

12.1 USES PERMITTED

No person shall within any EC Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* for any purpose except one or more of the EC uses presented in Table 12.1:

TABLE 12.1: USES PERMITTED
Residential Uses:
• an <i>apartment dwelling</i> ;
• a <i>bed and breakfast establishment</i> , with up to 5 <i>guest rooms</i> ;
• a <i>boarding or lodging house</i> ;
• a <i>converted dwelling</i> ;
• a <i>duplex dwelling</i> ;
• a <i>dwelling unit accessory</i> to a permitted non-residential use;
• a <i>group home</i> , in accordance with the provisions of Section 5.12 of this By-Law
• a <i>home occupation</i> , in accordance with the provisions of Section 5.13 of this By-Law;
• a <i>multiple unit dwelling</i> ;
• a <i>nursing home</i> ;
• a <i>semi-detached dwelling</i> ;
• a <i>single detached dwelling</i> ;
• a <i>street fronting townhouse dwelling</i> .
Non-Residential Uses:
• a <i>business or professional office</i> ;
• a <i>business service establishment</i> ;
• a <i>commercial school</i> ;
• a <i>computer and electronic data processing business</i> ;
• a <i>daycare centre</i> ;
• a <i>government administrative office</i> ;
• a <i>home based assembly/packaging/storage/distribution business</i> ;
• a <i>medical centre</i> ;
• a <i>nursing home</i> ;

TABLE 12.1: USES PERMITTED
• a parking lot;
• a personal service establishment;
• a place of worship;
• a public use, in accordance with the provisions of Section 5.27 of this By-Law;
• a service shop;
• a studio.

12.2 ZONE PROVISIONS

No person shall within any EC Zone use any lot or erect, alter or use any building or structure except in accordance with the provisions presented in Tables 12.2A and 12.2B:

TABLE 12.2A: ZONE PROVISIONS				
Zone Provision	Single Detached Dwelling	Semi-Detached Dwelling	Duplex Dwelling	Street Fronting Townhouse
Number of Dwellings or Dwelling Units, Maximum	1 dwelling per lot	2 dwelling units per lot	2 dwelling units per lot	4 dwelling units per building, 1 building per lot
Lot Area, Minimum	370 m² (3,982.8 ft ²) or 555 m² (5,974.2 ft ² .) in the case of a corner lot	325 m² (3,498.4 ft ²) per unit or 790 m² (8,503.8 ft ²) per unit in the case of a corner lot	558 m² (6,006.5 ft ²)	150 m² (1,614.6 ft ²) per dwelling unit or 240 m² (2,583.4 ft ²) for an end unit, except in no case shall the lot area for an end unit on a corner lot be less than 330 m² (3,552.2 ft ²)
Lot Frontage, Minimum	12 m (39.4 ft) or 18 m (59.1 ft) in the case of a corner lot	12 m (39.4 ft) or 18 m (59.1 ft) in the case of a corner lot.	18m (59.1 ft)	5 m (16.4 ft) per dwelling unit or 8 m (26.2 ft) for an end unit, except in no case shall the lot frontage for the end unit on a corner lot be less than 11 m (36.1 ft)

TABLE 12.2A: ZONE PROVISIONS				
Zone Provision	Single Detached Dwelling	Semi-Detached Dwelling	Duplex Dwelling	Street Fronting Townhouse
Lot Depth, Minimum	30 m (98.4 ft)			
Front Yard, Minimum Depth	7.5 m (24.6 ft)			
Exterior Side Yard, Minimum Width				
Rear Yard, Minimum Depth	9 m (29.5 ft)			
Interior Side Yard, Minimum Width	3 m (9.8 ft) on one side and 1.2 m (3.9 ft) on the narrow side, provided that where a garage or carport is attached to or is within the <i>main building</i> or the <i>lot</i> is a <i>corner lot</i> , the minimum width shall be 1.2 m (3.9 ft).	3 m (9.8 ft) for the side not attached to the other <i>dwelling</i> , provided that where a garage or carport is attached to or is within the <i>main building</i> , the minimum width shall be 1.2 m (3.9 ft).	3 m (9.8 ft) on one side and 1.2 m (3.9 ft) on the narrow side, provided that where a garage or carport is attached to or is within the <i>main building</i> , or the <i>lot</i> is a <i>corner lot</i> , the minimum width shall be 1.2 m (3.9 ft)	3 m (9.8 ft) for end <i>dwelling units</i>
Setback, Minimum distance from the centreline of an Arterial Road as designated on Schedule "B" of this By-Law	19 m (62.3 ft)			
Lot Coverage, Maximum	35% of the <i>lot area</i>			30% of the <i>lot area</i>
Landscaped Open Space, Minimum	30% of the <i>lot area</i>			35% of the <i>lot area</i>
Dwelling Unit Area, Minimum	75 m ² (807.3 ft ²) per unit		65 m ² (699.7 ft ²) per unit	

TABLE 12.2A: ZONE PROVISIONS				
Zone Provision	Single Detached Dwelling	Semi-Detached Dwelling	Duplex Dwelling	Street Fronting Townhouse
Height of Building, Maximum	11 m (36.1 ft)			
Amenity Area	No Provision			In accordance with the provisions of Section 12.2.1
Parking, accessory uses, permitted encroachments and other general provisions	In accordance with the provisions of Section 5			

TABLE 12.2B: ZONE PROVISIONS					
Zone Provision	Bed and Breakfast, Converted Dwelling, Boarding or Lodging House or Group Home	Multiple Unit Dwelling	Apartment Dwelling Nursing Home	Dwelling Unit in a Portion of a Non-Residential Building	Non-Residential Uses
Number of Dwellings or Dwelling Units, Maximum	1 <i>dwelling</i> per lot, with a maximum of 4 <i>dwelling units</i> or <i>guest rooms</i>	1 <i>dwelling</i> or <i>nursing home building</i> per lot		No provision	
Lot Area: Minimum	600 m ² (6,458.5 ft ²)	175 m ² (1,883.7 ft ²) per unit		No Provision	
Lot Frontage: Minimum	20 m (65.6 ft)			No Provision	No Provision
Lot Depth, Minimum	30 m (98.4 ft)	No Provision			

TABLE 12.2B: ZONE PROVISIONS					
Zone Provision	Bed and Breakfast, Converted Dwelling, Boarding or Lodging House or Group Home	Multiple Unit Dwelling	Apartment Dwelling Nursing Home	Dwelling Unit in a Portion of a Non-Residential Building	Non-Residential Uses
<p>Front Yard, Minimum Depth</p> <p>Exterior Side Yard, Minimum Width</p>	<p>6 m (19.7 ft) or in accordance with the <i>established building line</i></p>	<p>In accordance with the <i>established building line</i></p>		<p>No Provision</p>	<p>Shall be the existing <i>setback</i> for the <i>building</i> on the <i>lot</i>.</p>
<p>Rear Yard, Minimum Depth</p>	<p>10.5 m (34.4 ft)</p>	<p>12.5 m (41 ft), provided that a <i>rear yard</i> adjoining an end wall containing no <i>habitable room</i> windows may be reduced to 3 m (9.8 ft), except that if the <i>rear lot line</i> adjoins an R1, R2, R3 or FD Zone then this reduction shall not apply.</p>		<p>No Provision</p>	<p>12.5 m (41 ft)</p>
<p>Interior Side Yard, Minimum Width</p>	<p>3 m (9.8 ft) and 1.2 m (3.94 ft) on the narrow side, provided that where a garage or carport is attached to or is within the <i>main building</i> or the <i>lot</i> is a <i>corner lot</i>, or where the property has direct access to a public <i>lane</i> the required <i>side yard</i> shall be 1.2 m (3.9 ft) on both sides</p>	<p>6 m (19.7 ft), provided that an <i>interior side yard</i> adjoining an end wall containing no <i>habitable room</i> windows may be reduced to 3 m (9.8 ft), except that if the <i>interior side lot line</i> adjoins an R1, R2, R3 or FD Zone then this reduction shall not apply.</p>		<p>3 m (9.8 ft) and 1.2 m (3.94 ft) on the narrow side, provided that where the property has direct access to a public <i>lane</i> the required <i>side yard</i> shall be 1.2 m (3.9 ft) on both sides.</p>	

TABLE 12.2B: ZONE PROVISIONS					
Zone Provision	Bed and Breakfast, Converted Dwelling, Boarding or Lodging House or Group Home	Multiple Unit Dwelling	Apartment Dwelling Nursing Home	Dwelling Unit in a Portion of a Non-Residential Building	Non-Residential Uses
Setback , Minimum Distance from the Centreline of an Arterial Road as shown on Schedule "C"	19 m (62.3 ft)	20.5 m (67.3 ft)		No Provision	No Provision
Lot Coverage Maximum	40% of the <i>lot area</i>			No Provision	35%
Landscaped Open Space , Minimum	30% of the <i>lot area</i>			No Provision	30%
Dwelling Unit area , Minimum	55 m ² (592 ft ²) for each unit in a <i>converted dwelling</i> or 19.5 m ² (209.9 ft ²) for each roomer or boarder in a <i>group home</i> or <i>boarding or lodging house</i>	55 m ² (592 ft ²)		45 m ² (484.4 ft ²)	No Provision
Height of Building , Maximum	Shall be the <i>height</i> existing on the date of passing of this By-law	11 m (36.1 ft)		No Provision	Shall be the <i>height</i> existing on the date of passing of this By-Law
Amenity Area , Minimum	150 m ² (1,614 ft ²) per <i>dwelling</i> , or 40 m ² (430.6 ft ²) per <i>dwelling unit</i> in the case of a <i>converted dwelling</i> .	40 m ² (430 ft ²) per <i>dwelling unit</i> and in accordance with the provisions of Section 12.2.1		40 m ² (430 ft ²) per <i>dwelling unit</i> and in accordance with the provisions of Section 12.2.1	No Provision

TABLE 12.2B: ZONE PROVISIONS					
Zone Provision	Bed and Breakfast, Converted Dwelling, Boarding or Lodging House or Group Home	Multiple Unit Dwelling	Apartment Dwelling Nursing Home	Dwelling Unit in a Portion of a Non-Residential Building	Non-Residential Uses
Planting Strip	No Provision	Where a driveway or parking area abuts a Residential use or undeveloped land in an R1, R2, R3, FD or EC zone, then a planting strip with a minimum width of 1 m (3.29 ft) shall be provided adjoining such abutting lot line or portion thereof. The use of such planting strip will comply with Section 5.21.			
Parking, accessory uses, permitted encroachments and other general provisions	In accordance with the provisions of Section 5, unless otherwise expressly stated in this section.				

12.2.1 AMENITY AREAS

12.2.1.1 PRIVATE OUTDOOR AMENITY AREA FOR STREET FRONTING TOWNHOUSES

A private outdoor *amenity area* shall be provided immediately adjacent to each *dwelling unit* for the private use of the occupants of the *dwelling unit*. The private outdoor *amenity area* shall have a total area of not less than **40 m²** (430.6 ft²) and must be enclosed along at least 50% of the perimeter by a privacy fence.

12.2.1.2 CHILDREN'S OUTDOOR PLAY AREA FOR MULTIPLE UNIT DWELLINGS AND APARTMENT DWELLINGS

A children's outdoor play area shall be provided for *multiple unit dwellings* and *apartment dwellings*, with a minimum size of the play area to be determined by the number of units as follows:

<u>Type of Unit</u>	<u>Requirement per Unit</u>
Two Bedroom	1 m² (10.8 ft ²)
Three or more Bedrooms	1.5 m² (16.2 ft ²)

In no case shall the play area be less than **50 m²** (538.2 ft²) in size and shall not be located closer than **5 m** (16.4 ft) to any door or window of a *dwelling unit*.

12.2.2 **SETBACK ADJACENT TO RESIDENTIAL ZONES**

Where a non-residential *use* in an Entrepreneurial (EC) Zone abuts any Residential Zone then a **6 m** (19.7 ft) *side yard* shall be required on the side that so abuts.

12.2.3 **LOCATION OF PARKING AREAS**

Notwithstanding any other provisions of this By-Law to the contrary, for a *bed and breakfast*, rooming or boarding house, *converted dwelling*, retirement home-converted, *apartment building* and non-residential *use*, all *parking areas* with the exception of driveways shall be located within the *interior side yard* or *rear yard* behind the required *front yard* or *exterior side yard setback* where applicable.

12.2.4 **OPEN STORAGE REQUIREMENTS**

No open storage shall be permitted.

12.3 **SPECIAL ZONING - RESIDENTIAL ENTREPRENEURIAL AREAS, (EC-R)**

12.3.1 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any EC-R Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

an apartment dwelling;
a bed and breakfast establishment;
a boarding or lodging house, with a maximum of 3 guest rooms;
a business or professional office, converted;
a converted dwelling;
a duplex dwelling;
a dwelling unit accessory to a permitted non-residential use;
a group home;
a home occupation, in accordance with the provisions of Section 5.11;
a medical clinic, converted
a multiple unit dwelling;
a nursing home, converted;
a semi-detached dwelling;
a single detached dwelling; and
a street fronting townhouse dwelling.

12.3.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any EC-R Zone use any *building* or *structure* except in accordance with the following provisions:

12.3.2.1 **HOLDING ZONE PROVISIONS**

Where the symbol (H) appears on a zoning map following the zone symbol EC-R, notwithstanding the “Uses Permitted”, unless this By-law has been amended to remove the relevant “H” symbol, those lands shall not be developed or used except in accordance with the following:

12.3.2.1.1 PURPOSE OF THE HOLDING SYMBOL

To ensure that development or redevelopment takes a form compatible with adjacent *uses*, agreements shall be entered into consistent with Section 41 of the Planning Act following public site plan review, prior to the removal of the "H" symbol.

To ensure that *buildings* and *structures* that have been identified by the Town as historically significant and that have been designated under the Ontario Heritage Act, or which are actively being pursued for such designation are not negatively impacted by development or redevelopment, agreements shall be entered into following public site plan review consistent with Section 41 of the Planning Act, prior to the removal of the "H" symbol.

12.3.2.1.2 INTERIM USES PERMITTED WITHOUT LIFTING THE "H" SYMBOL

Permitted “Residential” *uses* with 3 or fewer *dwelling units*, rooming units or *guest rooms*. Notwithstanding the above, an *apartment dwelling* is not a permitted interim *use*.

12.3.3 That all the provisions of the EC Zone in Section 12.2 to this By-law, as amended, shall apply, and further that all other provisions of this By-law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

12.4 **SPECIAL PROVISIONS**

12.4.1 **LOCATION: BIDWELL STREET AND RIDOUT STREET, EC-1**

12.4.1.1 Notwithstanding any provisions of By-Law Number 1994 to the contrary, no *person* shall within any EC-1 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

a nursing home.

12.4.1.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any EC-1 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

12.4.1.2.1 NUMBER OF NURSING AND REST HOME BEDS

Maximum	106 beds
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12.4.1.3 That all the provisions of the EC Zone in Section 12.2 to this By-Law, as amended shall apply, and further that all other provisions of By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

12.4.2 **LOCATION: BROADWAY AT VENISON STREET AND BIDWELL STREET, NORTH OF BRIDGE STREET, EC-2**

12.4.2.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any EC-2 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* listed in Table 12.1; and
an *eating establishment*;

12.4.2.2 That all the provisions of the EC Zone in Section 12.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

12.4.3 **LOCATION: BRIDGE STREET AT BIDWELL AVENUE, EC-3**

12.4.3.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any EC-3 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* listed in Table 12.1 and;
a *public garage*.

12.4.3.2 That all the provisions of the EC Zone in Section 12.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

12.4.4 LOCATION: BROADWAY AT BRIDGE STREET, EC-4

12.4.4.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any EC-4 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* listed in Table 12.1; and
an *eating establishment*;

12.4.4.2 That all the provisions of the EC Zone in Section 12.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

12.4.5 LOCATION: NORTHWEST CORNER OF HARRIS AND KING STREET, EC-5

12.4.5.1 Notwithstanding any provisions of the this By-Law to the contrary, no *person* shall within any EC-5 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following:

a multiple unit dwelling.

12.4.5.2 Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any EC-5 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

12.4.5.2.1 LOT AREA

Minimum	136.5 m² (1,469.3 ft ²) per <i>dwelling unit</i>
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12.4.5.2.2 LANDSCAPED OPEN SPACE

Minimum	29.3%
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12.4.5.2.3 PARKING SETBACK FROM HARRIS STREET

Minimum	0.65 m (2.1 ft)
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12.4.5.2.4 PARKING SETBACK FROM MUNICIPAL LANE

Minimum	0.65 m (2.1 ft)
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(Added by By-Law 3340)

September/08

12.4.5.2.5 PARKING SPACES

Minimum	20.
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12.4.5.3 That all of the provisions of the EC Zone in Section 12.2 of this By-Law, as amended, shall apply; and further, that all other provisions of this By-Law, as amended, that are consistent with the provisions herein shall continue to apply mutatis mutandis.

(Added by By-Law 3340)

12.4.6 LOCATION: NORTHEAST CORNER OF ROLPH STREET AND WASHINGTON GRAND AVENUE, LOT 790, PLAN 500 EC-R6 (KEY MAP 20)

12.4.6.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any EC-R6 Zone *use any lot, or erect, alter, or use any building or structure* for any purpose except the following:

a multiple unit dwelling.

12.4.6.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any EC-R6 Zone *use any lot, or erect, alter, or use any building or structure* for any purpose except in accordance with the following provisions:

12.4.6.2.1 LOT AREA

Minimum	118.5 m² (1,243.2 ft ²) <i>per dwelling unit</i>
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12.4.6.2.2 PARKING SETBACK FROM WASHINGTON GRAND AVENUE

Minimum	0.5 m (1.6 ft)
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12.4.6.2.3 PARKING SPACES

Minimum	7
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12.4.6.3 That all of the provisions of the EC-R Zone in Section 12.2 of this By-Law, as amended, shall apply; and further, that all other provisions of this By-Law, as amended, that are consistent with the provisions herein shall continue to apply mutatis mutandis.

(Added by By-Law 3379)
(Replaced by By-Law 4189)

April/18

12.4.7 LOCATION: LOT 806, PLAN 500, EAST SIDE OF ROLPH STREET, EC-R7(H)

12.4.7.1 Notwithstanding any provisions of the By-law to the contrary, no *person* shall within any EC-R7(H) Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following:

all *uses* listed in Section 12.3.1.

12.4.7.2 Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any EC-R7(H) Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

12.4.7.2.1 Provisions For A Medical Clinic

Minimum *parking spaces* 10

12.4.7.3 That all of the provisions of the EC-R(H) Zone in Section 12.2 of By-law Number 3295, as amended, shall apply; and further, that all other provisions of By-law Number 3295, as amended, that are consistent with the provisions herein shall continue to apply *mutatis mutandis*.

(Added by By-Law 3482)

12.4.8 LOCATION: SOUTH WEST CORNER OF BROADWAY & VENISON ST W, PARTS 4 & 5, 41R-6262, LOT 944 & PT LOT 945, PLAN 500, EC-8 (KEY MAP 20)

12.4.8.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any EC-8 Zone use any *lot*, or *erect*, *alter*, or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Table 12.1.

12.4.8.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any EC-8 Zone use any *lot*, or *erect*, *alter*, or use any *building* or *structure* for any purpose except in accordance with the following provisions:

12.4.8.2.1 INTERIOR SIDE YARD

Minimum width nil

12.4.8.2.2 REAR YARD

Minimum depth **0.32 m (1.05 ft)**

February/16

12.4.8.2.3 LOT COVERAGE

Maximum	77.3 %
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12.4.8.2.4 LANDSCAPED OPEN SPACE

Minimum	7%
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12.4.8.2.5 AMENITY AREA

Minimum	23.2 m² per dwelling unit
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12.4.8.2.6 REQUIRED PARKING SPACES FOR RESIDENTIAL USES

Minimum	1 space per dwelling unit
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12.4.8.2.7 REQUIRED PARKING SPACES FOR NON-RESIDENTIAL USES

Minimum	1 space per 22 m² (237 ft ²) of gross floor area
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12.4.8.2.8 SETBACK OF PARKING AREAS

Notwithstanding Section 5.24.3.1, the minimum distance between a parking space and an interior lot line, rear lot line, and street line may be **0 m**.

12.4.8.2.9 LOADING ZONE SPACES

Minimum	nil
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12.4.8.2.10 PLANTING STRIP

Notwithstanding Section 5.25, for lands zoned EC-8, no planting strip is required between the subject lands and adjacent lot lines.

12.4.8.3 That all of the provisions of the EC Zone in Section 12.2 of this By-Law, as amended, shall apply; and further, that all other provisions of this By-Law, as amended, that are consistent with the provisions herein shall continue to apply mutatis mutandis.

(Added by By-Law 3998)

- 12.4.10.1.1 For the purposes of this subsection, a 'microbrewery' shall mean a *building* or part of a *building*, used for the small scale or independent manufacturing of specialty or craft beer, wine or spirits produced for retail sale and consumption on or off-site. A *microbrewery* may include a tied-house and may also operate in combination with a permitted bar or tavern or an *eating establishment* and retail *accessory* items.
- 12.4.10.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any EC-10 Zone use any *lot*, or *erect*, *alter*, or use any *building* or *structure* for any purpose except in accordance with the following provisions:
- 12.4.10.2.1 LOT COVERAGE AND REAR YARD DEPTH
- Existing at the date of passing of this By-law, or as existing as a result of a decision of the Oxford County Land Division Committee.
- 12.4.10.3 That all of the provisions of the EC Zone in Section 12.2 of this By-Law, as amended, shall apply and further, that all other provisions of this By-Law, as amended, that are consistent with the provisions herein shall continue to apply mutatis mutandis.

(Added by By-Law 4271)