

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</i> to a <i>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> ;
Non-Residential Uses:	
•	a <i>business or professional office</i> ;
•	a <i>business service establishment</i> ;
•	a <i>commercial school</i> ;
•	a computer and data processing business;
•	a <i>daycare centre</i> ;
•	a funeral home;
•	a government administrative office;
•	a <i>medical centre</i> ;
•	a <i>parking lot</i> ;
•	a <i>place of worship</i> ;

TABLE 11.1: USES PERMITTED	
•	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> .

(Amended by By-Law24-5318)

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	Converted Dwelling, Duplex Dwelling	Street Fronting Townhouse
Number of Dwellings or Dwelling Units Maximum	1 <i>dwelling</i> per <i>lot</i>	2 <i>dwelling units</i> per <i>lot</i>	2 <i>dwelling units</i> per <i>lot</i>	8 <i>dwelling units</i> per <i>building</i>
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)

TABLE 11.2A: ZONE PROVISIONS				
Zone Provision	Single Detached Dwelling	Semi-Detached Dwelling	Converted Dwelling, Duplex Dwelling	Street Fronting Townhouse
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 <i>corner lot</i> be less than 11 m (36.1 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 <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>

TABLE 11.2A: ZONE PROVISIONS				
Zone Provision	Single Detached Dwelling	Semi-Detached Dwelling	Converted Dwelling, Duplex Dwelling	Street Fronting Townhouse
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)			
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.			

(Deleted and Replaced by By-Law 24-5318)

(Deleted and Replaced by By-Law 24-5329)

TABLE 11.2B: ZONE PROVISIONS			
Zone Provision	Bed and Breakfast, 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	

TABLE 11.2B: ZONE PROVISIONS			
Zone Provision	Bed and Breakfast, Boarding or Lodging House or Group Home	Dwelling Unit in a Portion of a Non- Residential Building	Non-Residential Uses
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 <i>lot area</i>	no provision	
Landscaped Open Space Minimum	30% of the <i>lot area</i>	10%	

TABLE 11.2B: ZONE PROVISIONS			
Zone Provision	Bed and Breakfast, Boarding or Lodging House or Group Home	Dwelling Unit in a Portion of a Non-Residential Building	Non-Residential Uses
Dwelling Unit area Minimum	19.5 m ² (209.9 ft ²) per roomer or boarder in a <i>group home or boarding or lodging house</i>	no provision	
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.		

(Deleted and Replaced by By-Law 24-5318)

(Deleted and Replaced by By-Law 24-5329)

11.2.1 **REDUCED SIDE YARD FOR RESIDENTIAL DWELLINGS**

11.2.2.1 Where a *garage or carport* is attached to or within the *main building* of a *bed and breakfast establishment, converted dwelling, boarding or lodging house or group home*, or the *lot* is a *corner lot*, the minimum width shall be **1.2 m** (3.9 ft).

11.2.3 **OPEN STORAGE REQUIREMENTS**

No storage of goods or materials is permitted outside any *building*.

11.3 **SPECIAL PROVISIONS**11.3.1 **LOCATION: KING STREET EAST, EC-1**

11.3.1.1 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* for any purpose except the following:

all uses permitted in Section 11.1 to this By-Law;
an automobile service station;
a retail store.

11.3.1.2 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:

11.3.1.2.1 That all the provisions of the EC Zone in Section 11.2 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.

11.3.2 **LOCATION: MUTUAL STREET AND JANES ROAD, EC-2**

11.3.2.1 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 permitted in Section 11.1 to this By-Law;
a motor vehicle dealership.

11.3.2.2 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* except in accordance with the following provisions:

11.3.2.2.1 That all the provisions of the EC Zone in Section 11.2 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.

11.3.3 **LOCATION: LOT 5A, BLOCK 13, PLAN 279 (189 OXFORD STREET), EC-3**

(Added by By-Law 06-4319)

(Deleted by By-Law 16-4897)

11.3.4 **LOCATION: LOT 2A, BLOCK 5, PLAN 279 (117 DUKE STREET), EC-4**

11.3.4.1 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:

RESIDENTIAL USES

Not permitted.

NON-RESIDENTIAL USES

a medical office

11.3.4.2 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* except in accordance with the following provisions:

11.3.4.2.1 FRONT YARD

Minimum 5 m (16.4 ft)

11.3.4.2.2 PARKING SPACES

Minimum 6

11.3.4.2.3 That all the provisions of the EC Zone in Section 11.2 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.

(Added by By-Law 09-4475)

11.3.5 LOCATION: PART LOTS 5D & 6D, BLOCK 43, PLAN 279, (KING STREET EAST), EC-511.3.5.1 Notwithstanding any provisions 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 the following:

all *uses permitted* in Section 11.1 to this By-Law;
2 *apartment dwelling units*;
a *retail store*;
a laundromat.

11.3.5.2 Notwithstanding any provisions 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* except in accordance with the following provisions:

11.3.5.2.1 FRONT YARD

Minimum 0 m (0 ft)

11.3.5.2.2 INTERIOR SIDE YARD

Minimum 0 m (0 ft)

11.3.5.3 That all the provisions of the EC Zone in Section 11.3 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.

(Added by By-Law 10-4563)

11.3.6 LOCATION: 51 KING STREET EAST, EC-611.3.6.1 Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any EC-6 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses permitted* in Section 11.1 to this By-Law;
 a *retail store*;
 an *eating establishment*, comprising a catering business with no seating for the public.

11.3.6.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any EC-6 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

11.3.6.2.1 GROSS FLOOR AREA FOR CATERING BUSINESS

Maximum **112.0 m². (1,205.6 ft²)**

11.3.6.2.2 OFF-STREET PARKING

Minimum 3 spaces

11.3.6.3 That all the provisions of the EC Zone in Section 11.2 to 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 contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 15-4818)

11.3.7 **LOCATION: 210 THAMES STREET SOUTH, LOTS 7-10, PART LOT 100, BLOCK 13, PLAN 279, EC-7 (KEY MAP 21)**

11.3.7.1 Notwithstanding any provision of this By-law to the contrary, no *person* shall within any EC-7 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses permitted* in Section 11.1 to this By-law;
 an *apartment dwelling*.

11.3.7.2 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any EC-7 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

11.3.7.2.1 EXTERIOR SIDE YARD (THAMES STREET SOUTH) - FOR AN EXISTING STRUCTURE AS OF OCTOBER 13 2015

Minimum **6.4 m (20.9 ft)**

11.3.7.2.2 REAR YARD- FOR AN EXISTING STRUCTURE AS OF OCTOBER 13, 2015

Minimum **1.2 m (3.9 ft)**

11.3.7.2.3 SETBACK FROM CENTRELINE OF THAMES STREET- FOR EXISTING STRUCTURE AS OF OCTOBER 13, 2015

Minimum **16.4 m (53 ft)**

11.3.7.2.4 PROVISIONS FOR APARTMENT DWELLINGS

11.3.7.2.4.1 LOT AREA

Minimum **110 m² (1,184.1 ft²) per unit**

11.3.7.2.4.2 LOT COVERAGE

Maximum **40 %**

11.3.7.2.4.3 LANDSCAPED OPEN SPACE

Minimum **30 %**

11.3.7.2.4.4 DWELLING UNIT AREA

Minimum **55 m² (592 ft²)**

11.3.7.2.4.5 AMENITY AREA

Minimum **40 m² (430 ft²) per dwelling unit**

11.3.7.2.4.6 FRONT YARD DEPTH (ANN STREET)

Minimum **3 m (9.8 ft)**

11.3.7.2.4.7 INTERIOR SIDE YARD WIDTH

Minimum **5.5 m (18 ft)**

11.3.7.2.4.8 HEIGHT

Maximum **14 m (45.9 ft)**

11.3.7.2.4.9 PARKING

Notwithstanding the provisions of Table 19.2.1 – Parking Standards, an *apartment dwelling* on lands zoned ‘EC-7’ shall require the following off-street parking to be provided:

11.3.7.2.4.9.1 Minimum **1.2 spaces per unit**

Additional reductions for **5 parking spaces** may be accommodated through the payment of cash in-lieu of parking, in accordance with By-law 21-5133, prior to

the issuance of site plan approval and/or a building permit.

11.3.7.2.4.9.2 In addition to the requirements of Section 11.3.7.2.4.9.1 of this By-law, visitor *parking* shall be required at a rate of **5%** of the required parking.

11.3.7.3 That all the provisions of the EC Zone in Section 11.2 to 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 contained shall continue to apply *mutatis mutandis*.

(Added by By-Law15-4834)

(Deleted and Replaced by By-Law 26-5441)

11.3.8 **LOCATION: PART LOTS 8 & 1A, BLOCK 5, PLAN 279, (DUKE STREET), EC-8 (KEY MAP 20)**

11.3.8.1 Notwithstanding any provision 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 Section 11.1 to this By-law;
a multiple unit dwelling.

11.3.8.2 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* except in accordance with the following provisions:

11.3.8.2.1 Special Provisions for a *multiple unit dwelling*:

i) all provisions of the R3 zone in Section 8.2 of this By-law shall apply.

ii) *Front Yard Depth*

Minimum **3 m** (9.8 ft)

iii) *Interior Side Yard Width*

Minimum

Eastern *Lot Line* **1.8 m** (5.9 ft)

Southern *Lot Line* nil

11.3.8.3 That all the provisions of the EC Zone in Section 11.2 to 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 contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 16-4868)