THE CORPORATION OF THE

TOWN OF WHITCHURCH-STOUFFVILLE

INCORPORATED 1971

BY-LAW NUMBER 87-34

GENERAL ZONING BY-LAW



PREPARED BY

MINGAY & ASSOCIATES

BARRISTERS, SOLICITORS and NOTARIES PUBLIC

(Consolidated as of April 1, 1988)

Ontario

R 870355

Ontario Municipal Board
Commission des affaires municipales de l'Ontario

IN THE MATTER OF Section 34(26) of the Planning Act, 1983

AND IN THE MATTER OF an appeal by Oliver Brasseur against Zoning By-law 87-34 of the Corporation of the Town of Whitchurch Stouffville

B E F O R E :

P. G. WILKES
Member

Thursday, the 17th day of September, 1987

UPON MOTION made to this Board by the Corporation of the Town of Whitchurch-Stouffville for an order dismissing the appeal against By-law 87-34, and said motion having been granted;

THE BOARD ORDERS that the appeal against By-law 87-34 is hereby dismissed.

AND THE BOARD ORDERS that all other appeals against By-law 87-34 having been withdrawn, are hereby dismissed.

SECRETARY

ENTERED
O. B. No. R870355
Folio No. 227
OCT 21 1987

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HOW TO USE THIS BY-LAW

In this By-law, the Town of Whitchurch-Stouffville is divided into land use areas or "zones", which are shown on Maps 2 to 13 in Schedule "A". You can find out which Map to refer to by looking at Map 1, which divides the Town into 13 areas; this enables detail to be given on a larger scale, so you can more easily pinpoint the parcel in which you are interested. Once you have located the particular parcel, you will find that it is within a zone enclosed by a heavy black boundary. Within this boundary you will find at least one letter in heavy print (for example, I or RU), but you could see a total of up to 6 letters or symbols (for example, IL-W-D). The first letters are the zoning symbol; this symbol designates the land use zone, the provisions affecting which are contained in one of Sections 3 to 8 inclusive. For example, if the zoning symbol is R, then the zone is a Residential Zone, and the provisions relating to that zone will be found in Section 3. The text of the relevant section will refer you to one or more Tables, which will inform you of the permitted uses and the regulations which apply in the zone containing the land in which you are interested.

If any of the letters D, W or F appear after the zoning symbol, then the land is subject to the additional regulations contained in whichever of Sections 9 and 10 are applicable.

You should examine Section 11, the provisions of which apply to all lands in the Town. As well, the exceptions contained in Section 18 should be checked in order to determine whether or not the parcel in which you are interested is affected by any special provision.

Finally, it is always prudent to inquire at the Town as to whether or not there have been any amendments to the By-law which may affect the parcel you are interested in.

NOTE: All measurements in this By-law are given in metric units. 1 metre converts to 3.281 feet, 1 metre^2 converts to 10.765 square feet, and 1 hectare (10,000 metres^2) converts to 2.471 acres.

THE CORPORATION OF THE TOWN

OF

WHITCHURCH-STOUFFVILLE

GENERAL ZONING BY-LAW

BY-LAW NUMBER 87-34

A By-law to prohibit and to regulate the use of land and the Erection or use of Buildings and Structures, and to regulate the height, bulk, location, size, floor area, spacing and character of Buildings and Structures, within the Town of Whitchurch-Stouffville, passed pursuant to the Planning Act, 1983, S.O. 1983, c.1.

Whereas authority is given by Section 34 of the Planning Act, 1983, to the Council of The Corporation of the Town of Whitchurch-Stouffville to enact zoning by-laws;

It is enacted:

SECTION 1

TITLE, DEFINED AREA, COMPLIANCE, BUILDING PERMITS

1.(1) **TITLE**

The title of this By-law is "The General Zoning By-law of the Town of Whitchurch-Stouffville".

1.(2) **DEFINED AREA**

This By-law applies to all land in the Defined Area.

1.(3) **COMPLIANCE WITH ZONING BY-LAW**

No Person shall change the use of any Building, Structure or land, Erect or use any Building or Structure, or occupy any land or Building, except in conformity with the provisions of this By-law.

1.(4) **BUILDING PERMITS**

No Person shall erect or alter any Building or Structure or any part thereof before obtaining a building permit from the Chief Building Official where a building permit is required under the Building Code Act, R.S.O. 1980, c.51.

SECTION 2

ZONES, ZONING MAPS, ZONE BOUNDARIES AND REGULATORY TABLES

2.(1) ZONES

The Defined Area is subdivided into zones in which only the land uses permitted by this By-law are allowed. The divisions into zones are illustrated on the zoning maps numbered 2 to 13 in Schedule A. The uses permitted are set out in Sections 3 to 8 inclusive and are subject to the qualifications and exceptions set out in Sections 9 - 18. The following zones are established and may be referred to by the names or symbols set opposite the names of the zones below:

Zone	Symbol
Residential Low Density One	R1
Residential Low Density Two	R2
Residential Low Density Three	R3
Residential Medium Density	R4
Residential Apartment	R5
Community Residential	CR
Prestige Residential	PR
Suburban Residential	SR
Rural Residential	RR
General Commercial	GC
Shopping Centre Commercial	SC
Local Commercial	LC
Highway Commercial	HC
Recreational Commercial	RC
Industrial Prestige	IP
Industrial Light	IL
Industrial General	IG

Industrial Extractive	IE
Industrial Storage	IS
Institutional	I
Open Space	OS
Rural	RU
Intensive Agriculture	RA
Open Space Environmental	OSE

2.(2) **ZONING MAPS**

The 14 zoning maps which comprise Schedule A and all the information thereon are part of this By-law and may be referred to as the "zoning maps". The zoning maps are entitled:

LIST OF MAPS IN SCHEDULE A

Map No.	Area
1	Index Map
2	Northwest
3	Northeast
4	Southwest
5	Southeast
6	Stouffville East
7	Stouffville Centre
8	Bloomington
9	Musselman's Lake
10	Ballantrae

11	Gormley
12	Vandorf
13	Preston Lake
14	Stouffville West

2.(3) **DETERMINING ZONE BOUNDARIES**

(a) A zone boundary shown as located approximately at a Lot Line, Street or lane shall be deemed to be at the boundary of the Lot, Street or lane.

(b) A zone boundary shown as located approximately in the centre line of a Street or lane shall be deemed to be at the centre line of the Street or lane.

(c) A zone boundary which lies within a Lot shall be fixed by the scale of the zoning map upon which it is shown, unless measurements are given to locate the boundary.

(d) A zone boundary shown following approximately the shore line or the centre line of a creek, stream, or channel shall be deemed to be at the shore line or the centre line, and to move with any natural change in such shore line or centre line.

2.(4) REGULATORY TABLES

The uses permitted in each zone, the zone regulations, and the Lot, siting and building specifications are set out in Tables 3A, 3B, 3C, 4A, 5A, 5B, 6A, 6B, 7A, 7B and 11A, which form part of this By-law.

LIST OF REGULATORY TABLES

Table No.	Zone	Subject Matter	Page
3A	Residential	Permitted Uses	11
3B	Residential	Regulations	12
3C		Minimum Gross Floor Area Requirements for Dwelling Units	13
4A	Rural Residential	Regulations	15
5A	Commercial	Permitted Uses	20
5B	Commercial	Regulations	21
6A	Industrial	Permitted Uses	25
6B	Industrial	Regulations	26
7A	Other	Permitted Uses	29
7B	Other	Regulations	30
10A	Flood Vulnerable	Minimum Elevations for Building Openings	36
11A		Parking Area Driveway Standards	60

SECTION 3

RESIDENTIAL ZONES

3.(1) PERMITTED USES

Listed across the top of Table 3A and identified by their respective symbols are the Residential Zones established by Section 2.(1), and listed on the left of the Table are specific residential uses. A residential use listed on the left side of Table 3A is permitted in a Residential Zone designated by a symbol shown at the top of the Table only if an x appears directly under that symbol and directly opposite the residential use listed at the left of the Table.

3.(2) REGULATIONS

a) Table 3B establishes the minimum Lot Area, Frontage and Yard size, and the maximum Lot Coverage permitted in each Residential Zone. A Residential Zone denoted on the left side of Table 3B has as its minimum Lot Area, Frontage and Yard size, and its maximum Lot Coverage, respectively, those figures that appear opposite to the symbol and under the respective characteristics listed at the top of the Table.

b) Table 3C establishes the minimum Gross Floor Area required for Dwelling Units in each Residential Zone and in each Rural Residential Zone, and for Accessory Dwelling Units in zones where permitted.

3.(3) **PARKING AREAS**

No Parking Area in any Residential Zone shall be located in a Front Yard, an Exterior Side Yard, or, except where there is a Mutual Driveway, or where the Parking Area is in a Garage or Carport, within 0.5 metres of a Side or Rear Lot Line. No Parking Area shall occupy more than 50 percent of the area of the Yard in which it is situate.

3.(4) **COMMERCIAL VEHICLES**

(a) No commercially licensed vehicle, the net weight of which exceeds 4,000 kilograms, may be parked or stored on a Lot in a Residential Zone, except within a wholly enclosed Building.

(b) Not more than one commercially licensed vehicle, the net weight of which does not exceed 4,000 kilograms, may be parked or stored outside of a wholly enclosed Building on a Lot in a Residential Zone.

(c) No bus, the net weight of which exceeds 4,000 kilograms, may be parked or stored on a Lot in any Residential or Rural Residential Zone in which the

minimum Lot Area permitted is 0.8 hectares or less.

3.(5) **MUNICIPAL SERVICES**

(a) No Person shall Erect or use in whole or in part any Building in any R1, R2, R3, R4 or R5 Zone unless it is serviced by a municipal piped water supply and municipal piped sanitary sewers.

(b) No person shall erect or use in whole or in part a Building in any SR Zone unless it is serviced by a municipal piped water supply.

3.(6) **CONFORMITY WITH ESTABLISHED BUILDING LINE**

In any Residential Zone, Structures built between existing Buildings within 60 metres of each other on the same block may be built with a setback equal to the average setback of the adjacent Buildings, but not less than 3 metres from the Front Lot Line. This does not, however, impose greater setback requirements than those prescribed for the zone in which the Structures are to be situated.

3.(7) **TRAILER OR BOAT STORAGE**

The outdoor storage of any boat, tourist trailer, snowmobile or other similar vehicle on any Lot in a Residential Zone is limited to one such vehicle stored only in a Rear Yard.

3.(8) **VACANT LOTS - STORAGE**

Notwithstanding any other provisions of this By-law, on any Lot in a Residential Zone on which a Main Building has not been erected, the storage or parking of one motor vehicle, boat, tourist trailer, snowmobile or other similar vehicle shall be permitted if the owner of the vehicle is a resident of a Dwelling on an adjacent Lot.

TABLE 3A

PERMITTED USES

RESIDENTIAL ZONES									
	R1	R2	R3	R4	R5	CR	PR	SR	RR
Detached Dwelling Units	x	x	x	x		x	x	x	x
Semi-Detached Buildings			x	x					
Duplex Buildings			x	x					
Triplex Buildings				x					
Converted Dwellings				x					
Townhouse Dwelling Units				x					
Apartment Buildings					x				
Rooming Houses				x					
Day Care Centres					x				

TABLE 3B

RESIDENTIAL ZONE REGULATIONS

ZONE	USE	MINIMUM LOT AREA	MINIMUM FRONTAGE	MINIMUM YARDS			MAXIMUM LOT COVERAGE
				FRONT	REAR	ONE SIDE/OTHER SIDE EXTERIOR SIDE	
R1		$555m^2$	18m	7.5m	7.5m	1.2m/3.5m/4.5m	35%
R2		$370m^2$	12m	7.5m	7.5m	1.2m/3.5m/4.5m	35%
R3	Detached	$370m^2$	12m	7.5m	7.5m	1.2m/3.5m/4.5m	35%
R3	Duplex	$600m^2$	19m	7.5m	7.5m	2.4m/3.5m/4.5m	35%
R3	Semi-Detached	$325m^2$ per Dwelling Unit	10.5m per Dwelling Unit	7.5m	7.5m	3.5m/3.5m/4.5m	35%
R4	Semi-Detached			7.5m	7.5m	3.5m/3.5m/4.5m	35%
R4	Detached			7.5m	7.5m	3.5m/3.5m/4.5m	35%
R4	Duplex	$555m^2$	12m	7.5m	7.5m	the greater of 1/2 the height of the Main Building and 4.5m for both sides/4.5m for exterior side	35%
R4	Converted Dwelling	$555m^2$	12m	7.5m	7.5m		35%
R4	Triplex	$600m^2$	19m	7.5m	7.5m		35%
R4	Townhouse	$200m^2$ per Dwelling Unit	6m per Dwelling Unit	7.5m	7.5m		35%
R5	Apart-ment	$929m^2$	30m	7.5m	10.5m	the greater of 1/2 the Height of the Main Building and 6m for both sides/ 6m for exterior side	30%
CR		$4000m^2$	39m	15m	18m	9m	15%
PR		$8000m^2$	45m	15m	22.5m	9m	15%
SR		$4000m^2$	35m	10m	12m	1.5m/3.5m/3.5m	15%

TABLE 3C

MINIMUM GROSS FLOOR AREA REQUIREMENTS

DWELLING UNITS	
Detached Dwelling Units	R1 - 110m² R2, R3, R4 - 90m² RR 1, 7, 8, 12 - 100m² RR 2, 3, 4, 5, 6, 9, 10, 11 - 139m² RU - 110m² SR - 110m² CR - 110m² RA - 110m² PR - 139m²
Semi-Detached Dwelling Units	R3, R4 - 74m²
Duplex Dwelling Units	R3, R4 - 74m²
Triplex Dwelling Units	R4 - 74m²
Townhouse Dwelling Units	R4 - 78m²
Apartment Dwelling Units	R5 - Bachelor - 35m² One Bedroom - 55m² Two Bedroom - 65m² Three or More Bedrooms - 74m²
Dwelling Unit in a Converted Dwelling	R4 - 28m²
Accessory Dwelling Units	Apartments in Zones where permitted - 37m² Detached Dwelling Units in any zone - 90m²

SECTION 4

RURAL RESIDENTIAL ZONES

4.(1) REGULATIONS

To accommodate a variety of Lot sizes in areas zoned Rural Residential, special provisions have been made in Table 4A, and the requirements for minimum Lot Area, Frontage and Yard size and maximum Lot Coverage are set out therein. Where a number appears immediately after the "RR" zoning symbol, the number refers to the left hand column under the heading "Rural Residential Zones" on Table 4A, and the requirements appear in the columns to the right of the designation.

4.(2) DWELLING UNIT GROSS FLOOR AREA

Table 3C establishes the minimum Gross Floor Area required for Dwelling Units in Rural Residential Zones.

TABLE 4A

RURAL RESIDENTIAL ZONE REGULATIONS

RURAL RESIDENTIAL ZONES	MINIMUM LOT AREA	MINIMUM FRONTAGE	MINIMUM YARDS			MAXIMUM LOT COVERAGE
			FRONT	REAR	ONE SIDE/OTHER SIDE/EXTERIOR SIDE	
1	.1855ha.$_3$	30m$_3$	10m	12m	1.5m/3.5m/3.5m	15%
2	.8 ha.	45m	15m	22.5m	9m	15%
3	2 ha.	60m	15m	22.5m	9m	5%
4	4 ha.	60m	15m	22.5m	9m	5%
5	.35ha.	39m	15m	18m	9m	15%
6	1.9 ha.	51m	15m	22.5m	9m$_1$	5%
7	.2785ha.	30m	10m	12m	1.5m/3.5m/3.5m	15%
7 S	.2785ha.	30m	7.5m	7.5m	1.5m/3.5m/3.5m	35%
8	.2785ha.	30m	15m	12m	1.5m/3.5m/3.5m	15%
9	6 ha.	20m	10m	12m	1.5m/3.5m/3.5m$_2$	15%
10	1.6 ha.	60m	15m	22.5m	9m	5%
11	.49 ha.	52m	15m	22.5m	9m	15%
12	.31ha.	36m	10m	12m	1.5m/3.5m/3.5m	15%
14	.43 ha.	21m	15m	22.5m	9m	15%

1 - No new single Detached Dwelling or Accessory Building may be erected within 45 metres of any single Detached Dwelling on an adjacent Lot.

2 - No Building or Structure may be located within 35 metres of the southerly Lot Line.

3 - Where a Lot is serviced by a municipal piped water system, the minimum Lot Area shall be 0.4 hectares and the minimum Frontage shall be 21 metres.

SECTION 5

COMMERCIAL ZONES

5.(1) PERMITTED USES

Listed across the top of Table 5A and identified by their respective symbols are the Commercial Zones established by Section 2.(1), and listed on the left of the Table are specific commercial uses. A commercial use listed on the left side of Table 5A is permitted in a Commercial Zone designated by a symbol shown at the top of the Table only if an x appears directly under that symbol and directly opposite the use listed at the left of the Table.

5.(2) REGULATIONS

Tables 5B and 3C establish the minimum Lot Area, Frontage and Yard size, the maximum Lot Coverage, and the Dwelling Unit Gross Floor Area permitted in each Commercial Zone. A Commercial Zone denoted on the left side of Table 5B has as its minimum Lot Area, Frontage and Yard size and its maximum Lot Coverage, respectively, those figures that appear opposite to the symbol and under the respective characteristics listed at the top of the Table.

5.(3) **SETBACK ALONG ADJACENT ZONES**

Where a Commercial Zone abuts a Residential Zone, Open Space Zone or Open Space Environmental Zone, a 6 metre minimum Yard shall be required on the side that so abuts except on any Lot zoned General Commercial on Main Street in Stouffville.

5.(4) **DWELLINGS ABOVE COMMERCIAL USES**

a) Second storey Dwelling Units above premises zoned for commercial uses are permitted to a maximum of two Dwelling Units for each area of indoor space utilized for commercial uses as one store or unit;

b) Pedestrian access shall be provided to Dwelling Units above commercial uses for the sole use of the Dwelling Unit or Units.

5.(5) **YARD EXCEPTION**

Where a Lot in a GC Zone fronts upon or abuts Main Street in Stouffville, no Front or Side Yards are required. Where a Lot in a GC Zone fronts upon or abuts a Street other than Main Street, the minimum setback from that Street shall be 3 metres except on any side abutting a Residential Zone, Open Space Zone,

or Open Space Environmental Zone, in which cases the minimum setback shall be 6 metres.

5.(6) **FRONT YARD PARKING PROHIBITION**

Where a Lot in a Commercial Zone fronts upon Main Street between Park Drive and Albert Street in Stouffville, parking is not permitted in the Front Yard of the said Lot.

5.(7) **LC ZONES - MAXIMUM FLOOR AREA**

The maximum floor area for Convenience Stores and Personal Service Establishments in an LC Zone is 230m^2 of Gross Floor Area devoted to the sale or display of goods or the provision of services.

5.(8) **PARKING OF COMMERCIAL VEHICLES IN LC AND HC ZONES**

(a) In an LC Zone, commercial vehicles may only be parked within a wholly enclosed Building.

(b) Commercial vehicles may be parked in an HC Zone only where the principal use of the Lot on which such vehicles are parked is carried on within a wholly enclosed Building, and then only in the Side and Rear Yards. The Parking Area for such vehicles shall be

screened from all Streets abutting the said Lot.

5.(9) **OUTDOOR STORAGE**

(a) The outdoor storage of goods, materials or equipment is not permitted in any GC, LC, SC or RC Zone.

(b) Outdoor storage is permitted in an HC Zone only where the principal use of a Lot also used for outdoor storage is carried on within a wholly enclosed Building, and then only in Side and Rear Yards not abutting Residential Zones. The area used for outdoor storage shall be screened from all Streets abutting the said Lot.

TABLE 5A

PERMITTED USES

COMMERCIAL ZONES					
	GC	LC	HC	SC	RC
Accessory Dwelling Units	x		x	x	x
Auto Body Shops			x		
Business Offices	x	x	x	x	
Campgrounds					x
Car Washes			x		
Carpet Warehouses			x		
Clinics	x	x	x	x	
Commercial Entertainment Establishments	x		x	x	
Commercial Schools	x			x	
Convenience Stores	x	x	x	x	
Drive-in Restaurants			x		
Drive-in Theatres			x		
Dwelling Units above other Permitted Uses	x	x			
Financial Institutions	x	x		x	
Garden and Nursery Sales and Supply Establishments			x		
Golf Courses					x
Golf Driving Ranges, Miniature Golf			x		x
Hotels	x		x		x
I Zone Permitted Uses	x			x	
Motels			x		x
Outdoor Recreation Facilities					x
Personal Service Establishments	x	x		x	
Printing Establishments	x			x	
Private Camps					x
Private Clubs	x		x	x	
Private Parks					x
Professional Offices	x	x		x	
Public Garages			x		
Public Parking Lots	x				
Rent-all Establishments	x		x		
Restaurants	x	x	x	x	
Retail Stores	x			x	
Service and Repair Shops	x	x		x	
Service Stations			x		
Studios	x	x		x	
Take-out Restaurants	x		x	x	
Taxi and Bus Stations	x		x	x	
Undertaking Establishments	x		x		
Vehicular Sales & Service			x		
Veterinary Clinics	x		x		

TABLE 5B

COMMERCIAL ZONE REGULATIONS

WITH MUNICIPAL WATER AND SANITARY SEWERS/WITH MUNICIPAL WATER ONLY/ WITHOUT MUNICIPAL WATER OR SANITARY SEWERS

	MINIMUM LOT AREA	MINIMUM FRONTAGE	MINIMUM YARDS			MAXIMUM LOT COVERAGE
			FRONT	REAR	SIDE	
GC	0/.0695ha/.139ha	0/18m/24m	3m[1]	7.5m/7.5m/9m[1]	0/3m/3m[1]	75%/50%/40%
HC	0/.0695ha/.139ha	22m/22m/30m	7.5m	7.5m	6m	30%
LC	0/.0695ha/.139ha	0/18m/24m	7.5m	7.5m[2]	0[3]	50%/50%/40%
SC	0	60m	7.5m	7.5m	7.5m	35%
RC	10 ha.	120m	15m	22.5m	15m	

1 - Where a Yard abuts Main Street, the minimum requirement for that Yard shall be nil.

2 - Where a Building contains a Dwelling Unit or where the Rear Yard abuts a Residential or Open Space Zone, the minimum Rear Yard shall be 10 metres.

3 - On Corner Lots, or where a Side Yard abuts a Residential Zone, the minimum Side Yard shall be 7.5 metres.

SECTION 6

INDUSTRIAL ZONES

6.(1) PERMITTED USES

Listed across the top of Table 6A and identified by their respective symbols are the Industrial Zones established by Section 2.(1), and listed on the left of the Table are specific industrial uses. An industrial use listed on the left side of Table 6A is permitted in an Industrial Zone designated by a symbol shown at the top of the Table only if an x appears directly under that symbol and directly opposite the use listed at the left of the Table.

6.(2) REGULATIONS

Tables 6B and 3C establish the minimum Lot Area, Frontage and Yard size, the maximum Lot Coverage, and the Dwelling Unit Gross Floor Area permitted in each Industrial Zone. An Industrial Zone denoted on the left side of Table 6B has as its minimum Lot Area, Frontage and Yard size and its maximum Lot Coverage, respectively, those figures that appear opposite to the symbol and under the respective characteristics listed at the top of the Table.

6.(3) **SETBACK ADJACENT TO RESIDENTIAL ZONES**

(a) Where any side of a Lot in an IL, IG or IS Zone abuts a Residential Zone, the minimum Yard on the side so abutting shall be 10 metres.

(b) Where the rear of a Lot in an IL, IG or IS Zone abuts a Residential Zone, the minimum Rear Yard on that Lot shall be 16 metres.

6.(4) **SETBACK ADJACENT TO RAILWAY**

No setback is required in an Industrial Zone in the Yard which abuts upon a railway right-of-way.

6.(5) **ACCESSORY OUTDOOR STORAGE**

(a) In an IP or IL Zone, the storage of goods, materials or machinery is permitted only in a wholly enclosed Building.

(b) Outdoor storage is permitted in an IG Zone only where the principal use of a Lot also used for outdoor storage is carried on within a wholly enclosed Building, and then only in Side and Rear Yards not abutting Residential Zones. The area used for outdoor storage shall be screened so that the goods, materials

or machinery being stored are not visible from any Street or adjacent Lot.

(c) The screening referred to in Section 6.(5)(b) shall be provided by any one or a combination of fences, walls, berms or landscaped plantings that are:

i) between 2 metres and 3 metres in height;

and

ii) constructed of permanent opaque materials, or vegetation that provides a visual barrier, or a combination of both.

(d) The screening referred to in Section 6.(5)(b) shall not be subject to any minimum yard requirements of this By-law.

6.(6) **PARKING RESTRICTED**

(a) Parking lots, the parking of motor vehicles and motor cycles, and off-street Loading Spaces are prohibited in Front Yards and Exterior Side Yards in IP and IL Zones.

(b) Commercial vehicles may be parked in an IG Zone only where the principal use of the Lot on which such vehicles are parked is carried on within a wholly enclosed Building, and then only in the Side and Rear

Yards. The Parking Area for such vehicles shall be screened from all Streets abutting the said Lot.

6.(7) ACCESSORY COMMERCIAL USES

Where a commercial use is established as Accessory to an industrial establishment on a Lot in any IL or IG Zone, not more than 25 percent of the Gross Floor Area of all Buildings on that Lot may be used for such Accessory commercial use.

6.(8) SCREENING OF YARDS

Wrecking Yards, Salvage Yards, Scrap and Junk Yards shall be screened from adjacent Lots and public Streets by fences, walls or similar obstructions that are:

a) not less than 2.4 metres in height;

b) constructed of permanent opaque materials that provide a visual barrier; and

c) located at least 4.5 metres from the Rear and Side Lot Lines and 7.5 metres from the Front Lot Line.

6.(9) SETBACKS FOR EXCAVATION

No pit or quarry excavation shall be permitted in any IE Zone within 30 metres of a Street.

TABLE 6A

PERMITTED USES

	INDUSTRIAL ZONES				
	IP	IL	IG	IE	IS
Accessory Commercial Uses		x	x		
Accessory Dwelling Units			x	x	
Adult Retraining Schools		x	x		
Auto Body Shops			x		
Boat and Marine Supply, Storage, Repair or Sales Establishments			x		
Building Supply and Equipment Depots			x		
Business Offices	x	x	x	x	
Crushing, Batching, Screening and Washing Facilities[1]				x	
Dry Cleaning or Laundry Establishments		x	x		
Manufacturing	x	x	x		
Accessory Outdoor Storage			x		x
Pits and Quarries				x	
Private Clubs		x	x		
Public Garages			x		
Service Stations			x		
Stockpiling of Material[1]				x	
Storage Sheds[1]				x	
Transport Terminals			x		
Warehousing	x	x	x		
Weigh Scales[1]				x	
Wholesale Businesses			x		
Wrecking Yards, Salvage Yards, Scrap or Junk Yards					x

1 Crushing, batching, screening, washing, stockpiling, storage and weighing of materials acquired from on-site only are permitted uses.

TABLE 6B

INDUSTRIAL ZONE REGULATIONS

ZONE	MINIMUM LOT AREA	MINIMUM FRONTAGE	MINIMUM YARDS			MAXIMUM LOT COVERAGE
			FRONT	REAR	SIDE	
IP	.4 ha.	60m	30m	15m	15m	35%
IL	.4 ha.	30m	15m	10m	6m	50%
IG		18m	15m	10m	3m	65%
IE			15m	15m	15m	
IS		18m	15m	10m	6m	65%

SECTION 7

OTHER ZONES -
INSTITUTIONAL, RURAL, OPEN SPACE AND INTENSIVE AGRICULTURE

7.(1) PERMITTED USES

Listed across the top of Table 7A and identified by their respective symbols are the Other Zones established by Section 2.(1), and listed on the left of the Table are specific uses. A use listed on the left side of Table 7A is permitted in a Zone designated by a symbol shown at the top of the Table only if an x appears directly under that symbol and directly opposite the use listed at the left of the Table.

7.(2) REGULATIONS

Tables 7B and 3C establish the minimum Lot Area, Frontage and Yard size, the maximum Lot Coverage, and the Dwelling Unit Gross Floor Area permitted in each Institutional, Rural, Open Space and Intensive Agriculture Zone. A Zone denoted on the left side of Table 7B has as its minimum Lot Area, Frontage and Yard size, and its maximum Lot Coverage, respectively, those figures that appear opposite to the symbol and under

the respective characteristics listed at the top of the Table.

TABLE 7A
PERMITTED USES

OTHER ZONES				
	I	OS	RU	RA
Agricultural Uses		x	x	x
Apiaries			x	x
Arenas	x			
Aviaries			x	x
Campgrounds		x		
Cemeteries	x			
Conservation Works		x		
Day Care Centres	x			
Fire Stations	x			
Forestry Uses		x	x	
Golf Courses or Driving Ranges		x		
Hospitals	x			
Intensive Agricultural Uses				x
Kennels			x	
Libraries	x			
Nurseries		x	x	x
Nursing Homes	x			
Outdoor Recreational Facilities		x		x
Places of Worship	x			
Police Stations	x			
Public Recreational Centres	x			
Schools	x			
Senior Citizen Homes	x			
Single Detached Dwelling Units			x	
Stables			x	x
Veterinary Clinics			x	

TABLE 7B

REGULATIONS APPLICABLE TO OTHER ZONES

ZONE	MINIMUM LOT AREA	MINIMUM FRONTAGE	MINIMUM YARDS			MAXIMUM LOT COVERAGE
			FRONT	REAR	ONE SIDE/ OTHER SIDE /EXTERIOR SIDE	
RA	10 ha.	180m	15m	22.5m	9m	5%
RU - Detached Dwelling Units	10 ha.	180m	15m	22.5m	9m	5%
- Detached Dwelling Units on Lots of less than 2 ha. existing on the effective date of this By-law		180m	10.5m	12m	1.5/3.5/4.5m	15%
- all other uses	.28 ha.	30m	18m	22.5m	4m	20%
I	.185 ha.	30m	10.5m	15m	The greater of 1/2 the height of the main Building and 4.5 metres	30%
OS	0	0	9m	9m	9m	20%

SECTION 8

OPEN SPACE ENVIRONMENTAL ZONES

8.(1) PERMITTED USES

No Building or Structure shall be Erected, nor shall any existing Building or Structure be modified or changed, nor shall the placing or removal of fill be permitted, in any area zoned Open Space Environmental, except where such Building, Structure or fill is used for purposes of flood or erosion control.

8.(2) REGULATIONS

A Lot in an OSE Zone shall have:

(a) a minimum Front Yard of 18 metres;

(b) a minimum Rear Yard of 22.5 metres;

(c) minimum Side Yards of 9 metres; and

(d) maximum Lot Coverage of 10 percent.

8.(3) LAND PARTIALLY ZONED OSE

Where land under one ownership is zoned only partially Open Space Environmental, the part of such land that is so zoned may be used in the calculation of the minimum Lot Area and Frontage requirements for another zone on that land.

SECTION 9

9. DEVELOPMENT ZONES

Land within a zone whose designation on a zoning map is followed by the letter D is designated by the Official Plan for some use other than its present use. Until such land is rezoned, no Person shall change its use or that of any Building or Structure thereon, or Erect upon such land and use any Building or Structure except as a non-conforming use pursuant to Subsection 11.(18).

SECTION 10

10. WATER CONTROL AND FLOOD VULNERABLE ZONES

10.(1) WATER CONTROL ZONES

Uses in some areas of the Town are restricted due to water consumption and disposal conditions. These areas are noted by the symbol W following the zone notation on a Zoning Map. All uses on lands so noted are subject to the following restriction:

> No Person shall use land or Erect or use any Building or Structure for any industrial, manufacturing or other process or any other permitted use that uses water for any purpose other than the personal hygiene and drinking water of persons employed on the premises.

10.(2) FLOOD VULNERABLE ZONES

Development in some areas of the Town is restricted due to their vulnerability to flooding. These areas are noted by the symbol F following the zone notation on a Zoning Map. The minimum elevations for all openings into new buildings or additions to existing buildings on lands so noted must be those provided for in Table 10A.

TABLE 10A

MINIMUM ELEVATIONS FOR BUILDING OPENINGS IN FLOOD VULNERABLE ZONES

MAP	ZONE	LOCATION	MIN. ELEVATION FOR OPENINGS
7	R2F	south of Somerville Street	265.2 metres
7	R2F	north of Somerville Street	265.8 metres
6	R3F	west of Mill Street	267.8 metres
6	GCF	south of Main Street	266.5 metres
6	GCF	north of Main Street	267.5 metres
6	IF	west of Mill Street	267.5 metres
12	RR1F	part of Lot 17, Conc.4	296.3 metres

SECTION 11

GENERAL PROVISIONS APPLICABLE TO ALL ZONES

The following general provisions shall apply to all zones.

11.(1) **FRONTAGE ON A STREET**

All Lots shall front on a Street.

11.(2) **ONE DWELLING PER LOT**

Subject to Subsection 11.(3) hereof, not more than one Detached Dwelling Unit, Semi-Detached Building, Duplex Building or Triplex Building may be Erected on any Lot.

11.(3) **ACCESSORY USES**

(a) Any use Accessory to a lawful use is a permitted use except for human habitation of a Building which is permitted as an Accessory use only on a farm greater than 10 hectares in area in an RU Zone, provided that such Accessory Building used for human habitation is for an owner or farm help engaged full time in the farm enterprise, and is located to the rear and within 50 metres of the main residential Building;

(b) An Accessory Building shall not be located in a minimum Front or minimum Side Yard;

(c) An Accessory Building shall not exceed 4.5 metres in Height;

(d) An Accessory Building must be set back at least 1.5 metres from any other Building and 1.2 metres from the Rear Lot Line;

(e) Accessory Buildings shall not exceed 5% of the Lot Coverage in total in any zone except in R1, R2, R3, R4, R5, RR1, RR5, RR7, RR8 or RR12 zones, where Accessory Buildings may not exceed 10% of the Lot Coverage in total; and

(f) An Accessory Building shall not be located closer to a Street than the main Building on the same Lot.

11.(4) **ACCESSORY DWELLING UNITS**

(a) Accessory Dwelling Units shall have the minimum Gross Floor Areas prescribed in Table 3C;

(b) An Accessory Detached Dwelling Unit shall be set back from any other Building a minimum distance of 1.5 metres;

(c) Only one Accessory Dwelling Unit shall be permitted on a Lot; and

(d) An Accessory Detached Dwelling Unit shall meet the minimum Yard requirements for the main use on the Lot on which it is situate.

11.(5) **PUBLIC USES**

This By-law permits the use of land or the use, construction or reconstruction of a Building or Structure for the purpose of the provision of public Services by the Town or the Regional Municipality of York, or for electric power transmission facilities, provided that:

(a) The Building or Structure is designed and maintained in general harmony with the Buildings and Structures in the zone in which it is located; and

(b) If the use, Building or Structure is in a Residential Zone, it complies with the provisions of this By-law relating to Residential Zones, and there is no outdoor storage of goods, materials or equipment.

11.(6) **HOME OCCUPATIONS**

Home Occupations are a permitted use in any zone, provided that:

(a) Only residents of the Dwelling Unit and one other Person who is not a resident thereof are employed in the Home Occupation;

(b) The Home Occupation activity is restricted to the interior of the Dwelling Unit;

(c) There is no outdoor storage of goods, materials or equipment, nor any sign or appearance of activity related to the Home Occupation;

(d) The peace, quiet and dignity of the neighbourhood are not disturbed by dust, noise, smell, smoke or traffic generated by the Home Occupation;

(e) No mechanical equipment except equipment customarily used for domestic purposes is used in the Home Occupation;

(f) Articles offered for sale are limited to those produced within the Dwelling Unit;

(g) No more than one business vehicle is parked on the premises, and that vehicle does not display any advertising or any words or signs that could be construed as publicizing the Home Occupation conducted on the premises; and

(h) No more than 25% of the Gross Floor Area of the

Dwelling Unit is used for purposes related to a Home Occupation or combination of Home Occupations.

11.(7) **OTHER PERMITTED USES**

Solar collectors, Home Day Care Centres, public parks and required Parking Areas are permitted uses in any zone.

11.(8) **TEMPORARY CONSTRUCTION USES PERMITTED**

Temporary uses incidental to construction such as a construction camp or other such temporary work camp, a temporary tool shed, scaffold or other temporary Building or Structure incidental to construction, or a sign not more than 5 square metres in area incidental to the construction are permitted only for so long as the same are necessary for work in progress which has neither been finished nor abandoned and for which a building permit has been issued and remains in force.

11.(9) **MULTIPLE USES**

Notwithstanding any other provision of this By-law, where any land, Building or Structure is used for more than one purpose and the provisions relating to more than one zone are applicable:

(a) All provisions of this By-law shall be complied with, and the Frontage, Lot Area, Lot Coverage and Yard requirements that are most restrictive or stringent shall apply; and

(b) No Detached Dwelling shall be located less than 6 metres from any other Building on the same Lot except a Building accessory to that Detached Dwelling.

11.(10) **USES SPECIFICALLY NAMED OR DEFINED**

A use listed as permitted in a zone shall not be included in any general use category or within any generic term defined in Section 12.

11.(11) **BUSINESS USES IN DWELLINGS**

Parts of Dwellings in RU or RR Zones or parts of Dwellings on Lots abutting Main Street, Stouffville, in R2 or R3 Zones may be used for professional or business purposes except retail uses, provided that:

(a) Any such Dwelling is occupied as a residence by the user;

(b) Not more than one Person who is not a resident in the Dwelling is engaged in the business or profession;

(c) Not more than 25 percent of the Gross Floor Area of the Building is devoted to the business or professional purpose;

(d) One off-street Parking Space is provided for every 9.5m^2 of floor space used for business or professional purposes, and all Parking Spaces are suitably screened from adjacent properties; and

(e) The residential character and appearance of the Dwelling and the surrounding land are not changed.

11.(12) **HOUSEHOLD SALES**

No more than two Household Sales per annum may be conducted at one location and no sale shall exceed two days' duration.

11.(13) **SERVICE STATIONS**

Clauses (a) to (i) inclusive of this subsection apply only to Lots containing Service Stations and operate in addition to any other provisions of this By-law. In the event of a conflict between the provisions of this subsection and those of any other subsection, the provisions of this subsection shall prevail.

(a) A Lot containing a Service Station shall have:

(i) a minimum Front Yard of 18 metres,

(ii) minimum Side Yards of 4.5 metres,

(iii) a minimum Rear Yard of 7.5 metres,

(iv) a minimum Lot Depth of 39 metres, and

(v) a minimum Frontage of 33 metres, unless the Lot is a Corner Lot, in which case the minimum Frontage shall be 39 metres;

(b) No part of a pump island shall be located less than 6 metres from a Street Line;

(c) The minimum distance from the intersection of two Street Lines to the nearest entrance or exit ramp shall be 9 metres;

(d) The maximum width of a curb ramp at the street line shall be 9 metres and the minimum width shall be 7.5 metres. The minimum width of the ramp at any point shall be 7.5 metres;

(e) The minimum distance between ramps shall be 9 metres;

(f) The minimum interior angle between a ramp and a Street Line shall be 45 degrees and the maximum interior angle between a ramp and a Street Line shall be 90 degrees;

(g) The minimum distance between a ramp and the nearest intersection of a Lot Line with a Street Line shall be 3 metres;

(h) Neither the area between ramps nor the area between a ramp and a Street Line or Lot Line may be used for storage or parking; and

(i) Overhead canopies may extend to within 6 metres of any Lot Line.

11.(14) **SWIMMING POOLS - YARDS**

A Swimming Pool as an Accessory use in any zone shall be permitted in any Side Yard or Rear Yard provided that no part of such Swimming Pool shall be located closer to a Lot Line or Street Line than the minimum distance required for an Accessory Building.

11.(15) **TRUCKS, BUSES, COACHES, STREETCARS, CABOOSES AND BOATS**

No truck, bus, coach, streetcar, caboose, boat, or part thereof, whether original or modified, shall be used for any purpose other than that for which it was originally designed and intended.

11.(16) **HEIGHT LIMITS**

The maximum Height of any Building or Structure in any zone is 11 metres. This limitation shall not apply to any construction used as ornament, to a chimney, tower, cupola, steeple, antenna, windmill or silo, or to the housing of mechanical equipment, such as an elevator, used for a Building.

11.(17) **DISH ANTENNAE**

No dish antenna shall be located in a Front or Minimum Side Yard, or at such an elevation that the top of the dish antenna is higher than the Main Building on the Lot on which the dish antenna is situate.

11.(18) **NON-CONFORMING BUILDINGS AND USES**

Nothing in this By-law shall prevent:

(a) 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 effective date of this By-law, so long as it continues to be used for that purpose;

(b) The Erection or use of any Building or Structure

for any purpose prohibited by this By-law, provided that:

(i) the plans for such Building or Structure have, prior to the effective date hereof, been approved by the Chief Building Official,

(ii) the Erection of the Building or Structure is commenced within 2 years after the date of passage hereof,

(iii) the Building or Structure is completed within 2 years after the Erection thereof is commenced, and

(iv) the Building or Structure continues to be used for the purpose for which it was Erected; or

(c) The strengthening, restoration or reconstruction to a safe condition of any Building, Structure or part thereof which is used for a use, or in a manner, not conforming to or complying with the provisions of this By-law for the zone in which it is located, so long as the strengthening, restoration or reconstruction does not alter the height, size or volume of the Building or Structure.

11.(19) **EXISTING UNDERSIZED LOTS**

Notwithstanding any other provisions of this By-law, a vacant Lot held in separate ownership from adjoining Lots on the effective date of this By-law, or a Lot for which a consent for severance has been granted and is still in force prior to the date of passage of this By-law, having less than the minimum Frontage or less than the minimum Lot Area required by this By-law or both, may be used for a purpose permitted in the zone in which the said Lot is located provided that all other applicable provisions of this By-law are complied with.

11.(20) **EXISTING BUILDINGS**

Where a Building has been erected prior to the effective date of this By-law on a Lot having less than the minimum Frontage, Lot Area, Front Yard, Side Yard, Rear Yard or other such requirement established by this By-law, the Building may be enlarged, reconstructed, repaired or renovated provided that:

(a) The enlargement, reconstruction, repair or renovation does not further reduce a Front Yard, Side Yard or Rear Yard which does not meet the minimum standards established by this By-law, and

(b) All other applicable provisions of this By-law are complied with.

11.(21) **LOT SIZE REDUCTION**

An existing Lot shall not be reduced in Lot Area or Frontage unless the remaining property conforms to the requirements of the zone in which it is situated, except where such a reduction is caused by acquisition by a public authority.

11.(22) **NON-CONFORMITY DUE TO ACQUISITION BY PUBLIC AUTHORITY**

Land acquired by a public authority for the purpose of road widening may be included in the Lot Area calculation for the Lot of which the said land formed a part before such acquisition.

11.(23) **SIGHT TRIANGLES**

On any Corner Lot in any zone, no fence or Structure shall be Erected, and no hedge, shrub, bush, tree or other plant shall be permitted to grow to a height greater than 1 metre above the grade of the Streets that abut the Lot, within the triangular area bounded by the Street Lines and a line joining points on the Street Lines a distance of 6.0 metres from their Point

of Intersection.

11.(24) **PERMITTED YARD ENCROACHMENTS**

Yard encroachments are permitted in accordance with the following table:

Structure	Yard in which Projection is Permitted	Maximum Projection from Main Wall Permitted
Sills, belt courses, cornices, eaves, gutters, chimneys, pilasters, canopies or similar non-structural architectural features	Any Yard	.7 metres
Window Bays	Any Yard	1 metre over a maximum horizontal distance of 3 metres
Fire escapes and exterior staircases	Rear and Side Yards only	1.8 metres over a maximum horizontal distance of 3 metres

Balconies	Front, Rear and Exterior Side Yards only for Detached Dwelling Units and for Semi-Detached, Duplex, and Triplex Buildings; any Yard for other residential Buildings	2 metres
Open, roofed porches not exceeding one storey in height, uncovered terraces, solar collectors.	Front, Rear and Exterior Side Yards only	3 metres including eaves and cornices

11.(25) **SERVICES**

No Building or Structure shall be constructed, altered or used in the area bounded on the north by the line between Lots 2 and 3 in Concessions 8 and 9 of the former Township of Whitchurch, on the south by the line between Lots 34 and 35 in Concessions 8 and 9 of the former Town of Markham, on the west by the east branch of the Rouge River, and on the east by the 10th Concession Line and Highway 47, unless the land upon which such Building or Structure is located is serviced by municipal sanitary sewers, storm sewers and water supply on the Street in front of the land.

11.(26) ATTACHED GARAGE SIDE YARDS

In all Residential Zones, all Rural Residential Zones other than RR2, RR3, RR4, RR5, RR6 and RR10 Zones, and all Rural Zones, where a private Garage is attached to a Detached Dwelling Unit, Semi-Detached Building, Duplex Building or Triplex Building on a Lot of 2 hectares or less:

(a) On the side of the Lot where the Garage is located, the minimum Side Yard shall be 1.2 metres; and

(b) On the opposite side of the Lot, the minimum Side Yard shall be the least distance required elsewhere in this By-law, except where the Lot is a Corner Lot, in which case the minimum Side Yard shall be the minimum Exterior Side Yard required in

(i) Table 3B, where the Corner Lot is in a Residential Zone,

(ii) Table 4A, where the Corner Lot is in a Rural Residential Zone other than an RR2, RR3, RR4, RR5, RR6 or RR10 Zone, or

(iii) Table 7B, where the Corner Lot is in a Rural Zone.

11.(27) PARKING REQUIREMENTS

(a) There shall be provided in conjunction with each use specified in Column 1 of Clause (c) of this Subsection a Parking Area to provide Parking Spaces for the number of vehicles specified in Column II of Clause (c) of this Subsection; and

(b) The parking requirements for a single Lot or a Building containing a number of uses shall be the sum total of the parking requirements for each of the component uses, except in the case of a Shopping Centre, for which the standards cited specifically for Shopping Centres shall apply.

(c) NUMBER OF SPACES REQUIRED

	Column 1 Use of Building or Lot	Column II Minimum Number of Parking Spaces
1.	Detached, Townhouse and Accessory Dwelling Units, Converted Dwellings, Semi-Detached, Duplex and Triplex Buildings, and Group Homes	1 space for each Dwelling Unit
2.	Rooming Units	1 space for each Rooming Unit.
3.	Apartment Dwelling Units, Dwelling Units over commercial uses	1.5 spaces for each Dwelling Unit
4.	Senior Citizens' homes	1 space for every 2 Dwelling Units

5.	Elementary schools	1.5 spaces for each classroom
6.	High schools	4 spaces for each classroom
7.	Hospitals	3 spaces for every 4 beds
8.	Nursing Homes and rest homes	1 space for every 4 beds
9.	Medical centres, dental offices or Clinics	1 space for every $10m^2$ of Gross Floor Area
10.	Places of worship, auditoriums, arenas, stadiums, theatres, cinemas, banquet halls and other places of public assembly	1 space for every 5 seats or 3 metres of bench space. Where there are no fixed seats 1 space for every $10m^2$ of Gross Floor Area devoted to public use. Where there is a combination of floor area containing fixed seating and floor area devoted to public use containing no fixed seating, 1 space for every $10m^2$ of Gross Floor Area devoted to public use.
11.	Museums, libraries and art galleries	1 space for every $50m^2$ of Gross Floor Area
12.	Bowling alleys, curling rinks, racquet clubs	2 spaces for each bowling lane, 4 spaces for every curling ice sheet, 3 spaces for every court
13.	Fire and police stations	1 space for every $30m^2$ of Gross Floor Area

14.	Hotels and motels	1 space for every guest room plus 1 space for every 10m² of Gross Floor Area devoted to public use such as dining rooms, licensed beverage rooms, banquet rooms and similar uses
15.	Restaurants	1 space for every 5 persons' seating capacity
16.	Drive-in Restaurants	2 spaces for every 9m² of Gross Floor Area not in excess of 180m² plus one space for each 10m² of Gross Floor Area in excess of 180m²
17.	Take-out Restaurants	2 spaces for every 100m² of Gross Floor Area
18.	Offices for administration, sales or business of any nature, banks, financial institutions	1 space for every 30m² of Gross Floor Area
19.	Manufacturing and industrial uses	1 space for every 90m² of Gross Floor Area
20.	Day Care Centres	1 space for each full or part-time employee
21.	Retail Stores, Personal Service Establishments, Service and repair Shops, studios with	
	i) less than 325m² of Gross Floor Area	1 space for every 90m² of Gross Floor Area or part thereof

	ii) 325m^2 or more of Gross Floor Area	1 space for every 50m^2 of Gross Floor Area over 325m^2 plus 4 spaces
22.	Funeral homes	1 space for every 5 persons' capacity for attending services
23.	Service Stations	4 spaces for each service bay
24.	Veterinary Clinics	1 space for every 100m^2 of Gross Floor Area
25.	Shopping Centres	1 space for every 20m^2 of Gross Leasable Floor Area
26.	All other commercial uses	1 space for every 30m^2 of Gross Floor Area

11.(28) **PARKING AREA REGULATIONS**

Where in this By-law more than four Parking Spaces are required, the following regulations shall apply:

(a) Approaches or driveways to any Parking Area shall have a paved surface of asphalt or concrete or other similar material, and shall be defined by a curb of concrete or rolled asphalt. The location of approaches or driveways within 15 metres of a Point of Intersection is prohibited;

(b) The Parking Area shall be on the same Lot as the

Building or use for which it is required;

(c) The Parking Area shall have a paved surface of asphalt or concrete or other similar material, and its limits shall be defined by a fence, curb or other suitable obstruction;

(d) Each Parking Space shall be clearly demarcated and shall have a minimum width of 2.75 metres and a minimum length of 5.5 metres;

(e) Entrance and exit ramps for automobile traffic shall not exceed two in number to any one Street, and each such ramp shall be a maximum of 10 metres wide at the Street Line; and

(f) The minimum width of a driveway leading to any Parking Area shall be as described in Table 11A (Parking Area Driveway Standards).

11.(29) LOADING REQUIREMENTS

Off-street Loading Spaces shall be provided and maintained in accordance with the following provisions:

(a) The minimum width of an off-street Loading Space

shall be 3.5 metres, the minimum length 9 metres and the minimum clear height 4.2 metres;

(b) Loading Spaces must be located either within or abutting the Building containing the use to which such Loading Spaces are appurtenant;

(c) Loading Spaces within a Front Yard are prohibited;

(d) Loading Spaces may only be provided in one Side Yard;

(e) Every Loading Space and every approach or driveway thereto shall have a paved or treated surface of asphalt or concrete or other similar material;

(f) For all Buildings having a Gross Floor Area in excess of 2500m^2, one of the Loading Spaces required pursuant to this Subsection shall have a minimum width of 6.5 metres, a minimum length of 19 metres and a minimum clear height of 4.5 metres; and

(g) The minimum number of Loading Spaces shall be in accordance with the following schedule:

Uses	Required Loading Spaces
(i) Retail Stores, Shopping Centres, Restaurants, Personal Service Establishments, Service Shops and all industrial and manufacturing uses:	
1) of 300m² to 800m² of Gross Floor Area	1 space
2) of 801m² to 2,500m² of Gross Floor Area	2 spaces
3) of 2,501m² to 10,000m² of Gross Floor Area	2 spaces plus 1 space for every 2,500m² or fraction thereof in excess of 2,500m² of Gross Floor Area
4) of 10,000m² or more of Gross Floor Area	4 spaces plus 1 space for every 4,000m² or fraction thereof in excess of 10,000m² of Gross Floor Area
(ii) Office Buildings, places of public assembly, Hospitals, Nursing Homes, clubs or lodges, public utilities, Schools or similar uses:	
1) of 300m² to 3,000m² of Gross Floor Area	1 space
2) of over 3,000m² of Gross Floor Area	1 space plus 1 space for every 3,000m² of Gross Floor Area or fraction thereof in excess of 3,000m² of Gross Floor Area

11.(30) LOTS HAVING LESS FRONTAGE AND/OR AREA

Where a Lot does not comply with one or more of the Lot Specifications stipulated by this By-law as a result of expropriation, highway widening or other land acquisition by the Town, The Regional Municipality of York, Her Majesty in right of Ontario or Her Majesty in right of Canada, a Building or Structure may be Erected, altered, repaired or used on such Lot, provided that it conforms with all other requirements of this By-law.

11.(31) USES PROHIBITED

The following uses are prohibited within the Defined Area:

1. Animal by-products plant

   Blood boiling

   Bone boiling

   Extracting oil from fish or animal matter

   Storing hides

   Soap melting

   Tripe boiling

   Tanning hides and skins

   Cement manufacturing

Receiving, storing and disposal of industrial wastes and pathological waste

Pool Halls, Billiard Parlours

Places of entertainment where conduct that may be considered vulgar, lascivious, erotic, sadistic, sexually gratifying or demeaning is depicted either in person or by film or other means of display

Houses of ill repute

Body-rub and massage parlours

Private outdoor amphitheatres and outdoor concert facilities;

2. Any use which from its nature or the materials used therein is declared by the Regional Municipality of York Health Department or the Council of The Corporation of the Town of Whitchurch-Stouffville to be a noxious or offensive trade, business or manufacture under the Health Protection and Promotion Act, 1983, S.O. 1983, c.10 or regulations thereunder;

3. The use of any land for the purpose of a travel trailer parkor Mobile Home Park, or the use of a travel trailer or Mobile Home for human habitation, except upon a Campground;

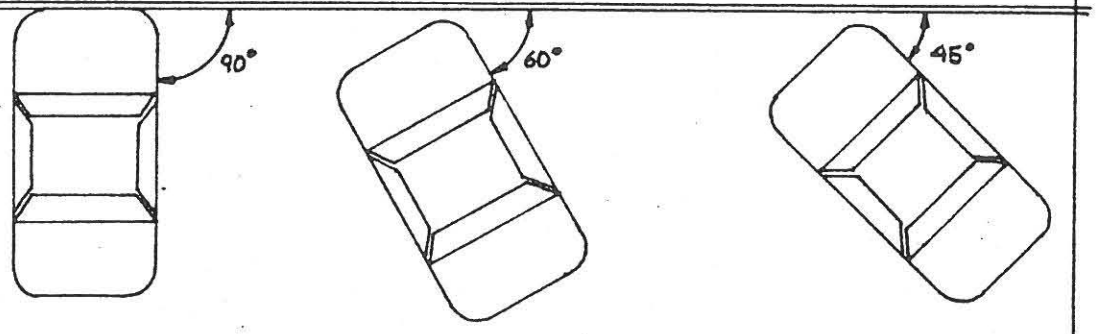
4. The use of any land for the purposes of a track for the racing of animals, motor vehicles, motorcycles, go-carts or snowmobiles except by a club or organization which is licensed by the Corporation for such uses; and

6. The use of any land for the purposes of a waste disposal area, landfill site or dump.

TABLE 11A

PARKING AREA DRIVEWAY STANDARDS

ANGLE OF PARKING	MINIMUM DRIVEWAY WIDTH
Less than 30°	3.6 metres
30° to 45°	3.3 metres
46° to 60°	3.9 metres
61° to 74°	5.5 metres
75° to 90°	7.3 metres



SECTION 12

DEFINITIONS

In this By-law,

12.(1) "Accessory" refers to a use, separate Building or Structure located on the same Lot as, and normally incidental, subordinate or exclusively devoted to the principal use;

12.(2) "Accessory Dwelling Unit" means a Dwelling Unit for the use and occupation of a person engaged in a permitted use on a Lot, provided that such Accessory Dwelling Unit is normally incidental to the main use on that Lot and is subordinate and devoted thereto (Note: See Subsection 11.(3) - Accessory Dwelling Units are a permitted use only in RU zones on farms of more than 10 hectares, and in all other cases require the enactment of exceptions to this By-law);

12.(3) "Act" means the Planning Act, 1983, as amended from time to time;

12.(4) "Adult Entertainment Establishment" means any premises or part thereof in which is provided in pursuance of a trade, calling, business or occupation, services appealing to or designed to appeal to erotic or sexual appetites or inclinations;

12.(5) "Apartment Building" means a Building containing more than three Dwelling Units;

12.(6) "Attached Garage" means a Garage or Carport for passenger vehicles attached to a Dwelling on the same Lot by a common wall, a common roof structure, or both. To determine setback or Side Yard, an attached Garage is part of the Main Building. A wall or roof between a house and an attached Garage shall be considered common if a minimum of 25 percent of the length of the Garage wall or roof is common with the Dwelling wall or roof;

12.(7) "Average Grade" means the average of the elevations of the finished ground level of each wall of a Building;

12.(8) "Building" means a Structure consisting of a wall, roof and floor or any one of them, or a structural system serving the function thereof, including all the works, fixtures and service systems appurtenant thereto, and includes, without limiting the generality of the foregoing, an awning or tent;

12.(9) "Campground" means an area of land managed as a unit, providing temporary accommodation for tents, tent trailers, House Trailers, recreational vehicles or campers in conjunction with or in proximity to major recreational amenities;

12.(10) "Car Wash" means a facility for washing vehicles for a fee;

12.(11) "Carport" means a Building or Structure or part thereof which is not wholly enclosed, and which is used for the parking or storage of motor vehicles;

12.(12) "Clinic" means a facility operated by two or more doctors, dentists, chiropractors or other licensed practitioners for the treatment and examination of persons who are not resident on the premises;

12.(13) "Commercial Entertainment Establishment" means a place where provision is made for the entertainment of the public, and where such entertainment is provided for gain;

12.(14) "Commercial School" means a School for seven or more students conducted for gain, other than a public school or a separate school;

12.(15) "Convenience Store" means a Retail Store where a limited range of grocery store-type merchandise is carried and which operates at extended business hours;

12.(16) "Converted Dwelling" means a Building originally constructed as a Detached Dwelling Unit which has been changed to comprise more than one Dwelling Unit;

12.(17) "Corner Lot" means a Lot at the intersection of two public Streets, which intersection contains an angle of not more than 135 degrees between the sides of the Lot abutting the intersecting Streets, and also means a Lot abutting one or more parts of the same Street with a curve therein, which curve, if projected on the direction of the main courses of the Lot Lines adjacent to the curve, contains an angle of 135 degrees or less;

12.(18) "Council" means the Council of The Corporation of the Town of Whitchurch-Stouffville;

12.(19) "Day Care Centre" means a place where six or more children are cared for outside their home during part of the day;

12.(20) "Defined Area" means all the land within the territorial boundaries of the area municipality of The Corporation of the Town of Whitchurch-Stouffville as described in The Regional Municipality of York Act, R.S.O. 1980, c. 443, excepting the land within the boundaries set out in Map 14 of Schedule "A" hereto;

12.(21) "Detached Dwelling Unit" means a Dwelling Unit in a Building containing only one Dwelling Unit and no other uses;

12.(22) "Drive-In Restaurant" means a Restaurant facility that makes special provisions for patrons to obtain food that may be consumed in vehicles on the premises;

12.(23) "Duplex Building" means a Building divided horizontally into two Dwelling Units, each of which has an independent entrance;

12.(24) "Dwelling" means a place of residence;

12.(25) "Dwelling Unit" means residential living quarters in a Building designed or intended for use by one Person, a family, or two or more Persons living in association like a family, comprising at least one room, a kitchen and sanitary facilities;

12.(26) "Erect" includes any preliminary work such as excavating, filling or draining, the altering of any existing Building by an addition, enlargement, extension or any structural modification, and any work requiring a building permit;

12.(27) "Exterior Side Yard" means a Side Yard immediately adjacent to a Street;

12.(28) "Family" means one Person or two or more Persons interrelated by bonds of consanguinity, marriage or

legal adoption, together with not more than two Persons unrelated to such Persons living together as a single, independent and separate housekeeping unit in one Dwelling Unit and, for the purpose of this paragraph, the word "Family" includes gratuitous guests and bonafide servants employed as such on the premises;

12.(29) "Forestry Uses" include such uses as the establishment, tending, harvesting and protection of forest resources, and education centres for the dissemination of information related to such uses;

12.(30) "Front Yard" means a Yard extending across the full width of a Lot between the Front Lot Line and the nearest wall of any Building or Structure on the Lot;

12.(31) "Frontage" means the horizontal distance between the Side Lot Lines measured along the Front Lot Line, but where the Front Lot Line is not a straight line, or where the Side Lot Lines are not parallel, the Frontage is to be measured by a line 7.5 metres back from and parallel to the chord of the Frontage, and for the purpose of this paragraph, the chord of the Frontage is a straight line joining the two points where the Side Lot Lines intersect the Front Lot Line;

12.(32) "Garage" means a wholly enclosed Building for the parking or storage of one or more motor vehicles, in which no business, occupation or service is conducted for gain;

12.(33) "Grade" means the elevation of the finished ground level at the wall of a Building;

12.(34) "Gross Floor Area", when used in reference to an entire Building, means the total horizontal area of all of the storeys of the Building measured from the exterior faces of the exterior walls, and, in reference to a Dwelling Unit, shall be measured from the exterior faces of the exterior walls and the centre line of party walls, but the area of porches, open verandahs, attics, garages, basements, and stairways and halls that serve more than one Dwelling Unit shall be excluded;

12.(35) "Gross Leasable Floor Area" means all of the floor area of a Building that may be occupied by the owner or leased or licensed to others, including any part thereof that is used for stands or kiosks;

12.(36) "Group Home" means a Dwelling Unit in which 3 to 10 unrelated Persons, excluding staff or receiving family,

live in association like a family;

12.(37) "Height", when used in reference to a Building, means the greatest vertical distance between the average grade level and:

(a) in the case of a flat roof, the highest point of the Building; or

(b) in the case of a pitched roof, a point midway between the eaves and the ridge;

12.(38) "Home Day Care Centre" means a Dwelling Unit where less than 6 children not ordinarily resident in that Dwelling Unit are cared for;

12.(39) "Home Occupation" means the use of part of a Dwelling Unit for gainful employment involving the manufacture, provision, or sale of goods or services or both;

12.(40) "Hospital" means a hospital as defined by the Private Hospitals Act, R.S.O. 1980, c. 389, a Sanitarium as defined by the Private Sanitaria Act, R.S.O. 1980, c. 391, or a hospital as defined by the Public Hospitals Act, R.S.O. 1980, c. 410;

12.(41) "House Trailer" means any vehicle that is so constructed that it could be attached to a motor vehicle for the purpose of being drawn or propelled by

the motor vehicle, and which provides for the accommodation of Persons for living, sleeping and eating, notwithstanding that such vehicle is jacked up or that its running gear is removed;

12.(42) "Household Sale" means the sale by the occupant of a Dwelling Unit of household goods belonging to the occupant which were not acquired for resale;

12.(43) "Intensive Agriculture" means farming in such a manner that the raising or slaughter of animals or fowl, the production of feed or manure, or the carrying on of any such activities separately or collectively requires a greater land area to effectively provide the normal requirements of the enterprise than the land area that is under the ownership of the operator or farmer at that location (by way of example, a chicken broiler operation raising 75,000 chickens per year on 5 acres of land would come within this definition);

12.(44) "Interior Lot" means a Lot other than a Corner Lot or Through Lot;

12.(45) "Kennel" means a place where animals, birds or other livestock intended or used as domestic or household pets are kept, boarded or trained;

12.(46) "Link Dwelling Unit" means a Dwelling Unit in a Building which is divided into two Dwelling Units by a common wall extending from the base of the foundation of the Building to grade level from the front wall to the rear wall;

12.(47) "Loading Space" means an area of land provided for the parking of a vehicle for the purposes of loading or unloading materials;

12.(48) "Lot" means a parcel of land described in a deed or other document legally capable of conveying an interest in land, or shown as a lot or block on a registered plan of subdivision which has not been deemed not to be a plan of subdivision;

12.(49) "Lot Area" means the area within the Lot Lines of a Lot measured on a horizontal plane;

12.(50) "Lot Coverage" means that percentage of the Lot Area covered by all Buildings above ground level;

12.(51) "Lot Depth" means the horizontal distance between the Front and Rear Lot Lines, but where the Front and Rear Lot Lines are not parallel, the Lot Depth is the length of a line joining the mid points of the Front and Rear Lot Lines;

12.(52) "Lot Line" means a boundary of a Lot;

12.(53) "Lot Line, Front" means the Lot Line that abuts the Street, and

(a) in the case of a Corner Lot, the shorter Lot Line that abuts a Street shall be deemed to be the Front Lot Line and the longer Lot Line that abuts a Street shall be deemed to be the Side Lot Line, but

(b) if, in the case of a Corner Lot or Through Lot, the two Lot Lines abutting a Street are of equal length, the Front Lot Line shall be deemed to be the Lot Line that is adjacent to the Front Lot Line of a Lot that is not a Corner Lot;

12.(54) "Lot Line, Rear" means the Lot Line or point of intersection of the Side Lot Lines farthest from or opposite to the Front Lot Line;

12.(55) "Lot Line, Side" means a Lot Line other than a Front or Rear Lot Line;

12.(56) "Main Building" means the Building or Buildings in which are carried on the principal use or uses on the Lot;

12.(57) "Mobile Home" means a prefabricated Dwelling Unit other

than a Motor Home or travel trailer which is designed so that it may be moved;

12.(58) "Mobile Home Park" means an area of land for the accommodation of occupied Mobile Homes;

12.(59) "Motor Home" means a self-propelled vehicle which has provision for sleeping accommodation and which may contain cooking, eating and sanitary facilities and is intended to be used as a vehicle for recreation and travel;

12.(60) "Mutual Driveway" means a driveway which may be used for access to two properties which are adjacent to each other;

12.(61) "Nursing Home" means a place where accommodation and care is provided for one or more Persons who, by reason of age or infirmity, are in need of same and who are unrelated to the operator thereof;

12.(62) "Outdoor Recreational Facilities" include such uses as tennis courts, lawn bowling greens, outdoor skating rinks, athletic fields, outdoor education centres, picnic areas and Swimming Pools, but does not include such uses as race tracks or recreational vehicle trails or tracks;

12.(63) "Parking Area" means a place for the temporary storage or parking of a vehicle or vehicles;

12.(64) "Parking Space" means a space upon which to park one vehicle;

12.(65) "Person" includes a corporation and the heirs, executors, administrators or other legal representatives of a Person to whom the context can apply according to law;

12.(66) "Personal Service Establishment" means a place in which services administering to the individual and personal needs of Persons are provided, and, without limiting the generality of the foregoing, includes barber shops, beauty parlours, hairdressing shops, shoe repair shops and shoeshine shops;

12.(67) "Point of Intersection" means the point at which Street Lines abutting a Corner Lot intersect, or, if the Street Lines do not intersect at a point, the point of intersection of the projections of the Street Lines or of the tangents of the Street Lines;

12.(68) "Private Camp" means a place where groups may be provided short term accommodation in conjunction with

sport, recreation, educational or religious facilities for recreational, educational or religious purposes;

12.(69) "Private Club" means an association of Persons, whether under the aegis of a corporate entity or not, who have a common objective, goal or pursuit, and, if the context requires, may mean a place where such an association provides for the meeting of its members and the accommodation of its facilities;

12.(70) "Public Garage" means a place where vehicles are repaired;

12.(71) "Public Parking Lot" means a place used for the parking of vehicles, whether for a fee or otherwise, which is not accessory to a use on the same Lot;

12.(72) "Rear Yard" means a Yard extending across the full width of a Lot between the Rear Lot Line and the nearest wall of any Building or Structure on the Lot;

12.(73) "Rent-All Establishment" means a place where tools or equipment used for home, industry or construction purposes are rented to the public;

12.(74) "Restaurant" means a place where food and drinks are prepared and served to the public for consumption on

the premises, but not within vehicles;

12.(75) "Retail Store" means a place where goods, wares, merchandise, substances, articles or things are offered or kept for retail sale, but does not include any retail use otherwise defined or specified in this By-law;

12.(76) "Rooming House" means a Dwelling containing six Rooming Units or less for Persons who are not related to the owner or lessee of the Dwelling;

12.(77) "Rooming Unit" means a room or rooms intended for the private accommodation of one Person without private sanitary or cooking facilities;

12.(78) "Salvage Yard" means a place where goods and materials which are used, worn out, cast out or discarded are stored or handled for the purposes of reclamation, recycling, reuse, or any combination of such purposes;

12.(79) "Satellite Antenna" means a device or structure intended for the reception of radio and television signals;

12.(80) "Scrap or Junk Yard" means a place where goods and materials which are used, worn out, cast out or discarded are stored for the purposes of reclamation,

recycling, reuse, consignment for remanufacture, or any combination of such purposes;

12.(81) "School" means a public school, separate school, university, community college, or private school authorized by the Province of Ontario;

12.(82) "Semi-Detached Building" means a Building containing two Semi-Detached Dwelling Units;

12.(83) "Semi-Detached Dwelling Unit" means a Dwelling Unit in a Building divided vertically into two Dwelling Units by a common wall extending from the base of the foundation to the roof line, each of which Dwelling Units has a separate entrance at grade;

12.(84) "Senior Citizens' Home" means a Building in which accommodation is provided primarily for the elderly;

12.(85) "Service Shop" means a shop for the servicing, repairing or rental of domestic goods and equipment;

12.(86) "Service Station" means a place where fuel and lubricants for motor vehicles are kept for sale to the motoring public;

12.(87) "Services", when used in reference to a Lot, means public utilities, and includes, without limiting the generality of the foregoing, municipal piped water, municipal sewage disposal and municipal storm drainage;

12.(88) "Shopping Centre" means a commercial area developed in accordance with a comprehensive scheme containing not less than four separate commercial uses, which uses are intended to serve more than one neighbourhood area with

a broad range of retail, cultural, and personal services;

12.(89) "Side Yard" means a Yard adjacent to a Side Lot Line extending from the Front Yard to the Rear Yard of a Lot;

12.(90) "Solar Collector" means any device or Structure used to collect solar heat for heating or cooling;

12.(91) "Stable" means a Building or part of a Building in which livestock is boarded or kept;

12.(92) "Street" means a highway as defined under the Highway Traffic Act;

12.(93) "Street Line" means the limit of the road or Street allowance;

12.(94) "Structure" means anything man-made that is fastened to or into the earth or another Structure or rests on the earth by its own mass, and includes the several components thereof if there are more than one, but a wall or fence 2 metres or less in height shall be deemed not to be a Structure;

12.(95) "Swimming Pool" means an artificial body of water more than 11 square metres in area which is used for bathing, swimming or diving, but excludes a pond;

12.(96) "Take-Out Restaurant" means a Restaurant where prepared food is obtained for consumption off the premises;

12.(97) "Through Lot" means a Lot bounded on opposite sides by Streets;

12.(98) "Town" means The Corporation of the Town of Whitchurch-Stouffville;

12.(99) "Townhouse Dwelling Unit" means a Dwelling Unit with a separate entrance in a Building divided vertically into three or more attached Dwelling Units by common walls extending from the base of the foundation to the roof line;

12.(100) "Triplex Building" means a Building divided vertically or horizontally into three Dwelling Units, each of which has a separate entrance either directly or through a common vestibule;

12.(101) "Veterinary Clinic" means a place where animals are treated for illness or injury under the supervision of a Veterinary Surgeon;

12.(102) "Villa Unit" means a building not exceeding 50 square metres in area accessory to but detached from a hotel located on lands under the same ownership or control as the Villa Unit, providing primarily sleeping accommodation for short-term registered guests of the said hotel, and to which the usual hotel services, such as housekeeping and room service, are provided. A Villa Unit may provide refrigeration and cooking facilities on a scale that does not permit use of the Villa Unit as a residence;

12.(103) "Wrecking Yard" means a place where goods and materials which are used, worn out, cast out or discarded are dismantled, destroyed or otherwise processed for the purposes of reclamation, recycling, consignment for remanufacture, or any combination of such purposes;

12.(104) "Yard" means an open, uncovered space on a Lot appurtenant to a Building and unoccupied by Buildings or Structures.

SECTION 13

CERTIFICATE OF OCCUPANCY

13.(1) No Person shall occupy any land, Building or Structure, the use of which has been changed, until a Certificate of Occupancy has been issued by the Town in respect of such land, Building or Structure.

13.(2) No Certificate of Occupancy shall be issued if the use of the land, Building or Structure in respect of which the Certificate of Occupancy is sought does not comply with this By-law, unless otherwise permitted by the Planning Act, 1983 (Note: This exception is to provide for situations like minor variances).

SECTION 14

14. **ENFORCEMENT**

(1) Any Person who contravenes this By-law is liable:

(a) To a fine of not more than $20,000 on a first conviction; and

(b) On a subsequent conviction, to a fine of not more than $10,000 for each day or part thereof upon which the contravention has continued after the day on which the Person was first convicted.

(2) Notwithstanding Subsection (1) hereof, any corporation which contravenes this By-law is liable:

(a) To a fine of not more than $50,000 on a first conviction; and

(b) On a subsequent conviction, to a fine of not more than $25,000 for each day or part thereof upon which the contravention has continued after the day on which the corporation was first convicted.

SECTION 15

15. **SEVERABILITY**

A decision that one or more of the provisions or parts of provisions of this By-law is invalid shall not affect the validity, effectiveness or enforceability of other provisions or parts of provisions of this By-law.

SECTION 16

16. **REPEAL OF EXISTING BY-LAWS**

Notwithstanding Subsection 1.2, this by-law only applies to those lands in the Defined Area in respect of which By-law 72-7 is repealed.

SECTION 17

17. **EFFECTIVE DATE**

This By-law shall come into force pursuant to Section 34 of the Planning Act, 1983.

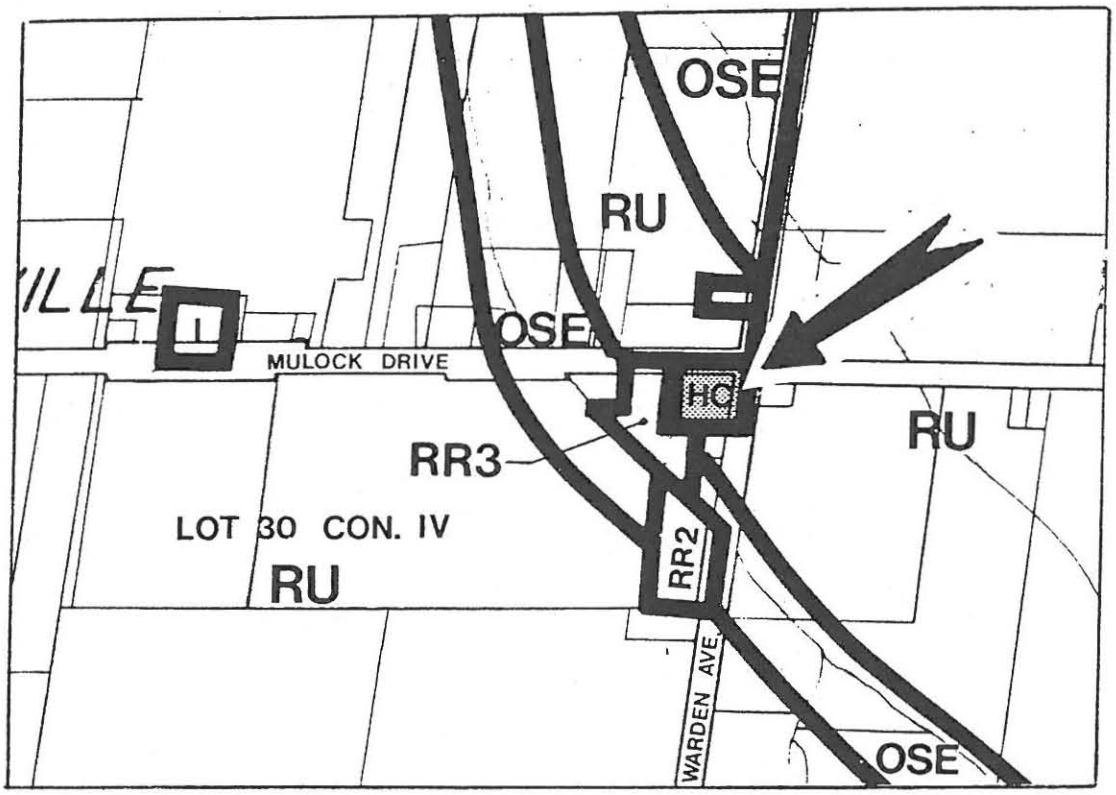
SECTION 18

EXCEPTIONS

18. Exceptions to this By-law are required to recognize existing situations that do not conform to the general requirements of this By-law, and to provide for extended or curtailed uses and for variances to the general regulations. Specific areas are shown on the maps in the subsections of this section, and the permitted land uses and regulations affecting those areas are modified as stated in the text of each exception. Unless otherwise stated, the uses and regulations set out in the text of the exceptions operate in addition to the other provisions of this By-law that affect the lands to which the exceptions apply, and such uses and regulations prevail over any other provisions that are inconsistent with them.

The subsection numbers in this section refer to the numbers of the zoning maps in Schedule A to this By-law. If, for example, a parcel of land shown on Map 10 is subject to an exception, then that exception will appear in Subsection 18.10. The lands to which the exceptions apply are demarcated on the maps in the subsections of this section by a dotted area thus  .

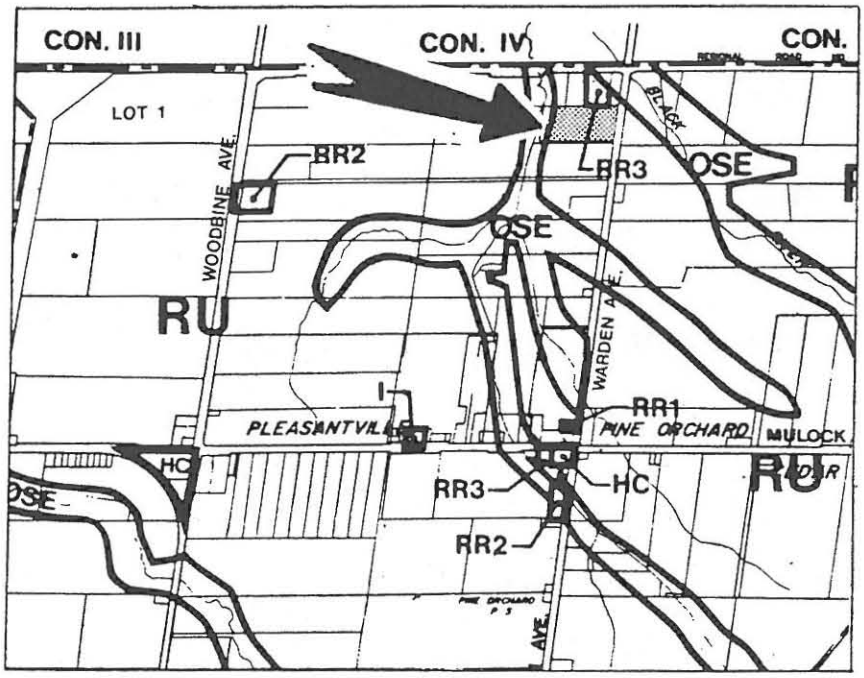
18.2(a) Subject Land



1. Permitted Uses

A Personal Service Establishment, a Retail Store having not more than 185 square metres of sales area and two Dwelling Units are additional uses permitted on the Subject Land.

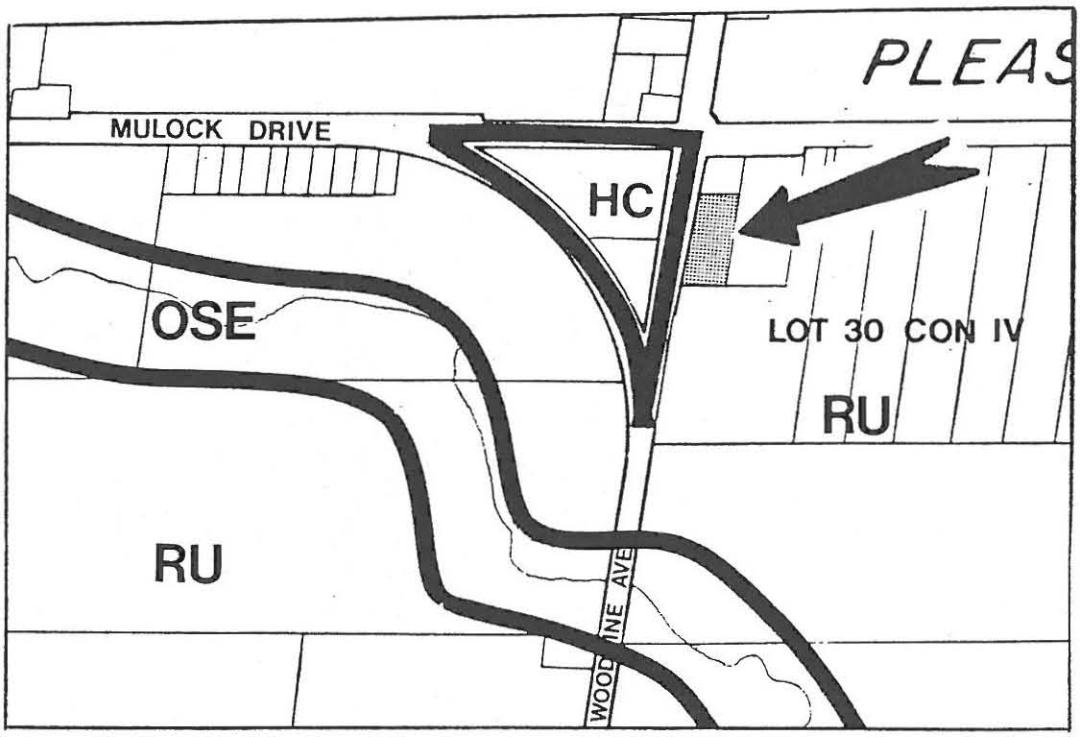
18.2(b) Subject Land



1. Lot Specifications

Where a Detached Dwelling Unit is located on the Subject Land, the minimum Lot Area for the Lot containing that Detached Dwelling Unit shall be 8 hectares.

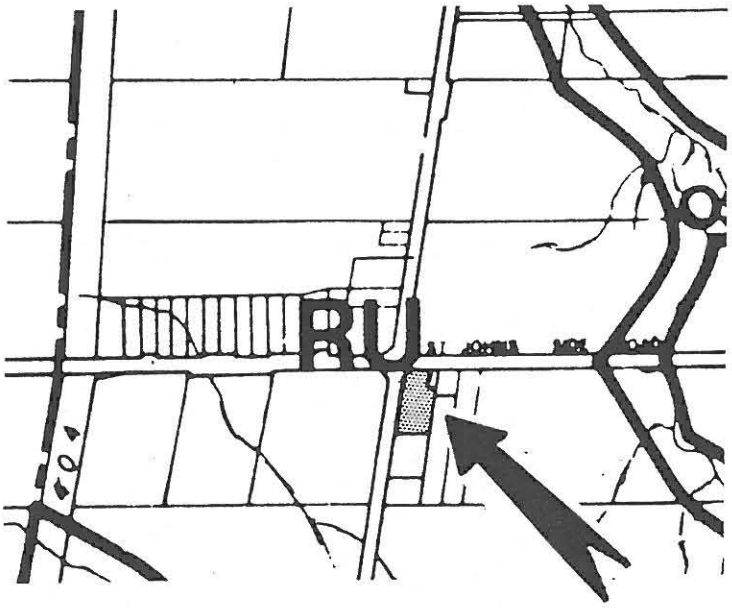
18.2(c) Subject Land



1. Permitted Uses

The sale of musical instruments is an additional use permitted on the Subject Land.

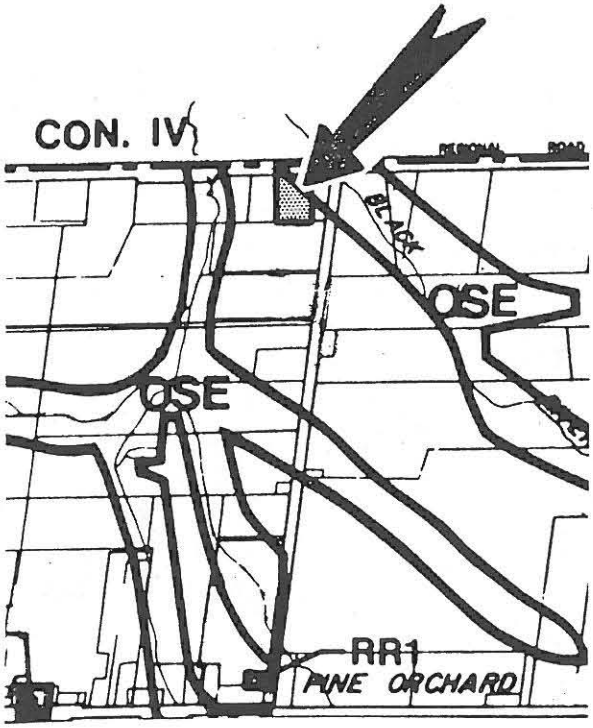
18.2(d) Subject Land



1. Permitted Uses

The retail sale of farm and other local rural produce, including fresh farm fruit and vegetable produce, cheese, flowers, firewood, home-made pies and preserves, and other local rural produce from farms within the region is an additional use permitted on the Subject Land.

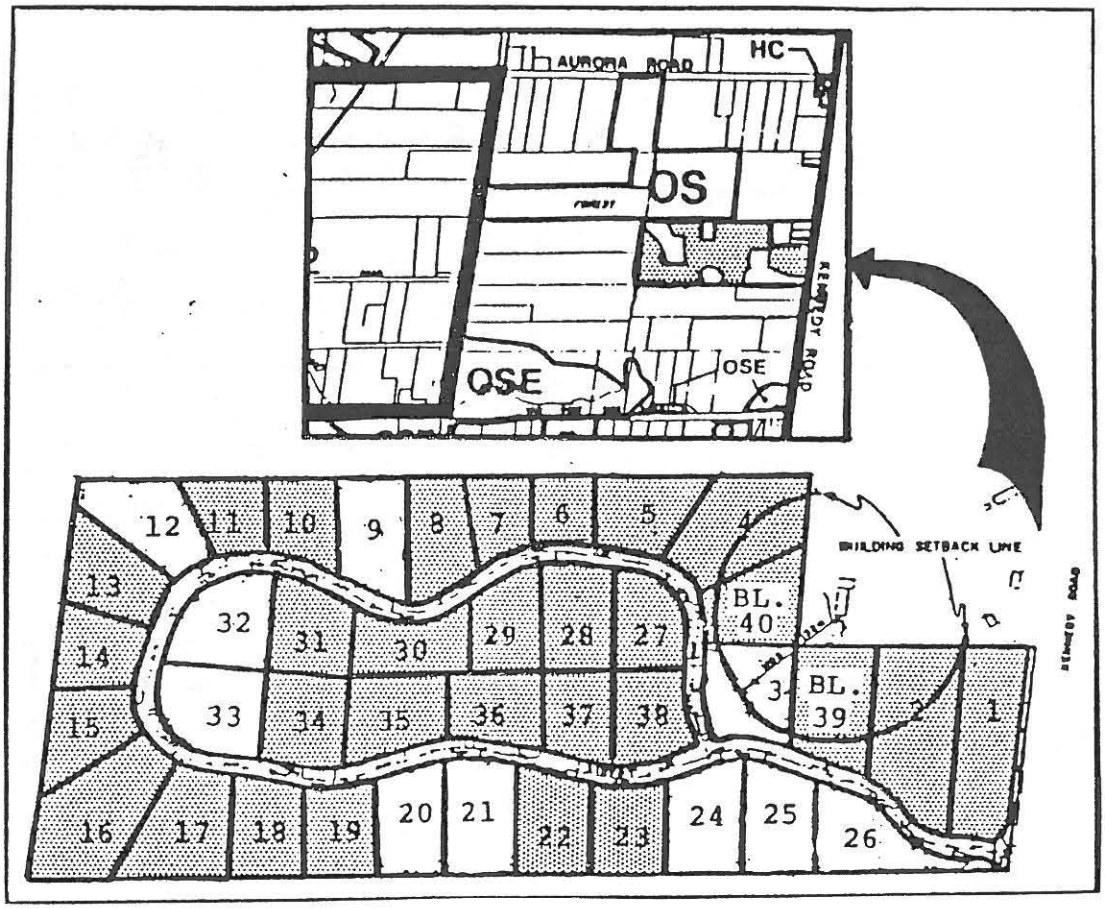
18.2(e) Subject Land



1. Permitted Uses

A truck storage garage and a non-commercial arboreal cold storage facility for personal hobby use are additional uses permitted on the Subject Land.

18.2(f) Subject Land



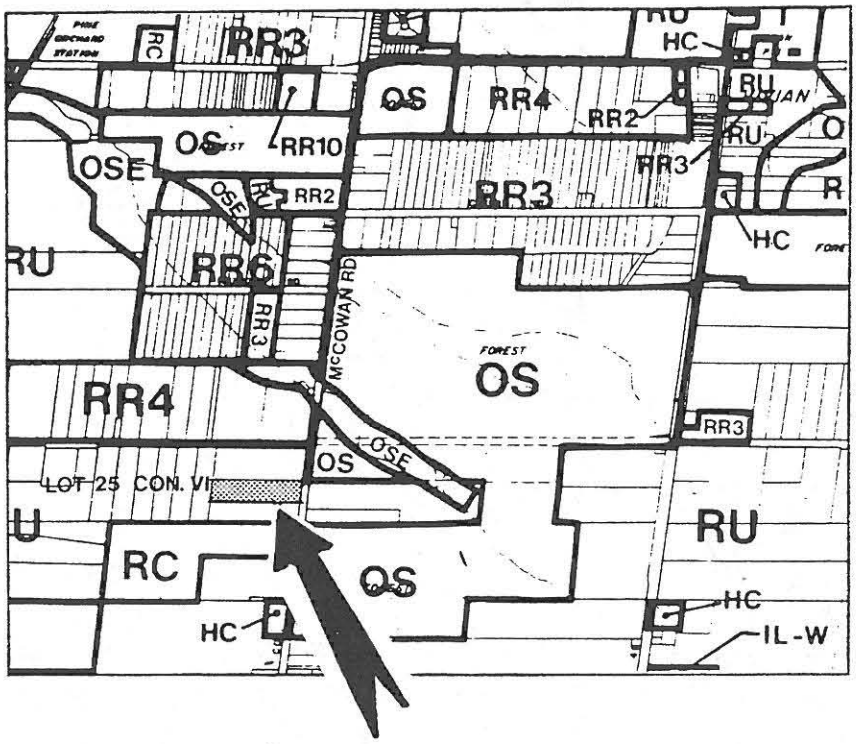
1. Lot Specifications

A. The minimum Lot Areas for the Lots on the Subject land, numbered in accordance with the foregoing map, shall be as follows:

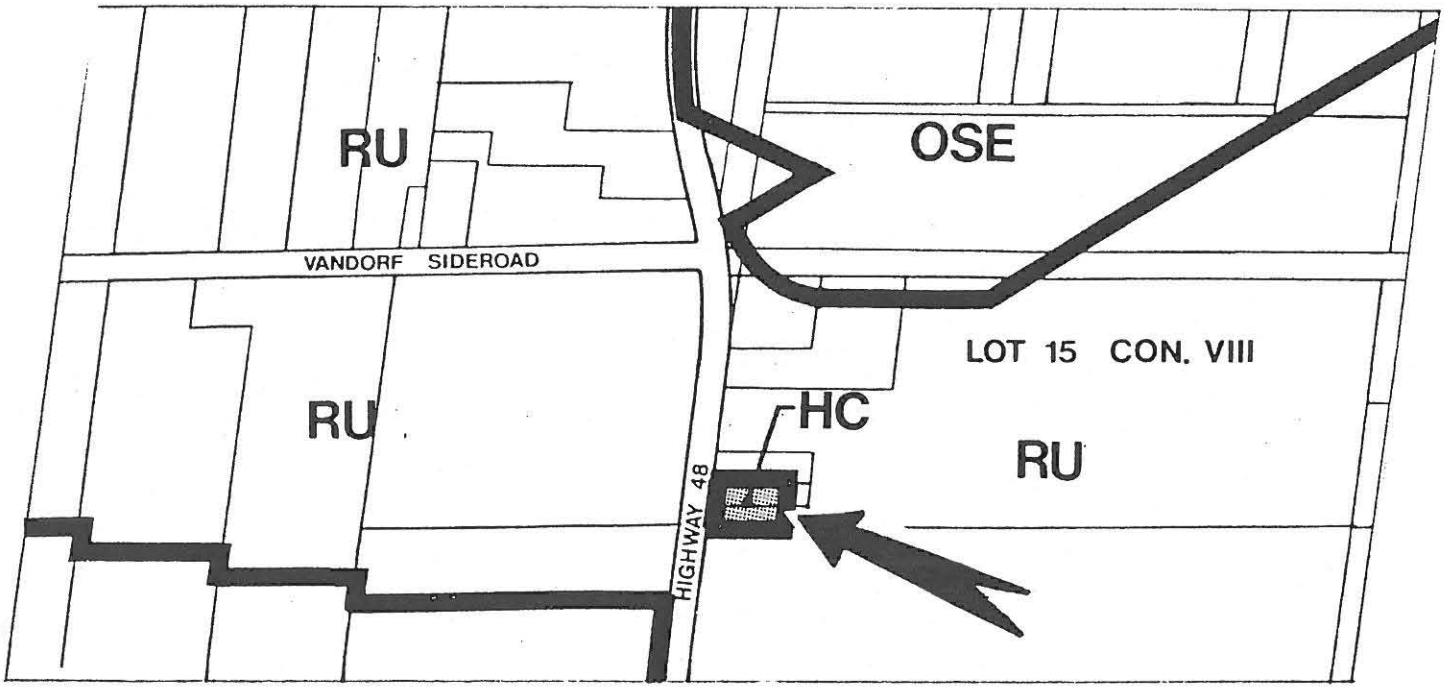
Lot 2	-	1.4 ha
Lot 16	-	1.3 ha
Lots 1 and 4	-	1.2 ha
Lot 17	-	1.0 ha
Block 39	-	0.9 ha
Lots 5,8,13,15,18,19,22,23,27,28, 29,30,31,34 and 35, and Block 40	-	0.7 ha
Lots 14,36,37 and 38	-	0.6 ha
Lots 10 and 11	-	0.5 ha
Lots 6 and 7	-	0.4 ha;

B. No Building shall be located on any of Lots 2,3 and 4 and Blocks 39 and 40 within the area surrounded by the "Building Setback Line" on the foregoing map.

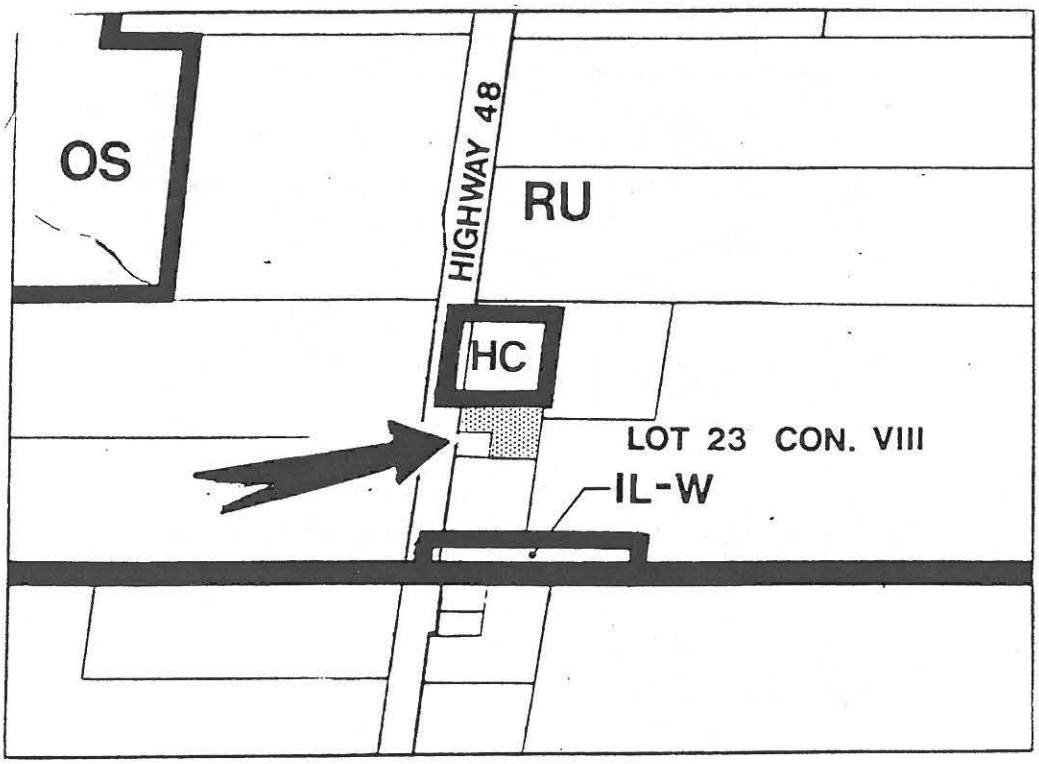
18.3(a)(i) Subject Land



18.3(a)(ii) Subject Land



18.3(a)(iii) Subject Land



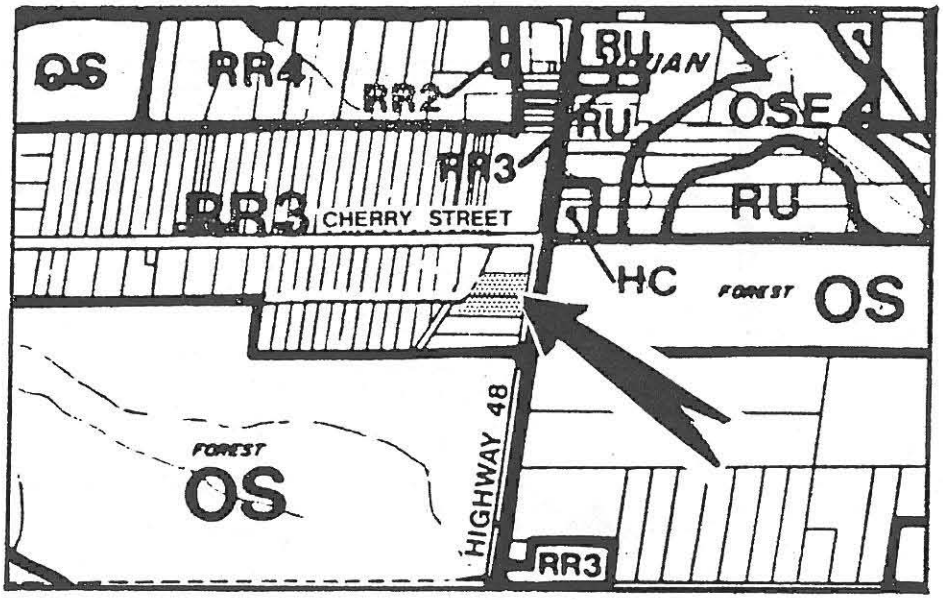
1. Permitted Uses

Those uses existing on the effective date of this By-law are uses permitted on the Subject Lands.

2. Lot and Building Specifications

The Lot Area, Yards, Building Height, Frontage, Lot Depth, Gross Floor Area, Lot Coverage, Parking Spaces, Loading Spaces and other matters which would, but for this Exception, be regulated by Sections 3 to 10 of this By-law are, for the Subject Lands, those that obtain on the effective date of this By-law.

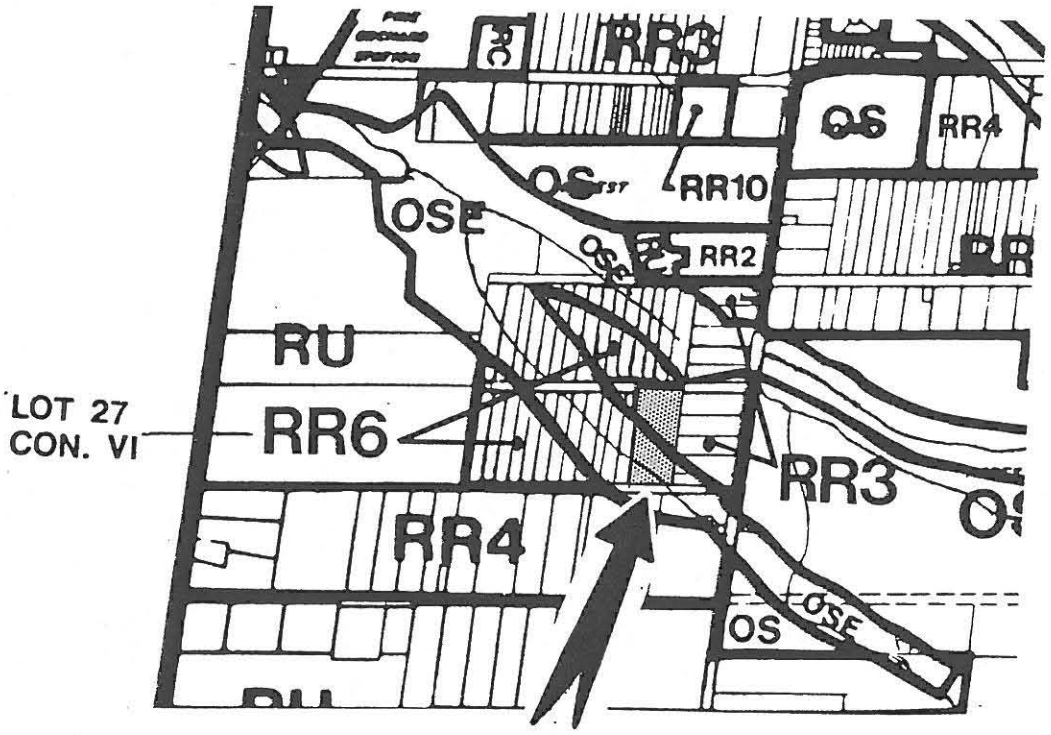
18.3(b) Subject Land



1. Permitted Uses

Those agricultural uses existing on the effective date of this By-law are uses permitted on the Subject Lands.

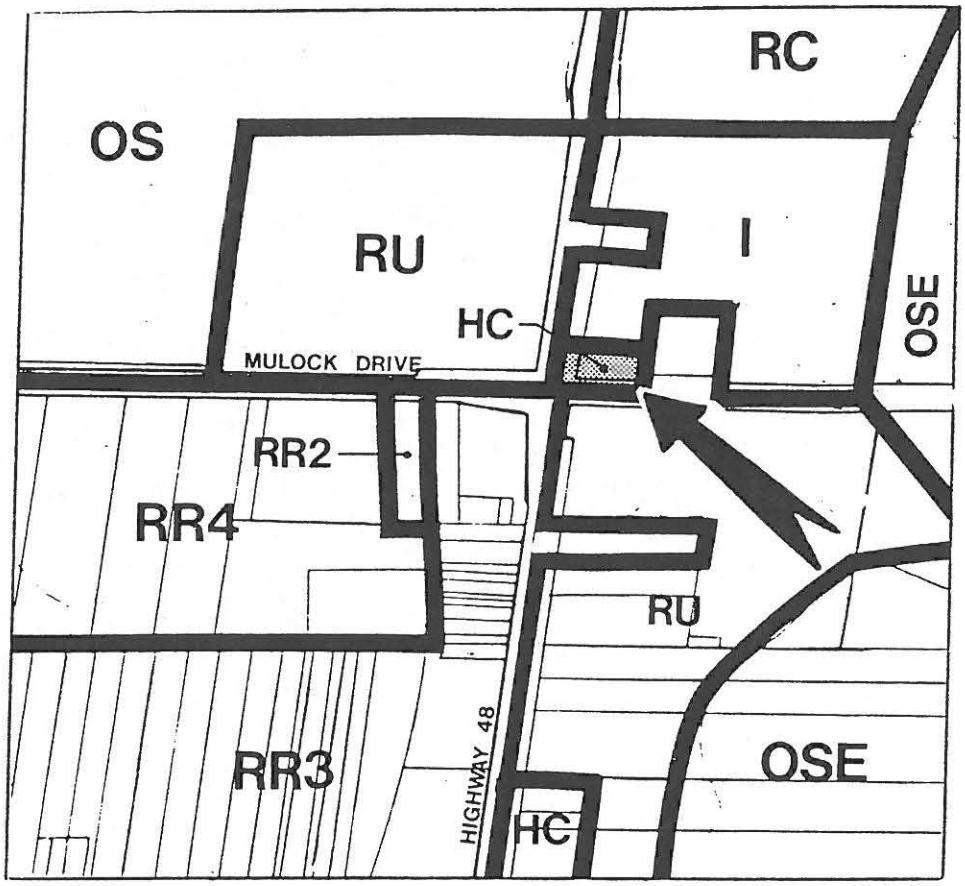
18.3(c) Subject Land



1. Permitted Uses

A residential facility providing temporary residential accommodation for not more than twenty Persons, including staff, shall be an additional use permitted on the Subject Land.

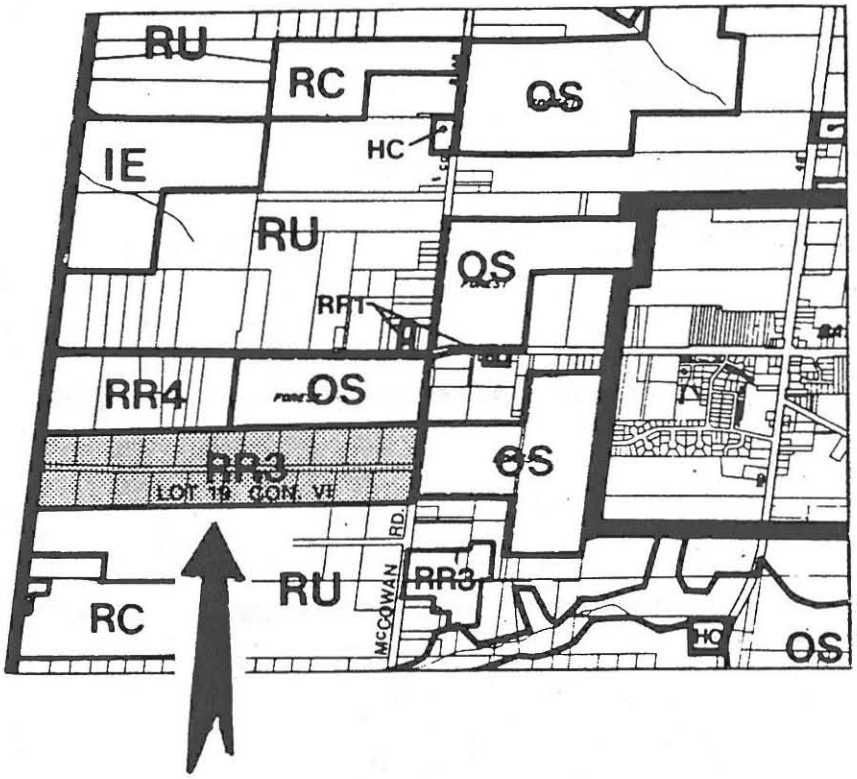
18.3(d) Subject Land



1. Permitted Uses

The retail sale of snowmobiles, Motor Homes, Mobile Homes or boats, and a Dwelling Unit used in conjunction with such retail use shall be additional uses permitted on the Subject Land.

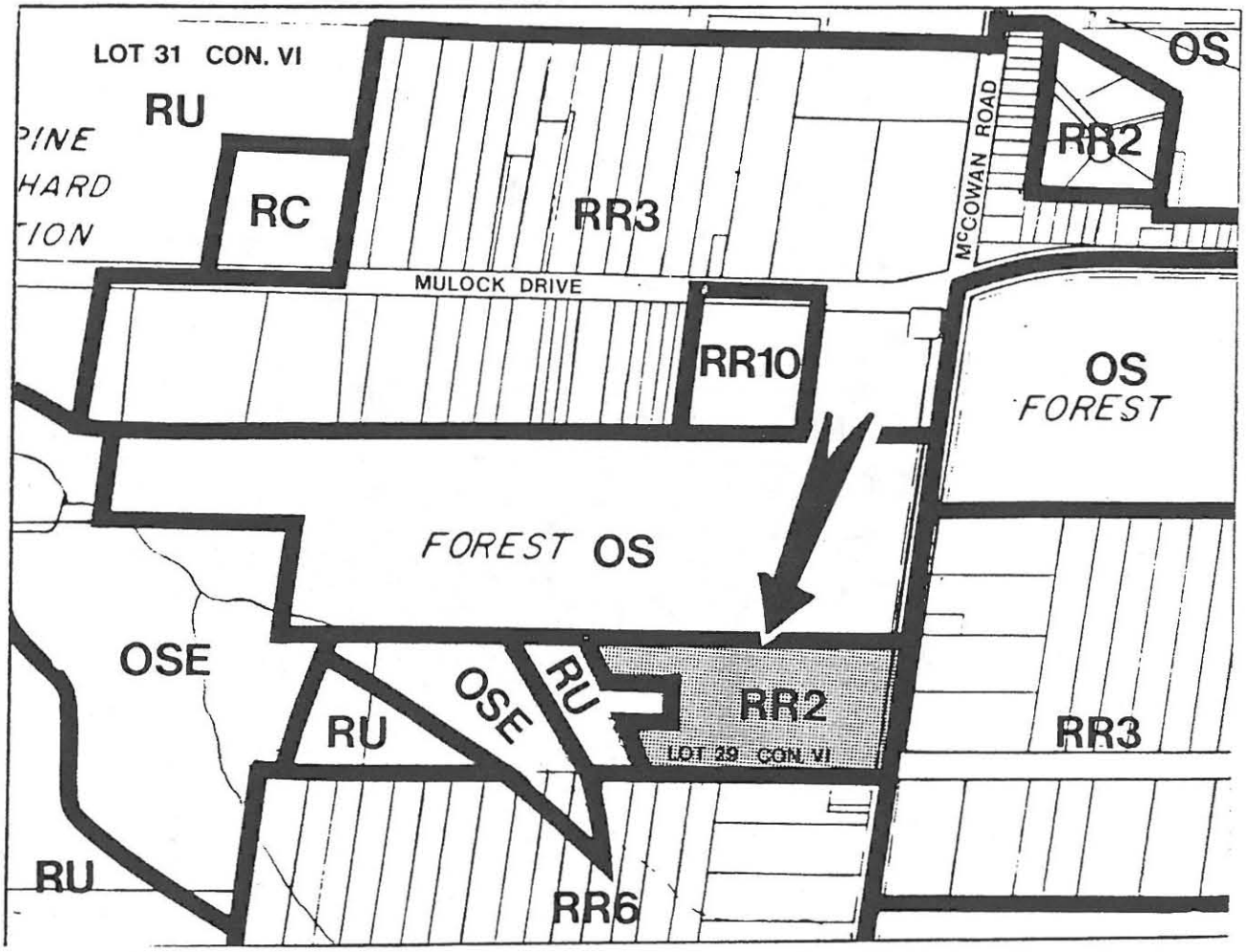
18.3(e) Subject Land



1. Lot Specification

The minimum Lot Area for the Subject Land shall be 1.9 hectares.

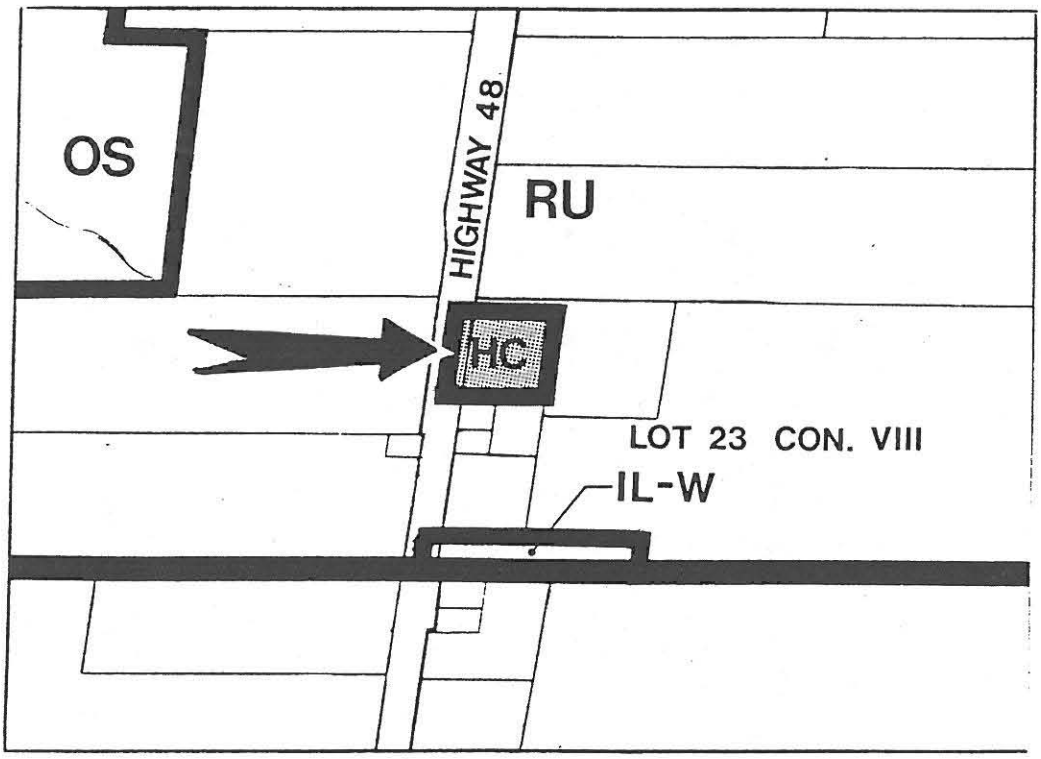
18.3(f) Subject Land



1. Permitted Uses

No Accessory Building shall be permitted on the Subject Land within 23 metres of a Regional Forest.

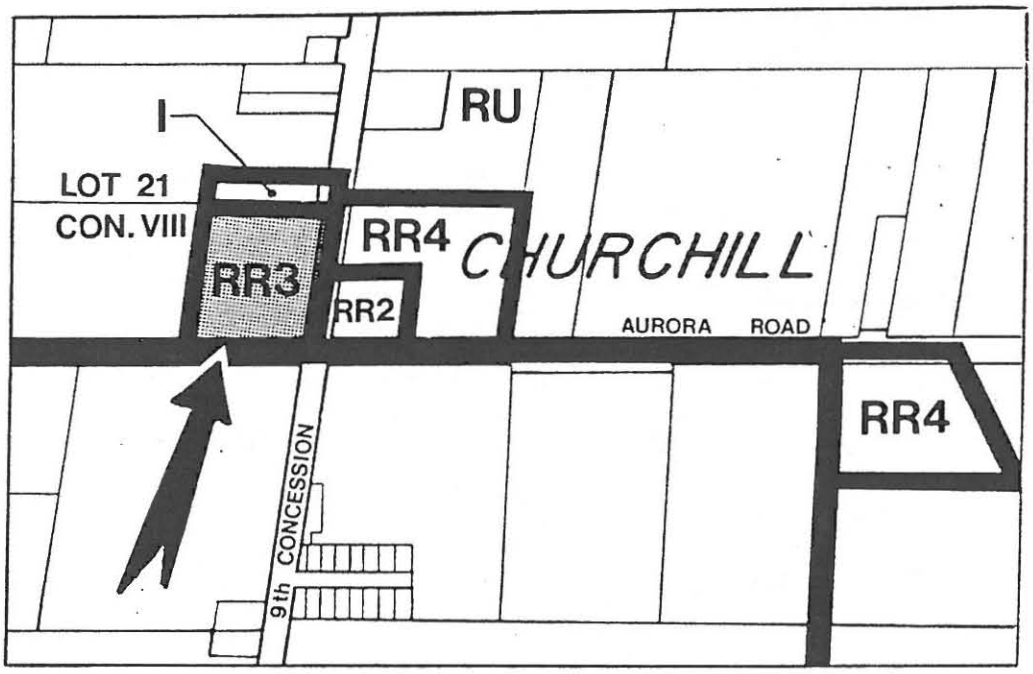
18.3(g) Subject Land



1. Permitted Uses

The only use permitted on the Subject Land shall be the retail sale of masonry materials used in the construction of fireplaces and accessories thereto.

18.3(h) Subject Land



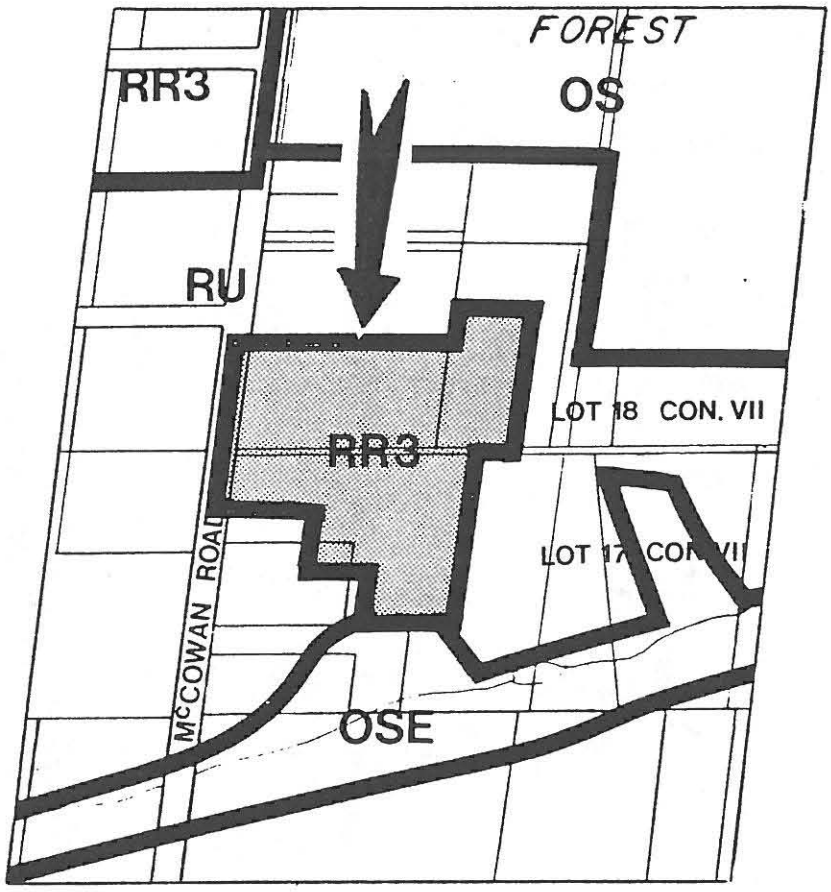
1. Permitted Uses

The two Detached Dwelling Units and the Service Station existing on the 21st day of July, 1981 are uses permitted on the Subject Land.

2. Lot Specification

The location of any Building or Structure existing on the Subject Land on the effective date of this By-law is deemed to comply with the minimum Yard requirements hereof.

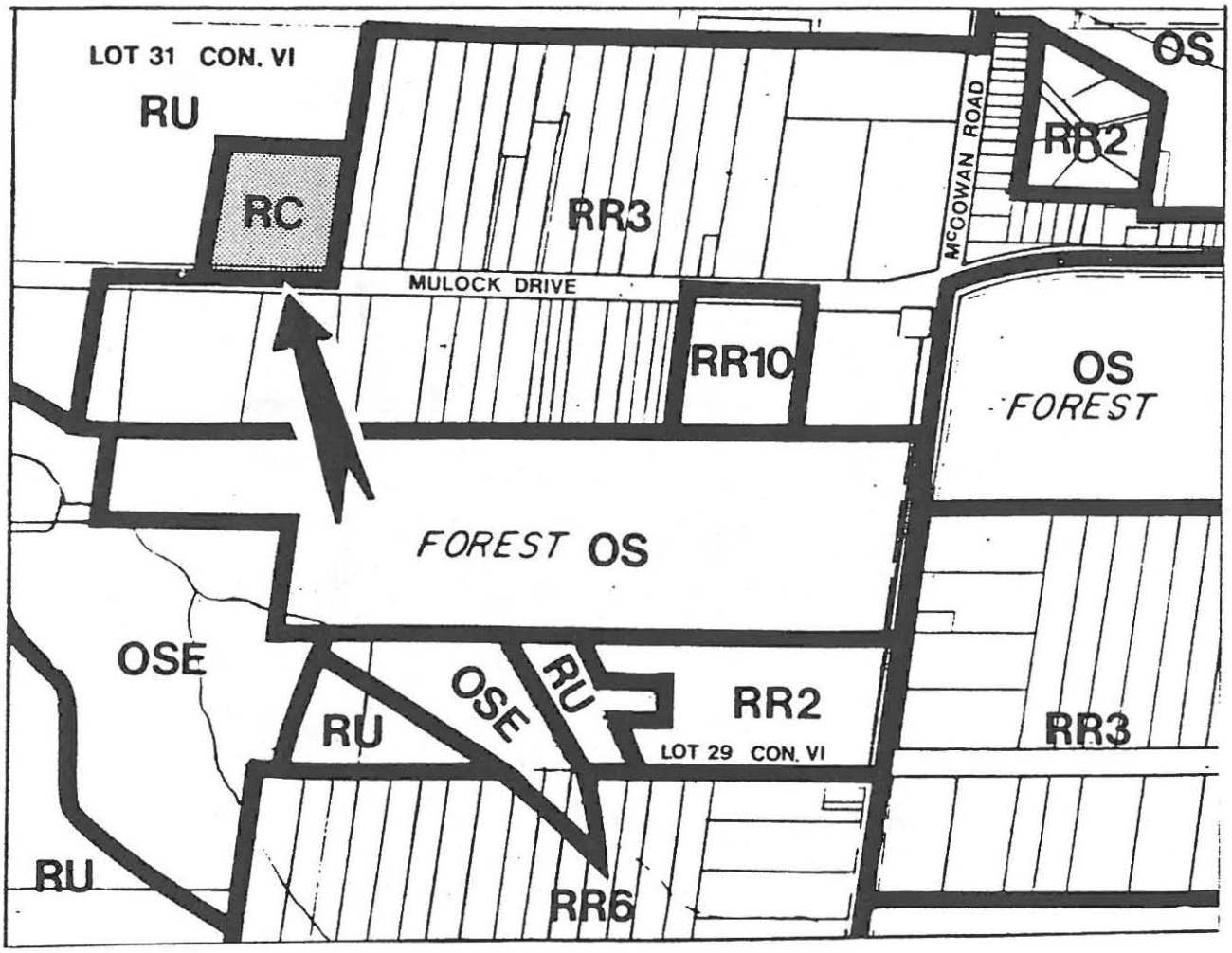
18.3(i) Subject Land



1. Lot Specification

The minimum Frontage for the Subject Land shall be 76 metres.

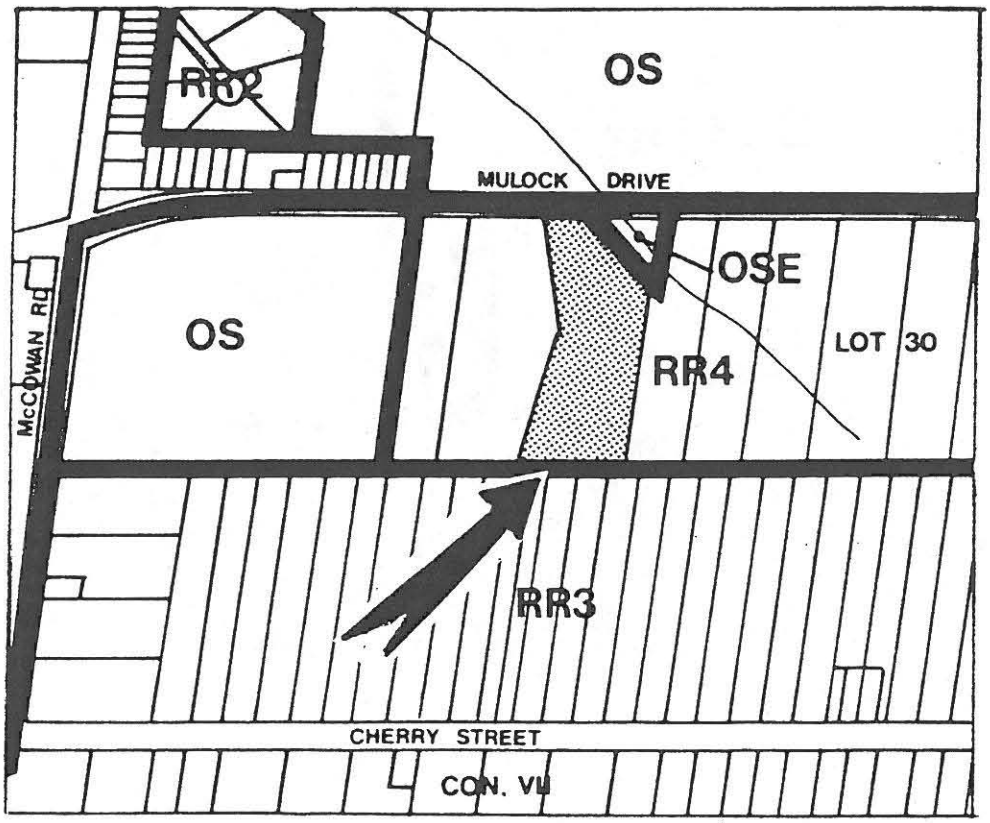
18.3(j) Subject Land



1. Permitted Uses

The only use permitted on the Subject Land shall be that in existence on the effective date of this By-law.

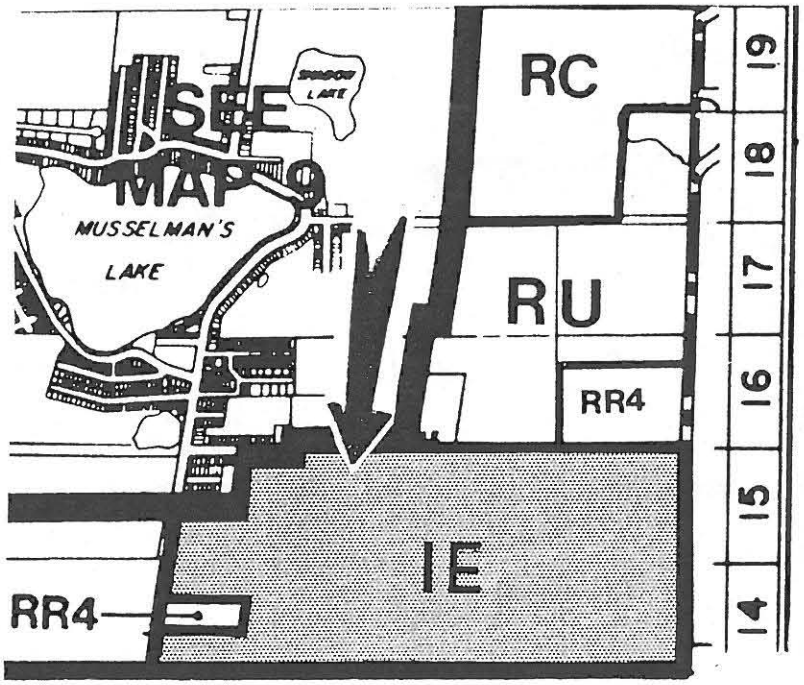
18.3(k) Subject Land



1. Lot Specifications

The minimum Lot Area for the Subject Land shall be 3.4 hectares.

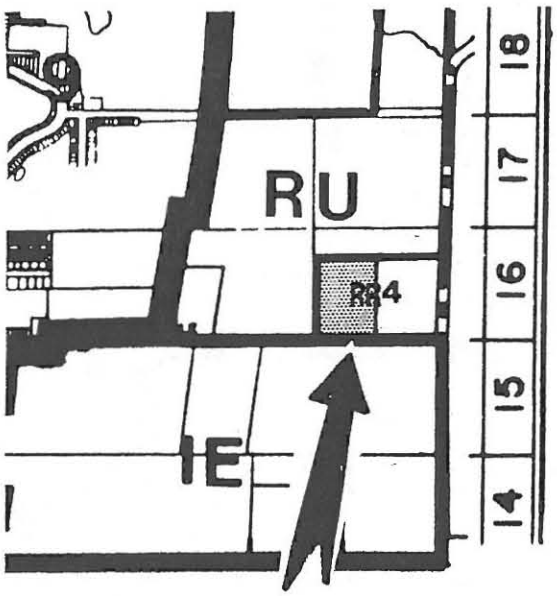
18.3(1) Subject Lands



1. Permitted Uses

Crushing, batching, screening, washing, stockpiling, storage and weighing of materials acquired from off-site shall be additional uses permitted on the Subject Lands.

18.3(m) Subject Land

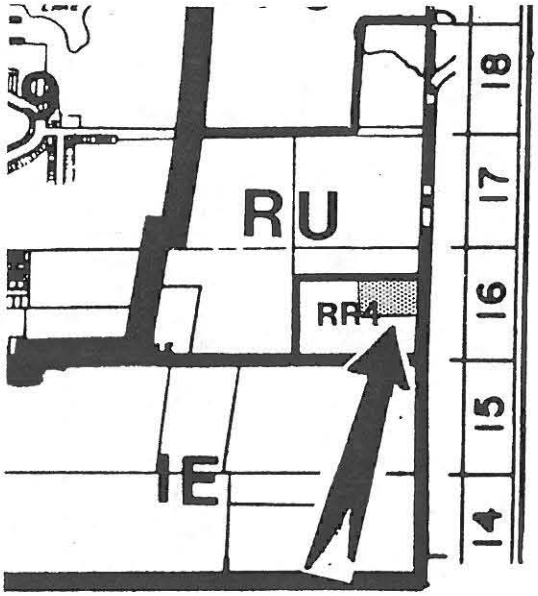


1. Lot Specifications

The following Lot Specifications shall apply to the Subject Land:

Minimum Lot Area	-	3.3 hectares
Minimum Frontage	-	100 metres
Minimum Front Yard	-	30 metres
Minimum Exterior Yard	-	50 metres
Minimum Front Yard for an Accessory Building	-	20 metres

18.3(n) Subject Land

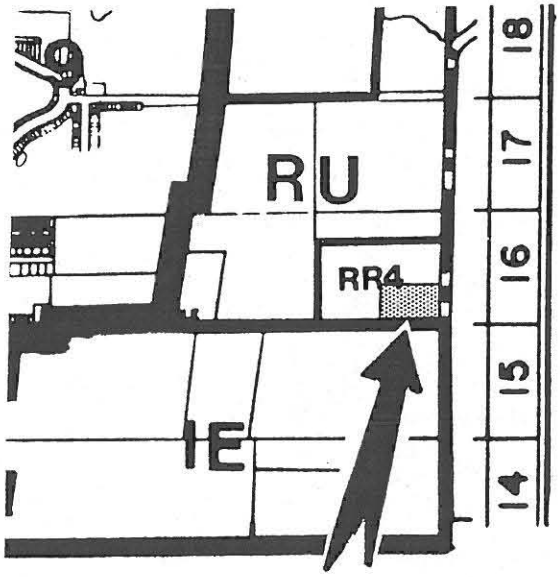


1. Lot Specifications

The following Lot Specifications shall apply to the Subject Land:

Minimum Lot Area	-	3.3 hectares
Minimum Frontage	-	100 metres
Minimum Front Yard	-	40 metres
Minimum Exterior Yard	-	50 metres

18.3(o) Subject Land

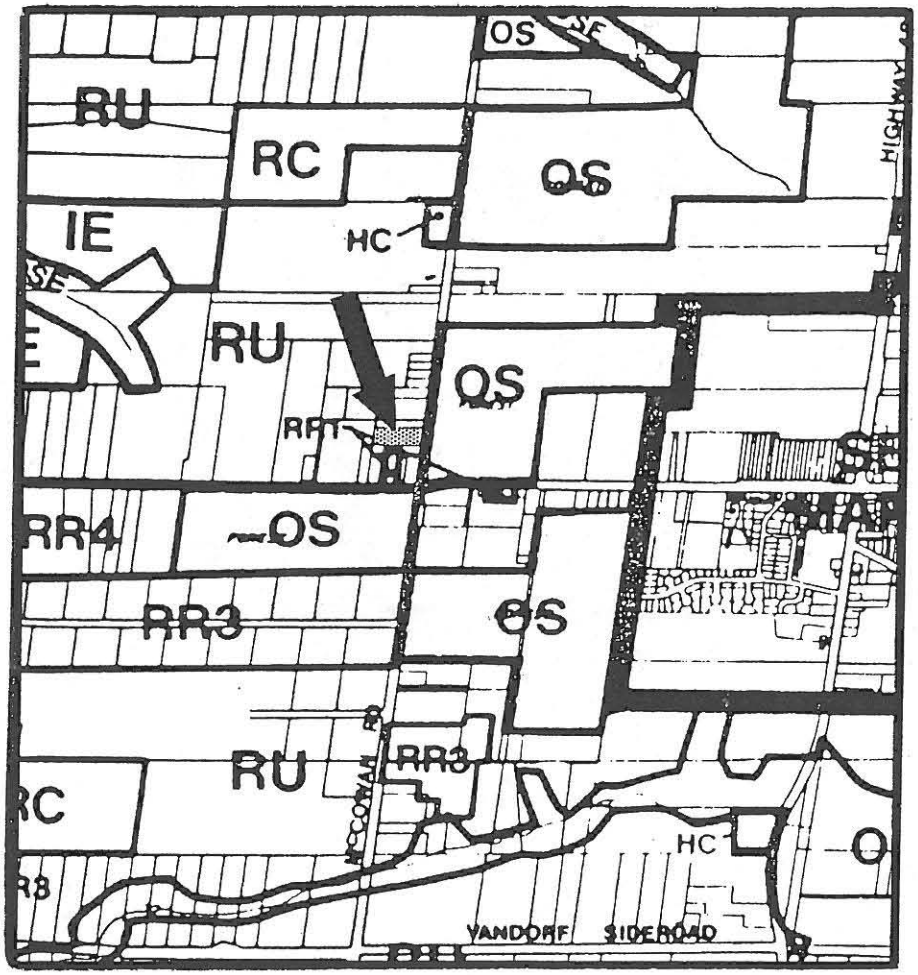


1. Lot Specifications

The following Lot Specifications shall apply to the Subject Land:

Minimum Lot Area	-	3.3 hectares
Minimum Frontage	-	100 metres
Minimum Front Yard	-	35 metres
Minimum Exterior Yard	-	50 metres

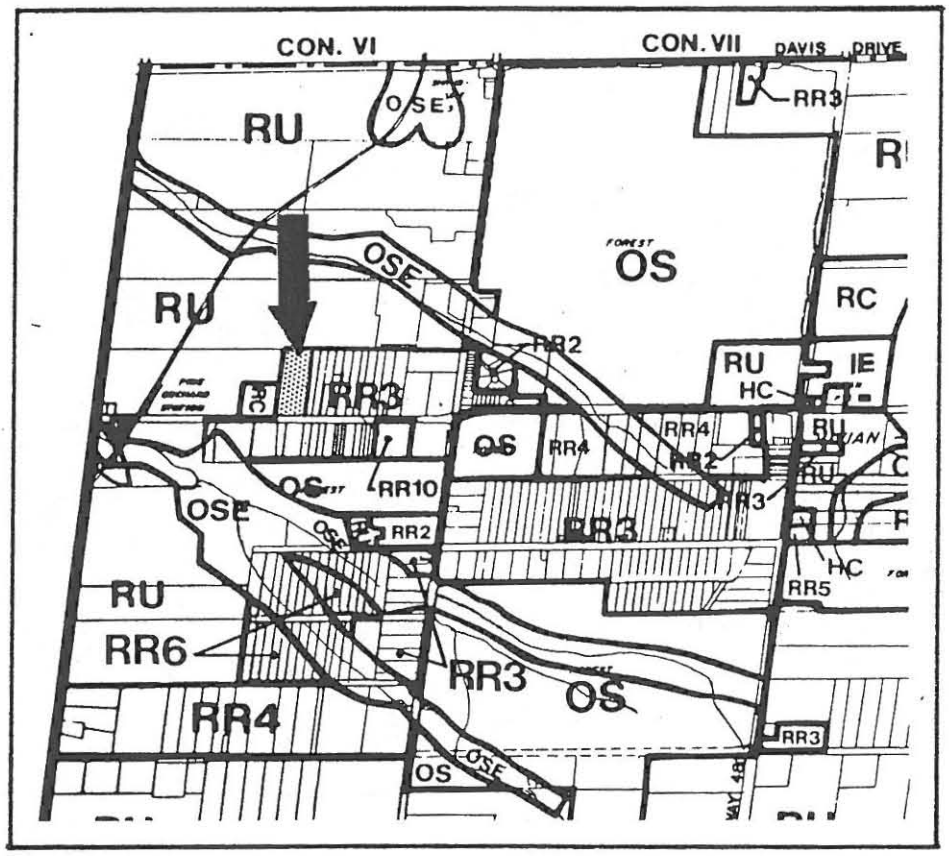
18.3(p) Subject Land



1. Lot Specifications

The minimum Lot Area for the Subject Land shall be 0.7 hectares, and the minimum Frontage shall be 29 metres.

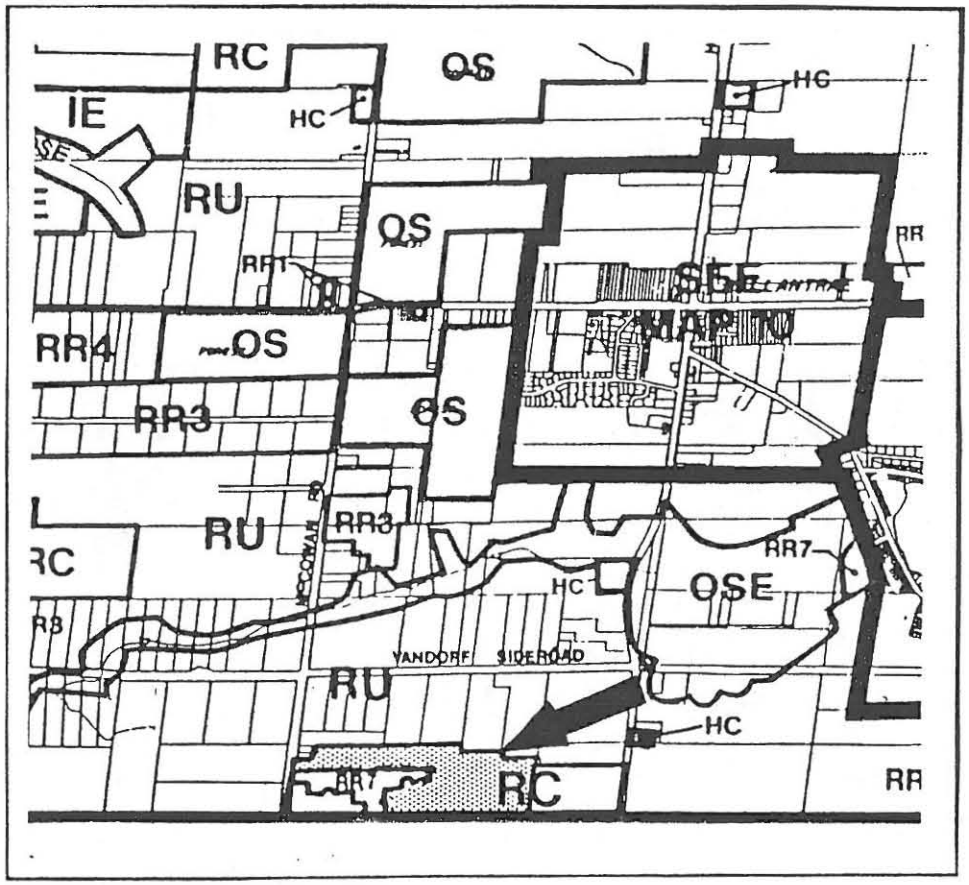
18.3(q) Subject Land



1. Lot Specification

The minimum Frontage for the Subject Land shall be 50.2 metres.

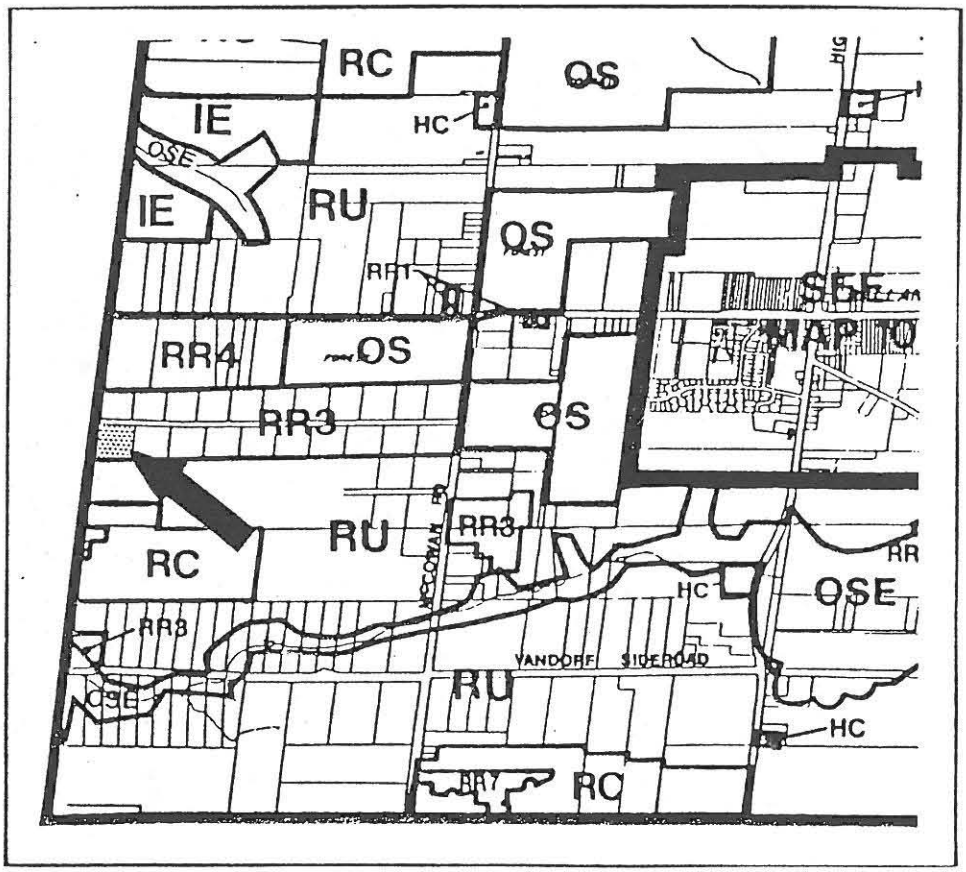
18.3(r) Subject Land



1. Permitted Uses

A second Accessory Dwelling Unit shall be an additional use permitted on the Subject Land.

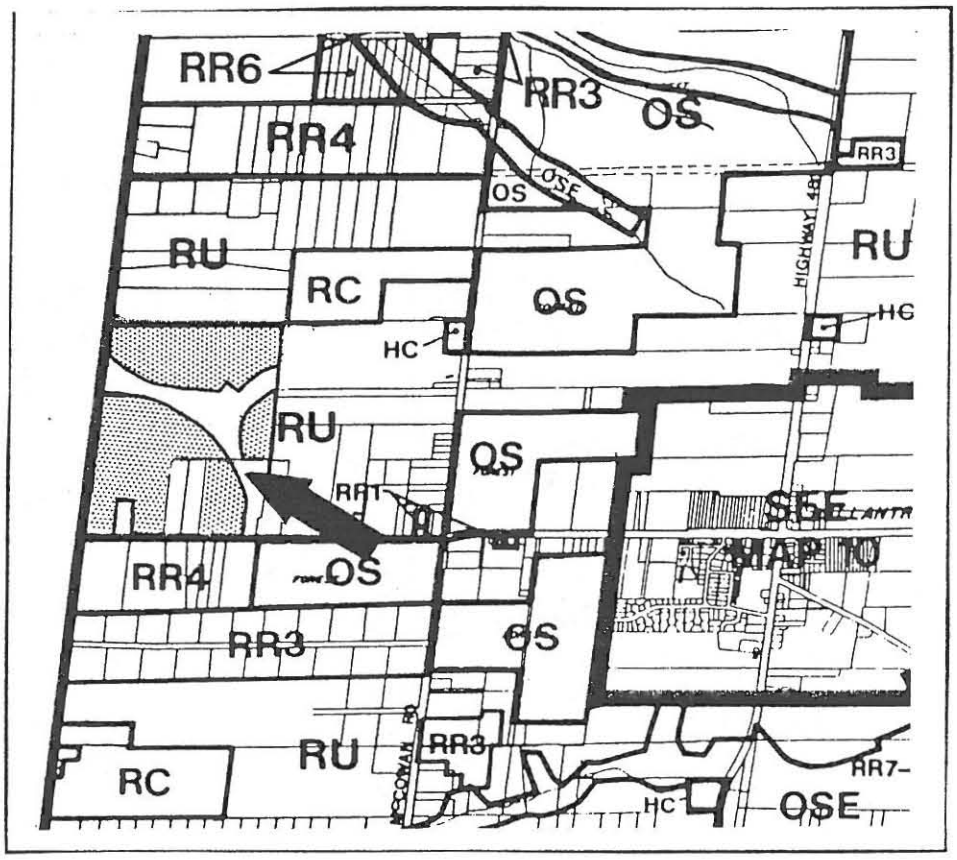
18.3(s) Subject Land



1. Lot Specification

The minimum Lot Area for the Subject Land shall be 1.8 hectares.

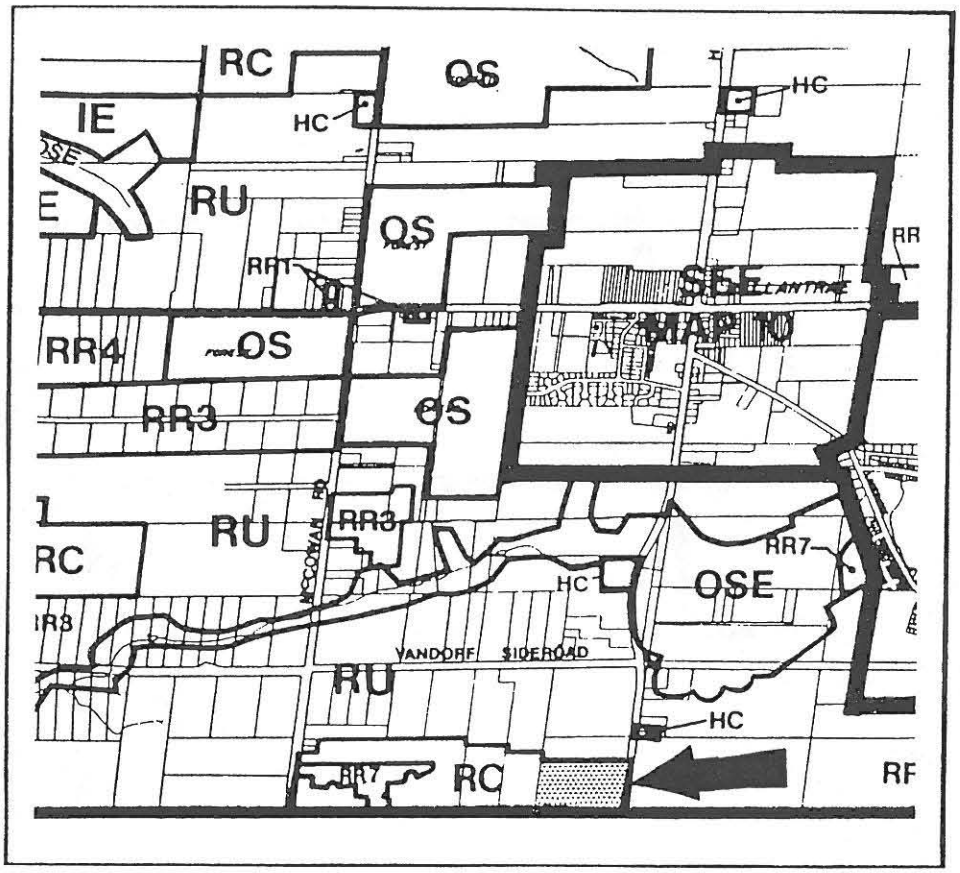
18.3(t) Subject Land



1. Lot Specifications

The minimum Lot Area for the Subject Land shall be 0.44 hectares and the minimum Frontage shall be 30 metres.

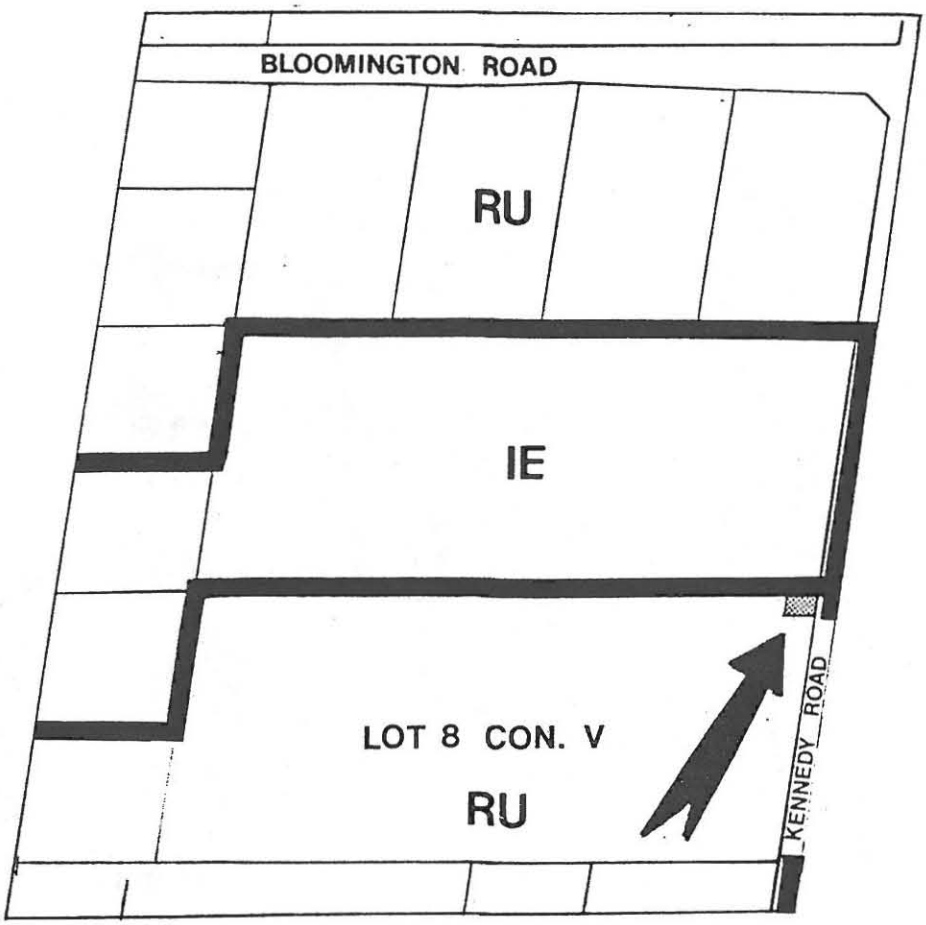
18.3(u) Subject Land



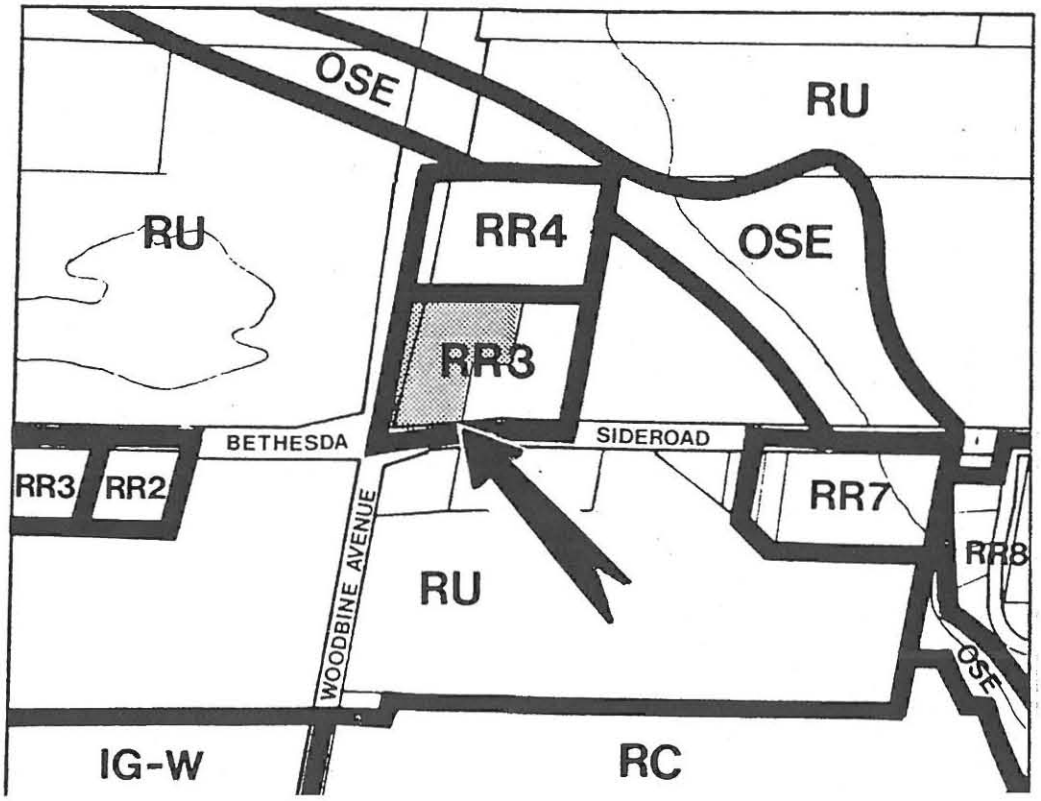
1. Permitted Uses

19 Villa Units shall be permitted on the Subject Land.

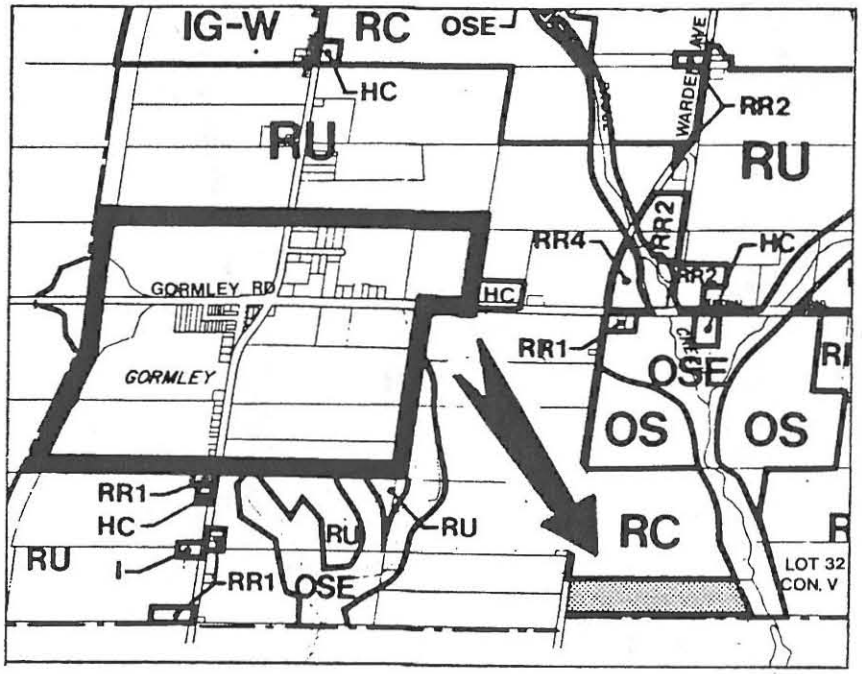
18.4(a)(i) Subject Land



18.4(a)(ii) Subject Land



18.4(a)(iii) Subject Land



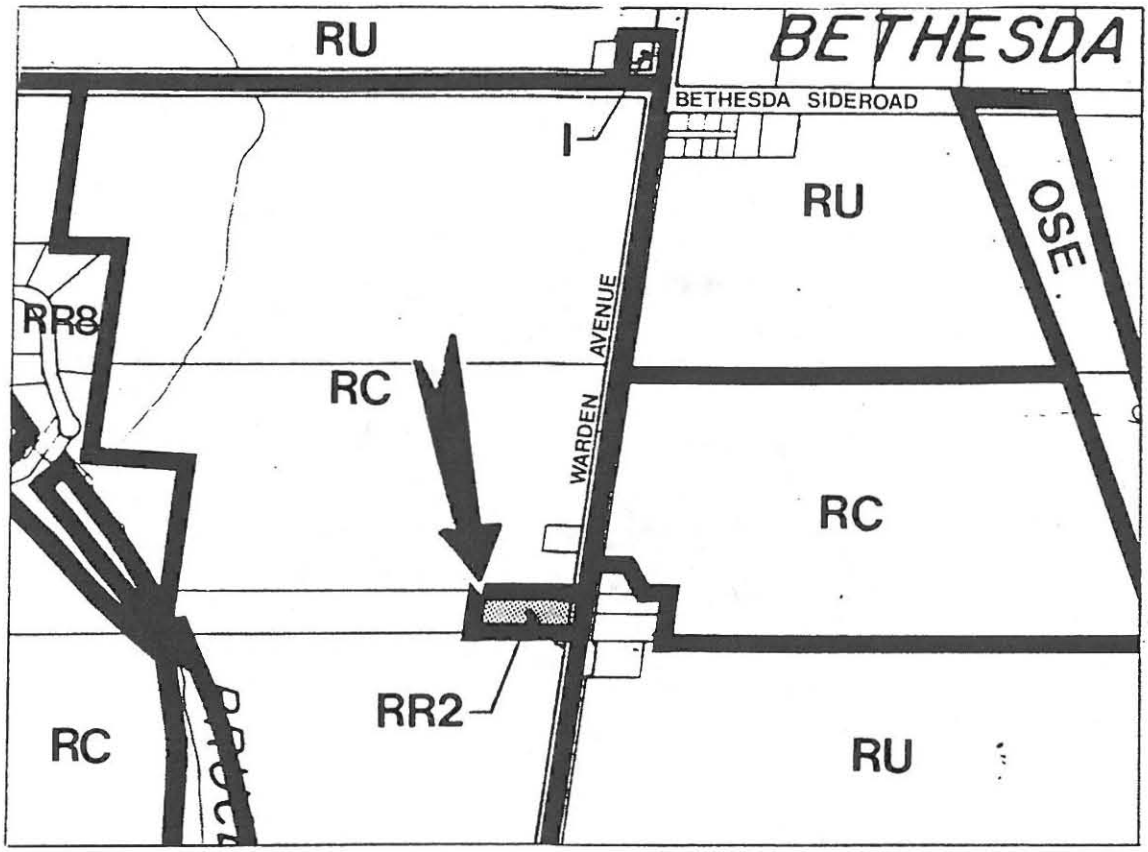
1. Permitted Uses

Those uses existing on the effective date of this By-law are uses permitted on the Subject Lands.

2. Lot and Building Specifications

The Lot Area, Yards, Building Height, Frontage, Lot Depth, Gross Floor Area, Lot Coverage, Parking Spaces, Loading Spaces and other matters which would, but for this Exception, be regulated by Sections 3 to 10 of this By-law are, for the Subject Lands, those that obtain onthe effective date of this By-law.

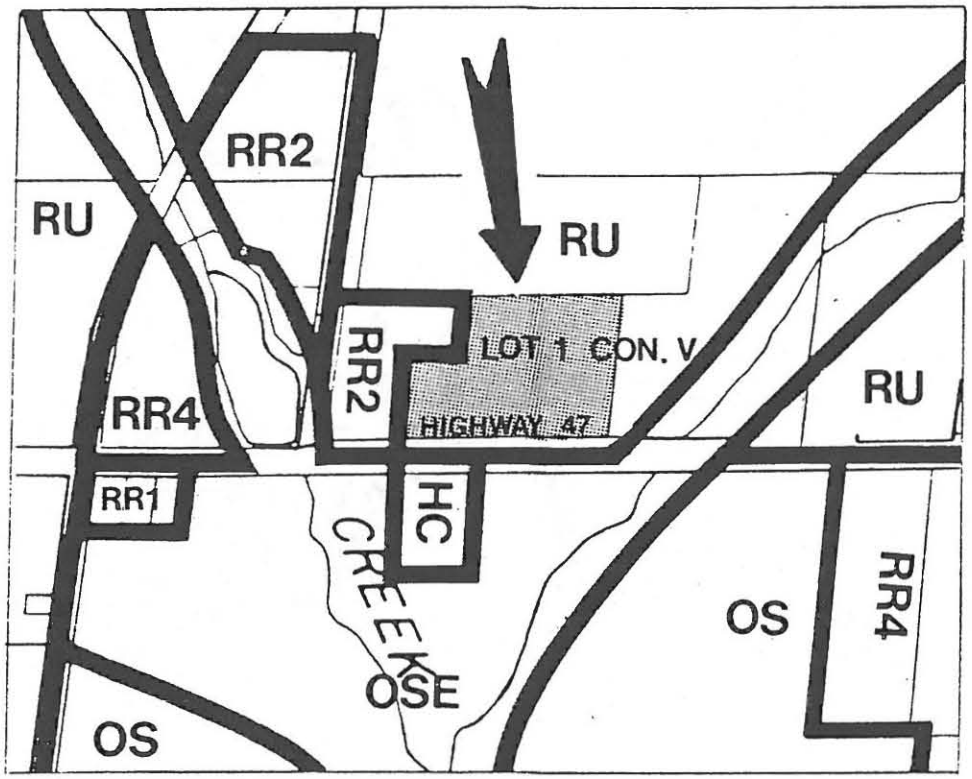
18.4(b) Subject Land



1. Permitted Uses

A second Dwelling Unit with a maximum Gross Floor Area of 65 square metres shall be an additional use permitted on the Subject Land.

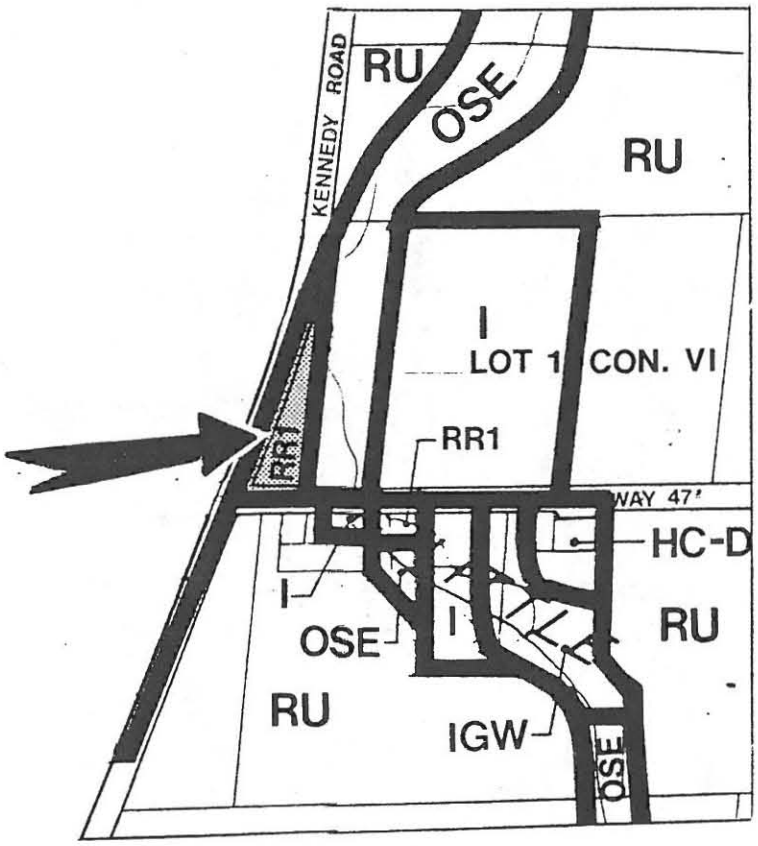
18.4(c) Subject Land



1. Lot Specifications

The minimum Lot Area for the Subject Land shall be 8 hectares.

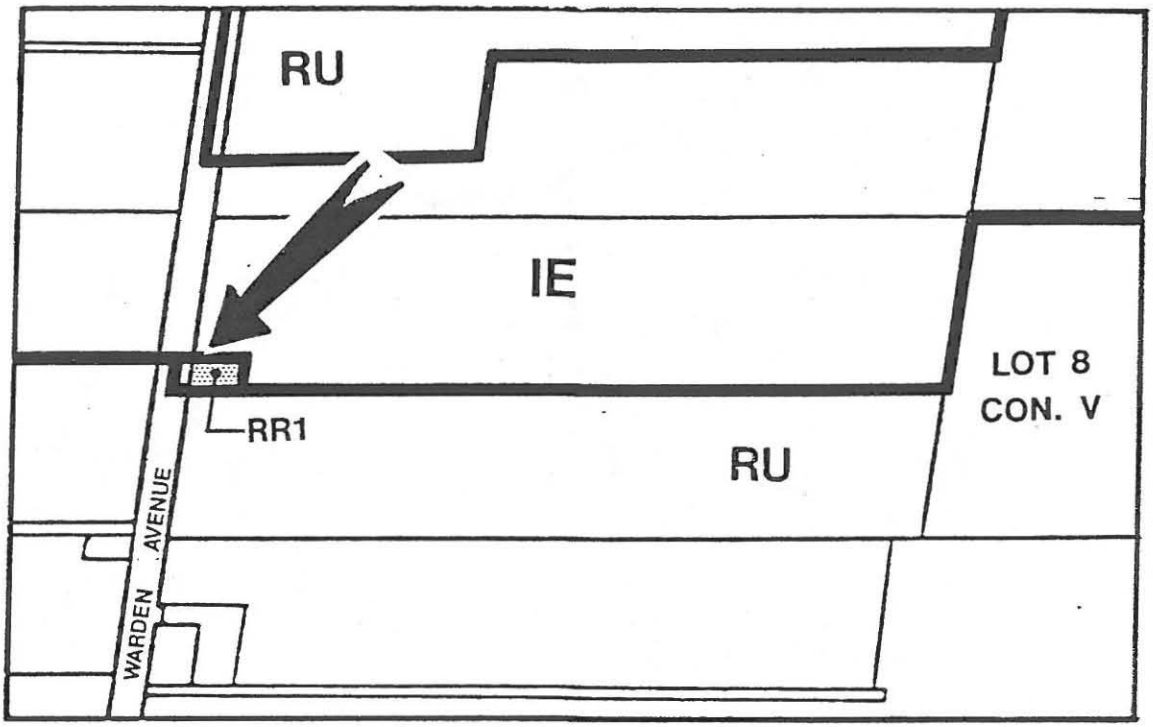
18.4(d) Subject Land



1. Lot Specifications

The minimum Lot Area for the Subject Land shall be 0.4 hectares, and the minimum westerly Yard shall be 5.7 metres.

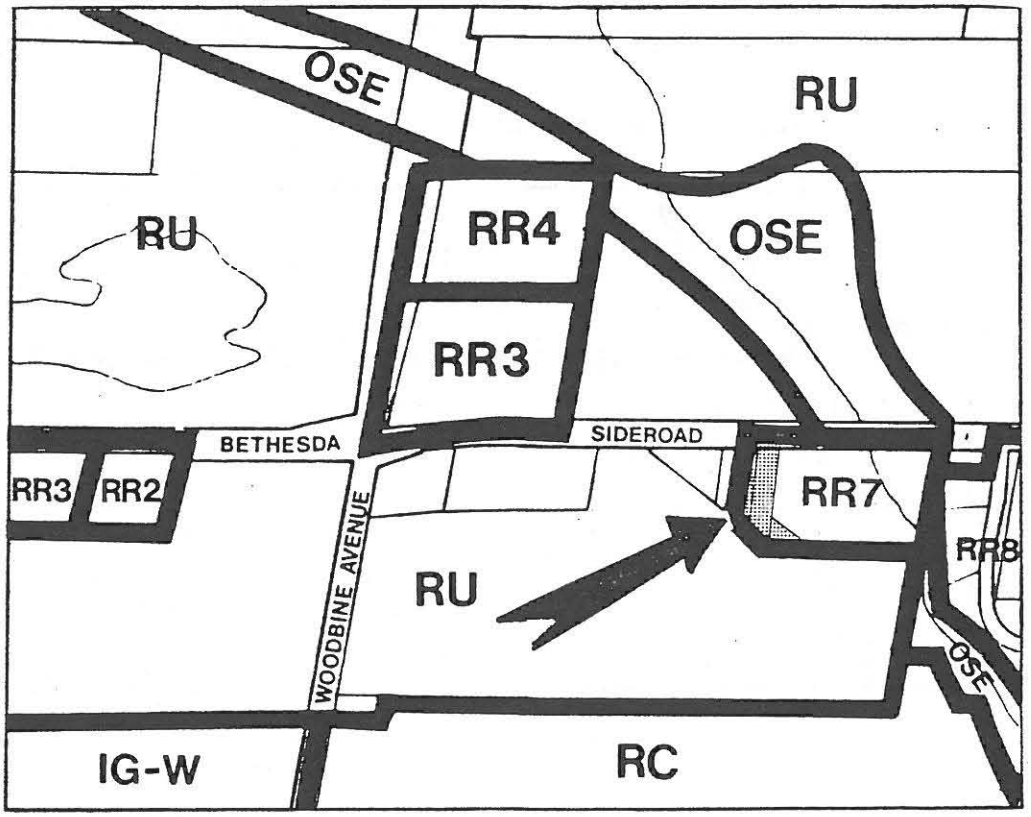
18.4(e) Subject Land



1. Lot Specification

The minimum Lot Area for the Subject Land shall be 1390 square metres.

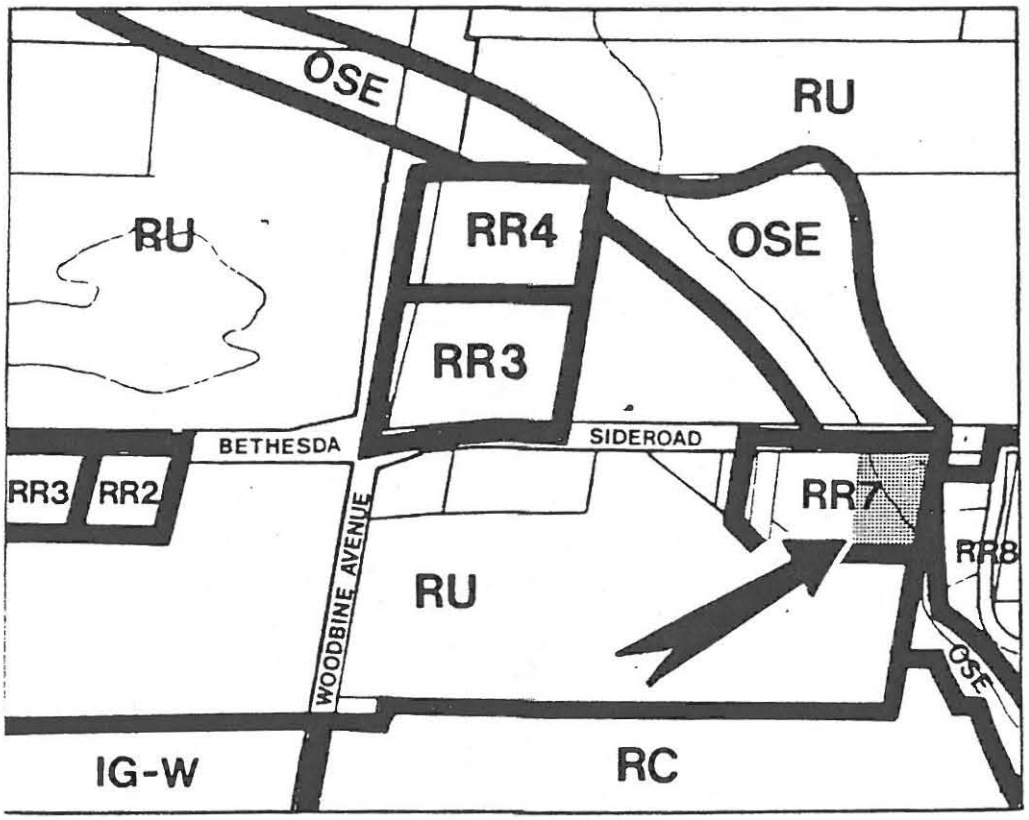
18.4(f) Subject Land



1. Lot Specification

The minimum Frontage for the Subject Land shall be 29 metres.

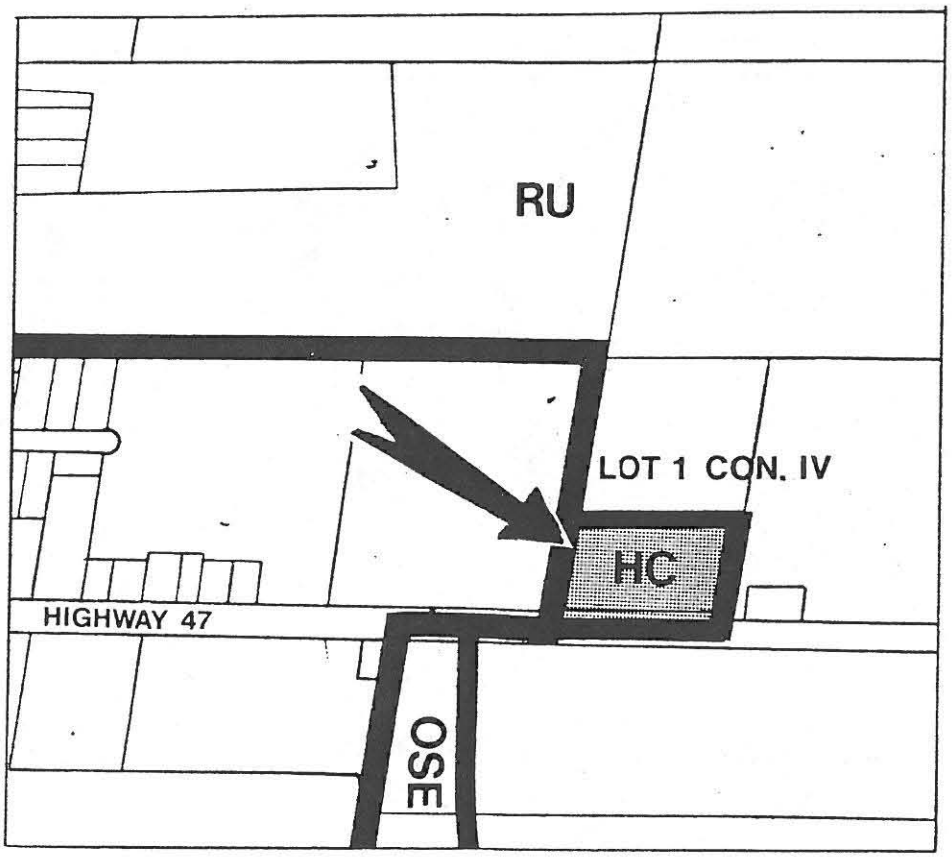
18.4(g) Subject Land



1. Lot Specification

The minimum Lot Area for the Subject Land shall be 1.0 hectare.

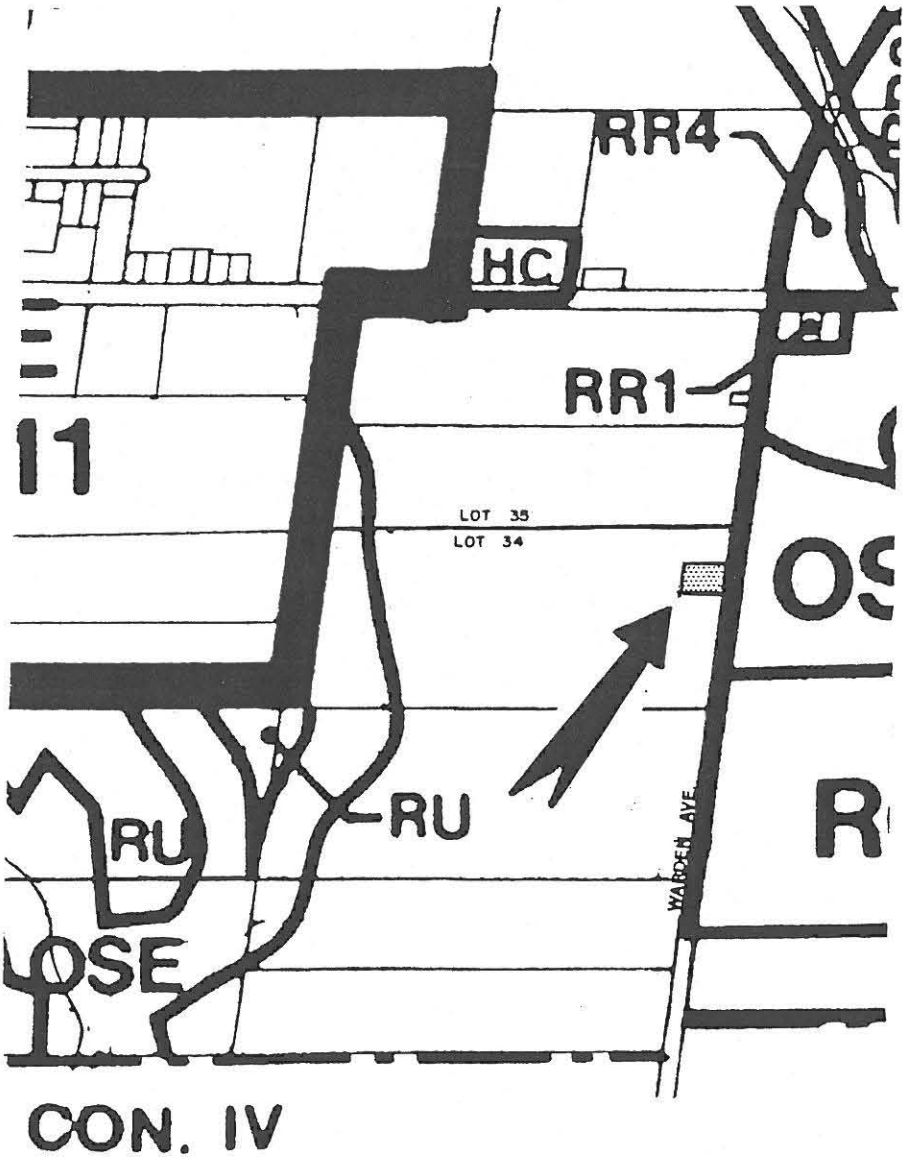
18.4(h) Subject Land



1. Permitted Uses

The only uses permitted on the Subject Land shall be garden and nursery sales and supply establishments.

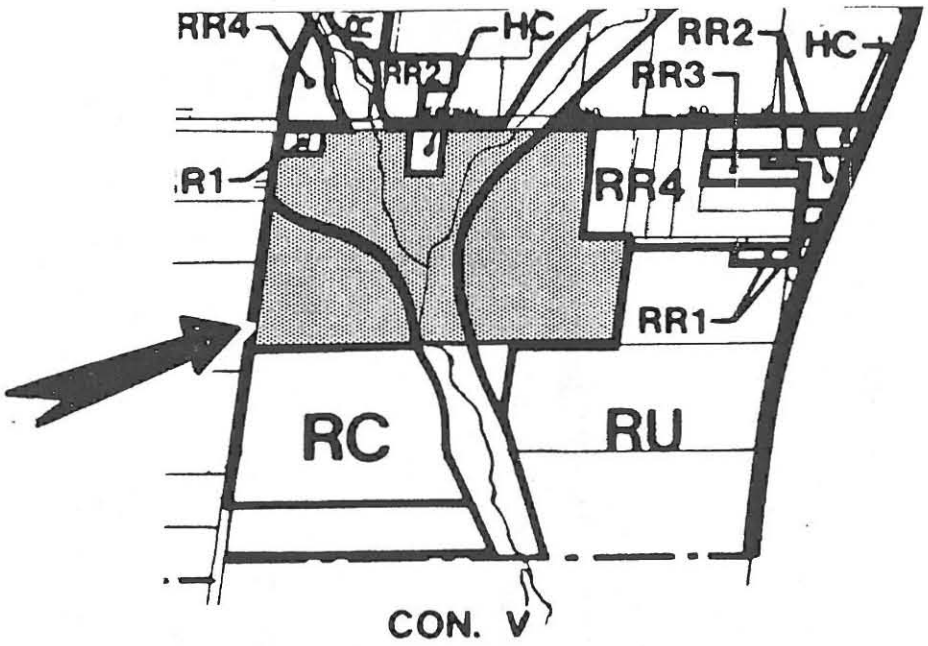
18.4(i) Subject Land



1. Permitted Uses

A market for the retail sale of fresh farm produce during the months of July, August, September and October shall be an additional use permitted on the Subject Land.

18.4(j) Subject Land



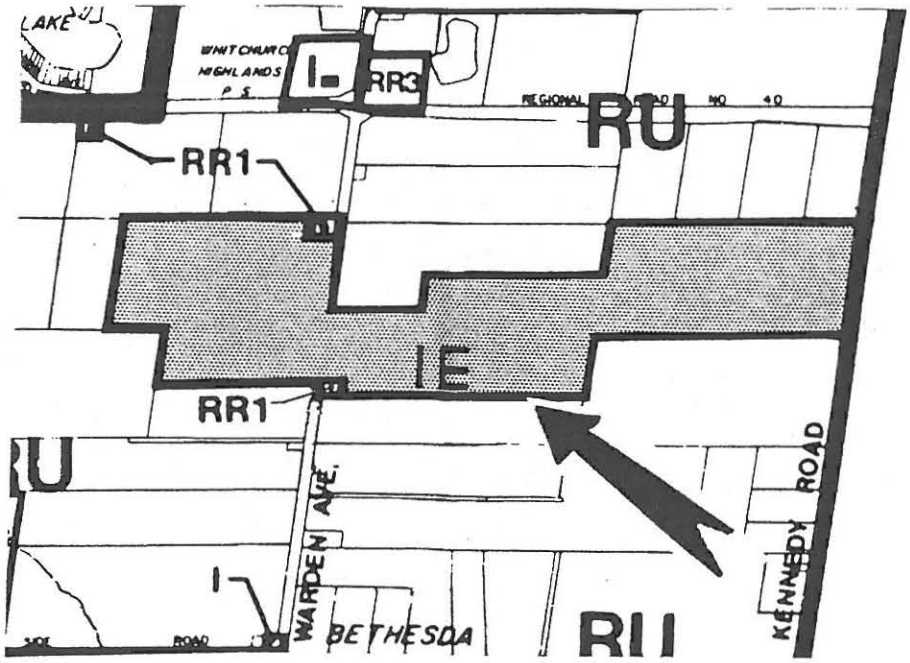
1. Permitted Uses

An Accessory Dwelling Unit shall be an additional use permitted on the Subject Land.

2. Building Specification

The maximum Height of the mill on the Subject Land shall be 12.2 metres.

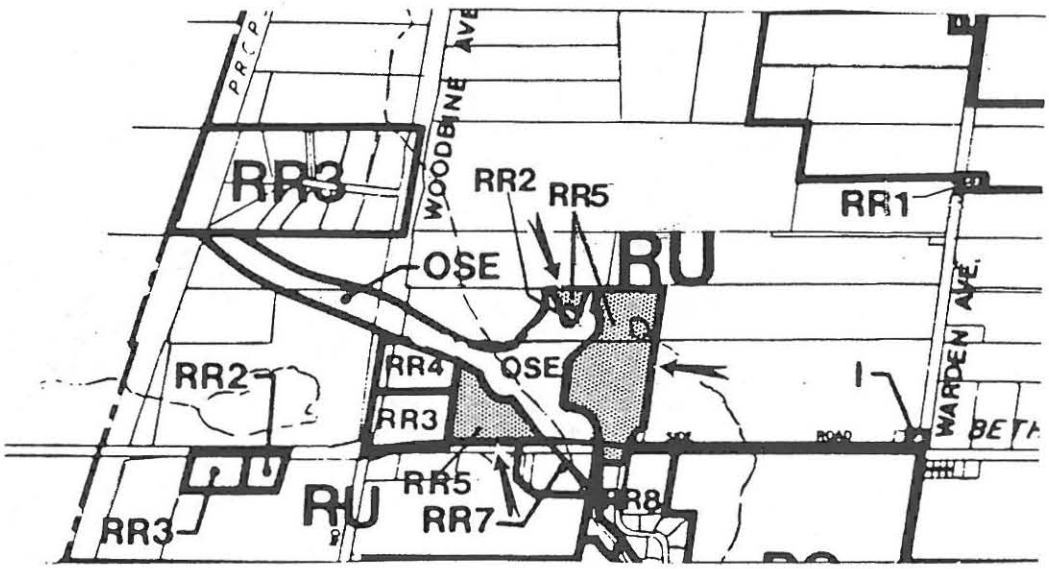
18.4(k) Subject Land



1. Permitted Uses

Crushing, batching, screening, washing, stockpiling, storage and weighing of materials acquired from off-site shall be additional uses permitted on the Subject Land.

18.4(1) Subject Lands



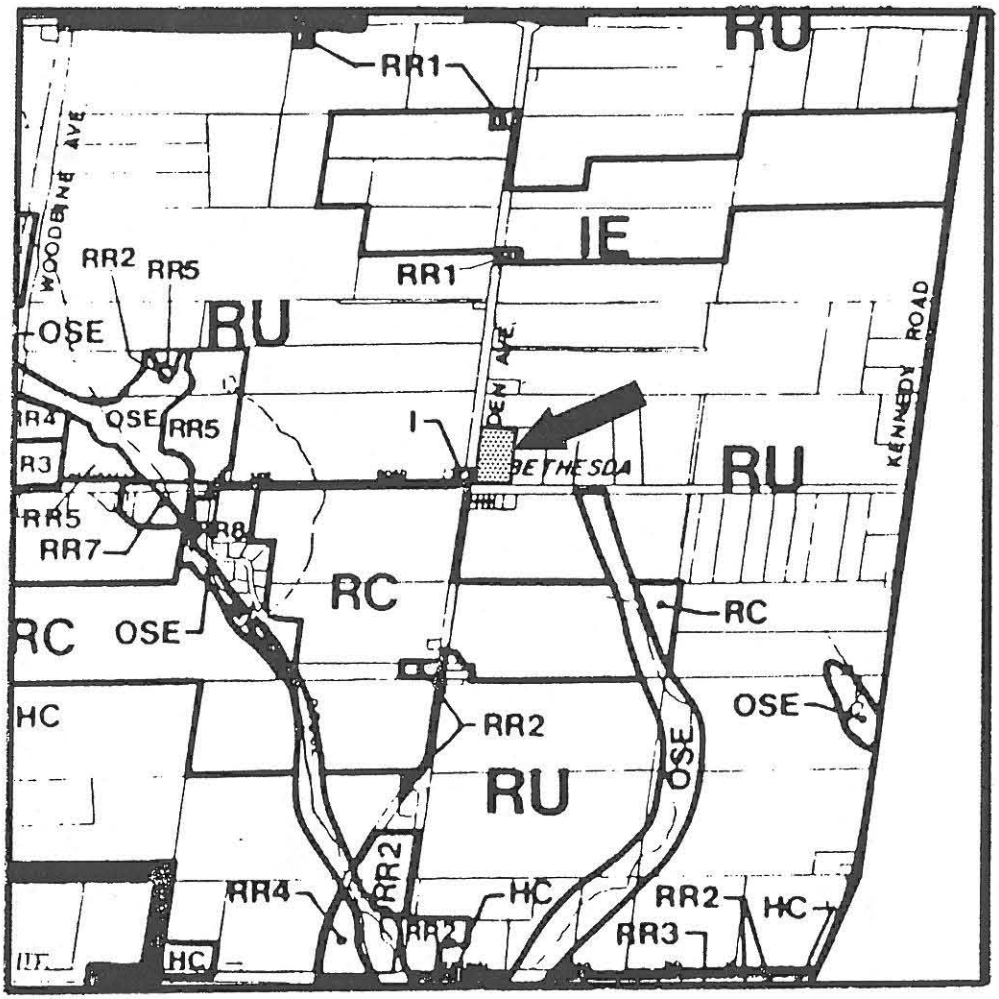
1. Permitted Uses

A total of 5 model homes may be erected on the Subject Lands prior to the registration of a plan of subdivision on the title thereto.

2. Lot Specifications

The minimum Frontage for the Subject Lands shall be 30 metres.

18.4(n) Subject Land



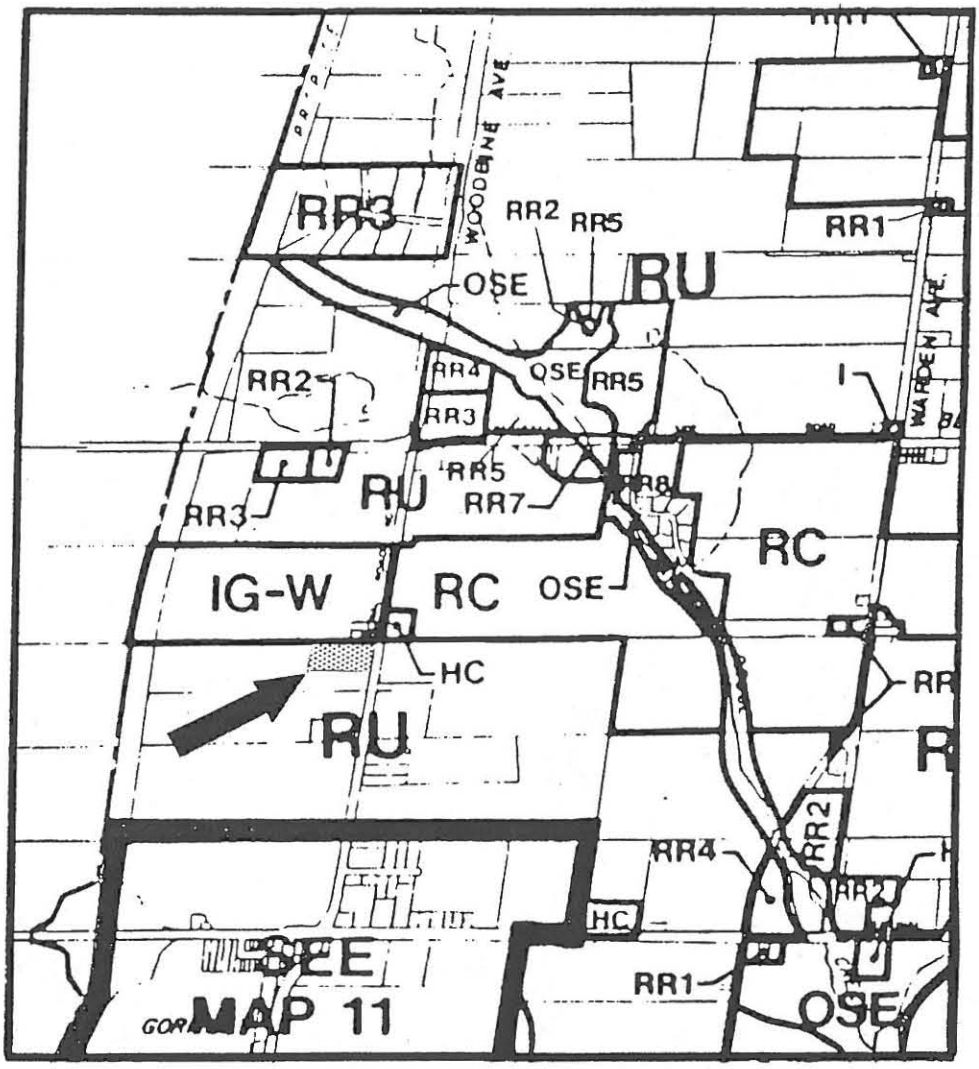
1. Permitted Uses

An Accessory Building used for human habitation shall be an additional use permitted on the Subject Land, provided that such Accessory Building used for human habitation is for an owner or farm help engaged full time in the farm enterprise, and is located to the rear and within 50 metres of the main residential Building.

2. Lot Specifications

The minimum Lot Area for the Subject Land shall be 4 hectares.

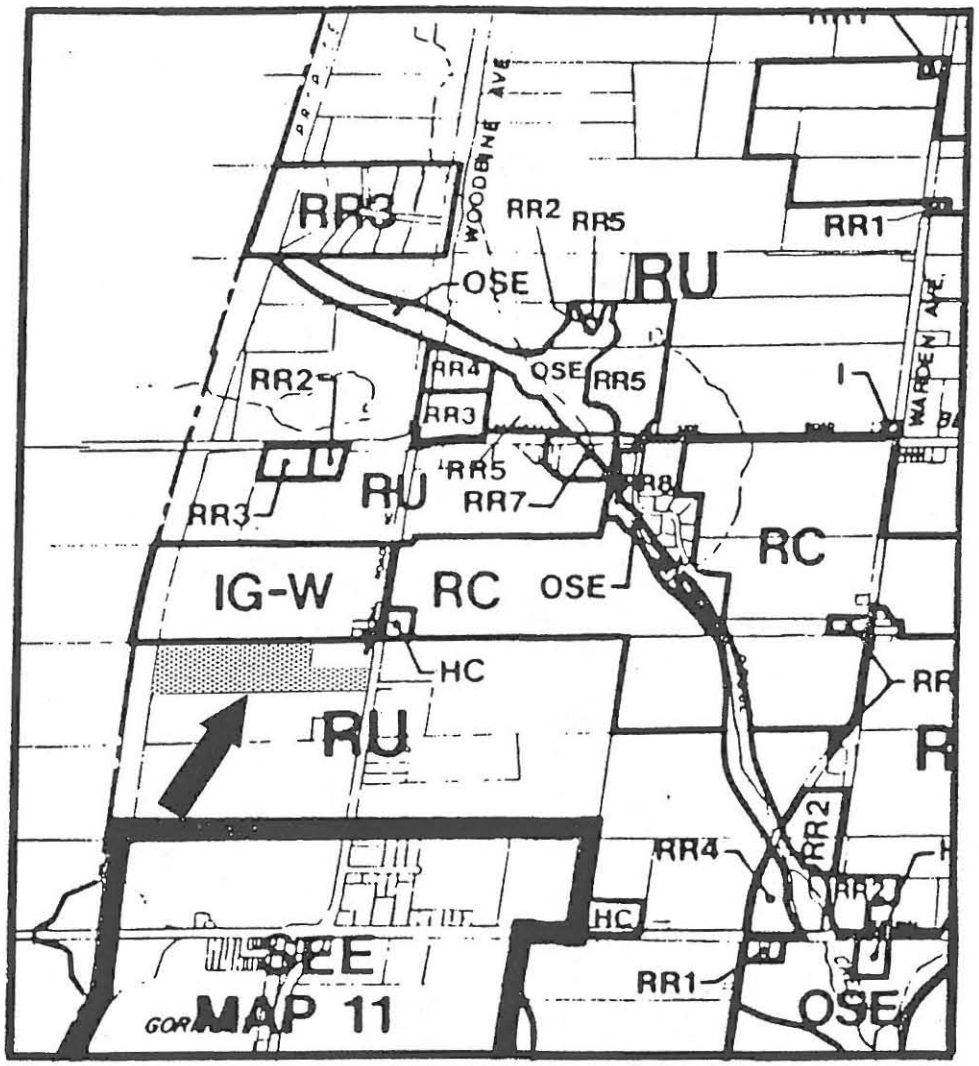
18.4(o) Subject Land



1. Permitted Uses

The maximum area upon which Accessory Outdoor Storage is permitted on the Subject Land shall be 235 square metres.

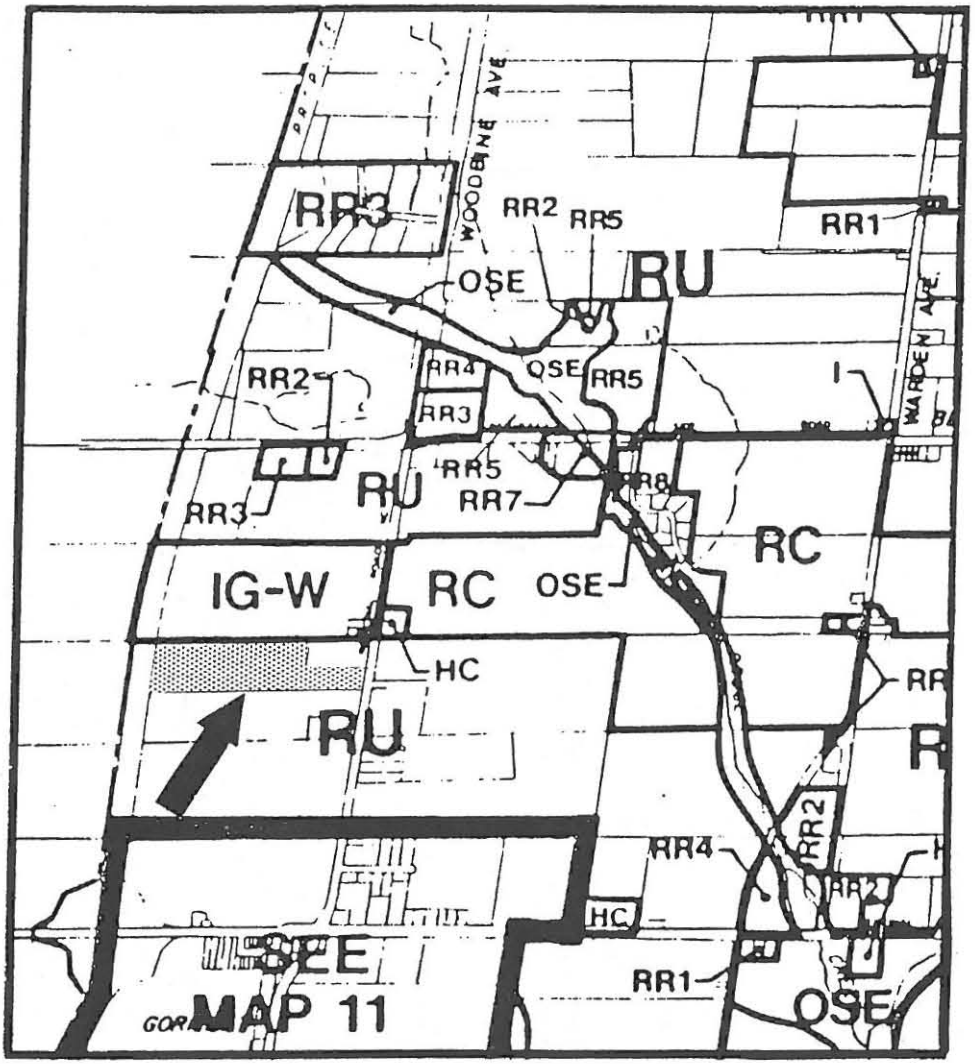
18.4(p) Subject Land



1. Lot Specifications

The minimum Frontage for the Subject Land shall be 86 metres.

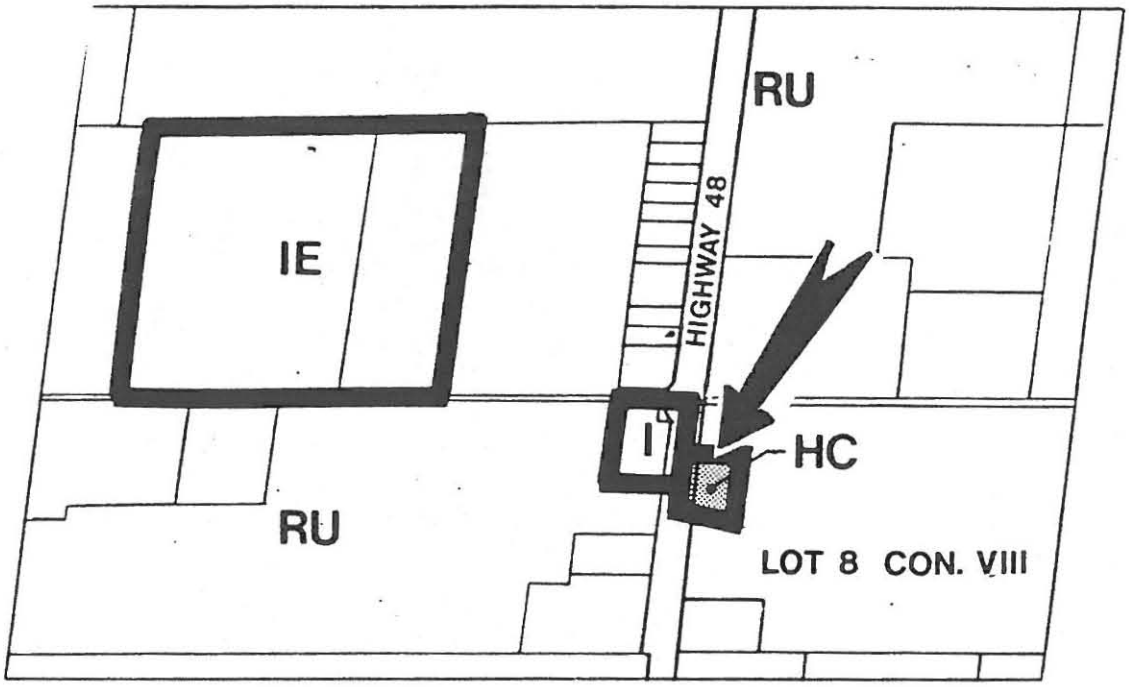
18.4(p) Subject Land



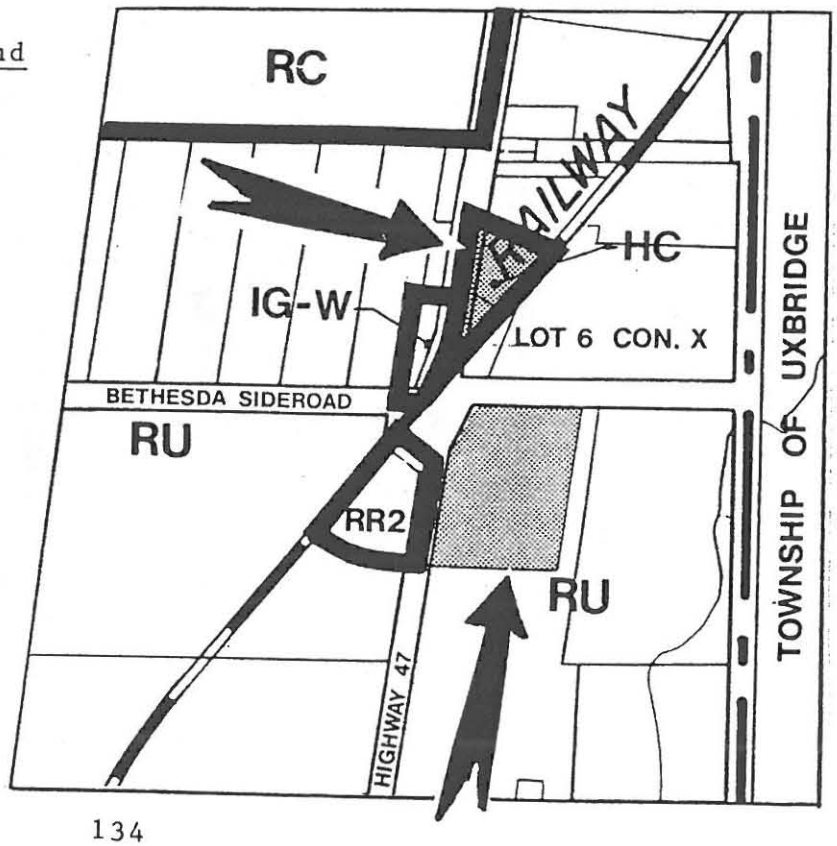
1. Lot Specifications

The minimum Frontage for the Subject Land shall be 86 metres.

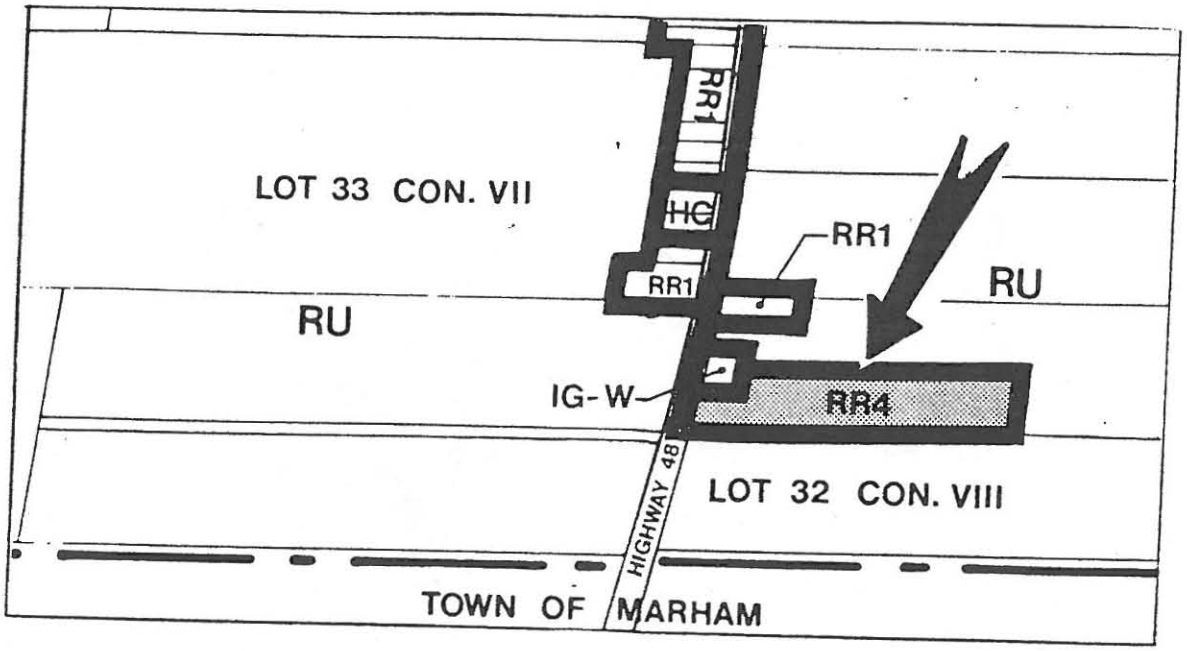
18.5(a)(i) Subject Land



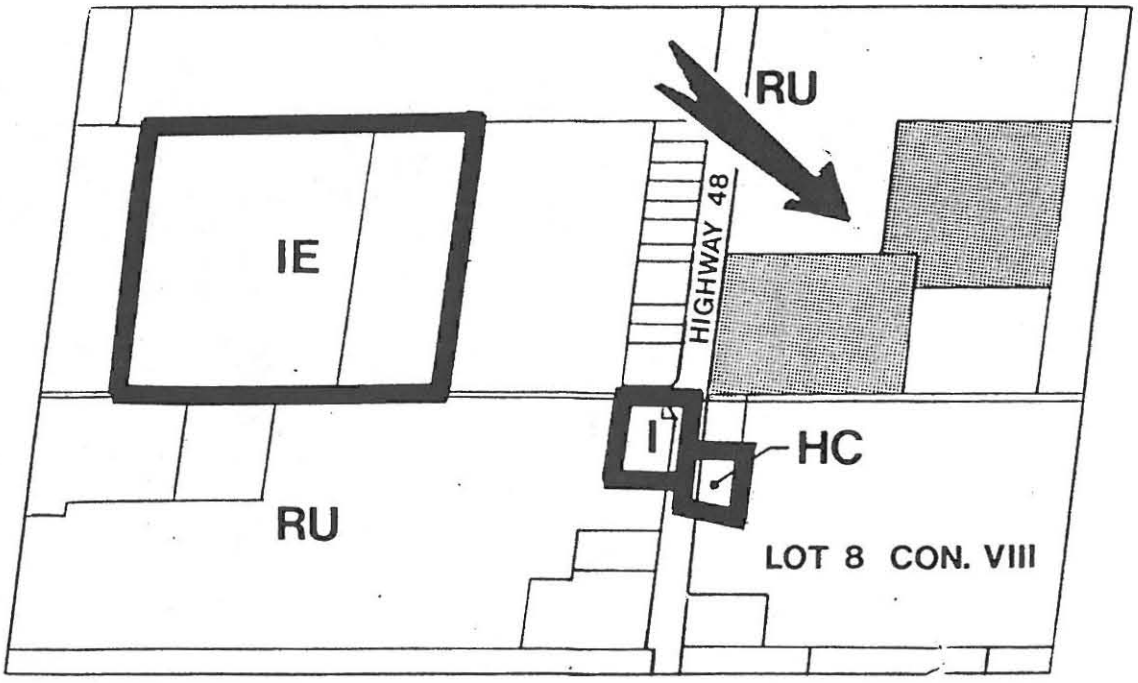
18.5(a)(ii) Subject Land



18.5(a)(iii) Subject Land



18.5(a)(iv) Subject Land



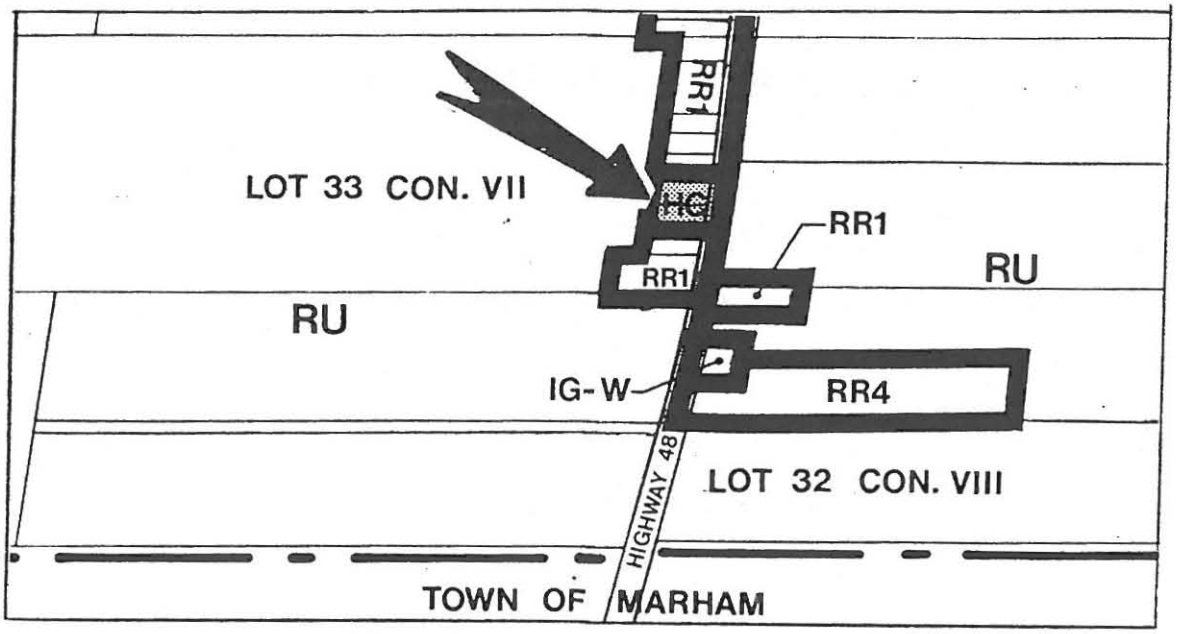
1. Permitted Uses

Those uses existing on the effective date of this By-law are uses permitted on the Subject Lands.

2. Lot and Building Specifications

The Lot Area, Yards, Building Height, Frontage, Lot Depth, Gross Floor Area, Lot Coverage, Parking Spaces, Loading Spaces and other matters which would, but for this Exception, be regulated by Sections 3 to 10 of this By-law are, for the Subject Lands, those that obtain on the effective date of this By-law.

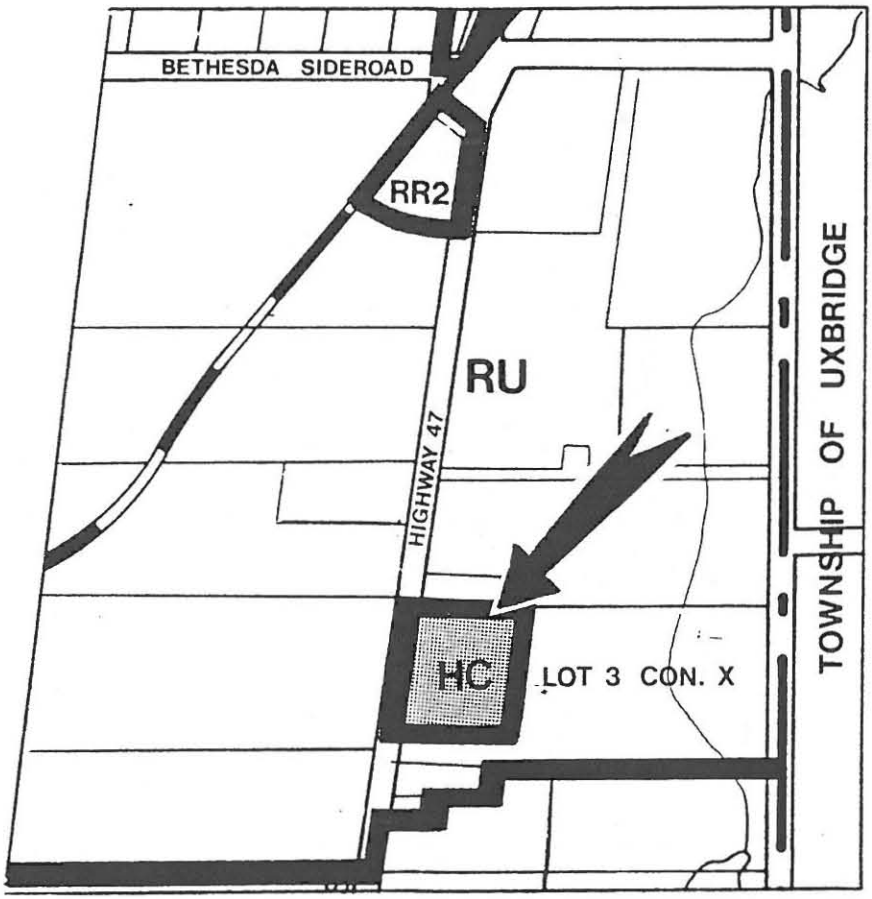
18.5(b) Subject Land



1. Permitted Uses

The only uses permitted on the Subject Land shall be garden and nursery sales and supply establishments, and one Detached Dwelling Unit.

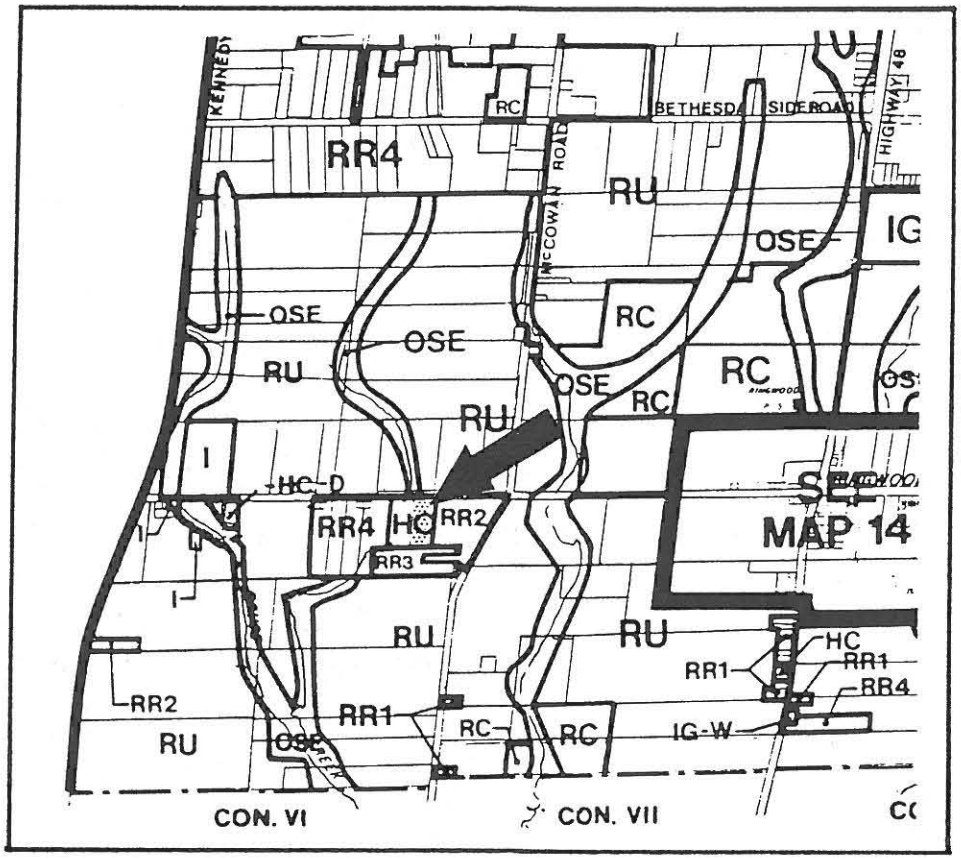
18.5(c) Subject Land



1. Permitted Uses

The only uses permitted on the Subject Land shall be banquet halls, Restaurants, dinner theatres, Motels, and one Dwelling Unit.

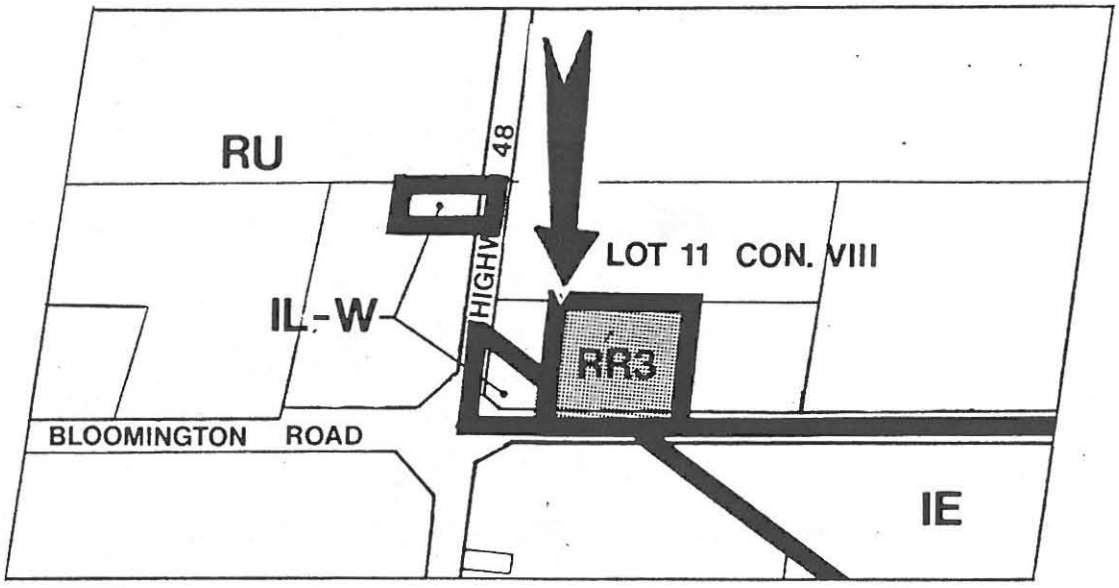
18.5(d) Subject Land



1. Permitted Uses

The only uses permitted on the Subject Land shall be Garden and Nursery Sales and Supply Establishments and One Dwelling Unit, to which Dwelling Unit the Regulations ordinarily applicable to Dwelling Units in RR4 Zones shall apply.

18.5(e) Subject Land

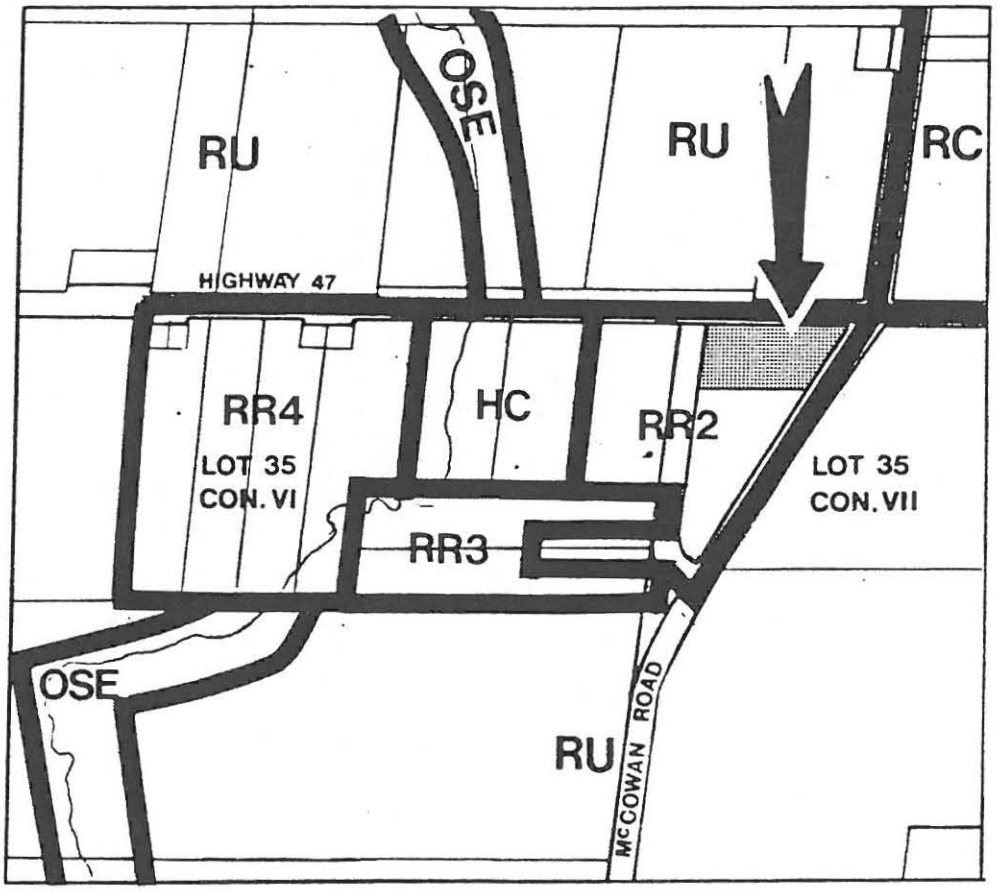


1. Lot Specifications

   A. The minimum Lot Area for the Subject Land shall be 1.9 hectares; and

   B. The location of any Building or Structure existing on the Subject Land on the effective date of this By-law is deemed to comply with the minimum Yard requirements hereof.

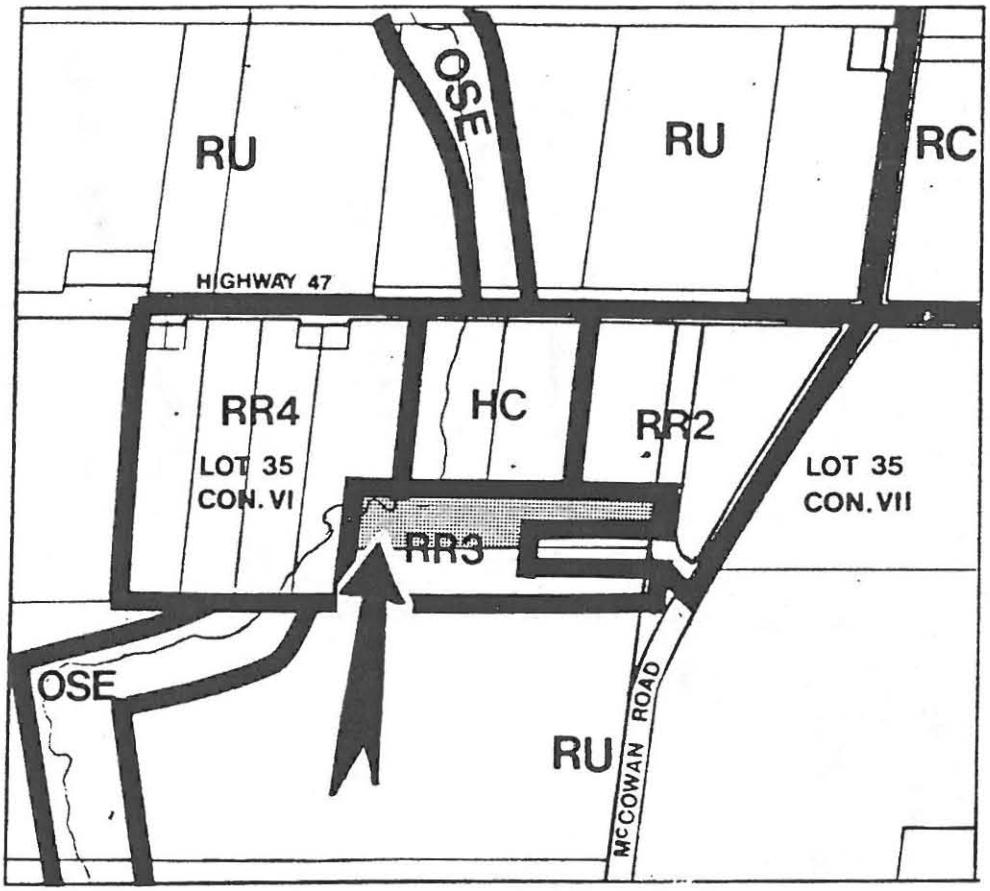
18.5(f) Subject Land



1. Lot Specification

The minimum Lot Area for the Subject Land shall be 0.75 hectares and the minimum Frontage shall be 42 metres.

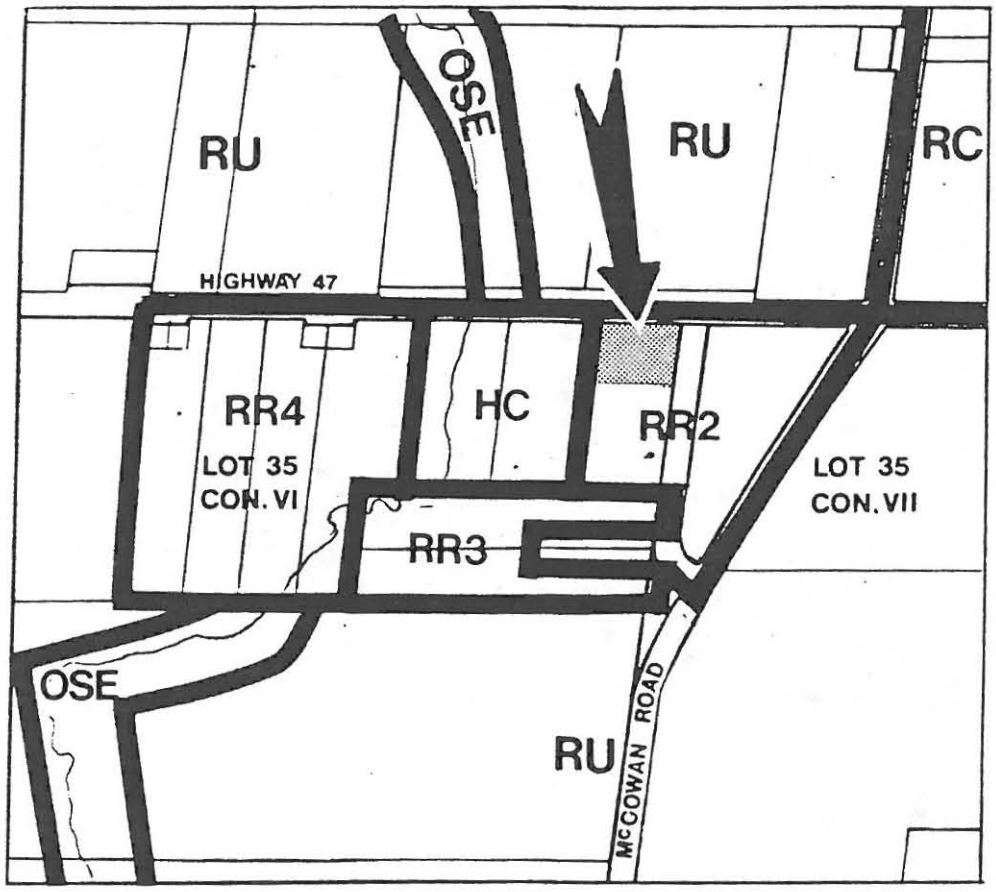
18.5(g) Subject Land



1. Lot Specification

The minimum Frontage for the Subject Land shall be 43 metres.

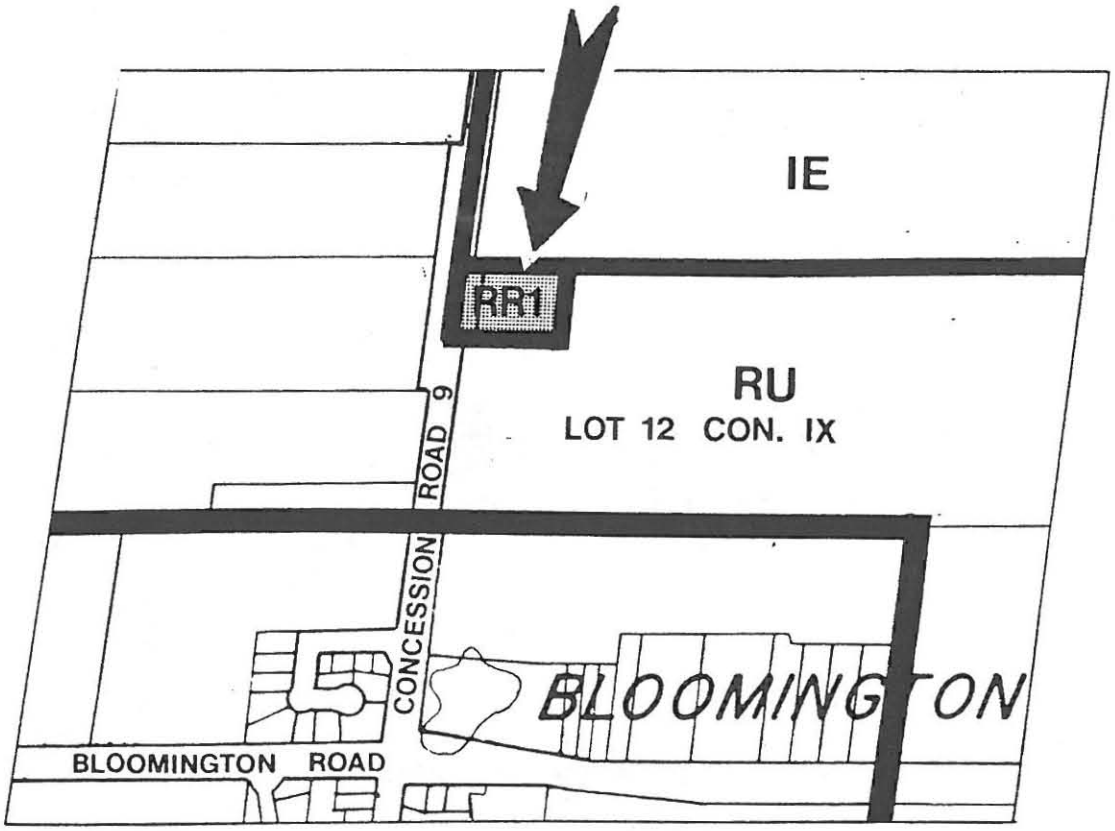
18.5(h) Subject Land



1. Lot Specification

The minimum Lot Area for the Subject Land shall be 0.7 hectares.

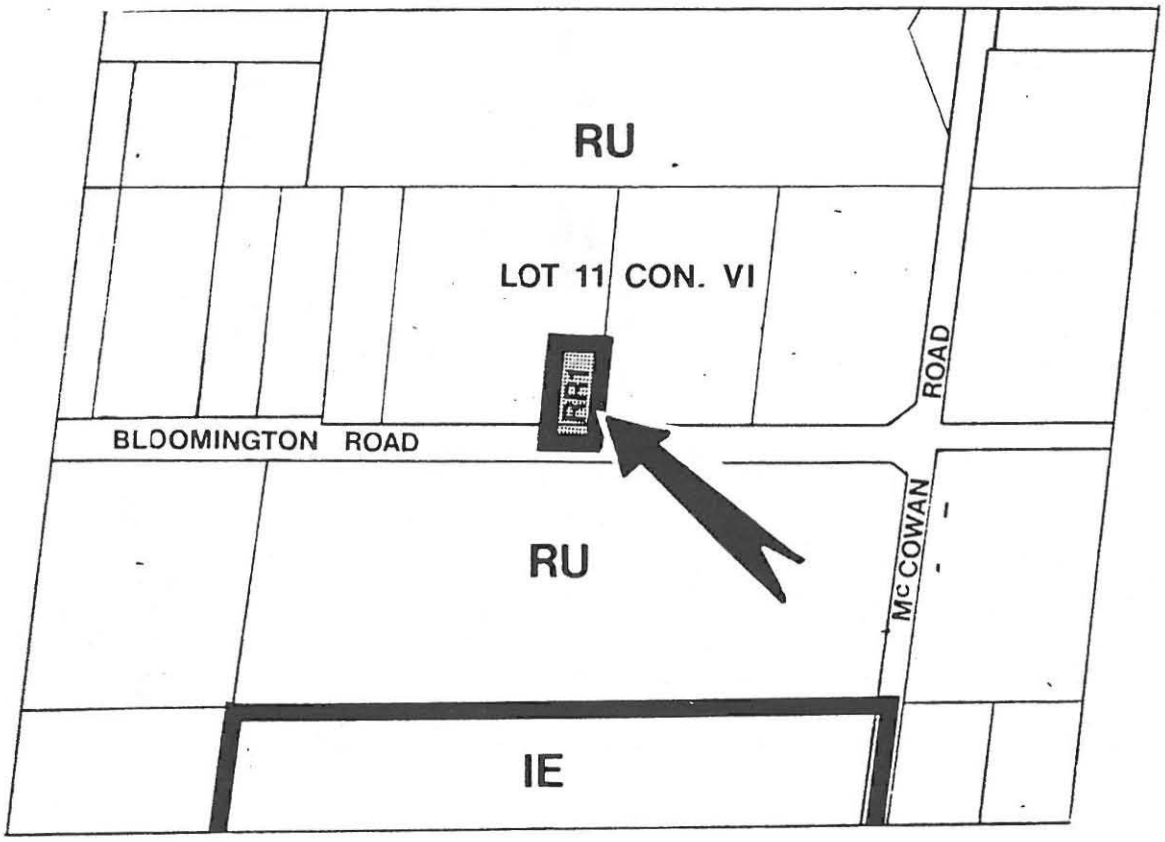
18.5(i) Subject Land



1. Lot Specification

The minimum Lot Area for the Subject Land shall be 0.5 hectares.

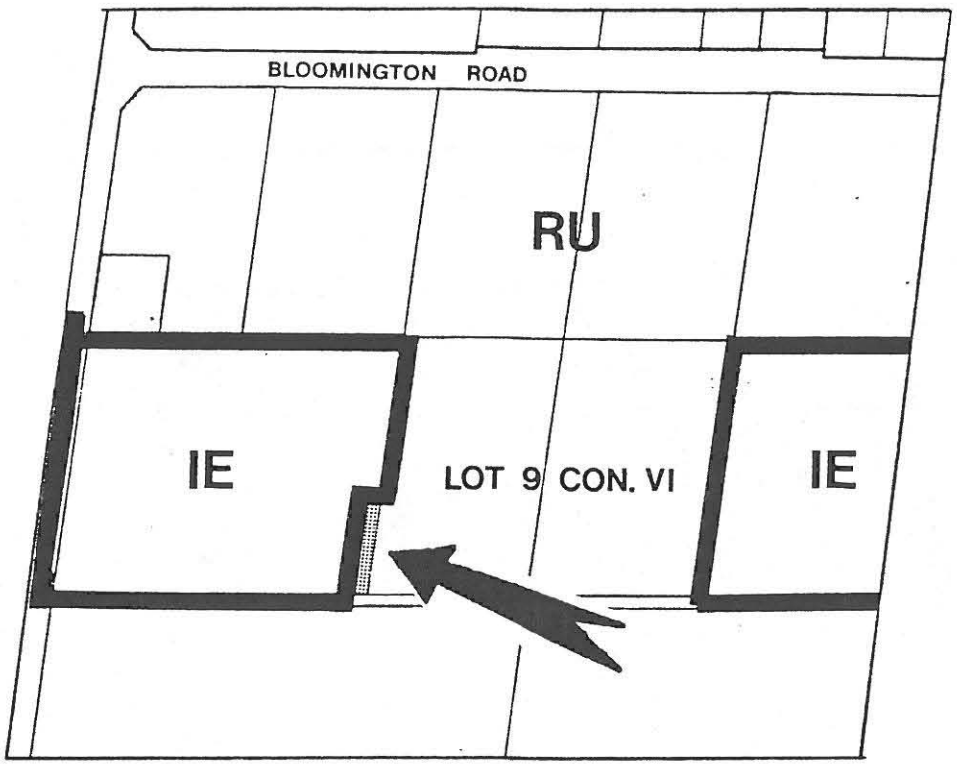
18.5(j) Subject Land



1. Lot Specification

The minimum Lot Area for the Subject Land shall be 0.4 hectares.

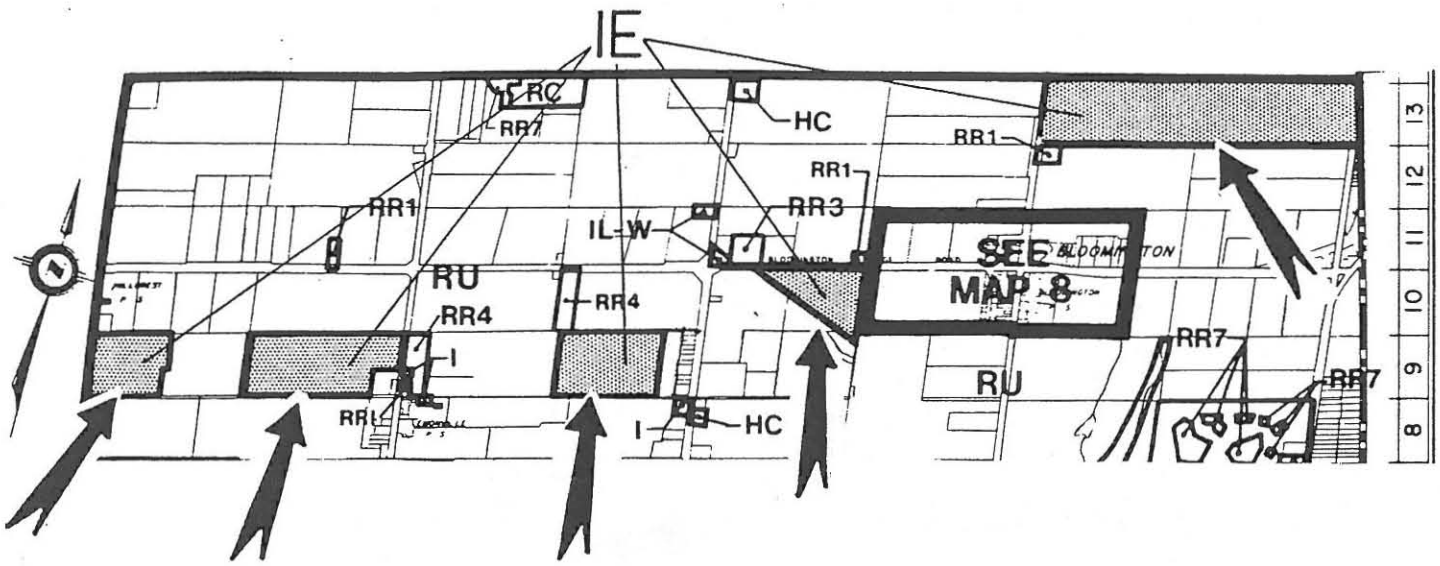
18.5(k) Subject Land



1. Frontage on a Street

Subsection 11.(1) hereof shall not apply to the Subject Land.

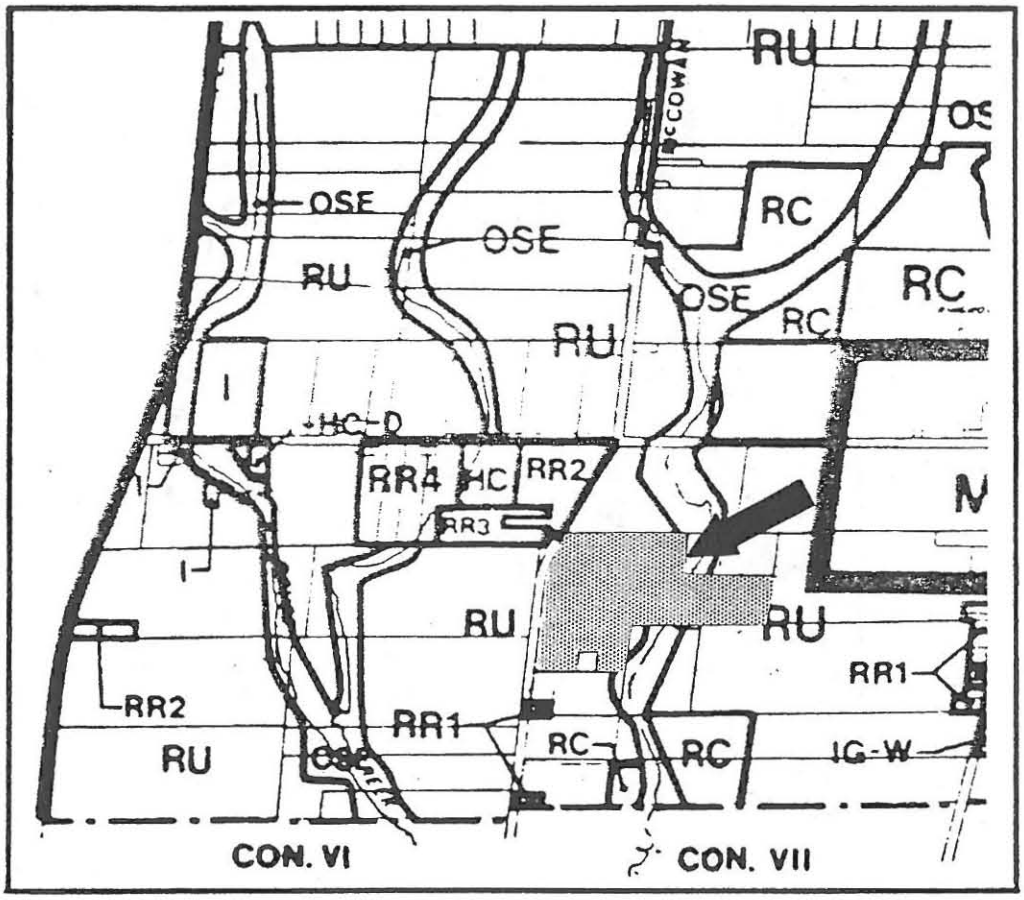
18.5(1) Subject Lands



1. Permitted Uses

Crushing, batching, screening, washing, stockpiling, storage and weighing of materials acquired from off-site shall be additional uses permitted on the Subject Lands.

18.5(m) Subject Land

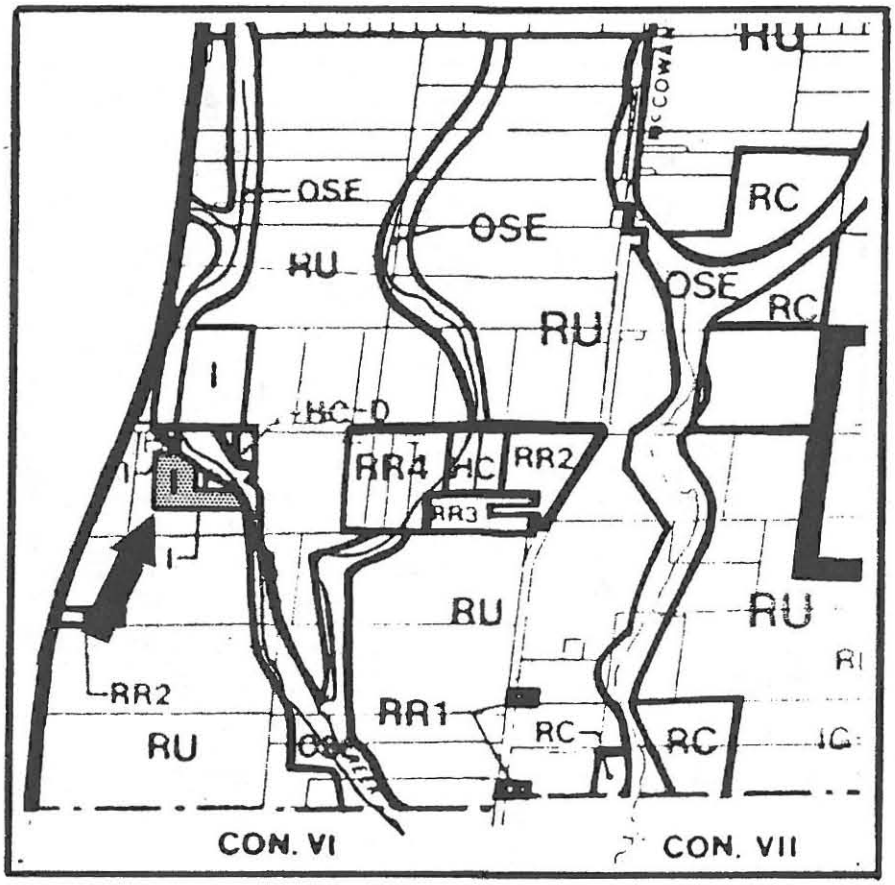


1. Permitted Uses

A. A Business Office in the Accessory Building existing on the Subject Land as of July 2, 1987 shall be an additional use permitted until July 2, 1990.

B. The outdoor storage of goods, materials or equipment shall not be permitted on the Subject Land.

18.5(n) Subject Land



1. Permitted Uses

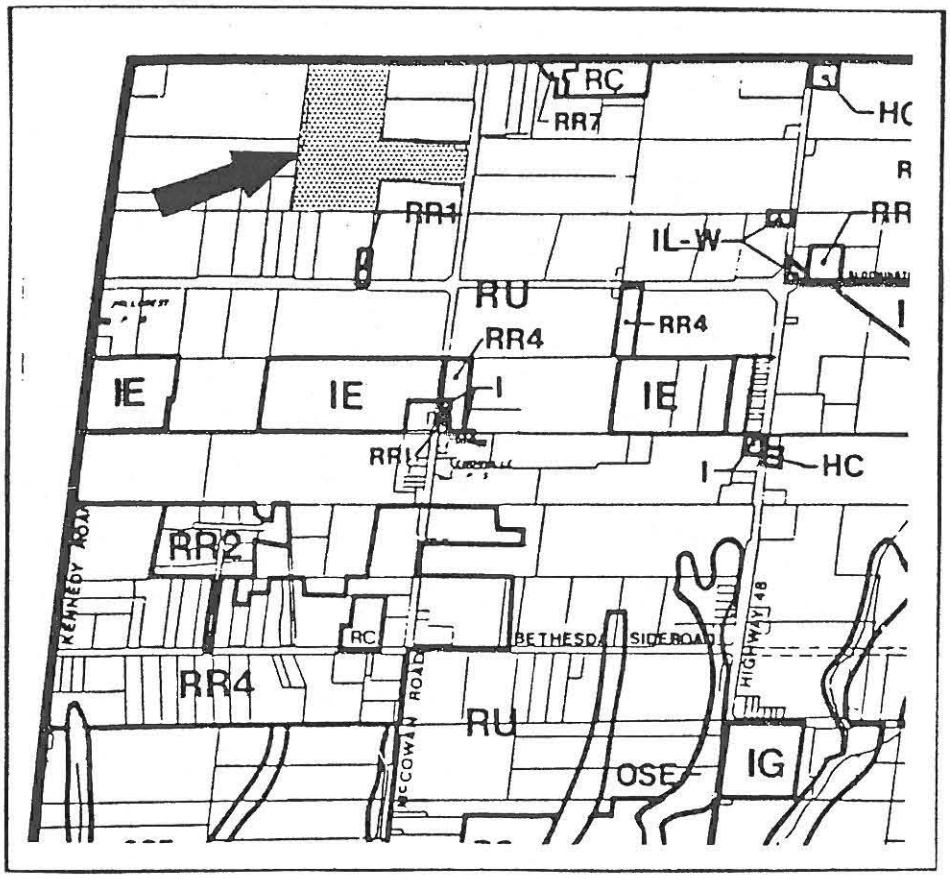
The only uses permitted on the Subject Land shall be:

Administrative Offices

Training Centre Building

Outdoor Recreational Facilities.

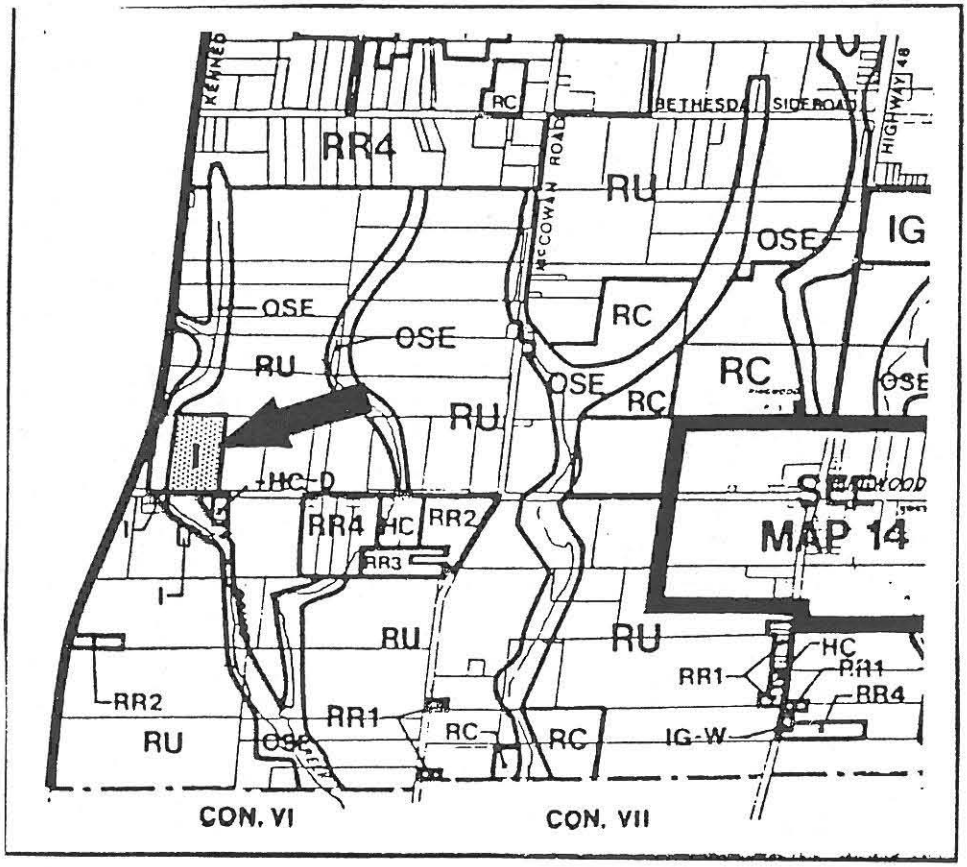
18.5(o) Subject Land



1. Permitted Uses

A Golf Course, including its club house, shall be an additional use permitted on the Subject Land.

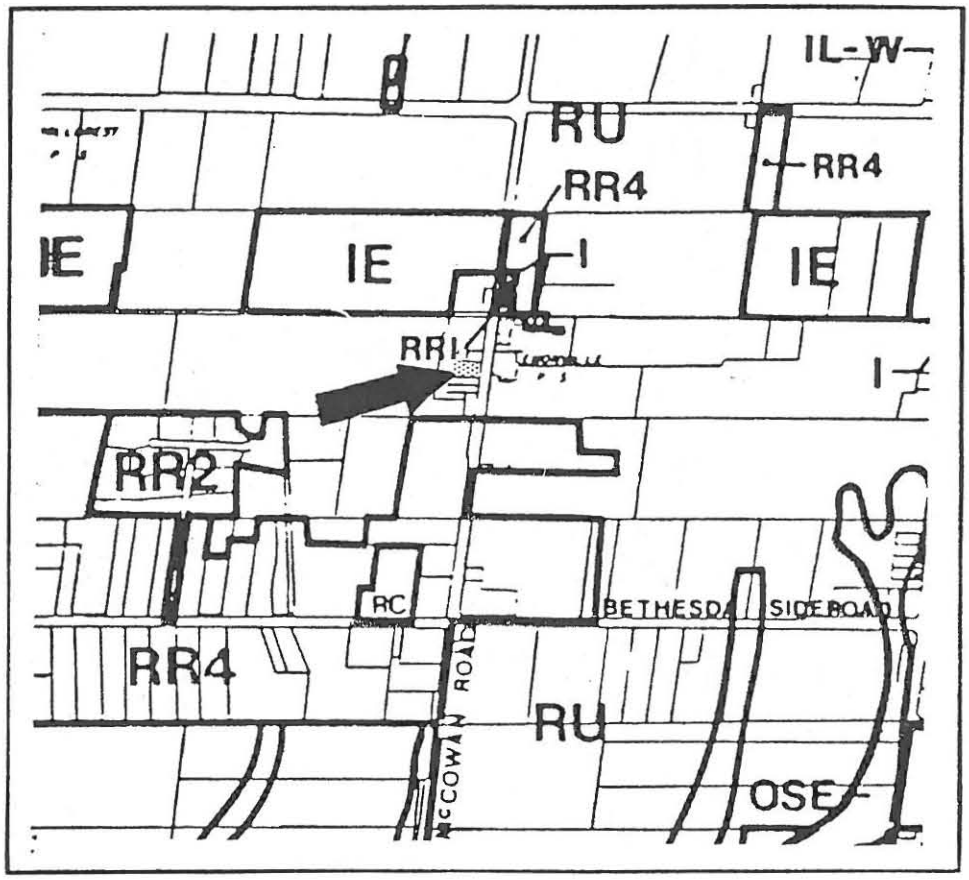
18.5(p) Subject Land



1. Permitted Uses

A residence for the Canadian representative of a Charitable International Relief Organization, Offices related or incidental to such representation, and an agricultural training site for persons to be engaged in relief and rehabilitation programs for developing countries shall be additional uses permitted on the Subject Land.

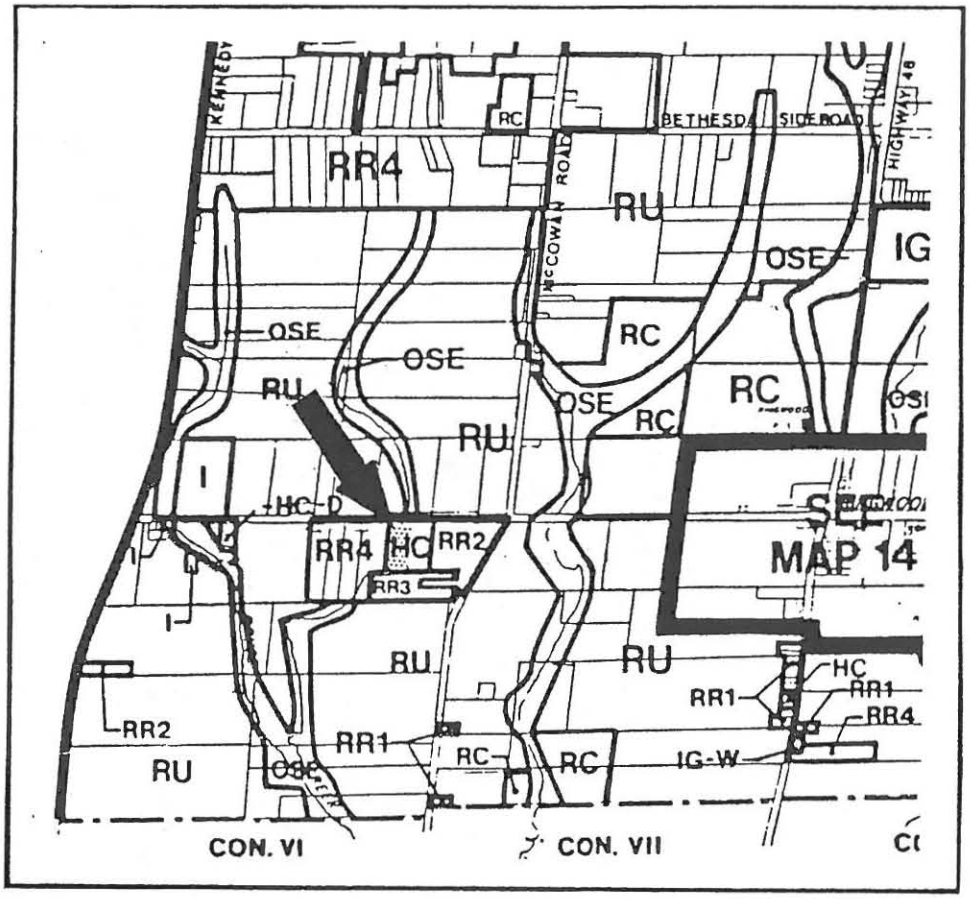
18.5(q) Subject Land



1. Lot Specifications

The minimum Lot Area for the Subject Land shall be 0.365 hectares.

18.5(r) Subject Land



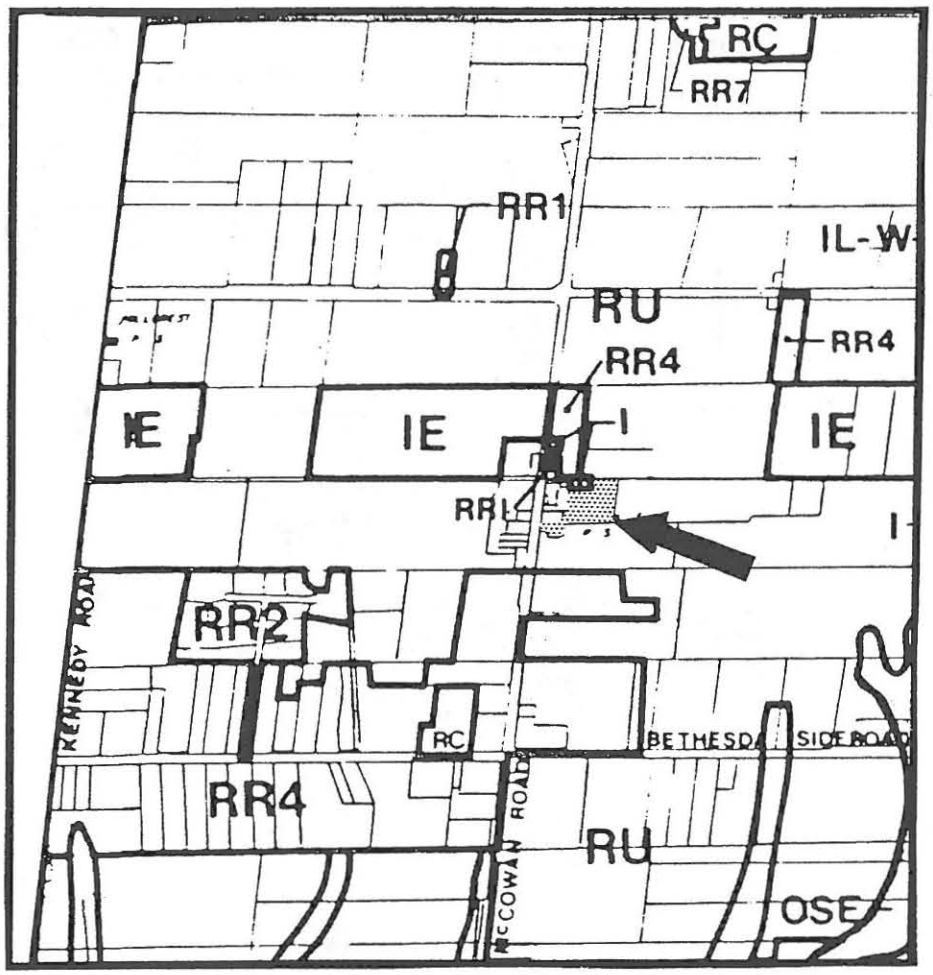
1. Lot Specification

All Buildings on the Subject Land shall be located within 60 metres of the easterly Side Lot Line or within 30 metres of the westerly Side Lot Line.

2. Permitted Uses

The only uses permitted on the Subject Land shall be Garden and Nursery Sales and Supply Establishments and one Dwelling Unit, to which Dwelling Unit the Regulations ordinarily applicable to Dwelling Units in RR4 Zones shall apply.

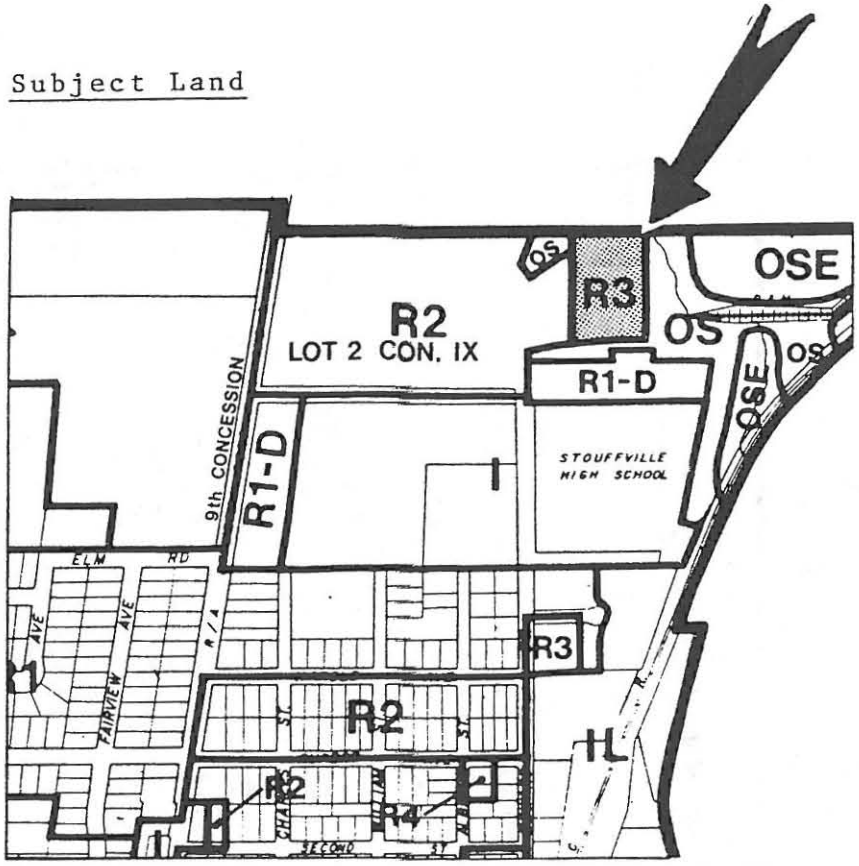
18.5(s) Subject Land



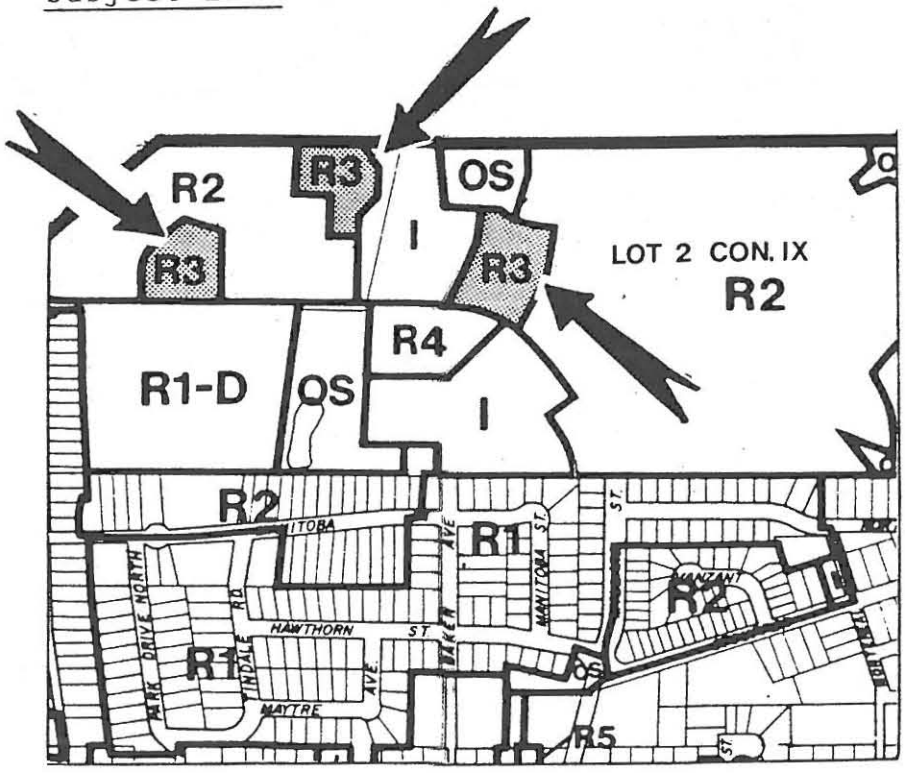
1. Lot Specifications

The minimum Lot Area for the Subject Land shall be 4 hectares.

18.6(a)(i) Subject Land



18.(6(a)(ii) Subject Land



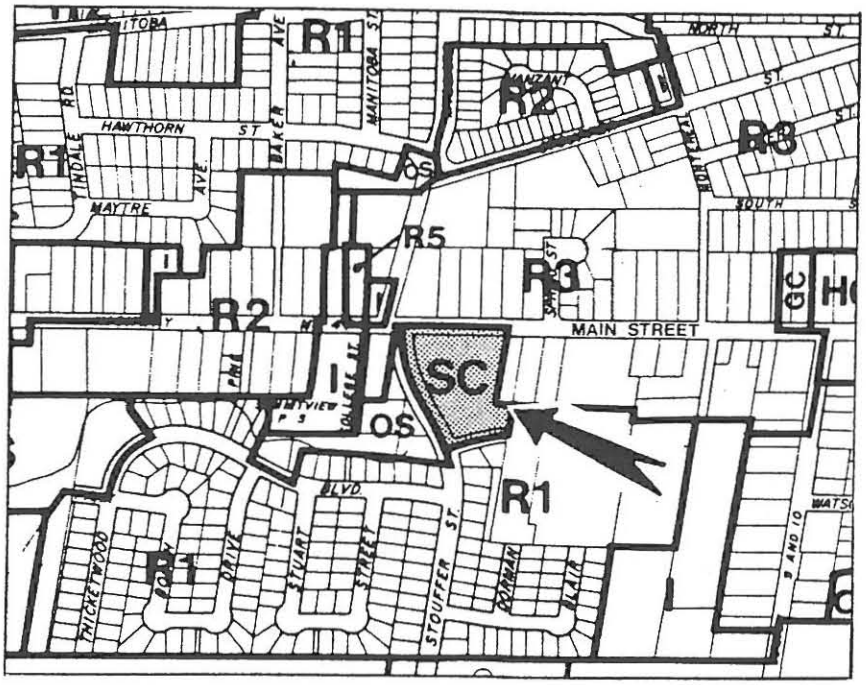
1. Permitted Uses

Rooming Houses and Duplex Buildings are not permitted on the Subject Lands.

2. Lot Specification

The minimum Front Yard for the Subject Lands shall be 6.1 metres.

18.6(b) Subject Land

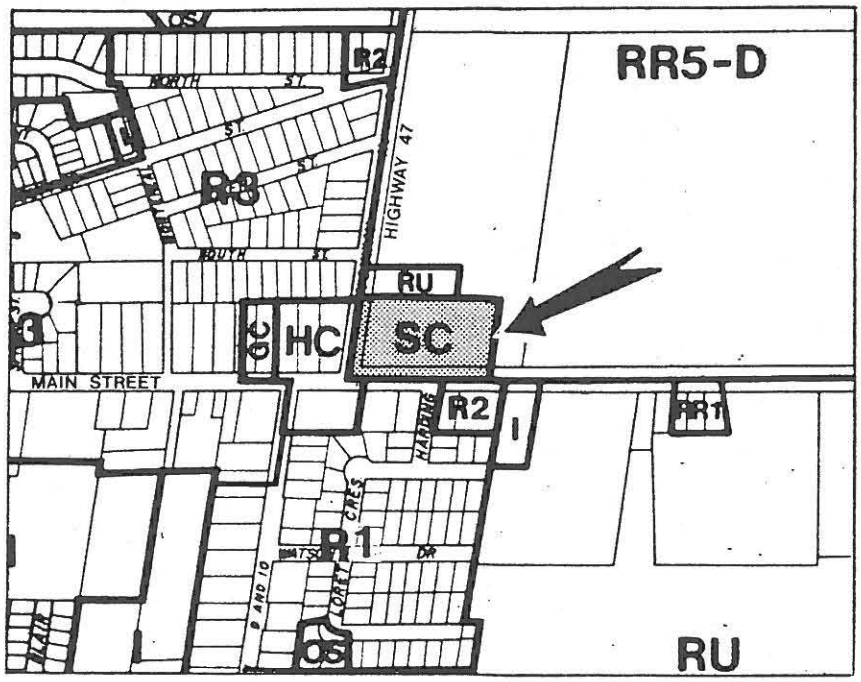


1. Permitted Uses

A. For each 111.5 square metres of Gross Floor Area devoted to commercial use on the ground floor of an enclosed Building on the Subject Lands, one Dwelling Unit shall be permitted in the upper storey and a minimum of 11.7 square metres of open area shall be provided for the use of each such Dwelling Unit.

B. Hotels, Parking Areas other than those used in conjunction with permitted uses, printing establishments and Retail Stores with over 185.8 square metres of Gross Floor Area devoted to retail sales are prohibited on the Subject Land.

18.6.(c) Subject Land



1. Lot Specifications

The following Lot Specifications shall apply to the Subject Land:

A. Minimum Lot Area - 10,625 square metres

Minimum setback from south boundary - 15 metres

Minimum setback from west boundary - 15 metres

B. Not less than 576 square metres of the Lot shall be used for landscaping purposes.

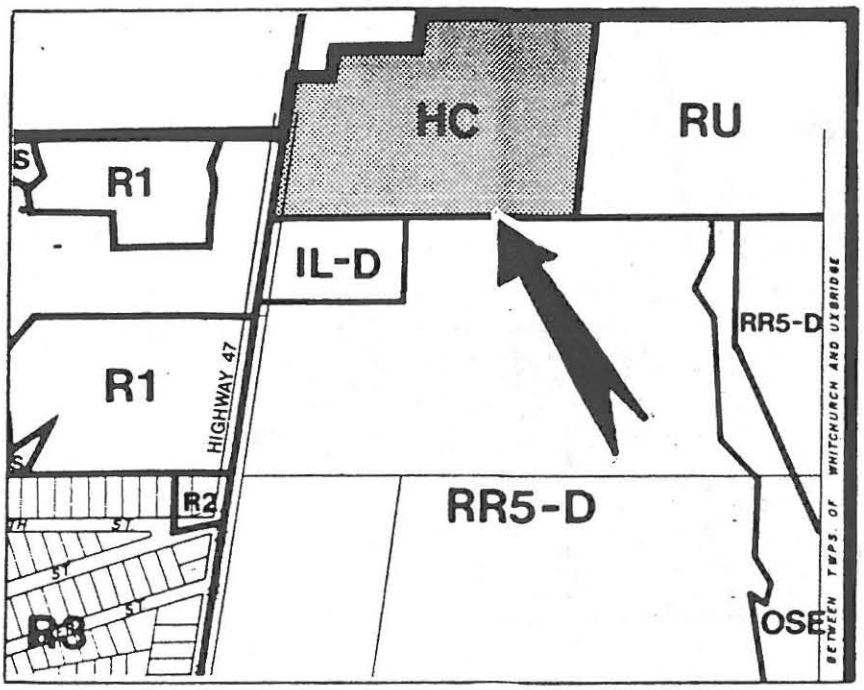
2. Building Specifications

No Building on the Subject Land shall exceed one storey in height. Buildings occupying a total area of 1,115 square metres, however, may have a storey height of not more than 10.5 metres.

3. Parking Requirement

There shall be not less than 157 Parking Spaces on the Subject Land.

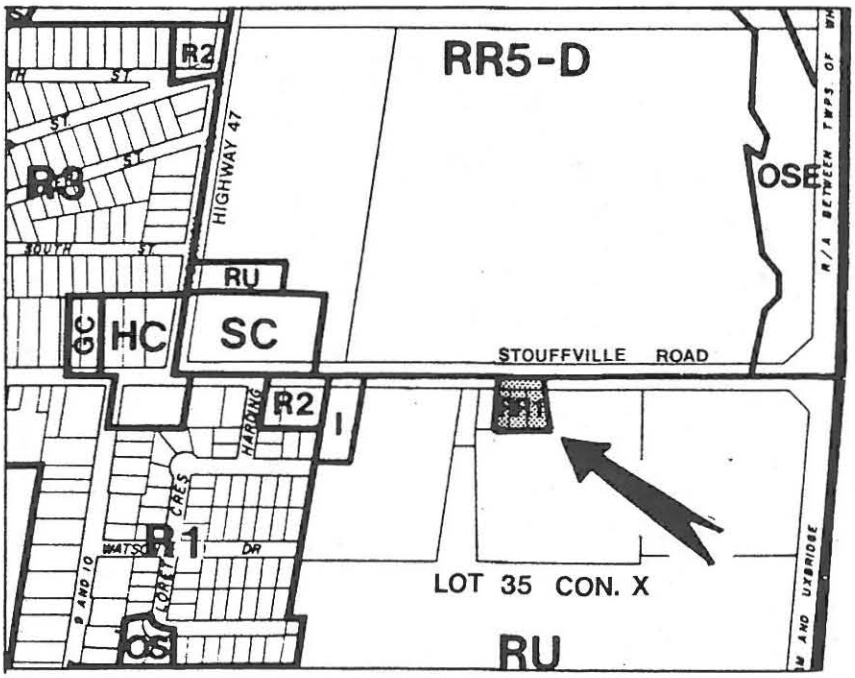
18.6(d) Subject Land



1. Permitted Uses

The only Buildings, Structures or uses permitted on the Subject Land shall be those in existence on the effective date of this By-law.

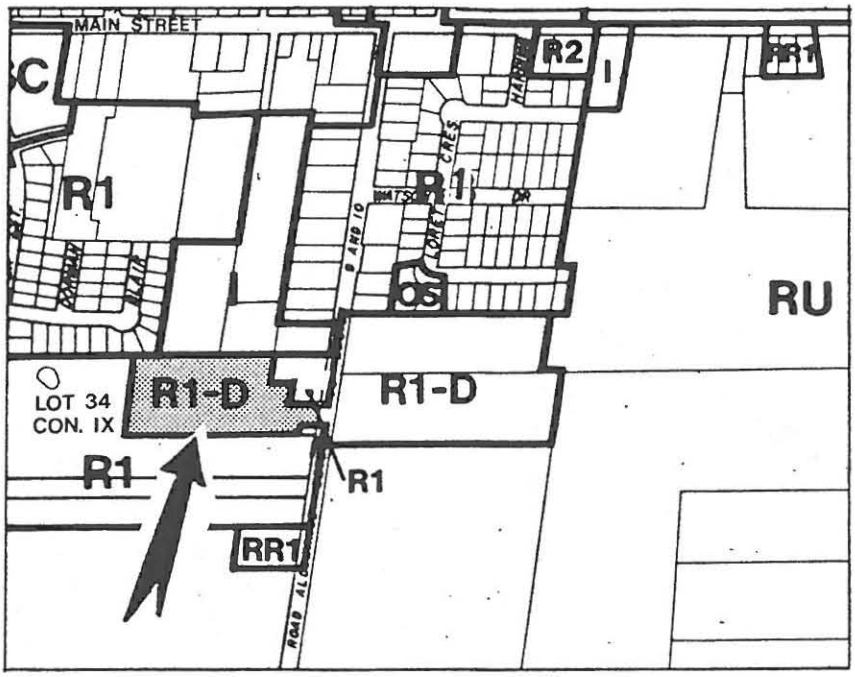
18.6(e) Subject Land



1. Lot Specification

The minimum Frontage for the Subject Land shall be 19 metres.

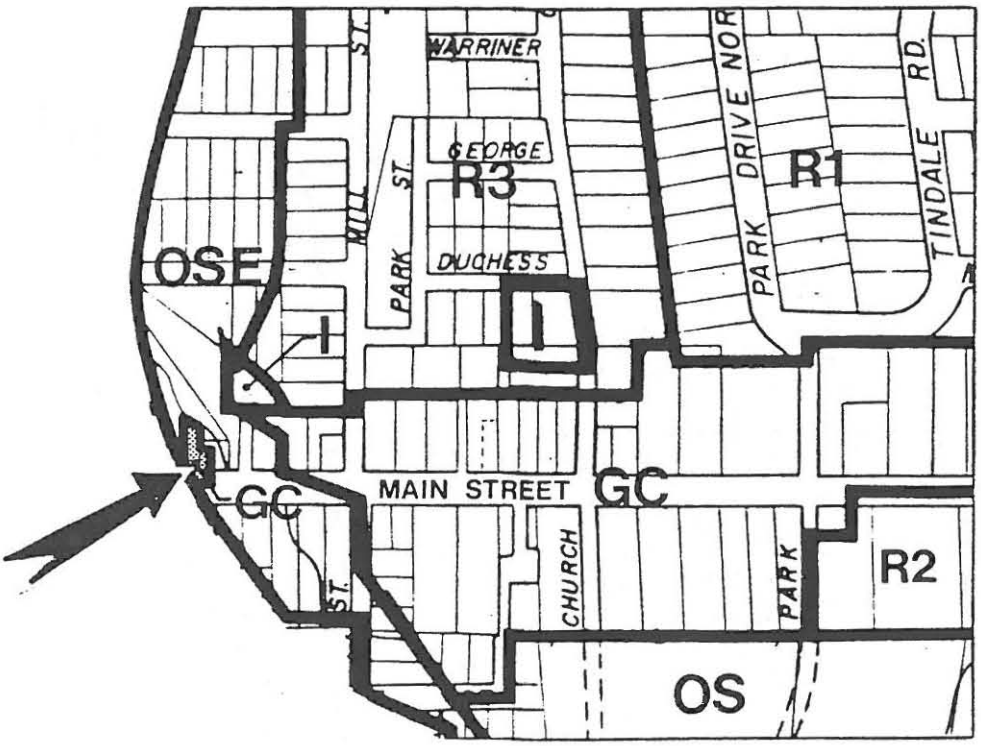
18.6(f) Subject Land



1. Lot Specifications

The minimum Lot Area for the Subject Land shall be 1.9 hectares and the minimum Frontage shall be 16 metres.

18.6(g) Subject Land



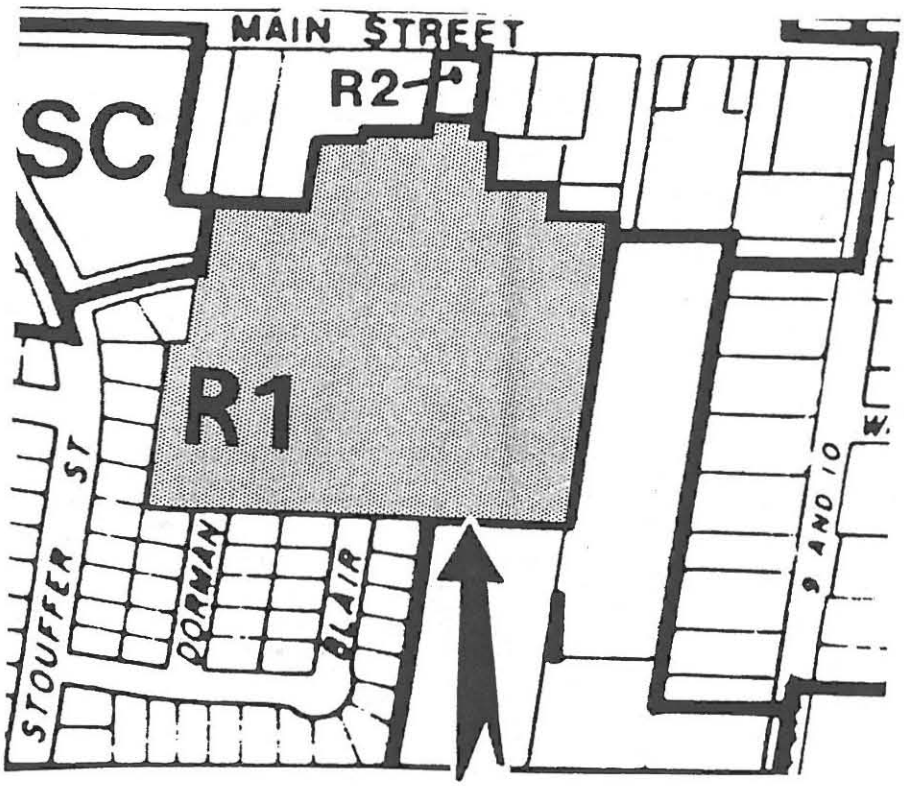
1. Lot Specifications

The maximum Lot Coverage for the Subject Land shall be 60 percent and the minimum Rear Yard shall be 1.8 metres.

2. Parking and Loading Requirements

At least two Parking Spaces shall be provided for parking and loading purposes on the Subject Land.

18.6(h) Subject Land



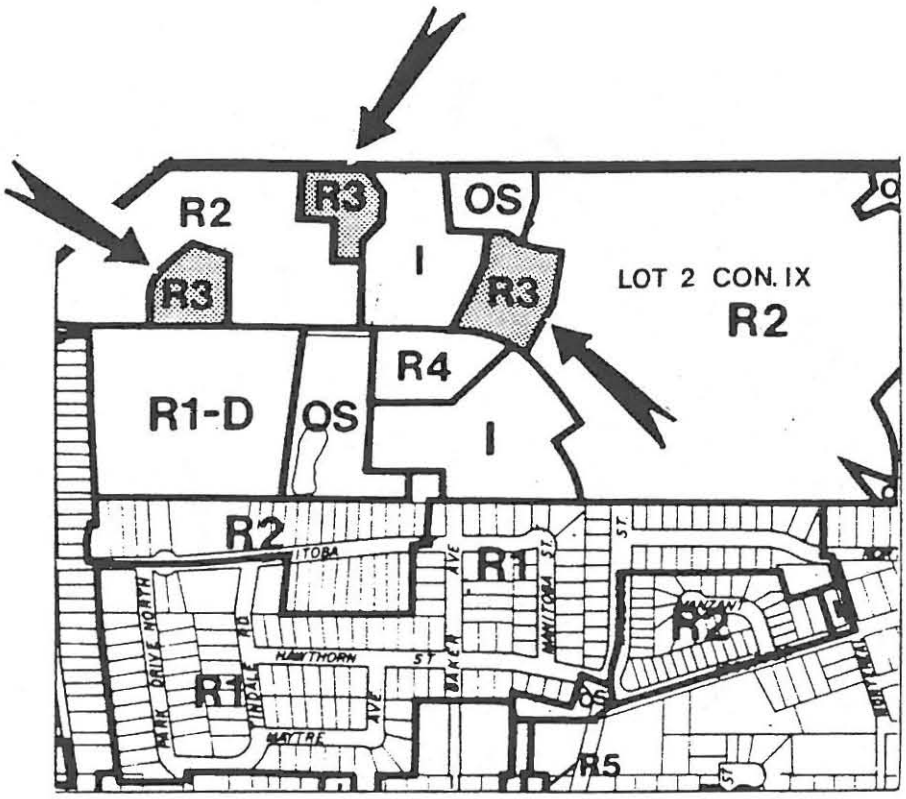
1. Lot Specifications

The maximum Lot Coverage for the Subject Land shall be 40 percent and the minimum Front Yard shall be 6.1 metres.

2. Building Sepcification

The maximum Height of a Building on the Subject Land shall be 9.2 metres.

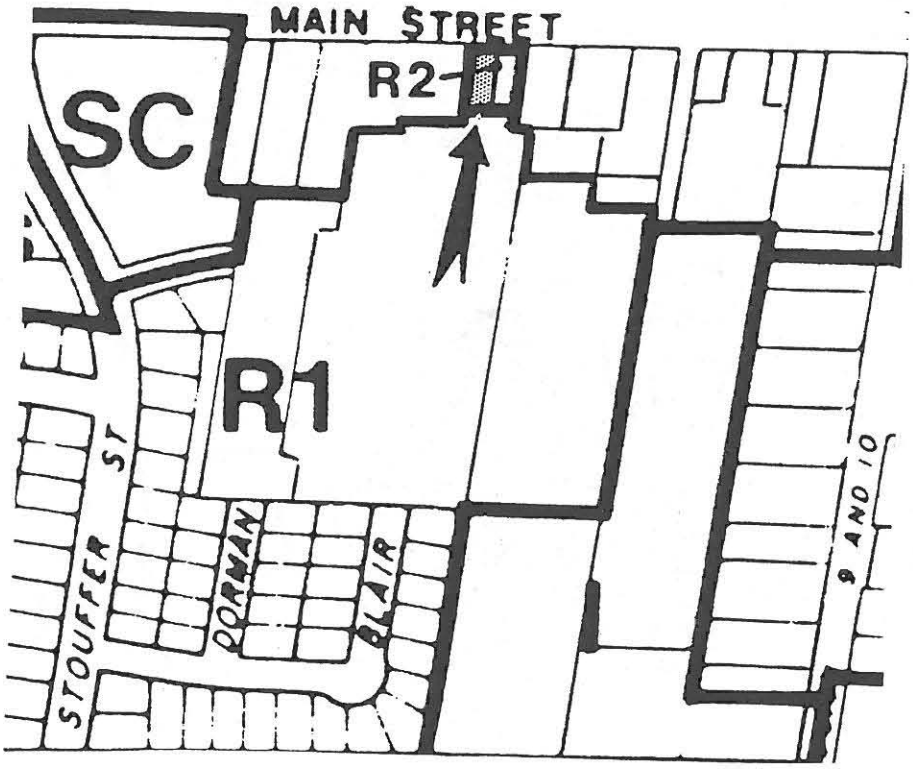
18.6(i) Subject Land



1. Permitted Uses

Link Dwelling Units shall be an additional use permitted on the Subject Land.

18.6(j) Subject Land



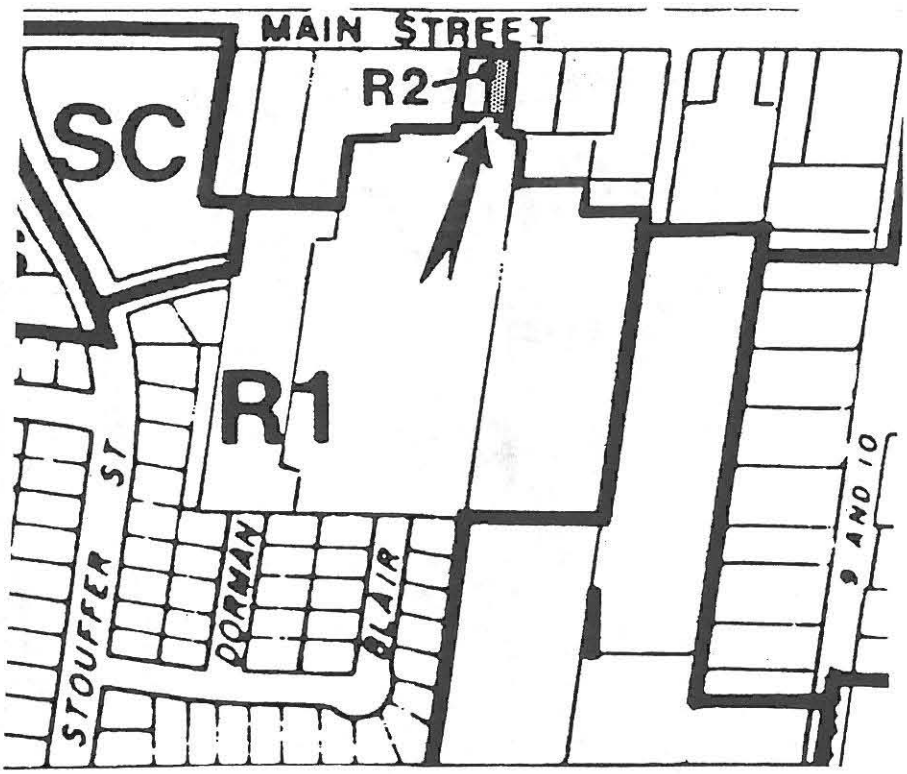
1. Lot Specifications

The maximum Lot Coverage for the Subject Land shall be 40 percent and the minimum Front Yard shall be 9.75 metres.

2. Building Specification

The maximum Height of a Building on the Subject Land shall be 9.2 metres.

18.6(k) Subject Land



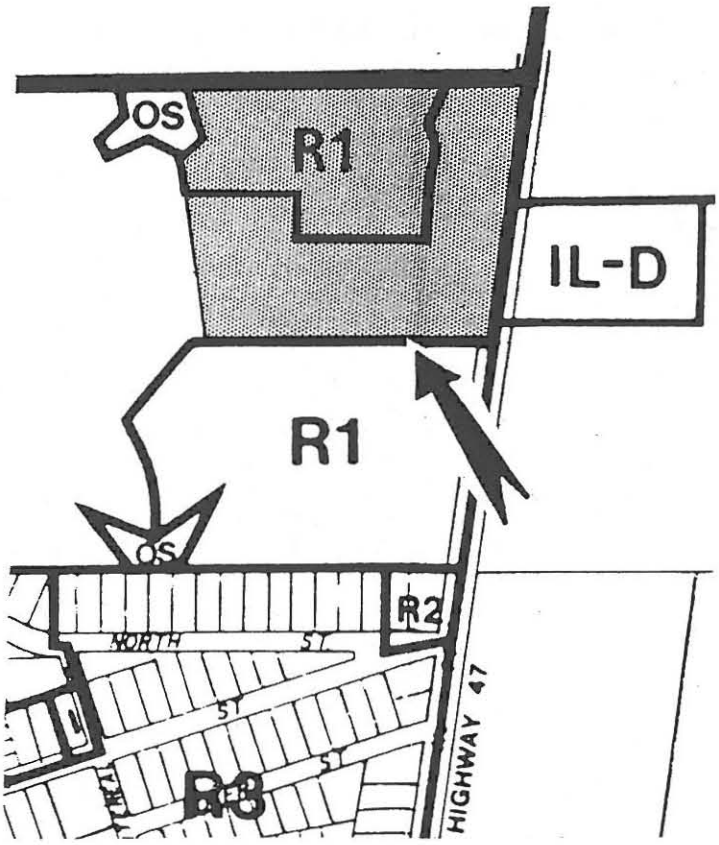
1. Lot Specifications

The minimum Lot Coverage for the Subject Land shall be 40 percent and the minimum Front Yard shall be 8.5 metres.

2. Building Specification

The maximum Height of a Building on the Subject Land shall be 9.2 metres.

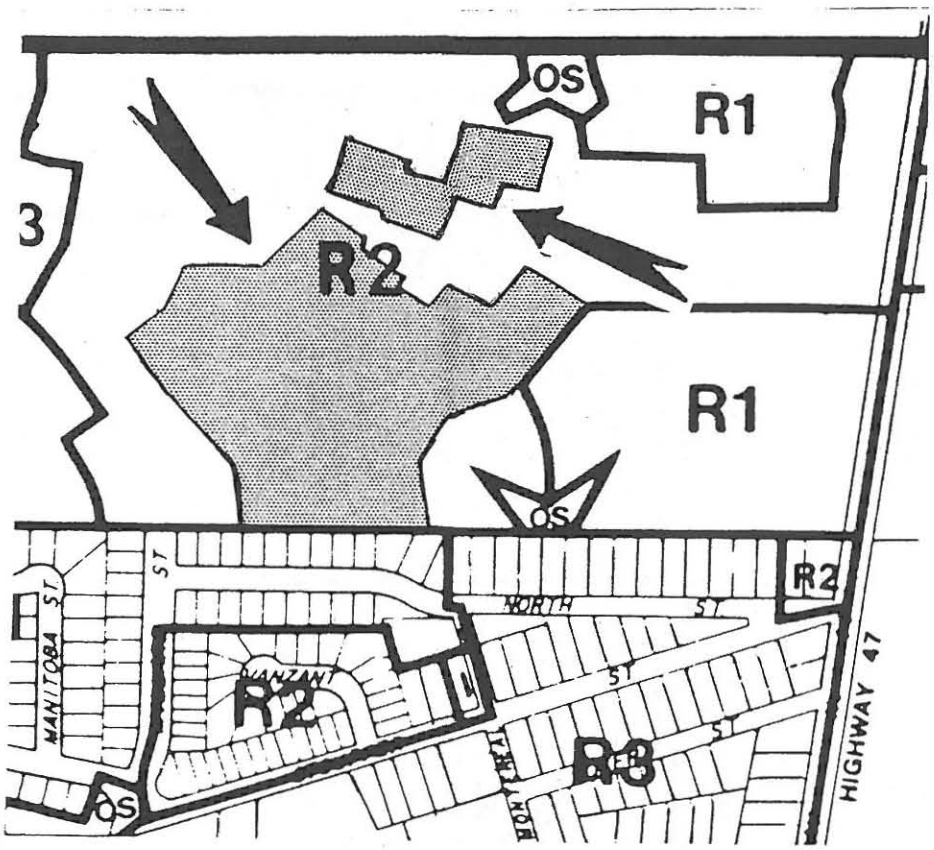
18.6(1) Subject Lands



1. Lot Specifications

The minimum Side Yard on one side of each Lot on the Subject Lands shall be 1.2 metres and the maximum Lot Coverage shall be 38 percent.

18.6(m) Subject Lands

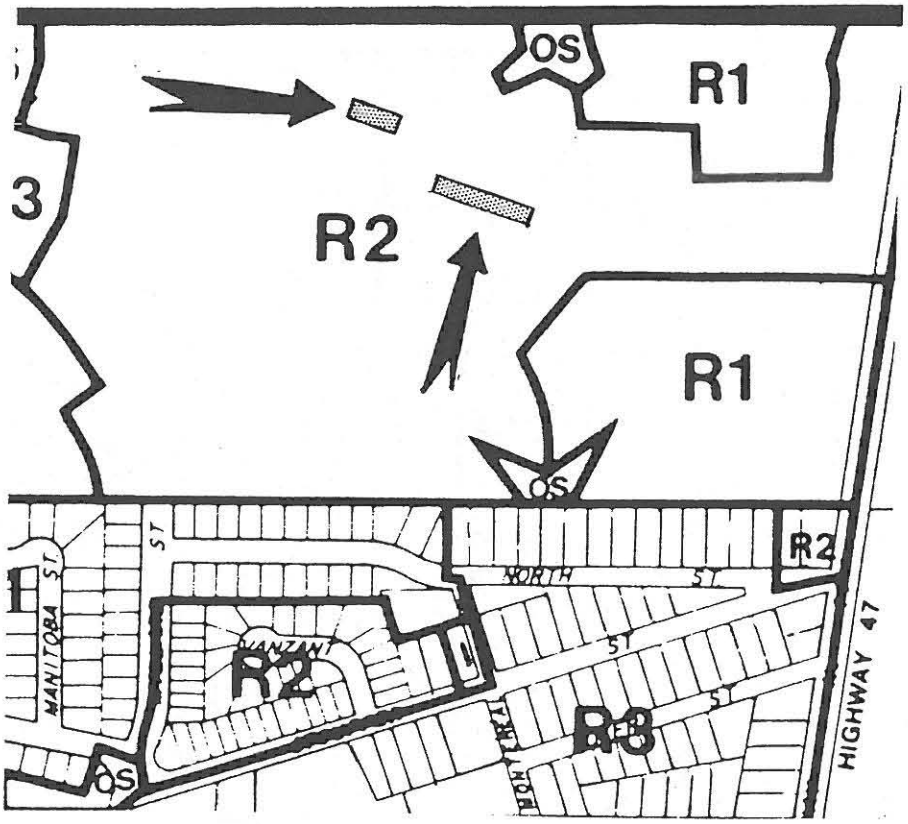


1. Lot Specifications

The following Lot Specifications shall apply to the Subject Lands:

Minimum Side Yard (one side)	-	1.2 metres
Minimum Side Yard (other side with attached garage)	-	0.9 metres
Maximum Lot Coverage	-	40 percent

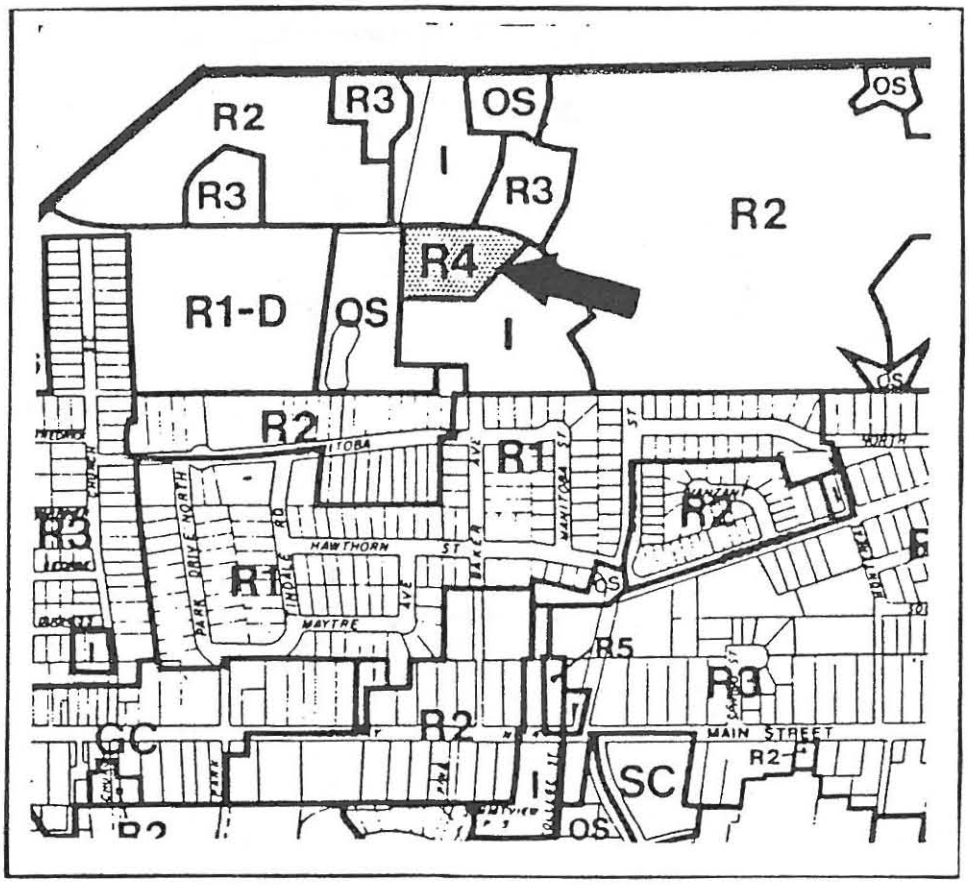
18.6(n) Subject Lands



1. Lot Specification

The maximum Lot Coverage for the Subject Lands shall be 40 percent.

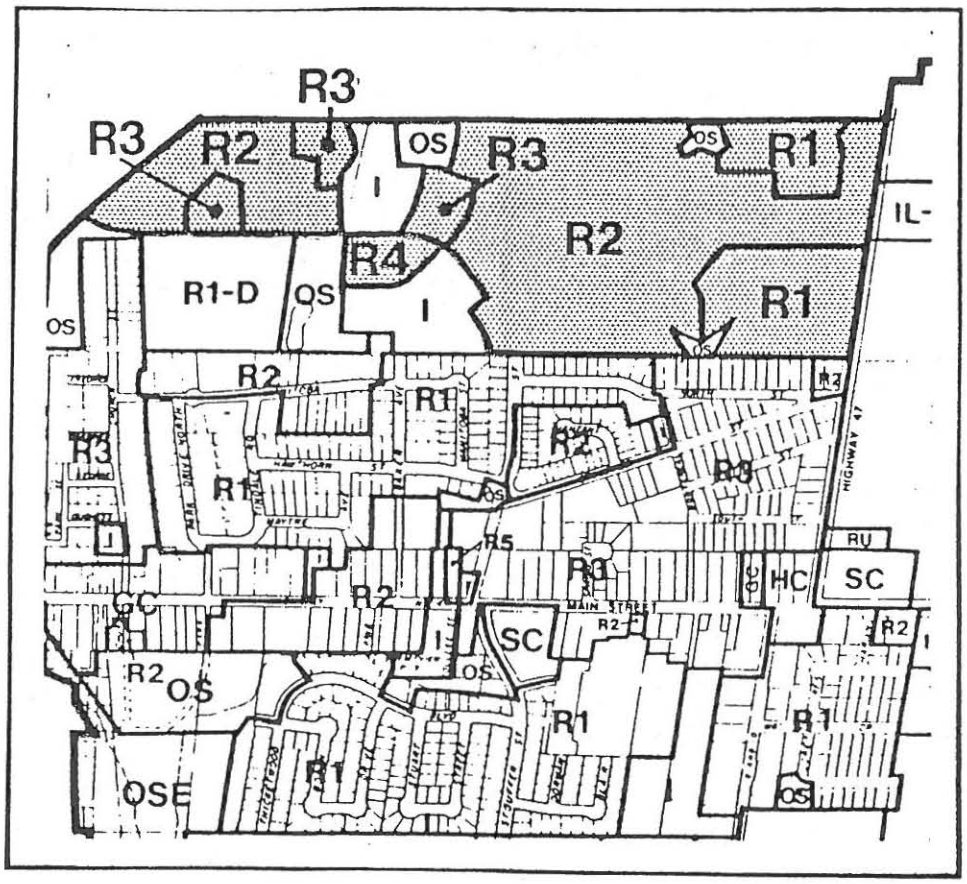
18.6(o) Subject Land



1. Permitted Uses

A Day Care Centre shall be an additional use permitted on the Subject Land.

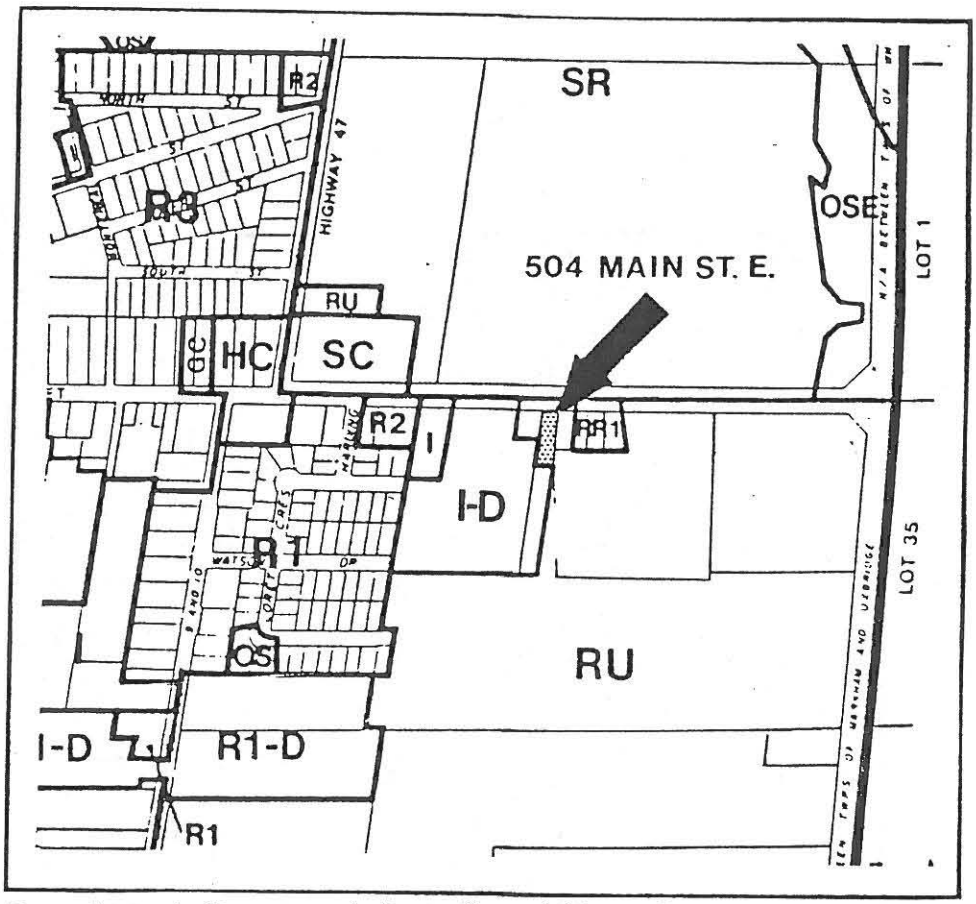
18.6(p) Subject Land



1. Lot Specification

The minimum Front Yard for the Subject Land shall be 6.1 metres.

18.6(q) Subject Land



1. Permitted Uses and Lot Specifications

A retail craft supply business shall be an additional use permitted in the Dwelling on the Subject Land, provided that:

A) The said Dwelling is occupied as a residence by the user;

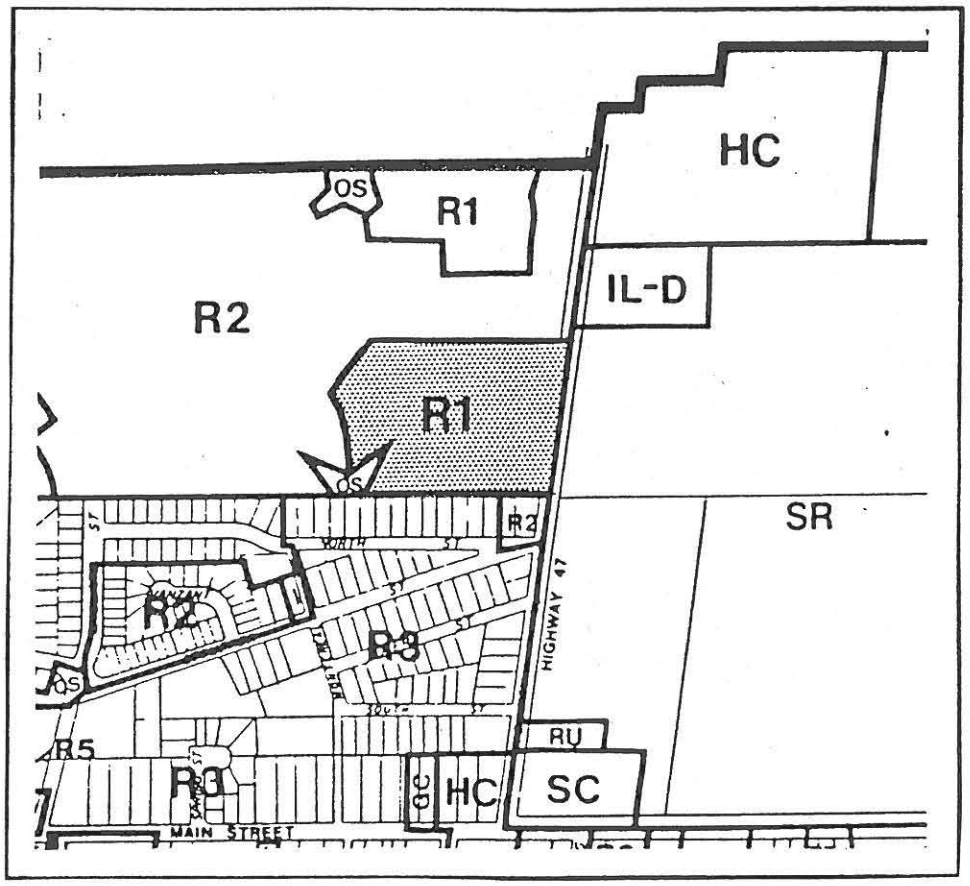
B) There shall not be more than one (1) assistant who is not a resident in the said Dwelling;

C) Not more than 25 percent of the Gross Floor Area of the said Dwelling is devoted to the retail craft supply business;

D) One off-street Parking Space is provided for every 9.3 square metres of Gross Floor Area occupied by the retail craft supply business, and all Parking Spaces are suitably screened from adjacent properties by means of a hedge or fence; and

E) The residential character of the said Dwelling is not changed.

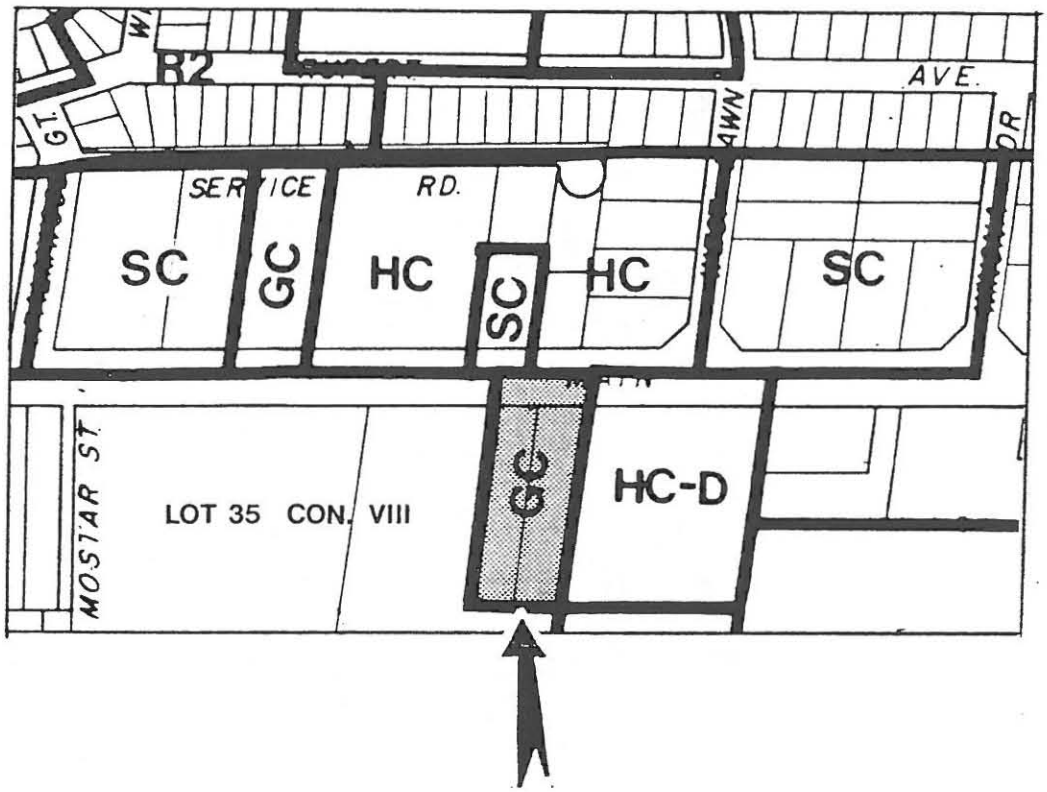
18.6(r) Subject Land



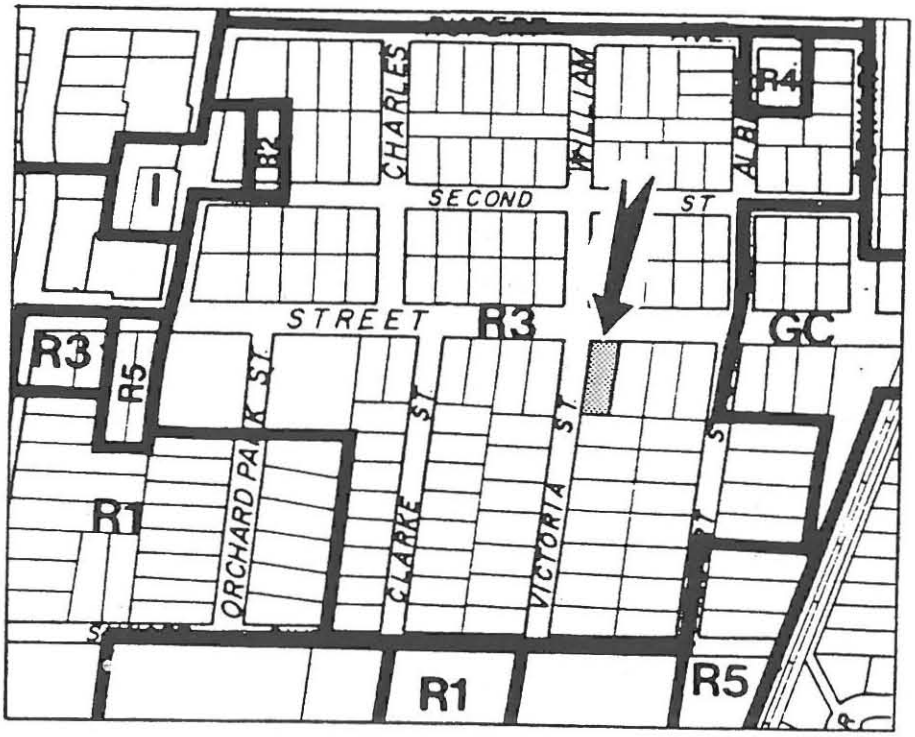
1. Lot Specification

The maximum Lot Coverage for the Subject Land shall be 35 percent.

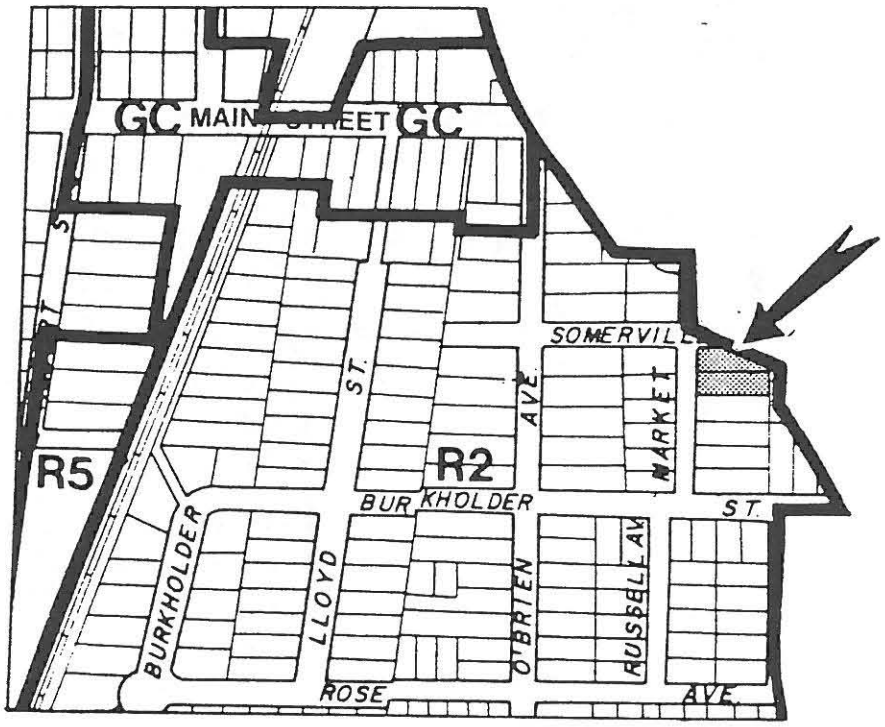
18.7(a)(i) Subject Land



18.7(a)(ii) Subject Land



18.7(a)(iii) Subject Land



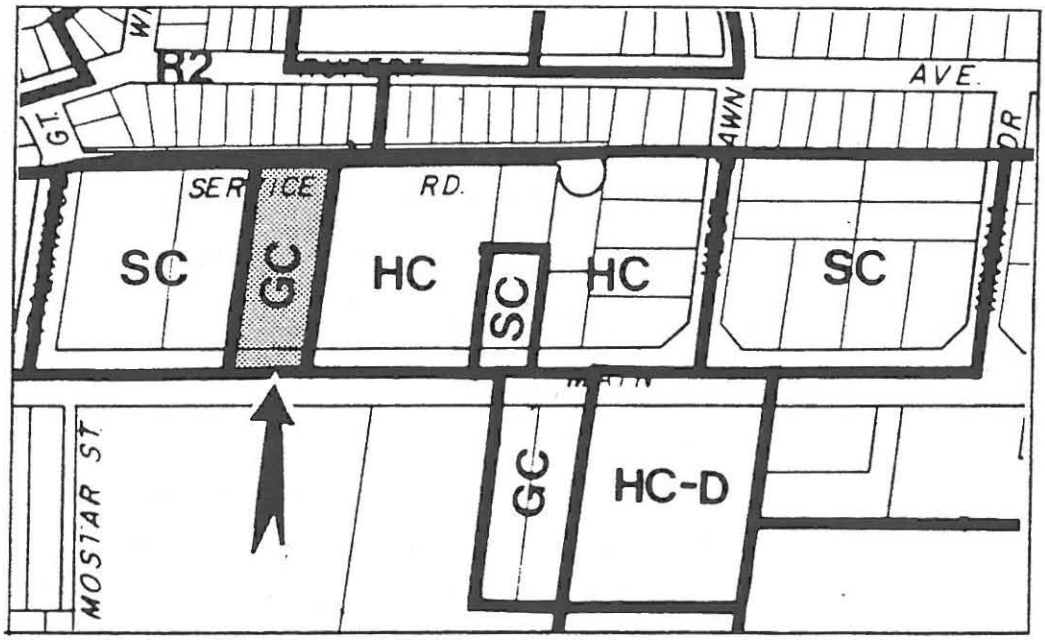
1. Permitted Uses

Those uses existing on the effective date of this By-law are uses permitted on the Subject Lands.

2. Lot and Building Specifications

The Lot Area, Yards, Building Height, Frontage, Lot Depth, Gross Floor Area, Lot Coverage, Parking Spaces, Loading Spaces and other matters which would, but for this Exception, be regulated by Sections 3 to 10 of this By-law are, for the Subject Lands, those that obtain on the effective date of this By-law.

18.7(b) Subject Land



1. Permitted Uses

A. The only uses permitted on the Subject Land shall be a Retail Store, a Restaurant and a Take-Out Restaurant.

B. The outdoor storage of goods, materials or equipment shall not be permitted on the Subject Land except in the easterly Side Yard adjacent to the main easterly wall of the Main Building, where outdoor storage occupying an area not greater than 75 square metres shall be permitted.

2. Lot Specifications

The following Lot Specifications shall apply to the Subject Land:

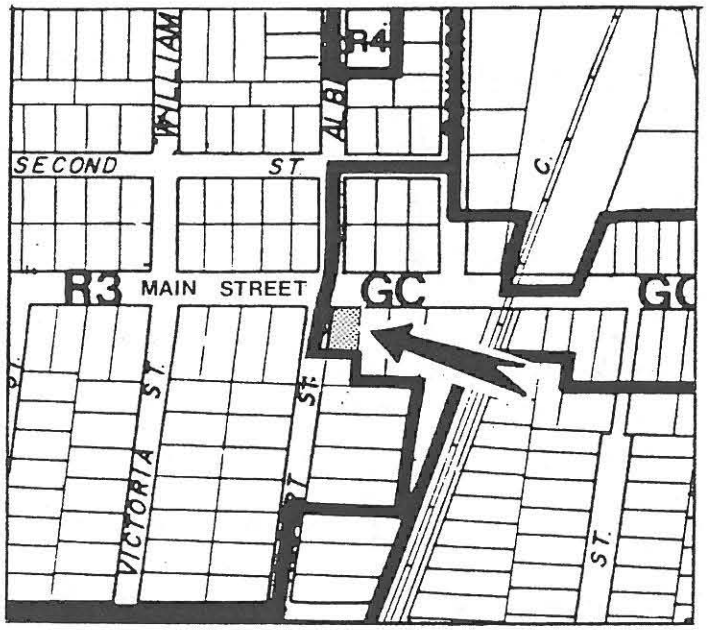
A.	Minimum Lot Area	-	6500 square metres
	Minimum Frontage	-	60 metres
	Minimum Front Yard	-	40 metres
	Minimum Rear Yard	-	15 metres
	Minimum Side Yards-east	-	6 metres
	-west	-	nil
	Maximum Lot Coverage	-	30%
	Maximum Height	-	7 metres;

B. Where an off-street Loading Space is located in the Rear Yard, the minimum Rear Yard shall be 15 metres.

C. Entrance and exit ramps shall not exceed three in number and each ramp providing access to the southerly Lot Line shall be 4.5 metres wide at the Street Line and no more than 8 metres wide at the edge of the pavement. The ramp providing access to the northerly Lot Line shall be 8 metres wide at both the Street Line and the edge of the pavement;

D. The width of a driveway leading to any Parking or Loading Area shall be a minimum of 3 metres for one-way traffic and a minimum of 6 metres for two-way traffic, and the maximum width of a driveway shall be 8 metres.

18.7(c) Subject Land



1. Permitted Uses

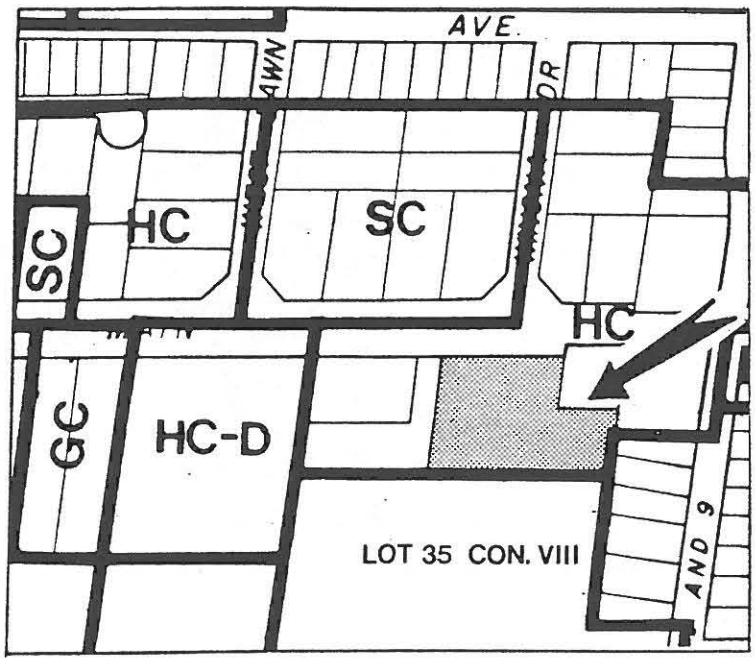
A. The only uses permitted on the Subject Land shall be business offices, Retail Stores for the sale of books, records and cards, and two Dwelling Units;

B. No Person shall use the Subject Land or Erect or use any Building thereon unless a screen at least 1.5 metres in height, in the form of landscaping, fencing or a combination thereof is provided along the easterly and southerly Lot Lines.

2. Lot Specification

The minimum easterly Side Yard for the Subject Land shall be 3.7 metres.

18.7(d) Subject Land



1. Permitted Uses

The only uses permitted on the Subject Land shall be:

A. A Retail Store for the sale of goods such as new or reconditioned vehicle supplies, parts, tires and accessories, hunting and sporting goods, electrical supplies, hardware, tools, toys, games, garden tools and equipment, boats and motors therefor, and recreational and domestic utility trailers;

B. An enclosed shop or shops Accessory to the Retail Store referred to in Paragraph A. hereof;

C. A vending kiosk for the retail sale of gasoline and lubricants, capable of serving not more than 8 vehicles simultaneously, and a 1 bay lubritorium;

D. As an Accessory use to the Retail Store referred to in Paragraph A. hereof, the outdoor display of such articles as boats, tractors, trailers, seeds, fertilizers, and garden and nursery stock, provided that the total area set aside for such display does not exceed the total area set aside for display in the said Retail Store, and provided that no articles or parts thereof are situate more than 5.5 metres above the lowest level of grade at the front of the said Retail Store, within 30 metres of the Street Line, or within 7.5 metres of the Rear Lot Line;

E. The storage of goods, materials or equipment is prohibited except within an enclosed Building.

2. Lot Specifications

The following Lot Specifications shall apply to the Subject Land:

A. No Building or Structure may be located less than 30 metres from Main Street (Highway 47), except a gasoline kiosk and lubritorium covering in total not more than 279 square metres of the Subject Land, and underground storage tanks for petroleum

products. The said kiosk shall be located at least 9 metres from the Street Line, and the said lubritorium shall not be located at least 12 metres from the Street Line;

B. No Building or Structure shall be Erected less than 7.5 metres from the southerly or westerly Lot Lines;

C. The maximum Lot Coverage shall be 30 percent;

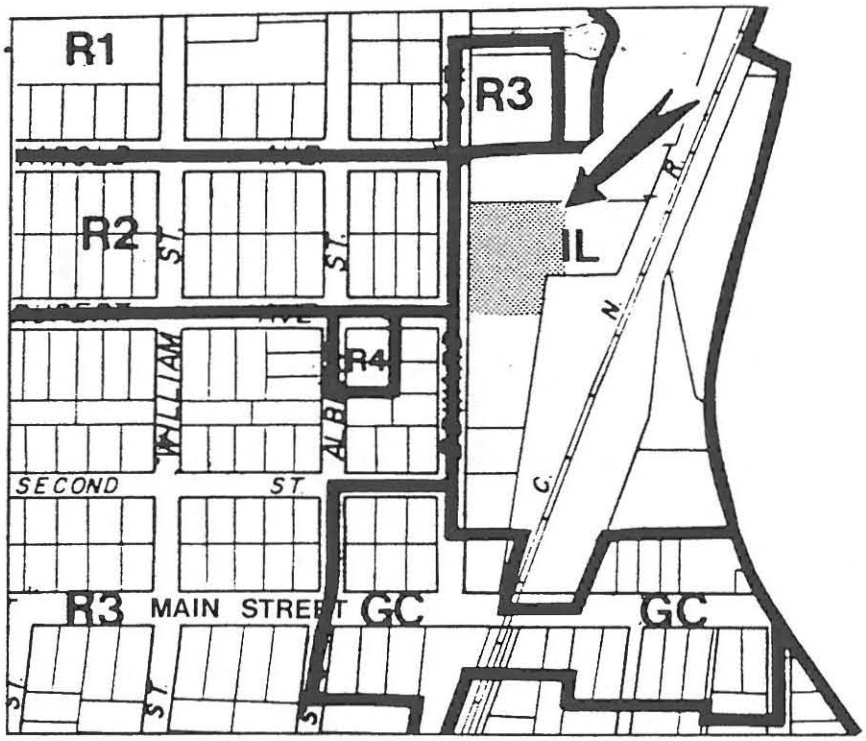
D. No signs or advertising display external to the Buildings are permitted, except for fascia signs on Buildings that do not project above roof level, and a fixed sign not more than 6 square metres in area located at least 1.2 metres from any Lot Line, which sign may be illuminated;

E. No loading facilities shall be maintained within a Rear Yard less than 18 metres in depth adjacent to any zone other than one permitting commercial, industrial or institutional uses, and if such adjacent zone is a Residential Zone, a landscape strip not less than 3 metres wide shall be provided around the periphery of the Rear Yard.

3. Parking Requirements

Not less than four Parking Spaces for each 93 square metres of Lot Coverage shall be provided and maintained, and such Parking Spaces shall have a paved asphalt surface.

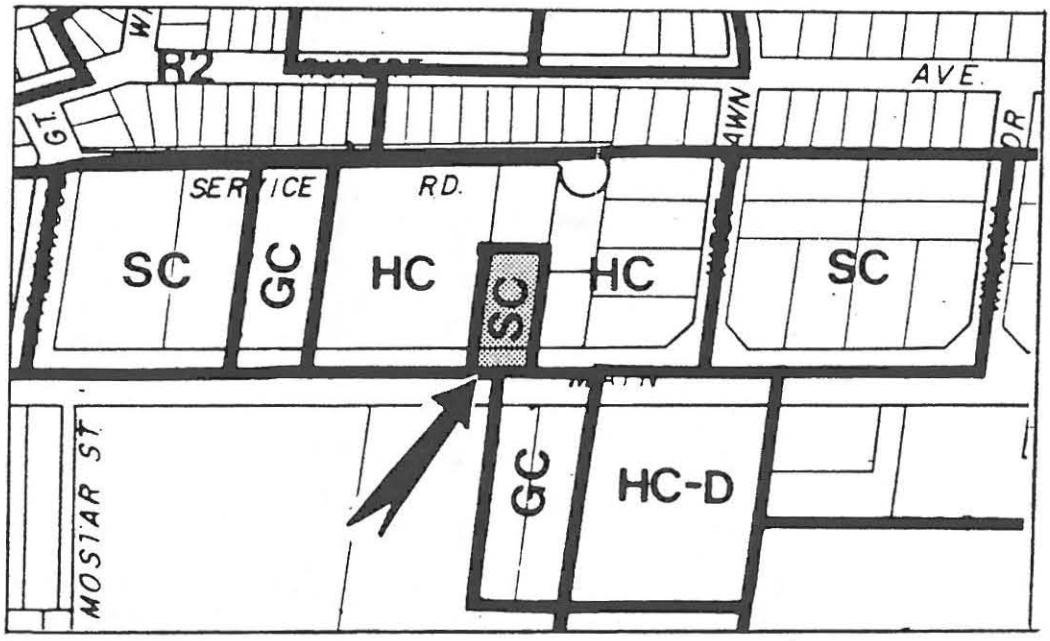
18.7(e) Subject Land



1. Permitted Uses

The retail sale of groceries shall be an additional Accessory use permitted on the Subject Land, provided that the floor space devoted thereto may not exceed 40 percent of the Gross Floor Area of the Building in which such Accessory use is carried on.

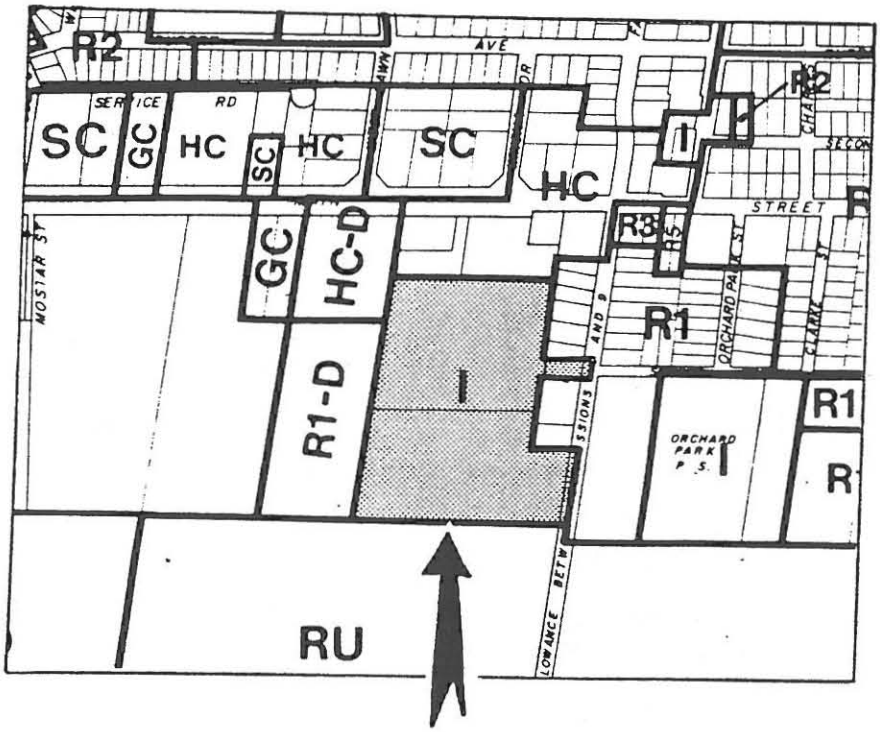
18.7(f) Subject Land



1. Lot Specifications

The minimum Frontage for the Subject Land shall be 38 metres and the minimum Side Yards shall be 1.5 metres on one side and 6 metres on the other.

18.7(g) Subject Land



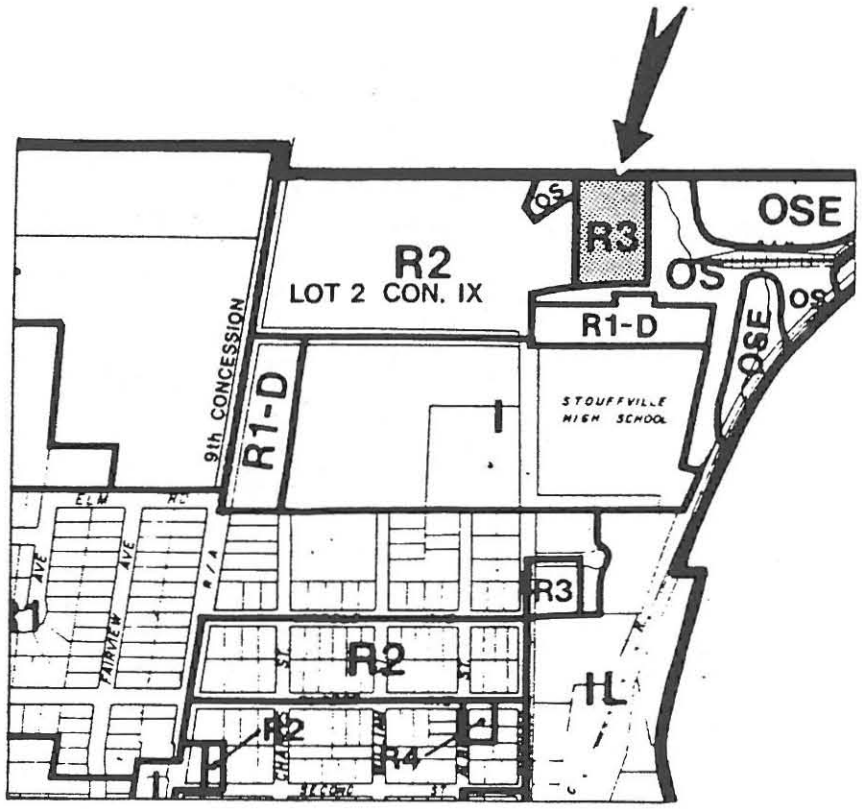
1. Permitted Uses

The uses permitted on the Subject Land shall be limited to Senior Citizens' Homes, Nursing Homes and Accessory Dwelling Units.

2. Building Specifications

The minimum Gross Floor Area required for one bedroom apartment Dwelling Units on the Subject Land shall be 47 square metres.

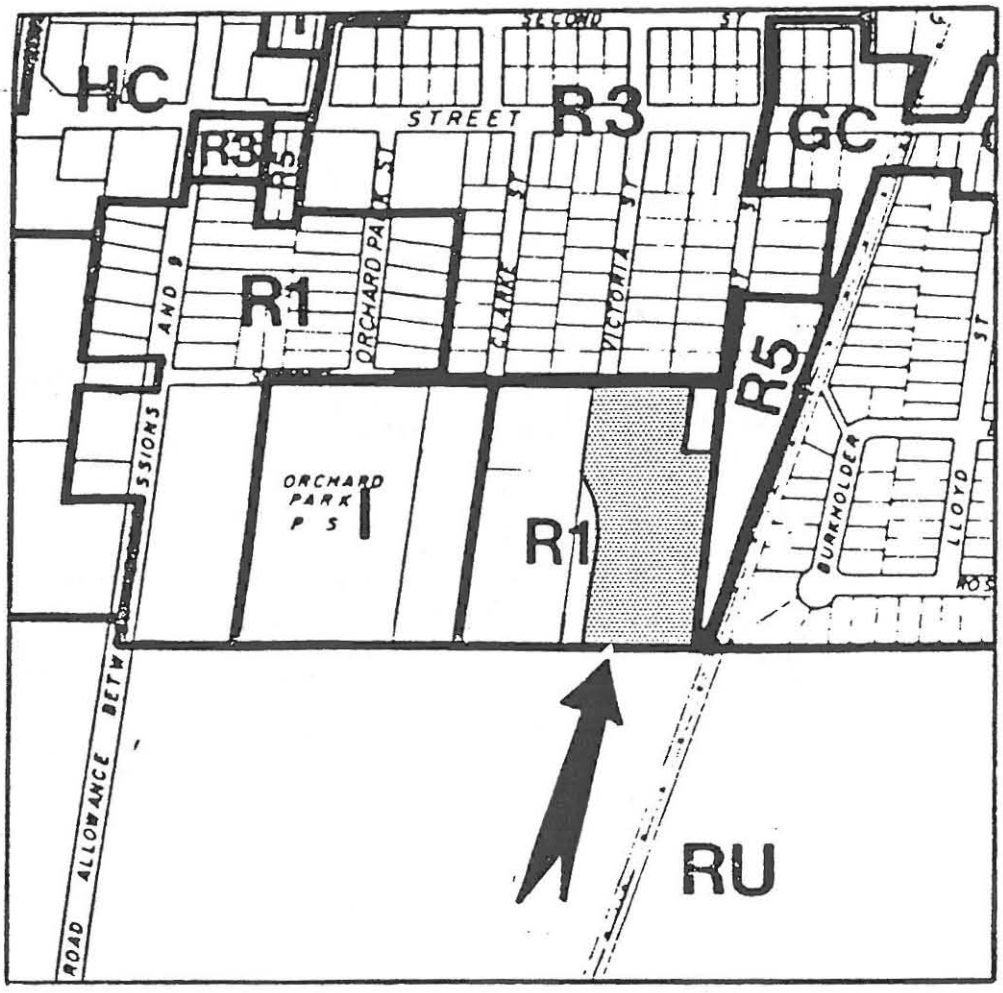
18.7(h) Subject Land



1. Permitted Uses

Link Dwelling Units shall be an additional use permitted on the Subject Land.

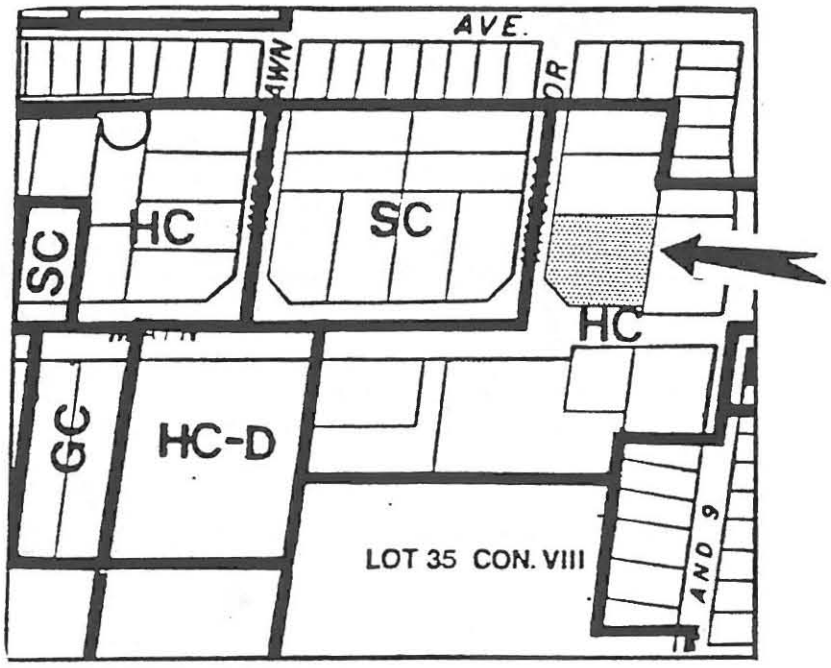
18.7(i) Subject Land



1. Lot Specifications

The Minimum Lot Area for the Subject Land shall be 455 square metres and the minimum Frontage shall be 13.3 metres.

18.7(j) Subject Land



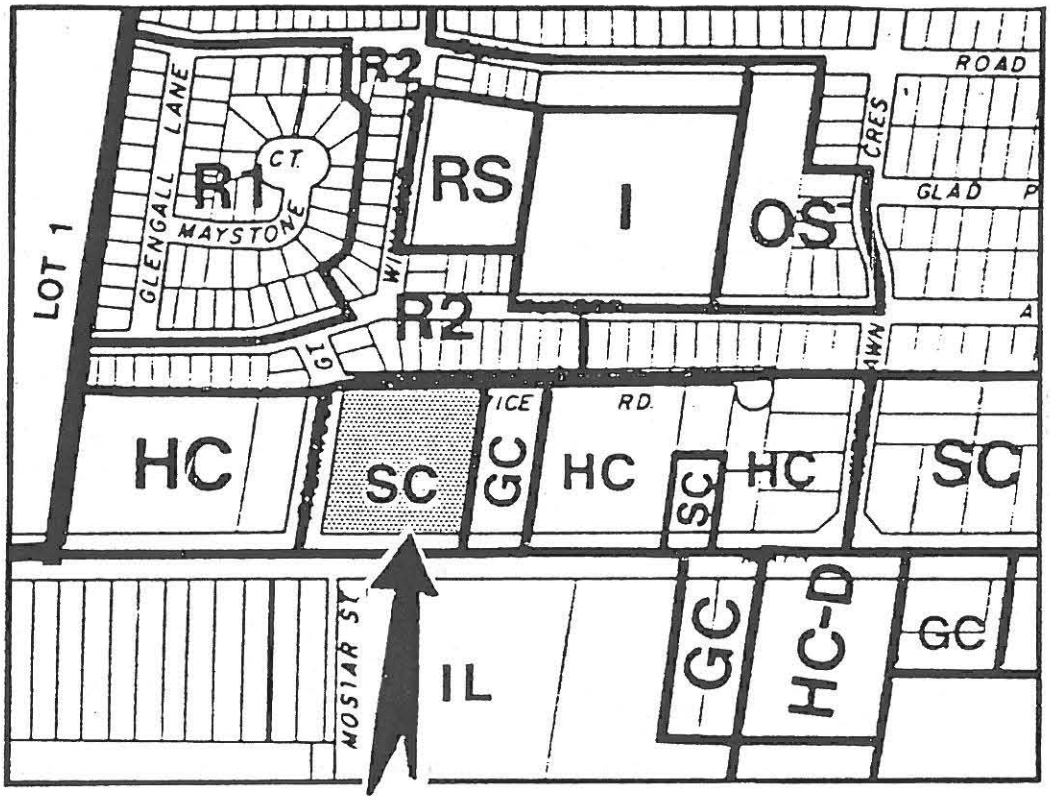
1. Permitted Uses

Retail Stores shall be an additional use permitted on the Subject Land.

2. Lot Specifications

The minimum northerly Yard for the Subject Land shall be 6 metres.

18.7(k) Subject Land



1. Lot Specifications

The following Lot Specifications shall apply to the Subject Land:

Minimum Lot Area	-	11,000 square metres
Minimum Frontage	-	100 metres
Minimum Front Yard	-	50 metres
Minimum Rear Yard	-	11 metres
Minimum Side Yards		
- Exterior	-	9 metres
- Other	-	nil

2. Parking Area Regulations

The following Parking Area Regulations shall apply to the Subject Land:

A. Entrance and exit ramps for automobile traffic shall be at least 7.5 metres wide, but no more than 11 metres wide, at the Street Line.

B. The width of a driveway leading to any Parking or Loading Area shall be at least 3.5 metres, if for one-way traffic, and at least 5.5 metres, if for two-way traffic, but shall not exceed 8 metres.

3. Loading Requirements

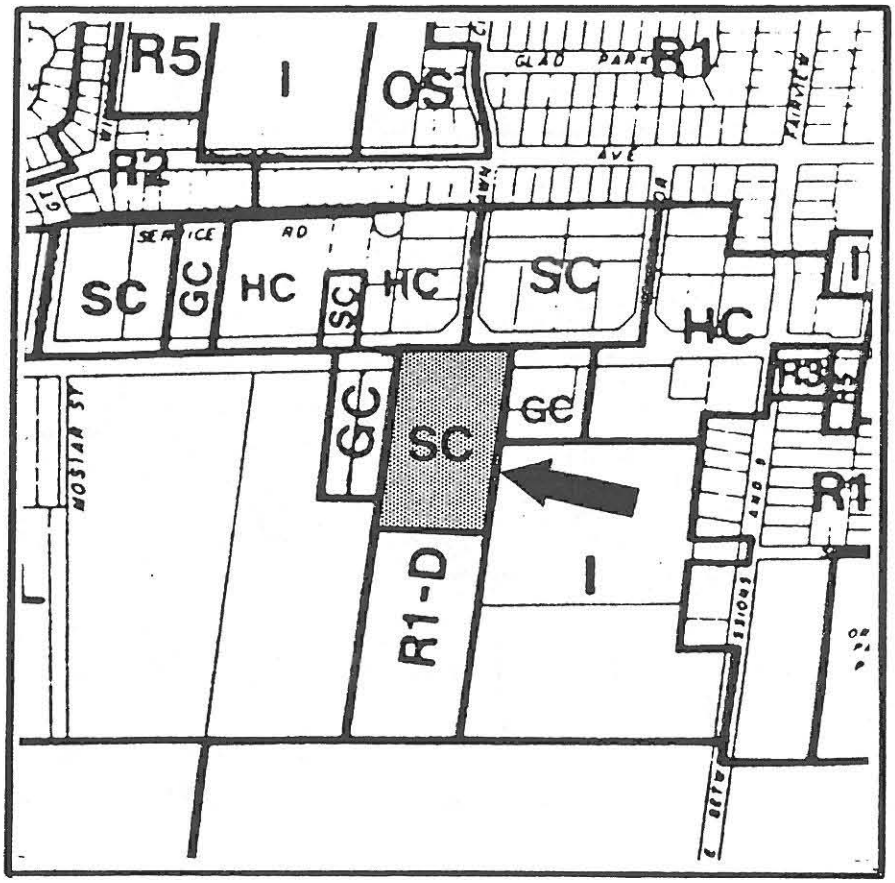
The following Loading Requirements shall apply to the Subject Land:

A. Two off-street Loading Spaces shall be provided.

B. Each Loading Space shall be at least 3 metres wide.

C. Where a Loading Space is located in a Rear Yard, the minimum Rear Yard shall be 11 metres.

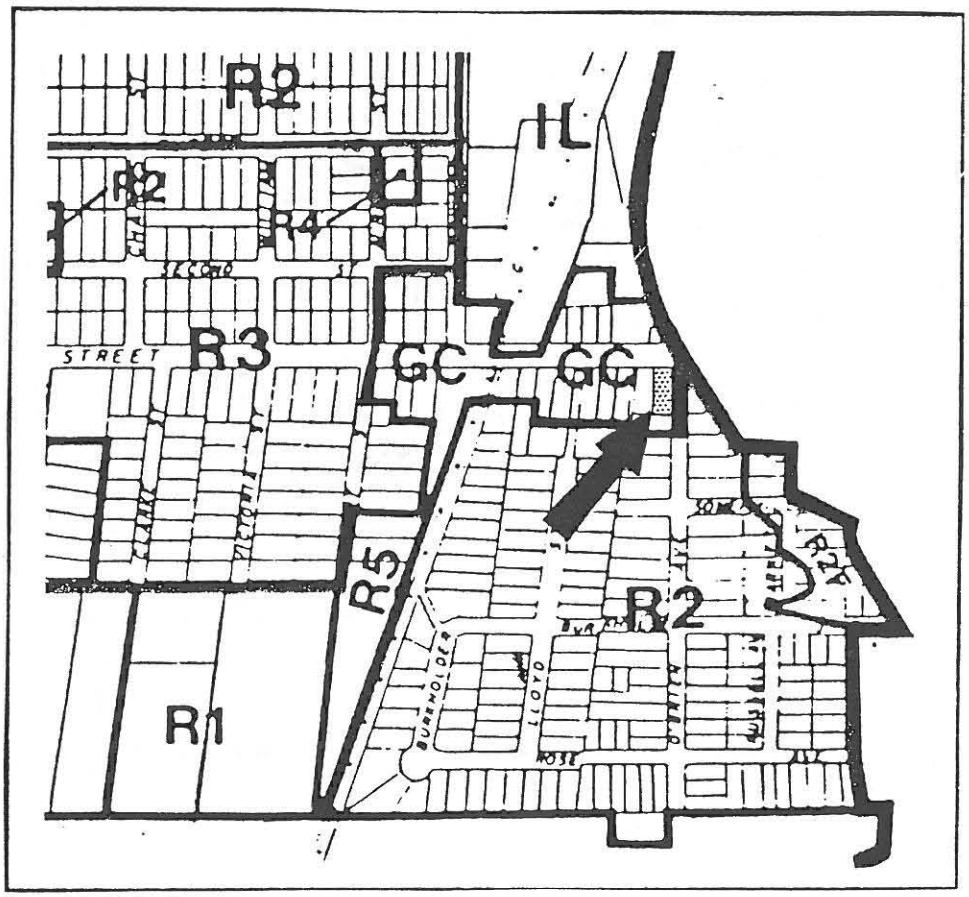
18.7(1) Subject Land



1. Permitted Uses

Institutional Zone Permitted Usesj, Private Clubs, Commercial Entertainment Establishments, and Repair Shops are prohibited uses on the Subject Land.

18.7(m) Subject Land



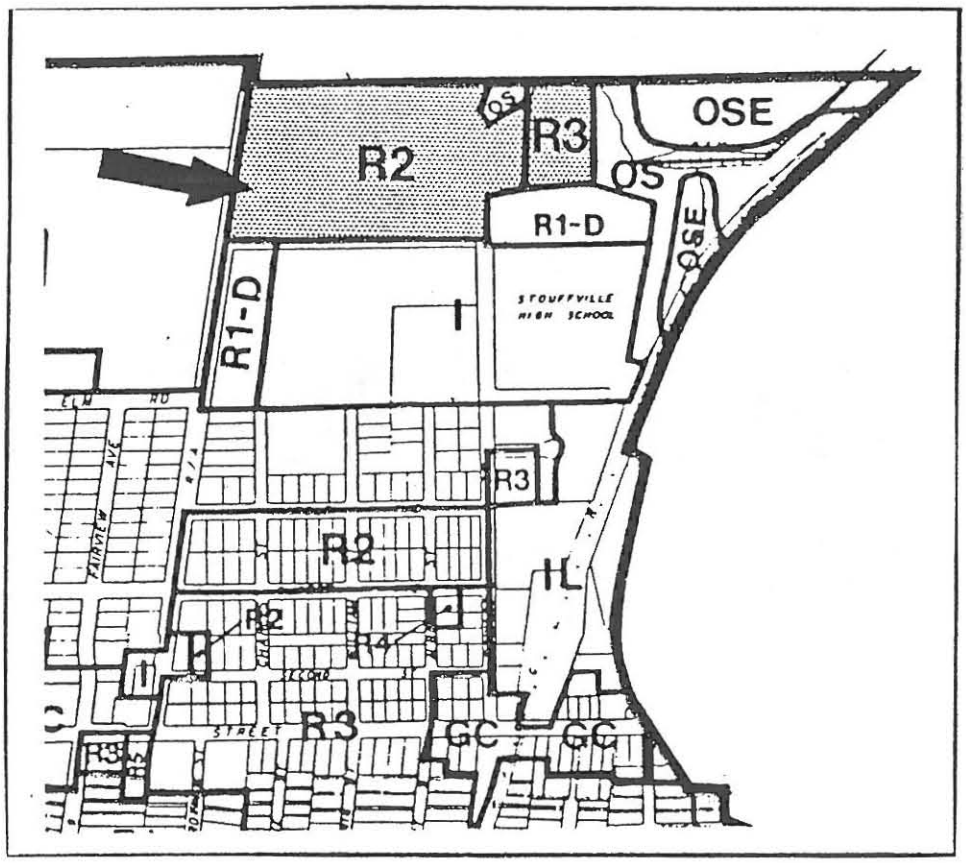
1. Permitted Uses

A Nursing Home shall be the only use permitted on the Subject Land.

2. Lot Specification

The minimum Rear Yard for the Subject Land shall be 0.9 metres.

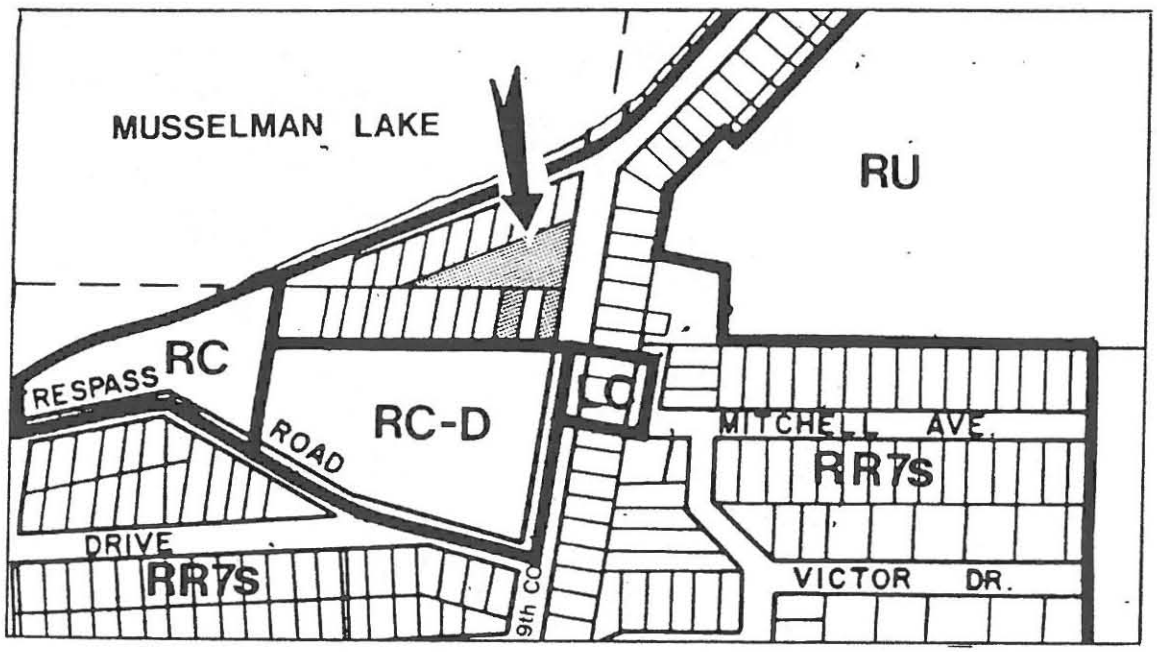
18.7(n) Subject Land



1. Lot Specification

The minimum Front Yard for the Subject Land shall be 6.1 metres.

18.9(a) Subject Land

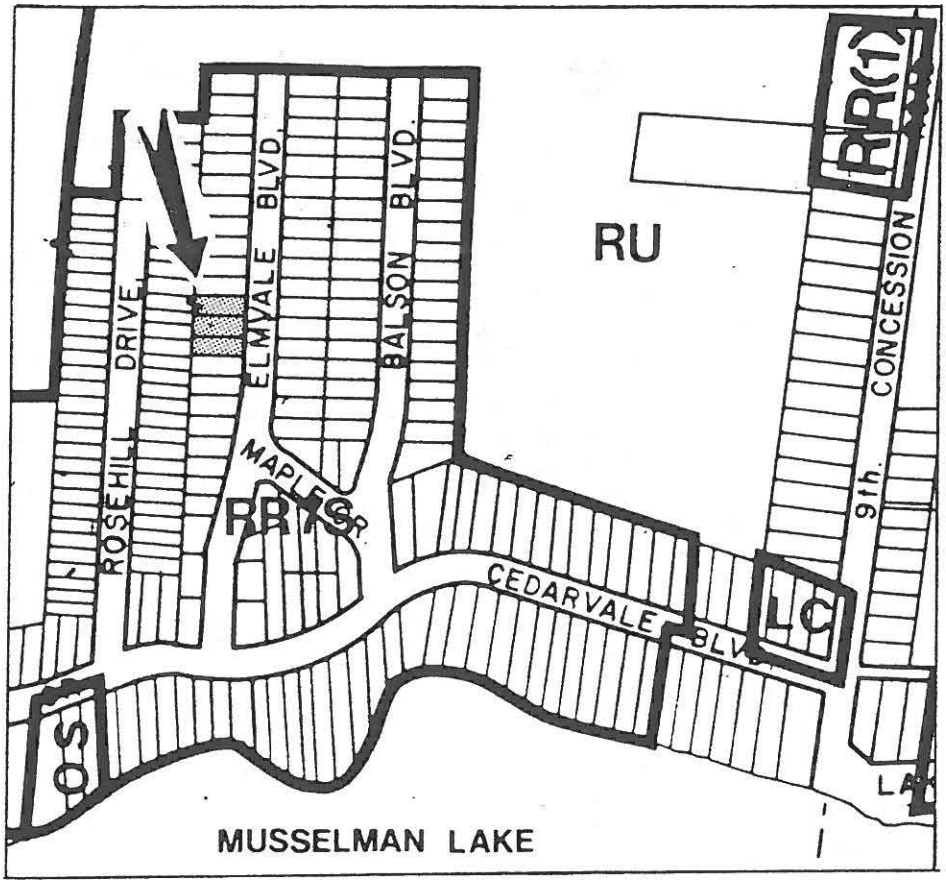


1. Lot Specifications

A. The Lot Area and Frontage existing on the Subject Land on the effective date of this By-law are deemed to comply with the minimum Lot Area and Frontage requirements hereof; and

B. The location of any Building or Structure existing on the Subject Land on the effective date of this By-law is deemed to comply with the minimum Yard and maximum Lot Coverage requirements hereof.

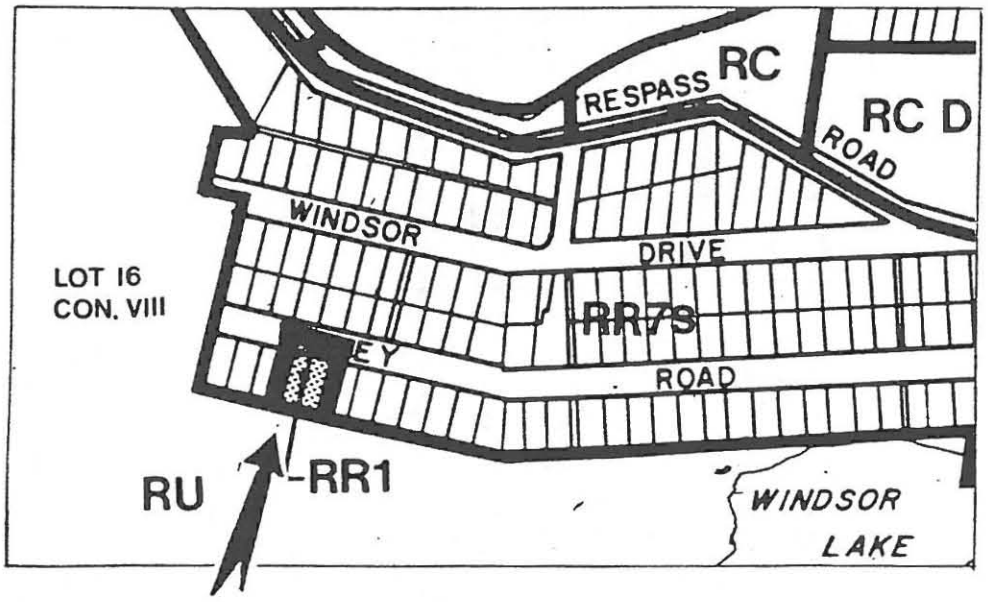
18.9(b) Subject Land



1. Lot Specifications

The minimum Front Yard for the Subject Land shall be 7.5 metres and the minimum Rear Yard shall be 7.5 metres.

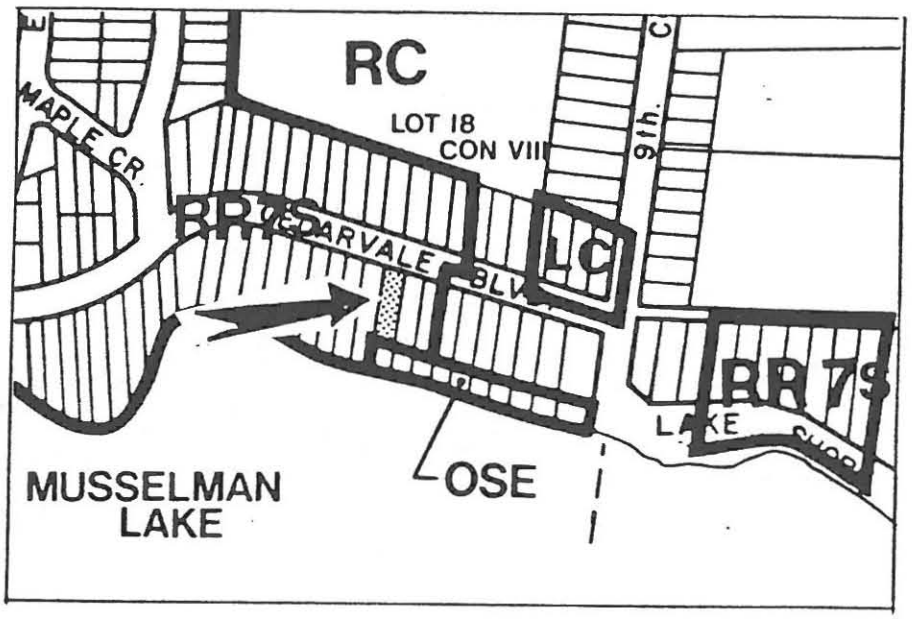
18.9(c) Subject Land



1. Lot Specifications

The minimum Front Yard for the Subject Land shall be 6 metres.

18.9(d) Subject Land



1. Lot Specifications

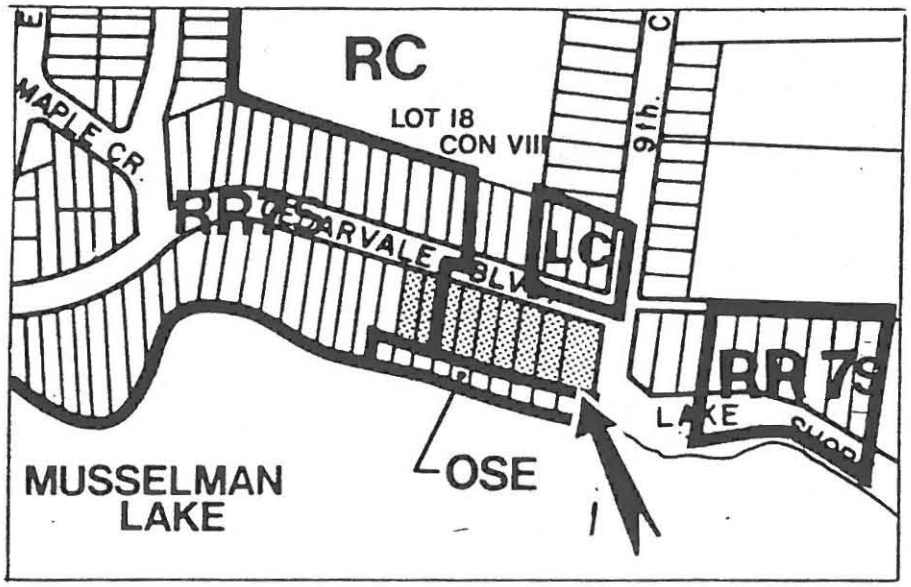
The following Lot Specifications shall apply to the Subject Land:

Minimum Lot Area	-	800 square metres
Minimum Frontage	-	12 metres
Minimum Rear Yard	-	10 metres
Minimum Yard-West Side	-	2.4 metres
Minimum Yard-East Side	-	0.7 metres

2. Building Specification

The maximum Gross Floor Area for a Building on the Subject Land shall be 90 square metres.

18.9(e) Subject Land



1. Permitted Uses

Those uses existing on the effective date of this By-law are uses permitted on the Subject Land.

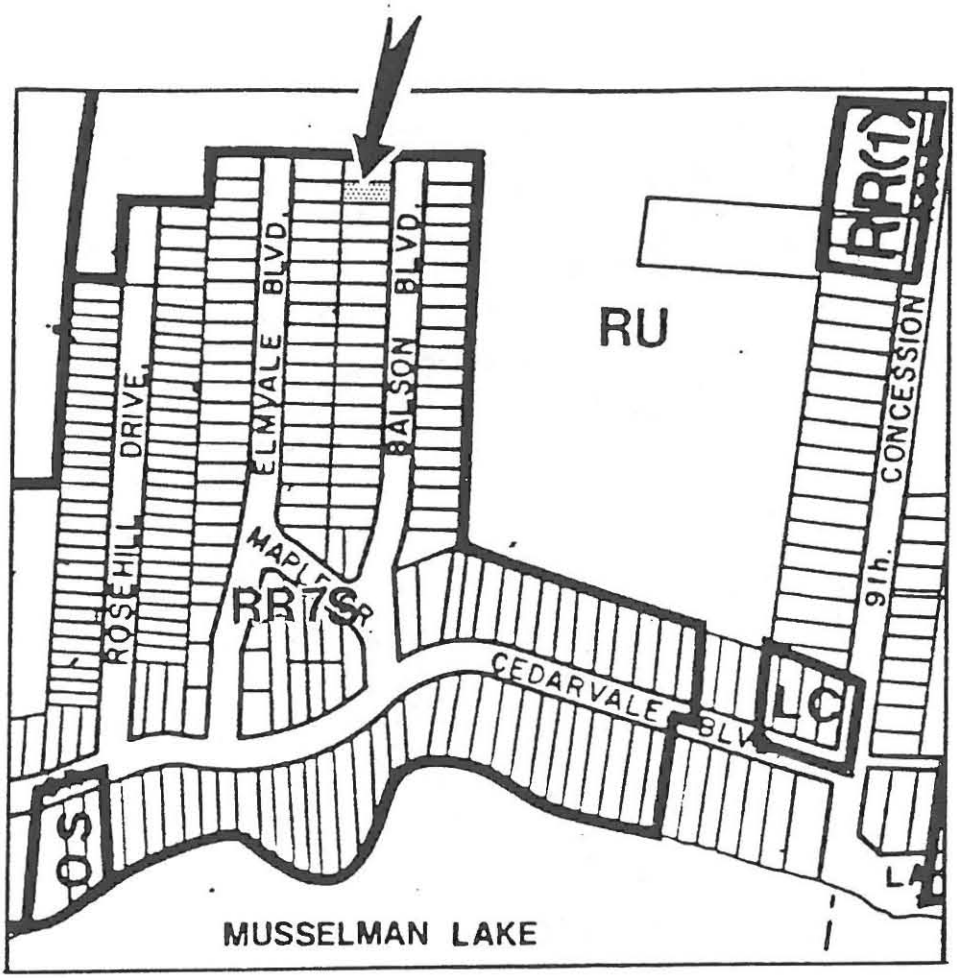
2. Lot Specification

The minimum Lot Area for the Subject Land shall be 0.7 hectares.

3. Building Specification

Any Buildings or Structures existing on the Subject Land on the effective date of this By-law are deemed to conform herewith.

18.9(f) Subject Land

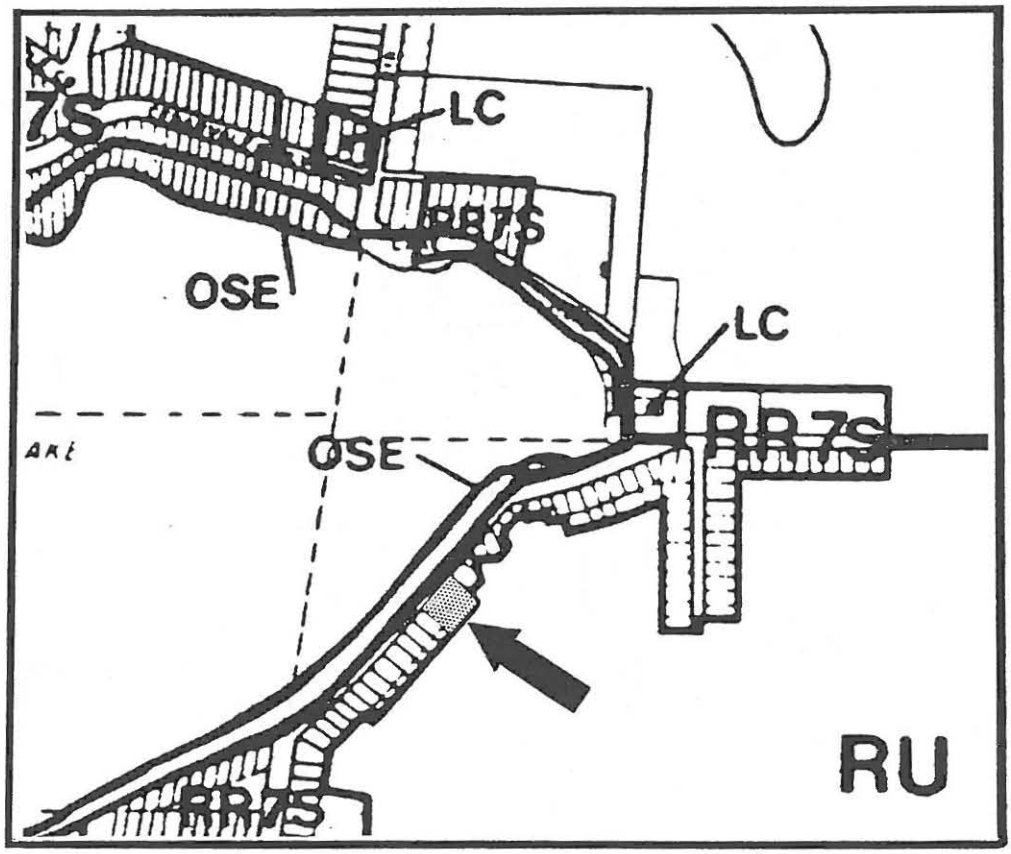


1. Lot Specifications

The following Lot Specifications shall apply to the Subject Land:

Minimum Lot Area	-	370 metres^2
Minimum Frontage	-	12 metres
Minimum Front Yard	-	4.5 metres
Minimum Side Yards	-	1.5 metres
Maximum Lot Coverage	-	35%

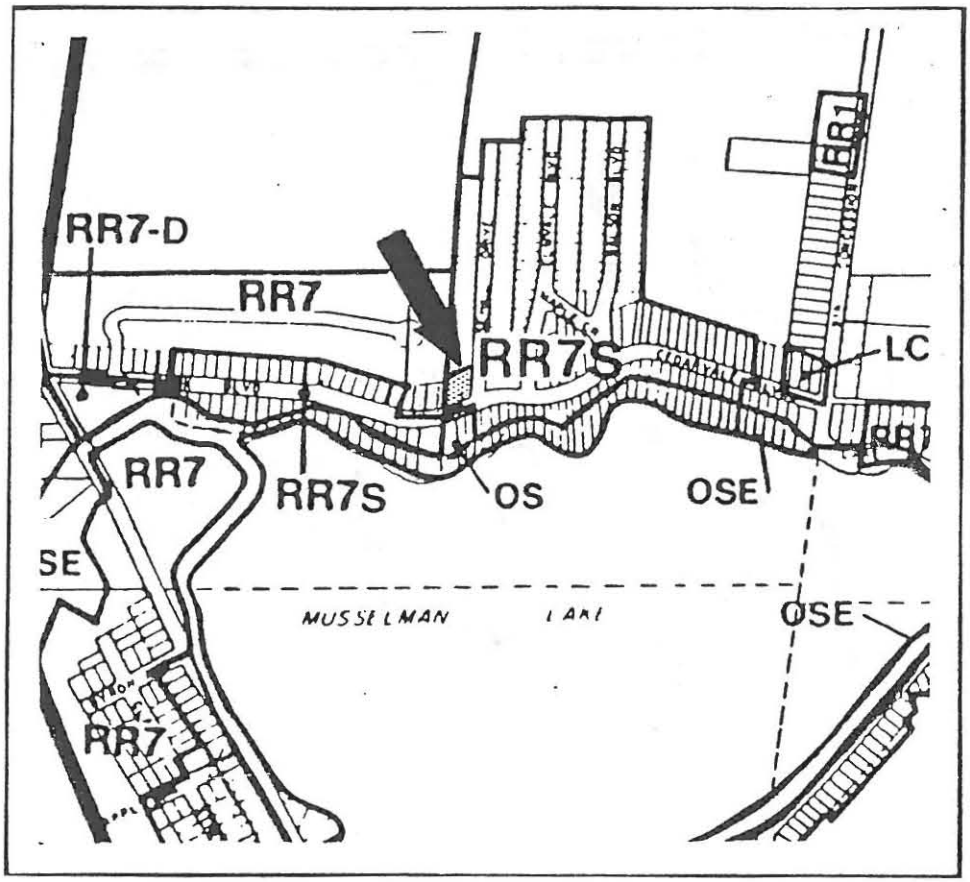
18.9(g) Subject Land



1. Lot Specifications

The Minimum Lot Area for the Subject Land shall be 1740 square metres.

18.9(h) Subject Land

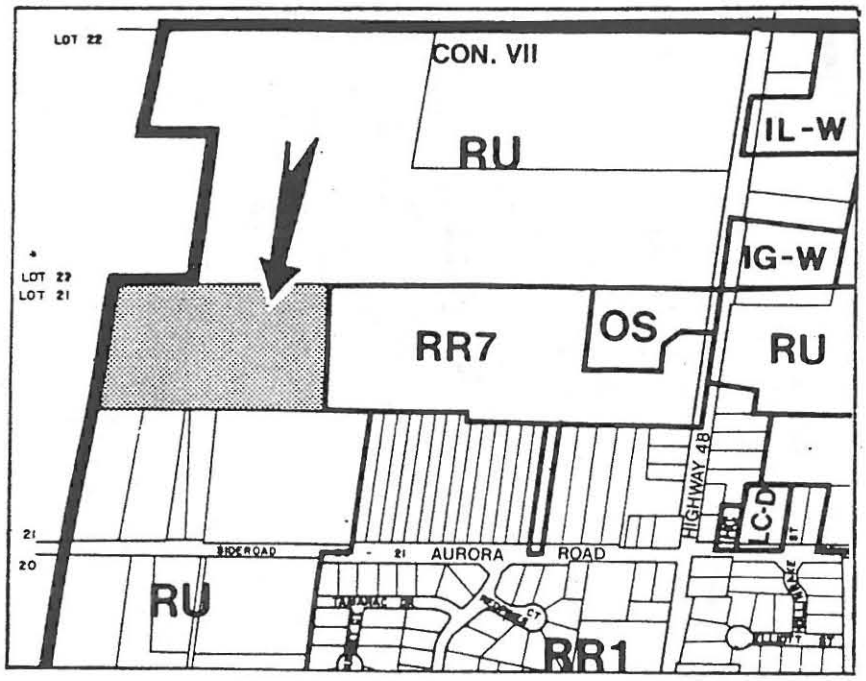


1. Lot Specifications

A. The minimum Yards and maximum Lot Coverages for the Subject Land are those that obtained on February 10, 1987.

B. The minimum Lot Area for the Subject Land shall be 418 square metres, and the minimum Frontage shall be 13.7 metres.

18.10(a) Subject Land



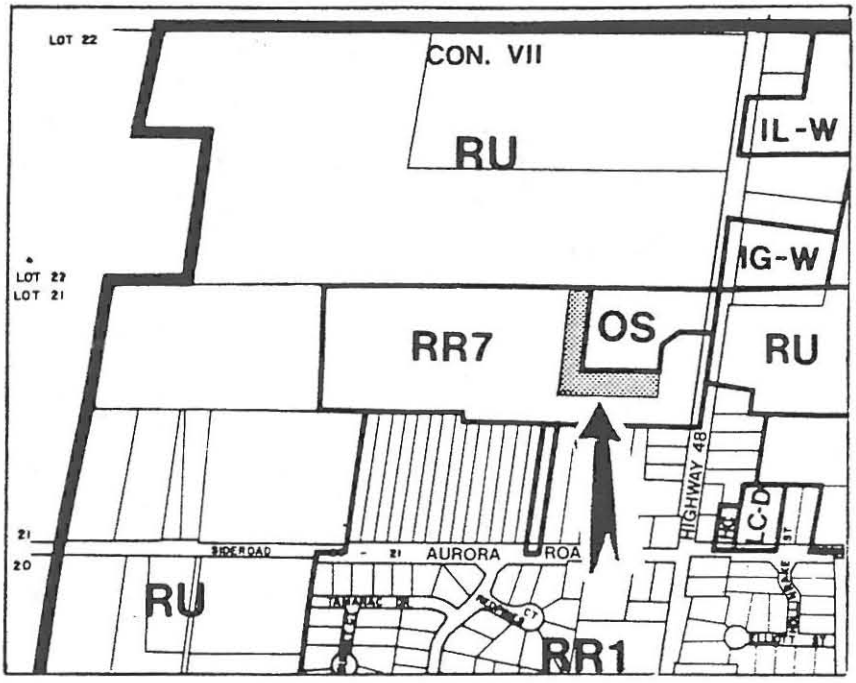
1. Lot Specifications

Where a Detached Dwelling Unit is located on the Subject Land, the minimum Lot Area shall be 6 hectares and the minimum Frontage shall be 20 metres.

2. Building Specification

No Building or Structure may be located within 35 metres of the southerly Lot Line.

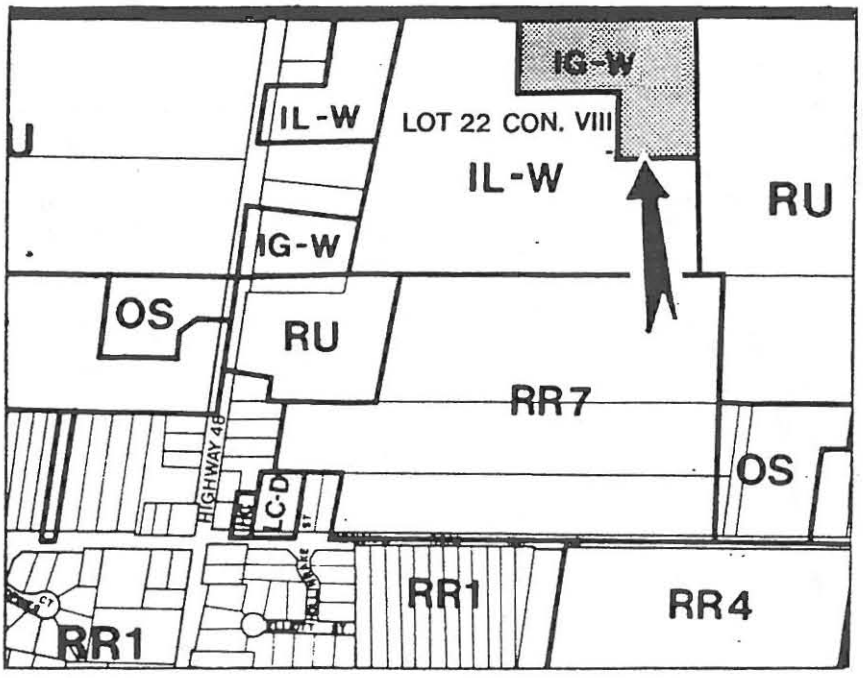
18.10(b) Subject Land



1. Permitted Uses

The only use permitted on the Subject Land shall be a private wood lot, and no Buildings or Structures shall be erected thereon.

18.10(c) Subject Land



1. Permitted Uses

A. The only uses permitted on the Subject Land shall be:

Accessory Commercial Uses

Adult Retraining Schools

Auto Body Shops

Boat and Marine Supply, Storage, Repair or Sales Establishments

Building Supply and Equipment Depots

Business Offices

Manufacturing

Private Clubs

Public Garages

Service Stations

Tourist Trailer and Mobile Home Supply, Storage, Repair and Sales Establishments.

B. The easternmost 6 metres on the Subject Land shall be used as a buffer strip, on which shall be provided landscaping and screening works.

C. Parking and loading shall not be permitted in a required Front Yard or a required Side Yard abutting a Public Street.

D. Outdoor storage shall be permitted on a Lot if such outdoor storage is Accessory to the use of the Main Building on the same Lot, subject to the following requirements:

(1) Goods, materials or machinery may be stored outdoors; storage of waster materials, however, is prohibited.

(2) An outdoor storage area shall be permitted only in a Rear Yard and not less than 10 metres from any Street Line.

(3) An outdoor storage area shall not exceed 40 percent of the Lot Area (exclusive of the required Parking Spaces).

(4) The perimeter of an outdoor storage area that is not the outside wall of a Building shall be enclosed by a fence at least two metres in height, of permanent masonry or wood construction or a combination thereof, with a ratio of voids to solids not greater than 50 percent (i.e. 1:2).

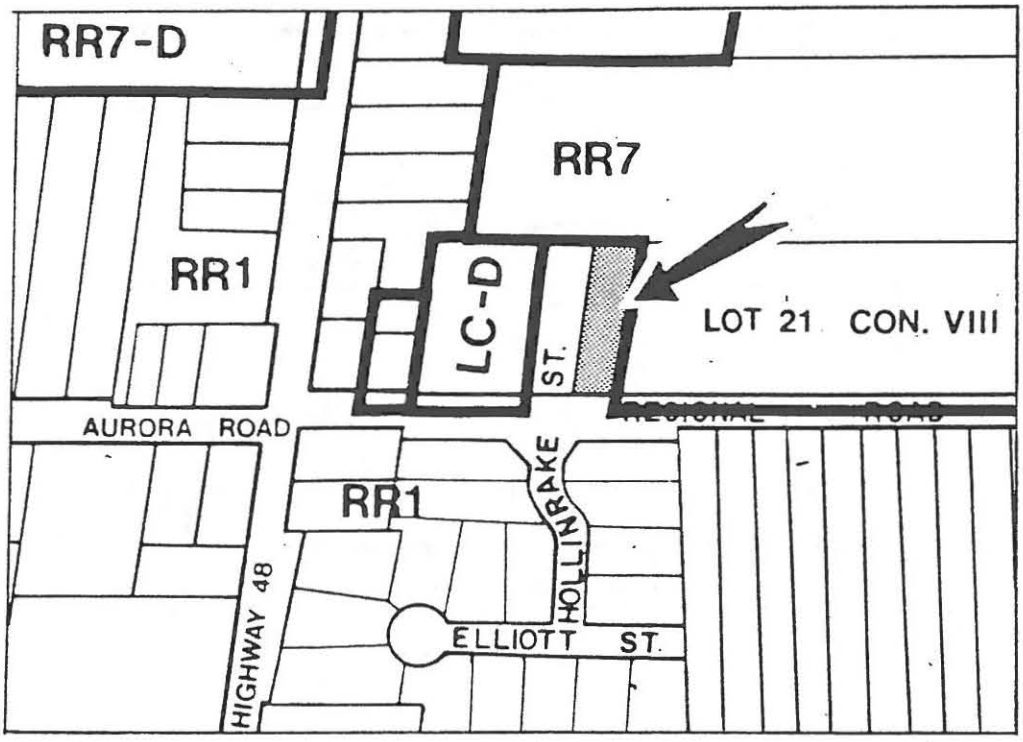
(5) An outdoor storage area shall not be located less than 15 metres from any Residential Zone.

2. Lot Specifications

The following Lot Specifications shall apply to the Subject Land:

Minimum Lot Area	-	0.8 hectares
Minimum Frontage	-	60 metres
Minimum Front Yard	-	15 metres
Minimum Rear Yard	-	15 metres
Minimum Side Yards	-	6 metres
Maximum Lot Coverage	-	35%

18.10(d) Subject Land



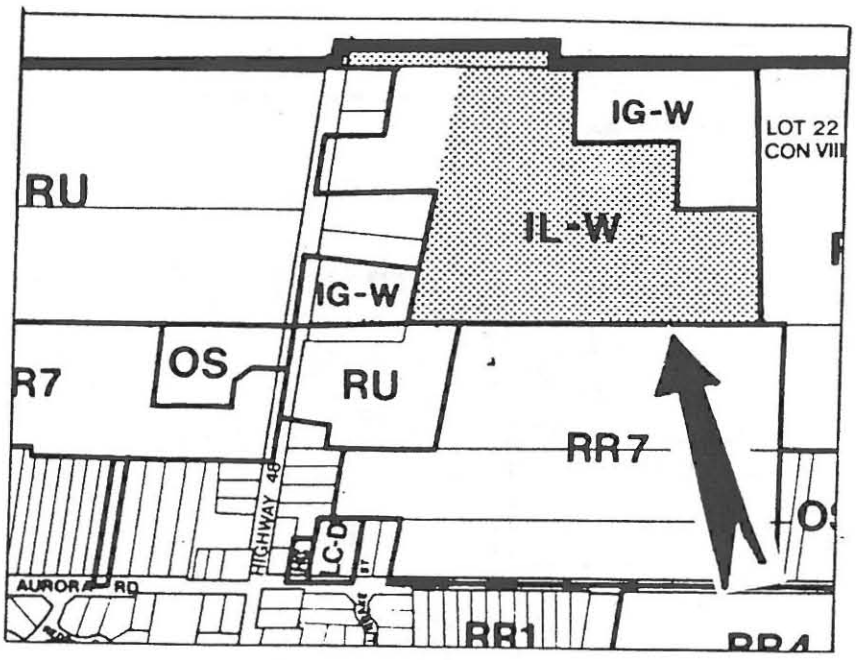
1. Permitted Uses

A die-sinking and steel engraving machine shop shall be a use permitted on the Subject Land.

2. Building Specification

The maximum Gross Floor Area for the die-sinking and steel engraving shop on the Subject Land shall be 145 square metres.

18.10(e) Subject Land

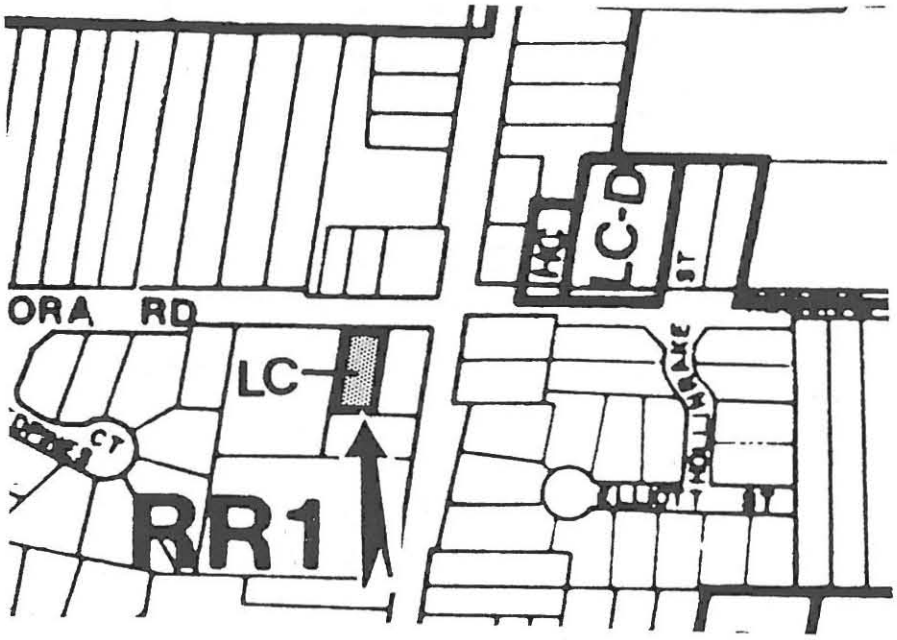


1. Lot Specifications

A. The minimum Lot Area for the Subject Land shall be 0.8 hectares.

B. Those lands within 6 metres of the easterly, southerly and westerly limits of the Subject Land shall be used as a buffer strip, on which shall be provided landscaping and screening works.

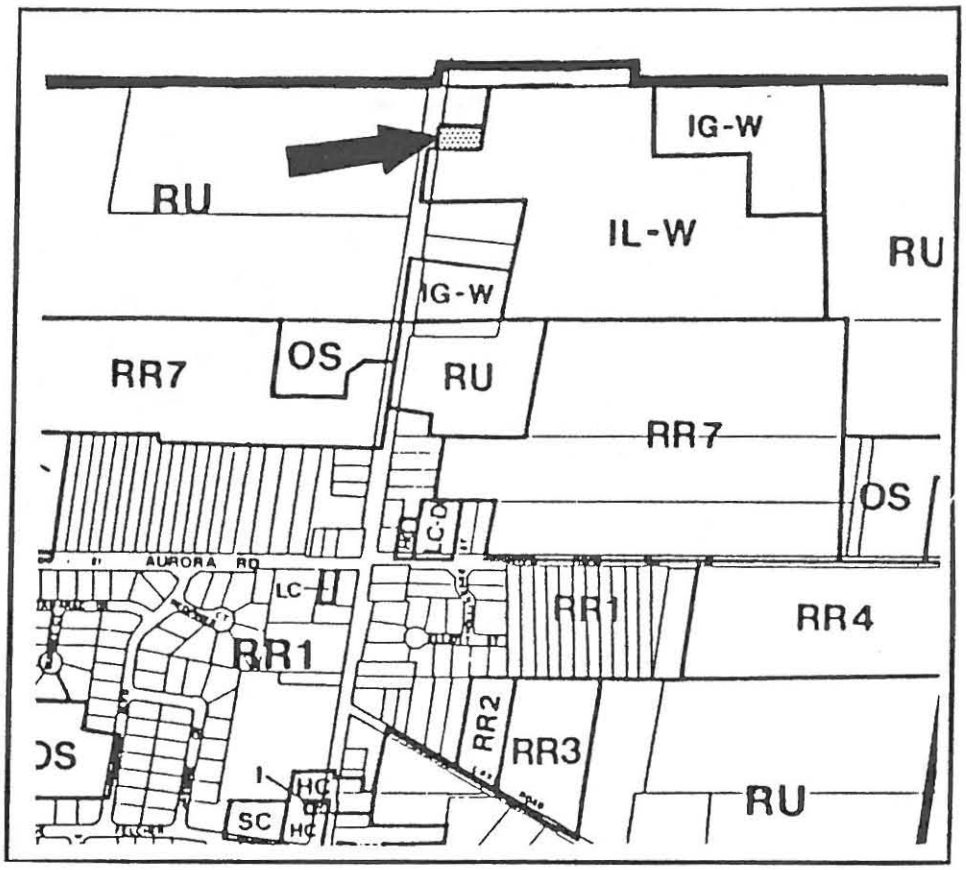
18.10(f) Subject Land



1. Permitted Uses

The only uses permitted on the Subject Land shall be business offices, Clinics, financial institutions, Personal Service Establishments and professional offices.

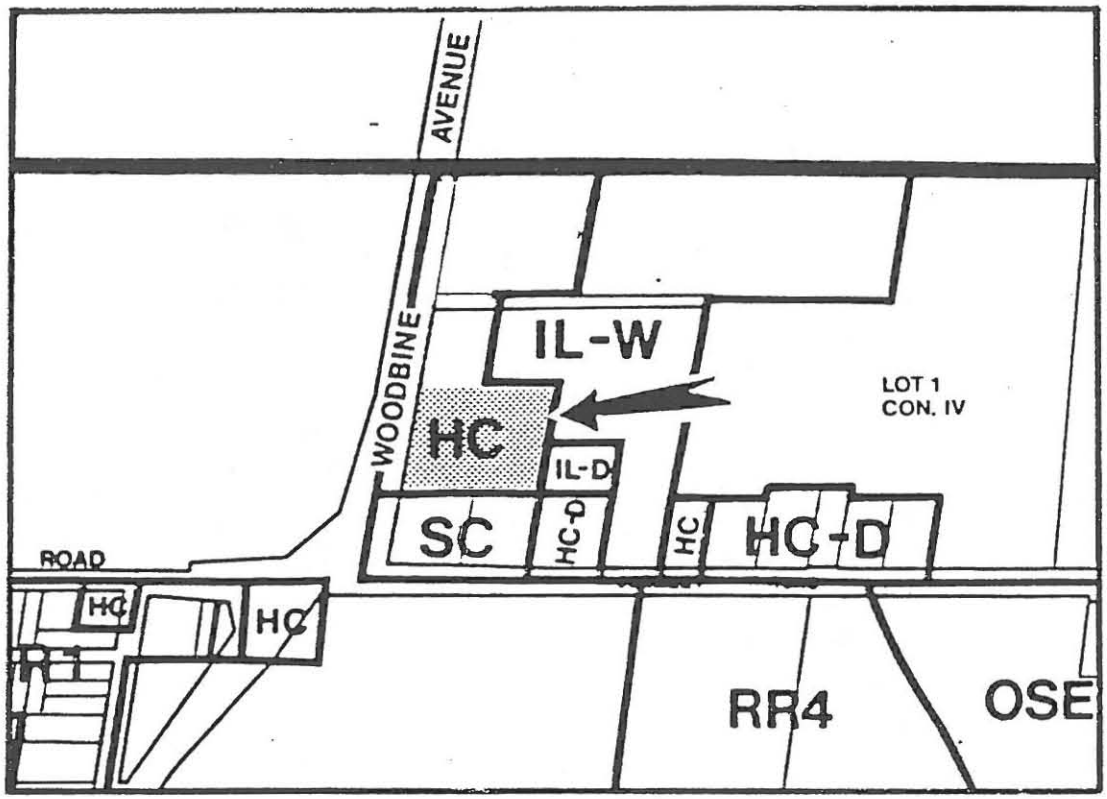
18.10(g) Subject Land



1. Permitted Uses

A medical clinic and professional offices for engineers, architects and lawyers shall be additional uses permitted on the Subject Land.

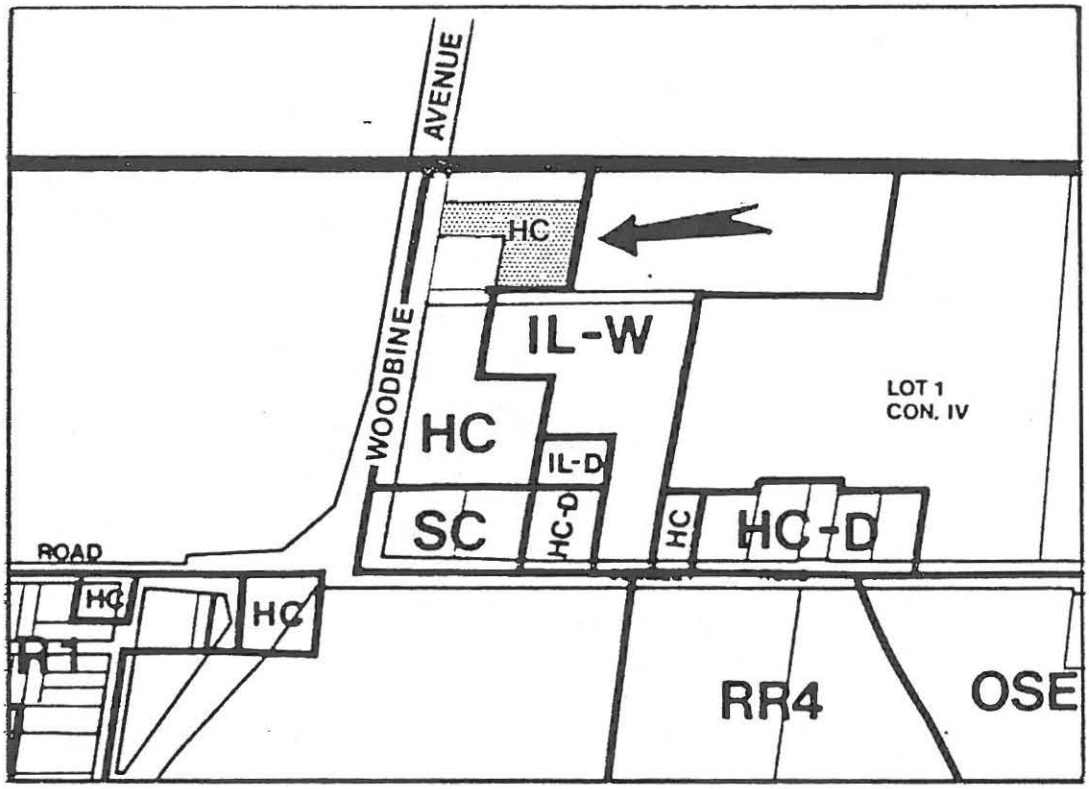
18.11(a) Subject Land



1. Permitted Uses

The only uses permitted on the Subject Land are outlets for the retail sale of lumber and building supplies.

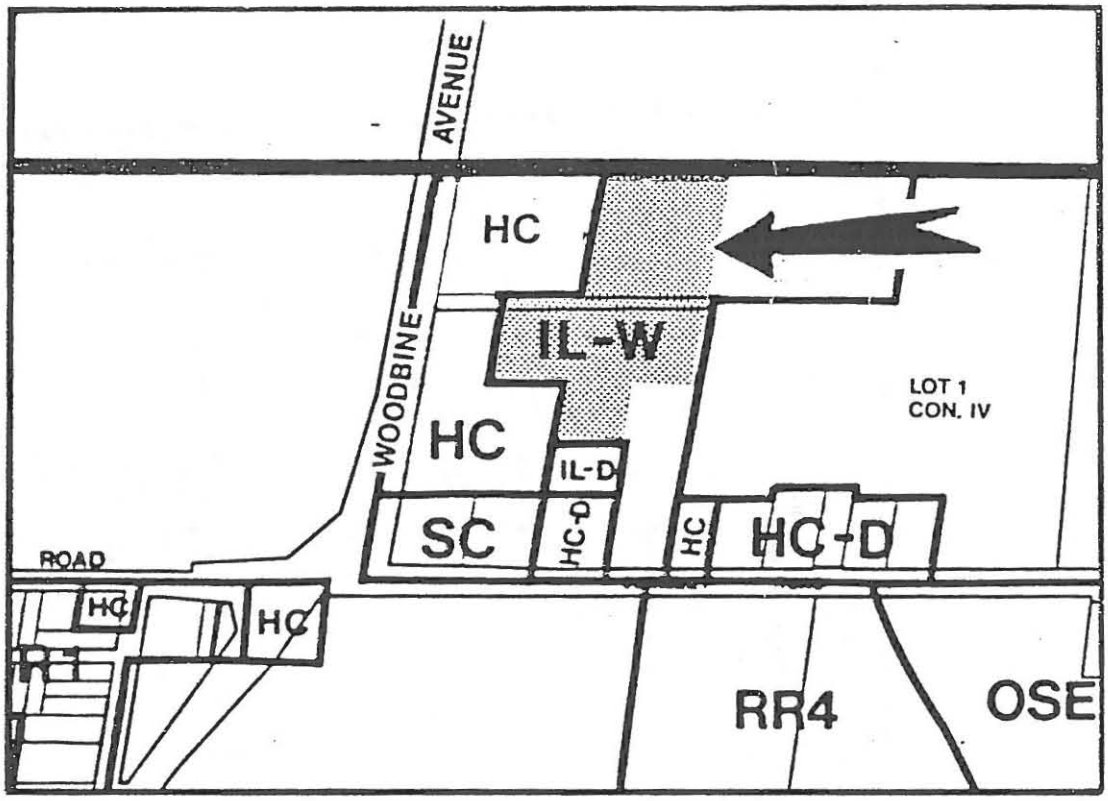
18.11(b) Subject Land



1. Permitted Uses

Car Washes and Restaurants are prohibited uses on the Subject Land.

18.11(c) Subject Land



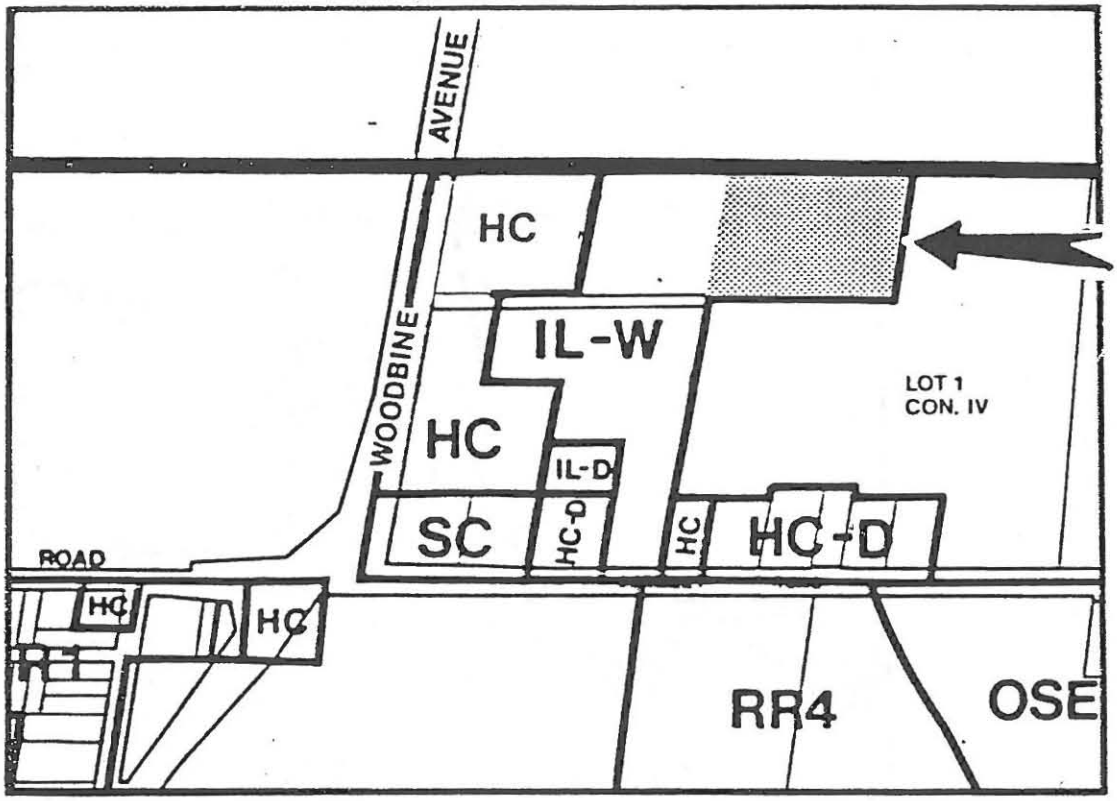
1. Permitted Uses

A transport terminal shall be an additional use permitted on the Subject Land.

2. Building Specification

The maximum Height for a Main Building on the Subject Land shall be 12.2 metres.

18.11(d) Subject Land



1. Permitted Uses

A transport terminal shall be an additional use permitted on the Subject Land.

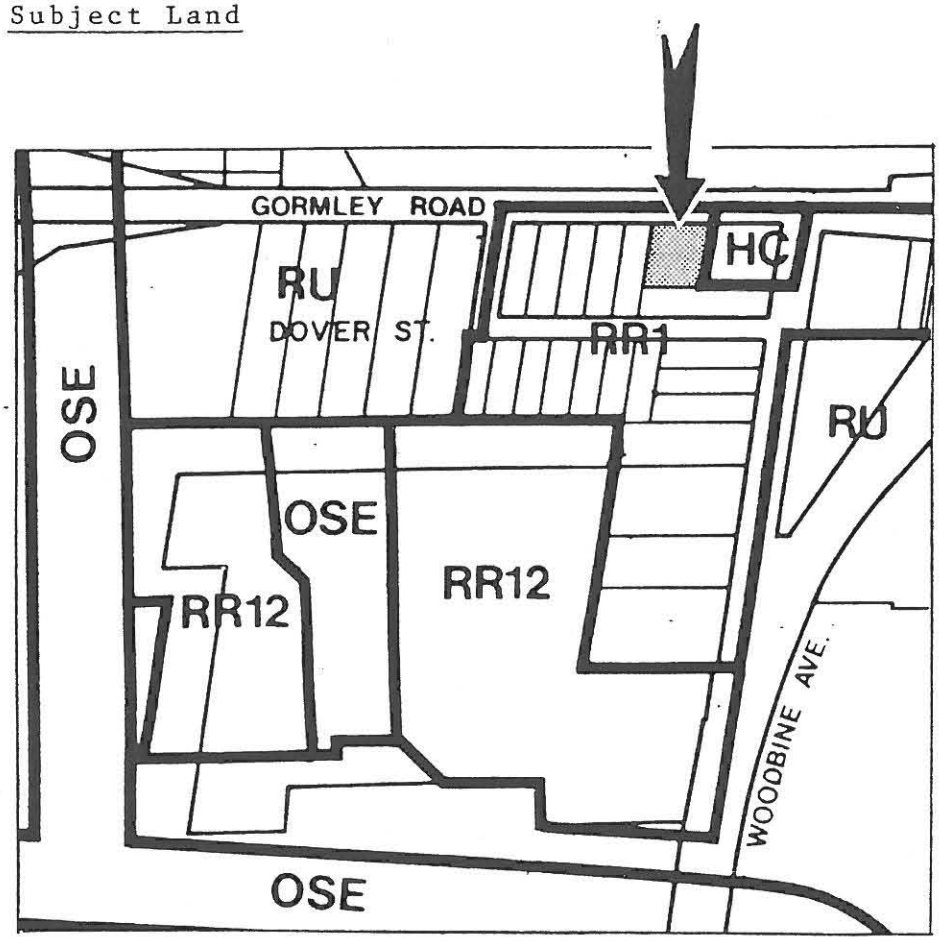
2. Lot Specification

The maximum width for ramps and driveways on the Subject Land shall be 14 metres.

3. Building Specification

The maximum Height for a Main Building on the Subject Land shall be 12.2 metres.

18.11(e) Subject Land



1. Permitted Uses

A Retail Store for the sale of meat shall be a use permitted on the Subject Land.

2. Lot Specifications

The following Lot Specifications shall apply to the Subject Land:

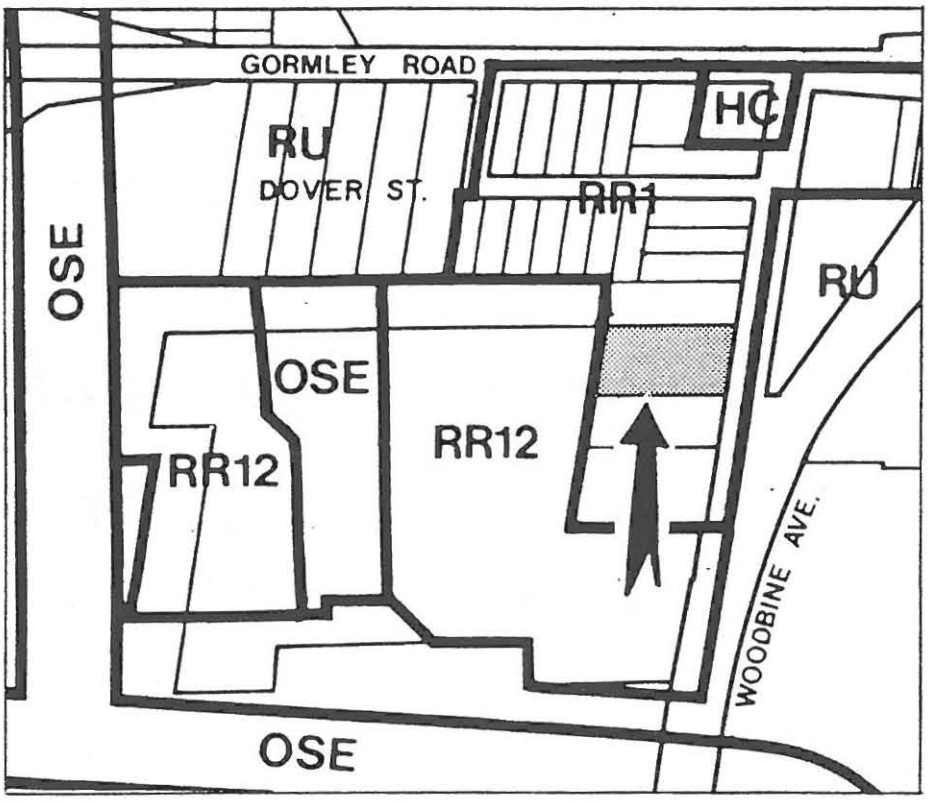
Minimum Front Yard	-	14 metres
Minimum Rear Yard	-	16 metres

Minimum Side Yards - 7.5 metres

3. Building Specification

The maximum Gross Floor Area for a Building on the Subject Land shall be 75 square metres.

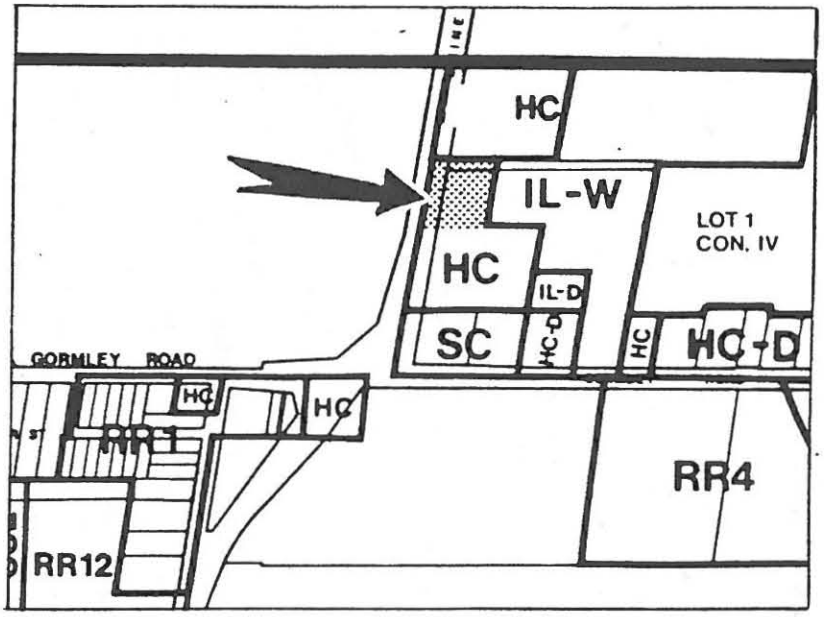
18.11(f) Subject Land



1. Permitted Uses

The operation of an antique shop shall be an additional use permitted on the Subject Land.

18.11(g) Subject Land



1. Permitted Uses

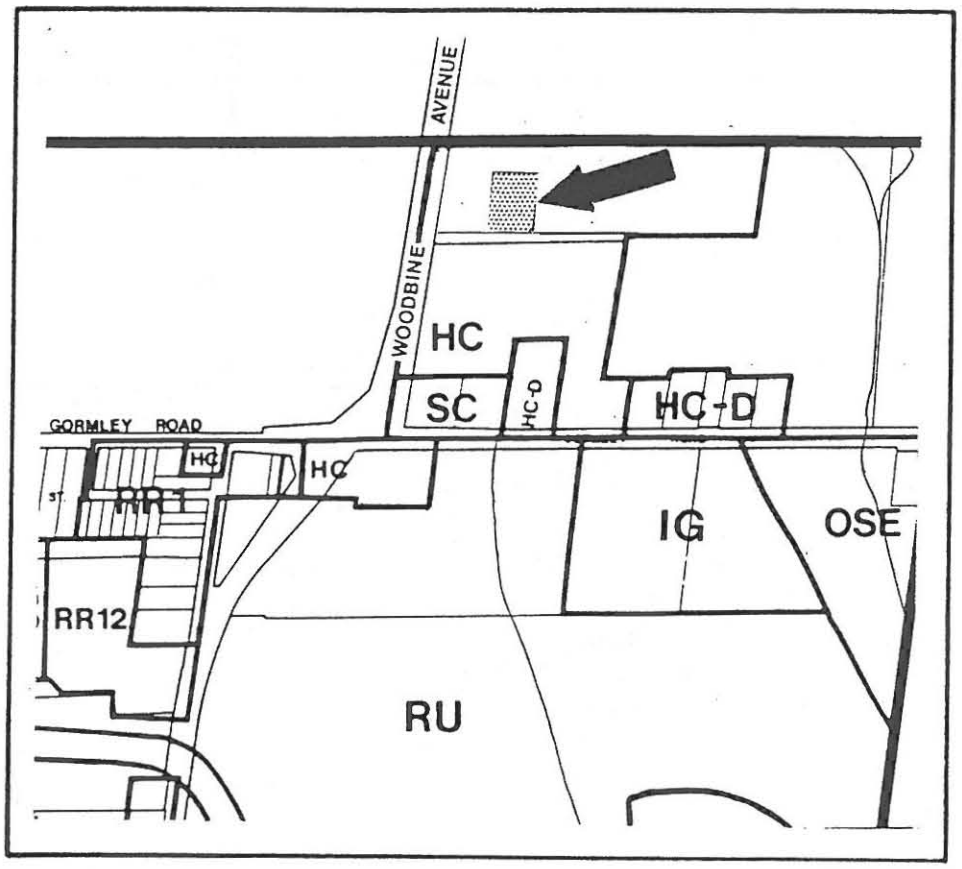
A. The only use permitted on the Subject Land shall be a fruit and vegetable market, and

B. Neither the storage of goods, materials or equipment nor the display of goods shall be permitted, except within a wholly enclosed Building.

2. Lot Specification

The entrance ramp from Woodbine Avenue onto the Subject Land shall be 5 metres wide at both the Street Line and the edge of the pavement.

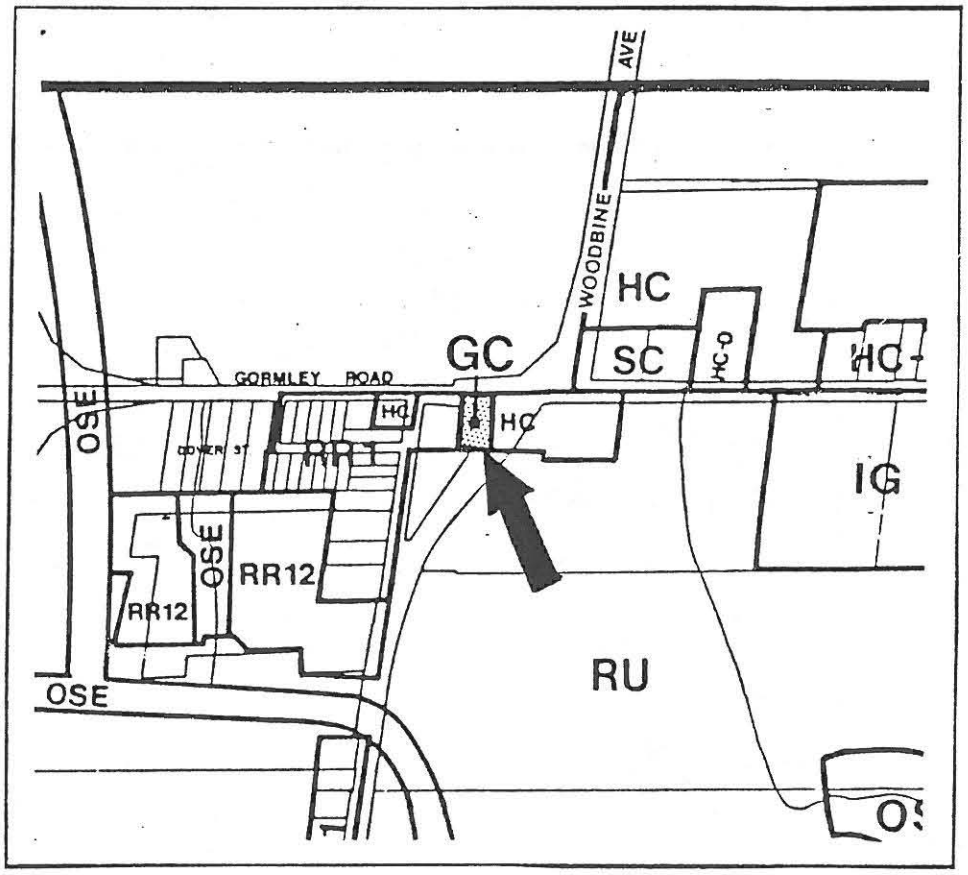
18.11(h) Subject Land



1. Permitted Uses

No Dwelling Units shall be permitted above the commercial uses on the Subject Land.

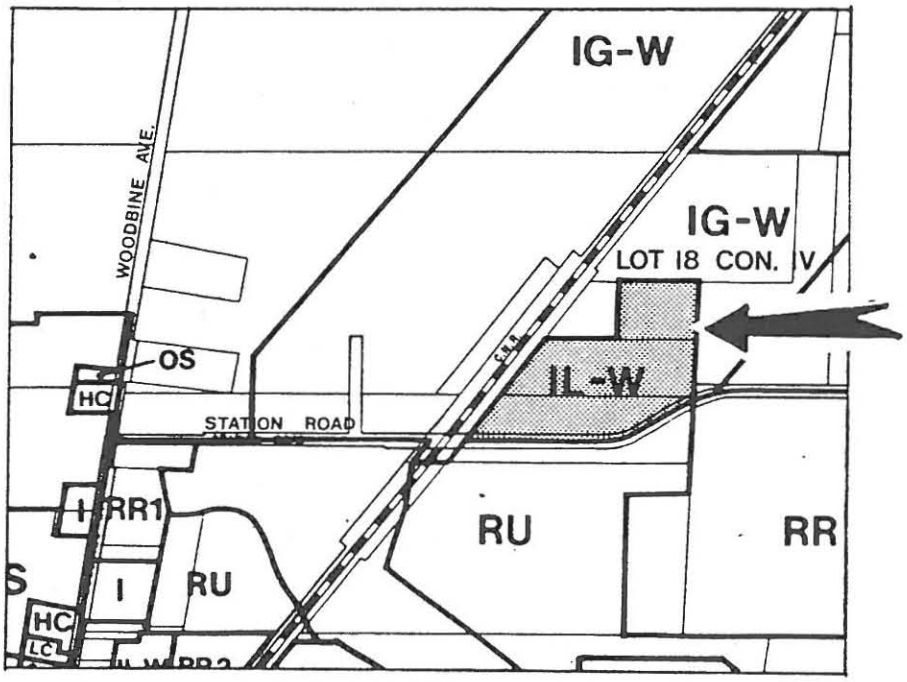
18.11(i) Subject land



1. Permitted uses

The only uses permitted on the Subject Land shall be business offices, professional offices and one Accessory Dwelling Unit.

18.12(a) Subject Land



1. Permitted Uses

The following additional uses are permitted on the Subject Land:

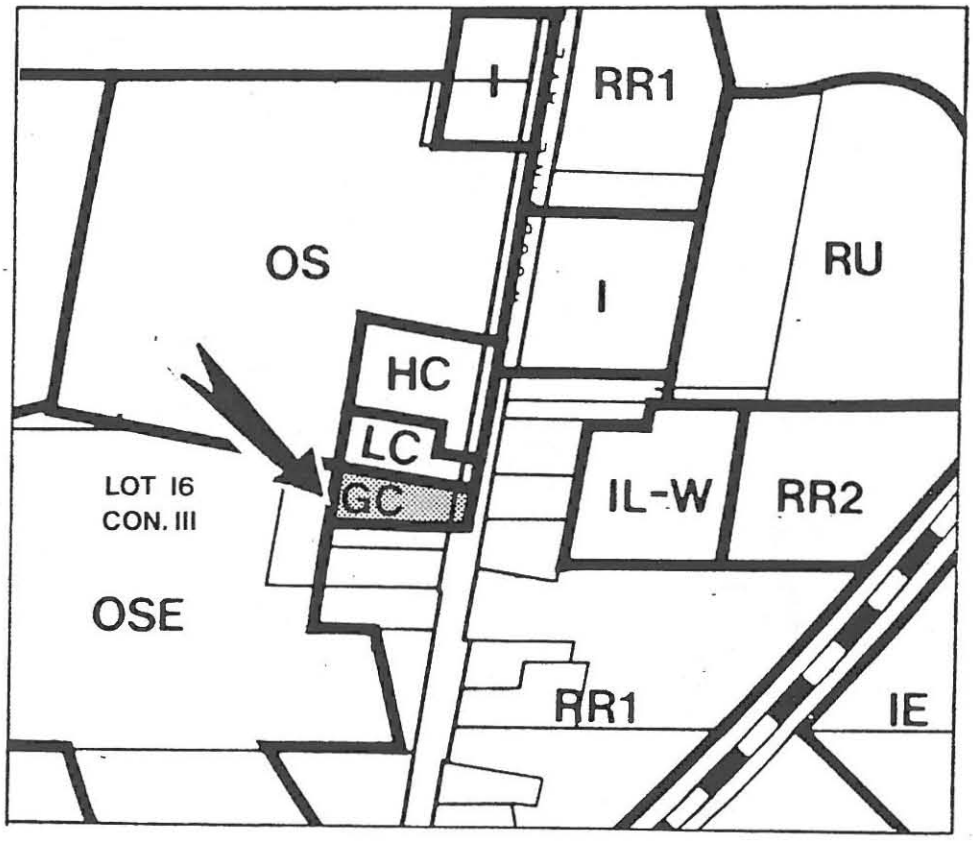
saw mill

lumber yard and building supply depot (including outdoor storage of goods and materials)

commercial swimming pool

sports and recreational club and ancillary sports equipment sales.

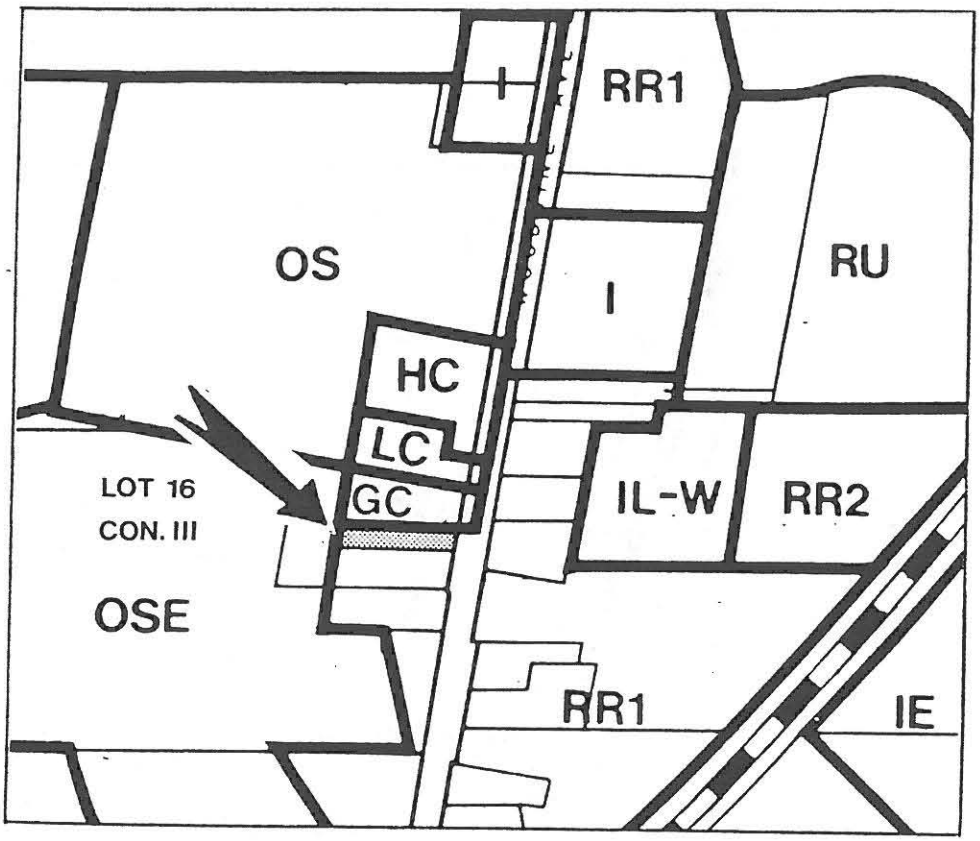
18.12(b) Subject Land



1. Permitted Uses

A Detached Dwelling Unit located in conformity with the minimum Yard requirements for RR1 Zones shall be an additional use permitted on the Subject Land.

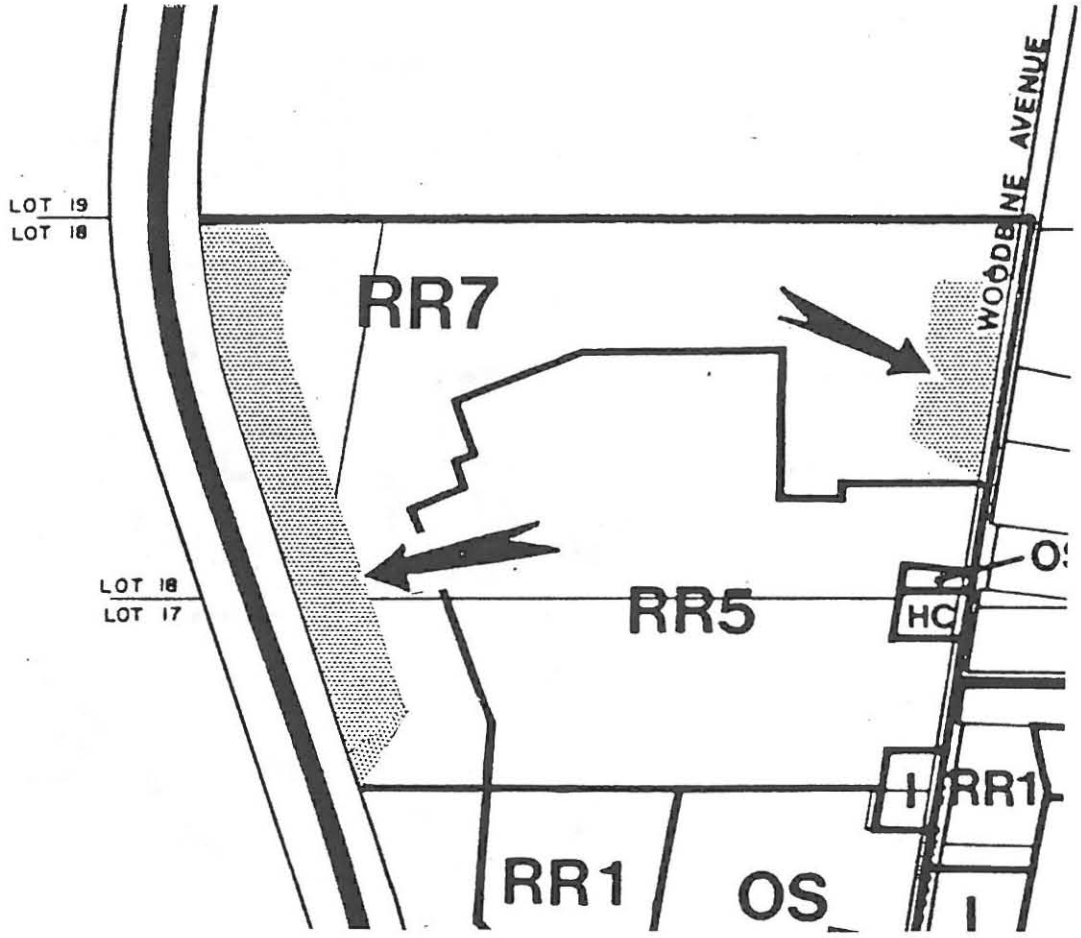
18.12(c) Subject Land



1. Lot Specifications

The minimum Lot Area for the Subject Land shall be 1750 square metres and the minimum Frontage shall be 18 metres.

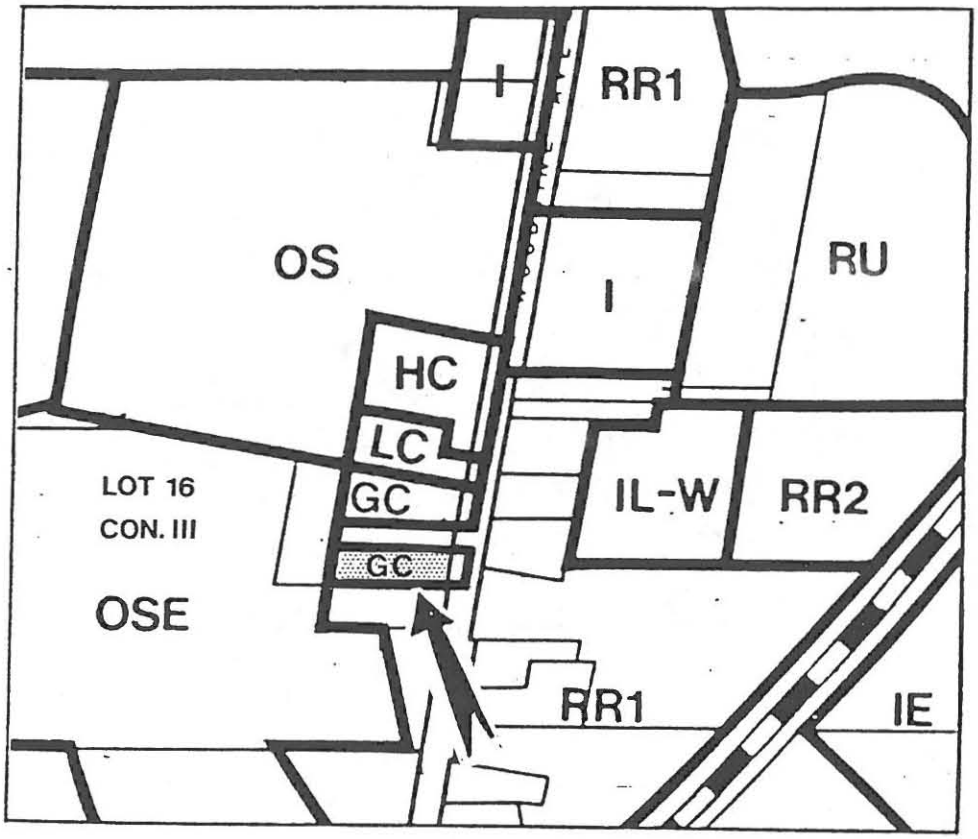
18.12(d) Subject Land



1. Lot Specifications

The minimum Front Yard on the Subject Land shall be 7.5 metres, and the minimum Rear Yard shall be 14.5 metres.

18.12(e) Subject Land



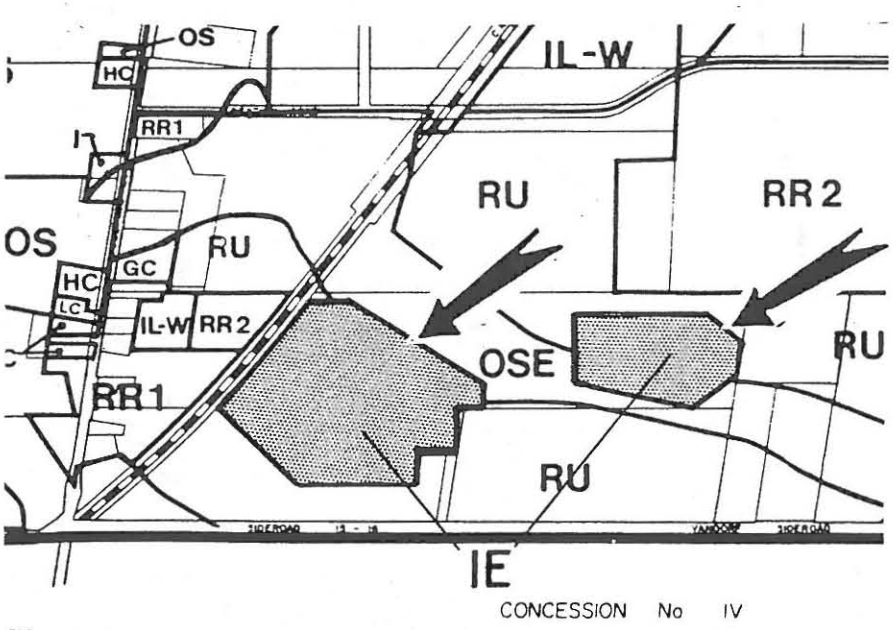
1. Permitted Uses

The auto body shop existing on the effective date of this By-law shall be an additional use permitted on the Subject Land.

2. Building Specification

The maximum Gross Floor Area for the auto body shop on the Subject Land shall be 28 square metres.

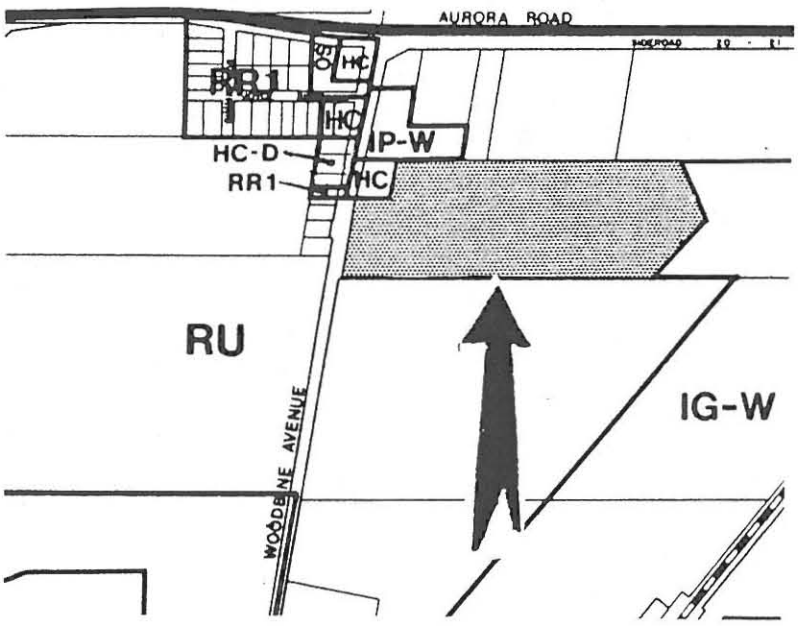
18.12(f) Subject Lands



1. Permitted Uses

Crushing, batching, screening, washing, stockpiling, storage and weighing of materials acquired from off-site shall be additional uses permitted on the Subject Lands.

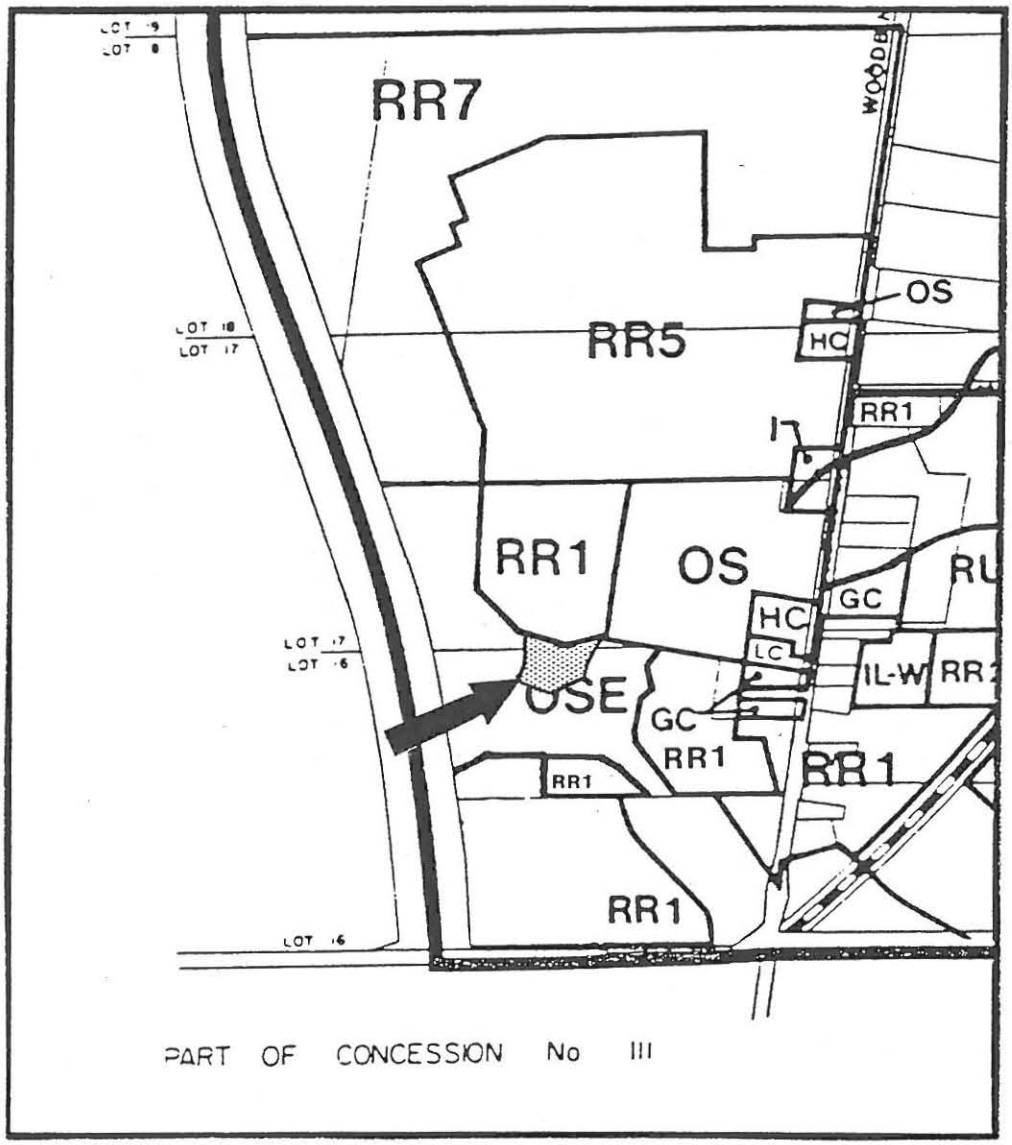
18.12(g) Subject Land



1. Permitted Uses

Agricultural uses shall be the only uses permitted on the Subject Land.

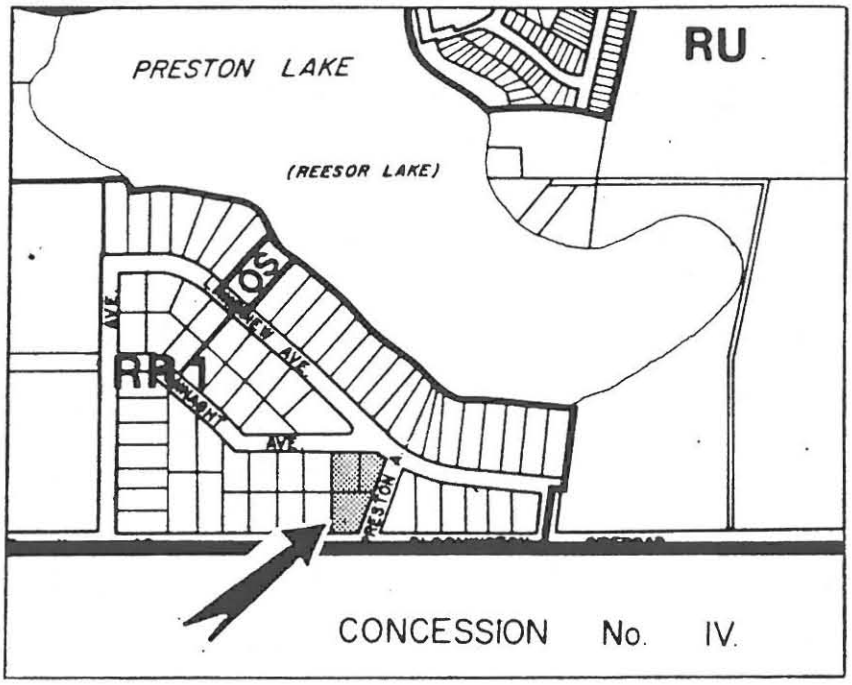
18.12(h) Subject Land



1. Permitted Uses

A tennis court and swimming pool shall be additional uses permitted on the Subject Land.

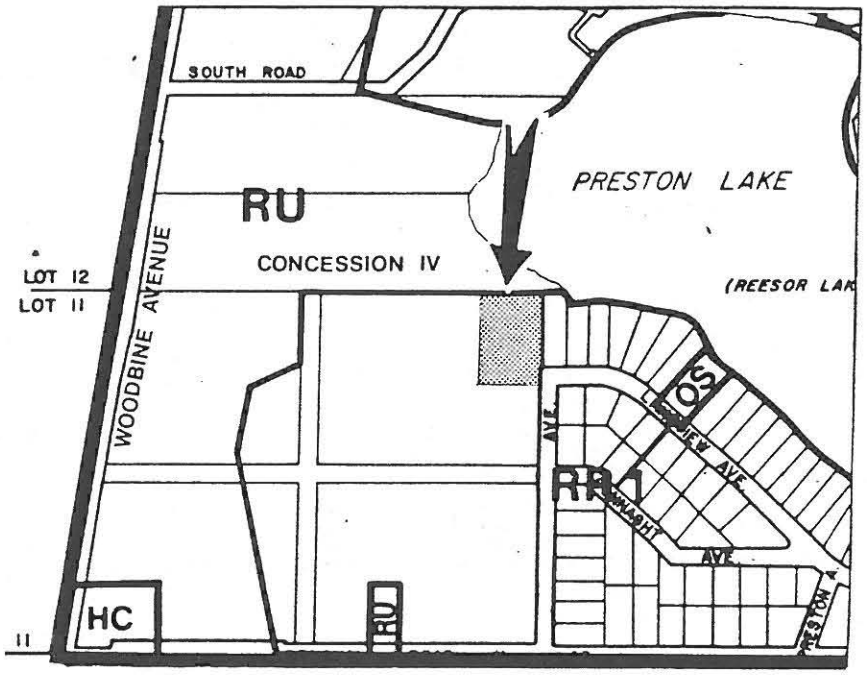
18.13(a) Subject Land



1. Lot Specifications

The minimum Front Yard and the minimum easterly Side Yard for the Subject Land shall be 4.4 metres, and there may be included in the calculation of the minimum Front Yard any lands conveyed for road widening to The Regional Municipality of York after the 11th day of May, 1982.

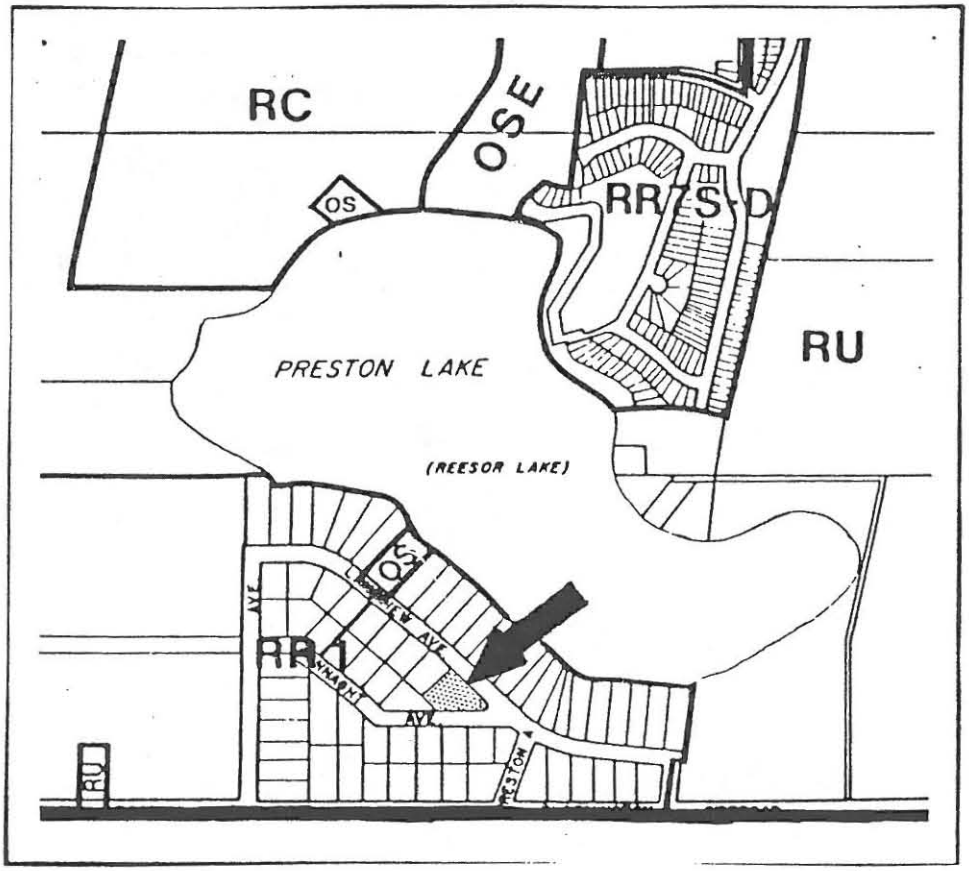
18.13(b) Subject Land



1. Lot Specification

The minimum Frontage for the Subject Land shall be 20 metres.

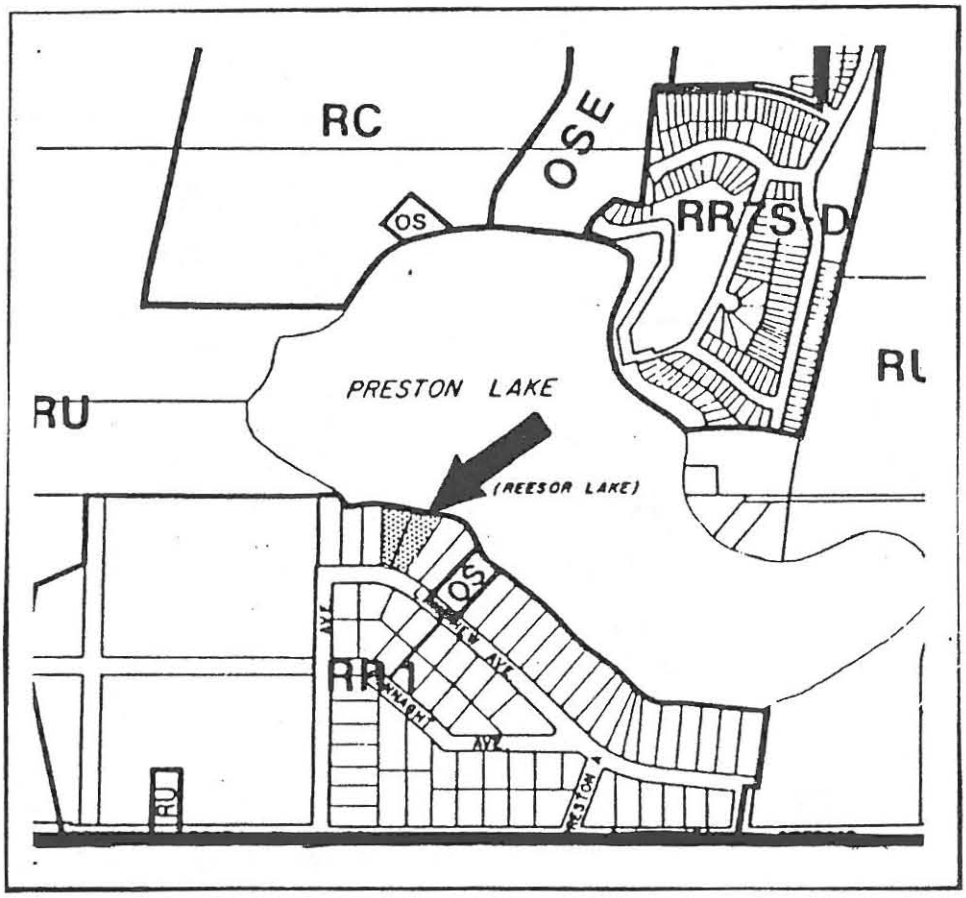
18.13(c) Subject Land



1. Lot Specification

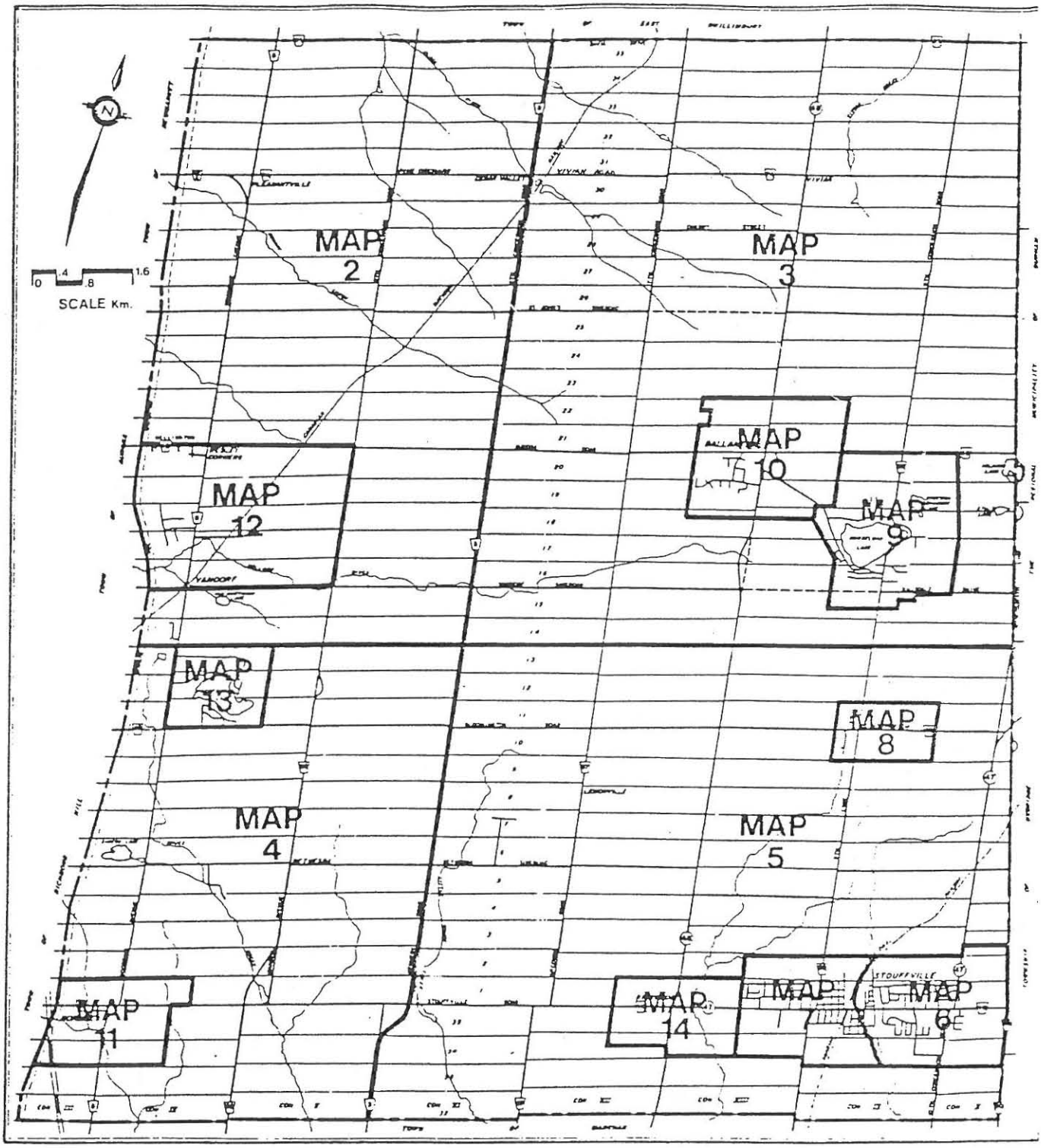
The minimum Lot Area for the Subject Land shall be 1393.5 square metres.

18.13(d) Subject Land



1. Lot Specifications

The minimum Frontage for the Subject Land shall be 16.7 metres.



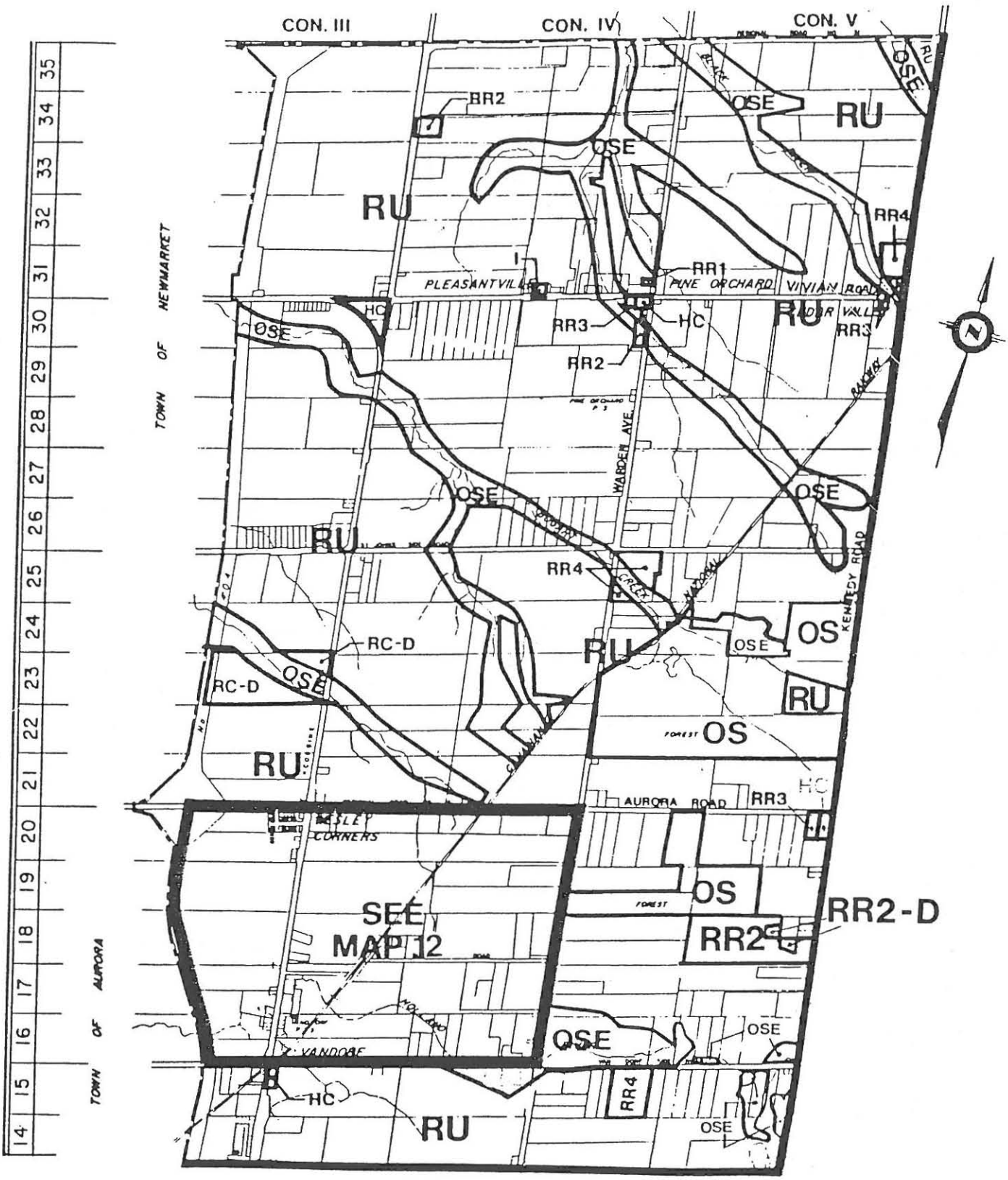
MAP 1 INDEX MAP

TOWN OF WHITCHURCH-STOUFFVILLE ZONING BY-LAW

DEFINED AREA

MAP 1 INDEX MAP
MAP 2 NORTHWEST
MAP 3 NORTHEAST
MAP 4 SOUTHWEST
MAP 5 SOUTHEAST
MAP 6 STOUFFVILLE EAST
MAP 7 STOUFFVILLE CENTRAL
MAP 8 BLOOMINGTON
MAP 9 MUSSELMAN LAKE
MAP 10 BALLANTRAE
MAP 11 GORMLEY
MAP 12 VANDORF
MAP 13 PRESTON LAKE
MAP 14 STOUFFVILLE WEST

SCHEDULE A TO BY-LAW No. 87-34

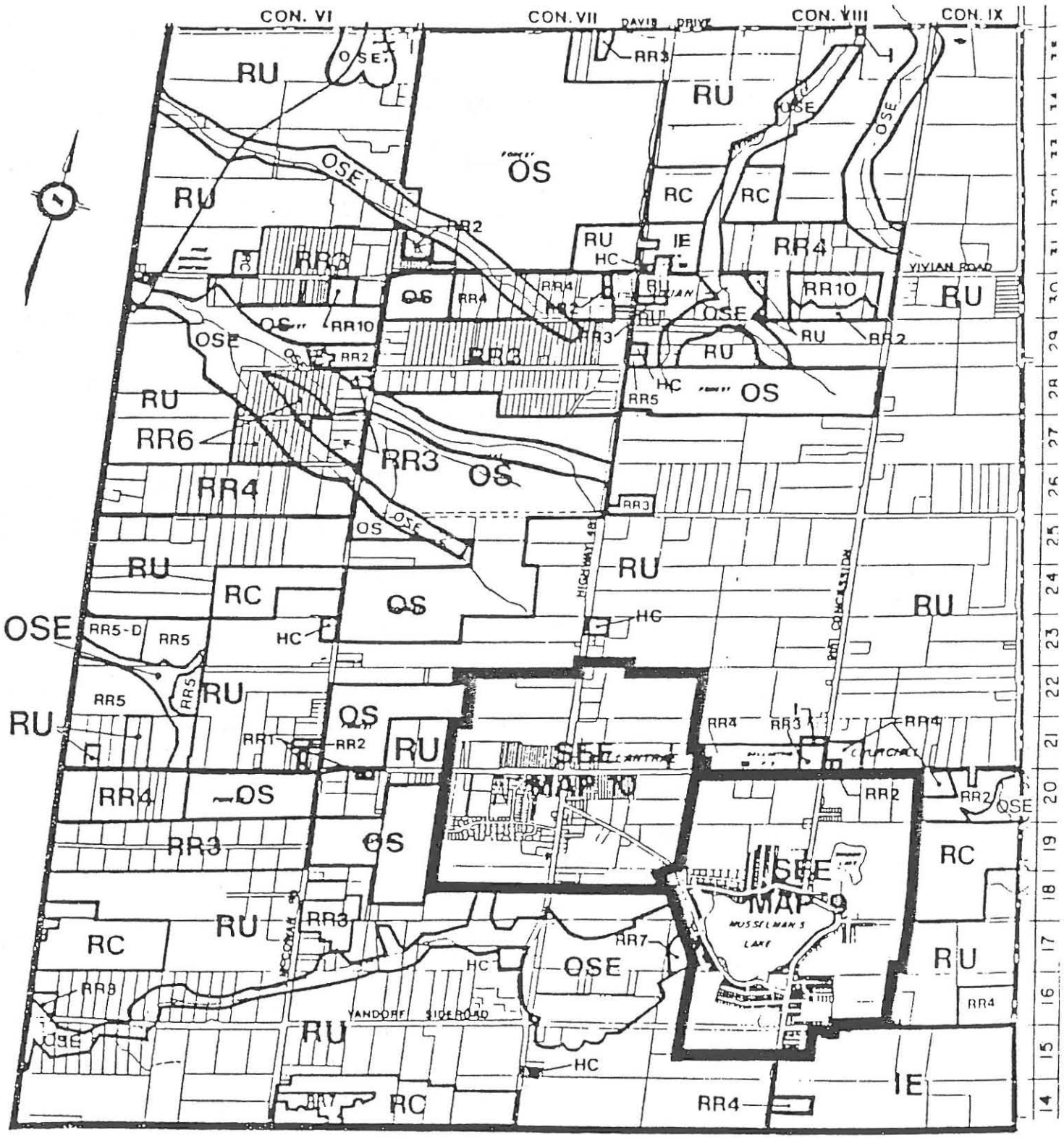


MAP 2
NORTHWEST
TOWN OF WHITCHURCH-STOUFFVILLE ZONING BY-LAW

SCALE Km.

0 0.5 1.0 2.0

SCHEDULE A TO BY-LAW No. 87-34

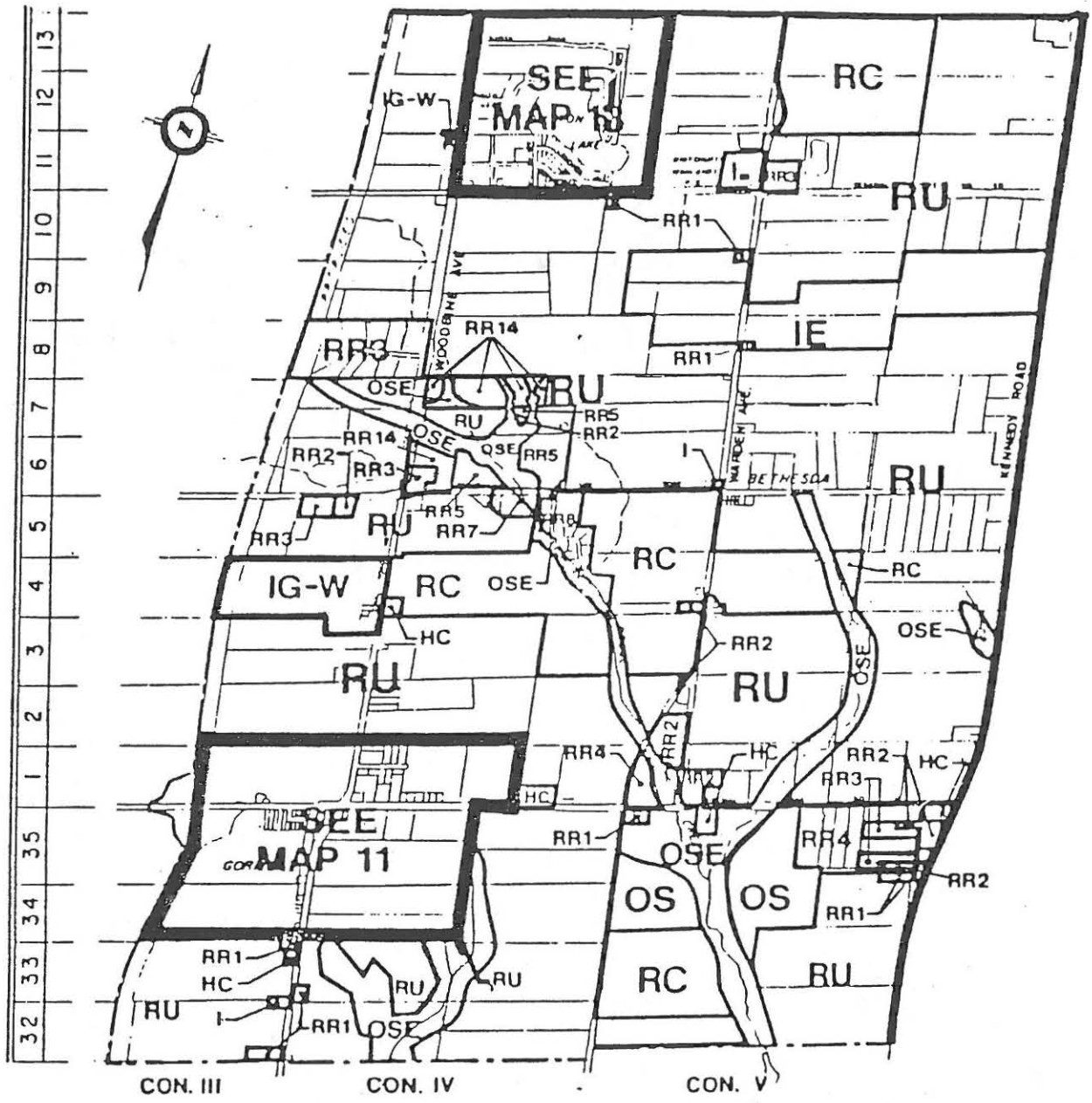


MAP 3
NORTHEAST
TOWN OF
WHITCHURCH-STOUFFVILLE
ZONING BY-LAW

SCALE km

0 0.5 1.0 2.0

SCHEDULE A TO BY-LAW No. 87-34

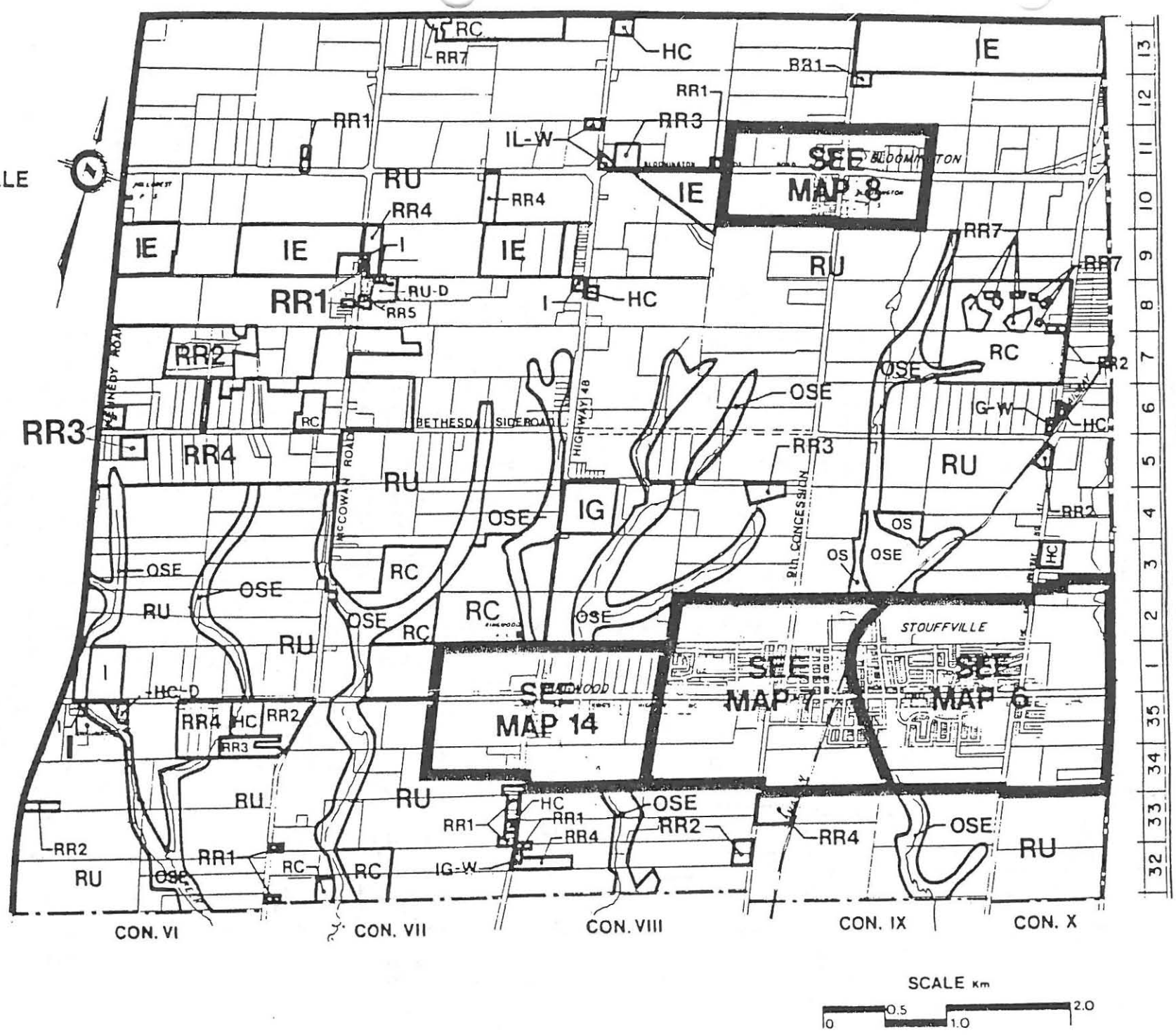


MAP 4
SOUTHWEST
TOWN OF WHITCHURCH-STOUFFVILLE
ZONING BY-LAW

SCALE km
0 0.5 1.0 2.0

SCHEDULE A TO BY-LAW No. 87-34

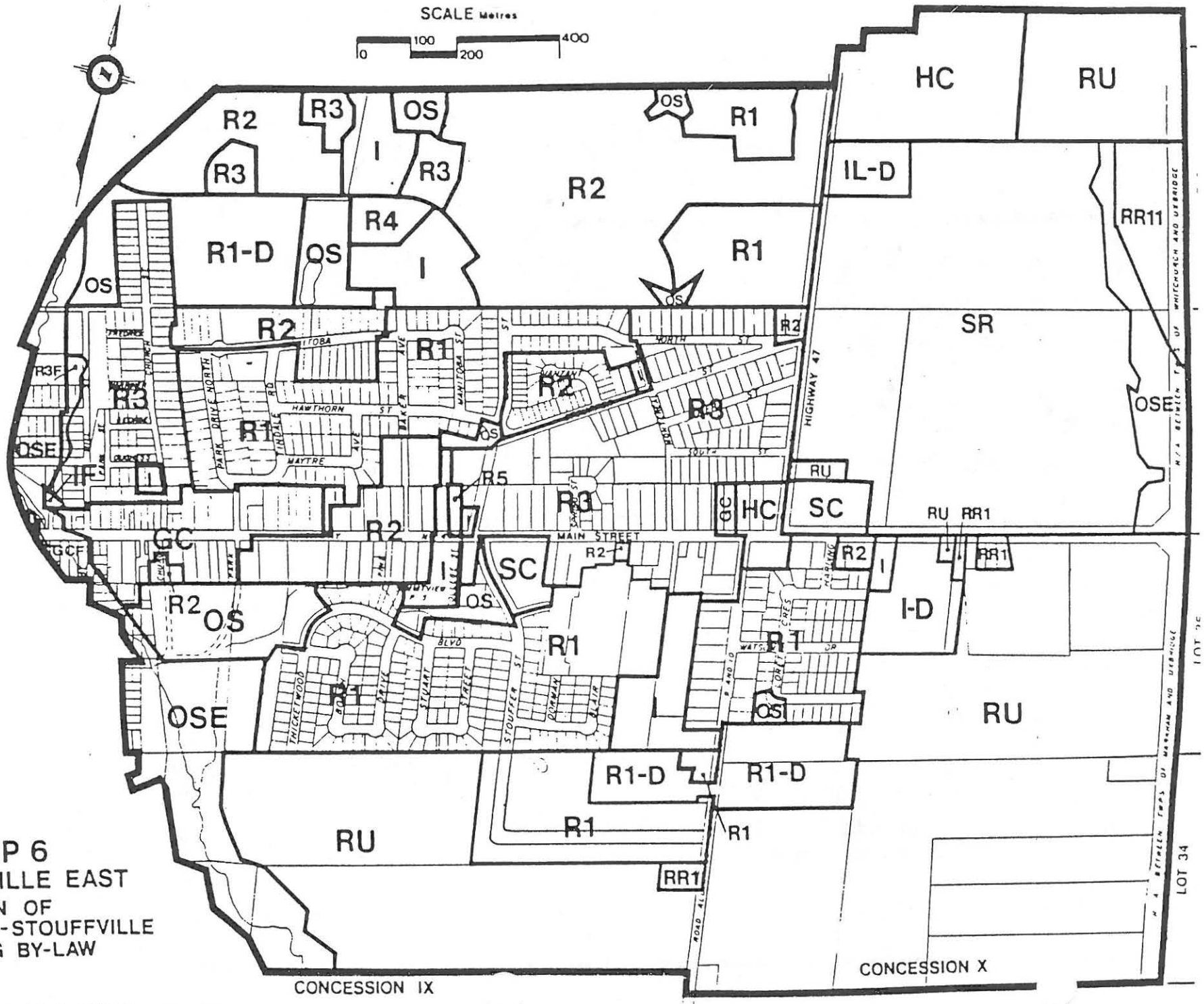
MAP 5
SOUTHEAST
TOWN OF WHITCHURCH-STOUFFVILLE ZONING BY-LAW



SCALE km

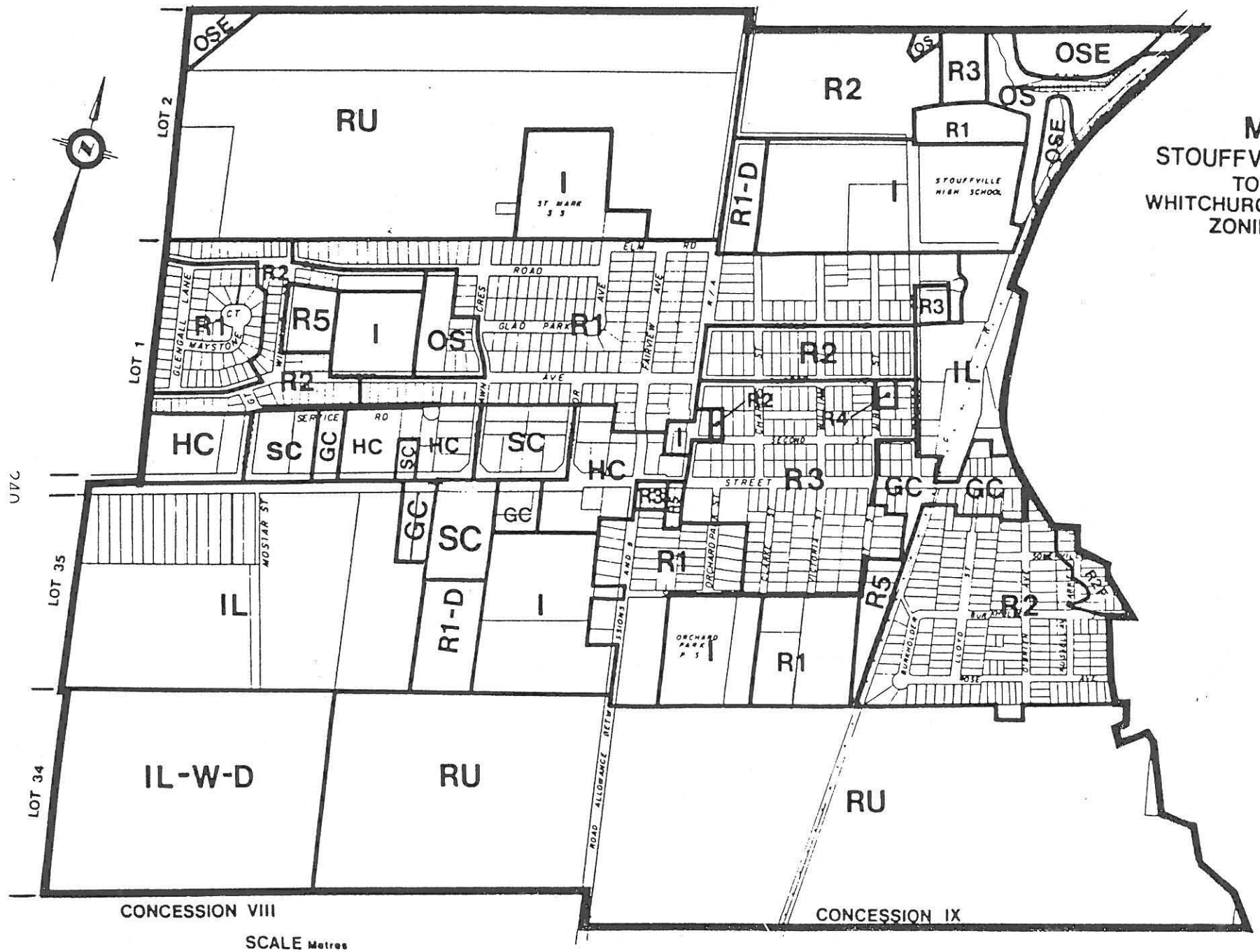
0 0.5 1.0 2.0

SCHEDULE A TO BY-LAW No. 87-34

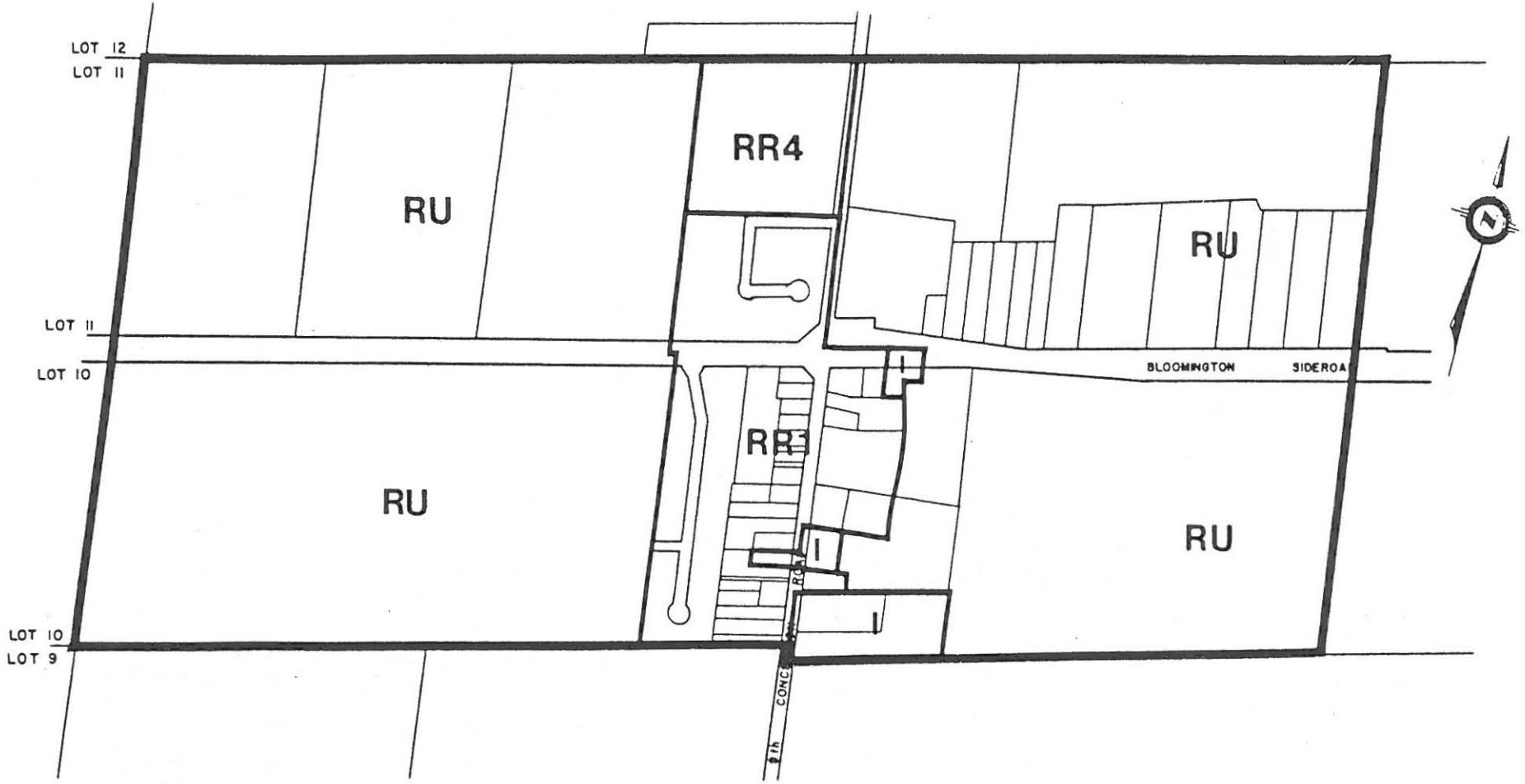


MAP 6
STOUFFVILLE EAST
TOWN OF
WHITCHURCH-STOUFFVILLE
ZONING BY-LAW

SCHEDULE A TO BY-LAW No. 87-34



SCHEDULE A TO BY-LAW No. 87-34

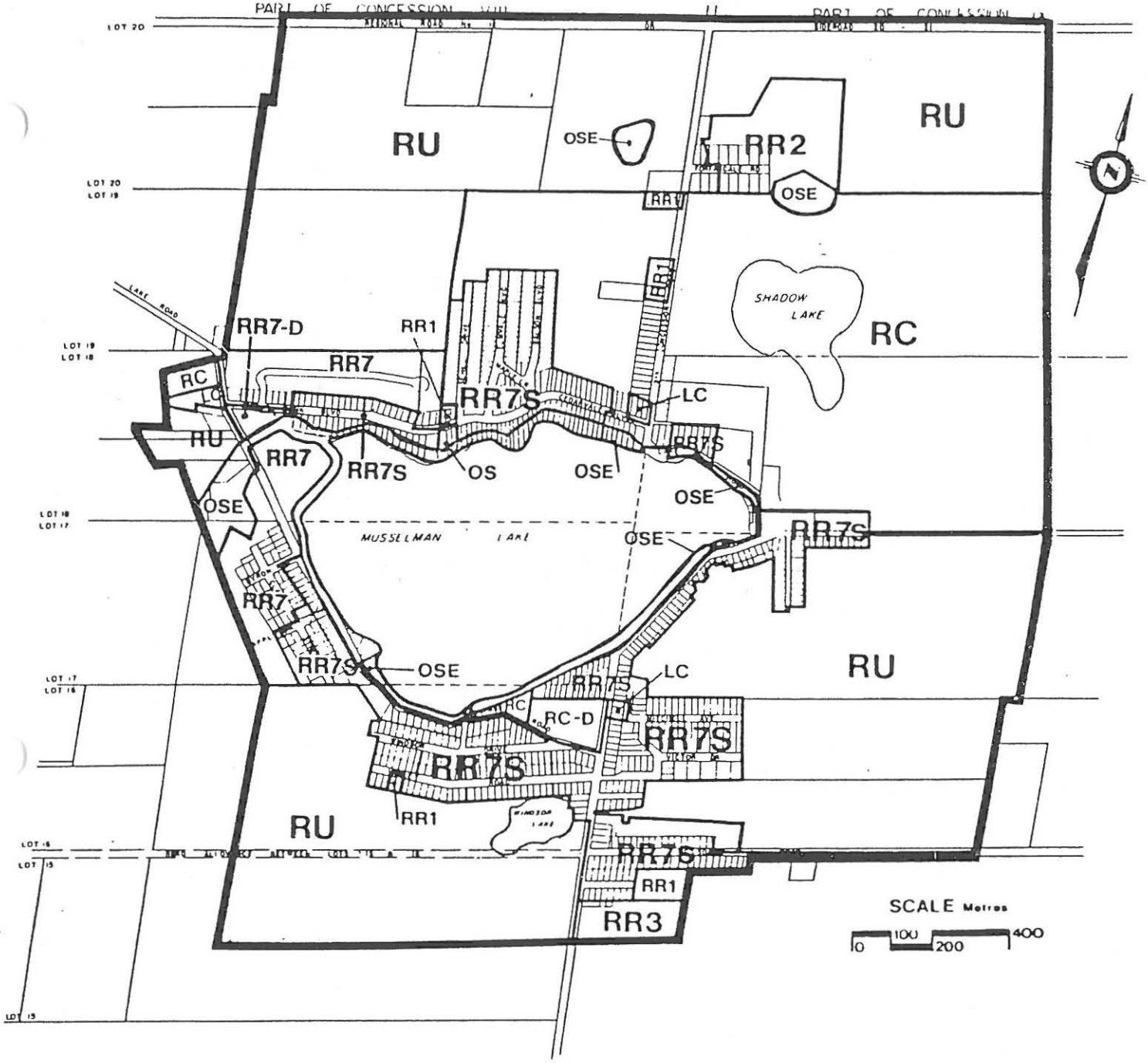


MAP 8
BLOOMINGTON
TOWN OF WHITCHURCH-STOUFFVILLE ZONING BY-LAW

SCALE Metres

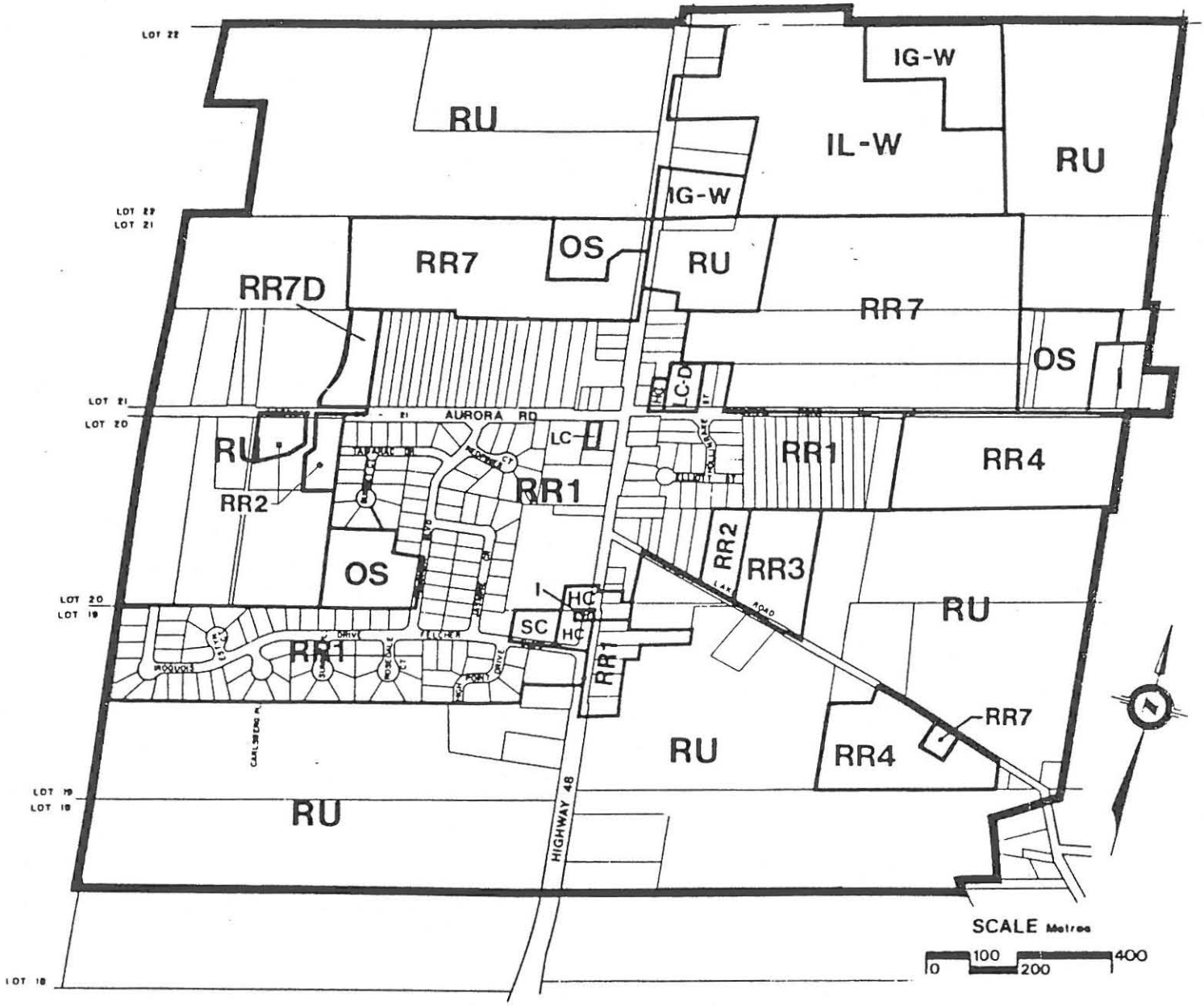
0 100 200

SCHEDULE A TO BY-LAW No. 87-34



MAP 9
MUSSELMAN LAKE
TOWN OF
WHITCHURCH-STOUFFVILLE
ZONING BY-LAW

SCHEDULE A TO BY-LAW No. 87-34

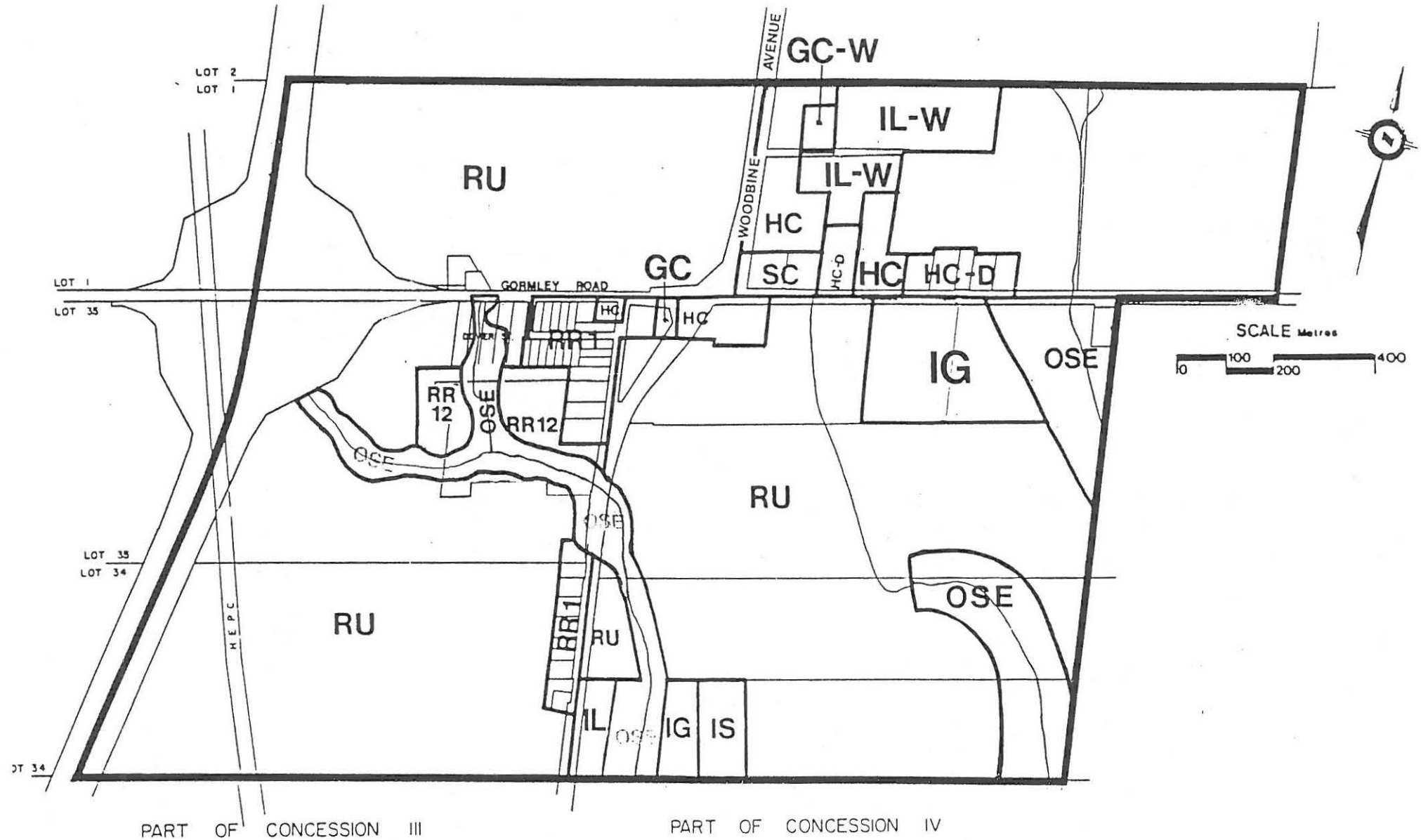


PART OF CONCESSION VII

PART OF CONCESSION VIII

MAP 10
BALLANTRAE
TOWN OF WHITCHURCH-STOUFFVILLE ZONING BY-LAW

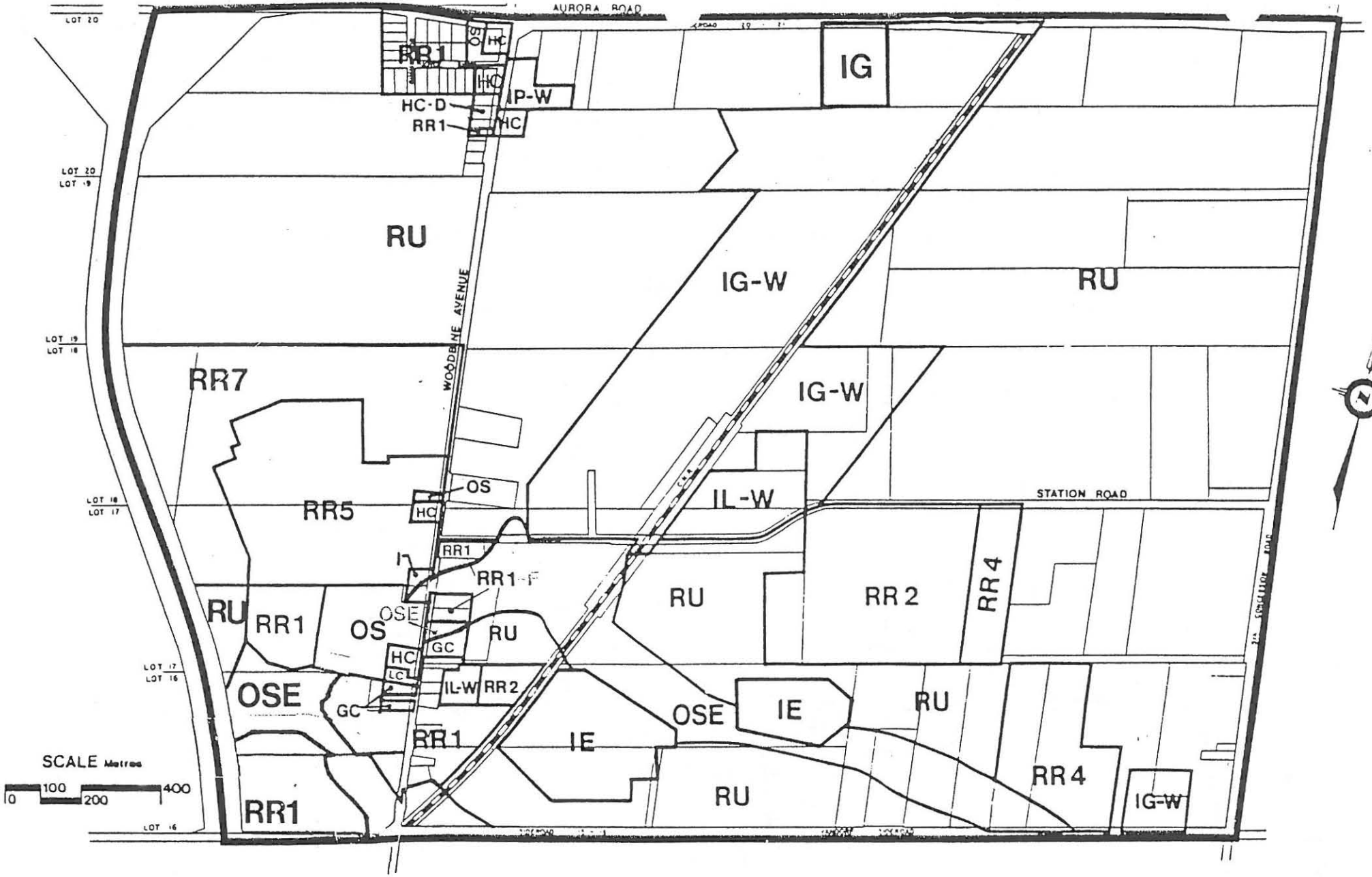
SCHEDULE A TO BY-LAW No. 87-34



PART OF CONCESSION III

PART OF CONCESSION IV

MAP 11
GORMLEY
TOWN OF
WHITCHURCH-STOUFFVILLE
ZONING BY-LAW

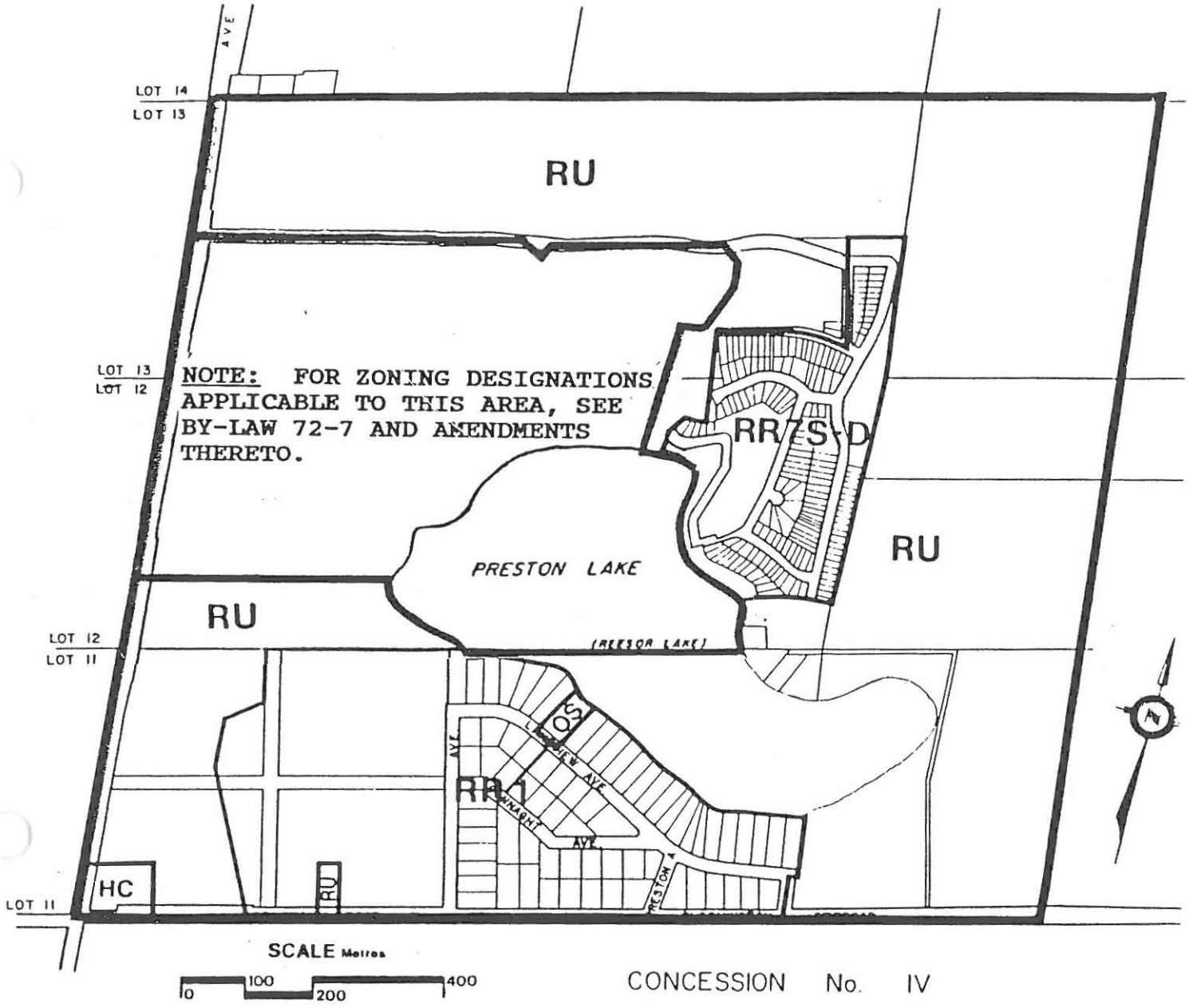


PART OF CONCESSION No III

CONCESSION No IV

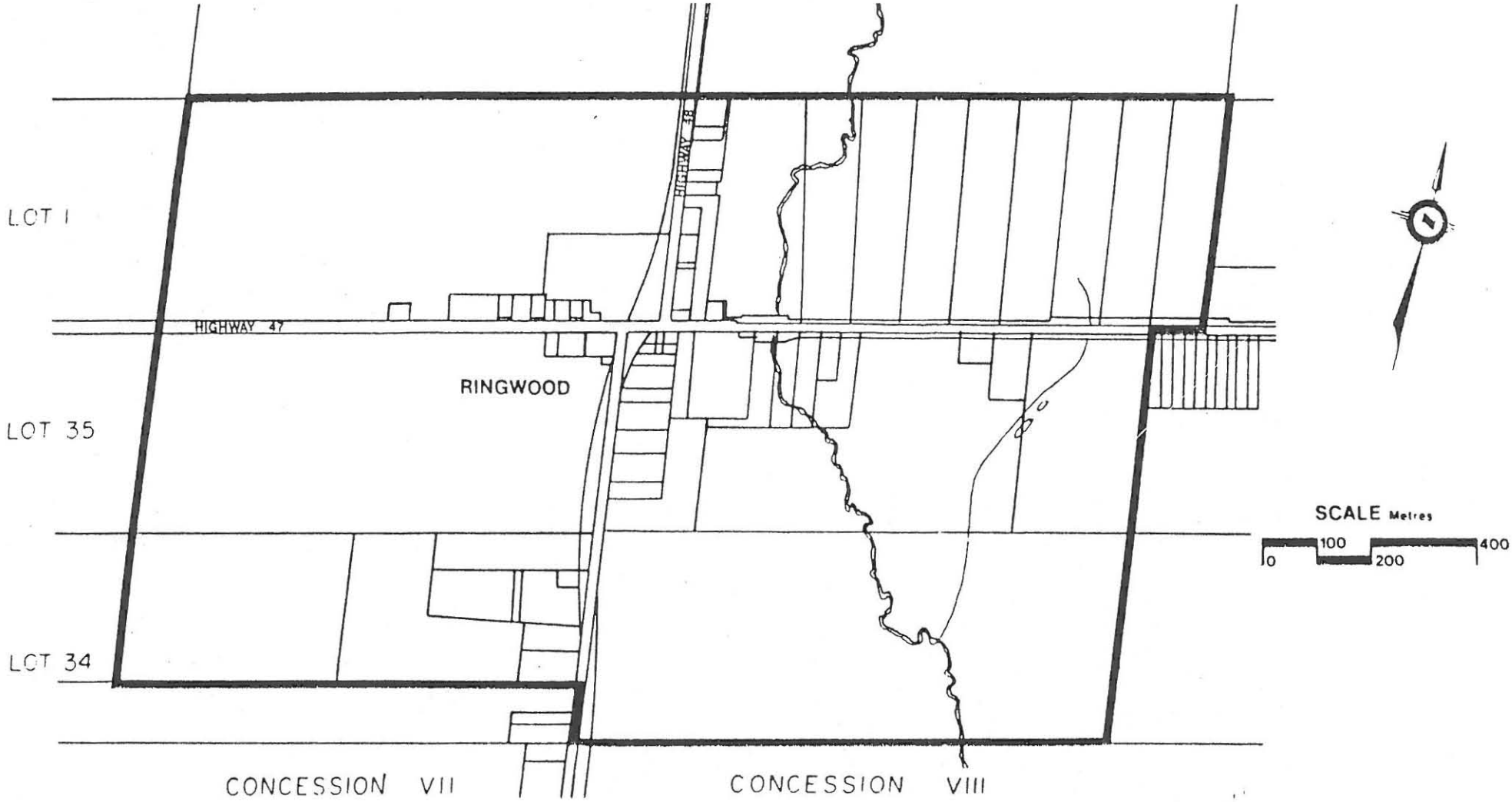
MAP 12
VANDORF
TOWN OF
WHITCHURCH-STOUFFVILLE
ZONING BY-LAW

SCHEDULE A T Y-LAW No. 87-34



MAP 13
PRESTON LAKE
TOWN OF
WHITCHURCH-STOUFFVILLE
ZONING BY-LAW

SCHEDULE A TO BY-LAW No. 87-34



NOTE: FOR ZONING DESIGNATIONS APPLICABLE TO THIS AREA,
SEE BY-LAW 72-7 AND AMENDMENTS THERETO.

MAP 14
STOUFFVILLE WEST
TOWN OF
WHITCHURCH-STOUFFVILLE
ZONING BY-LAW

SCHEDULE A TO BY____W No. 87-34

READ a first and second time this 10th day of March ,

7.S. 1987.

READ a third time and passed this 10th day of March ,

7.S. 1987.

Fran Sansbury
Mayor

Patricia Oakes
Clerk