



Corporation of the Town of Ingersoll

By-Law 24-5318

A By-law to amend Zoning By-law Number 04-4160, as amended.

WHEREAS the Municipal Council of the Corporation of the Town of Ingersoll deems it advisable to amend By-law Number 04-4160, as amended.

THEREFORE, the Municipal Council of the Corporation of the Town of Ingersoll, enacts as follows:

1. That Section 4.0 to By-law Number 04-4160, as amended, is hereby further amended by deleting the definition of 'converted dwelling'.
2. That Section 4.0 to By-law Number 04-4160, as amended, is hereby further amended by adding the following definitions in alphabetical order:

"ADDITIONAL RESIDENTIAL UNIT", means a *dwelling unit* located within the *principal dwelling* on the *lot* or in a permanent detached *accessory building* on the *lot*, and which is secondary and subordinate to the *principal dwelling* on the *lot*. *Additional residential unit(s)* shall not include a *trailer*, a *mobile home*, a *motor home* or *recreational vehicle* as defined herein.

"CONVERTED DWELLING", means a *single detached dwelling* which has been altered or converted to contain no more than four *dwelling units*, unless otherwise specified in this By-law.

"DWELLING UNIT AREA", means a habitable area contained within the inside walls of a *dwelling unit*, excluding any *private garage* or *carport*, porch, veranda or sunroom (unless such sunroom is habitable in all seasons of the year), *attic*, *cellar* or *basement*, or portions thereof, that is unfinished, used only for storage or mechanical equipment, and/or with ceiling height less than 1.95 m (6.5 ft), public or common halls or areas, and, stairwells and elevator shafts.

"INDIVIDUAL ON-SITE SEWAGE SYSTEM", means sewage systems, as defined in O. Reg. 332/12 under the Building Code Act, 1992, that are owned, operated and managed by the owner of the *lot* upon which the system is located.

"INDIVIDUAL ON-SITE WATER SYSTEM", means individual water supply systems that are owned, operated and managed by the owner of the *lot* upon which the system is located.

"MUNICIPAL SEWAGE SYSTEM", means a sewage works within the meaning of Section 1 the Ontario Water Resources Act that is owned or operated by the *County*, including centralized and decentralized systems.

"MUNICIPAL WATER SYSTEM", means a drinking-water system within the meaning of Section 2 of the Safe Drinking Water Act, 2002, that is owned or operated by the *County*, including centralized and decentralized systems.

"NATURAL HAZARDS", means property or lands that could be unsafe for development due to naturally occurring processes and includes riverine flooding hazards, riverine erosion hazards, and wetlands regulated under the Conservation Authorities Act and associated regulations.

"PARKING SPACE, TANDEM", means a *parking space*, which can only be accessed by passing through another *parking space* using the same *parking aisle*.

“PRINCIPAL DWELLING”, means the *single detached dwelling, semi-detached dwelling, or street fronting townhouse dwelling* that has been *altered* to contain *additional residential unit(s)* and/or is located on the same *lot* as an *additional residential unit* in an *accessory building*.

“PRIVATE COMMUNAL SEWAGE SYSTEM”, means a sewage works within the meaning of section 1 of the Ontario Water Resources Act that serves six or more *lots* or private residences and is not owned by a municipality.

“PRIVATE COMMUNAL WATER SYSTEM”, means a non-municipal drinking-water system within the meaning of section 2 of the Safe Drinking Water Act, 2002 that serves six or more *lots* or private residences.

3. That Section 5.0 to By-law Number 04-4160, as amended, is hereby further amended by deleting subsection 5.10.1 and replacing it with the following new subsection 5.10.1:

5.10.1 WHERE PERMITTED

A *home occupation* is *permitted*, subject to complying with all appropriate zoning provisions, in all zones permitting a *residential dwelling unit* and shall be *permitted* within the *residential dwelling unit*. A *home occupation* is not permitted within an *additional residential unit, converted dwelling, or garden suite*.

4. That Section 5.0 to By-law Number 04-4160, as amended, is hereby further amended by deleting subsections 5.10.8 and 5.10.9 and replacing them with the following new subsections 5.10.8 and 5.10.9:

5.10.8 BED AND BREAKFAST ESTABLISHMENT

A *bed and breakfast establishment* shall be considered a *home occupation* where located in a *single detached dwelling*. Notwithstanding the *gross floor area* limit for a *home occupation* in subsection 5.10.2, a *bed and breakfast establishment* shall be limited to three *guest rooms*. A *bed and breakfast establishment* is not permitted on a *lot* containing an *additional residential unit(s), a converted dwelling, or a garden suite*.

5.10.9 HOME DAYCARE

A *private home daycare*, located in a *single detached dwelling, a semi-detached dwelling, or a duplex dwelling* with accommodation for up to and including 5 children, shall be considered a *home occupation*. For the purpose of this subsection, the *gross floor area* limit for a *home occupation* in subsection 5.10.2 shall not apply to a *private home daycare*. A *home daycare* is not permitted on a *lot* containing an *additional residential unit(s), a converted dwelling, or a garden suite*.

5. That Section 5.0 to By-law Number 04-4160, as amended, is hereby further amended by deleting subsection 5.14.1 and replacing it with the following new subsection 5.14.1:

5.14.1 No land shall be used or built upon and no *building or structure* shall be altered, erected, used or expanded for any purpose unless the land is serviced by municipal services, including, as applicable, *municipal water system, municipal sewage system, drainage systems and improved streets*, which meet all applicable *County and/or Town* standards. Adequacy of *municipal water system and municipal sewage system* capacity shall be confirmed by the *County* prior to issuance of a Building Permit.

6. That Section 5.0 to By-law Number 04-4160, as amended, is hereby further amended by deleting the provisions in Table 5.19.2.1 - Parking Standards for the Land Use Category “Residential Uses” and replacing them with the following new provisions for “Residential Uses”:

TABLE 5.19.2.1 - PARKING STANDARDS		
Land Use Category	Use	Number of Vehicle <i>Parking</i> spaces Required
Residential Uses	<i>single detached dwelling</i> <i>duplex dwelling</i> <i>semi-detached dwelling</i> <i>mobile home</i> <i>street fronting townhouse dwelling</i>	2 per <i>dwelling unit</i>
	<i>home occupation, except a bed and breakfast establishment</i>	1 space
	<i>bed and breakfast establishment</i> <i>boarding or lodging house</i>	1 per <i>guest room</i>
	<i>garden suite</i>	1 per <i>garden suite</i>
	<i>additional residential unit</i>	1 per <i>dwelling unit</i>
	<i>residential unit in a portion of a non-residential building</i> <i>multiple unit dwelling</i> <i>apartment dwelling</i> <i>converted dwelling</i>	1.5 per <i>dwelling unit</i>

7. That Section 5.0 to By-law Number 04-4160, as amended, is hereby further amended by adding the following subsection at the end:

“5.35 CONVERTED DWELLINGS AND ADDITIONAL RESIDENTIAL UNITS

5.35.1 CONVERTED DWELLINGS

5.35.1.1 WHERE PERMITTED

Where listed as a permitted use in the Zone, a *converted dwelling* containing up to four *dwelling units* is permitted subject to compliance with the provisions of this Section and all other provisions of the Zone in which the *lot* is located.

5.35.1.2 WHERE NOT PERMITTED

Converted dwellings shall not be permitted:

- i) on any *lot* containing an *additional residential unit* or a *garden suite*;
- ii) on any *lot* unless adequate *municipal water system* and/or *municipal sewage system* capacity to service the *converted dwelling* has been determined and/or confirmed by the *County*; or,
- iii) on any *lot* containing *natural hazards*, unless clearance or approval from the Conservation Authority having jurisdiction has been obtained, or on any *lot* that does not meet Provincial access standards during a regulatory flood event.

5.35.1.3 ALTERATIONS TO DWELLING

Alterations to an *existing single detached dwelling* shall meet the following requirements:

- i) entrances on the front of the building shall be limited to one, which may be shared by *dwelling units* via an internal vestibule or corridor separated by required fire separation;
- ii) additional exterior entrance(s) shall only be located in the *rear yard* or *interior side yard*; and,
- iii) there shall be no exterior stairways or balconies except one open emergency exit which shall be located only in the *rear yard* or *interior side yard*.

5.35.2 ADDITIONAL RESIDENTIAL UNITS (ARUs)

5.35.2.1 WHERE PERMITTED

Where listed as a permitted use in the Zone, *additional residential units* are permitted as an *accessory use* to a *single detached dwelling, semi-detached dwelling, or street fronting townhouse dwelling* subject to the provisions of this Section and compliance with all other provisions of the Zone in which the *lot* is located.

5.35.2.2 WHERE NOT PERMITTED

Additional residential units shall not be permitted:

- i) on any *lot* containing a *boarding or lodging house, a group home, a garden suite, a converted dwelling, a duplex dwelling, a mobile home, or a bed and breakfast establishment*;
- iii) on any *lot* unless adequate *municipal water system* and/or *municipal sewage system* capacity to service the *additional residential unit(s)* has been confirmed by the *County*;
- iv) on any *lot* containing *natural hazards*, unless clearance or approval from the Conservation Authority having jurisdiction has been obtained, or on any *lot* that does not meet Provincial access standards during a regulatory flood event; and,
- v) on any *lot* serviced by an *individual on-site sewage system, individual on-site water system, private communal water system, and/or private communal sewage system*.

5.35.2.3 PROVISIONS FOR ALL ADDITIONAL RESIDENTIAL UNITS

All *additional residential units* shall comply with the provisions of Table 5.35.2.3.

TABLE 5.35.2.3 – PROVISIONS FOR ADDITIONAL RESIDENTIAL UNITS (ARUs)	
Number of ARUs per lot, Maximum	2, with 1 of the ARUs permitted to be located within an <i>accessory building</i> on the same <i>lot</i> .
Cumulative Dwelling Unit Area for all ARUs, Maximum	50% of the <i>dwelling unit area</i> of the <i>principal dwelling</i> on the <i>lot</i> , or 100 m ² (1076 ft ²) of <i>dwelling unit area</i> , whichever is the lesser. For the purposes of calculating the maximum <i>dwelling unit area</i> for <i>additional residential unit(s)</i> within the <i>principal dwelling</i> or in an <i>accessory building</i> on the same <i>lot</i> , the <i>dwelling unit area</i> of the <i>principal dwelling</i> shall be determined as of the date of establishment of the <i>additional residential unit(s)</i> . Notwithstanding the maximum <i>dwelling unit area</i> provision, the entire <i>basement</i> or <i>cellar</i> of the <i>principal dwelling</i> may be used for the purposes of an <i>additional residential unit</i> , provided there are no other <i>additional residential units</i> or <i>garden suites</i> on the <i>lot</i> .
Parking spaces, Minimum	1, that may be a <i>tandem parking space</i>
Location of Entrances	All <i>dwelling units</i> shall be accessed through a common entrance from a common corridor or vestibule, separated by required fire separations except that separate entrance(s) may be located in a <i>rear yard</i> or <i>interior side yard</i> .
Location of Exterior Stairways	There shall be no exterior stairways except a required emergency exit which shall be located only in the <i>rear yard</i> or <i>interior side yard</i> , subject to the provisions of Section 5.34.
Unobstructed Pathway to Entrance of Unit(s)	Minimum 0.9 m (2.9 ft) wide unobstructed pathway from the <i>front lot line</i> to the entrance. Unobstructed means no obstruction or encroachments, to a height of up to 2.3 m (7.5 ft), and constructed of a continuous, hard surface.

	Except in no case shall a pathway encroach closer than 0.3 m (1 ft), to the interior <i>side lot line</i> and shall not <i>alter</i> any drainage swale required by an approved lot grading plan.
ARUs in Detached Accessory Structures	<i>ARUs</i> within a <i>building accessory</i> to a residential use shall comply with the provisions for <i>accessory uses</i> in Section 5.1.

8. That Section 6.0 to By-law Number 04-4160, as amended, is hereby further amended by deleting Section 6.1: Uses Permitted and replacing it with the following new Section 6.1: Uses Permitted:

6.1 USES PERMITTED

No person shall within any R1 Zone use any *lot* or *erect, alter* or use any *building* or *structure* for any purpose except one or more of the R1 *uses* presented in Table 6.1:

TABLE 6.1: USES PERMITTED	
•	an <i>additional residential unit</i> , in accordance with Section 5.35.2;
•	a <i>group home</i> , in accordance with Section 5.9;
•	a <i>home occupation</i> , in accordance with Section 5.10;
•	a <i>public use</i> , in accordance with Section 5.22;
•	a <i>single detached dwelling</i>

9. That Section 6.0 to By-law Number 04-4160, as amended, is hereby further amended by deleting Section 6.2: Zone Provisions and replacing it with the following new Section 6.2: Zone Provisions:

6.2 ZONE PROVISIONS

No person shall within any R1 Zone use any *lot* or *erect, alter* or use any *building* or *structure* except in accordance with the provisions in Table 6.2:

TABLE 6.2: ZONE PROVISIONS	
Zone Provision	Uses
Number of Dwellings Per Lot, Maximum	1 <i>dwelling</i> ¹
Lot Area	450 m² (4,844 ft ²) or 540 m² (5,812.7 ft ²) in the case of a <i>corner lot</i>
Lot Frontage	15 m (49.2 ft) or 18 m (59.1 ft) in the case of a <i>corner lot</i>
Lot Depth	30 m (98.4 ft)
Front Yard, Minimum Depth Exterior Side Yard, Minimum Width	6 m (19.7 ft)
Rear Yard, Minimum Depth	7.5 m (24.6 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 <i>garage</i> or <i>carport</i> 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).
Setback, Minimum distance from the Centreline of an Arterial Road as designated on Schedule "B" of this By-Law	19 m (62.3 ft)

TABLE 6.2: ZONE PROVISIONS	
Zone Provision	Uses
Lot Coverage, Maximum	35% of the <i>lot area</i>
Landscaped Open Space, Minimum	30% of the <i>lot area</i>
Height of Building, Maximum	11 m (36.1 ft)
Parking and Accessory Buildings, Etc.	In accordance with the provisions of Section 5

1. except where an *Additional Residential Unit* is established in accordance with Section 5.35.2
10. That Section 6.0 to By-law Number 04-4160, as amended, is hereby further amended by deleting Section 6.3: Special Provisions for a Garden Suite (R1-G).
11. That Section 7.0 to By-law Number 04-4160, as amended, is hereby further amended by deleting Section 7.1: Uses Permitted and replacing it with the following new Section 7.1: Uses Permitted:

7.1 USES PERMITTED

No person shall within any R2 Zone use any *lot* or *erect, alter* or use any *building* or *structure* for any purpose except one or more of the R2 uses in Table 7.1:

TABLE 7.1: USES PERMITTED
• an <i>additional residential unit</i> , in accordance with Section 5.35.2;
• a <i>duplex dwelling</i> ;
• a <i>group home</i> , in accordance with Section 5.9;
• a <i>home occupation</i> , in accordance with Section 5.10;
• a <i>public use</i> in accordance with Section 5.22;
• a <i>semi-detached dwelling</i> ;
• a <i>single detached dwelling</i> .

12. That Section 7.0 to By-law Number 04-4160, as amended, is hereby further amended by deleting Section 7.2: Zone Provisions and replacing it with the following new Section 7.2: Zone Provisions:

7.2 ZONE PROVISIONS

No person shall within any R2 Zone use any *lot* or *erect, alter* or use any *building* or *structure* except in accordance with the provisions in Table 7.2:

TABLE 7.2: ZONE PROVISIONS			
Zone Provision	Single Detached Dwelling	Semi-detached Dwelling	Duplex Dwelling, or public use
Number of Dwellings or Dwelling Units Per Lot, Maximum	1 <i>dwelling</i> ¹	2 <i>dwelling units</i> ¹	2 <i>dwelling units</i>
Lot Area, Minimum	345 m ² (3,713.7 ft ²) or 450 m ² (4,843.9 ft ²) in the case of a corner lot	270 m ² (2,906.3 ft ²) per unit or 360 m ² (3,875.1 ft ²) per unit in the case of a corner lot	540 m ² (5,812.7 ft ²)

TABLE 7.2: ZONE PROVISIONS			
Zone Provision	Single Detached Dwelling	Semi-detached Dwelling	Duplex Dwelling, or public use
Lot Frontage, Minimum	11.5 m (37.7 ft) or 15 m (49.2 ft) in the case of a corner lot	9 m (29.5 ft) per unit or 12 m (39.4 ft) per unit in the case of a corner lot	18 m (59.1 ft)
Lot Depth, Minimum	30 m (98.4 ft)		
Front Yard, Minimum Depth Exterior Side Yard, Minimum Width	6.0 m (19.7 ft)		
Rear Yard, Minimum Depth	7.5 m (24.6 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 <i>garage</i> or <i>carport</i> is attached to or is within the <i>main building</i> or the lot is a corner lot, the minimum width shall be 1.2 m (3.9 ft)	3.0 m (9.8 ft) for the side not attached to the other <i>dwelling</i>, provided that where a <i>garage</i> or <i>carport</i> 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 <i>garage</i> or <i>carport</i> is attached to or is within the <i>main building</i>, or the lot is a corner lot, the minimum width shall be 1.2 m (3.9 ft)
Setback, Minimum distance from the centreline of an Arterial Road as designated on Schedule "B" of this By-Law	19.0 m (62.3 ft)		
Lot Coverage, Maximum	40% of the <i>lot area</i>		
Landscaped Open Space, Minimum	30% of the <i>lot area</i>		
Height of Building, Maximum	11 m (36.1 ft)		
Parking and Accessory Buildings, Etc.	In accordance with the provisions of Section 5		

1. except where an *Additional Residential Unit* is established in accordance with Section 5.35.2

13. That Section 7.0 to By-law Number 04-4160, as amended, is hereby further amended by deleting subsection 7.2.1.

14. That Section 8.0 to By-law Number 04-4160, as amended, is hereby further amended by deleting Section 8.1: Uses Permitted and replacing it with the following Section 8.1: Uses Permitted:

8.1 USES PERMITTED

No person shall within any R3 Zone use any *lot* or *erect, alter* or use any *building* or *structure* for any purpose except one or more of the R3 uses in Table 8.1:

TABLE 8.1: USES PERMITTED
• an <i>additional residential unit</i> , in accordance with Section 5.35.2;
• an <i>apartment dwelling</i> ;
• a <i>boarding or lodging house</i> ;
• a <i>converted dwelling</i> , containing up to four <i>dwelling units</i> , in accordance with Section 5.35;
• a <i>home occupation</i> , in accordance with Section 5.10;
• a <i>group home</i> , in accordance with Section 5.9;
• a <i>multiple unit dwelling</i> ;
• a <i>public use</i> in accordance with Section 5.22;
• a <i>special needs home</i> ;
• a <i>street fronting townhouse dwelling</i> .

15. That Section 8.0 to By-law Number 04-4160, as amended, is hereby further amended by deleting Section 8.2: Zone Provisions and replacing it with the following new Section 8.2: Zone Provisions:

8.2 ZONE PROVISIONS

No person shall within any R3 Zone use any *lot* or *erect, alter* or use any *building* or *structure* except in accordance with the provisions in Table 8.2:

TABLE 8.2: ZONE PROVISIONS				
Zone Provision	Street Fronting Townhouse	Converted Dwelling, Boarding or Lodging House, Group Home, Special Needs Home or Public Use	Apartment Dwelling	Multiple Unit Dwelling
Number of Dwellings or Dwelling Units, Maximum	8 <i>dwelling units</i> per <i>building</i> . ¹	1 <i>dwelling</i> per lot	no provision	
Lot Area, Minimum	150 m ² (1,614.6 ft ²) per <i>dwelling unit</i> or 240 m ² (2,583.4ft ²) for an end unit, except in no case shall the <i>lot area</i> for an end unit on a <i>corner lot</i> be less than 330 m ² (3,552.2ft ²)	600 m ² (6,458.6 ft ²)	150 m ² (1,614.6 ft ²) per <i>dwelling unit</i>	

TABLE 8.2: ZONE PROVISIONS				
Zone Provision	Street Fronting Townhouse	Converted Dwelling, Boarding or Lodging House, Group Home, Special Needs Home or Public Use	Apartment Dwelling	Multiple Unit Dwelling
Lot Frontage, Minimum	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)	20 m (65.5 ft)	20 m (65.5 ft)	
Lot Depth, Minimum	30 m (98.4 ft)		no provision	
Front Yard, Minimum Depth Exterior Side Yard, Minimum Width	6.0 m (19.7 ft)		7.5 m (24.6 ft)	
Rear Yard, Minimum Depth	7.5 m (24.6 ft)	10 m (32.8 ft)	10 m (32.8 ft) provided that a rear yard adjoining an end wall containing no habitable room windows may be reduced to 3 m (9.8 ft) except that if the rear lot line adjoins an R1 or R2 Zone then this reduction shall not apply.	
Interior Side Yard, Minimum Width	3 m (9.8 ft) for end dwelling units	3 m (9.8 ft) on one side and 1.5 m (4.9 ft) on the narrow side, provided that where a garage or carport is attached to or within the main building, or the lot is a corner lot, the minimum width shall be 1.5 m (4.9 ft).	6 m (19.7 ft), provided that an interior side yard adjoining an end wall containing no habitable room windows may be reduced to 3 m (9.8 ft), except that if the interior side lot line adjoins an R1 or R2 Zone then this reduction shall not apply	4.0 m (13.1 ft)

TABLE 8.2: ZONE PROVISIONS				
Zone Provision	Street Fronting Townhouse	Converted Dwelling, Boarding or Lodging House, Group Home, Special Needs Home or Public Use	Apartment Dwelling	Multiple Unit Dwelling
Setback, Minimum Distance from the Centre-line of an Arterial Road as designated on Schedule "B" of this By-Law	19.0 m (62.3 ft)		20.5 m (67.3 ft)	
Lot Coverage, Maximum	40% of lot area			
Landscaped Open Space, Minimum	30% of lot area			
Height of Building, Maximum	11 m (36.1 ft)		3 storeys	
Amenity Area, Minimum	40 m ² (430.6 ft ²) per dwelling unit	no provision	40 m ² (430.6 ft ²) per dwelling unit	
Parking and Accessory Buildings, Etc.	In accordance with the provisions of Section 5.19.			

1. except where an *Additional Residential Unit* is established in accordance with Section 5.35.2

16. That Section 11.0 to By-law Number 04-4160, as amended, is hereby further amended by deleting Section 11.1: Uses Permitted and replacing it with the following new Section 11.1: Uses Permitted:

11.1 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 in Table 11.1:

TABLE 11.1: USES PERMITTED
Residential Uses:
• an <i>additional residential unit</i> , in accordance with Section 5.35.2;
• a <i>bed and breakfast establishment</i> ;
• a <i>boarding or lodging house</i> ;
• a <i>converted dwelling</i> , containing up to four <i>dwelling units</i> , in accordance with Section 5.35;
• a <i>duplex dwelling</i> ;
• a <i>dwelling unit accessory to a permitted non-residential use</i> ;
• a <i>group home</i> , in accordance with Section 5.9;
• a <i>home occupation</i> , in accordance with Section 5.10;
• a <i>long term care facility</i> ;
• a <i>semi-detached dwelling</i> ;
• a <i>single detached dwelling</i> ;
• a <i>street fronting townhouse dwelling</i> ;

TABLE 11.1: USES PERMITTED	
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 data processing business</i> ;	
• a <i>daycare centre</i> ;	
• a <i>funeral home</i> ;	
• a <i>government administrative office</i> ;	
• a <i>medical centre</i> ;	
• a <i>parking lot</i> ;	
• a <i>place of worship</i> ;	
• a <i>personal service establishment</i> ;	
• a <i>public use</i> , in accordance with Section 5.22;	
• a <i>service shop</i> ;	
• a <i>studio</i> ;	
• a <i>veterinary clinic</i> .	

17. That Section 11.0 to By-law Number 04-4160, as amended, is hereby further amended by deleting Section 11.2: Zone Provisions and replacing it with the following new Section 11.2: Zone Provisions:

11.2 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 in Tables 11.2A and 11.2B:

TABLE 11.2A: ZONE PROVISIONS				
Zone Provision	Single Detached Dwelling	Semi-Detached Dwelling	Duplex Dwelling	Street Fronting Townhouse
Number of Dwellings or Dwelling Units, Maximum	<i>1 dwelling per lot</i> ¹	<i>2 dwelling units per lot</i> ¹	<i>2 dwelling units per lot</i>	<i>8 dwelling units per building</i> ¹
Lot Area, Minimum	345 m² (3,713.7 ft ²) or 450 m² (4,843.9 ft ²) in the case of a <i>corner lot</i>	270 m² (2,906.3 ft ²) per unit or 360 m² (3,875.1 ft ²) per unit in the case of a <i>corner lot</i>	540 m² (5,812.7 ft ²)	150 m² (1,614.6 ft ²) per <i>dwelling unit</i> or 240 m² (2,583.4 ft ²) for an end unit, except in no case shall the <i>lot area</i> for an end unit on a <i>corner lot</i> be less than 330 m² (3,552.2 ft ²)
Lot Frontage, Minimum	11.5 m (37.7 ft) or 15 m (49.2 ft) in the case of a <i>corner lot</i>	9 m (29.5 ft) per unit or 12 m (39.4 ft) per unit in the case of a <i>corner lot</i>	18 m (59.1 ft)	5 m (16.4 ft) per <i>dwelling unit</i> or 8 m (26.2 ft) for an end unit, except in no case shall the <i>lot frontage</i> for the end unit on a

TABLE 11.2A: ZONE PROVISIONS				
Zone Provision	Single Detached Dwelling	Semi-Detached Dwelling	Duplex Dwelling	Street Fronting Townhouse
				<i>corner lot</i> be less than 11 m (36.1 ft)
Lot Depth, Minimum	30 m (98.4 ft)			
Front Yard, Minimum Depth	6.0 m (19.7 ft)			
Exterior Side Yard, Minimum Width				
Rear Yard, Minimum Depth	7.5 m (24.6 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 <i>garage</i> or <i>carport</i> 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 <i>garage</i> or <i>carport</i> 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 <i>garage</i> or <i>carport</i> 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	19.0 m (62.3 ft)			
Lot Coverage, Maximum	40% of the <i>lot area</i>			
Landscaped Open Space, Minimum	30% 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	
Height of Building, Maximum	11 m (36.1 ft)			
Amenity Area	No Provision			In accordance with the provisions of Section 11.2.4
Parking and Accessory Buildings, Etc.	In accordance with the provisions of Section 5.19.			

1. except where an *Additional Residential Unit* is established in accordance with the provisions of Section 5.35.2

TABLE 11.2B: ZONE PROVISIONS			
Zone Provision	Bed and Breakfast, Converted Dwelling, Boarding or Lodging House or Group Home	Dwelling Unit in a Portion of a Non-Residential Building	Non-Residential Uses
Lot Area: Minimum	600 m² (6,458.5 ft²)	No Provision	
Lot Frontage: Minimum	20 m (65.6 ft)	No Provision	
Lot Depth, Minimum	30 m (98.4 ft)	No Provision	
Front Yard, Minimum Depth Exterior Side Yard, Minimum Width	6.0 m (19.7 ft)	6 m (19.7 ft)	
Rear Yard, Minimum Depth	10 m (32.8 ft)	6 m (19.7 ft)	
Interior Side Yard, Minimum Width	3 m (9.8 ft) and 1.2 m (3.9 ft) on the narrow side, or in accordance with Section 11.2.1		
Side Yard Setback, adjacent to a Residential Zone, Minimum	No Provision		5 m (16.4 ft)
Setback, Minimum Distance from the Centreline of an Arterial Road as shown on Schedule 'C'	19.0 m (62.3 ft)	No Provision	19.0 m (62.3 ft)
Lot Coverage, Maximum	40 % of the lot area	No Provision	
Landscaped Open Space, Minimum	30 % of the lot area	10 %	
Height of Building, Maximum	11 m (36.1 ft)	No Provision	3 storeys
Amenity Area, Minimum	No Provision	No Provision	
Parking and Accessory Buildings, Etc.	In accordance with the provisions of Section 5.19.		

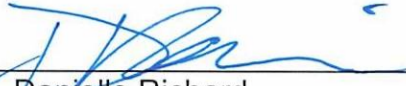
18. This By-Law comes into force in accordance with Sections 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended.

READ a first and second time this 10th day of June, 2024.

READ a third time and finally passed this 10th day of June, 2024.



Mayor, Brian Petrie



Clerk, Danielle Richard