
e)	Where a *parking space* dedicated to a car share service is provided, the minimum required number of *parking spaces* for residential uses shall be decreased by 10 required spaces to a maximum reduction of 30 *parking spaces*	
f)	The parking of *motor vehicles* is prohibited in the *first storey* of an above grade *parking structure* for the first 9.0 metres of the depth of the *parking structure* measured in from the *lot line* abutting the *public road*.	
g)	A *driveway* is not permitted to cross a *lot line* abutting Cross Avenue.	
h)	Where two *lot lines* abutting a future public street intersect, a *driveway* crossing those *lot lines* shall be set back a minimum of 9.0 metres from the *main wall* of the building oriented toward the *lot line* not crossed by the *driveway*	

15.369.4 Special Site Provisions

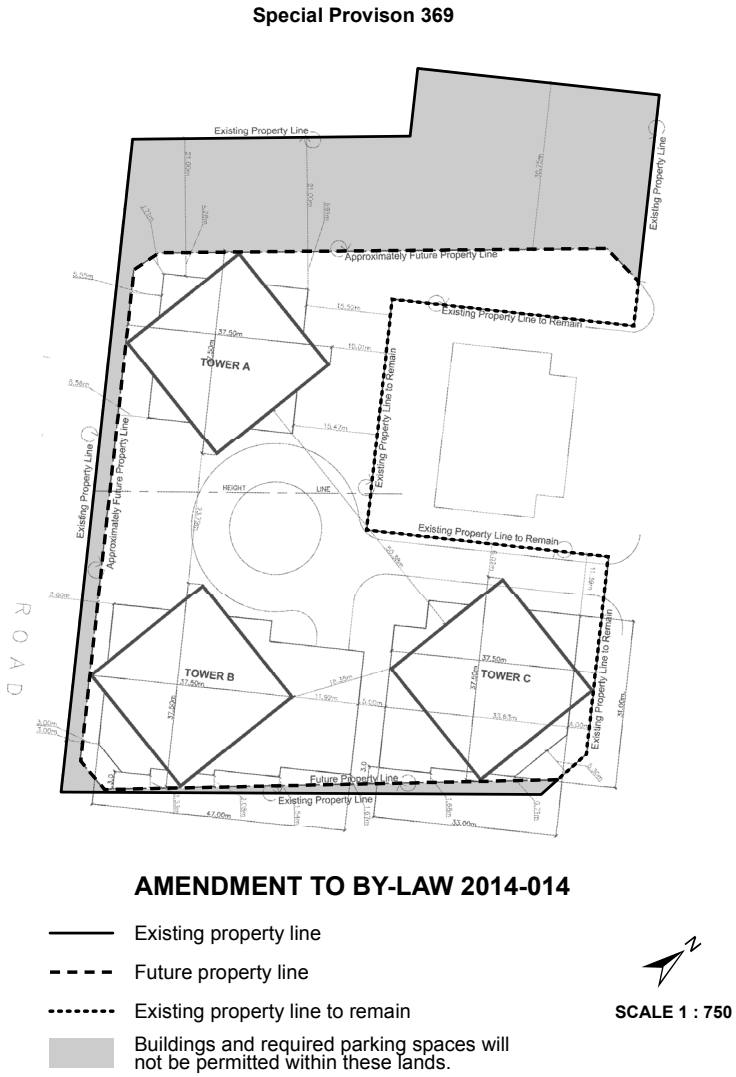
The following additional provisions apply:

a)	Buildings and required *parking spaces* will not be permitted within lands identified on Figure 15.369.1	
b)	"Future Lot Lines" shall be the lines shown on or scaled from the future *flankage lot lines* shown on Special Site Figure 15.369.1	
c)	"Tower" means that portion of a *building* greater than 14.0 metres in *height*.	
d)	*Height* shall be measured from the finished floor *elevation* at *grade*.	

Special Provisions

15.369.5 Special Site Figures

Figure 15.369.1



Special Provisions

370 Map 19(3)	**1215 and 1221 Lakeshore Road West (Part of Lot 22, Concession 4 S.D.S.)**	Parent Zone: RL1-0, RL2-0 (2016-012)

15.370.1	**Zone Provisions for all Blocks**	
The following regulations apply to all lands identified as subject to this Special Provision.		
a)	Number of *lots*	22
b)	No additional *lot coverage* is permitted for *accessory buildings* and *structures*.	
c)	The *maximum front yard* for the *dwelling* on all *lots* shall be 5.5 metres greater than the *minimum front yard* for the applicable *lot*.	
d)	A minimum of 50% of the length of all *main walls* oriented toward the *front lot line* shall be located within the area on the *lot* defined by the *minimum* and *maximum front yards*.	
e)	*Balconies* and *uncovered platforms* are prohibited above the floor level of the *first storey* on any *lot*.	
f)	*Floor area* is prohibited above the second *storey*.	
15.370.2	**Zone Provisions for Block 1**	
The following regulations apply to lands identified as Block 1 on Figure 15.370.1		
a)	For the purpose of determining the front lot line, Street "A" as shown on Figure 15.370.1 shall be deemed the *front lot line*.	
b)	Minimum *lot area*	1100.0 m^2
c)	Minimum *lot frontage*	27.5 m
d)	*Minimum front yard*	9.0 m
e)	*Minimum flankage yard*	6.0 m
f)	*Minimum interior side yard*	4.2 m
g)	*Minimum rear yard*	10.5 m
h)	Maximum number of *storeys*	2
i)	Maximum *height*	9.0 m
j)	Maximum *dwelling depth*	20.0 m
k)	Maximum *lot coverage* for the *dwelling*	
	i. Where the detached *dwelling* is less than or equal to 7.0 metres in *height*	30%
	ii. Where the detached *dwelling* is greater than 7.0 metres in *height*	25%
l)	Maximum *residential floor area ratio* on lots identified on Figure 15.370.1	
	Lot 7	33%
	Lots 8, 18, 19	39%
15.370.3	**Zone Provisions for Block 2**	
The following regulations apply to lands identified as Block 2 on Figure 15.370.1		
a)	The maximum total *floor area* for a *private garage* shall be 56.0 square metres and the maximum width of the entrance to the *private garage* shall be 6.0 metres.	
b)	Minimum *lot area*	
	Lots 1 – 6	920.0 m^2
	Lots 9 - 13	770.0 m^2
	Lots 14 - 17	830.0 m^2
	Lots 20 - 21	1165.0 m^2

c)	Minimum *lot frontage*	22.5 m
d)	*Minimum front yard*	9.0 m
e)	*Minimum flankage yard*	3.5 m
f)	*Minimum interior side yard*	2.4 m
g)	*Minimum rear yard*	9.0 m
h)	Maximum number of *storeys*	2
i)	Maximum *height*	9.0 m
j)	Maximum *lot coverage* for the *dwelling*	
	Lots 1 – 6 & 20 – 22 as identified on Figure 15.370.1	
	i. Where the detached *dwelling* is less than or equal to 7.0 metres in *height*	30%
	ii. Where the detached *dwelling* is greater than 7.0 metres in *height*	25%
	Lots 9 – 17 as identified on Figure 15.370.1	30%
k)	Maximum *residential floor area ratio* on lots identified on Figure 15.370.1	
	Lot 1	39%
	Lots 2 – 6	38%
	Lots 9 – 17	46%
	Lots 20 - 21	35%
	Lot 22	32%

15.370.4 Definitions

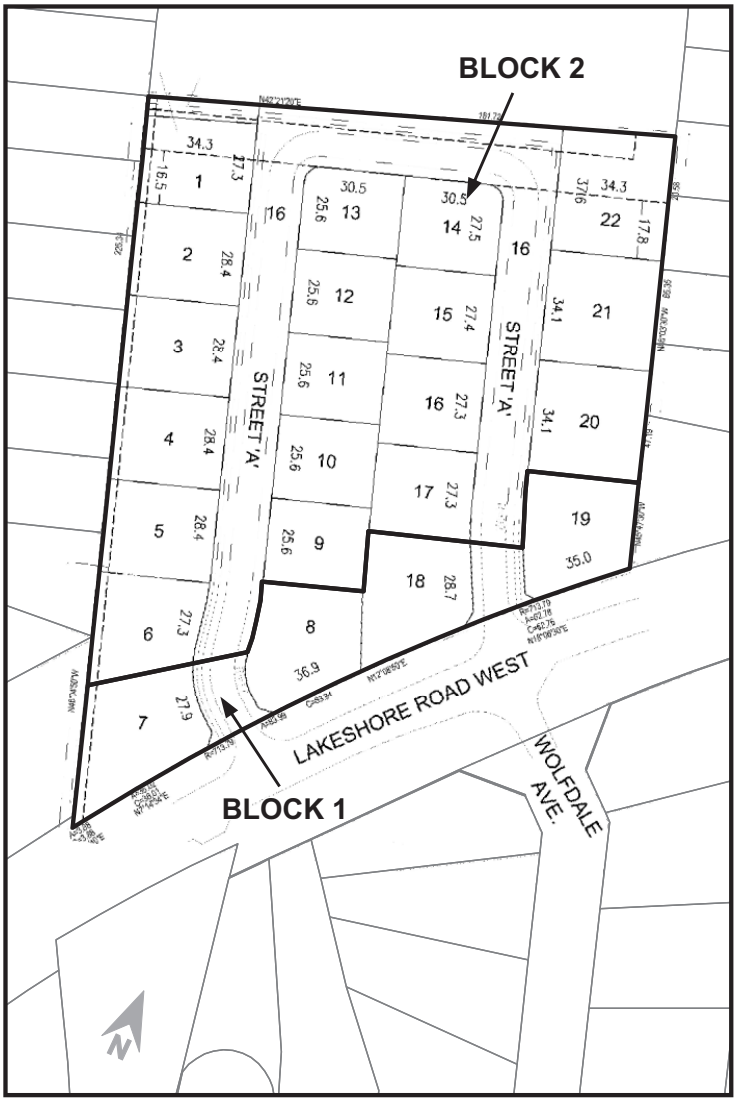
Floor Area, Residential	means the aggregate area of a residential *building* containing a *dwelling* measured from the exterior of the outside walls, but shall not include a *private garage*, *basement*, or *attic* unless otherwise specified by this By-law. a) Where *residential floor area* is located on the same level as an *attic, residential floor area* shall be calculated from the exterior face of the dwarf wall. b) Where *attic* space is located on the same level as a permitted *storey* including an *attic* above an *attached private garage* and the *attic* shares a common wall(s) in whole or in part with the permitted *storey* and exceeds a headroom clearance below the roof framing of 1.8 metres at any given point, the entire *attic* space shall be included in the *residential floor area* calculation. c) Where any *dwelling* having more than one *storey* has an attached *private garage* with a *height* equal to or greater than 6.0 metres, measured from the finished floor level of the *private garage* to the highest point of the *structure* containing the *private garage*, an area equal to the *floor area* of the *private garage* without *floor area* above shall be *residential floor area*.
Height	means the vertical distance between *established grade* to the highest point of a *structure*, unless otherwise specified by this By-law.
Lot Coverage	means the calculation of the total horizontal area of that part of the *lot* covered by all roofed *structures* and *buildings* above *grade* excluding eave projections to a maximum of 0.6 metres and *balconies*.
Uncovered Platform	means an attached or freestanding platform or series of platforms not covered by a roof or *building* which is located on the same level as or lower than the *first storey* of the *building* associated with the platform. An *uncovered platform* covered by a permitted *balcony* or other platform shall continue to be an *uncovered platform* for the purposes of this By-law.

Special Provisions

15.370.5 Special Site Figures

Figure 15.370.1

Special Provision 370



Special Provisions

371	Various Lands Abutting Oak Park Boulevard (Part of Lot 13, Concession 3 S.D.S.)	Parent Zone: MU2
Maps 19(22a)		PL140317

15.371.1 Zone Provisions

The following regulations apply:

a)	Footnote 6 of Table 8.2, related to *first storey* use restrictions, shall not apply to a *medical office* where a minimum of 25% of the *net floor area* on the *first storey* is devoted to the selling of products on the *premises* such as eye glasses, orthotics, pharmaceutical dispenary, herbal remedies and vitamins and like medical products.
b)	For the purposes of Footnote 6 of Table 8.2, common entranceways, lobby space, and other permitted *ancillary residential uses* on the *first storey* shall not be included in the 50% *building* width measurement limitation calculation required in Section 8.8. Only the *main wall* proportion is subject to the 50% width calculation for the width of the *building*.

372	180 Oak Park Boulevard (Part of Lot 13, Concession 3 S.D.S.)	Parent Zone: MU2
Maps 19(22a)		PL140317

15.372.1 Zone Provisions

The following regulation applies:

a)	Footnote 6 of Table 8.2, related to *first storey use* restrictions, shall not apply

Special Provisions

373 Map 19(24)	**2087 Upper Middle Road East (Plan 24T-11003/1405)**	Parent Zone: PB1, U, E2, E4 (2016-010) (2016-065)

15.373.1 Zone Provisions Block 2

The following additional regulations apply to all lands identified as Block 2 on Figure 15.373.3 below:

a)	Minimum *lot area*	3.6 ha
b)	*Restaurants* are to be setback a minimum of 10 m from the N zone	
c)	*Drive-through facilities*, *motor vehicle body shops, motor vehicle dealerships, motor vehicle rental facilities, motor vehicle repair facilities, motor vehicle service stations*, and *motor vehicle washing facilities* are to be set back a *minimum* of 36 m from the N *zone*	

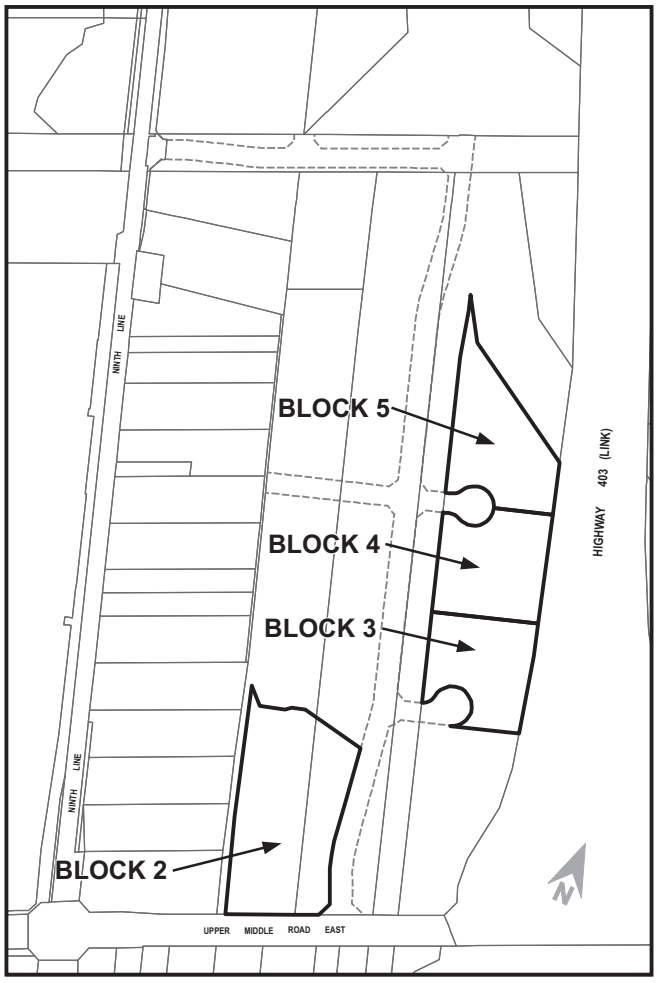
15.373.2 Zone Provisions Blocks 3, 4 and 5

The following additional regulations apply to the lands identified as Block 3, 4 and 5 on Figure 15.373.3 below:

a)	*Minimum* setback from easterly limit of Street A – 45 m

15.373.3 Site Specific Figure

Special Provision 373



Special Provisions

374 Maps 19(7a)	**131-139 Kerr Street and 77 John Street (Part of Lots 3 and 4, Block 59, Plan 1)**	Parent Zone: MU1 PL140317

15.374.1	**Special Site Provisions**
a)	All lands identified as subject to this Special Provision shall be considered to be one *lot* for the purposes of this By-law.

Special Provisions

375 Map 19(22)	**Biddington Oakville Homes Inc. (Block 55, Plan 20M-1138)**	Parent Zone: RM3 (2016-035)

15.375.1 Zone Regulations for All Lands		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Minimum *front yard*	3.5 m
b)	Minimum *rear yard* to a *stacked townhouse building*	38.0 m
c)	Minimum *rear yard* to an *accessory building* used for *garbage storage*	1.0 m
d)	Maximum number of *storeys*	4
e)	Maximum *height*	16.0 m

15.375.2 Special Site Provisions	
The following additional provisions apply:	
a)	The *front lot line* shall be the *lot line* abutting Glenashton Drive
b)	*Rooftop terraces* are permitted where a *rooftop terrace* is an outdoor amenity area located on the roof of a *building* with no setback from edge of roof required.
c)	*Parapets* may be permitted to project 1.5 m above the top of roof.
d)	Minimum width of *landscaping* required for the *surface parking area* which is abutting the *interior side lot lines* along the N zone shall be 1.2 m and along the O1 zone shall be 0 m.
e)	*Uncovered platforms* having a *floor height* equal to or greater than 0.6 m measured from *grade* may project into the *minimum front* and *rear yard* to a maximum of 2.0 m.

Special Provisions

376	**Bronte Road, Upper Middle Road (Part of Lots 28, 29 and 30, Concession 2)**	Parent Zones: RL6, RM1, RM2, RM4, C1
Map 19(12)		(2016-102) *PL141318*

15.376.1 General Zone Provisions for All Lands

The following regulations apply to all lands identified as subject to this Special Provision:

a)	A *porch* shall have a minimum depth from the exterior of the *building* to the outside edge of the *porch* of 1.5 metres. Required depths shall be provided for a minimum of 70% of the *porch*. However, steps may encroach into the required depth. *Porches* shall have walls that are open and unenclosed for at least 60% of the total area of the vertical planes forming its perimeter, other than where it abuts the exterior of the *building* or insect screening.
b)	Notwithstanding Table 4.3, bay, box out and bow windows with or without foundations, with a maximum width of 3.0 m. and maximum height of 2 storeys may encroach up to a maximum of 0.6 m into a minimum *yard* and may include a door.
c)	Notwithstanding Table 4.3, a *porch* may encroach up to 1.0 m from the *flankage lot line* and access stairs may encroach up to 0.6 m from the *flankage lot line*.
d)	Notwithstanding Table 4.3, in a Residential Low RL6 zone and Residential Medium RM1 zone, maximum encroachment of *uncovered platforms* with or without a foundation shall be 3.0 metres from the *rear lot line*, except access stairs may encroach up to 1.8 m from the *rear lot line*.
e)	Notwithstanding Table 4.3, in a Residential Medium RM1 and RM2 zone, the maximum encroachment of *porches* with or without a foundation shall be up to 1.5 m from the *front lot line*.
f)	Notwithstanding Section 5.2.3 a), the minimum dimensions of a *parking space* not located in a *private garage* shall be 2.7 metres in width and 5.5 metres in depth.
g)	Notwithstanding Section 5.2.3 b), the minimum dimensions of a *parking space* located in a *private garage* shall have a depth of 5.5 metres, and: • Where one *parking space* is provided, 3.0 metres in width; and, • Where two *parking spaces* are provided, 5.6 metres in width.
h)	For the purpose of calculating the required *yards*, *lot area* and *frontage* on a street, a publicly-owned 0.3 m. reserve adjoining the *lot* shall be deemed to be part of the *lot*.
i)	Corner lots shall be deemed to be interior lots for the purpose of measuring established grade.
j)	*"Lot"* when used for a community use means a parcel of land entirely owned by one person or one group of persons meeting the requirements of this By-law for the use to which it is put.

15.376.2 Zone Provisions for RL6 Lands

The following regulations apply:

a)	Maximum *front yard* for *lots* identified as Block 1 on Figure 15.376.1	6.5 m, measured from the *front lot line* to the *main wall*
b)	Minimum *flankage yard*	2.5 m with *porch* in *flankage yard*

c)	Minimum *rear yard*	7.0 m, except that the *first storey* may project a maximum 3.0 m from the rear wall of the *dwelling* into the *rear yard* for a maximum of 45% of the *dwelling* width. The maximum *first storey* ceiling *height* shall be 3.1 m, and a minimum *side yard* setback of 1.2 m, measured at the rear of the main *building* shall be provided.
d)	Maximum number of *storeys*	3, except for those *lots* identified on Figure 15.376.3, the maximum number of *storeys* shall be 2.
e)	Maximum *height*	12.0 m
f)	Maximum *lot coverage* for the *dwelling*	n/a
g)	Minimum *landscaping coverage*	10%
h)	Maximum *residential floor area ratio*	n/a

15.376.3 Special Site Provisions for RL6 Lands

The following additional provisions apply:

a)	Notwithstanding 5.8.2, the maximum width of the *driveway* shall not exceed the exterior width of the *private garage*, except where the *driveway* abuts a *porch*, in which case the width of the *driveway* may extend to the edge of the *porch*, or building to a maximum 1.0 metre beyond the width of the *private garage*.
b)	The calculation of *driveway* width shall apply along the entire length of the *driveway*. The measurement shall be calculated including any continuous hard surface area or discontinuous hard surface area within 0.6 m of the widest part of the continuous hard surface area on the same *lot*, measured along the entire length of the *driveway* perpendicular from one edge of the continuous hard surface area.
c)	Notwithstanding subsection 15.376.3 b), one walkway access may be connected to the side of the *driveway*. The maximum width of the walkway access at the point of attachment shall be 1.0 metre, measured along its entire length.
d)	The cumulative *private garage* door width on a lot shall not exceed 50% of the *lot frontage* less 1.8 m on an *interior lot* or 50% of the *lot frontage* less 3.1 m on a *corner lot*.
e)	Section 5.8.6, **"***Private Garage* Maximum Sizes" shall not apply.
f)	No more than 30% of the elevations of *detached dwellings* along a street in any block shall be alike in external design with respect to size and location of doors, windows, projecting *balconies*, landings and *porches*. *Building elevations* alike in external design shall not be erected on adjoining *lots* fronting on the same street unless the floor plan is reversed and, in any case, shall not be erected on more than two successive adjoining *lots* fronting on the same street.
g)	*Lots* identified on Figure 15.376.2 shall be deemed *interior lots.*
h)	Notwithstanding Table 6.2.1, a *public school* is permitted on the lands identified as Block 1 on Figure 15.376.6 subject to the CU regulations.
i)	Notwithstanding Table 4.3, in a RL6 zone, access stairs may encroach up to 0.6 m from the *front* and *flankage lot line*.
j)	Notwithstanding Table 6.2.1, a townhouse dwelling is permitted on the lands identified as Block 1 on Figure 15.376.5 subject to the RM1-376.6 regulations.

Special Provisions

15.376.4 Zone Provisions for RM1 Lands		
The following regulations apply:		
a)	Minimum *lot area*	125.0 sq.m per unit
b)	Minimum *lot frontage*	6.0 m per unit
c)	Minimum *front yard*	3.0 m
d)	Minimum *flankage yard*	2.5 m with *porch* in *flankage yard*
e)	Minimum *separation distance* between *dwelling units* backing onto *Lane A as identified on Figure 15.376.4*	12.0 m for second *storey* and above
f)	Minimum number of *storeys* for *lots* within 20.0 m of Bronte Road	3
g)	Minimum *rear yard for* dual frontage *townhouse dwelling* units as identified on Figure 15.376.8	3.0 m
h)	Maximum *height*	14.0 m for 3 storey with peaked roof. For those lots identified on Figure 15.376.3, the maximum number of storeys shall be 2

15.376.5 Special Site Provisions for RM1 Lands	
The following additional provisions apply:	
a)	Notwithstanding 5.8.2, the maximum width of the *driveway* shall not exceed the exterior width of the *private garage*, except where the *driveway* abuts a *porch*, in which case the width of the *driveway* may extend to the edge of the *porch*, or *building* to a maximum 1.0 metre beyond the width of the *private garage*.Ensure the outside borders line weight is 1" solid black.
b)	The calculation of *driveway* width shall apply along the entire length of the *driveway*. The measurement shall be calculated including any continuous hard surface area or discontinuous hard surface area within 0.6 metres of the widest part of the continuous hard surface area on the same lot, measured along the entire length of the *driveway* perpendicular from one edge of the continuous hard surface area.
c)	Notwithstanding subsection 15.376.5 b), one walkway access may be connected to the side of the *driveway*. The maximum width of the walkway access at the point of attachment shall be 1.0 metre, measured along its entire length.
d)	Where a *lot* is adjacent to a public park or Bronte Road the *front yard* shall be deemed to be the *lot line* adjacent to the public park or Bronte Road.
e)	The cumulative *private garage* door width on a lot shall not exceed 50% of the *townhouse dwelling* width where the garage door faces the *front* or *flankage lot line*.
f)	The maximum *private garage* depth shall be 9.0 m
g)	*Established grade* to be taken at the centre point of the *front lot line* of each *townhouse dwelling*.
h)	Notwithstanding Section 4.11.1 a), the areas under a *porch* without a foundation shall count towards the *landscaping* minimum dimension of 3.0 m by 3.0 m.
i)	Section 4.6.6 c) shall not apply to a *rooftop terrace* located on the roof of the *first storey*.
j)	Notwithstanding Section 4.6.6 b) a *rooftop terrace* shall be permitted on the roof of the *first storey* within any RM1 zone.

Special Provisions

15.376.6 Zone Provisions for RM2 Lands		
The following regulations apply:		
a)	Minimum *lot area*	80.0 sq.m
b)	Minimum *lot frontage*	5.5 m/unit
c)	Minimum *flankage yard*	2.5 m with porch in flankage yard
d)	Maximum *height*	14.0 m for 3 storey with peaked roof
e)	Minimum *landscaping coverage*	10%
f)	Minimum *front yard*	3.0 m
15.376.7 Special Site Provisions for RM2 Lands		
The following additional provisions apply:		
a)	The maximum width of the *driveway* shall not exceed the exterior width of the *private garage*, except where the *driveway* abuts a *porch*, in which case the width of the *driveway* may extend to the edge of the *porch*, or *building* to a maximum 1.0 metre beyond the width of the *private garage*.	
b)	The calculation of *driveway* width shall apply along the entire length of the *driveway*. The measurement shall be calculated including any continuous hard surface area or discontinuous hard surface area within 0.6 metres of the widest part of the continuous hard surface area on the same *lot*, measured along the entire length of the *driveway* perpendicular from one edge of the continuous hard surface area.	
c)	Notwithstanding subsection 15.376.7 b), one walkway access may be connected to the side of a *driveway*. The maximum width of the walkway access at the point of attachment shall be 1.0 metre, measured along its entire length.	
d)	*Established grade* to be taken at the centre point of the *front lot line* of each *townhouse dwelling*.	
15.376.8 Additional Permitted Uses for RM4 Lands		
The following additional *uses* are permitted:		
a)	*Back-to-back townhouse dwelling*	Permitted together with an apartment building on the same block subject to RM2-376.6 and RM2-376.7 regulations
b)	*Stacked townhouse dwelling*	Permitted together with an apartment building on the same block subject to RM3 regulations
15.376.9 Zone Provisions for RM4 Lands		
The following regulations apply to apartment *buildings*:		
a)	Minimum *front yard*	0.5 m
b)	Maximum *front yard* for the first 12.0 m of building height	3.0 m
c)	Minimum *flankage yard*	0.5 m
d)	Minimum flankage yard Street A	1.0 m
e)	Maximum *flankage yard* for the first 12.0 m of building height	3.0 m

Special Provisions

f)	Minimum *interior side yard*	0.5 m, except where abutting the Enbridge Pipeline right-of-way, the minimum shall be per Section 4.19.1
g)	Maximum *interior side yard for* the first 12.0 m of building height	3.0 m, except where abutting the Enbridge Pipeline right-of-way, the maximum shall be 5.0 m.
h)	Minimum *rear yard*	0.5 m
i)	Minimum *main wall* proportions	75% of the length of main walls oriented towards the front, interior, and/or flankage lot line shall be located within the area on the lot defined by the minimum and maximum yards.
j)	Minimum *separation distance* between *buildings* containing *dwelling units*	12.0 m, to only apply where the *dwelling unit* contains a *balcony.*
k)	Minimum *height*	14 m and 4 *storeys*
l)	Maximum *height*	22.0 m and 6 *storeys*
15.376.10 Additional Zone Provisions for RM4, Block A Lands, as identified on Figure 15.376.4		
The following additional regulations apply to lands identified as Block A on Figure 15.376.4:		
a)	Minimum number of *dwelling units*	180 units
15.376.11 Additional Zone Provisions for RM4, Block C Lands, as identified on Figure 15.376.4		
The following additional regulations apply to lands identified as Block C on Figure 15.376.4:		
a)	Minimum number of *dwelling units*	140 units
15.376.12 Additional Zone Provisions for RM4, Block D Lands, as identified on Figure 15.376.4		
The following additional regulations apply to lands identified as Block D on Figure 15.376.4:		
a)	Minimum number of *dwelling units*	140 units
15.376.13 Parking Regulations for RM4 Lands		
The following parking regulations apply:		
a)	Maximum *surface parking area*	25% of required parking
15.376.14 Special Site Provisions for RM4 Lands		
The following additional provisions apply:		
a)	The westerly *lot line* abutting Bronte Road shall be deemed the *front lot line*.	
15.376.15 Zone Provisions or C1 Lands		
The following regulations apply:		
a)	Maximum *front yard*	3.0 m
b)	Maximum *flankage yard*	3.0 m
c)	Minimum height	7.0 m
d)	Maximum *height*	12 m
e)	Maximum *net floor* area for all retail and service commercial *uses*	3,500.0 sq.m

Special Provisions

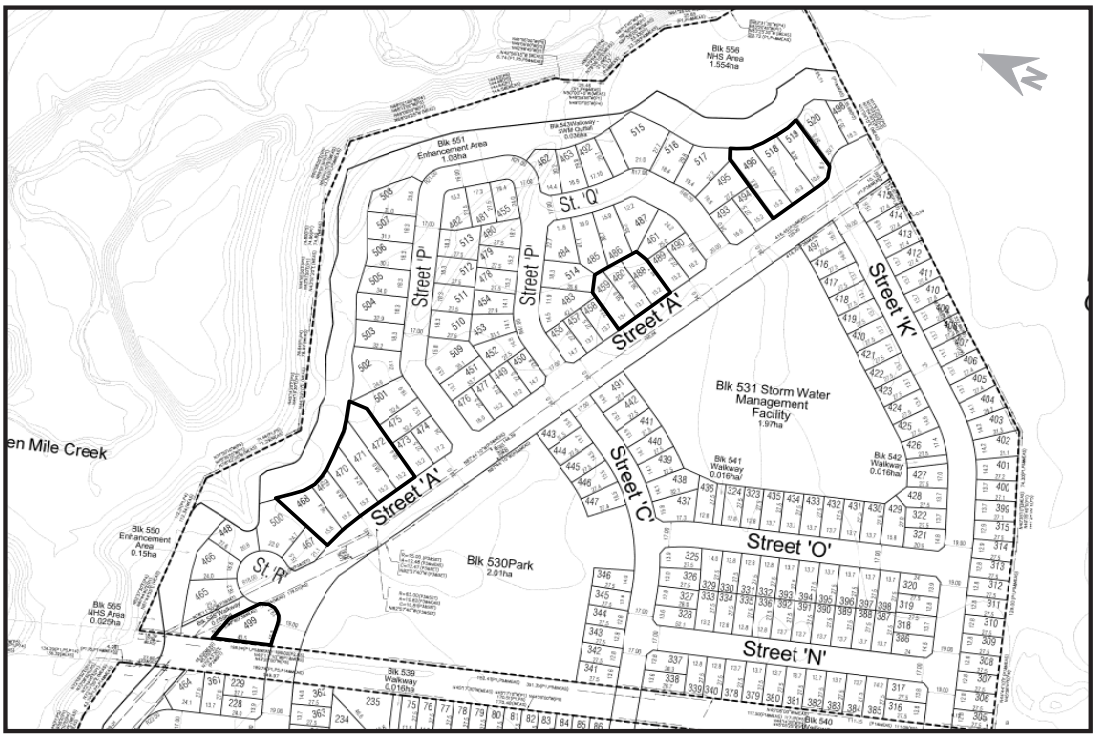
15.376.16 Special Site Provisions for C1 Lands

The following additional provisions apply:

a)	A *building* shall occupy at least 80% of the *lot lines* identified on figure 15.376.7.Ensure the outside borders line weight is 1" solid black.
b)	The lot line abutting Street K is deemed to be a front lot line.
c)	Section 9.4 shall not apply.
d)	Notwithstanding Table 5.2.1, office uses on the second floor may be permitted up to a maximum net floor area of 40% of the net floor area on the ground floor with no additional parking requirements.

15.376.17 Special Site Provisions for C1 Lands

Figure 15.376.1



Special Provisions

Figure 15.376.2

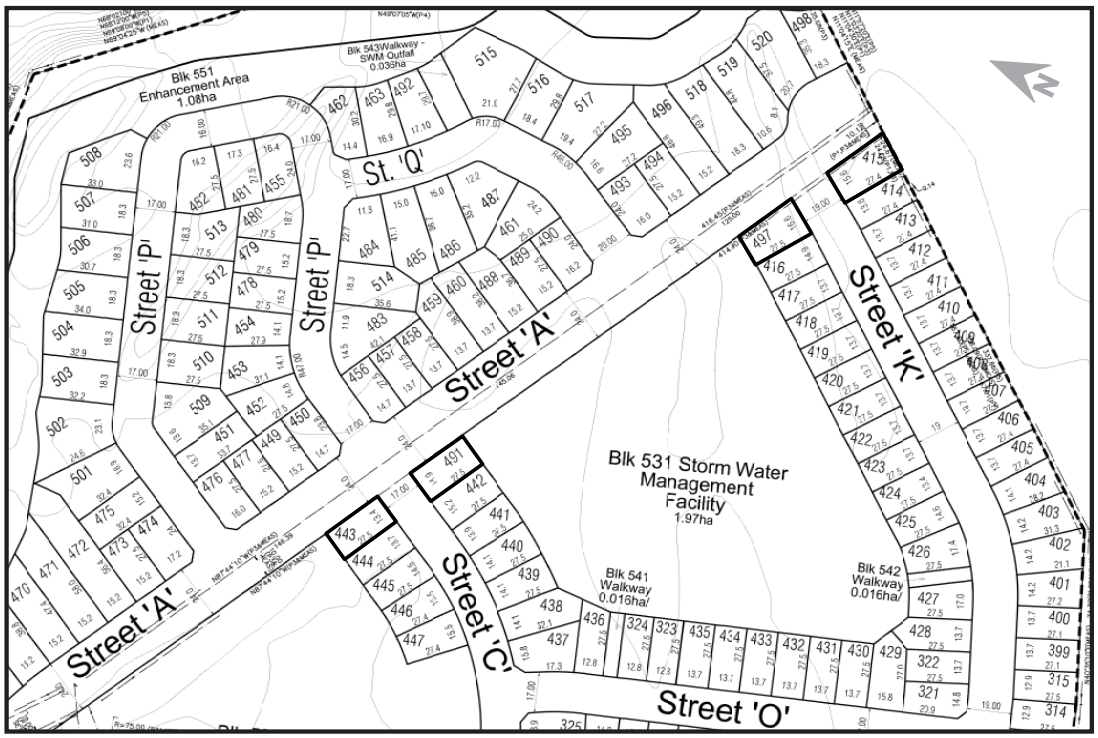
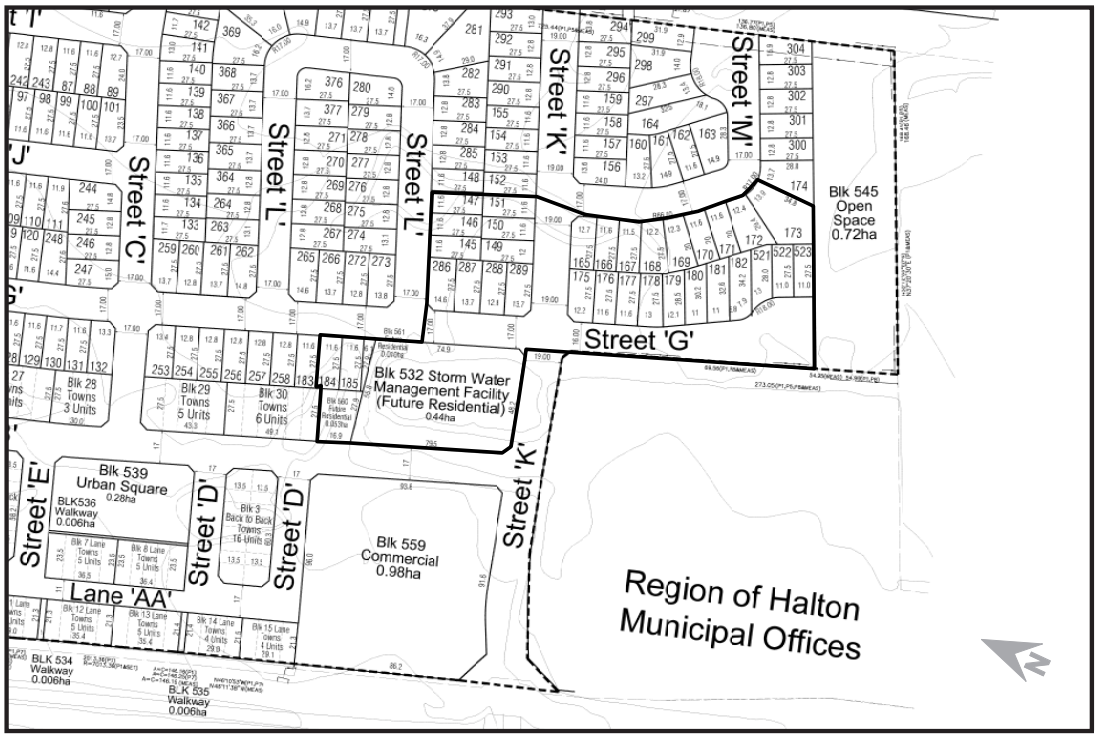


Figure 15.376.3



Special Provisions

Figure 15.376.4

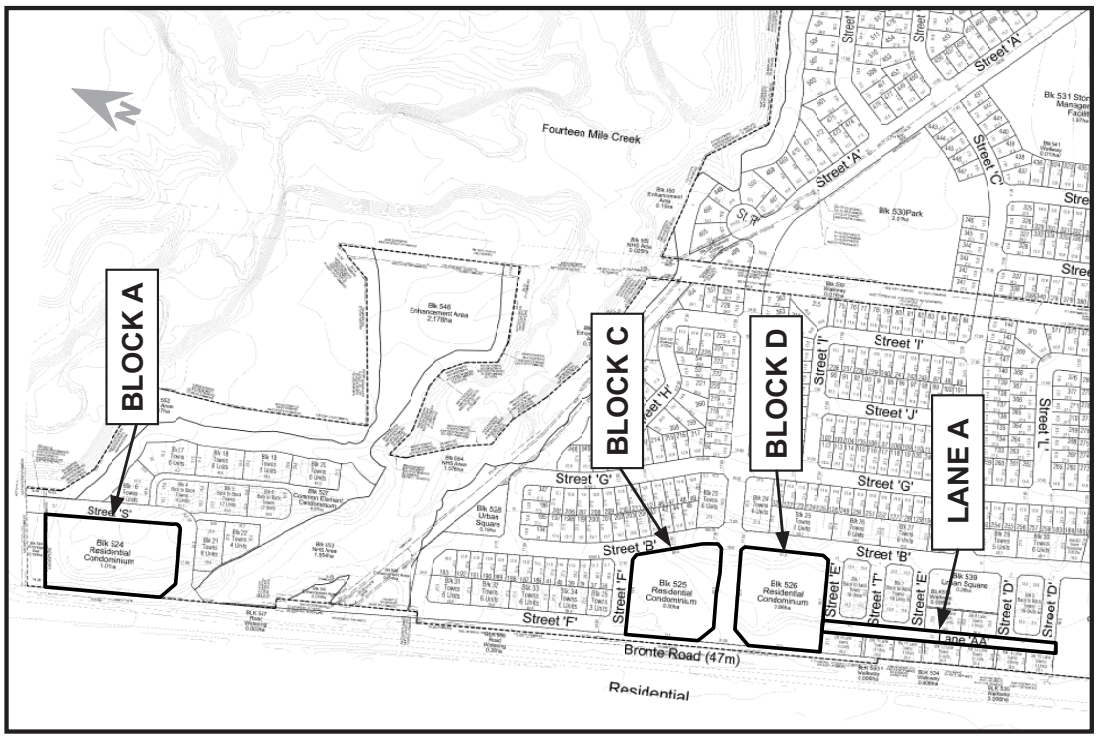
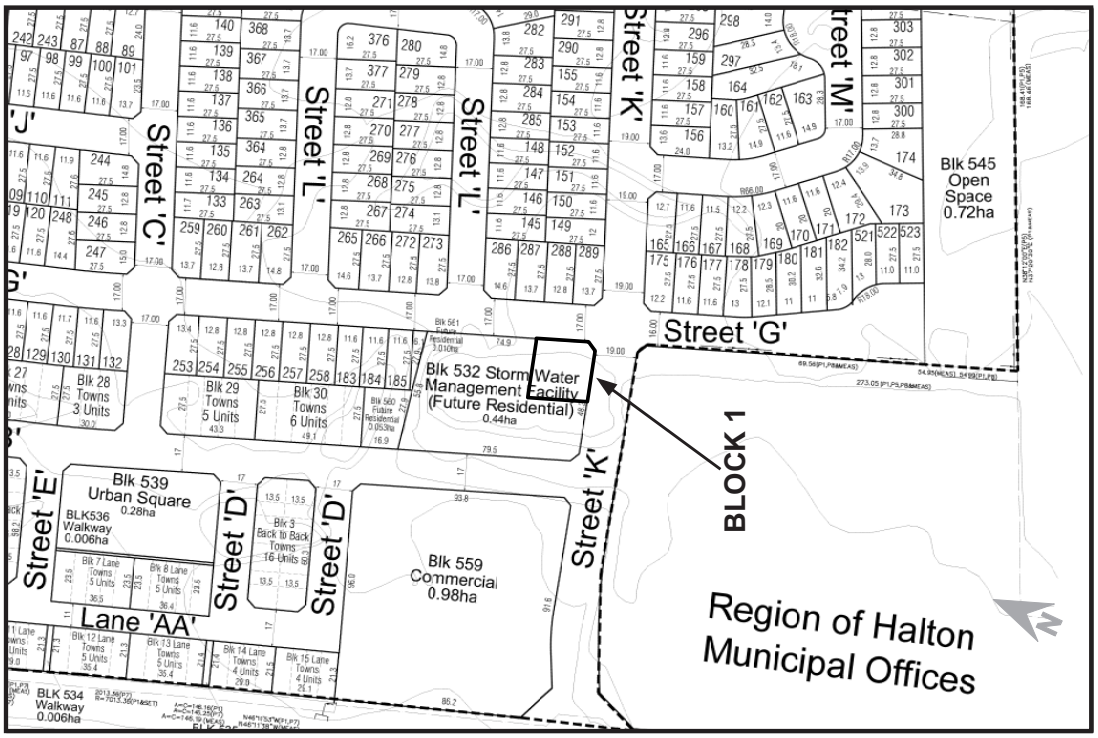


Figure 15.376.5



Special Provisions

Figure 15.376.6

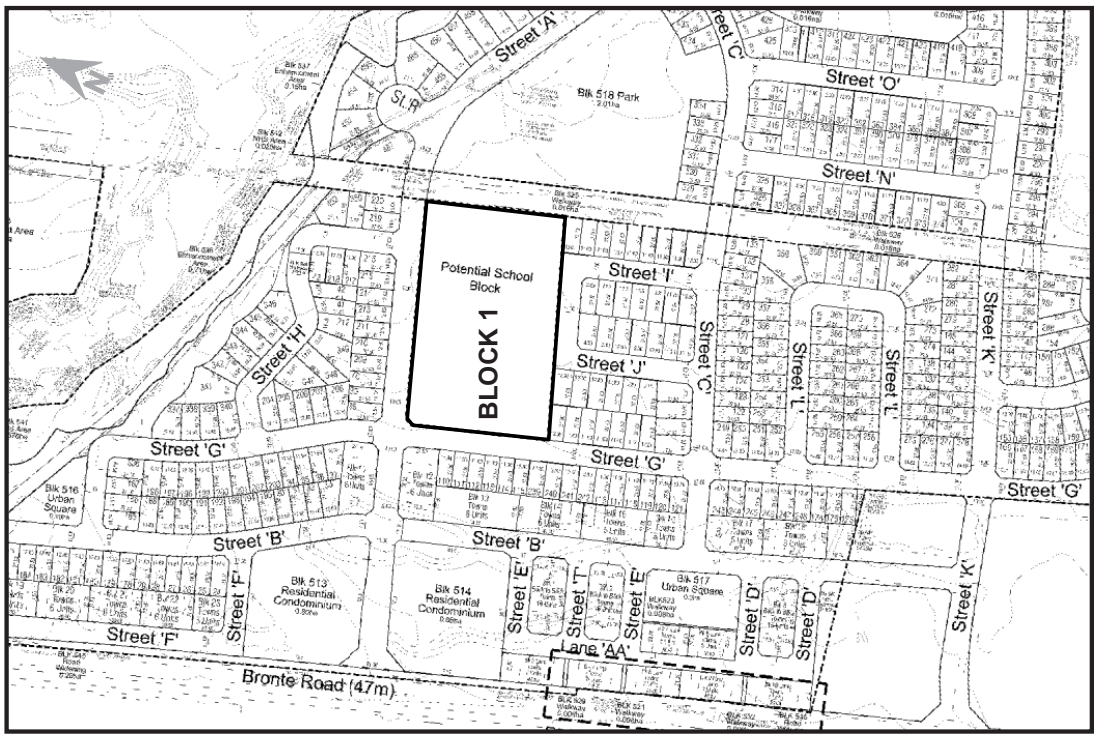
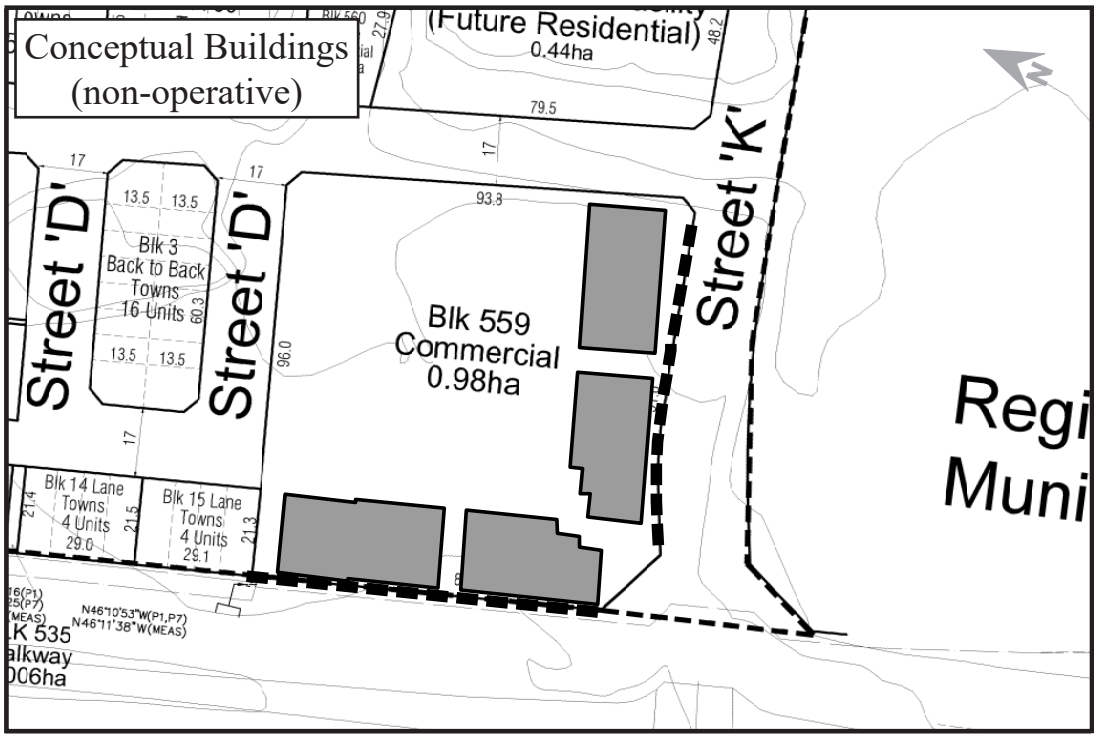
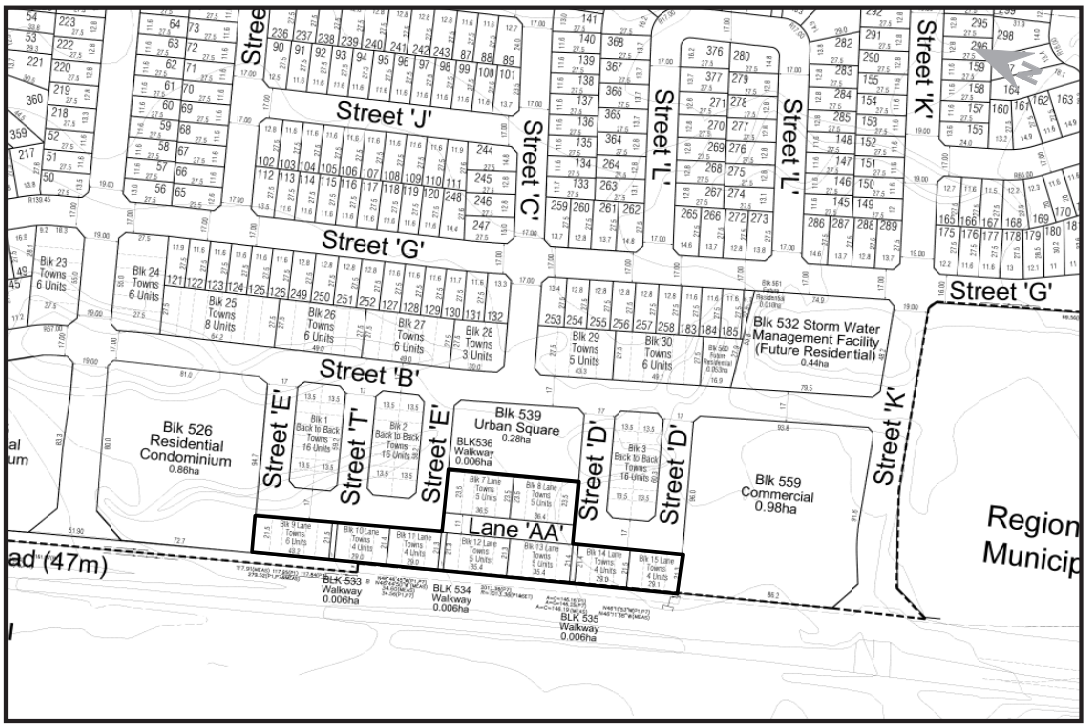


Figure 15.376.7



Special Provisions

Figure 15.376.8



Special Provisions

377 Map 19(7)	**2378224 Ontario Inc.** **231-237 Rebecca Street** **(Part of Lot 17, Con. 3 S.D.S.)**	Parent Zone: RM1 (2017-017) PL170593

15.377.1	**Zone Regulations for All Lands**	
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Section 6.10 c) does not apply	
b)	Section 4.6.6 c) does not apply	
c)	*Minimum front yard*	3.0 m
d)	*Minimum flankage yard*	1.2 m
e)	*Minimum rear yard* to the private garage	7.6 m
f)	*Minimum rear yard* to the dwelling	11.0 m
g)	Porches with or without basements may encroach into the *minimum front yard*	1.5 m
15.377.2	**Parking Provisions**	
The following parking provision applies:		
a)	*Visitor Parking* is not required to be provided.	
15.377.3	**Special Site Provisions**	
The following additional provisions apply:		
a)	Notwithstanding the definition of *Lot* the subject lands will be deemed to be one *Lot.*	
b)	The *front lot line* shall be the lot line abutting Rebecca Street.	
c)	Balconies are only permitted facing Rebecca Street.	

Special Provisions

379	2418 Khalsa Gate	Parent Zone: MU4
Map 19(19a)		(2017-076)

15.379.1 Zone Provisions

The following regulations apply to all lands identified as subject to this Special Provision:

a)	Minimum *front yard*	0 m
b)	Minimum *flankage yard*	0 m
c)	*Minimum interior side yard* for that portion of the *building* above *grade* within 40 metres from the front lot line	12.0 m
d)	*Minimum interior side yard* for that portion of the *building* above *grade* equal to or greater than 40 metres from the *front lot line*	10.5 m
e)	*Minimum interior side yard* for *buildings* located below *grade*	3.0 m
f)	*Minimum width of landscaping* required along the *interior side lot line*	3.0 m
g)	*Balconies* on 2nd and 4th floor - Maximum total projection beyond the *main wall*	3.0 m
h)	*Balconies* are permitted to project into all *yards*	
i)	An *ancillary residential use* on the *first storey* is permitted to occupy a maximum of 37% of the length of the *main walls* oriented toward the *flankage lot lines*	
j)	Air vents associated with *parking structure* are permitted in the *front yard* and *flankage yard*	
k)	*Rooftop terraces* are permitted on the roof of the *first storey* of the *building*	
l)	The minimum setback for a *rooftop terrace* from the edge of a roof shall be 0 metres	

15.379.2 Special Site Provisions

a)	The *front lot line* shall be the *lot line* abutting Khalsa Gate

15.379.3 Parking Regulations

The following parking regulations apply:

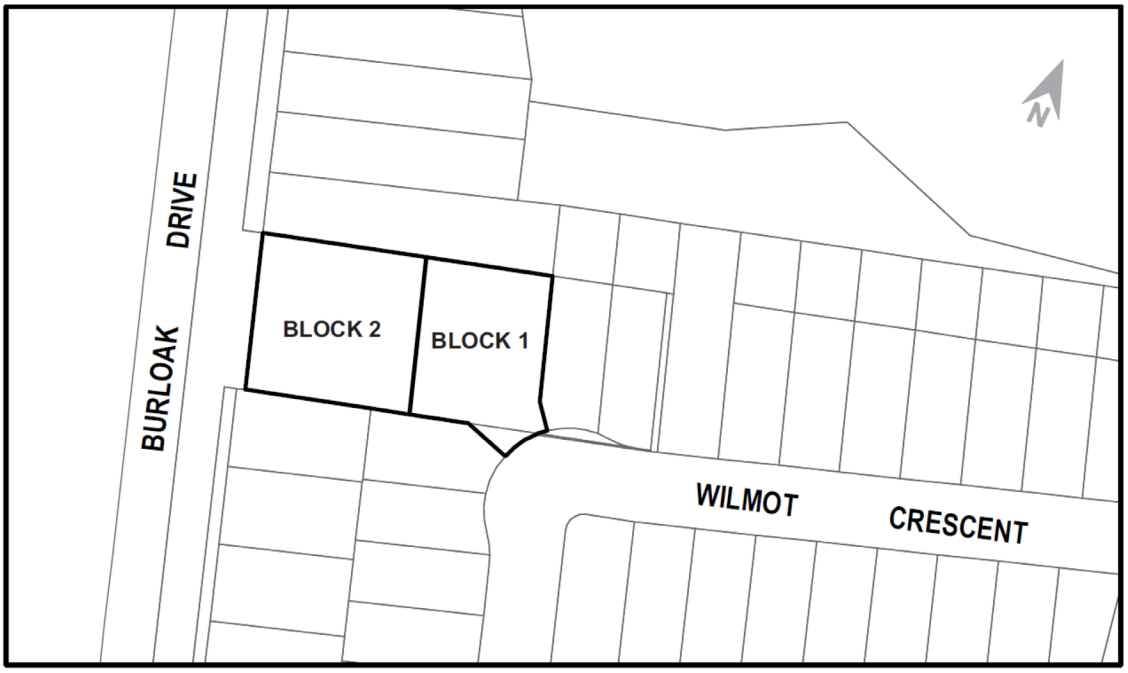
a)	Section 5.10 shall not apply to *building* columns which abut a *parking space* located in a *surface parking area* provided the *building* column is located within 1.15 m of either stall end.

Special Provisions

380 Map 19(1)	**181 Burloak Drive** **Part of Lot 35, Concession 4 (SDS)**	Parent Zone: RL5 (2017-087)

15.380.1	**Zone Provisions for Block 1 Lands**	
The following regulations apply:		
a)	Minimum *Lot Area*	1,300 m^2
b)	*Minimum* northeasterly *interior side yard*	3 m
c)	*Maximum lot coverage for the dwelling*	25%
15.380.2	**Zone Provisions for Block 2 Lands**	
The following regulations apply:		
a)	*M*inimum *lot frontage*	13.2 m
15.380.3	**Site Specific Figure**	

Figure 15.380.1



Special Provisions

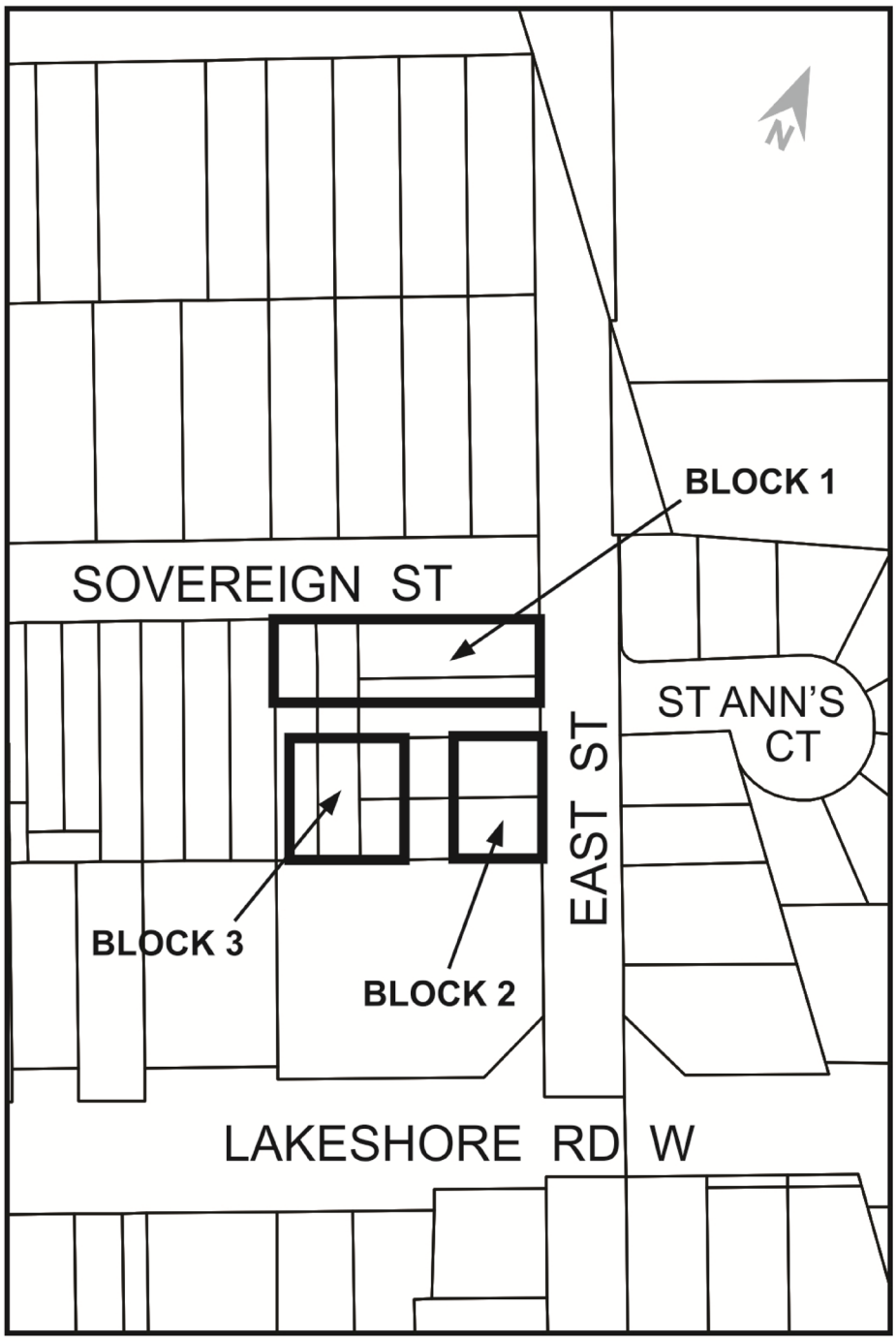
381 Map 19(2a)	2286, 2296 & 2298 Sovereign Street and 124, 126 & 128 East Street (Lots 195-200, Registered Plan M-7)	Parent Zone: RM1 (2017-107)

15.381.1	**Zone Provisions for All Lands**	
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Maximum number of *dwelling units*	19
b)	Minimum number of *dwelling units*	12
c)	Maximum *private garage* depth	9.0 m
d)	Notwithstanding Section 4.6.6 b) a *rooftop terrace* shall be permitted on the roof of the *first storey* within the RM1 zone.	
e)	Section 4.6.6 c) shall not apply to a *rooftop terrace* located on the roof of a *first storey.*	
f)	Section 4.6.6 d) and 4.6.6 f) does not apply to trellis.	
g)	Notwithstanding Table 6.3.8, when a *townhouse dwelling* fronts onto a *public road*, the maximum *height* shall be 8.0m measured at the top of the *main wall* (primary front) increasing diagonally to 12.0m at a minimum of 4.0m from the *main wall* (primary front) as provided in Figure 15.381.2. In addition, roof dormers shall be permitted to project along the roofline provided they comply with an overall maximum height of 11.0m and do not exceed 50% of the width of the roof.	
h)	Minimum *landscape coverage* shall be applied as the average of Blocks 1 to Blocks 3 inclusive, shown on Figure 15.381.1.	
i)	Minimum landscape widths for surface parking areas in Table 4.11.2 shall not apply.	
15.381.2	**Additional Zone Provisions for Block 1 Lands**	
The following additional regulations apply to lands identified as Block 1 on Figure 15.381.1:		
a)	The *lot line* abutting Sovereign Street shall be deemed the *front lot line*.	
b)	Minimum *lot frontage*	6.5 m per unit
c)	Notwithstanding Table 6.3.8, the *dwelling* may project a maximum of 1.5 m into the *front yard* for a maximum of 60% of the *dwelling* width.	
d)	Minimum *interior side yard*	1.8 m
e)	Minimum *rear yard*	0.75 m
f)	Section 5.8.2 c) shall not apply to a *driveway* located in a *rear yard.*	
15.381.3	**Additional Zone Provisions for Block 2 Lands**	
The following additional regulations apply to lands identified as Block 2 on Figure 15.381.1:		
a)	The *lot line* abutting East Street shall be deemed the *front lot line*.	
b)	Minimum *lot frontage*	6.5 m per unit
c)	Minimum *front yard*	3.0 m
d)	Minimum *rear yard*	0.75 m
e)	Minimum northerly *interior side yard*	0.0 m when abutting a common sidewalk
f)	Section 5.8.2 c) shall not apply to a *driveway* located in a *rear yard*.	
15.381.4	**Additional Zone Provisions for Block 3 Lands**	
The following additional regulations apply to lands identified as Block 3 on Figure 15.381.1:		
a)	The northwesterly *lot line* abutting the *private road* shall be deemed the *front lot line*.	
b)	Minimum *lot frontage*	4.5 m per unit
c)	Minimum *landscaping* width between Block 3 and an RL8-0 zone	3.0 m
d)	Notwithstanding 4.6.6 g) access from *grade* to a *rooftop terrace* located on the roof of a *first storey* is permitted.	
e)	Minimum *interior side yard*	0.0 m

f)	Notwithstanding Table 4.3 access stairs associated with a *rooftop terrace* are permitted to encroach a maximum of 1.5 m into the *rear yard*.

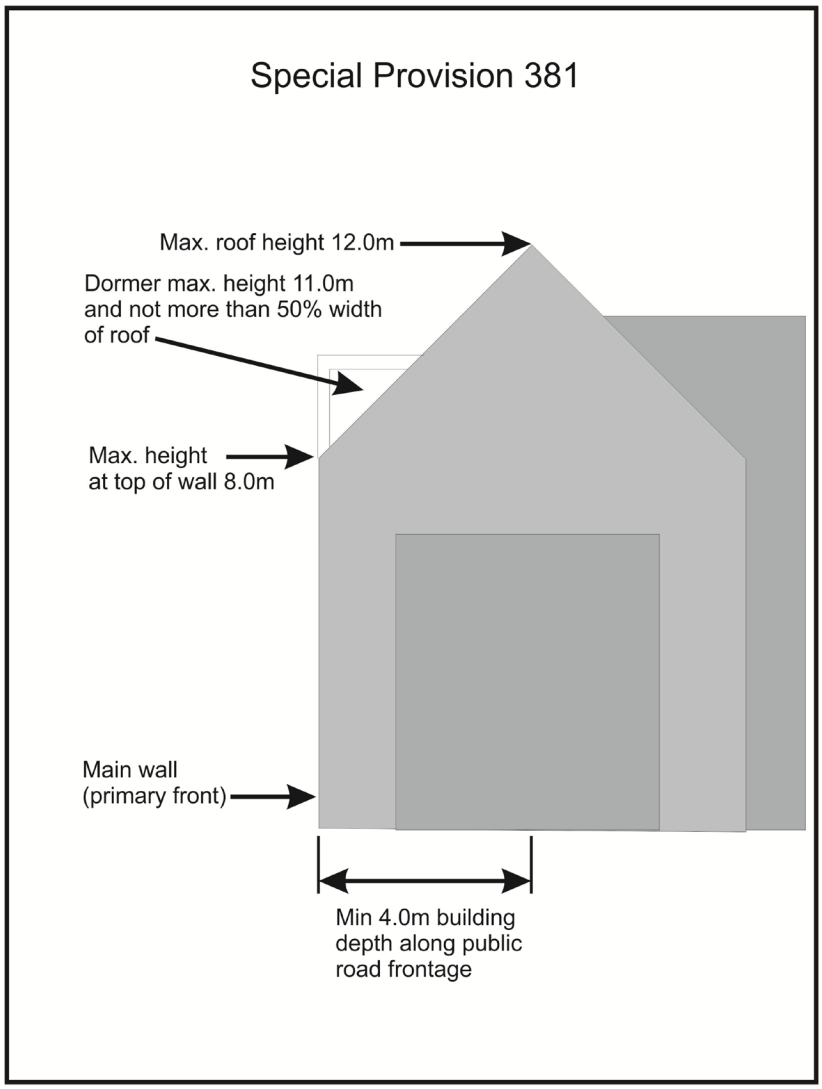
15.381.5 Special Site Figures

Figure 15.381.1



Special Provisions

Figure 15.381.2



Special Provisions

382 Map 19(8)	**221 Allan Street, former Brantwood Public School** (Part lot 22, Plan 113; Lot 23, Plan 113; Lots 24, 25, 26, 27, 98, 99, 100, 101, 102, 103, 104 & 105, Plan 113; Part lot 106, Plan 113)	Parent Zone: RL3-0, RM4, O1 (2017-114)

15.382.1	**Zone Provisions for RL3-0**	
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Minimum *lot frontage*	14.5 m
b)	Maximum *lot coverage* for all buildings and *structures*	158 sq.m
c)	Minimum *landscaping coverage* within 7.5m of the *property line* in the *front yard*	60%
d)	Maximum number of garage doors facing the *road* for an attached *private garage*	1
e)	Maximum cumulative garage door width facing a r*oad* for an attached *private garage*	3.5 m
f)	Maximum total *floor area* for a *private garage*	38 sq.m
g)	Minimum *interior side yard* for a *detached dwelling* having one and one half *storeys* and an attached *private garage*	1.5 m on both sides
h)	Minimum *interior side yard* for a *detached dwelling* having two *storeys* and an attached *private garage*	1.8 m on both sides
15.382.2	**Zone Provisions for RM4**	
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Residential *uses* shall be permitted within the building legally existing wholly within Block 2	
b)	A maximum of nine (9) *dwelling units* are permitted	
c)	Minimum *front*, *rear*, and *side yard* for above grade *structures*	As legally existing wholly within Block 2
d)	Minimum *front*, *rear*, and *side yard* for below grade *structures*	0 m
e)	Minimum width of *landscaping* along the *rear lot line* abutting driveways, and may include fences	0.5 m
15.382.3	**Zone Provisions for O1**	
The following *uses* are the only *uses* permitted:		
a)	*Park*, *Public*	

Special Provisions

383 Map 19(8)	291, 327 Reynolds Str., 348 Macdonald Rd former Oakville Trafalgar Memorial Hospital site	Parent Zone: RL3-0, CU, RM1, RM4 (2017-131)

15.383.1	**Zone Provisions for RL3-0-383**	
The following additional regulations apply to all lands identified as RL3-0-383:		
a)	Minimum *lot frontage*	14.5 m
b)	Maximum *lot coverage* for all buildings and *structures*	25%
c)	Minimum *landscaping coverage* within 7.5m of the *property line* in the *front yard*	60%
d)	Maximum garage door width facing a road for an attached *private garage*	3.5 m
e)	Maximum number of garage doors facing the *road* for an attached *private garage*	1
f)	Maximum total *floor area* for a *private garage*	38 sq.m
g)	Minimum *interior side yard* for a *detached dwelling* having one and one half *storeys* and an attached *private garage*	1.5 m on both sides
h)	Minimum *interior side yard* for a *detached dwelling* having two *storeys* and an attached *private garage*	1.8 m on both sides
i)	Minimum *flankage yard*	1.8 m
15.383.2	**Permitted Uses for CU-383**	
The following additional *uses* are permitted:		
a)	Commercial parking area	
15.383.3	**Zone Provisions for CU-383**	
a)	For the purposes of this special provision 15.383.4, Reynolds Street shall be deemed to be the *front yard*.	
b)	Maximum *height* of accessory structures	5 m
c)	Minimum *interior side yard*	0 m
d)	Minimum *flankage yard*	0 m
e)	Notwithstanding section 4.6.6, a rooftop terrace is permitted in the CU-383 zone on the roof of the first storey. The minimum setback for a rooftop terrace from the edge of a roof shall be 0.5 metres	
15.383.4	**Zone Provisions for RM1-383**	
The following regulations apply to lands identified as RM1-383:		
a)	Minimum *flankage yard*	1.2 m
15.383.5	**Zone Provisions for RM4-383**	
The following *uses* are the only *uses* permitted:		
a)	*Long term care facility*	
b)	*Retirement home*	
15.383.6	**Zone Provisions for RM4-383**	
The following additional regulations apply to lands identified as RM4-383:		
a)	Minimum *rear yard*	1.0 m
b)	Minimum *interior side yard*	0 m
c)	Minimum *front yard*	30 m
d)	Maximum *height*	As existing

Special Provisions

387	2136 and 2148 Trafalgar Road	Parent Zone: MU2
Map 19(22)		(2018-056)

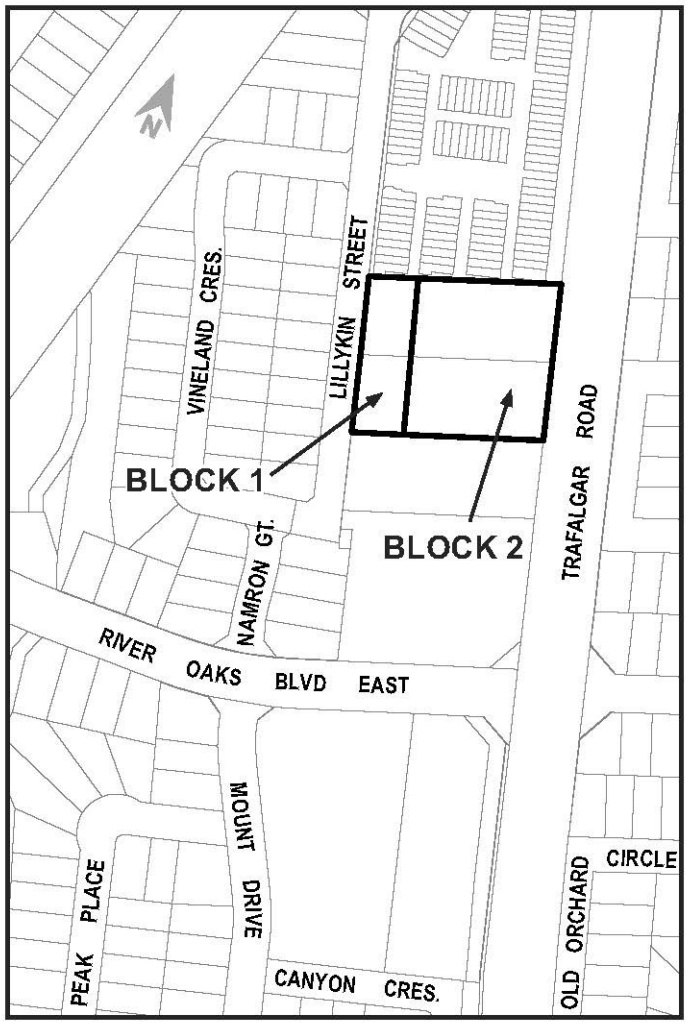
15.387.1 Additional Permitted Uses		
The following additional *uses* are permitted:		
a)	*Townhouse dwelling*	
b)	Footnote 3 of Table 8.2 relating to *uses* on a *first storey* shall not apply.	
15.387.2 Zone Provisions for All Lands		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Minimum *front yard* (Trafalgar Road)	1.2 m
b)	Minimum *rear yard* (Lillykin Street)	1.2 m
c)	Minimum *side yard*	1.2 m
d)	Minimum *first storey height*	Shall not apply
e)	Maximum *encroachment* into a minimum *rear yard* for a *balcony*	Up to 1.0 m from the *rear lot line*
f)	Section 4.11 relating to *landscaping* shall not apply.	
15.387.3 Additional Zone Provisions for Block 1 Lands		
The following additional regulations apply to lands identified as Block 1 on Figure 15.387.1:		
a)	Minimum number of *storeys*	2
b)	Maximum number of *storeys*	4
c)	Minimum *height*	7.5 m
d)	Maximum *height*	12.4 m
15.387.4 Additional Zone Provisions for Block 2 Lands		
The following additional regulations apply to lands identified as Block 2 on Figure 15.387.1:		
a)	Minimum *height*	11.0 m
b)	Maximum *height*	15.0 m
15.387.5 Parking Provisions		
The following parking regulations apply:		
a)	Minimum number of *parking spaces* for *townhouse dwellings*	2.20 per *dwelling*, of which 0.2 shall be designated visitor *parking spaces*
b)	A visitor/*surface parking area* shall be setback a minimum of 0.5 m from any *townhouse dwelling*.	

Special Provisions

15.387.6 Special Site Figures

Figure 15.387.1

Special Provision 387



15.387.7 Special Site Provisions

The following additional provisions apply:

a)	*Height* shall be measured from the finished floor elevation closest to *grade.*
b)	All lands identified as subject to this Special Provisions shall be considered as one *lot* for the purposes of this By-law.

Special Provisions

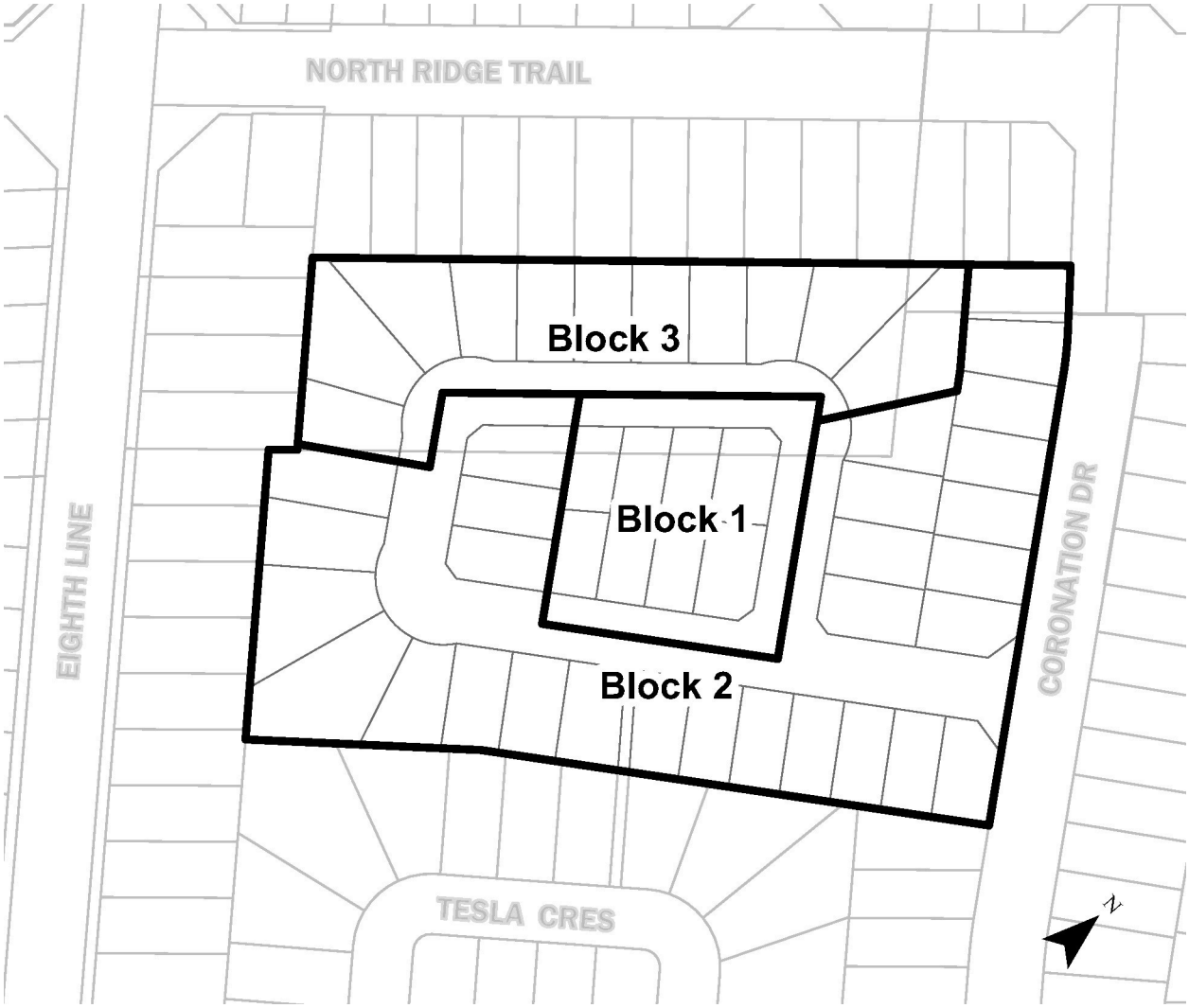
388 Map 19(23)	**Menkes Developments Ltd. / Halton Catholic District School Board – Coronation Drive** (Block 75, Plan 20M827; Block 47, Plan 20M881; Block 212, Plan 20M858; Oakville)	Parent Zone: RL8 (2018-049)

15.388.1	**Prohibited Uses**	
The following *uses* are prohibited:		
a)	*Semi-detached dwelling*	
15.388.2	**Zone Provisions for All Lands**	
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Maximum encroachment into a minimum *front* or *flankage yard* for *porches* with or without a foundation	1.85 m
15.388.3	**Additional Zone Provisions for Block 1 Lands**	
The following additional regulations apply to lands identified as Block 1 on Figure 15.388.1:		
a)	Minimum *lot area*	295 m^2
b)	Minimum *rear yard*	6.5 m
c)	Maximum *height*	12.5 m
d)	Maximum number of *storeys*	3
e)	Maximum *residential floor area ratio*	70%
15.388.4	**Additional Zone Provisions for Block 2 Lands**	
The following additional regulations apply to lands identified as Block 2 on Figure 15.388.1:		
a)	Minimum *lot area*	350 m^2
b)	Minimum *lot area* for a *corner lot*	385 m^2
c)	Maximum *height*	10.5 m
d)	Maximum number of *storeys*	2
e)	Maximum *residential floor area ratio*	70%, and shall not exceed 400 m^2 for *lots* having a *lot area* greater than 600 m^2
15.388.5	**Additional Zone Provisions for Block 3 Lands**	
The following additional regulations apply to lands identified as Block 3 on Figure 15.388.1:		
a)	Minimum *lot area*	350 m^2
b)	Minimum *lot area* for a *corner lot*	385 m^2
c)	Maximum *height*	10.5 m
d)	Maximum number of *storeys*	2
e)	Maximum *residential floor area ratio*	65% and shall not exceed 400 m^2 for *lots* having a *lot area* greater than 600 m^2

Special Provisions

15.388.6 Special Site Figures

Figure 15.388.1



15.388.7 Special Site Provisions for Block 1 Lands

The following additional provisions apply to lands identified as Block 1 on Figure 15.388.1:

a)	Where a *building* contains more than 2 *storeys*, the calculation of *residential floor area* shall not include the *first storey*.	
b)	Where a *building* contains more than 2 *storeys*, a *basement* is not permitted.	
c)	Maximum encroachment into a minimum *rear yard* for a "balcony" located on the same level as the second *storey*	1.5 m
d)	For a balcony located on the second storey, "balcony" means an uncovered attached platform projecting from the face of a wall that is directly accessible from within a *building*, surrounded by a balustrade, partial wall, or railing where required and with or without direct exterior access to *grade*.	

Special Provisions

389 Map 19(2a)	121 & 125 East Street (Lots 210 & 211, Registered Plan M-7)	Parent Zone: RM1 (2018-062)

15.389.1	Zone Provisions for All Lands	
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Maximum number of *dwelling units*	5
b)	Minimum number of *dwelling units*	3
c)	The *lot line* abutting East Street shall be deemed the *front lot line.*	
d)	Minimum *lot frontage*	5.9 m per unit
e)	Minimum *flankage yard*	2.0 m
f)	*Rooftop terraces* are prohibited	
g)	*Balcony* maximum total projection in the *rear yard*	2.5 m
h)	*Balconies* are prohibited above the second *storey* in the *rear yard.*	
i)	Maximum *building height*	11.0 m

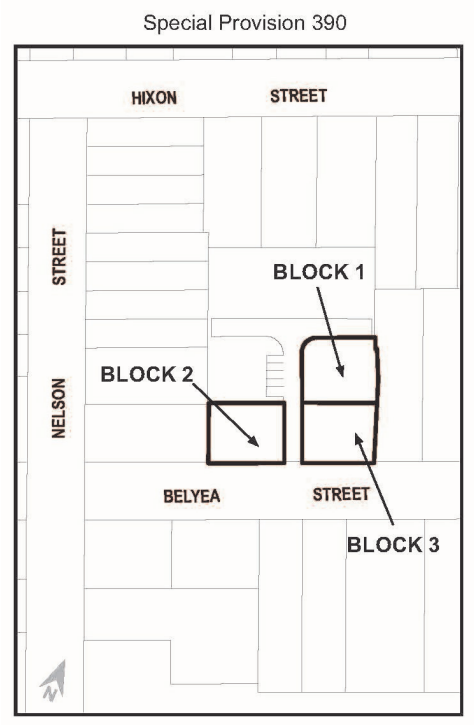
Special Provisions

390 Map 19(2)	**2311, 2319 & 2323 Belyea Street** (Lots 70, 71 and Part of Lots 61 and 72, Registered Plan M-7)	Parent Zone: RM1 (2018-069)

15.390.1	**Zone Provisions for All Lands**	
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Section 4.11 related to *landscaping* shall not apply	
b)	Maximum *height*	10.8 m
15.390.2	**Additional Zone Provisions for Block 1 Lands**	
The following additional regulation applies to lands identified as Block 1 on Figure 15.390.1:		
a)	Minimum *interior side yard*	4.0 m
15.390.3	**Additional Zone Provisions for Block 2 Lands**	
The following additional regulation applies to lands identified as Block 2 on Figure 15.390.1:		
a)	Maximum *height*	10.0 m
15.390.4	**Additional Zone Provisions for Block 3 Lands**	
The following additional regulations apply to lands identified as Block 3 on Figure 15.390.1:		
a)	Maximum *height*	10.0 m
b)	Minimum *interior side yard*	2.8 m

15.390.5 Special Site Figures

Figure 15.390.1



15.390.6	**Special Site Provisions**	
The following additional provisions apply:		
a)	All lands as identified as subject to this special provision shall be considered as one *lot* for the purposes of this By-law.	

Special Provisions

392 Map 19(12)	**Regional Municipality of Halton** **2115-2195 North Service Road West** (Part of Lot 28, Concession 2, SDS)	Parent Zone: PB1 (2018-106)

15.392.1	**Additional Permitted Uses**	
The following additional *uses* are permitted:		
a)	*Public Works Yard*	
b)	*Outside Storage* accessory to a *Public Works Yard*	
15.392.2	**Zone Provisions for All Lands**	
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	The *uses* permitted by this special provision shall be setback a minimum of 7.5 m from any *lot line*.	
b)	*Minimum* western *interior side yard*	9.0 m
c)	Minimum *side yard*	7.5 m
d)	Storage of damaged, impounded, or inoperable *motor vehicles* is prohibited as part of *outside storage.*	

Special Provisions

394 Map 19(14)	**170 North Service Road West** (Part of Lot 17, Concession 2 Trafalgar South of Dundas Street, Designated as Part 10, 20R-15377, Town of Oakville)	Parent Zone: C3 (2020-073)

15.394.1	**Only Permitted Uses**	
The following *uses* are the only *uses* permitted:		
a)	*Hotel*, but shall not include meeting facilities, and a *public hall*.	
15.394.2	**Zone Provisions for All Lands**	
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Minimum *lot area*	0.67 ha
b)	Maximum *height*	24 m
c)	Maximum number of *storeys*	7
d)	A *parapet* is permitted to project beyond the maximum *height* and above the top of a roof to a maximum of 2.9 m.	
e)	Maximum total *net floor area* for all *uses* other than *retail stores* on a *lot* shall not apply.	
f)	Minimum width of *landscaping* abutting a *public road*	0.65 m
15.394.3	**Parking Provisions**	
The following parking regulations apply:		
a)	Minimum number of *parking spaces* for a *hotel*	0.8 per *lodging unit*; and no additional *parking spaces* are required for *net floor area* outside of a *lodging unit*

Special Provisions

395	891 Progress Court (Part of Lot 23 and 24, Concession 3 S.D.S)	Parent Zone: E3
Map 19(6)		(2019-003)

15.395.1	Additional Permitted Uses	
The following additional *uses* are permitted:		
a)	*Motor Vehicle Dealership*	
b)	*Motor Vehicle Body Shop*	
c)	*Motor Vehicle Repair Facility*	
d)	*Motor Vehicle Washing Facility*	
e)	*Business Office*	
15.395.2	**Zone Provisions**	
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	A maximum of one *Motor Vehicle Dealership* shall be permitted.	
b)	Maximum *floor area* of a *Motor Vehicle Dealership*	470 sq.m

Special Provisions

396	**47 Nelson Street** Plan M8, Lot 109	Parent Zone: RM1
Map 19(6)		(2019-029)

15.396.1	**Zone Provisions**	
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Minimum *lot frontage*	28.3 m

Special Provisions

397 Map 19(15)	297 Queens Ave. (PT LT 13, CON 2 TRAFALGAR, SOUTH OF DUNDAS STREET; AS IN 721488; OAKVILLE)	Parent Zone: RH (2019-036)

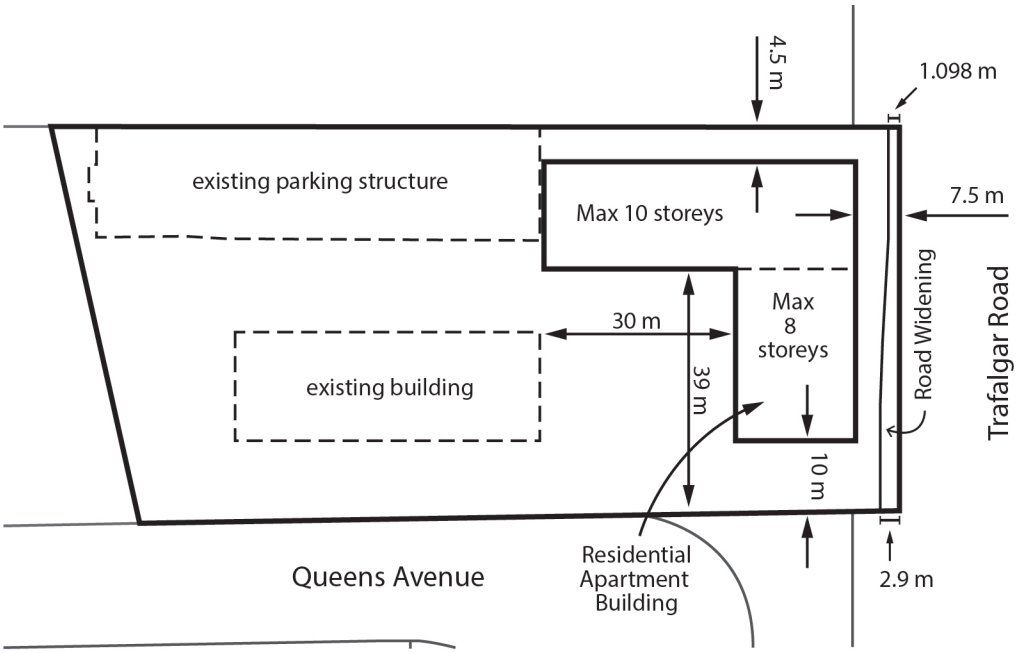
15.397.1 Zone Provisions

The following regulations apply to all lands identified as subject to this Special Provision:

a)	Maximum number of *dwelling units*	259
b)	Maximum *lot coverage*	Shall not apply
c)	Maximum total projection beyond the *main wall* for a *balcony* into an *interior side yard*	1.5 m
d)	Minimum number of two-storey *dwelling units*	8
e)	Minimum total floor area for a two-storey *dwelling unit*	90 sq.m.
f)	All site development shall comply with Figure 15.397.1 of this Special Provision	
g)	For the purpose of determining compliance with the *front yard*, as identified in Figure 15.397.1 of this Special Provision, the yard measurement shall be taken from the northeasterly boundary of the Road Widening (Part 2, Plan 20R-21491}, subject to there being no encroachments of *buildings* or *structures* into the Road Widening.	

15.397.2 Special Site Figures

Figure 15.397.1



All measurements are in metres and are minimums other than the Road Widening.

Special Provisions

398 Map 19(7a)	**79 Wilson Street** (Part of Lot 7, Block 68, Plan 1)	Parent Zone: CBD (2007-010) (2008-051) (2019-053)

15.398.1	**Only Permitted Use**	
The following *use* is the only *use* permitted:		
a)	*Semi-detached dwelling*	
15.398.2	**Zone Provisions for All Lands**	
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Minimum *first storey height*	2.69 m
b)	Maximum *height*	12.0 m
c)	Maximum number of *storeys*	3 *storeys*
d)	*Minimum front yard*	2.0 m
e)	*Minimum side yard*	1.2 m
f)	Minimum width of *landscaping* along northerly *lot line*	0 m
g)	Minimum width of *landscaping* along easterly *lot line*	1.0 m
h)	Minimum width of *landscaping* along southerly *lot line*	1.2 m
15.398.3	**Special Site Provisions**	
The following additional provisions apply:		
a)	All lands as identified as subject to this special provision shall be considered as one *lot* for the purposes of this By-law.	

Special Provisions

400	109 Reynolds Street	Parent Zone: MU2
Map 19(8a)		(2020-043)

15.400.1 Permitted Uses		
The following additional regulations for permitted *uses* apply:		
a)	Footnote 3 of Table 8.2 shall not apply for an *apartment dwelling*.	
15.400.2 Zone Provisions		
The following regulations apply:		
a)	Maximum number of *storeys* (upon execution of a Section 37 agreement)	8
b)	Maximum *height* (upon execution of a Section 37 agreement)	30.0 m
15.400.3 Parking Provisions		
The following parking regulations apply:		
a)	Minimum number of *parking spaces* for an *apartment dwelling*	1.25 per *dwelling unit* of which 0.2 of the *parking space* required per *dwelling* shall be designated as visitors *parking spaces*
15.400.4 Bonusing Provisions		
In order to permit the increased permissions contained in this Special Provision, zoning compliance for height and *storeys* shall be dependent upon the registration on title of an agreement or agreements pursuant to Section 37 of the Planning Act. The owner of the subject lands shall provide to the satisfaction of the Town the facilities, services, and matters in the form of one or more of the following:		
a)	Contributions by the Owner of the subject property to the Corporation of the Town of Oakville to be used for eligible community benefits identified in the Official Plan.	
b)	Implementation of the Downtown Transportation and Streetscaping Study along Reynolds Street between Church Street and Lakeshore Road.	

Special Provisions

401	454 Rebecca Street (Part of Lot 19, Concession 3)	Parent Zone: CU
Map 19(7)		(2021-023)

15.401.1	Parking Provisions	
The following additional parking provisions apply:		
a)	Minimum width of an *aisle* providing access for up to nine (9) *parking spaces*, including *barrier-free parking spaces*.	3.0 m

Special Provisions

402 Map 19(22)	**2582 Eighth Line and 2375 Woodridge Way** (PT LT 11, CON 1 TRAF SDS, AS IN 619277 TOWN OF OAKVILLE and BLOCK 117, PLAN 20M706 TOWN OF OAKVILLE)	Parent Zone: RL5 (2021-020)
15.402.1	**Zone Provisions for All Lands**	
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Minimum *lot frontage*	11.4 m

Special Provisions

403	315 Glenashton Drive	Parent Zone: MU4
Map 19(22a)		(2011-054)(2015-079) (2016-013)(2021-021) (2021-154) (2022-079) *OLT-22-002121*

15.403.1	Additional Permitted Uses	
The following additional use is permitted on all lands identified as subject to this Special Provision:		
a)	*Townhouse dwelling back-to-back*	
b)	*Stacked townhouse dwelling*	
c)	*Park, private*	

15.403.2	Prohibited Uses	
The following uses are prohibited on all lands identified as subject to this Special Provision:		
a)	*Commercial Parking Area*	
b)	*Motor Vehicle Rental Facility*	

15.403.3	Zone Provisions	
The following regulations apply to the lands identified as subject to this Special Provision:		
a)	Minimum *flankage yard* (Trafalgar Road)	2.0 m
b)	Maximum *flankage yard*	10.0 m
c)	Minimum *rear yard*	7.0 m
d)	Minimum number of *storeys*	4
e)	Minimum *height*	14.0 m
f)	Maximum *height*	25.0 m
g)	Maximum *height* (upon compliance with section 15.403.7)	31.0 m
h)	Maximum number of *storeys*	6
i)	Maximum number of *storeys* (upon compliance with section 15.403.7)	9
j)	Notwithstanding Section 4.6.4 a), a *mechanical penthouse,* including any appurtenances thereto, shall not exceed 2.0 metres above the maximum *height.*	

15.403.4	Zone Provisions for Back-to-Back Townhouse Dwellings and Stacked Townhouse Dwellings	
The following additional regulations apply to *back-to-back townhouse* and *stacked townhouse dwellings*		
a)	Minimum *front yard* (Glenashton Drive)	1.5 m
b)	Minimum *separation distance* between *buildings* containing *dwelling units*	2.4 m
c)	The minimum *first storey height*	shall not apply
d)	Minimum number of *storeys*	3
e)	Maximum number of *storeys*	4
f)	Minimum *height*	10.0 m
g)	Maximum *height*	16.0 m

Special Provisions

403	315 Glenashton Drive	Parent Zone: MU4
Map 19(22a)		(2011-054)(2015-079) (2016-013)(2021-021) (2021-154) (2022-079) *OLT-22-002121*

15.403.5 Special Site Provisions

The following additional provisions apply:

a)	The minimum percentage of the *main wall* area on the *first storey* oriented toward a *front lot line* that shall be occupied by windows and doors for *apartment* and *mixed use buildings*	55%
b)	The minimum percentage of the *main wall* area on the *first storey* oriented toward a *flankage lot line* that shall be occupied by windows and doors for *apartment* and *mixed use buildings*	25%
c)	Maximum *building* length of the main wall facing Glenashton Drive	77.0 m
d)	A secondary wall (i.e. building indentation) shall be provided on the *first storey* and shall be setback a minimum distance of 1.8m measured in from the exterior face of the *main wall* on the *first storey* along Glenashton Drive for a minimum length of 6.0m and a minimum area of 10.8 square metres.	
e)	The secondary wall required under subsection d) shall be setback a minimum of 20.0m from either end of the *main wall.*	
f)	The *main wall* oriented towards the *front lot line* (Glenashton Drive) of the fifth *storey* shall be set back a minimum of 1.5 metres from the *main wall* of the fourth *storey.*	
g)	The *main wall* oriented towards the *front lot line* (Glenashton Drive) of the ninth *storey* shall be set back a minimum of 2.8 metres from the *main wall* of the eighth *storey.*	
h)	The *main wall* oriented towards the *flankage lot line* (Trafalgar Road) for each of the seventh, eighth and ninth *storeys* shall be set back a minimum of 3.0 metres from the *main wall* of the *storey* below.	
i)	*Minimum setbacks* for a below *grade parking structure*	0.0 m
j)	For *apartment buildings* footnote (3) of table 8.2 shall not apply.	
k)	For *apartment buildings* canopies, and awnings are permitted to encroach 2m into any minimum yards.	
l)	*Balconies* are permitted to project into the *rear yard* and the maximum allowable projection shall not apply.	
m)	*Dwelling units* are not permitted more than 1.0 m below *grade*.	
n)	Rooftop mechanical equipment or a *mechanical penthouse* that is not integrated with the extension of the *building's* façade, must be set back a minimum of 3 metres from the edge of the roof.	
o)	For the purposes of this by-law, Glenashton Drive shall be deemed the *front lot line.*	
p)	All lands identified as subject to this Special Provision shall be considered as one lot for the purpose of this By-law.	

15.403.6 Parking Regulations

The following parking regulations apply to all lands identified as subject to this Special Provision:

a)	Minimum number of *parking spaces* for an *apartment* and *mixed use building*	1.15 per *dwelling*, of which 0.15 of the parking space required per *dwelling* shall be designated as visitor *parking spaces*
b)	A minimum of 20% of the *parking spaces* in a building shall be equipped for the installation of electric *motor vehicle* supply equipment.	
c)	Where electric *motor vehicle* supply equipment infrastructure is provided to service electric *motor vehicle parking spaces* that equipment must be provided outside of minimum *parking space* dimensions as regulated in Section 5.2.3.	

Special Provisions

403	315 Glenashton Drive	Parent Zone: MU4
Map 19(22a)		(2011-054)(2015-079) (2016-013)(2021-021) (2021-154) (2022-079) *OLT-22-002121*

d)	A *surface parking* area shall not be permitted in any *yard* between a *building* and a *public* or *private road* and shall not occupy more than 10% of the *lot area.*
e)	The parking of *motor vehicles* is prohibited in an above *grade parking structure* for the first 9.0 metres of the depth of a *building*, measured in from the *main wall* oriented towards a *lot line* abutting a *public* or *private road* or measured from a *main wall* oriented towards a publicly accessible amenity space.

15.403.7 Bonusing Provisions

Zoning compliance for the additional height permitted under subsections 15.403.3 g) and i) shall be dependent upon the execution, registration on title, and compliance with any pre-building permit requirements of an agreement, pursuant to Section 37 of the Planning Act, as it read on September 17, 2020. The Owner of the subject lands shall provide to the satisfaction of the Town the facilities, services, and matters in the form of one or more of the following:

a)	Cash contributions by the Owner of the subject property to the Corporation of the Town of Oakville to be used for eligible public benefits identified in Part F, Section 28.8 and Part E, Section 21.7.2 of the Livable Oakville Plan.

Special Provisions

407 Map 19(4)	**3538, 3540, 3542, 3544 Wyecroft Road** (Part of Lot 35, Concession 3 and Blocks 4 and 22, Registered Plan 20M-1005)	Parent Zone: E4 (2021-121)

15.407.1	**Permitted Uses**
The following additional uses are also permitted:	
a)	*Warehousing*

15.407.2	**Special Site Provision for all lands**
a)	All lands identified as subject to this Special Provision and Special Provision 407 shall be considered as one *lot* for the purposes of this By-law

Special Provisions

408	3538, 3540, 3542, 3544 Wyecroft Road (Part of Lot 35, Concession 3 and Blocks 4 and 22, Registered Plan 20M-1005)	Parent Zone: E2
Map 19(4)		(2021-121)

15.408.1	Special Site Provisions for all lands
a)	All lands identified as subject to this Special Provision and Special Provision 408 shall be considered as one *lot* for the purposes of this By-law

Special Provisions

409 Map 19(10)	**2175 Cornwall Road** (Part of Lots 3, 4 and 5, Concession 3 S.D.S.)	Parent Zone: E2 (2021-124)

15.409.1 Zone Provisions		
The following regulations apply to all lands identified as subject to this special provision:		
a)	Maximum gross floor area	29,200 sq.m
b)	Maximum number of *parking spaces*, internal to the *building* and external to the *building*	689

Special Provisions

410	150 Randall Street, 125 Navy Street and 143 Church Street	Parent Zone: MU4
Map 19(8a)		(2022-006)

15.410.1	**Prohibited Uses**	
The following *uses* are prohibited:		
a)	*Commercial Parking Area*	
b)	*Motor Vehicle Rental Facility*	
c)	*Dwelling units* in an *apartment dwelling building* on the *first storey*	
d)	*Business offices* in the first 9.0 m of depth in an *apartment dwelling building*, measured in from the *main wall* oriented toward the *front lot line*, *flankage lot line* or *rear lot line* on the *first storey*.	
15.410.2	**Zone Provisions**	
The following regulations apply:		
a)	The *lot line* abutting Randall Street shall be deemed the *front lot line*.	
b)	*Minimum front yard*	3.0 m
c)	*Minimum flankage yard*	4.0 m
d)	*Minimum rear yard*	3.0 m
e)	*Minimum front yard* for the 3rd to 6th *storey*	1.0 m
f)	*Minimum flankage yard* for the 3rd to 6th *storey*	0.0 m
g)	*Minimum rear yard* for the 3rd to 6th *storey*	0.0 m
h)	*Minimum yard* for any portion of a *building* or *structure* that is completely underground	0.5 m
i)	*Balconies* are permitted in any *yard* and the maximum total projection beyond the *main wall* is 2.0 m	
15.410.3	**Parking Provisions**	
The following parking regulations apply:		
a)	Maximum number of *parking spaces* for residential *uses*	1.5 per dwelling, inclusive of visitor parking
b)	Visitor *parking spaces* for residential *uses* may be counted toward the minimum number of *parking spaces* for non-residential *uses* to a maximum of 0.15 per *dwelling unit*.	
c)	A *surface parking area* shall not be permitted.	
d)	Stairs associated with a *parking structure* are not permitted in the *front yard, flankage yard* or *rear yard*.	
e)	Air vents associated with a *parking structure* are not permitted in the *front yard, flankage yard* or *rear yard*, except on a *building* wall above the first 4.5 metres of vertical distance measured from the finished floor level of the *first storey*.	
f)	A minimum of 20% of the *parking spaces* in a *building* shall include the provision for the installation of electric motor vehicle supply equipment.	
15.410.4	**Special Site Provisions**	
The following additional provisions apply:		
a)	All lands identified as subject to this Special Provision shall be considered as one *lot* for the purposes of this By-law.	
b)	*Height* shall be measured from the finished floor elevation of the *first storey.*	
c)	Each non-residential unit located on the *first storey* shall have a minimum of one main entrance oriented towards a *public road* or an *urban square*.	
d)	Minimum percentage of glazing of the *first storey* building wall for non-residential *uses* oriented toward a *public road*.	75%

Special Provisions

410	150 Randall Street, 125 Navy Street and 143 Church Street	Parent Zone: MU4
Map 19(8a)		(2022-006)
e)	Vehicular access crossing the *flankage lot line* is prohibited	

Special Provisions

411	**152 Wilson Street** (LTS 3,5,6,7, BLK 96, Pl 1; PT LTS 1,2,4,8, BLK 96, PL 1, Part 1, 20R 5584, Except Parts 1,2, 20R 7085; Pt Head St, PL 1, Part 3, 20R 5584, as Closed By Bylaw BL457 And Except Part 1, 20R 11789)	Parent Zone: MU1
Map 19(7a)		(2022-013)

15.411.1	**Only Permitted Uses**	
The following *uses* are the only *uses* permitted:		
a)	*Apartment dwelling*	
b)	*Art gallery*	
c)	*Long term care facility*	
d)	*Restaurant*	
e)	*Retail store*	
f)	*Retirement home*	
15.411.2	**Additional Regulations for Permitted Uses**	
The following regulations apply:		
a)	An *art gallery*, *restaurant* or *retail store* shall only be permitted on the *first storey* for the lands identified as Block 1 on Figure 15.411.1	
b)	An *apartment dwelling*, *long term care facility*, or *retirement home* is prohibited in the first 4.9 metres of depth from the *main wall* oriented toward the *front lot line*, on the *first storey*.	
c)	Notwithstanding section 15.411.2 b), *ancillary residential uses* on the *first storey* are permitted to occupy a maximum of 35% of the length of the *main wall* oriented toward the *front lot line*.	
15.411.3	**Zone Provisions**	
The following regulations apply:		
a)	The *lot line* abutting Kerr Street shall be deemed the *front lot line*.	
b)	*Minimum front yard* for the fifth *storey*	4.9 m
c)	*Minimum front yard* for the sixth *storey*	6.8 m
d)	*Maximum front yard*	7.0 m
e)	Minimum *flankage yard* for the fifth and sixth *storey*	5.9 m
f)	*Maximum flankage yard*	10.0 m
g)	*Minimum interior side yard*	5.0 m
h)	*Minimum rear yard*	17.0 m
i)	Minimum *rear yard* for the fourth *storey*	21.5 m
j)	Minimum *rear yard* for the fifth and sixth *storey*	23.2 m
k)	Maximum number of *storeys* (upon execution of a Section 37 Agreement)	6
l)	Maximum *height* (upon execution of a Section 37 Agreement)	23.5 m
m)	Maximum total *balcony* projection beyond the *main wall* in any *yard*	1.8 m
15.411.4	**Additional Zone Provisions for Block 1**	
The following additional regulations apply to all lands identified as Block 1 in Figure 15.411.7:		
a)	Minimum *floor area* for an *art gallery*, a *restaurant*, or a *retail store* on the *first storey*	330 sq.m

Special Provisions

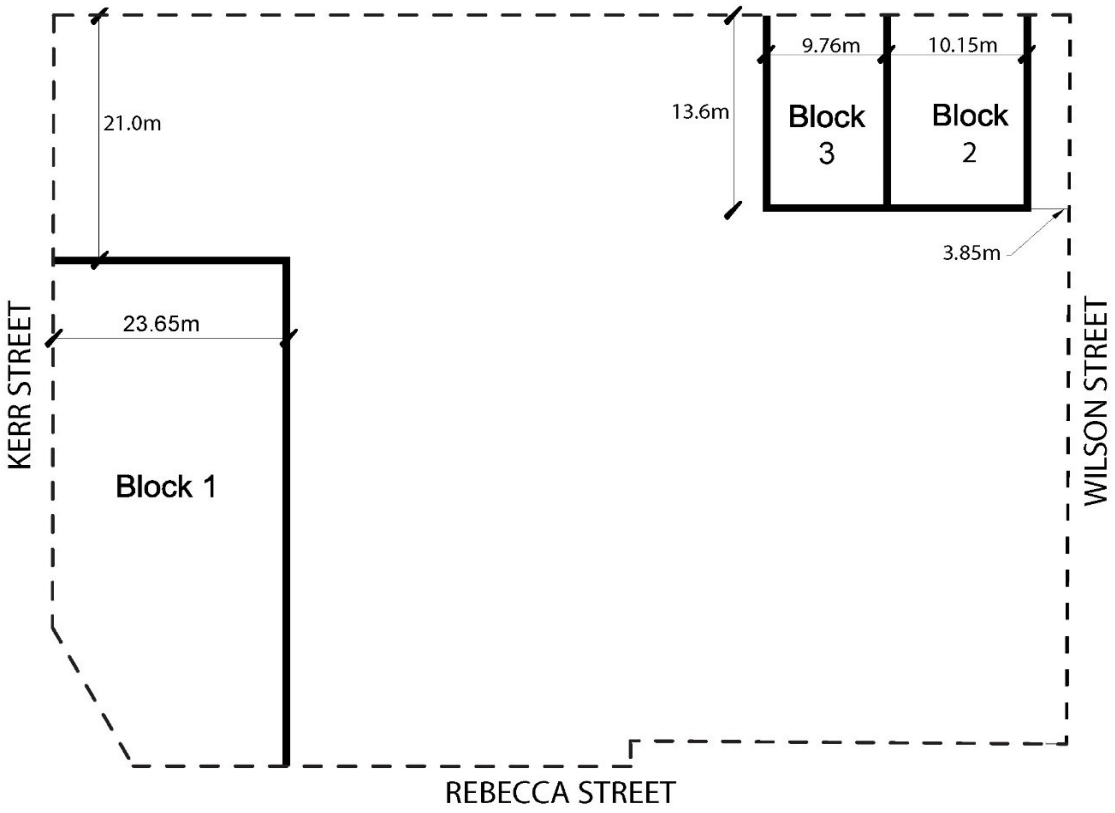
411	**152 Wilson Street** (LTS 3,5,6,7, BLK 96, Pl 1; PT LTS 1,2,4,8, BLK 96, PL 1, Part 1, 20R 5584, Except Parts 1,2, 20R 7085; Pt Head St, PL 1, Part 3, 20R 5584, as Closed By Bylaw BL457 And Except Part 1, 20R 11789)	Parent Zone: MU1
Map 19(7a)		(2022-013)

15.411.5	**Additional Zone Provisions for Block 2**	
The following additional regulations apply to all lands identified as Block 2 in Figure 15.411.7:		
a)	*Minimum rear yard*	3.8 m
b)	Maximum number of *storeys*	2
c)	Maximum *height*	10.0 m

15.411.6	**Additional Zone Provisions for Block 3**	
The following additional regulations apply to all lands identified as Block 3 in Figure 15.411.7:		
a)	*Minimum rear yard*	14.0 m
b)	Maximum number of *storeys*	3
c)	Maximum *height*	13.0 m

15.411.7 Special Site Figure

Figure 15.411.7



Special Provisions

411	**152 Wilson Street** (LTS 3,5,6,7, BLK 96, Pl 1; PT LTS 1,2,4,8, BLK 96, PL 1, Part 1, 20R 5584, Except Parts 1,2, 20R 7085; Pt Head St, PL 1, Part 3, 20R 5584, as Closed By Bylaw BL457 And Except Part 1, 20R 11789)	Parent Zone: MU1
Map 19(7a)		(2022-013)

15.411.8 Bonusing Provisions

In order to permit the increased height permissions contained in this Special Provision, zoning compliance for height above 4 stories shall be dependent upon the registration on title of an agreement or agreements pursuant to Section 37 of the Planning Act. The Owner of the subject lands shall provide to the satisfaction of the Town the facilities, services, and matters in the form of one or more of the following:

a)	Contribution towards a community meeting room;
b)	Heritage conservation;
c)	Contribution towards public park improvements;
d)	Cash-in-lieu contribution; and,
e)	Contributions by the Owner of the subject property to the Corporation of the Town of Oakville to be used for eligible community benefits identified in Part E, Section 23.8.2 d) and Part F, Section 28.8.2) of the Livable Oakville Plan.

Special Provisions

413 Map 19(8b)	**281 and 291 Cornwall Road** Part of Lots 1, 2, and 3 and Part of Lot 121; Registered Plan 131 and 127	Parent Zone: MTC (2022-052)

15.413.1	**Additional Permitted Uses**	
The following additional uses are permitted:		
a)	*Apartment dwelling*	
b)	*Medical Office*	
15.413.2	**Additional Regulations for Permitted Uses**	
The following regulations apply:		
a)	All non-residential *uses* shall only be permitted on the *first storey* and second *storey*	
b)	An *apartment dwelling* is prohibited on the *first storey.*	
c)	Notwithstanding Section 15.413.2 b) above, *ancillary residential uses* are permitted on the *first storey.*	
15.413.3	**Zone Provisions**	
The following regulations apply:		
a)	The *lot line* abutting Cornwall Road shall be deemed the *front lot line.*	
b)	Minimum *lot frontage*	Shall not apply
c)	Minimum *lot area*	Shall not apply
d)	Maximum *lot coverage*	Shall not apply
e)	*Minimum front yard* (Cornwall Road)	10.0 m
f)	*Minimum flankage yard* (Trafalgar Road)	2.5 m
g)	*Minimum interior side yard*	1.0 m
h)	*Minimum rear yard*	6.0 m
i)	Minimum number of *storeys*	8
j)	Minimum *height* of the *first storey*	4.5 m
k)	Minimum setback or *yards* for an underground *parking structure*	0.8 m
l)	Minimum *separation distance* between *building* towers above the third *storey*	25.0 m
m)	Notwithstanding Section 4.21, minimum *building* setback from a *railway corridor*	6.0 m
n)	*Balconies* are permitted in any *yard* and the maximum total projection beyond the *main wall* is 2.0 m.	
15.413.4	**Additional Zone Provisions for Block A**	
The following additional regulations apply to Block A as identified in Figure 15.413.1:		
a)	Minimum *floor area* for the non-residential *uses* on the *first storey*	650 sq.m
b)	Maximum number of *storeys*	14
c)	Maximum floorplate area of a *building* tower measured from the exterior of the outside walls, above the third *storey.* Recessed *balconies* up to the *main wall* are included in the floorplate area calculation.	850 sq.m

Special Provisions

413 Map 19(8b)	**281 and 291 Cornwall Road** Part of Lots 1, 2, and 3 and Part of Lot 121; Registered Plan 131 and 127	Parent Zone: MTC (2022-052)

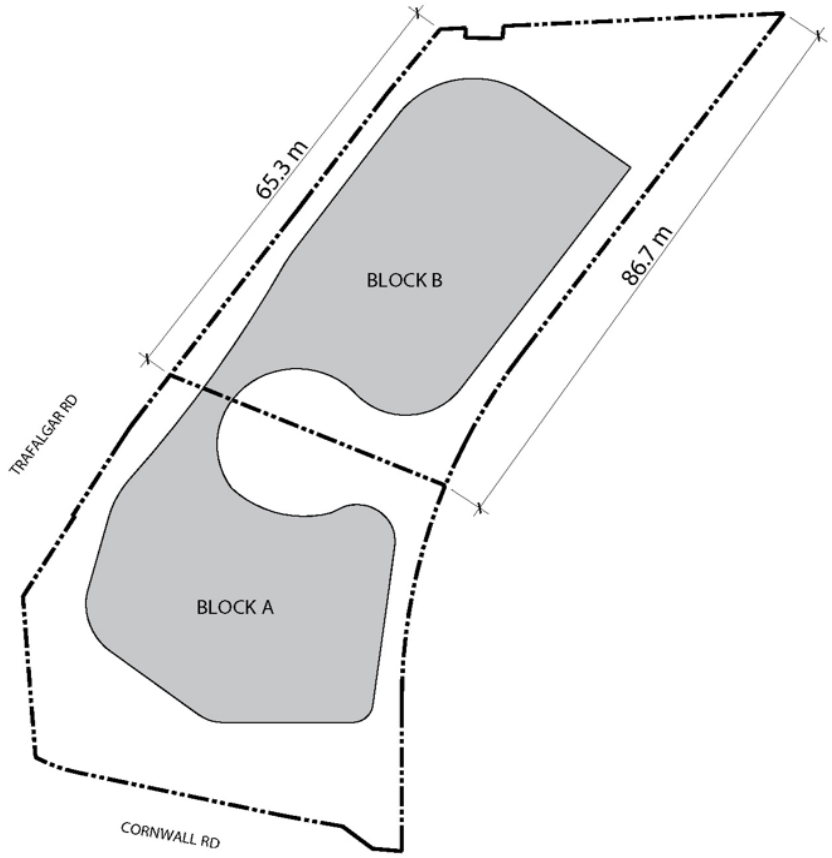
15.413.5 Additional Zone Provisions for Block B		
The following additional regulations apply to Block B as identified in Figure 15.413.1:		
a)	Minimum *floor area* for non-residential *uses* on the *first storey*	200 sq.m
b)	Maximum number of *storeys*	19
c)	Maximum floorplate area of a *building* tower measured from the exterior of the outside walls, above the third *storey.* Recessed *balconies* up to the *main wall* are included in the floorplate area calculation.	750 sq.m
15.413.6 Parking Provisions		
The following parking regulations apply:		
a)	Minimum number of *parking spaces* for *apartment dwelling*	0.75 per *dwelling unit,* plus 0.15 *parking spaces* per *dwelling unit* for visitors *parking spaces*
b)	Maximum number of *parking spaces* for *apartment dwelling*	1.0 per *dwelling unit,* plus 0.15 *parking spaces* per *dwelling unit* for visitors *parking spaces*
c)	Ventilation shafts, stairs and stairways associated with an underground *parking structure*, hydro vaults and above-ground gas meters including any appurtenances thereto are not permitted between a *building* wall and *front lot line* or *flankage lot line.*	
d)	Ventilation shafts associated with an underground *parking structure* are not permitted below the first 3.0 metres of vertical distance of a *building* wall measured from the finished floor level of the *first storey*.	
e)	A minimum of 20% of the *parking spaces* in a *building* shall include the provision for the installation of electric motor vehicle supply equipment.	

Special Provisions

413	**281 and 291 Cornwall Road** Part of Lots 1, 2, and 3 and Part of Lot 121; Registered Plan 131 and 127	Parent Zone: MTC
Map 19(8b)		(2022-052)

15.413.7 Special Site Figures

Figure 15.413.1



15.413.8 Special Site Provisions

The following additional provisions apply:

a)	All lands identified as subject to this Special Provision shall be considered as one lot for the purposes of this By-law.

Special Provisions

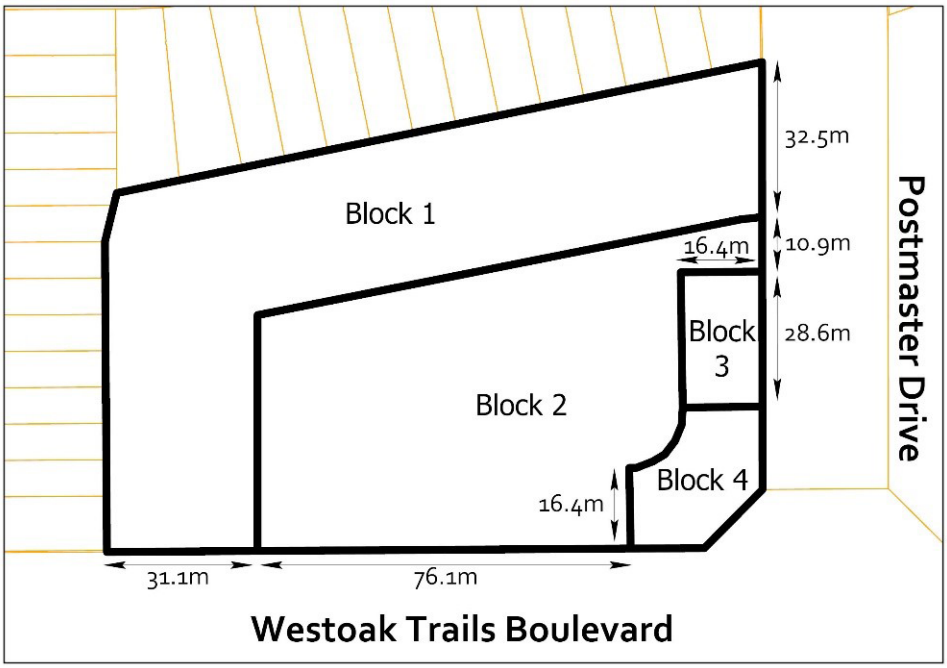
415 Map 19(19)	**2170 Postmaster Drive** Branthaven West Oak Inc. (Block 107, Plan 20M-696)	Parent Zone: RM1 (2022-073)

15.415.1 Zone Regulations for Block 1 Lands		
The following regulations apply to lands identified as Block 1 on Figure 15.415.1:		
a)	Minimum *flankage yard* to a *private road*	1.65 m
b)	Minimum *flankage yard* to a *public road*	2.35 m
c)	Minimum *rear yard*	7.0 m
d)	Maximum number of *storeys*	2
e)	Maximum *height*	10.0 m
f)	Maximum encroachment for *porches* with or without a foundation, including access stairs, into a minimum *flankage yard* abutting a *private road*	Up to 1.35 m from the applicable *lot line*
g)	Maximum encroachment for *porches* with or without a foundation, including access stairs, into a minimum *flankage yard* abutting a *public road*	Up to 0.95 m from the applicable *lot line*
h)	Maximum encroachment for *porches* with or without a foundation, including access stairs, into a minimum *front yard*	Up to 2.5 m from the applicable *lot line*
i)	*Height* shall be measured from the midpoint of the *front lot line* for each individual *townhouse dwelling unit.*	
15.415.2 Zone Regulations for Block 2		
The following regulations apply to lands identified as Block 2 on Figure 15.415.1:		
a)	The longest *lot line* abutting a *lane* shall be deemed the *rear lot line.*	
b)	Maximum number of *dwelling units*	20
c)	Minimum *lot area*	98 m^2 per *dwelling*
d)	Minimum *front yard*	2.4 m
e)	Minimum *flankage yard*	1.25 m
f)	Minimum *rear yard*	0.45 m
g)	Maximum encroachment for *porches* with or without a foundation, including access stairs, into a minimum *front yard*	Up to 0.95 m from the applicable *lot line*
h)	For *balconies* located on the floor level of the second *storey,* maximum total projection beyond the *main wall* oriented towards the *rear lot line*.	2.75m
15.415.3 Zone Regulations for Block 3		
The following regulations apply to lands identified as Block 3 on Figure 15.415.1:		
a)	The longest *lot line* abutting a *lane* shall be deemed the *rear lot line.*	
b)	Maximum number of *dwelling units*	4
c)	Minimum *lot area*	98 m^2 per *dwelling*
d)	Minimum *lot frontage*	27.75 m
e)	Minimum *front yard*	2.5 m
f)	Minimum *flankage yard*	1.25 m
g)	Minimum *rear yard*	0.30 m
h)	Maximum encroachment for *porches* with or without a foundation, including access stairs, into a minimum *front yard*	Up to 0.6 m from the applicable *lot line*

Special Provisions

415 Map 19(19)	**2170 Postmaster Drive** Branthaven West Oak Inc. (Block 107, Plan 20M-696)	Parent Zone: RM1 (2022-073)
i)	For *balconies* located on the floor level of the second *storey,* maximum total projection beyond the *main wall* oriented towards the *rear lot line*.	2.75m
15.415.4	**Zone Regulations for Block 4**	
The following regulations apply to lands identified as Block 4 on Figure 15.415.1:		
a)	The longest *lot line* abutting a *lane* shall be deemed the *rear lot line.*	
b)	Maximum number of *dwelling units*	4
c)	Minimum *lot area*	98 m^2 per *dwelling*
d)	Minimum *lot frontage*	27.75 m
e)	Minimum *front yard*	2.45 m
g)	Minimum *rear yard*	3.0 m
h)	Maximum encroachment for *porches* with or without a foundation, including access stairs, into a minimum *front yard*	Up to 0.95 m from the applicable *lot line*
i)	For *balconies* located on the floor level of the second *storey,* maximum total projection beyond the *main wall* oriented towards the *rear lot line*.	1.85 m
15.415.5	**Special Site Provision**	
The following additional regulation applies:		
a)	The *private road* illustrated as Road B on Figure 15.415.2 shall be deemed a *lane.*	
15.415.6	**Special Site Figures**	

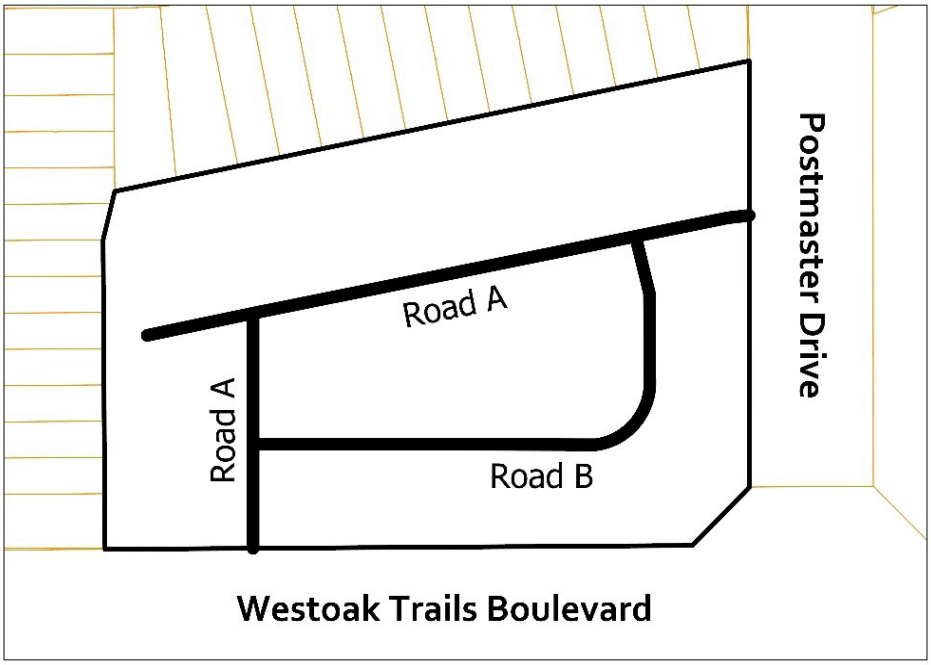
Figure 15.415.1



Special Provisions

415	**2170 Postmaster Drive** Branthaven West Oak Inc. (Block 107, Plan 20M-696)	Parent Zone: RM1
Map 19(19)		(2022-073)

Figure 15.415.2



Special Provisions

417 Map 19(2a)	**2262-2266 Lakeshore Road West and 83 East Street** 2266 Lakeshore LP	Parent Zone: MU2 (2022-081)

15.417.1 Zone Provisions		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	The *lot line* abutting Lakeshore Road West shall be deemed the *front lot line.*	
b)	Minimum *lot area*	3750 m^2
c)	Maximum number of *dwelling units*	244
d)	Maximum *storeys* (upon compliance with subsection 15.417.5)	10
e)	Maximum *height* (upon compliance with subsection 15.417.5)	35.5 m
f)	Minimum *floor area* for non-*residential uses*	575 m^2
g)	In addition the *storeys* authorized by subsection 15.417.1 d), a *storey* in the form of a second level built within the limits of what would otherwise be the *first storey* is permitted subject to: i. The *floor area* within the second level being less than 50% of the floor area of the ground floor level; ii. Maximum *height* of combined two levels is 6.3 m; and iii. If two levels are provided, the ground floor level is exempt from the minimum *height* applicable to a *first storey* of 4.5 m as referenced in Table 8.3.1 of By-law 2014-014.	
h)	Notwithstanding Table 4.3*,* the maximum total projection for *balconies* beyond the *main wall* is 2.0 m.	
i)	Notwithstanding Table 8.2 Footnote 3a), all *dwellings* are prohibited in the first 8.0 metres of depth of the *building*, measured in from the *main wall* oriented toward the *front lot line*, on the *first storey*.	
j)	Notwithstanding Figure 15.417.2, the minimum *building* setback from the daylight triangle for the first, second and third *storeys* shall be 2.0 metres. For the purposes of this section, the additional *storey* permitted under Sec. 15.417.1 g) shall be considered part of the *first storey*.	
k)	Maximum encroachment into *minimum yard* for awnings, canopies, cornices, coves, belt courses, eaves, gutters, pilasters, sills, or weather-shielding *structure*	1 m

15.417.2 Parking Regulations		
The following parking regulations apply:		
a)	Minimum number of *parking spaces* for *dwelling units*	0.93/dwelling unit
b)	Minimum number of *parking spaces* for residential visitors and non-residential *uses.*	0.17/dwelling unit
c)	Notwithstanding Section 5.2.3 (a), 33% of the underground *parking spaces* shall have minimum length of 5.5 m.	
d)	A minimum of 20% of the *parking spaces* in a *building* shall include the provision for the installation of electric motor vehicle supply equipment.	
e)	Ventilation shafts, stairs and stairways associated with an underground *parking structure*, hydro vaults and above ground water and gas meters including any appurtenances thereto are not permitted between a *building* wall and *front lot line* or *flankage lot line.*	
f)	Ventilation shaft within 3 metres of a *lot line* abutting a *public road* shall be incorporated into a *building* wall and located a minimum 2.5 m above finished floor level of the first *storey*.	

Special Provisions

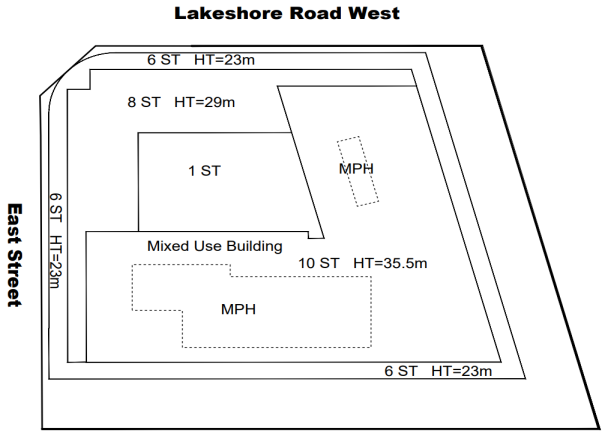
417	2262-2266 Lakeshore Road West and 83 East Street	Parent Zone: MU2
Map 19(2a)	2266 Lakeshore LP	(2022-081)

15.417.3 Special Site Figures

The following *storey, height* and *yard* regulations in Special Figures 15.417.1 and 15.417.2 shall apply to the *building* above grade.

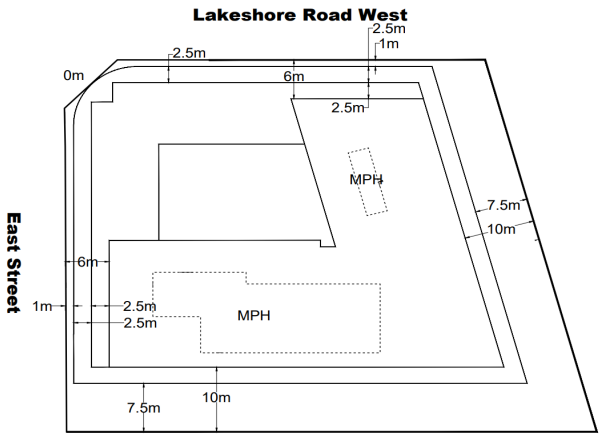
For the purposes of this section, the additional *storey* permitted under Sec. 15.417.1 g) shall be considered part of the *first storey*.

Figure 15.417.1



Note: All measurements are in metres and are maximums unless otherwise noted.

Figure 15.417.2



Note: All measurements are in metres and are minimums unless otherwise noted.

Special Provisions

417	2262-2266 Lakeshore Road West and 83 East Street	Parent Zone: MU2
Map 19(2a)	2266 Lakeshore LP	(2022-081)

15.417.4	Special Site Provisions
The following additional provisions apply:	
a)	*Height* shall be measured from the finished floor elevation of the *first storey.*

15.417.5	Bonusing Provisions for Lands
In order to permit the increased *height* permissions contained in this Special Provision 417, zoning compliance for the additional *height* and *storeys* shall be dependent upon the execution, registration against title and compliance with an agreement pursuant to Section 37 of the Planning Act securing the provision by the Owner of one or more of the following to the satisfaction of the Town:	
a)	Eligible public benefits identified in Part E, Section 24.8.2 b) or Part F, Section 28.8.2 of the Livable Oakville Plan as it read on the date of this by-law and otherwise acceptable to the Town providing benefits to the Bronte Growth Area.
b)	A cash contribution payable to the Town to be applied by the Town towards the eligible public benefits referred to in paragraph a) benefiting the Bronte Growth Area.

Holding Provisions

Portions of this by-law not yet in effect are covered with a blue tone. This version consolidates all amendments and orders of the OMB up to the consolidation date shown below. Contact the Building Services or Planning Services departments for more information.

16.1 General Prohibition

Where a *zone* symbol is preceded by an upper case letter "H", and number, and a hyphen, the symbol refers to a Holding Provision that applies to the lands so designated. No person shall *use* or permit the land to be *used* to which the Hold applies for the *uses* specified in the appropriate clause in this Part of this By-law, erect a new *building* or *structure*, or expand or replace an existing *building* or *structure* until the Holding Provision is removed in accordance with Section 36 of the Planning Act.

16.2 Exceptions to Prohibition

Notwithstanding the above and unless modified by the provisions of Section 16.3, the following *uses* are permitted without the need to remove a Holding Provision.

a) Construction *uses* in accordance with Section 4.25.1 of this By-law;
b) *Model homes* in accordance with Section 4.25.2 of this By-law;
c) Temporary sales offices in accordance with Section 4.25.3 of this By-law;

16.3 Holding Provisions

H1	Mixed Use Zones in Bronte, Kerr, and Palermo Villages	Parent Zones: MU1, MU2, MU3
Maps 19(2a), (7a), (19a)		(2014-014) (2021-019)

16.3.1.1 Only Permitted Uses Prior to Removal of the "H"	
For such time as the "H" symbol is in place, these lands shall only be *used* for the following:	
a)	All *uses* permitted in the applicable *Zone*
b)	A temporary *use* authorized by section 39 of the Planning Act at 2512 Old Bronte Road, PT LT 31, CON 1 TRAF SDS, AS IN 664950 (FIRSTLY); PT LT 31, CON 1 TRAF SDS, PTS 1 TO 7, 20R271 (SECONDLY) S&E PT 2, 20R15338; OAKVILLE.
16.3.1.2 Zone Regulations Prior to Removal of the "H"	
For such time as the "H" symbol is in place, only the following replacements, additions or expansions of *buildings* or *structures* legally existing on the effective date of this By-law shall be permitted.	
a)	The replacement or addition of architectural features such as, but not limited to, an awning, canopy, cornice, cove, belt course, eaves, gutters, pilasters, sills, or weather shielding *structure*.
b)	The replacement or addition of an existing non-walk in bay, box out and bow window, without foundation.
c)	The replacement or addition of a fire escape.
d)	An addition of *floor area* on the *first storey*, provided that the additional *floor area* does not project beyond the *main wall* on the *storey* above the *first storey* as it legally existed on the effective date of this By-law.
e)	Improvements to a building façade.
16.3.1.3 Conditions for Removal of the "H"	
The "H" symbol shall, upon application by the landowner, be removed by *Town* Council passing a By-law under Section 36 of the Planning Act. The following conditions, if and as applicable, shall first be completed to the satisfaction of the *Town of Oakville*:	
a)	That sufficient water and wastewater services are available to the satisfaction of the Regional Municipality of Halton and the *Town of Oakville*.
b)	The owner has entered into any required servicing agreement(s) with the *Town* regarding stormwater management.
c)	The completion of detailed design drawings required for the construction of *road* and *infrastructure* improvements.

Holding Provisions

d)	Registration on title of an agreement between the owner and the *Town* with respect to the road and *infrastructure* improvements. This agreement shall also address security and advancing of funds, or a letter of credit for the full cost of the *road* and *infrastructure* improvements.
e)	The registration on title of a Section 37 Agreement per the Planning Act.
f)	All required land conveyances have been undertaken.

Holding Provisions

H2 is reserved.

H3	70 Old Mill Road (Part of Lots 14 and 15, Concession 3 S.D.S.)	Parent Zone: RH
Map 19(8b)		(2013-106) (2015-018) (2019-018)
H3 - Removed by By-law 2019-018		

H4	South Side of Upper Middle Road East (Part of Lot 5, Concession 2 S.D.S.)	Parent Zone: E4
Map 19(17)		(2014-014)

16.3.4.1	Only Permitted Uses Prior to Removal of the "H"
For such time as the "H" symbol is in place, these lands shall only be *used* for the following:	
a)	All *uses* permitted in the Business Commercial (E4) *Zone* within *buildings* and *structures* legally existing on the *lot* on the effective date of this By-law

16.3.4.2	Conditions for Removal of the "H"
The "H" symbol shall, upon application by the landowner, be removed by *Town* Council passing a By-law under Section 36 of the Planning Act. The following conditions shall first be completed to the satisfaction of the *Town of Oakville*:	
a)	That sufficient water and wastewater services are available to the satisfaction of the Regional Municipality of Halton and the *Town of Oakville*.
b)	The owner has entered into any necessary servicing agreement(s) with the Regional Municipality of Halton regarding water and wastewater services.
c)	The owner has entered into any necessary servicing agreement(s) with the *Town of Oakville* regarding stormwater management.
d)	Transportation and site access issues have been resolved to the satisfaction of the Regional Municipality of Halton and *Town of Oakville*.

Holding Provisions

Portions of this by-law not yet in effect are covered with a blue tone. This version consolidates all amendments and orders of the OMB up to the consolidation date shown below. Contact the Building Services or Planning Services departments for more information.

H5	2330-2435 Ninth Line (Part of Lot 6, Concession 1 S.D.S.)	Parent Zone: E2
Map 19(23)		(2000-214) (2014-014)

16.3.5.1	Only Permitted Uses Prior to Removal of the "H"
For such time as the "H" symbol is in place, these lands shall only be *used* for the following:	
a)	*Agriculture*
b)	Legal *uses*, *buildings* and *structures* existing on the *lot*
c)	*Business offices* and *medical offices* within existing *buildings*

16.3.5.2	Parking Provisions Prior to Removal of the "H"	
For such time as the "H" symbol is in place, the following parking regulations apply:		
a)	Minimum number of *parking spaces* for a *business office*	1.0 per 35.0 m^2 *net floor area*
b)	Minimum number of *parking spaces* for a *medical office* occupying greater than 60% of the *net floor area* of a *building*	1.0 per 23.0 m^2 *net floor area* for all *net floor area* occupied by the *medical office*
c)	Minimum number of *parking spaces* for *agriculture*	No minimum requirement

16.3.5.3	Conditions for Removal of the "H"
The "H" symbol shall, upon application by the landowner, be removed by *Town* Council passing a By-law under Section 36 of the Planning Act. The following conditions shall first be completed to the satisfaction of the *Town of Oakville*:	
a)	That sufficient water and wastewater services are available to the satisfaction of the Regional Municipality of Halton and the *Town of Oakville*.
b)	Transportation and site access issues have been resolved to the satisfaction of the *Town of Oakville*.

Holding Provisions

H6	716-825 McPherson Road and 3232-3242 South Service Road West (Part of Lot 32, Concession 3 S.D.S.)	Parent Zones: E2, E3
Map 19(4)		(2001-007)

16.3.6.1	Only Permitted Uses Prior to Removal of the "H"
For such time as the "H" symbol is in place, these lands shall only be *used* for the following *uses*:	
a)	Legal *uses*, *buildings* and *structures* existing on the *lot*

16.3.6.2	Conditions for Removal of the "H"
The "H" symbol shall, upon application by the landowner, be removed by *Town* Council passing a By-law under Section 36 of the Planning Act. The following conditions shall first be completed to the satisfaction of the *Town of Oakville*:	
a)	The final engineered location of the proposed Wyecroft Road extension and bridge crossing of Bronte Creek have been determined and transportation and traffic studies have been provided to the satisfaction of the *Town of Oakville*.
b)	That suitable financial arrangements have been prepared to the satisfaction of the *Town of Oakville* and the Regional Municipality of Halton with respect to cost sharing arrangements pertaining to any servicing matters.

H7	1099 Eighth Line (Part of Lot 10, Concession 2 S.D.S.)	Parent Zone: E4
Map 19(16)		(2006-184) (2014-014)

16.3.7.1	Only Permitted Uses Prior to Removal of the "H"
For such time as the "H" symbol is in place, these lands shall only be *used* for the following *uses*:	
a)	*All uses* permitted in the Business Commercial E4 SP-282 *Zone*

16.3.7.2	Zone Regulations Prior to Removal of the "H"	
The provisions of the Business Commercial E4 SP-282 *Zone* apply. For such time as the "H" symbol is in place, the following additional provision applies:		
a)	Maximum total *net floor area* for all *retail stores*	4,000.0 m^2

16.3.7.3	Conditions for Removal of the "H"
The "H" symbol shall, upon application by the landowner, be removed by *Town* Council passing a By-law under Section 36 of the Planning Act. Only one of the following conditions shall first be completed to the satisfaction of the *Town of Oakville*:	
a)	The Iroquois Shore Road extension abutting the *lot* has been constructed by the *Town*; or,
b)	Appropriate arrangements have been made to front-end the costs for construction of the Iroquois Shore Road extension abutting the *lot*; or,
c)	A traffic impact study is prepared demonstrating that adequate *road* capacity is available to accommodate the additional *retail store net floor area* prior to the construction of the Iroquois Shore Road extension abutting the *lot*.

OMB Appeals
16.3.7 Revised new H7

24 - By-Ways Construction Inc. and Ryan Lee Investments Inc.

Holding Provisions

H8	North East corner of Lakeshore Road West and Garden Drive (Part of Lot 17, Concession 3 S.D.S.)	Parent Zone: R8
Map 19(7)		(2007-198) (2016-027)
H8 - Removed by By-law 2016-027		

H9	114 Garden Drive and 227 and 235 Lakeshore Road West (Part of Lot 17, Concession 3 S.D.S.)	Parent Zone: CBD
Map 19(7)		(2011-107)

16.3.9.1	**Only Permitted Uses Prior to Removal of the "H"**
For such time as the "H" symbol is in place, these lands shall only be *used* for the following:	
a)	Legal *uses*, *buildings* and *structures* existing on the *lot*

16.3.9.2	**Conditions for Removal of the "H"**
The "H" symbol shall, upon application by the landowner, be removed by *Town* Council passing a By-law under Section 36 of the Planning Act. The following conditions shall first be completed to the satisfaction of the *Town of Oakville*:	
a)	That sufficient water and wastewater services are available to the satisfaction of the Regional Municipality of Halton and the *Town of Oakville*.
b)	Updates to the Functional Servicing Report or a detailed design submission have been provided to the satisfaction of the Regional Municipality of Halton and the *Town of Oakville*.
c)	The owner has entered into any necessary servicing agreement(s) with the Regional Municipality of Halton.
d)	Consolidation of land ownership within the development block has occurred in conformity with the Livable Oakville Plan.
e)	For each development block within the area subject to this Hold a block plan has been submitted illustrating such matters as: i) The proposed location of *dwellings*; ii) Access and *roads* or laneways; iii) On-site parking and amenity areas; and, iv) Traffic circulation patterns and future connections with the adjacent development blocks.
f)	A Traffic Impact Study is provided. Any improvements associated with each development block must be secured prior to or coincident with the development of the lands.

H10	105 Garden Drive (Part of Lot 17, Concession 3 S.D.S.)	Parent Zone: CBD
Map 19(7)		(2013-101) (2017-075)
H10 - Removed by By-law 2017-075		

H11	55, 65 and 71 Speers Road, 66 and 70 Shepherd Road (formerly 521-549 Kerr Street) (Part of Lot 16, Concession 3 S.D.S)	Parent Zone: MU4
Map 19(7a)		(2008-185) (2010-178) (2014-020)
H11 - Removed by By-law 2014-020		

Holding Provisions

H12	32 Dundas Street East (Part of Lot 15, Concession 1 S.D.S.)	Parent Zone: MU4
Map 19(22a)		(2009-027)

16.3.12.1	Only Permitted Uses Prior to Removal of the "H"
For such time as the "H" symbol is in place, these lands shall only be *used* for the following:	
a)	Legal *uses*, *buildings* and *structures* existing on the *lot*; and,
b)	*Uses* permitted in the Urban Core (MU4 – SP 19) *Zone*, but limited to a maximum of 447 single detached equivalent units as determined by the Regional Municipality of Halton.

16.3.12.2	Zone Regulations Prior to Removal of the "H"
For such time as the "H" symbol is in place, the following regulations apply:	
a)	The regulations of the Urban Core (MU4 – SP 19) *Zone* shall apply.

16.3.12.3	Conditions for Removal of the "H"
The "H" symbol shall, upon application by the landowner, be removed by *Town* Council passing a By-law under Section 36 of the Planning Act. The following conditions shall first be completed to the satisfaction of the *Town of Oakville*:	
a)	That sufficient water and wastewater services are available to the satisfaction of the Regional Municipality of Halton and the *Town of Oakville*.

H13	599 Lyons Lane (Part of Lot 15, Concession 3 S.D.S.)	Parent Zone: RH
Map 19(8a)		(2009-043)

16.3.13.1	Only Permitted Uses Prior to Removal of the "H"
For such time as the "H" symbol is in place, these lands shall only be *used* for the following:	
a)	Legal *uses*, *buildings* and *structures* existing on the *lot*

16.3.13.2	Conditions for Removal of the "H"
The "H" symbol shall, upon application by the landowner, be removed by *Town* Council passing a By-law under Section 36 of the Planning Act. The following conditions shall first be completed to the satisfaction of the *Town of Oakville*:	
a)	Completion of detailed design drawings required for the construction of *road* and *infrastructure* improvements.
b)	Registration on title of an agreement between the owner of the property subject to this Hold and the *Town of Oakville* with respect to the road and *infrastructure* improvements. This agreement shall also address security and advancing of funds, or a letter of credit for the full cost of the *road* and *infrastructure* improvements.
c)	Registration on title of a Section 37 Agreement per the Planning Act.
d)	All required land conveyances have been undertaken.

H14	South East corner of Upper Middle Road and Joshuas Creek Drive (Part of Lot 6, Concession 2 S.D.S.)	Parent Zone: E2
Map 19(16)		(2013-096) (2016-026)
H14 - Removed by By-law 2016-026		

Holding Provisions

H15	28, 36, & 42 Lakeshore Road West and 88 & 94 Chisholm Street (Block 68, Plan 1)	Parent Zone: CBD
Map 19(7a)		(2009-144) (2017-116)
H15 - Removed by By-law 2017-116		

H16	278 Dundas Street East (Part of Lot 13, Concession 1 S.D.S.)	Parent Zone: MU4
Map 19(22a)		(2011-022) (2017-092) (2017-124)
16.3.16.1 - Only Permitted Uses Prior to Removal of the "H"		
For such time as the "H" symbol is in place, these lands shall only be *used* for the following:		
a)	Legal *uses*, *buildings* and *structures* existing on the *lot*.	
16.3.16.1 - Conditions for Removal of the "H"		
The "H" symbol shall, upon application by the landowner, be removed by *Town* Council passing a By-law under Section 36 of the Planning Act. The following conditions shall first be completed to the satisfaction of the *Town of Oakville*:		
a)	The Owner has submitted, to the satisfaction of the Regional Municipality of Halton, an update to the Functional Servicing Report establishing there is sufficient capacity for water and/or sanitary sewer to service the subject lands and to discuss any required servicing extensions/requirements to support the proposed development.	
b)	The Owner has submitted, to the satisfaction of the Region of Halton, an updated Phase 1 Environmental Site Assessment and any recommended environmental reports, along with a Letter of Reliance extending Third party Reliance to the Region of Halton, which demonstrates that the lands are free and clear for their intended use.	
c)	The Owner prepares and submits, to the satisfaction of the Region of Halton and Conservation Halton, a Woodland Restoration and Enhancement Report and Plan to address and implement the required woodlands replacements. The Owner further agrees to implement and secure the required plantings, which will include any monitoring requirements.	
d)	Registration on title of a Section 37 Agreement per the Planning Act	
e)	Land and funds required for the construction of the extensions of Taunton Road (23.0 metres) and Oak Walk Drive (20.0 metres) have been secured to the satisfaction of the Town of Oakville.	

H17	54 and 60 Shepherd Road (Part of Lot 16, Concession 3 S.D.S.)	Parent Zone: MU3
Map 19(7a)		(2011-090) (2017-015)
H17 - Removed by By-law 2017-015		

Holding Provisions

H18	497-513 Pinegrove Road (Part of Lot 18, Concession 3 S.D.S.)	Parent Zone: C1
Map 19(7)		(2013-077)

16.3.18.1	Only Permitted Uses Prior to Removal of the "H"
For such time as the "H" symbol is in place, these lands shall only be used for the following *uses*:	
a)	Legal *uses*, *buildings* and *structures* existing on the *lot*
16.3.18.2	**Conditions for Removal of the "H"**
The "H" symbol shall, upon application by the landowner, be removed by Council passing a By-law under Section 36 of the Planning Act. The following conditions shall first be completed to the satisfaction of the *Town of Oakville*:	
a)	A Ministry of Environment acknowledged Record of Site Condition, certified by a Qualified Person as defined in Ontario Regulation 153/04, is provided to the satisfaction of the Regional Municipality of Halton.

H19	2264, 2274 and 2320 Trafalgar Road (Former Works Yard) (Part of Lot 13, Concession 1 S.D.S.)	Parent Zone: MU4
Map 19(22a)		(2011-054)

16.3.19.1	Only Permitted Uses Prior to Removal of the "H"
For such time as the "H" symbol is in place, these lands shall only be *used* for the following:	
a)	Legal *uses*, *buildings* and *structures* existing on the *lot*
16.3.19.2	**Zone Regulations Prior to Removal of the "H"**
For such time as the "H" symbol is in place, the following regulations apply:	
a)	Regulations of the special provision which applies to the area subject to this Hold except where in conflict with the following: i) No development above the maximum *height* of 41.0 metres; and, ii) No development beyond a maximum servicing allocation of 241 single detached equivalents multiplied by the applicable conversion factor(s) to the satisfaction of the Regional Municipality of Halton.
16.3.19.3	**Conditions for Removal of the "H"**
The "H" symbol shall, upon application by the landowner, be removed by *Town* Council passing a By-law under Section 36 of the Planning Act. The following conditions shall first be completed to the satisfaction of the *Town of Oakville*:	
a)	That sufficient water and wastewater services are available to the satisfaction of the Regional Municipality of Halton and the *Town of Oakville*.
b)	If applicable, registration on title of a Section 37 Agreement per the Planning Act.
16.3.19.4	**Special "H" Provisions**
The "H" symbol may be removed in whole or in part by removing individual parcels of land, removing one or both regulations in Section 17.3.19.2 of this By-law, or increasing the maximum number of units set out in Section 17.3.19.2 of this By-law.	

H20	3113 Upper Middle Road (Part of Lot 32, Concession 1 S.D.S.)	Parent Zone: RM1
Map 19(18)		(2012-026) (2014-083)
H20 - Removed by By-law 2014-083		

Holding Provisions

H21	1388 Dundas Street West	Parent Zone: RL6
Map 19(20)	(Part of Lot 24, Concession 1 S.D.S.)	(2012-044) (2012-079) (2018-081)

16.3.21.1 Only Permitted Uses Prior to Removal of the "H"

For such time as the "H" symbol is in place, these lands shall only be *used* for the following:

a)	Temporary sales office for the sale of residential units or lots within the *Town of Oakville* for the lands identified as Blocks 11-16 on Figure 16.3.21.1.
b)	*Model homes* on the lands identified as Blocks 1-10 on Figure 16.3.21.1.

16.3.21.2 Zone Regulations Prior to Removal of the "H"

For such time as the "H" symbol is in place, the following regulations apply:

a)	Only *buildings* and *structures* as legally existing on the effective date of this by-law are permitted.
b)	Notwithstanding subsection 16.3.21.2 a), temporary tent structures accessory to the temporary sales office are permitted subject to the minimum *yards* for the *zone* for a maximum of 7 consecutive days for up to a total of 28 days in a calendar year.
c)	Notwithstanding subsection 16.3.21.2 a), for the lands identified as Blocks 1-4 on Figure 16.3.21.1, *model homes* are permitted subject to the owner having entered into development agreement(s) with the *Town* securing the completion of grading, drainage and the siting of *model homes* as if they are *dwelling units* in accordance with the conditions of *condominium* approval to the satisfaction of the *Town of Oakville*.
d)	Notwithstanding subsection 16.3.21.2 a), for the lands identified as Blocks 5-10 on Figure 16.3.21.1, *model homes* are permitted subject to the owner having entered into development agreement(s) with the *Town* securing the completion of grading, drainage, services, the siting of *model homes* as if they are *dwelling units* and the construction of the common element *condominium* roadway in accordance with the conditions of condominium approval to the satisfaction of the *Town of Oakville*.
e)	The lands identified as Blocks 1-10 on Figure 16.3.21.1 shall be subject to the regulations of the *zone* which applies to the area subject to this holding provision as if each *lot* was a separate *lot* and Block 17 was a *common element condominium roadway.*

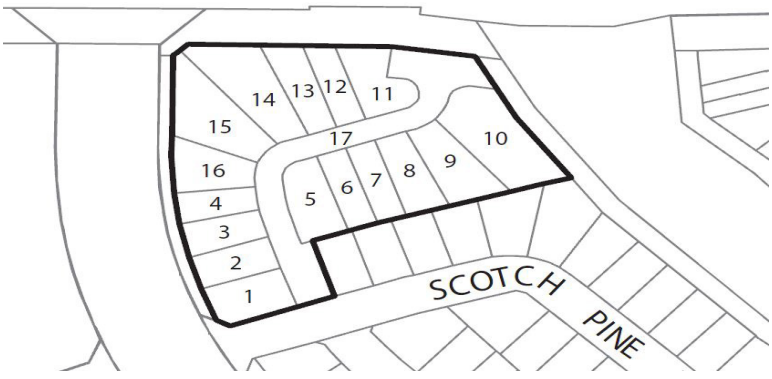
16.3.21.3 Conditions for Removal of the "H"

The "H" symbol shall, upon application by the landowner, be removed by *Town* Council passing a By-law under Section 36 of the Planning Act. The following conditions shall first be completed to the satisfaction of the *Town of Oakville*:

a)	Registration of an approved plan of *condominium* with the conditions of approval completed or secured through a development agreement to the satisfaction of the *Town of Oakville*.

16.3.21.4 Special Site Figures

Figure 16.3.21.1



Holding Provisions

H22	2441 Lakeshore Road West (Bronte Village Mall Redevelopment) (Part of Lots 29 and 30, Concession 3 S.D.S.)	Parent Zone: MU4
Map 19(2a)		(2012-009)

16.3.22.1 Only Permitted Uses Prior to Removal of the "H"

For such time as the "H" symbol is in place, these lands shall only be *used* for the following:

a)	Legal *uses*, *buildings* and *structures* existing on the *lot*;
b)	An expansion of the existing food store to a maximum *floor area* of 3,700 m^2;
c)	Permitted commercial *uses* within existing or expanded *buildings* or *structures* to a maximum *floor area* of 1,200 m^2.

16.3.22.2 Zone Regulations Prior to Removal of the "H"

For such time as the "H" symbol is in place, the following regulations apply:

a)	The regulations to which the lands were subject under By-law 1984-63, as amended, on the day before By-law 2012-009 was approved by the Ontario Municipal Board. Expansions to *buildings* authorized by Section 16.3.22.1 of this Hold shall be subject to the regulations applicable to Blocks 3A and 3B in Section 15.14.8 and 15.14.9 of this By-law.

16.3.22.3 Conditions for Removal of the "H"

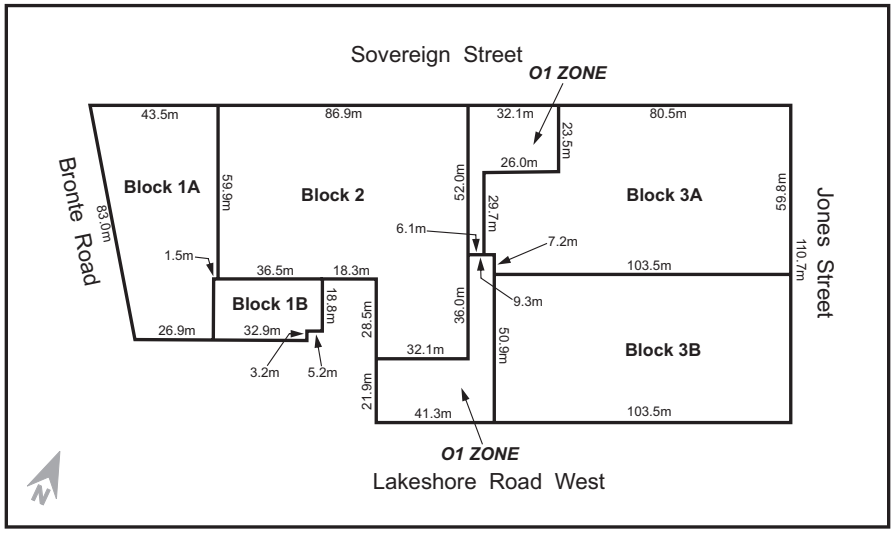
The "H" symbol shall, upon application by the landowner, be removed by *Town* Council passing a By-law under Section 36 of the Planning Act. The following conditions shall first be completed to the satisfaction of the *Town of Oakville*:

a)	Registration on title of a servicing agreement between the owner of the property subject to this Hold and the Regional Municipality of Halton which provides for, among other matters, the design and construction of an upgrade to the inlet trunk sewer to the Marine Drive Sanitary Sewage Pumping Station, by either enlargement or twinning, which is sufficient to accommodate the additional flow resulting from the entire drainage area, and which provides for the payment of the cost of designing and constructing such inlet trunk sewer and associated works on terms and conditions which are to the satisfaction of the Regional Municipality of Halton.
b)	Updates to the Functional Servicing Report for one or more blocks which confirms that sufficient water and wastewater services are available for each block has been provided to the satisfaction of the Regional Municipality of Halton and the *Town of Oakville*.

16.3.22.4 Special Site Figures

Figure 16.3.22.1

Special Provision 14



Holding Provisions

H23	331 Sheddon Avenue (Part Park Lot A, Plan 1)	Parent Zone: RM4
Map 19(8)		(2012-032) (2015-021)
H23 - Removed by By-law 2015-021		

H24	2385-2389 Khalsa Gate – Future Commercial Uses (Part of Lot 30, Concession 1 S.D.S.)	Parent Zone: RM3
Map 19(19a)		(2012-085)
16.3.24.1 Only Permitted Uses Prior to Removal of the "H"		
For such time as the "H" symbol is in place, these lands shall only be *used* for the following:		
a)	Legal *uses*, *buildings* and *structures* existing on the *lot*; and,	
b)	*Stacked townhouses*.	
16.3.24.2 Zone Regulations Prior to Removal of the "H"		
For such time as the "H" symbol is in place, the following regulations apply:		
a)	The regulations of the Residential Medium (RM3 – SP 273) *Zone* shall apply.	
16.3.24.3 Conditions for Removal of the "H"		
The "H" symbol shall, upon application by the landowner, be removed by *Town* Council passing a By-law under Section 36 of the Planning Act. The following conditions shall first be completed to the satisfaction of the *Town of Oakville*:		
a)	A transportation and parking impact study has been submitted to the satisfaction of the *Town of Oakville*.	

H25	174 Lakeshore Road West and 87-91 Brookfield Road (Lot 14 and Part of Lots 11 and 15, Registered Plan 1)	Parent Zone: CBD
Map 19(7a)		(1999-150) (2015-092)
H25 - Removed by By-law 2015-092		

H26	2480, 2488 and 2496 Old Bronte Road (Part of Lot 31, Concession 1, S.D.S.)	Parent Zone: MU3
Map 19(19a)		(2014-025) (2014-127)
H26 - Removed by By-law 2014-127		

H27	1055 and 1065 McCraney Street (Part of Lot 15, Concession 2 S.D.S.)	Parent Zone: CU
Map 19(15)		(2014-007) (2015-039)
H27 - Removed by By-law 2015-039		

Holding Provisions

H28	156 and 160 Trafalgar Road (Part of Lot 4, Block 89, Plan 1)	Parent Zone: CBD
Map 19(8a)		(2014-026) (2015-089) *PL140241* (2020-095)
H28 - Removed by By-law 2020-095		

H29	177-185 Cross Avenue and 580 Argus Road (Part of Lot 14, Concession 3 S.D.S.)	Parent Zone: MTC
Map 19(8b)		(2016-038)

16.3.29.1 Only Permitted Uses Prior to Removal of the "H"

For such time as the "H" symbol is in place, these lands shall only be *used* for the following:

a) All uses permitted in the Midtown Transitional Commercial (MTC) *Zone* except for *apartment dwellings*.

16.3.29.2 Zone Regulations Prior to Removal of the "H"

For such time as the "H" symbol is in place, the following regulations shall additionally apply for such time as the "H" symbol is in place:

a) Only *buildings* and *structures* legally existing on the *lot* on September 8, 2014 are permitted

16.3.29.3 Conditions for Removal of the "H"

The "H" symbol shall, upon application by the landowner, be removed by *Town* Council passing a By-law under Section 36 of the Planning Act. The following condition(s) shall first be completed to the satisfaction of the *Town of Oakville*:

a) That sufficient water and wastewater services are available to the satisfaction of the Regional Municipality of Halton and the *Town of Oakville*.

b) A Ministry of the Environment acknowledged Record of Site Condition, certified by a Qualified Person as defined in Ontario Regulation 153/04, is provided to the satisfaction of the Regional Municipality of Halton.

c) That a Transportation Impact Study be approved to the satisfaction of the *Town of Oakville*, Regional Municipality of Halton and the Ministry of Transportation, demonstrating that sufficient *road* infrastructure capacity is available to accommodate the development.

Holding Provisions

H30	Bronte Road, Upper Middle Road (Part of Lots 28, 29 and 30, Concession 2)	Parent Zone: RM1, RL6
Map 19(12)		(2016-102) *PL141318*

16.3.30.1	Only Permitted Uses Prior to Removal of the "H"
For such time as the "H" symbol is in place, these lands shall only be *used* for the following:	
a)	*Stormwater Management Facility.*

16.3.30.2	Zone Provisions Prior to Removal of the "H"
For such time as the "H" symbol is in place, the provisions of the SMF *Zone* shall apply.	

16.3.30.3	Conditions for Removal of the "H"
The "H" symbol shall, upon application by the landowner, be removed by *Town* Council passing a By-law under Section 36 of the Planning Act. The following condition(s) shall first be completed to the satisfaction of the *Town of Oakville*:	
a)	That sufficient water and wastewater services are available to the satisfaction of the Regional Municipality of Halton and the Town of Oakville.
b)	A Ministry of Environment acknowledged Record of Site Condition, certified by a Qualified Person as defined in Ontario Regulation 153/04, is provided to the satisfaction of the Regional Municipality of Halton.
c)	That a detailed noise study conducted by a qualified Professional Engineer shall be provided which demonstrates compliance with Ministry of Environment sound level limits, to the satisfaction of Halton Region and the Town of Oakville.
d)	That an updated functional servicing report be submitted which provides for potential decommissioning of the existing stormwater management pond and all grading, drainage and SWM and implications on the Region's future EMS lands be provided to the satisfaction of Halton Region, Conservation Halton and the Town of Oakville.
e)	The required noise walls associated with the noise impacts from the Region's Woodlands Operations Centre and Public Works Yard have been designed, located and installed to the satisfaction of Halton Region."

H31	Bronte Road, Upper Middle Road (Part of Lots 28, 29 and 30, Concession 2)	Parent Zone: RM1, RM4
Map 19(12)		(2016-102) *PL141318*

16.3.31.1	Only Permitted Uses Prior to Removal of the "H"
For such time as the "H" symbol is in place, these lands shall only be *used* for the following:	
a)	Legal *uses* of land existing on the *lot* as of the effective date of this by-law.
b)	Temporary sales office in accordance with Section 4.25.3.

16.3.31.2	Zone Provisions Prior to Removal of the "H"
For such time as the "H" symbol is in place, the provisions of the ED *Zone* shall apply.	

16.3.31.3	Conditions for Removal of the "H"
The "H" symbol shall, upon application by the landowner, be removed by *Town* Council passing a By-law under Section 36 of the Planning Act. The following condition(s) shall first be completed to the satisfaction of the *Town of Oakville*:	
a)	The completion of the widening of Bronte Road to 6 lanes to allow for the construction and operation of a full movement intersection at Street S and Bronte Road to the satisfaction of Halton Region.

Holding Provisions

H32	Bronte Road, Upper Middle Road (Part of Lots 28, 29 and 30, Concession 2)	Parent Zone: RM1, RL6
Map 19(12)		(2016-102) *PL141318*

16.3.32.1	Only Permitted Uses Prior to Removal of the "H"
For such time as the "H" symbol is in place, these lands shall only be *used* for the following:	
a)	*Stormwater Management Facility.*

16.3.32.2	Zone Provisions Prior to Removal of the "H"
For such time as the "H" symbol is in place, the provisions of the SMF *Zone* shall apply.	

16.3.32.3	Conditions for Removal of the "H"
The "H" symbol shall, upon application by the landowner, be removed by Town Council passing a By-law under Section 36 of the Planning Act. The following condition(s) shall first be completed to the satisfaction of the Town of Oakville:	
a)	That an updated functional servicing report be submitted which confirms the lands are not required for stormwater management, to the satisfaction of Halton Region, Conservation Halton and the Town of Oakville.

H33	Bronte Road, Upper Middle Road (Part of Lots 28, 29 and 30, Concession 2)	Parent Zone: RL6
Map 19(12)		(2016-102) *PL141318* (2021-084)

16.3.33.1	Only Permitted Uses Prior to Removal of the "H"
For such time as the "H" symbol is in place, these lands shall only be *used* for the following:	
a)	Legal *uses* of land existing on the *lot* as of the effective date of this by-law.

16.3.33.2	Zone Provisions Prior to Removal of the "H"
For such time as the "H" symbol is in place, the provisions of the ED *Zone* shall apply.	

16.3.33.3	Conditions for Removal of the "H"
The "H" symbol shall, upon application by the landowner, be removed by Town Council passing a By-law under Section 36 of the Planning Act. The following condition(s) shall first be completed to the satisfaction of the Town of Oakville:	
a)	That the Owner's acoustical engineer shall prepare further technical details in co-operation with the Region of Halton for the implementation of the necessary noise control measures to reduce the acoustic emissions of the two existing generator sets located within the former Police Services Building in the Halton Regional Centre, at the cost of the Developer and to the satisfaction of the Region in order to comply with the sound level limits provided in MOECC noise guidelines and NPC-300 at the residential lots.
b)	The required noise walls associated with the noise impacts from the Region's Woodlands Operations Centre and Public Works Yard have been designed, located and installed to the satisfaction of Halton Region.

Holding Provisions

H36	2136 and 2148 Trafalgar Road	Parent Zone: MU2
Map 19(22)		(2018-056) (2020-015)
H36 - Removed by By-law 2020-015		

H37	2311, 2319 & 2323 Belyea Street (Lots 70, 71 and Part of Lots 61 and 72, Registered Plan M-7)	Parent Zone: RM1
Map 19(2)		(2018-069)

16.3.37.1	Only Permitted Uses Prior to Removal of the "H"
For such time as the "H" symbol is in place, these lands shall only be *used* for the following:	
a)	Legal *uses*, *buildings* and *structures* existing on the *lot*.

16.3.37.2	Conditions for Removal of the "H"
The "H" symbol shall, upon application by the landowner, be removed by *Town* Council passing a By-law under Section 36 of the Planning Act. The following condition(s) shall first be completed to the satisfaction of the *Town* of Oakville:	
a)	That the Owner submit, to the satisfaction of the Region of Halton, an updated Functional Servicing Report establishing that there is sufficient capacity for water and/or sanitary sewer to service the subject lands and to discuss any downstream capacity constraints within the sanitary sewer systems.

H40	170 North Service Road West (Part of Lot 17, Concession 2 Trafalgar South of Dundas Street, Designated as Part 10, 20R-15377, Town of Oakville)	Parent Zone: C3
Map 19(14)		(2020-073)

16.3.40.1	Only Permitted Uses Prior to Removal of the "H"
For such time as the "H" symbol is in place, these lands shall only be *used* for the following:	
a)	Legal *uses, buildings* and *structures* existing on the *lot*.

16.3.40.2	Conditions for Removal of the "H"
The "H" symbol shall, upon application by the landowner, be removed by *Town* Council passing a By-law under Section 36 of the Planning Act. The following condition(s) shall first be completed to the satisfaction of the *Town of Oakville*:	
a)	That a local watermain and sanitary sewer are extended within Kerr Street/North Service Road adjacent to this site and/or there are provisions put in place satisfactory to Halton Region in regard to the extension of these services.

Holding Provisions

H41	79 Wilson Street	Parent Zone: CBD
Map 19(2)	(Part of Lot 7, Block 68, Plan 1)	(2019-053) (2020-065)
H41 - Removed by By-law 2020-065		

H42	47 Nelson Street	Parent Zone: RM1
Map 19(2a)	Plan M8, Lot 109	(2019-029)
16.3.42.1 Only Permitted Uses Prior to Removal of the "H"		
For such time as the "H" symbol is in place, these lands shall only be *used* for the following:		
a)	Legal *uses*, *buildings* and *structures* existing on the *lot*.	
16.3.42.2 Conditions for Removal of the "H"		
The "H" symbol shall, upon application by the landowner, be removed by *Town* Council passing a By-law under Section 36 of the Planning Act. The following condition(s) shall first be completed to the satisfaction of the *Town* of Oakville:		
a)	That the applicant through the Site Plan Control process demonstrate to the satisfaction of *Town* staff, that development of the site can occur without adversely impacting the root system of the four street trees and neighbouring trees.	

Holding Provisions

H44	Hays Boulevard and Oak Walk Drive (Block 15 and Part of Block 4, Plan 20M-1032)	Parent Zone: MU4
Map 19(22a)	Plan M8, Lot 109	(2019-125)

16.3.44.1	Only Permitted Uses Prior to Removal of the "H"
For such time as the "H" symbol is in place, these lands shall only be *used* for the following:	
a)	Legal *uses*, *buildings* and *structures* existing on the *lot*.

16.3.44.2	Conditions for Removal of the "H"
The "H" symbol shall, upon application by the landowner, be removed by *Town* Council passing a By-law under Section 36 of the Planning Act. The following condition(s) shall first be completed to the satisfaction of the *Town of Oakville*:	
a)	Registration on title of a Section 37 Agreement per the Planning Act.

H47	150 Randall Street, 125 Navy Street and 143 Church Street	Parent Zone: MU4
Map 19(8a)		(2022-006)

16.3.47.1	Only Permitted Uses Prior to Removal of the "H"
For such time as the "H" symbol is in place, these lands shall only be *used* for the following:	
a)	Legal *uses*, *buildings* and *structures* existing on the *lot*.

16.3.47.2	Conditions for Removal of the "H"
The "H" symbol shall, upon application by the landowner, be removed by *Town* Council passing a By-law under Section 36 of the Planning Act. The following condition(s) shall first be completed to the satisfaction of the *Town of Oakville*:	
a)	The Owner has submitted, to the satisfaction of the Region of Halton, a Phase 2 Environmental Site Assessment (ESA) prepared in accordance with O.Reg. 153/04 standards, with accompanying letter of reliance for the other two parcels (being 143 Church Street and 125 Navy Street respectively). The submission shall also include a Ministry of Environment, Conservation Parks (MECP) acknowledged Record of Site Condition (RSC). The RSC shall be certified by a qualified professional, and indicate that the environmental condition of the subject lands (143 Church Street and 125 Navy Street) is suitable for the proposed land use.
b)	The Owner has submitted, to the satisfaction of the Region of Halton, a revised Functional Servicing Report (FSR) confirming completion of fire flow testing in the area, and that the design requirements for domestic water supply and fire protection are adequate for the proposed development. The revised FSR shall also demonstrate through an analysis that the existing water system in the area can support this development.

Holding Provisions

H48	70 Old Mill Road (Part of Lots 14 & 15, Concession 3, S.D.S)	Parent Zone: RH
Map 19(8b)		(1994-144)(2002-018) (2003-138)(2007-096) (2008-051)(2013-06) (2015-018)(2015-079) (2022-047)

16.3.48.1 Only Permitted Uses Prior to Removal of the "H"

For such time as the "H" symbol is in place, these lands shall only be used for the following:

a)	Legal *uses, buildings* and *structures* existing on the *lot*.

16.3.48.2 Conditions for Removal of the "H" for Block 2 Lands

The "H" symbol shall, upon application by the landowner, be removed by *Town* Council passing a By-law under Section 36 of the Planning Act. The following condition(s) shall first be completed to the satisfaction of the *Town of Oakville*:

a)	That sufficient water and wastewater services are available to the satisfaction of the Regional Municipality of Halton and the Town of Oakville. In this regard downstream sewer constraints shall be addressed and any upgrades and/or replacement be constructed and in operation, or arrangements, satisfactory to Halton Region, have been made for the provision of wastewater services.
b)	That an updated FSR be approved by Halton Region and any requirements of Halton Region be addressed to their satisfaction in relation to the findings and/or recommendations of the report.
c)	That an updated Transportation Impact Study be approved to the satisfaction of the Town of Oakville demonstrating that sufficient transportation infrastructure capacity is available to accommodate the development.

Holding Provisions

H49	281 and 291 Cornwall Road (Part of Lots 1, 2, and 3 and Part of Lot 121; Registered Plan 131 and 127)	Parent Zone: MTC
Map 19(8b)		(2022-052)

16.3.49.1	Only Permitted Uses Prior to Removal of the "H"
For such time as the "H" symbol is in place, these lands shall only be used for the following:	
a)	Legal *uses, buildings* and *structures* existing on the *lot*.

16.3.49.2	Conditions for Removal of the "H"
The "H" symbol shall, upon application by the landowner, be removed by *Town* Council passing a By-law under Section 36 of the Planning Act. The following condition(s) shall first be completed to the satisfaction of the *Town of Oakville*:	
a)	Prior to any servicing or grading of the site and to the satisfaction of Halton Region, the Owner submits to Halton Region a Ministry of the Environment, Conservation and Parks (MECP) acknowledged Record of Site Condition (RSC), that is certified by a qualified person as defined in Ontario Regulation 153/04 and indicates that the environmental condition of the site is suitable for its proposed land use. The Owner also submits all supporting environmental documentation such as Phase One and Two Environmental Site Assessment and remediation reports etc. to Halton Region for review. The author of the environmental reports and Record of Site Condition submitted to the Region must extend third party reliance to Halton Region. The Owner complies with Ontario Regulation 153/04 and Halton Region's Protocol for Reviewing Development Applications with respect to Contaminated or Potentially Contaminated Sites, to the satisfaction of Halton Region. Notwithstanding subsection (1) above, this Holding Provision does not prevent the issuance of a building permit necessary to authorize: The removal of soil, rock or fill for the purpose of making an excavation; or the erection of a retaining structure or other structure to support the sides of the excavation, that are erected to assist in the conduct of an investigation in relation to property, or for any other activity necessary to accommodate site remediation for the purpose of filing a Record of Site Condition.

Holding Provisions

H51	2262-2266 Lakeshore Road West and 83 East Street (2266 Lakeshore LP)	Parent Zone: MU2
Map 19(2a)		(2022-081)

16.3.51.1	**Only Permitted Uses Prior to Removal of the "H"**
For such time as the "H" symbol is in place, these lands shall only be *used* for the following:	
a)	Legal *uses*, *buildings* and *structures* existing on the *lot*.
16.3.51.2	**Zone Provisions Prior to Removal of the "H"**
The "H" symbol shall, upon application by the landowner, be removed from all or part of the lands subject to the "H" symbol by the Town passing a By-law under Section 36 of *the Planning Act*. The following condition(s) shall first be completed to the satisfaction of the Town of Oakville and/or the Region of Halton:	
16.3.51.3	**Conditions for Removal of the "H"**
The "H" symbol shall, upon application by the landowner, be removed by *Town* Council passing a By-law under Section 36 of the Planning Act. The following condition(s) shall first be completed to the satisfaction of the *Town of Oakville*:	
a)	The owner submits all supporting documentation such as a Phase 1 and Phase 2 ESA, (as per O. Reg 153/04); any remediation reports and a Record of Site Condition or a MOECP approved Risk Assessment, to demonstrate the lands are suitable for the intended use, to the satisfaction of Halton Region. The author of the environmental reports and Record of Site Condition submitted to the Region must extend third party reliance to Halton Region.
b)	Notwithstanding subsection (a) above, this Holding provision does not prevent the issuance of a *building* permit necessary to authorize: i. the removal of soil, rock or fill for the purpose of making an excavation; or the erection of a retaining structure or other structure to support the sides of the excavation, that are erected to assist in the conduct of an investigation in relation to property, or for any other activity necessary to accommodate site remediation for the purpose of filing a record of site condition.

Interim Control By-laws

Portions of this by-law not yet in effect are covered with a blue tone. This version consolidates all amendments and orders of the OMB up to the consolidation date shown below. Contact the Building Services or Planning Services departments for more information.

Where a hatched line overlay is shown with a number and lower case letter "i" indicating in some manner to the overlay, the overlay refers to an Interim Control By-law that applies to the lands so designated. No change in *use* and no construction of any *buildings* or *structures* as identified in the applicable Interim Control By-law in this Part of this By-law shall be permitted until the expiry or repeal of the applicable Interim Control By-law, in accordance with Section 38 of the Planning Act.

An Interim Control By-law is the temporary freezing of identified development permissions on subject lands until a corresponding land use planning study is completed. They can apply for a period of up to two years: one year on adoption by Council, and up to one more year through an extension of the By-law.

The authority to approve an Interim Control By-law comes from Section 38 of the Planning Act.

Temporary Use Permissions

Portions of this by-law not yet in effect are covered with a blue tone. This version consolidates all amendments and orders of the OMB up to the consolidation date shown below. Contact the Building Services or Planning Services departments for more information.

Where a *zone* symbol is preceded by an upper case letter "T", a number, and a hyphen, the symbol refers to a Temporary Use Permission that applies to the lands so designated. The provisions of this By-law are modified for the lands to which the Temporary Use Permission applies as set out in this Section of this By-law, until the permission granted by the applicable Temporary Use By-law expires, in accordance with Section 39 of the Planning Act.

A Temporary Use By-law is the temporary permission on an additional use of land on a property. Normally, these permissions allow for non-permanent uses over a short period of time.

The authority to approve a Temporary Use By-law comes from Section 39 of the Planning Act.

T1	**2331 Ninth Line** (PART LOT 5, CONCESSION 2, S.D.S)	Parent Zone: E2, SP68
Map 19(24)		(2018-119)
		Expires: **September 10, 2021**

The lands subject to Temporary Zone 1 may be used for the *uses* permitted in sections 10.2 and 15.68.1 of this By-law subject to othe regulations provided for such *uses* and, in addition, the following *use* subject to the regulations set out herein:

18.1.1 Additional Permitted Uses

The following additional *use* is temporarily permitted for a maximum of three years from the date of the passing of this by-law:

a)	*Motor Vehicle Storage Compound*

18.1.2 Zone Provisions

The following regulation applies to the additional *uses* permitted in Section 18.1.1:

a)	Section 4.11 Landscaping shall not apply

Temporary Use Permissions

T2 Map 19(5)	**2250 Speers Road** (CON 3 SDS PT LOT 28)	Parent Zone: E1 (2019-085) (2022-088) Expires: **August 6, 2025**

The lands subject to Temporary Zone 2 may be used for the *uses* permitted in Section 10.2 of this By-law subject to the regulations provided for such *uses* and, in addition, the following *uses* subject to the regulations set out herein:

18.2.1 Additional Permitted Uses

The following additional *uses* are temporarily permitted until the expiry date identified above:

a)	Respite Care in association with a *Day Care*	

18.2.2 Zone Regulations

The following regulations apply to the additional *uses* permitted in Section 18.2.1 above:

a)	Footnotes 5 and 17 of Table 10.2 shall not apply.	
b)	Maximum *net floor area* for Respite Care	410 sq. m
c)	Minimum easterly interior side yard	2.8 m
d)	Maximum number of *lodging units* for Respite Care	8
e)	Minimum width of *landscaping* along the westerly *interior side lot line* to *surface parking area* within an Employment *zone*	2.0 m

18.2.3 Parking Regulations

The following parking regulations apply to the additional *uses* permitted in Section 18.2.1 above:

a)	Minimum number of *parking spaces*	1.0 per 40.0 sq. m *net floor area*

Temporary Use Permissions

T2	**2512 Old Bronte Road**	Parent Zone: H1-MU3
Map 19(19a)	(PT LT 31, CON 1 TRAF SDS, AS IN 664950 (FIRSTLY); PT LT 31, CON 1 TRAF SDS, PTS 1 TO 7, 20R271 (SECONDLY) S&E PT 2, 20R15338; OAKVILLE.)	(2021-019)
		Expires: **February 8, 2024**

The lands subject to Temporary Zone 2 may be used for the *uses* permitted in section 8.2 and 16.3.1 of this By-law subject to the regulations provided for such *uses* and, in addition, the following *use* subject to the regulations set out herein:

18.2.1 Additional Permitted Uses

The following additional *use* is temporarily permitted for a maximum of three years from the date of the passing of this by-law:

a)	Seasonal *patio* tent *structure* accessory to a *restaurant*

18.2.2 Zone Provisions

The following regulation applies to the additional *uses* permitted in Section 18.2.1:

a)	Permitted only on November 1 to April 30 from the date of passing of this by-law to February 8, 2024.
b)	*Yard* requirements are not applicable.

Temporary Use Permissions

T3 Map 19(15)	**1226-1230 White Oaks Boulevard** **350 Lynnwood Drive** (Part of Lot 12, Concession 2 S.D.S.)	Parent Zone: RH (2021-049) Expires: **December 7, 2024**

The lands subject to Temporary *Zone* 3 may be used for all the *uses* permitted in Parts 6 and 15 of By-law 2014-014, subject to the regulations provided for such *uses* and, in addition, the following *use* subject to the regulations set out herein:

18.3.1 Additional Permitted Uses

The following additional *use* is temporarily permitted for a maximum of three years from the date of the passing of this by-law:

a)	A temporary vehicular ramp and associated stairways to provide access to a *parking area* on an existing one-storey *parking structure*.

18.3.2 Zone Provisions

The following regulations apply to the additional *use* permitted in Section 18.3.1 above:

a)	*Minimum flankage yard* to a stairway (Lynnwood Drive)	13.0 m
b)	*Minimum flankage yard* to a vehicular ramp (Lynnwood Drive)	5.5 m
c)	*Minimum front yard* to a stairway (White Oak Blvd)	6.0 m
d)	*Minimum front yard* to a vehicular ramp (White Oak Blvd)	6.3 m

Portions of this by-law not yet in effect are covered with a blue tone. This version consolidates all amendments and orders of the OMB up to the consolidation date shown below. Contact the Building Services or Planning Services departments for more information.

Maps

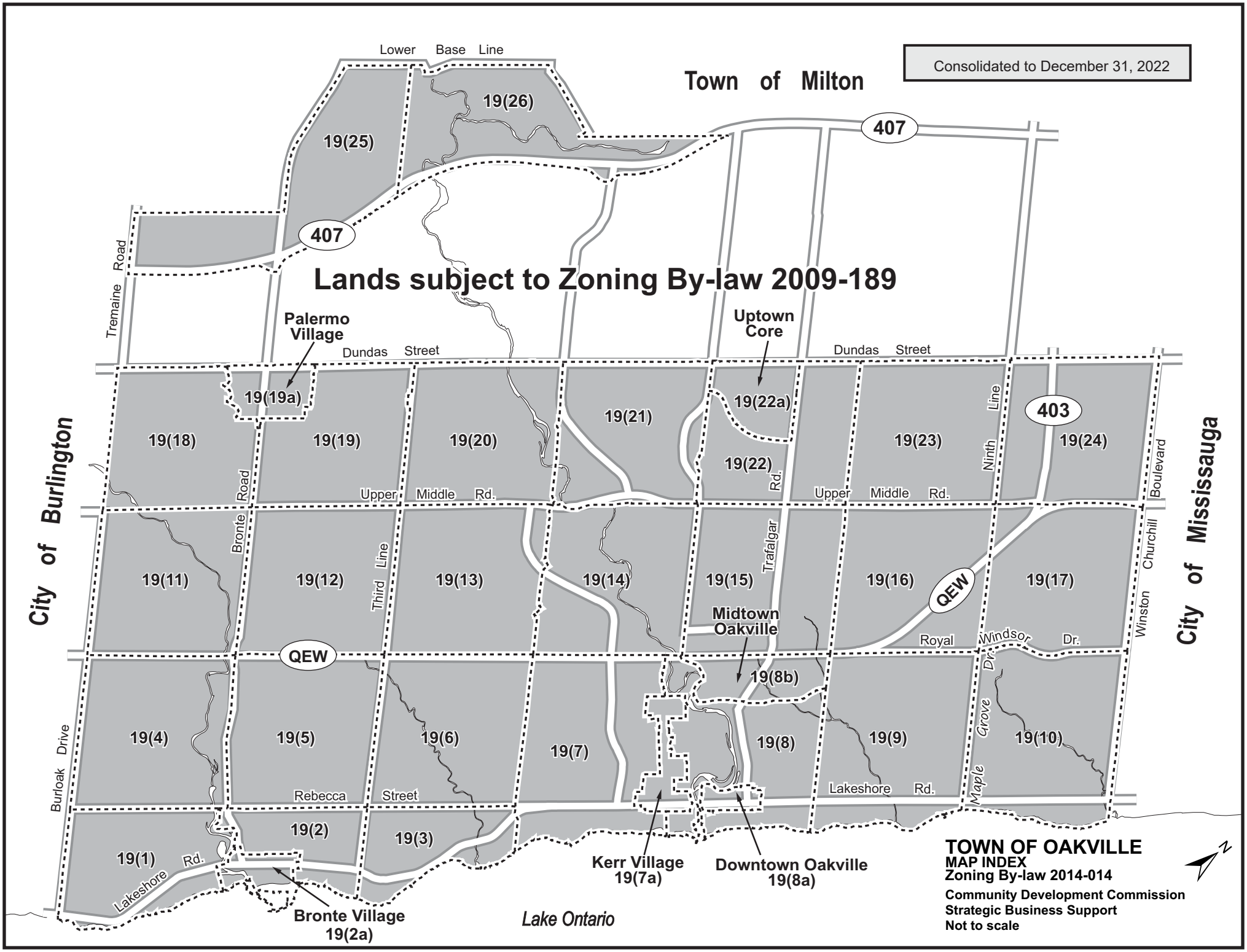
Index of Site-specific Appeals

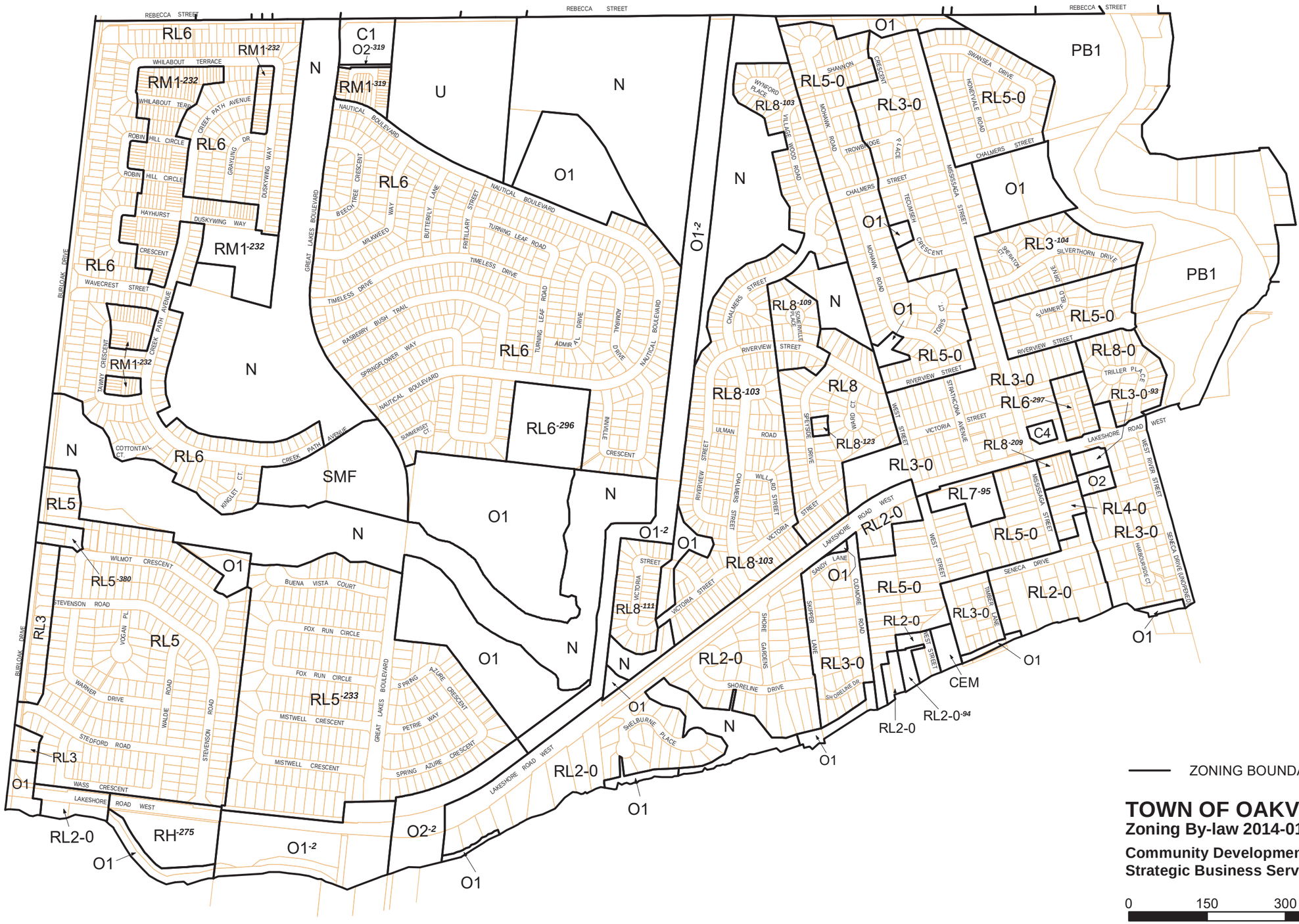
NOTES:

a) Zoning By-law 2014-014 is not in effect for the properties listed below, which are subject to a site-specific appeal to the original passing of this By-law.

b) This index is for explanatory purposes only and is not an operative part of Zoning By-law 2014-014.

Map No.	Appeal No.	Appellant Name
19(7)	23	Bellven Investments Limited
19(16)	24	By-Ways Construction Inc. and Ryan Lee Investments Inc.
19(8b)	36	General Electric Canada


Consolidated to December 31, 2022
Town of Milton
Lands subject to Zoning By-law 2009-189
Lower Base Line
407
Tremaine Road
Palermo Village
Dundas Street
Uptown Core
Dundas Street
403
Ninth Line
Boulevard
Churchill
Winston
Bronte Road
Third Line
Trafalgar Rd.
Upper Middle Rd.
Upper Middle Rd.
QEW
Midtown Oakville
Royal Windsor Dr.
Dr.
Grove
Maple
Burloak Drive
Rebecca Street
Lakeshore Rd.
Lakeshore Rd.
19(19a)
19(18)
19(19)
19(20)
19(21)
19(22a)
19(22)
19(23)
19(24)
19(25)
19(26)
19(11)
19(12)
19(13)
19(14)
19(15)
19(16)
19(17)
19(8b)
19(4)
19(5)
19(6)
19(7)
19(8)
19(9)
19(10)
19(1)
19(2)
19(3)
Bronte Village 19(2a)
Kerr Village 19(7a)
Downtown Oakville 19(8a)
Lake Ontario
City of Burlington
City of Mississauga
TOWN OF OAKVILLE
MAP INDEX
Zoning By-law 2014-014
Community Development Commission
Strategic Business Support
Not to scale



ZONING BOUNDARY

TOWN OF OAKVILLE
Zoning By-law 2014-014

Community Development Commission
Strategic Business Services

0 150 300 450 600 750 Meters

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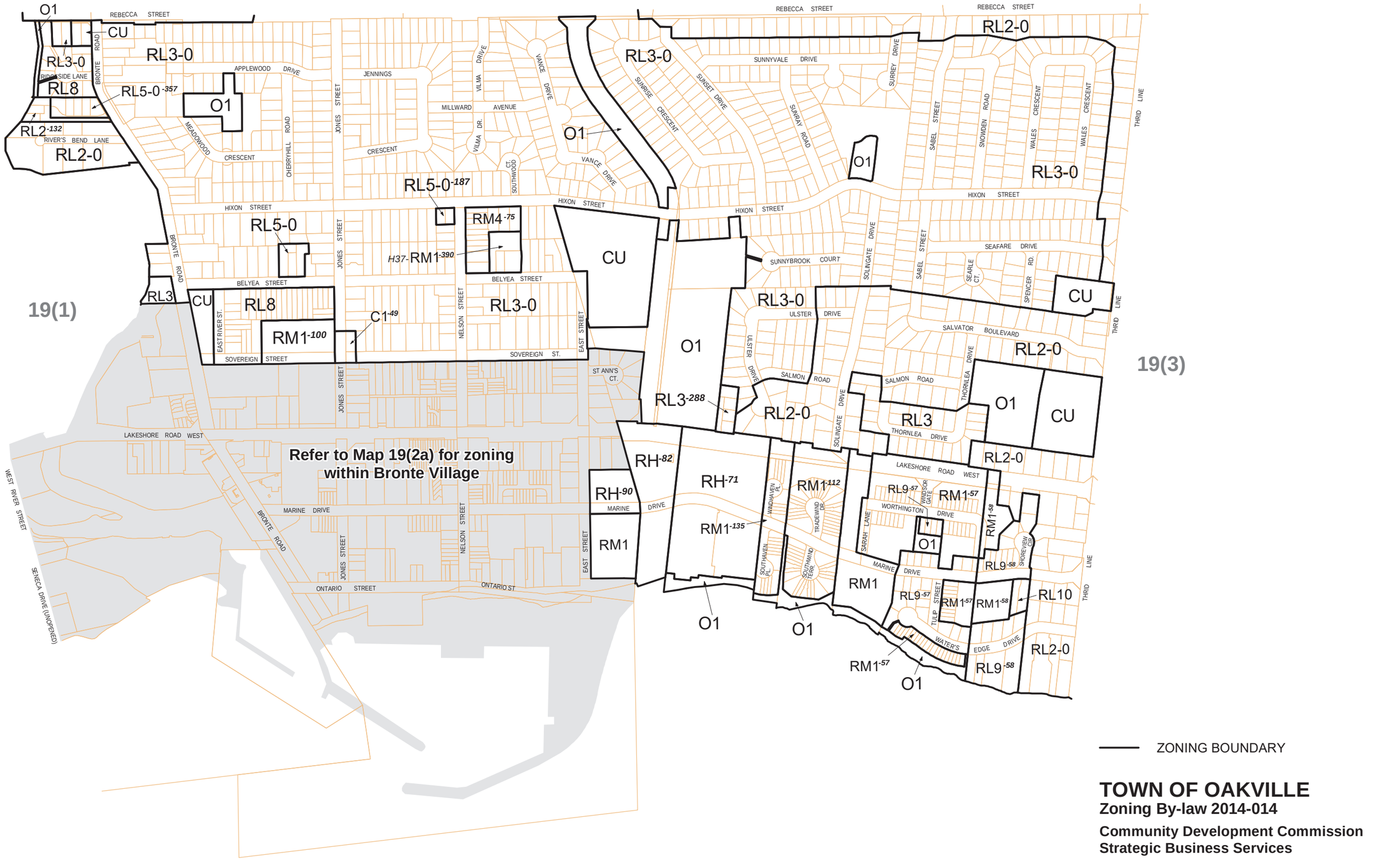
19(5)



ZONING BOUNDARY

TOWN OF OAKVILLE

Zoning By-law 2014-014

Community Development Commission
Strategic Business Services

0 150 300 450
Meters

19(2)

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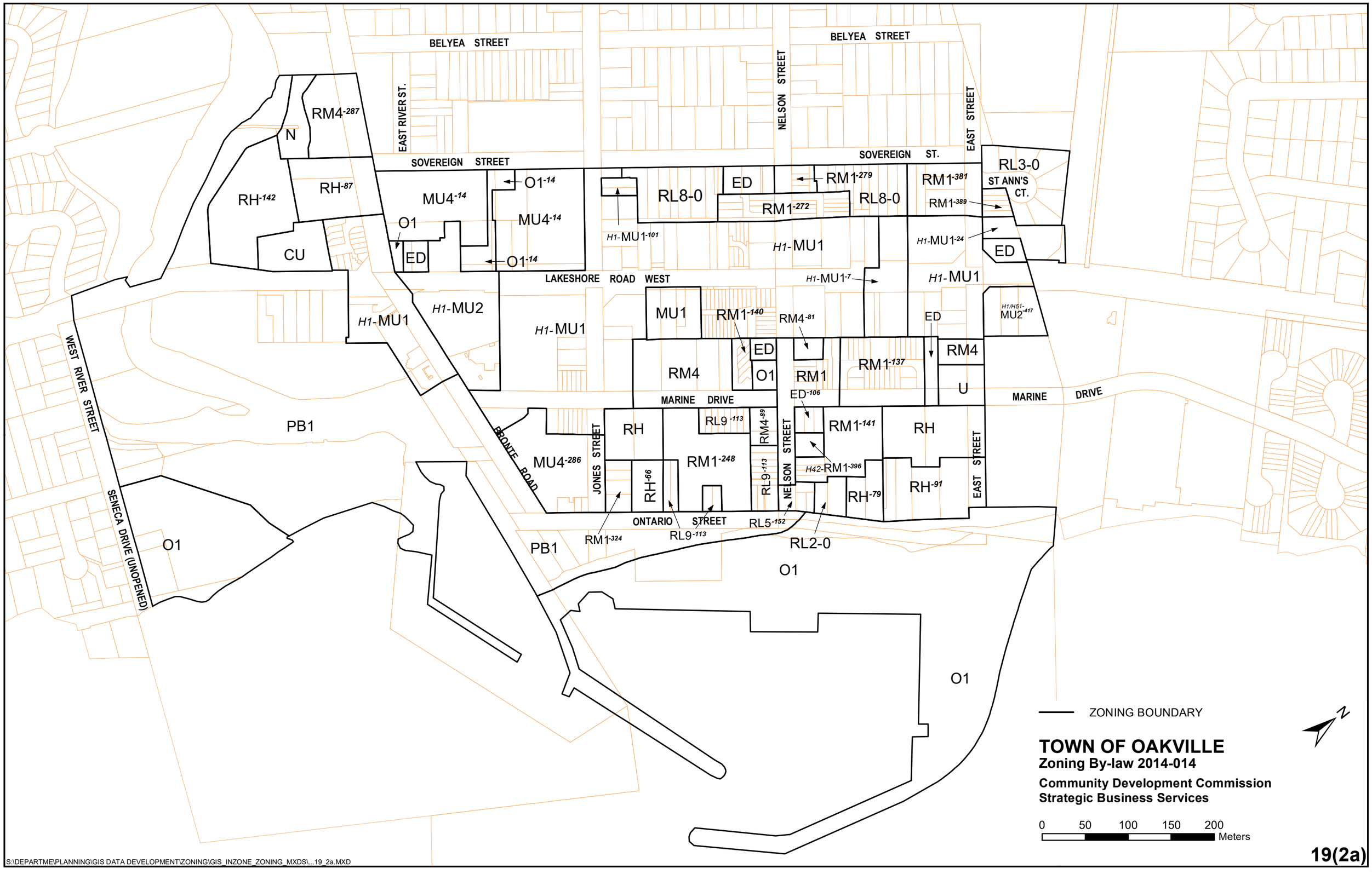
BELYEA STREET
BELYEA STREET
EAST RIVER ST.
NELSON STREET
EAST STREET
SOVEREIGN STREET
SOVEREIGN ST.
RM4-287
N
RH-142
RH-87
CU
MU4-14
O1-14
MU4-14
O1
ED
O1-14
RL8-0
ED
RM1-279
RM1-272
RL8-0
RM1-381
RL3-0
ST ANN'S CT.
RM1-389
H1-MU1-101
H1-MU1
H1-MU1-24
ED
LAKESHORE ROAD WEST
H1-MU1-7
H1-MU1
H1-MU1
H1-MU2
MU1
RM1-140
RM4-81
ED
H1/H51-MU2-417
WEST RIVER STREET
H1-MU1
RM4
ED
RM1-137
RM4
MARINE DRIVE
RM4
O1
RM1
U
MARINE DRIVE
ED-106
PB1
BRONTE ROAD
RL9-113
RM4-89
RM1-141
RH
RH
JONES STREET
MU4-286
RH
RM1-248
RL9-113
NELSON STREET
H42-RM1-396
RH-79
RH-91
EAST STREET
RH-66
ONTARIO STREET
RM1-324
RL9-113
RL5-152
RL2-0
PB1
O1
O1
SENECA DRIVE (UNOPENED)
O1
O1
ZONING BOUNDARY
TOWN OF OAKVILLE
Zoning By-law 2014-014
Community Development Commission
Strategic Business Services
0 50 100 150 200
Meters
19(2a)
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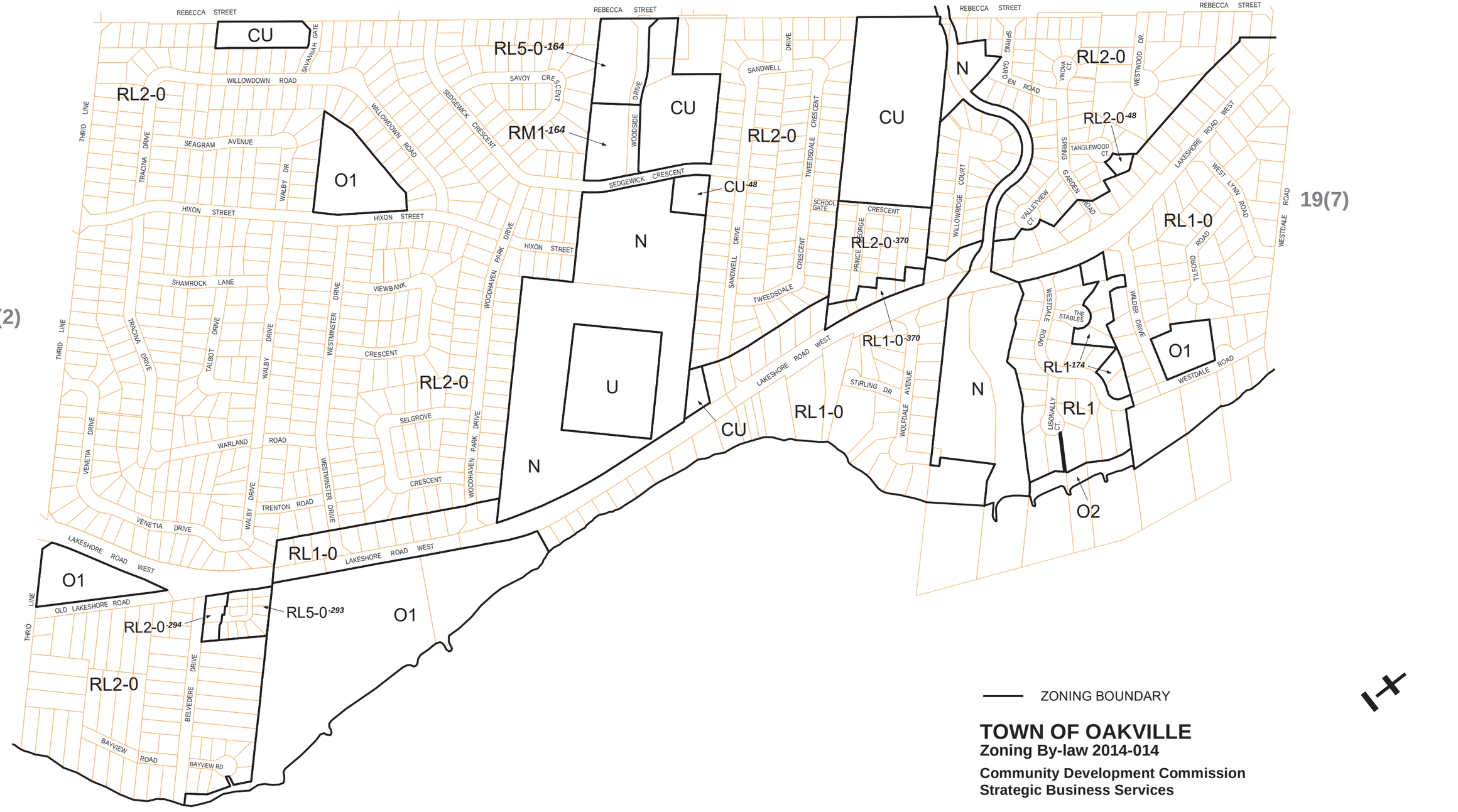
19(6)

19(2)

19(7)



ZONING BOUNDARY

TOWN OF OAKVILLE

Zoning By-law 2014-014

Community Development Commission
Strategic Business Services

0 150 300 450 600 750 Meters

19(3)

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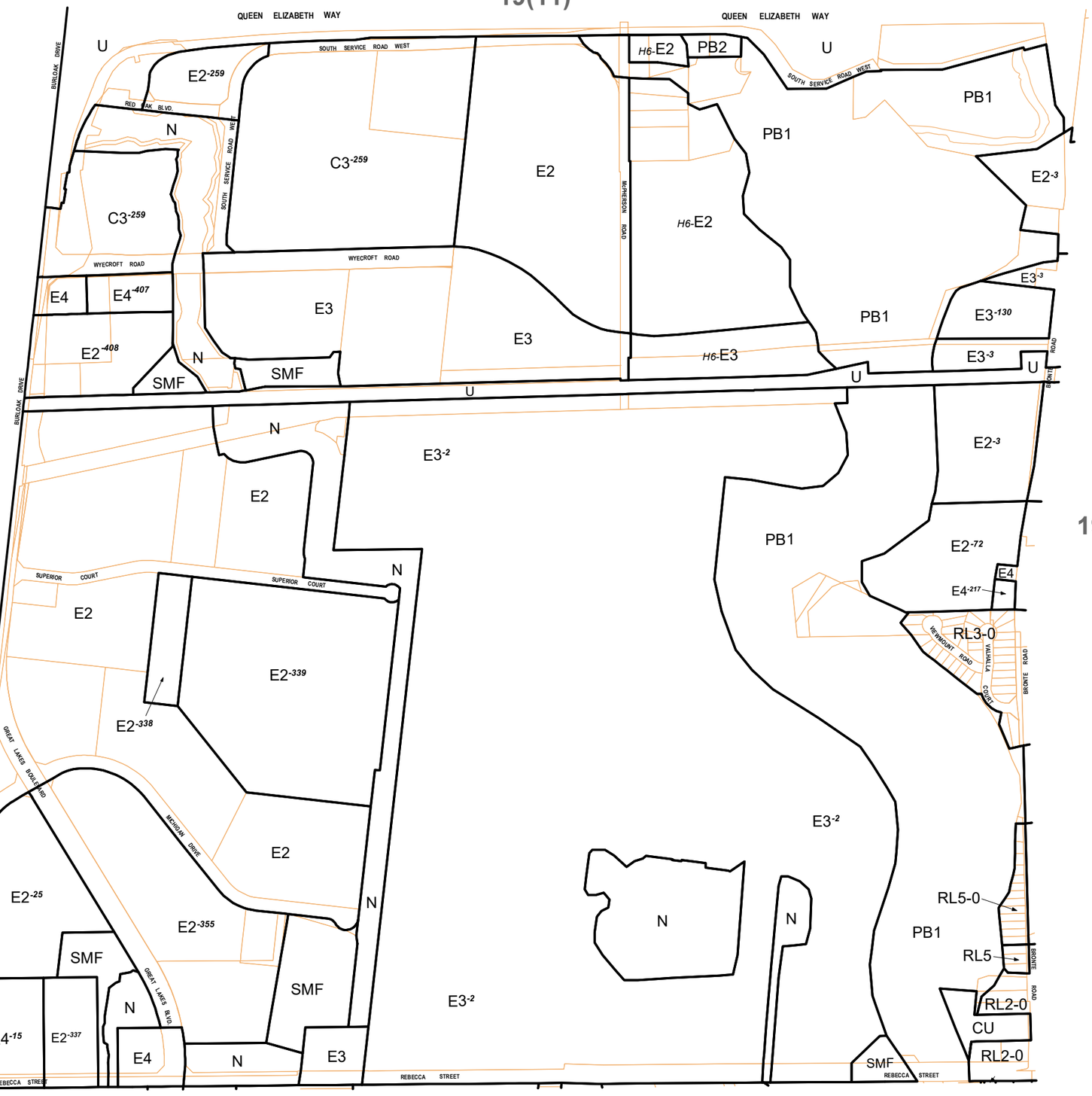
19(11)

19(5)



19(1)

ZONING BOUNDARY

TOWN OF OAKVILLE

Zoning By-law 2014-014

Community Development Commission
Strategic Business Services

0 250 500 750 1,000 Meters

19(4)

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19(12)

19(4)

19(6)

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ZONING BOUNDARY

TOWN OF OAKVILLE

Zoning By-law 2014-014

Community Development Commission
Strategic Business Services

0 250 500 750 1,000 Meters

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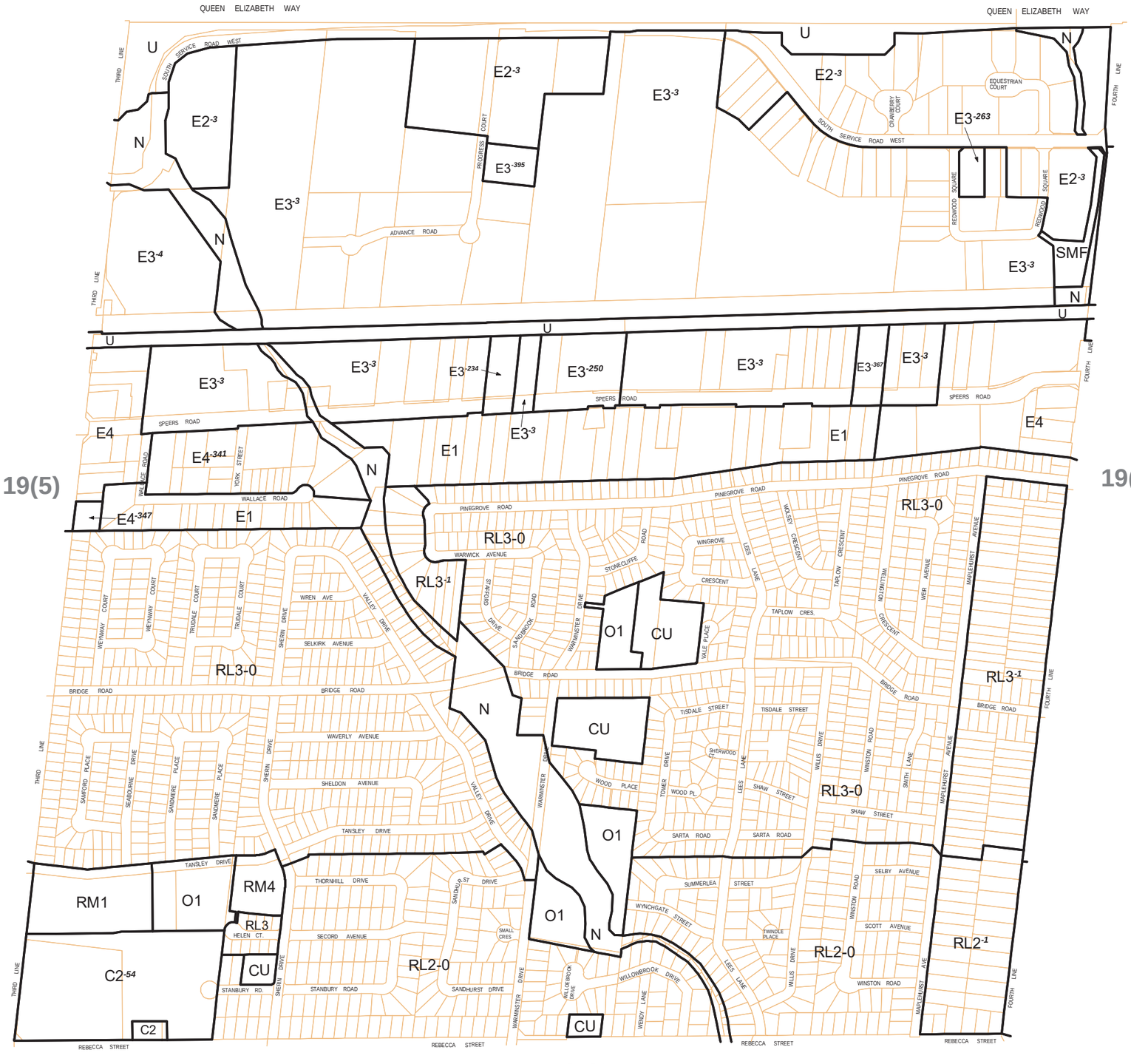
19(13)

19(5)

19(7)



19(3)

ZONING BOUNDARY

TOWN OF OAKVILLE

Zoning By-law 2014-014

Community Development Commission
Strategic Business Services

0 250 500 750 1,000 Meters

19(6)

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19(14)

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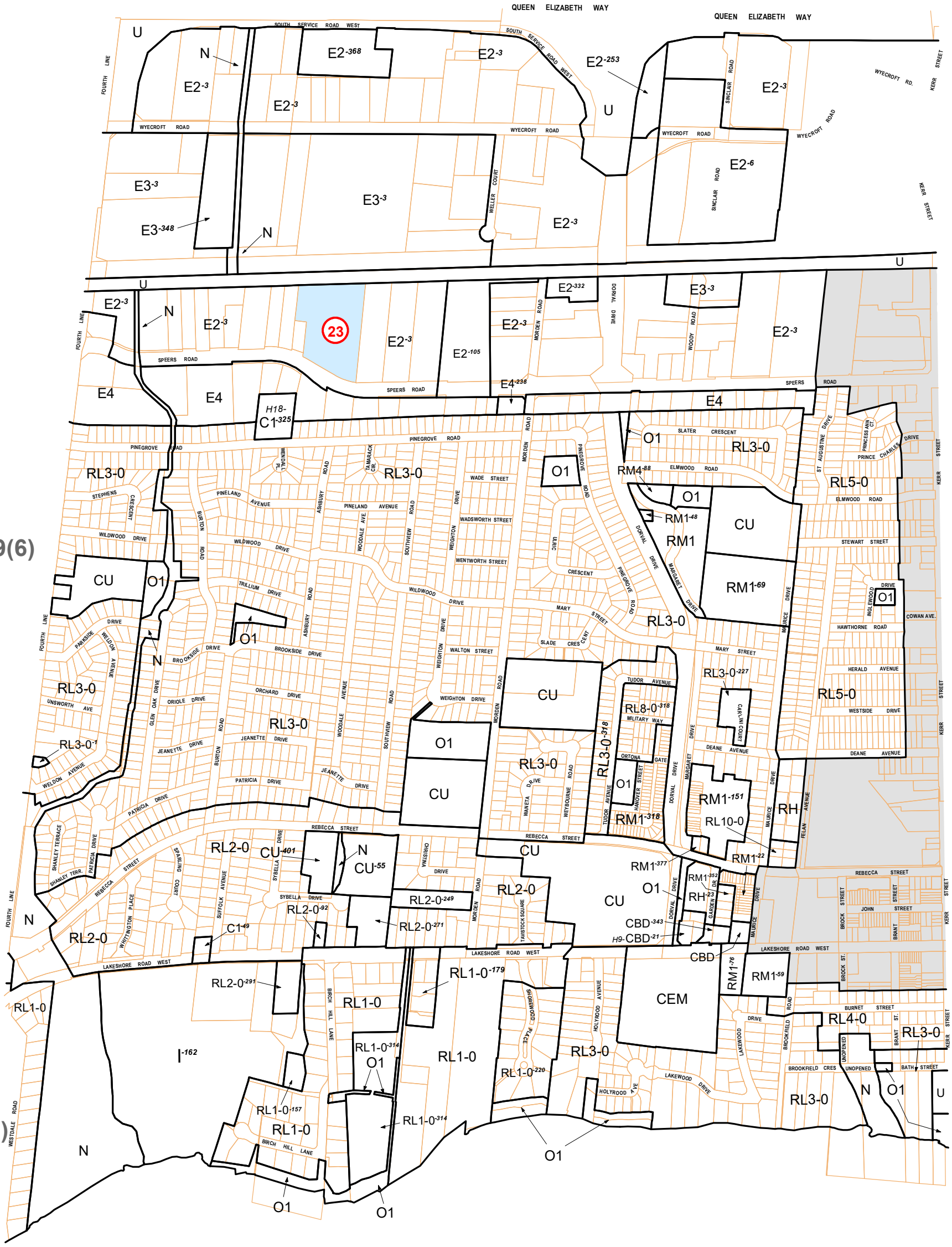

The following site-specific appeals to the original passage of Zoning By-law 2014-014 are found on this map:

ID	Appellant
23	Bellven Investments Limited

Site-specific appeal to Zoning By-law 2014-014 (By-law not in effect)

ZONING BOUNDARY

TOWN OF OAKVILLE
Zoning By-law 2014-014

Community Development Commission
Strategic Business Services

0 200 400 600 800 1,000 Meters

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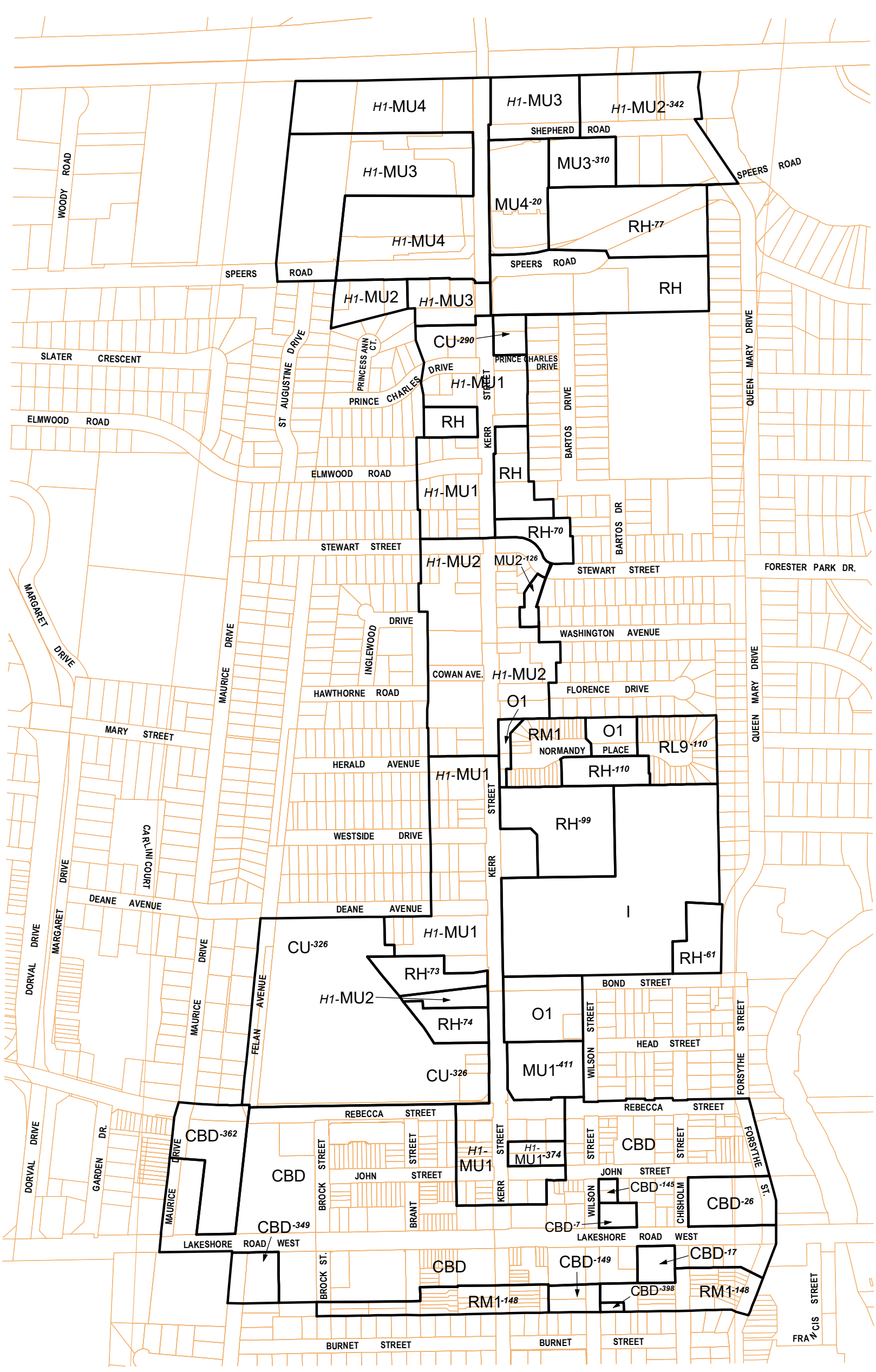
19(7)



ZONING BOUNDARY

TOWN OF OAKVILLE

Zoning By-law 2014-014

Community Development Commission
Strategic Business Services

0 125 250 375 500 Meters

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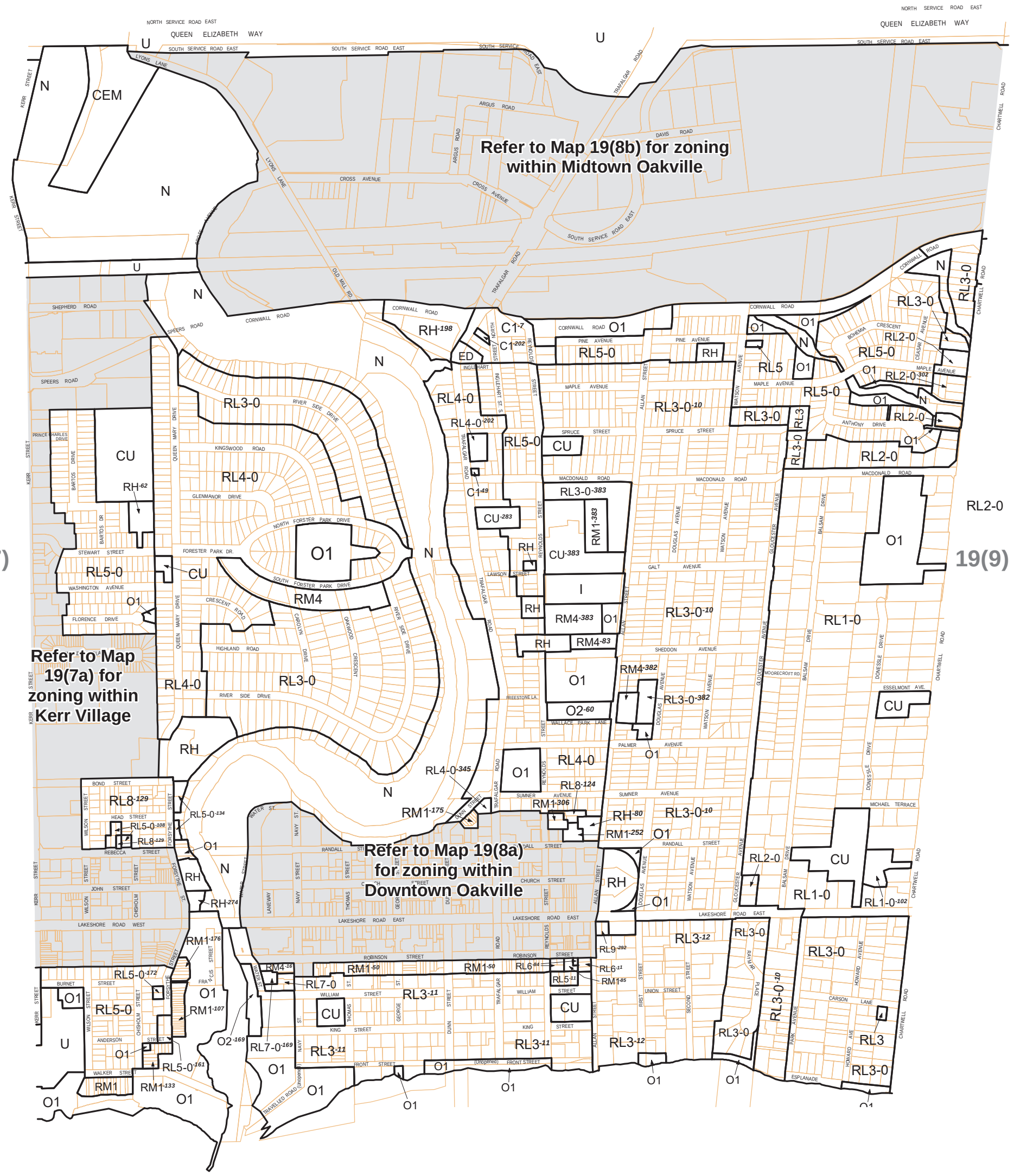
19(7a)


Refer to Map 19(8b) for zoning within Midtown Oakville
Refer to Map 19(7a) for zoning within Kerr Village
Refer to Map 19(8a) for zoning within Downtown Oakville
NORTH SERVICE ROAD EAST
QUEEN ELIZABETH WAY
SOUTH SERVICE ROAD EAST
LYONS LANE
KERR STREET
CROSS AVENUE
ARGUS ROAD
DAVIS ROAD
TRAFALGAR ROAD
CHARTWELL ROAD
OLD MILL RD
SHEPHERD ROAD
SPEERS ROAD
CORNWALL ROAD
PINE AVENUE
MAPLE AVENUE
SPRUCE STREET
MACDONALD ROAD
RIVER SIDE DRIVE
KINGSWOOD ROAD
GLENMANOR DRIVE
NORTH FORSTER PARK DRIVE
SOUTH FORSTER PARK DRIVE
FORESTER PARK DR.
CRESCENT ROAD
HIGHLAND ROAD
STEWART STREET
WASHINGTON AVENUE
FLORENCE DRIVE
PRINCE CHARLES DRIVE
BARTOS DR
QUEEN MARY DRIVE
CAROLYN DRIVE
OAKWOOD CRESCENT
INGLEHART ST. S
REYNOLDS STREET
LAWSON STREET
GALT AVENUE
SHEDDON AVENUE
FREESTONE LA.
WALLACE PARK LANE
PALMER AVENUE
SUMNER AVENUE
RANDALL STREET
CHURCH STREET
LAKESHORE ROAD EAST
LAKESHORE ROAD WEST
ROBINSON STREET
WILLIAM STREET
KING STREET
FRONT STREET
(Unopened)
TRAVELLED ROAD (Unopened)
BOND STREET
HEAD STREET
REBECCA STREET
JOHN STREET
BURNET STREET
ANDERSON STREET
WALKER STREET
WATER ST.
NAVY ST.
THOMAS ST.
GEORGE ST.
DUNN ST.
ALLAN STREET
WATSON AVENUE
DOUGLAS AVENUE
GLOUCESTER AVENUE
BALSAM DRIVE
DONESSLE DRIVE
MOORECROFT RD.
ESSELMONT AVE.
MICHAEL TERRACE
BOHEMIA CRESCENT
CEASAR AVENUE
ANTHONY DRIVE
HOWARD AVE
CARSON LANE
PARK AVENUE
ESPLANADE
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RL6-11
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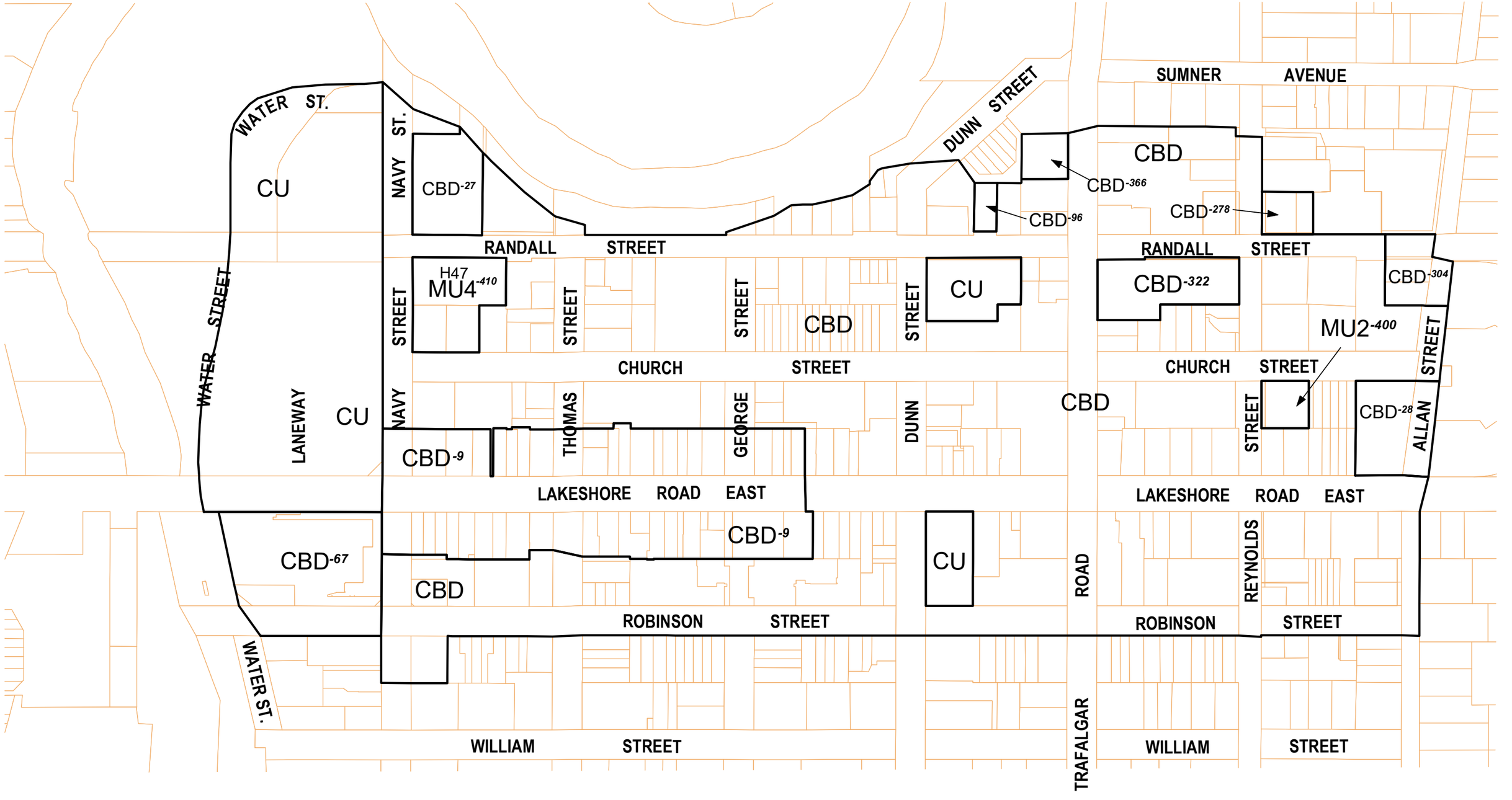

ZONING BOUNDARY

TOWN OF OAKVILLE

Zoning By-law 2014-014

Community Development Commission
Strategic Business Services

0 50 100 200 Meters

19(8a)

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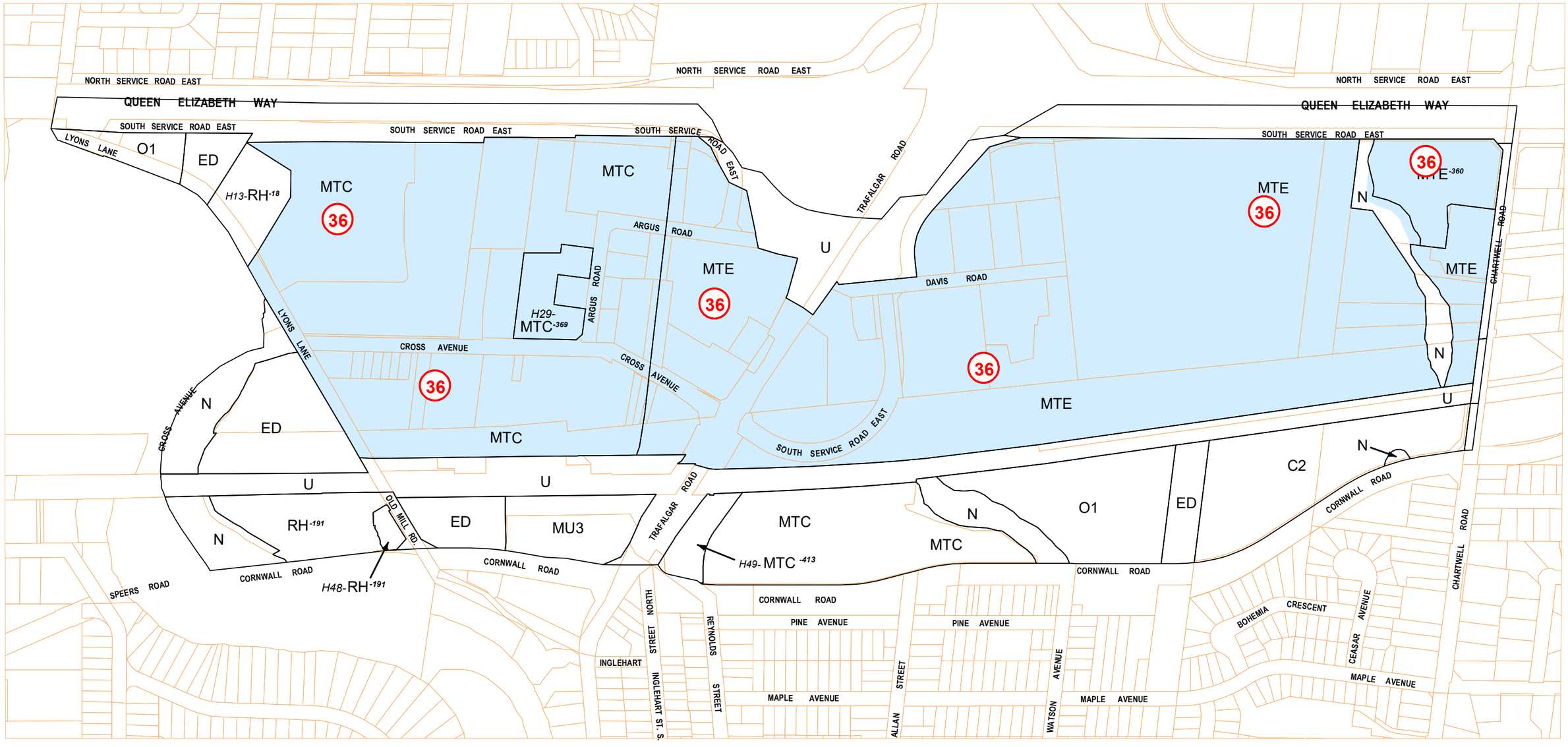

The following site-specific appeals to the original passage of Zoning By-law 2014-014 are found on this map:

ID	Appellant
36	General Electric Canada

Site-specific appeal to Zoning By-law 2014-014 (By-law not in effect)

ZONING BOUNDARY

TOWN OF OAKVILLE

Zoning By-law 2014-014

Community Development Commission
Strategic Business Services

0 125 250 375 500 Meters

19(8b)

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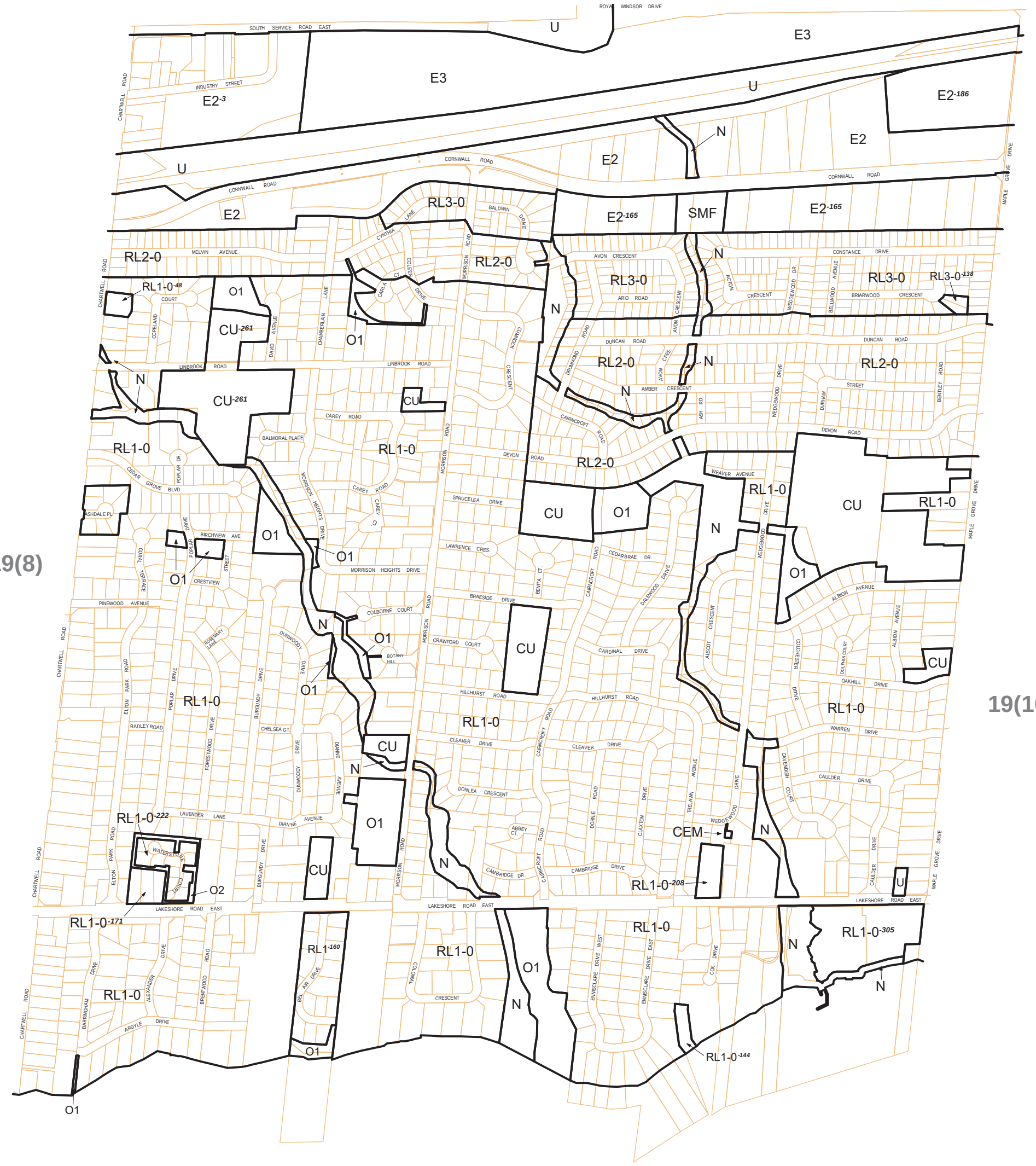

19(8)

19(10)

ZONING BOUNDARY

TOWN OF OAKVILLE

Zoning By-law 2014-014

Community Development Commission
Strategic Business Services

0 250 500 750 1,000 Meters

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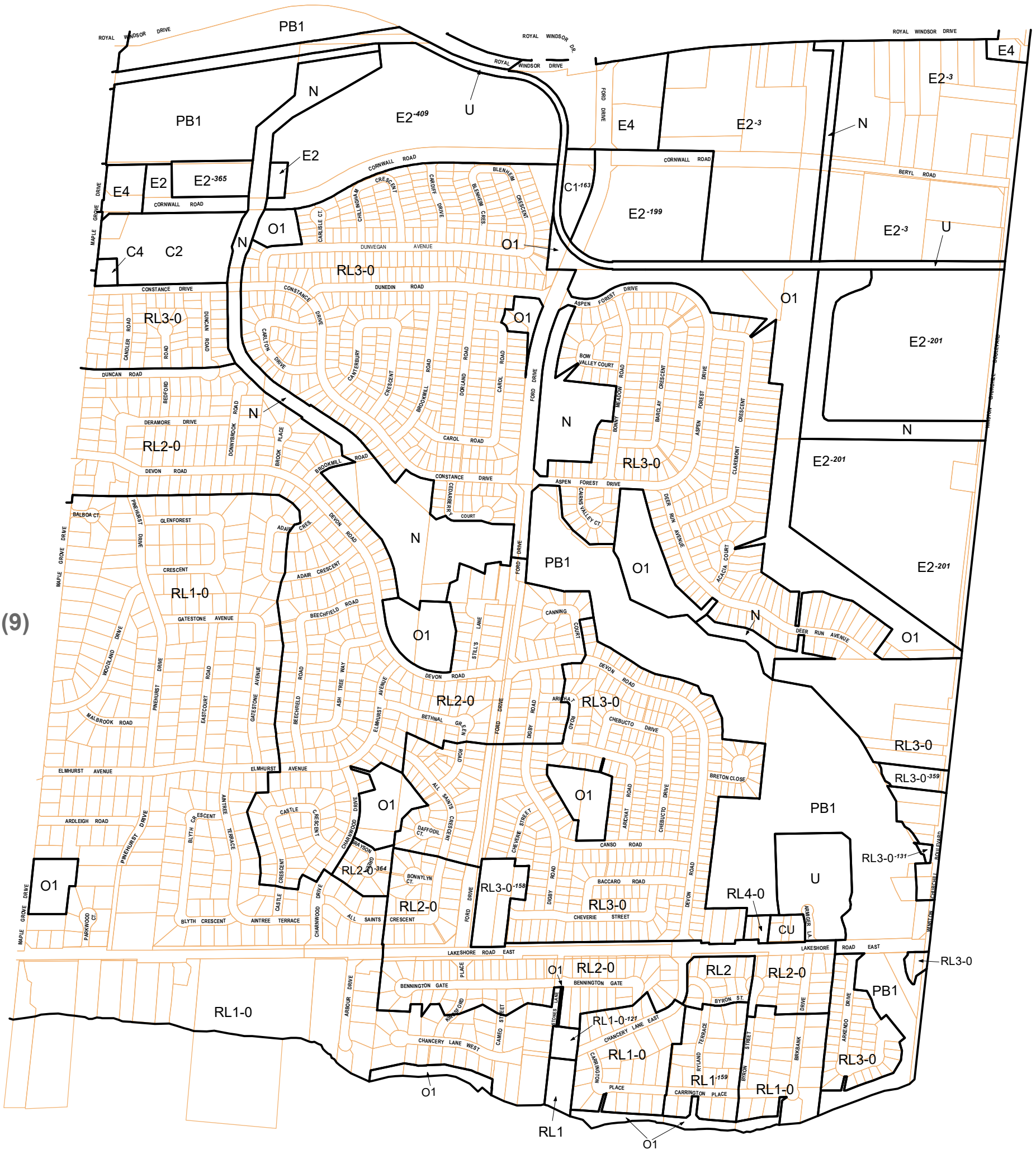

19(9)

ZONING BOUNDARY

TOWN OF OAKVILLE

Zoning By-law 2014-014

Community Development Commission
Strategic Business Services

0 250 500 750 1,000 Meters

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19(18)

GB

GB

PB2

N

ED

N

19(12)

GB

GB

U

U

19(4)

ZONING BOUNDARY

TOWN OF OAKVILLE

Zoning By-law 2014-014

Community Development Commission
Strategic Business Services

0 250 500 750 1,000 Meters

19(11)

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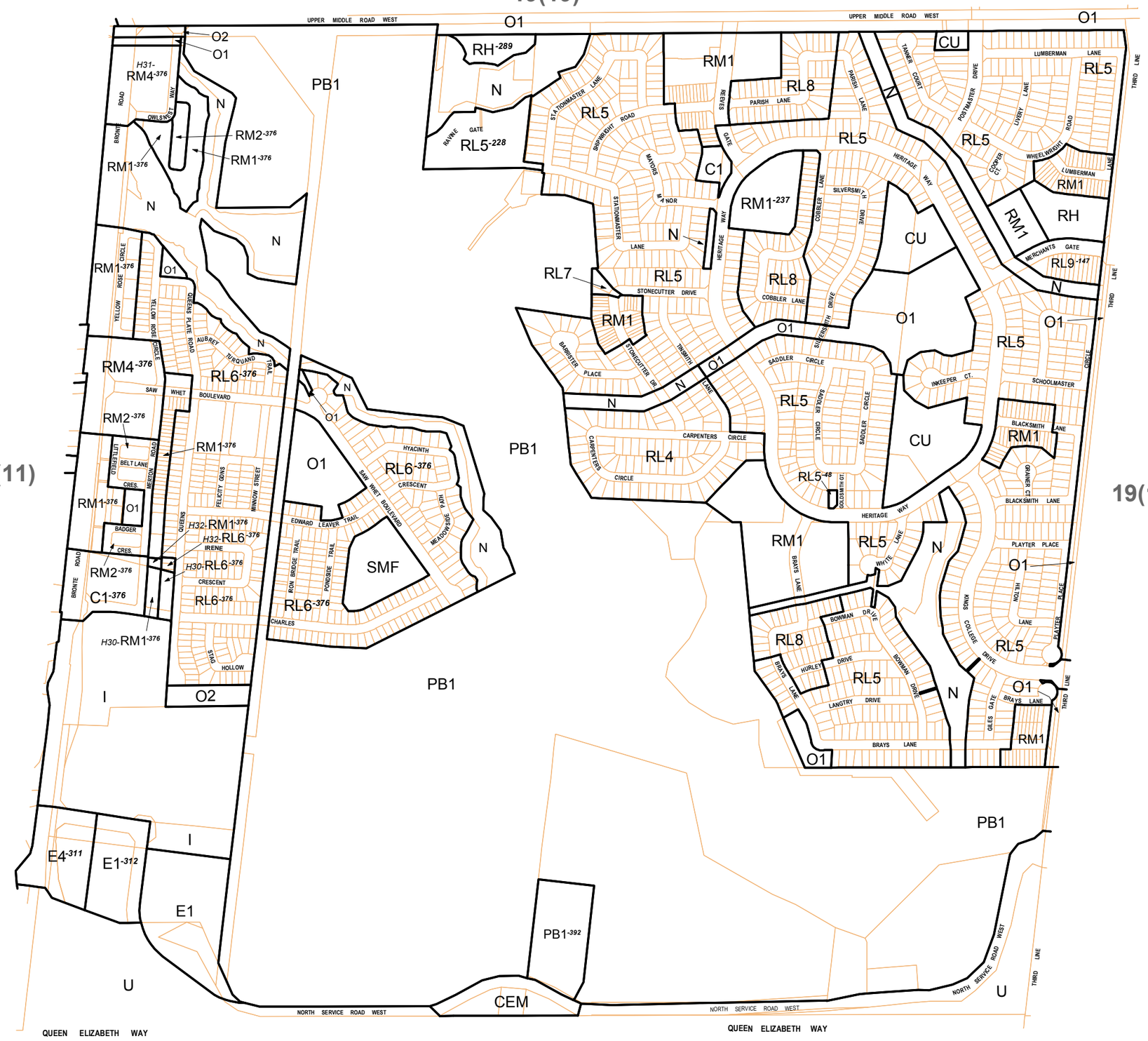
19(11)

19(13)



19(5)

ZONING BOUNDARY

TOWN OF OAKVILLE

Zoning By-law 2014-014

Community Development Commission
Strategic Business Services

0 250 500 750 1,000 Meters

19(12)

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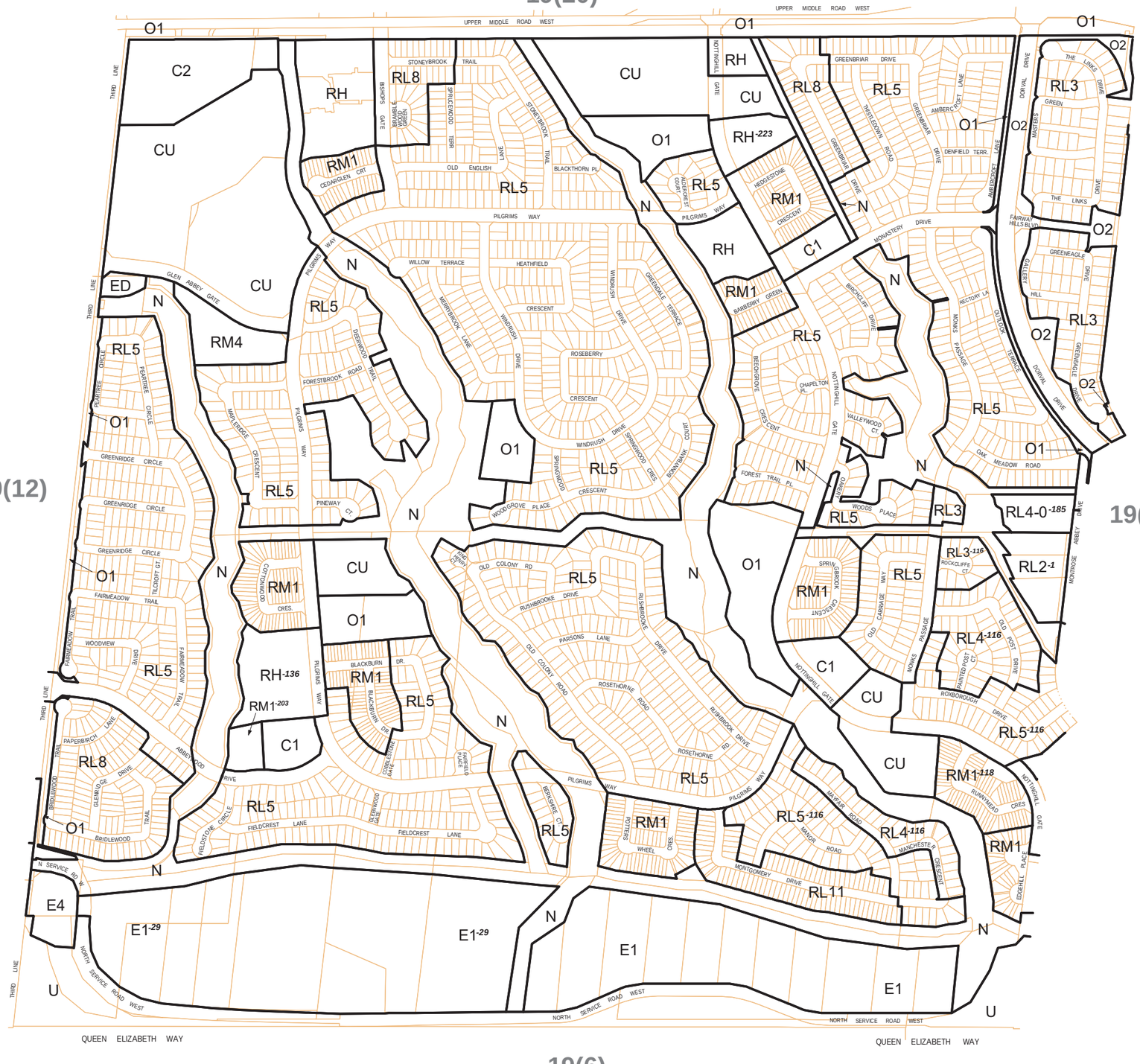
19(20)

19(12)

19(14)

19(6)



ZONING BOUNDARY

TOWN OF OAKVILLE

Zoning By-law 2014-014

Community Development Commission
Strategic Business Services

0 250 500 750 1,000 Meters

19(13)

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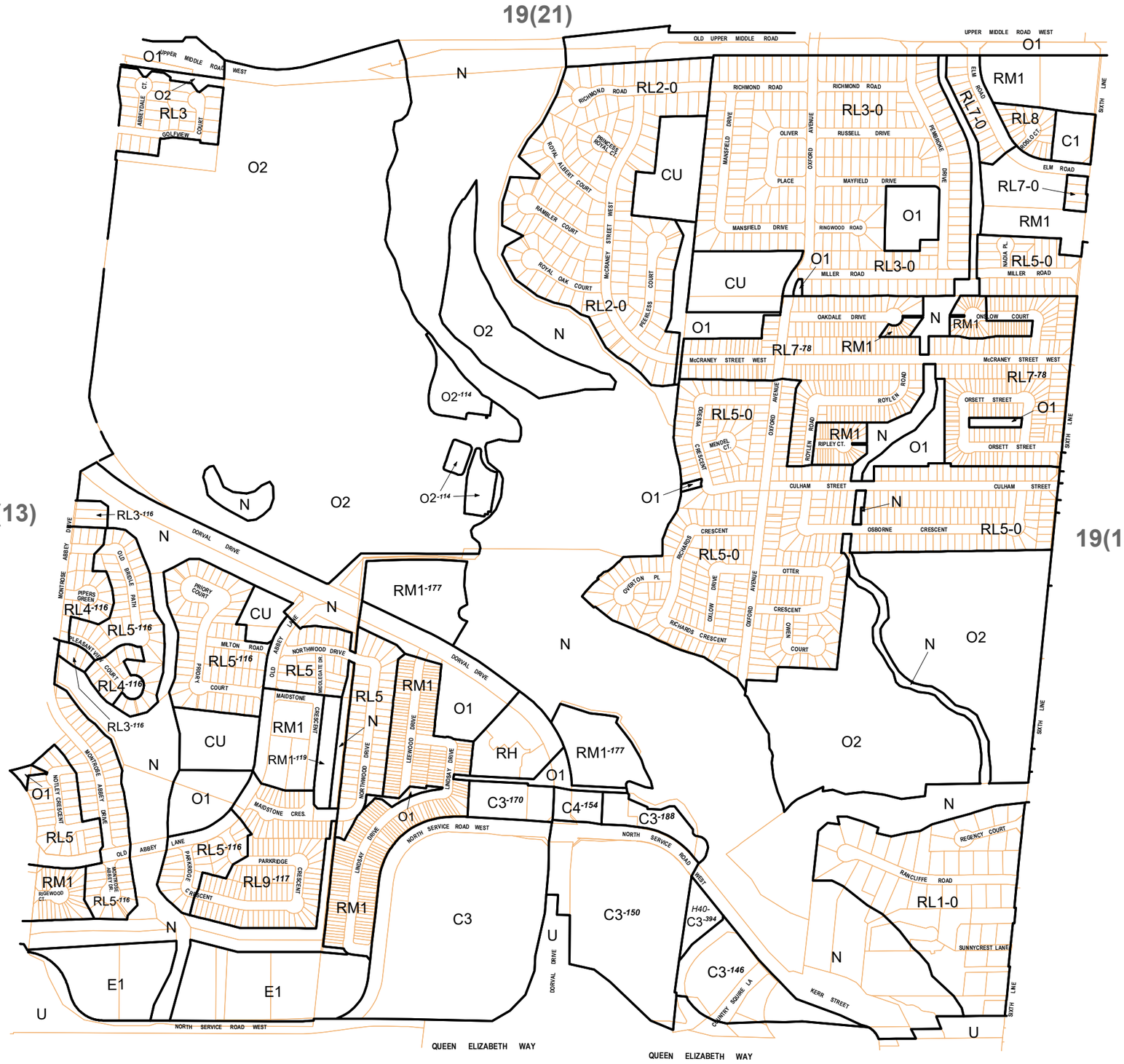

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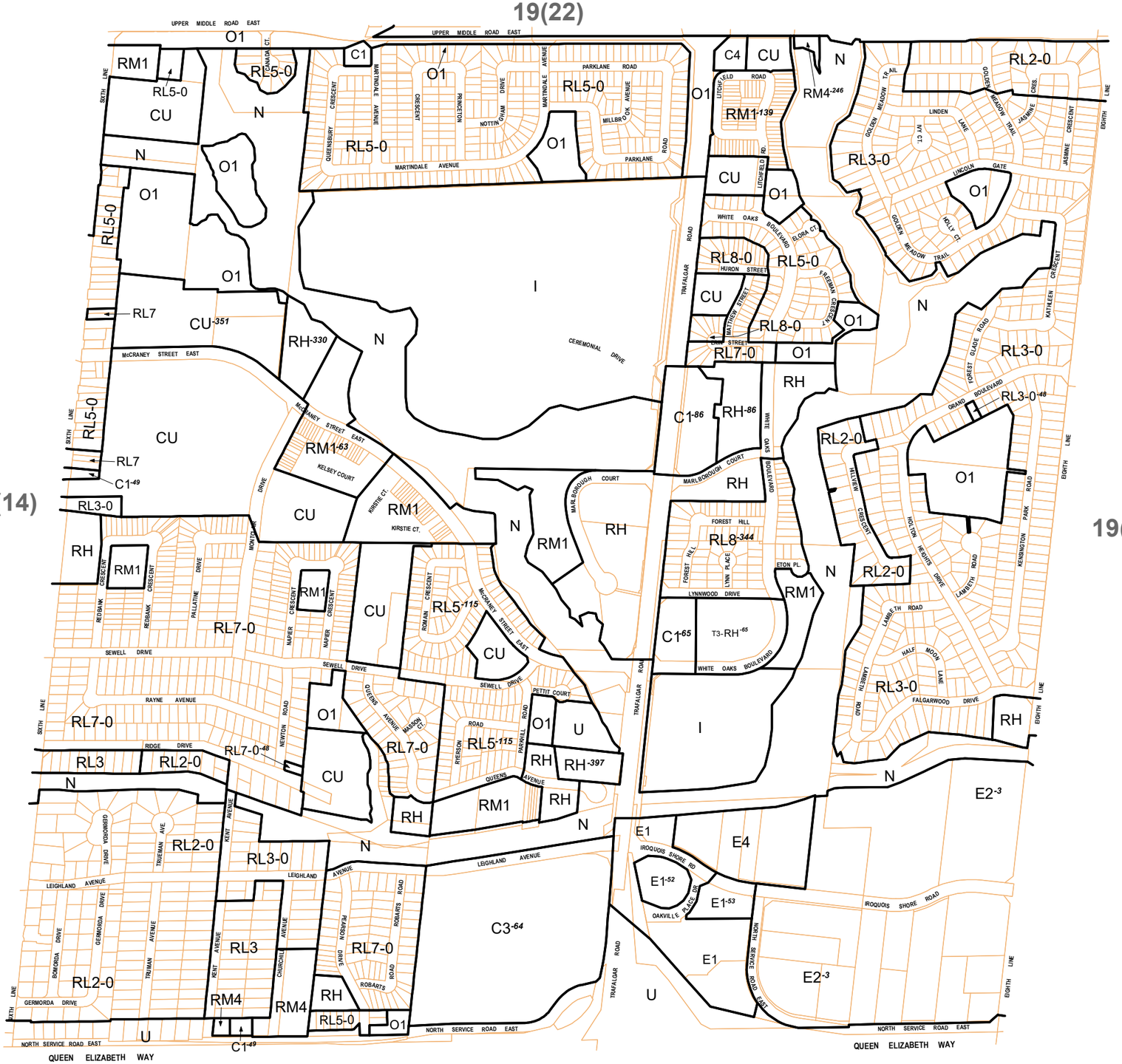
19(22)

19(14)

19(16)



19(8)

ZONING BOUNDARY

TOWN OF OAKVILLE

Zoning By-law 2014-014

Community Development Commission
Strategic Business Services

0 250 500 750 1,000 Meters

19(15)

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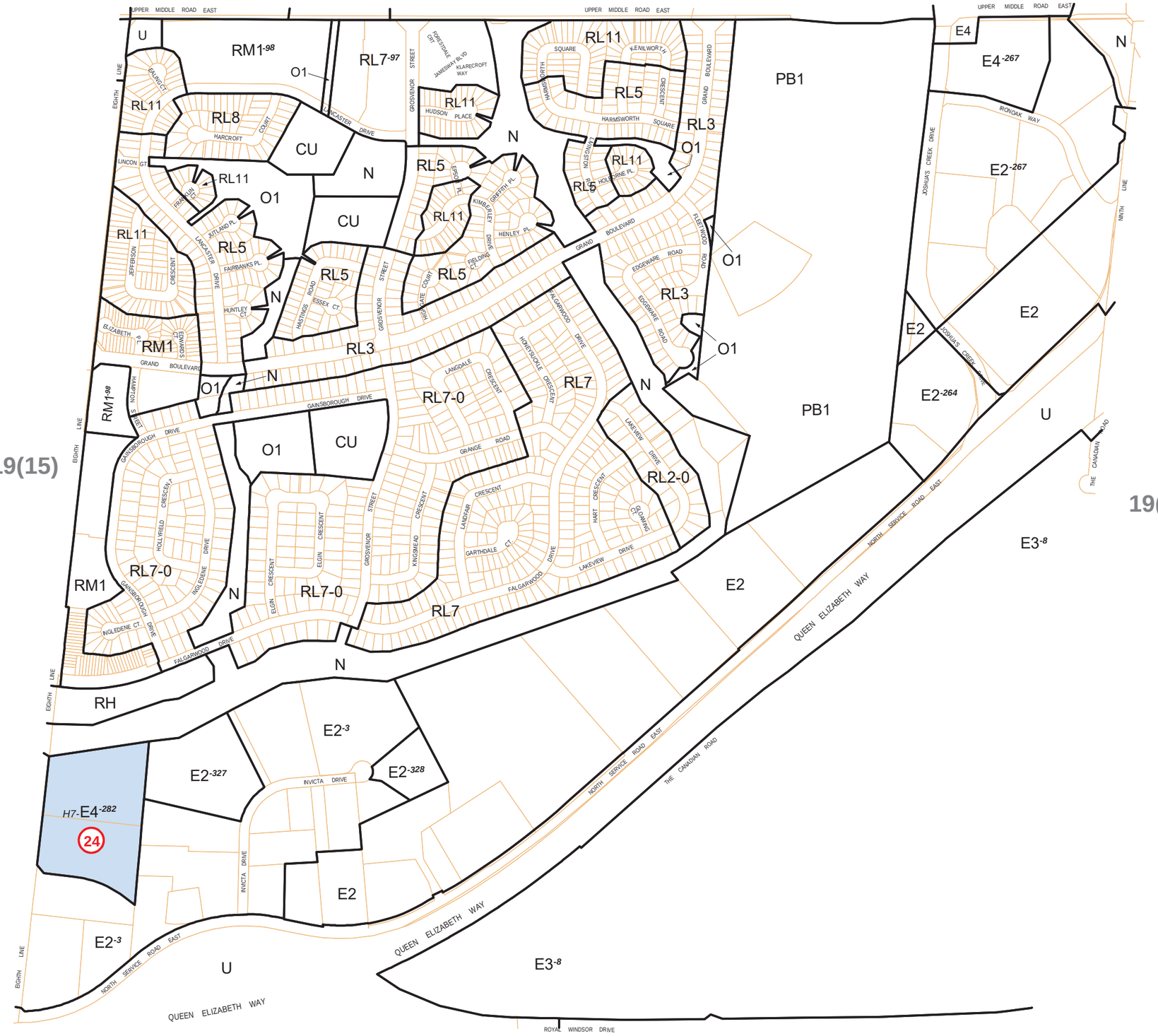
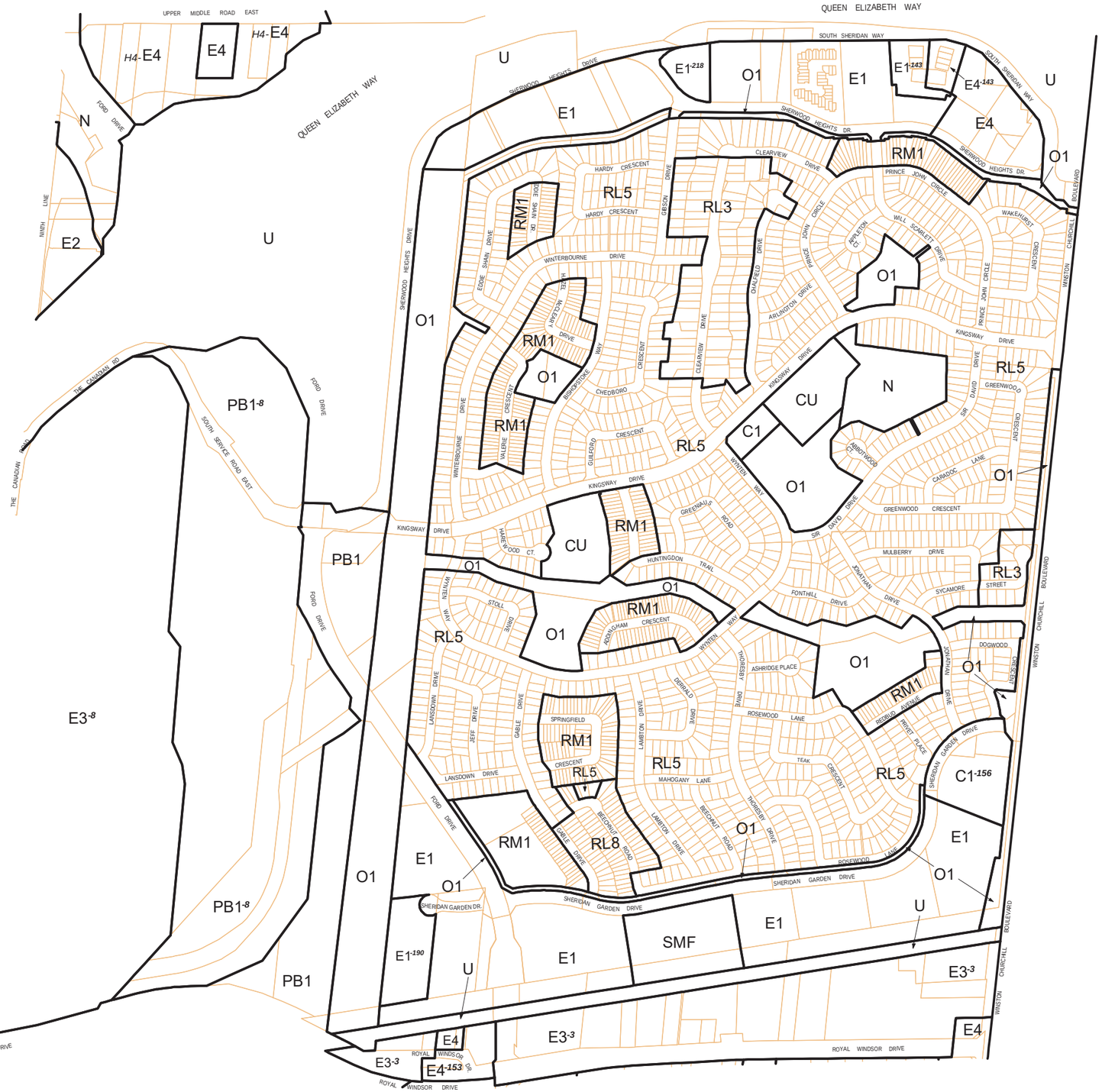

19(23)
19(15)
19(17)
19(9)
UPPER MIDDLE ROAD EAST
RM1-98
RL7-97
RL11
RL8
RL5
RL7
RL7-0
RL3
RL2-0
RM1
RH
O1
CU
N
PB1
E4
E4-267
E2
E2-267
E2-264
E2-3
E2-327
E2-328
E3-8
U
H7-E4-282
24
EIGHTH LINE
NINTH LINE
QUEEN ELIZABETH WAY
NORTH SERVICE ROAD EAST
THE CANADIAN ROAD
GRAND BOULEVARD
GANSBOROUGH DRIVE
FALGARWOOD DRIVE
INVICTA DRIVE
ROYAL WINDSOR DRIVE
LANCASTER DRIVE
GROSVENOR STREET
HARCROFT COURT
HUDSON PLACE
HARMSWORTH SQUARE
KENILWORTH SQUARE
EDGEWARE ROAD
FLEETWOOD ROAD
JOSHUAS CREEK DRIVE
IRONOAK WAY
LANGDALE CRESCENT
GRANGE ROAD
GARTHDALE CT.
LAKEVIEW DRIVE
HART CRESCENT
HOLLYFIELD CRESCENT
INGLEDENE DRIVE
INGLEDENE CT.
ELGIN CRESCENT
KNIGHTSMEAD CRESCENT
HASTINGS ROAD
ESSEX CT.
HUNTLEY CT.
FAIRBANKS PL.
JEFFERSON CRESCENT
BRANDON GATE
BUTLAND PL.
LINCOLN GT.
DALING CT.
JAMESWAY BLVD
KLARECROFT WAY
FORESTDALE CRT.
KIMBERLEY DRIVE
GRIFFITH PL.
HENLEY PL.
FIELDING CT.
HOLBORNE PL.
HOLLYBURNE CT.
HOMESTEAD DRIVE
HOMESTEAD CRESCENT
HIGHGATE COURT
ELIZABETH GDNS
BLACKWOOD DRIVE
HAMILTON STREET
LANCASTER DRIVE
The following site-specific appeals to the original passage of Zoning By-law 2014-014 are found on this map:
ID Appellant
24 By-Ways Construction Inc. and Ryan Lee Investments Inc.
Site-specific appeal to Zoning By-law 2014-014 (By-law not in effect)
ZONING BOUNDARY
TOWN OF OAKVILLE
Zoning By-law 2014-014
Community Development Commission
Strategic Business Services
0 250 500 750 1,000
Meters
19(16)
S:\DEPARTME\PLANNING\GIS DATA DEVELOPMENT\ZONING\GIS_INZONE_ZONING_MXDS\...19_16.MXD

19(24)

19(16)

19(10)



ZONING BOUNDARY

TOWN OF OAKVILLE

Zoning By-law 2014-014

Community Development Commission
Strategic Business Services

0 250 500 750 1,000 Meters

19(17)

S:\DEPARTME\PLANNING\GIS DATA DEVELOPMENT\ZONING\GIS_INZONE_ZONING_MXDS\...19_17.MXD

12(1)

19(19)

19(11)

19(18)

Refer to Map 19(19a) for zoning within Palermo Village

ZONING BOUNDARY

TOWN OF OAKVILLE

Zoning By-law 2014-014

Community Development Commission
Strategic Business Services

0 250 500 750 1,000 Meters

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12(2)

19(18)

19(20)

19(12)

Refer to Map 19(19a) for zoning within Palermo Village

DUNDAS ST W
KWINTER RD
MILLSTONE DR
OLD BRONTE RD
ALSTEP WAY
QUETICO CRES
GREENOAK CRES
GRANITE RD
KHALSA GATE
BARONWOOD DR
OLD BRAMPTON WAY
MONTAGNE AVE
SPRING MEADOW WAY
CALLOWAY DR
FALLING GREEN DR
HIGHCLIFFE WAY
FAIRMOUNT DR
SADDLECREEK CRES
BLUE OAK CIR
CRESTMONT DR
MILLSTONE DR
KWINTER RD
BRIARGROVE CIR
PINE GLEN RD
LANE
GLADACRES
MILLBURN DR
CASTLEBROOK RD
KINGSRIDGE DR
WOODBRIAR CRT
ALDERBROOK DR
WHISTLING SPRINGS CRES
TOVELL DR
BARNBOARD HOLLOW
STONE GLEN CRES
WOODSTOCK TRAIL
FIDDLERS WAY
YOUNGSTOWN GATE
WILLHAVEN TRAIL
SHADOW CRT
REDSTONE RD
HIGHMOUNT CRES
SANDSTONE DR
PARKGLEN AVE
ELMGROVE RD
HIGHCROFT
ERIKA CRT
FAIRBAIRN CRT
THIRD LINE
EDGEROSE LANE
BLUE HOLLY CRES
GLAZEBROOK CIR
SEQUOIA WAY
BAINTREE WAY
JILLIAN LANE
COLBECK ST
AZTEC GATE
CALLOWAY DR
LAPSLEY CRES
GOOSEBERRY WAY
CANONRIDGE CIR
FOXHOLE CIR
SILVERWOOD CRT
HIGH WOOD CRT
MARIPOSA RD
WOODCREST DR
ADIRONDAK TRAIL
STRATUS DR
HATFIELD DR
CARM DR
WHITECLIFFE WAY
WOODGATE DR
GLENCAIRN RD
POSTMASTER DR
MEADOWGLEN DR
FOXFIELD RD
SPRINGDALE DR
STILLMEADOW RD
GLENHAMPTON RD
PELL CRES
LAURELCREST PL
BROOKHAVEN CRES
WESTOAK TRAILS BLVD
BLUE RIDGE LANE
VILLAGE SQUIRE TRAIL
GOLDEN ORCHARD DR
NIGHTSTAR DR
SHORECLIFFE RD
SHADY GLEN RD
WESTMOUNT DR
ROSEHILL DR
HEATHERWOOD DR
ROSEMOUNT CRES
BROWNE RD
BRACKEN DR
HELMSLEY AVE
JAGUAR LANE
HEMMERFORD DR
CARBERRY WAY
APPALACHIAN DR
AMBERGLEN CRT
GRAND OAK TRAIL
HOLLYBROOK DR
FUNDY DR
LIONSTONE DR
COPPERWOOD DR
ASHMORE DR
BLACKFOREST CRES
BROCKBERRY CRES
LAGOON CRT
DEVONSHIRE CRES
UPPER MIDDLE RD W

ZONING BOUNDARY

TOWN OF OAKVILLE
Zoning By-law 2014-014
Community Development Commission
Strategic Business Services

0 250 500 750 1,000 Meters

19(19)

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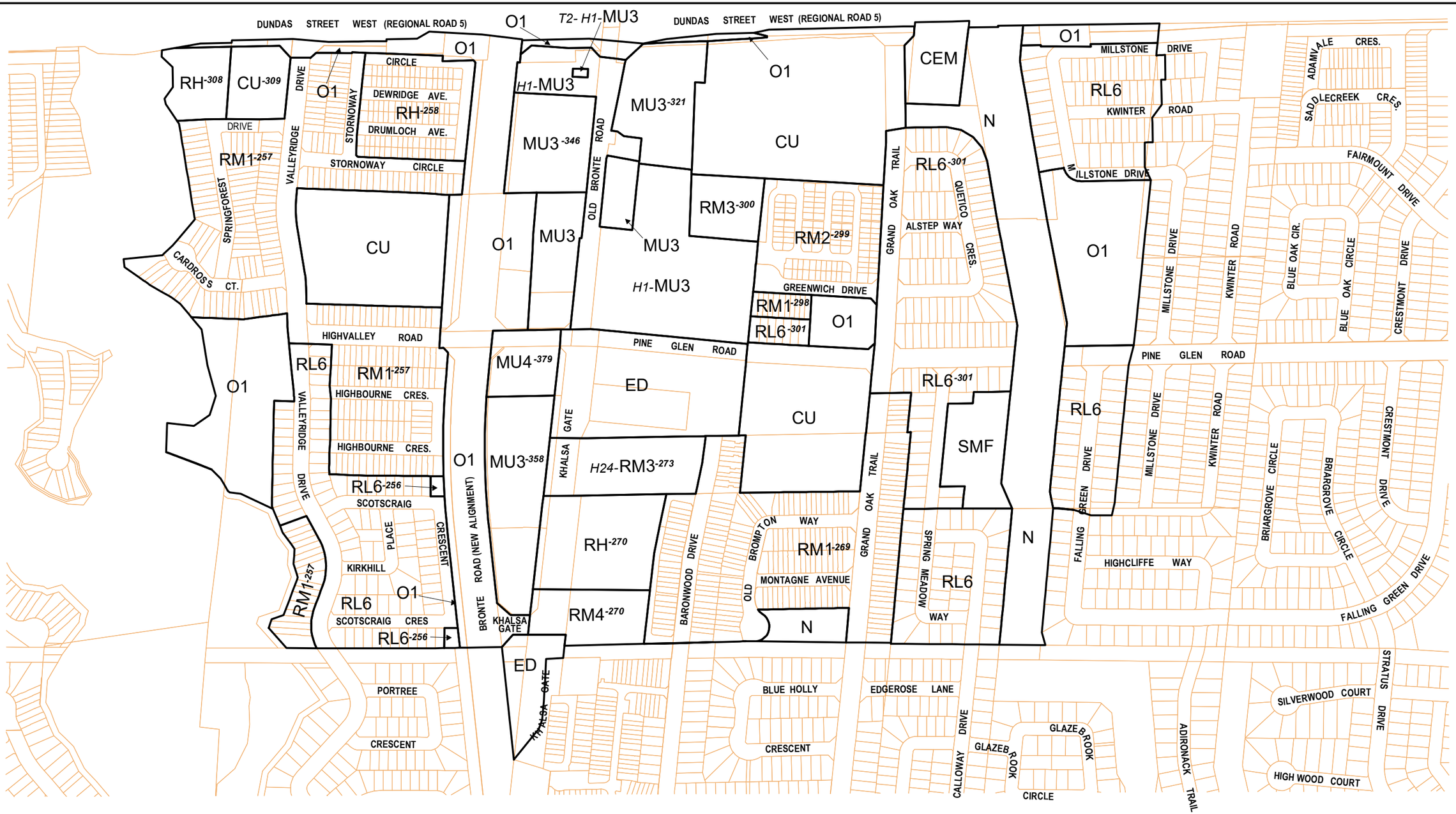

ZONING BOUNDARY

TOWN OF OAKVILLE

Zoning By-law 2014-014

Community Development Commission
Strategic Business Services

0 125 250 375 500 Meters

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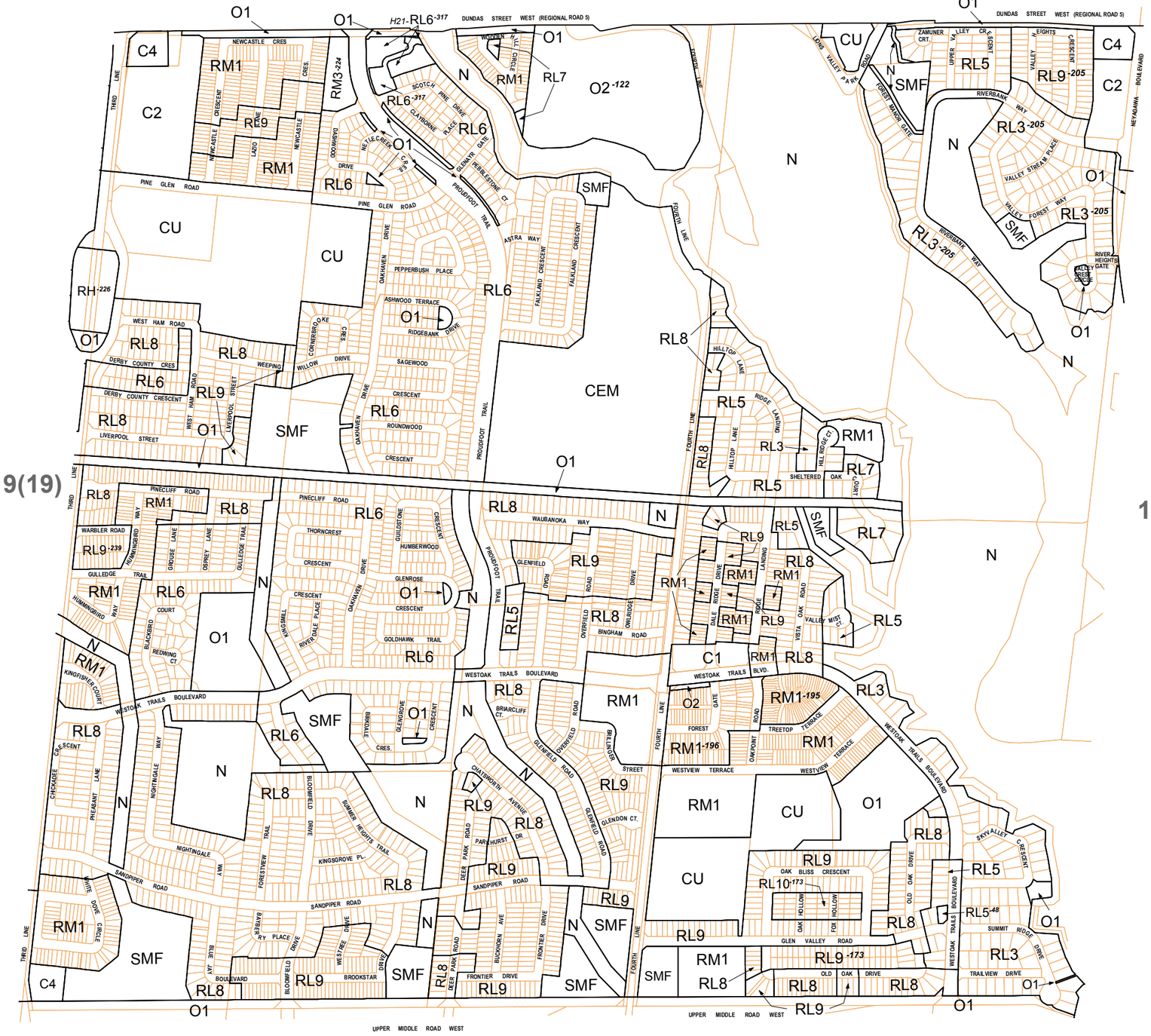
19(19a)

12(3)

19(19)

19(21)

19(13)



ZONING BOUNDARY

TOWN OF OAKVILLE

Zoning By-law 2014-014

Community Development Commission
Strategic Business Services

0 250 500 750 1,000 Meters

19(20)

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12(4)

19(20)

19(22)

19(14)

ZONING BOUNDARY

TOWN OF OAKVILLE

Zoning By-law 2014-014

Community Development Commission
Strategic Business Services

0 250 500 750 1,000 Meters

19(21)

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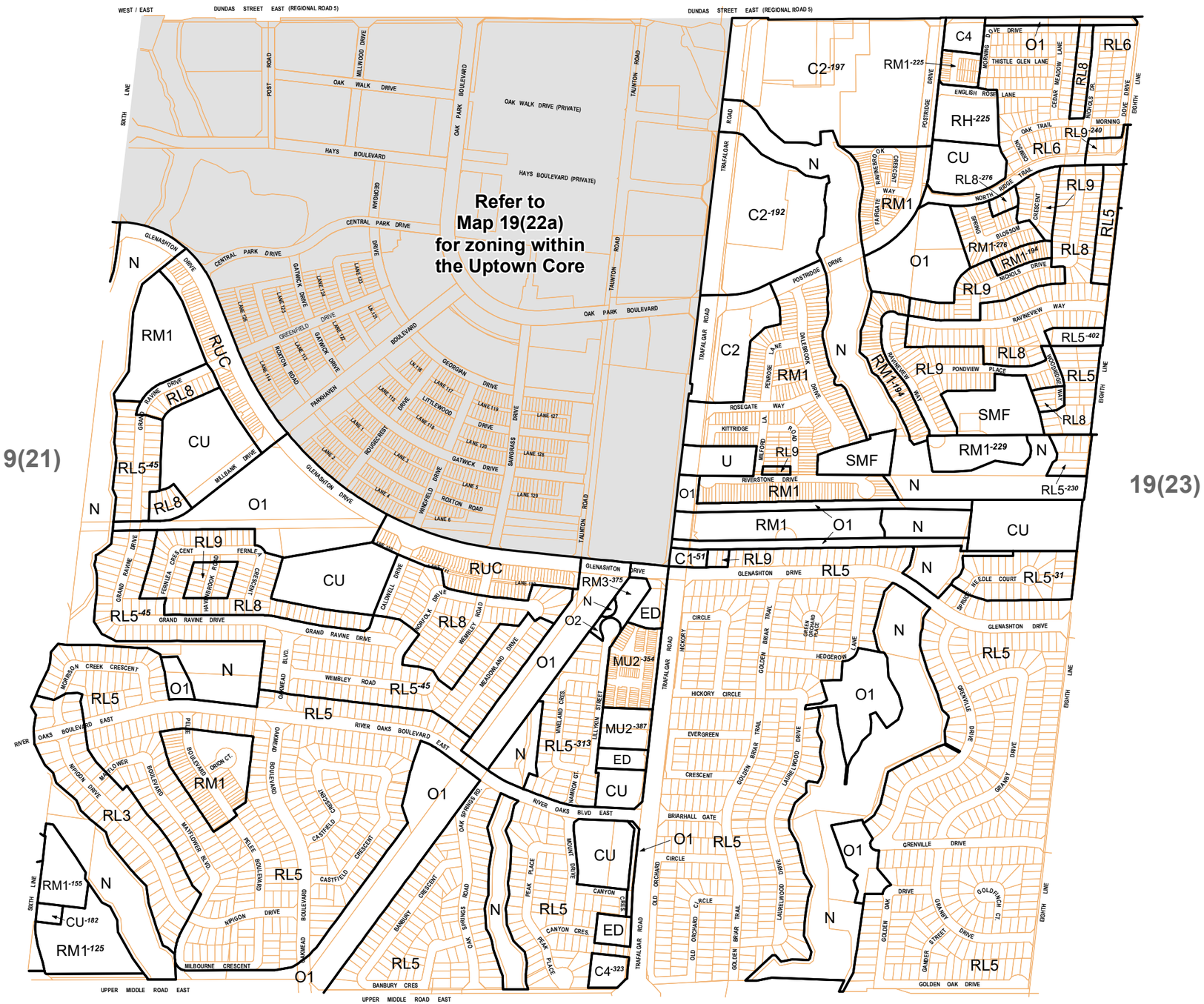
12(5)

19(21)

19(23)



19(15)

ZONING BOUNDARY

TOWN OF OAKVILLE

Zoning By-law 2014-014

Community Development Commission
Strategic Business Services

0 250 500 750 1,000 Meters

19(22)

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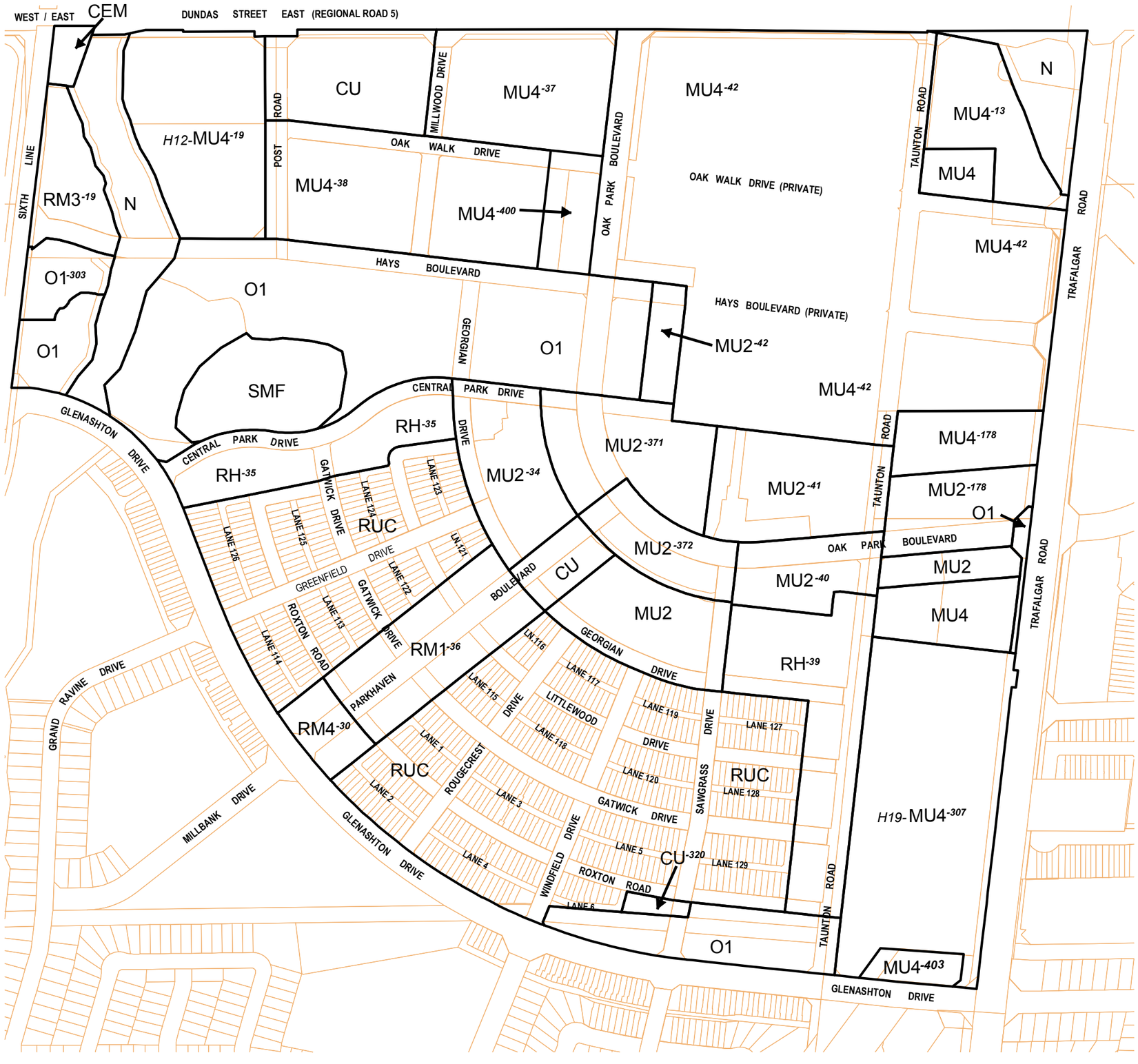

ZONING BOUNDARY

TOWN OF OAKVILLE

Zoning By-law 2014-014

Community Development Commission
Strategic Business Services

0 125 250 375 500 Meters

19(22a)

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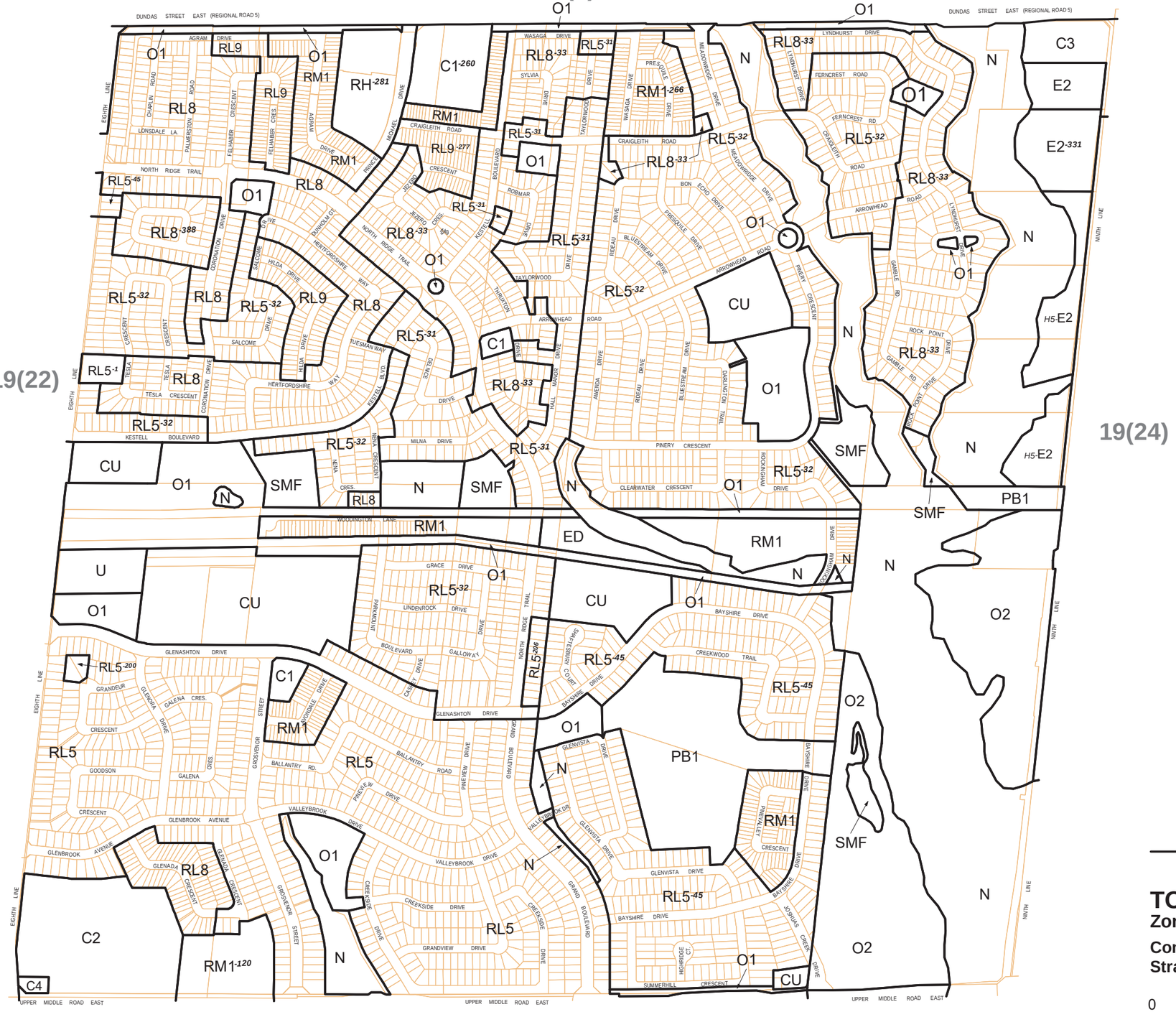
12(6)

19(22)

19(24)

19(16)



ZONING BOUNDARY

TOWN OF OAKVILLE

Zoning By-law 2014-014

Community Development Commission
Strategic Business Services

0 140 280 560 840 1,120 Meters

19(23)

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19(23)

19(17)

ZONING BOUNDARY

TOWN OF OAKVILLE

Zoning By-law 2014-014

Community Development Commission
Strategic Business Services

0 250 500 750 1,000 Meters

19(24)

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19(26)

ZONING BOUNDARY

TOWN OF OAKVILLE
Zoning By-law 2014-014
Community Development Commission
Strategic Business Services

0 250 500 750 1,000 Meters

19(25)

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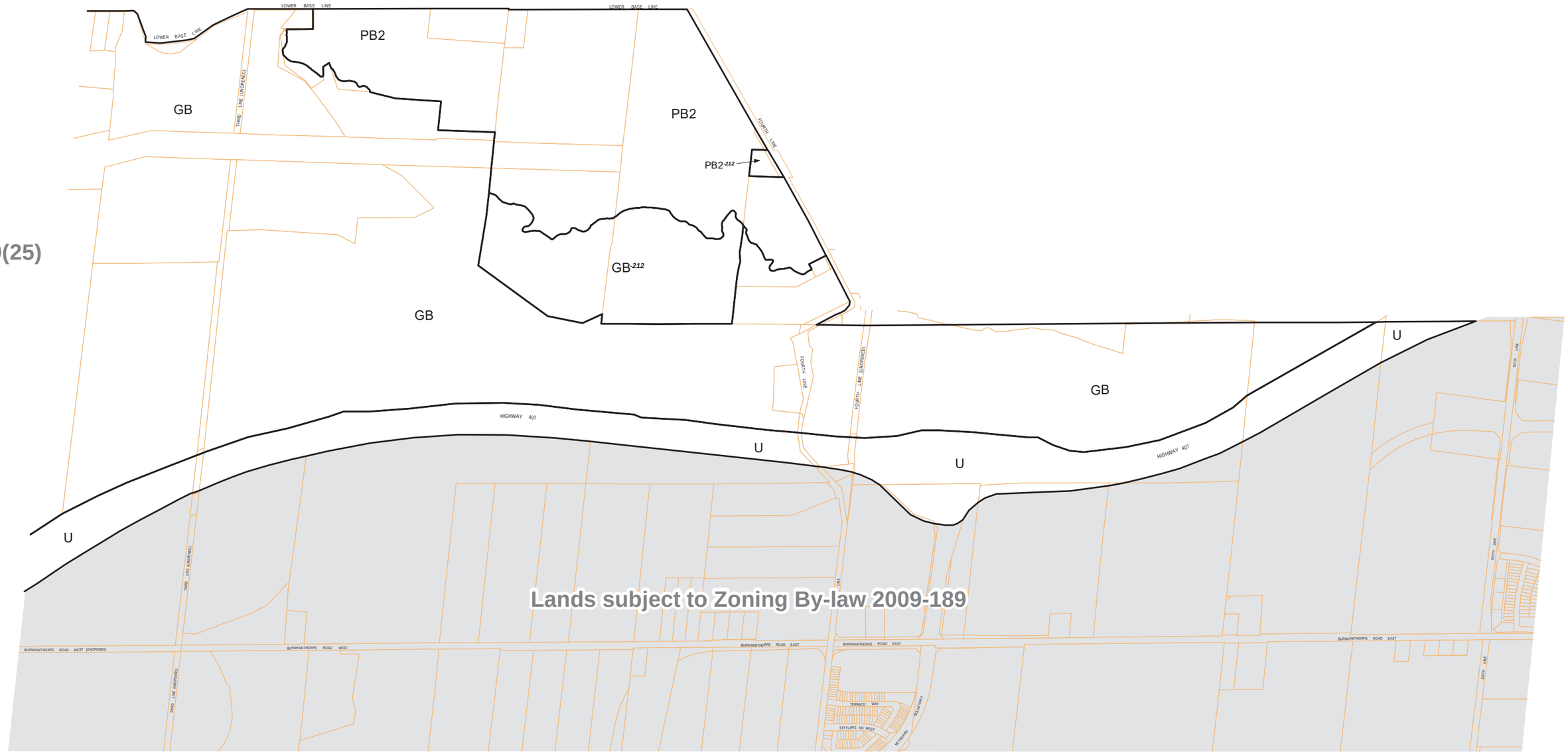
19(25)



Lands subject to Zoning By-law 2009-189

ZONING BOUNDARY

TOWN OF OAKVILLE

Zoning By-law 2014-014

Community Development Commission
Strategic Business Services

0 250 500 750 1,000 Meters

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19(26)

Enactment

Portions of this by-law not yet in effect are covered with a blue tone. This version consolidates all amendments and orders of the OMB up to the consolidation date shown below. Contact the Building Services or Planning Services departments for more information.

20.1 Effective Date

This By-law shall come into force the day that it was passed if no appeals are received.

If an appeal(s) is received, this By-law, or portions thereof, shall come into force when such appeals have been withdrawn or finally disposed of whereupon the By-law, except for those parts or provisions repealed or amended, shall be deemed to have come into force and effect the day the By-law is passed.

20.2 Readings and Signatures

PASSED this 25th day of February, 2014.

Rob Burton	MAYOR	Vicki Tytaneck	ACTING TOWN CLERK