

PART 2 DEFINITIONS

For the purpose of this By-law, all words shall carry their customary meaning except those defined hereafter:

Accessory

When used to describe a use, building, structure or activity, means a use, building, structure or activity which is incidental, secondary, subordinate and exclusively devoted to a principal use, building, structure or activity and located on the same lot therewith.

Accessory Building or Structure (By-law 3863-93)

Means a separate building or structure not used for human habitation, the use of which is incidental, secondary, subordinate and exclusively devoted to the principal use, building, structure or activity and located on the same lot therewith and shall also mean and include a detached private garage.

Accessory Use

Means a use which is incidental, secondary, subordinate and exclusively devoted to the principal use and located on the same lot as the principal use.

Adult Entertainment Parlour (By-law 4387-96)

Means any premises or part thereof in which is provided in pursuance of a trade, calling, business or occupation, goods or services, appealing explicitly to or designed to appeal explicitly to erotic or sexual appetites or inclinations.

Agricultural

Means the use of land, buildings and structures for the purpose of field crops, market gardening crops, orchards, vineyards, livestock (excluding dogs), poultry production, nurseries, greenhouses, apiaries, mushrooms, aquacultural, horticultural, silvicultural or other farming use, including the growing, raising, packing, treating, processing, marketing, selling, sorting or storage of products produced on the premises, the storage, disposal or use of organic wastes for farm purposes and any similar uses customarily carried on in the field of general agriculture including a veterinary facility.

Amenity Area

Means the portion of a lot intended for communal recreational purposes, which may include landscaped open space, play areas, sun decks and roof decks, but shall not include an apartment balcony, the area occupied by the buildings, service areas, parking areas or driveways.

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SECTION 4.5 ACCESSORY BUILDINGS AND STRUCTURES

4.5.1 General Application

Accessory buildings and structures shall only be located and erected in compliance with all applicable yard requirements and provisions of the zone in which the lot is located except as specifically provided elsewhere in this By-law.

4.5.2 Except During Construction

No accessory building shall be erected prior to the erection of a permitted use or building on the same lot except where it is necessary for the storage of tools and materials for use in connection with the construction of such main use or buildings. No accessory building shall be used prior to the erection of such main use or building for any purpose other than temporary storage.

4.5.3 Telecommunication Towers

The locating of towers used for the transmission or reception of radio, television, telephone, short-wave or cable television transmissions or signals in any zone other than industrial zones is prohibited except in accordance with the following provision:

- (a) The minimum distance to any lot line of any tower shall be 100 percent of the height of the tower and not less than 15 metres from a lot line.

The use of the telecommunications towers for the reception of radio, television, telephone, short-wave or cable television signals for private and personal use is not prohibited.

4.5.4 Private Satellite Dishes

Satellite dishes are permitted in all zones. Notwithstanding the above, satellite dishes within residential zones shall be regulated as follows:

- (a) Only one satellite dish may be permitted on any lot zoned for residential purposes.
- (b) The satellite dish may be located in the rear yard.
- (c) No part of any satellite dish shall be setback from any property line less than 2 metres.
- (d) The maximum height of a satellite dish is 4 metres.

By-law 3863-93

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- (e) Notwithstanding clause (b) above, satellite dishes are permitted on the roof of an apartment building provided the minimum height of the building is 15 metres.
- By-law 4720-98 (f) Notwithstanding the provisions of paragraphs (b) and (d), satellite dishes having a diameter of 1 metre or less may be located in any yard and may be located on the roof or wall of any dwelling unit.

SECTION 4.6 ACCESS

- 4.6.1** No person shall erect any building or structure on a lot or use any lot in any zone unless such lot has frontage on a street as defined herein except as provided in Section 4.4.

SECTION 4.7 HEIGHT REGULATIONS

4.7.1 General Application

Except as provided elsewhere in this By-law, the following structures shall not be included in the determination of the building height as specified for the zone in which the building is located:

- (a) Barn, Silo or other accessory farm building
- (b) Chimney
- (c) Church Spire or Belfry
- (d) Clock Tower
- (e) Cupola
- (f) Elevator Housing
- (g) Flag Pole
- (h) Lightning Rod
- (i) Mechanical and Service Equipment Penthouse
- (j) Ornamental Dome
- (k) Power Transmission Tower
- (l) Radio or Television Antennae
- (m) Roof Stairway
- (n) Skylight
- (o) Solar Apparatus
- (p) Statue
- (q) Unitary Equipment
- (r) Water Storage Tank
- (s) Weather Monitor

pertaining to the zone in which the semi-detached dwelling is located do not apply to the common or party wall separating the two dwelling units;

- (b) No person shall erect or use any building for residential purposes in any zone unless such building is erected upon a lot or unless authorized elsewhere in the By-law; and
- (c) For the purposes of subsection (b) above, the word "building" shall be deemed not to include an accessory building.

6.1.4

Accessory Buildings In Residential Zones

By-law 4580-97

- (a) An accessory building may be located in any yard except the front yard, and shall be located a minimum distance of 8 metres from the front lot line, 0.5 metres from any other lot line, and the maximum building height shall be 4.5 metres; except that a detached garage or detached carport which fronts on the flankage lot line shall be located at least 5.5 metres from the flankage lot line.
- (b) The total lot coverage for all accessory buildings shall not exceed 10 percent of the total lot area but in no case shall the total lot coverage of all buildings on a lot exceed the maximum lot coverage permitted in the respective zone; and
- (c) Notwithstanding the above-noted provisions, accessory buildings may be located in the front yard on lands fronting on a private road which backs onto the Lake Ontario shoreline, but in no case within 7.5 metres of the front lot line. For the purpose of this Section:
 - 1. "Front lot line" means the boundary of the property closest to the existing dwelling or closest to the former dwelling and which boundary is the line between the private right-of-way and the parcel of land to which this subsection applies;
 - 2. "Rear lot line" means the limits of the property opposite the "front lot line"; and

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3. "Side lot line" means the limits of the property other than the "front lot line" or the "rear lot line".

- (d) Notwithstanding the above-noted provisions, accessory buildings may be located in the front yard of lands backing onto the Lake Ontario shoreline in accordance with Section 4.13.2.

6.1.5 Residential Care Facilities, Group Homes Or Domiciliary Hostels

Where any residential zone permits a single detached dwelling, a duplex, a semi-detached dwelling or a triplex dwelling, such dwelling may be converted to a Group Home, a Residential Care Facility or a Domiciliary Hostel for a maximum of six (6) residents provided that:

- (a) The entire dwelling is so converted and wholly occupied by such use;
- (b) A lot containing such dwelling shall not be located within 800 metres of any other lot upon which is situated any other Group Home, Residential Care Facility or a Domiciliary Hostel;
- (c) Parking spaces shall be provided in accordance with the provisions of Section 4.10 with a maximum of two (2) parking spaces in the front yard; and
- (d) The dwelling complies with all regulations of the zone in which it is located.

6.1.6 Foster Homes

Any dwelling unit may be used as a Foster Home.

6.1.7 Residential Conversions

No dwelling in any residential zone shall be converted in order to provide a greater number of dwelling units, except in accordance with the following:

- (a) That no outside stairway shall be used or erected except an unenclosed fire escape;
- (b) That the volume of the building or structure shall not be increased;
- (c) That such dwelling units are situated in a Multiple Residential "RM1" Zone and that all the applicable requirements of this By-law and of the zone in which such dwelling unit is situated shall be complied with;

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SECTION 6.3 SINGLE RESIDENTIAL "R2" ZONE

6.3.1 Scope

No person shall within any Single Residential "R2" Zone, use any land or erect, alter or use any building or structure, except in accordance with the following provisions:

6.3.2 Permitted Uses For Each Lot

- (a) A single detached dwelling
- (b) Uses, buildings or structures accessory to a permitted use
- (c) A Home Occupation

6.3.3 Zone Regulations

- (a) Minimum Lot Area
 - Interior Lot - 460 square metres
 - Corner Lot - 505 square metres
- (b) Minimum Lot Frontage
 - Interior Lot - 15 metres
 - Corner Lot - 16.5 metres
- (c) Minimum Front Yard - 6 metres
- (d) Minimum Side Yard - No part of any dwelling shall be located closer than 1.25 metres except as provided in clauses 1, 2 and 3 below:

By-law 3863-93

- 1. An attached garage or attached carport may be erected at a distance of not less than 1 metre from a side lot line which does not abut a flankage street;
- 2. On an interior lot, where no attached garage or attached carport is provided, the minimum side yard on one side shall be 3 metres; and
- 3. On a corner lot, the minimum side yard abutting the flankage lot line shall be 3 metres, except that an attached garage or attached carport which fronts on the flankage lot line shall not be located within 5.5 metres of the flankage lot line.

- (e) Minimum Rear Yard - 7.5 metres

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- By-law 5068-00
- (f) Maximum Building Height - 11 metres
 - (g) Maximum Lot Coverage - 40 percent

6.3.4 Regulations For Parking

Minimum number of parking spaces - 2 per dwelling of which only one may be provided in the required front yard. Tandem parking is permitted.

6.3.5 Regulations For Accessory Buildings

Accessory buildings are permitted in accordance with Section 4.5 and 6.1.4.

6.3.6 Regulations For Home Occupations

Home occupations are permitted in accordance with Section 4.8.

6.3.7 Special Exemptions

R2 - 1 3, 5 First Street South, Schedule "A", Map No. 5

In addition to the uses permitted in Section 6.3.2 of the Single Residential "R2" Zone, those lands zoned "R2-1" by this By-law may also be used for medical offices.

R2 - 2 22-50 Oakridge Drive, Schedule "A", Map No. 6

Notwithstanding the provisions of paragraph (e) of Section 6.3.3 of the Single Residential "R2" Zone, on those lands zoned "R2-2" by this By-law, the minimum rear yard shall be 15.24 metres and no inground swimming pool shall be permitted within such required rear yard.

R2 - 3 86, 88 Maple Drive, Schedule "A", Map No. 6

Notwithstanding the provisions of paragraph (e) of Section 6.3.3 of the Single Residential "R2" Zone, on those lands zoned "R2-3" by this By-law, the minimum rear yard shall be 15 metres.

R2 - 4 Lands Within Registered Plan No. 62M-591 and Lots 44-47 (Inclusive) within Registered Plan No. 62M-463, Schedule "A", Map No. 7

- By-law 5068-00
- In addition to the provisions of Section 6.3.3 of the Single Residential "R2" Zone, on those lands zoned "R2-4" by this By-law, no building or structure except a fence shall be erected within 15.24 metres of lands zoned Open Space "OS-3" Zone adjacent to the rear lot line and no building or structure except a