

SECTION 7 - LOW DENSITY URBAN RESIDENTIAL (R1) ZONE

7.1 PERMITTED RESIDENTIAL USES

- single family dwelling

7.2 PERMITTED NON-RESIDENTIAL USES

- bed and breakfast residence
- day care, private home
- home occupation
- accessory buildings, structures and uses to any permitted use

7.3 ZONE REQUIREMENTS - RESIDENTIAL USES

In accordance with the requirements of Section 6 hereof.

7.4 ZONE REQUIREMENTS - NON-RESIDENTIAL USES

In accordance with the requirements of Section 5 hereof.

SECTION 7 - LOW DENSITY URBAN RESIDENTIAL (R1) ZONE (cont.)

single family dwelling and erected on the same site, but not including open storage.

PROHIBITED USES

- facilities, uses and structures specifically designed toward the use for children, or communal garages.

ZONE REQUIREMENTS

GENERAL

- (a) No single family dwelling shall be erected in a manufactured dwelling park except on a site on a private paved road built to the standards of the Ministry of Transportation and Communications, or as approved by the Regional Municipality of York where a lesser standard is required, and having a minimum road allowance width of 20 metres for main roads and 15 metres for minor roads as set forth in the subdivision agreement. The provisions of Section 5.13 (a) of this by-law shall not apply to the land designated as a Manufactured Dwelling Park.
- (b) No single family dwelling shall be constructed or used except on a site served by a municipal water supply and sewage disposal system, provided under an agreement between the owner of the manufactured dwelling park, the Regional Municipality of York and the Town of Georgina. The design for such systems shall be approved by the Ministry of the Environment.
- (c) No parcel of land within the manufactured dwelling park shall be used for the uses permitted herein unless it is shown as a part on a Deposited Plan, which is in accordance with an approved two lot plan of subdivision and an approved subdivision agreement.

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For the purposes of this section, the following elements of a site will have a similar relation to the site as the elements of a lot have to a lot.

RESIDENTIAL USES

SITE FRONTAGE (MINIMUM)	15 metres
SITE AREA (MINIMUM)	350 sq metres
FRONT YARD AND EXTERIOR SIDE YARD (MINIMUM)	1.5 metres
REAR YARD (MINIMUM)	3 metres
INTERIOR SIDE YARD (MINIMUM)	1.5 metres
BUILDING SIZE	
(a) floor area (minimum)	100 sq metres
(b) length (minimum)	11 metres
(c) width (minimum)	7 metres
SITE COVERAGE (MAXIMUM)	60%
HEIGHT (MAXIMUM)	5 metres
NUMBER OF SINGLE FAMILY DWELLINGS PER SITE	1 only

ACCESSORY BUILDINGS, STRUCTURES, USES, PARKING,
PLANNED WIDTH OF STREET ALLOWANCE AND ALL OTHER
GENERAL PROVISIONS

In accordance with the provisions of Section 5 hereof, with the exception that accessory structures may be erected to within 0.3 metres of a site line. However, no two accessory buildings on opposite sites may be erected within 1.5 metres of each other.

Notwithstanding Section 5.28 (b), (g) and (h), the required parking spaces per unit may be provided on the site or within the part occupied by the access

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specific zones as cited:

- (a) LOT FRONTAGE (MINIMUM)
- 'R1-44' 15 metres
- (b) LOT AREA (MINIMUM)
- 'R1-44' 450 sq metres
- (c) FRONT YARD (MINIMUM) 7 metres
- (d) EXTERIOR SIDE YARD (MINIMUM) 5 metres
- (e) REAR YARD (MINIMUM) 9 metres
- (f) INTERIOR SIDE YARD (MINIMUM)
- 'R1-44'; 1.2 metres plus 0.5 metres for each additional or partial storey above the first. Where there is no attached garage on a lot the minimum interior side yard on one side shall be 2.5 metres.
- (g) LOT COVERAGE (MAXIMUM) 40 %
- (h) SETBACK FROM THE HYPOTENUSE OF A SITE TRIANGLE (MINIMUM) 3.5 metres

7.5.30
(500-95-029)
(500-99-016)

PART OF LOT 17, CONCESSION 2 (NG); 'R1-43'
(Map 3)

Notwithstanding Sections 6.1 (a), (b), (c), (d), (e), (f), and (i), in those areas designated 'R1-43' the following shall apply with respect to the specific zones as cited:

- (1) LOT FRONTAGE (MINIMUM)
- 'R1-43' zone 18 metres
- (2) LOT AREA (MINIMUM)
- 'R1-43' zone 550 sq.m.
- (3) FRONT YARD (MINIMUM) 7 metres

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- (4) EXTERIOR SIDE YARD (MINIMUM) 6 metres
- (5) REAR YARD (MINIMUM) 9 metres
- (6) INTERIOR SIDE YARD (MINIMUM)
 - 2 metres including any additional or partial storey above the first.
 - where there is no attached garage on a lot, the minimum interior side yard on one side shall be 2.5 metres.
- (7) LOT COVERAGE (MAXIMUM) 40%
- (8) SETBACK FROM THE HYPOTENUSE OF A SITE TRIANGLE (MINIMUM) 3.5 metres

**7.5.31 LOT 3, BLOCK 13, PLAN 69; 'R1-45'
(Map 7)**

In the area designated 'R1-45' in Schedule 'A' attached hereto, a business and professional office and a health care - clinic shall be permitted uses in addition to those uses permitted under Section 7.2.

Said uses shall be confined to the area of the existing building as shown on plan of survey by A. Karklins, O.L.S. dated April 3, 1989 and attached as Schedule 'B-5' to this by-law.

Further, notwithstanding the provisions of Section 5.31, the required planting strip may be interrupted by the existing driveway as shown on the plan of survey attached as Schedule 'B-5' to this by-law.

**7.5.32 LOT 15, REGISTERED PLAN 529; 'R1-46'
(Map 3)**

In the area designated 'R1-46' in Schedule 'A' hereto, an ambulance service centre shall be a

SECTION 7 - LOW DENSITY URBAN RESIDENTIAL (R1) ZONE (cont.)

corner lot, the minimum lot frontage is	15 metres
LOT AREA (MINIMUM)	
- 'R1-56' zone	300 sq.m.
- except that in the case of a corner lot, the minimum lot area is	350 sq.m.
- 'R1-57' zone	360 sq.m.
- except that in the case of a corner lot, the minimum lot area is	450 sq.m.
FRONT YARD (MINIMUM)	6 metres
EXTERIOR SIDE YARD (MINIMUM)	4.2 metres
- except that where a driveway, providing access to an attached garage or carport, is located in the exterior side yard, the minimum exterior side yard for the garage or carport shall be	6 metres
REAR YARD (MINIMUM)	8 metres
INTERIOR SIDE YARD (MINIMUM)	
- on one side	1.2 metres
- on the other side	1.2 metres
FLOOR AREA (MINIMUM)	
- 'R1-56' zone	92 sq.m.
- 'R1-57' zone	100 sq.m.
LOT COVERAGE (MAXIMUM)	40%
HEIGHT (MAXIMUM)	11 metres

SECTION 7 - LOW DENSITY URBAN RESIDENTIAL (R1) ZONE (cont.)

Section 7.5.39 Symbol 'R1-58' - DELETED BY BY-LAW 500-2004-0005

7.5.40 PART OF LOT 17, CONCESSION 2 (NG) 'R1-59; R1-60'
(500-95-026) **(Map 3)**

Notwithstanding Section 6.1 (a), in the area designated 'R1-59' in Schedule 'A' hereto, the minimum lot frontage shall be 12 metres and in the case of a corner lot, 15 metres.

Further, notwithstanding Section 6.1 (c), in the area designated 'R1-59' in Schedule 'A' hereto, the minimum front yard setback shall be 8 metres.

Notwithstanding Section 6.1 (e), in the area designated 'R1-60' in Schedule 'A' hereto, the minimum rear yard setback shall be 7 metres.

7.5.41 PART OF LOT 8, CONCESSION 3 (NG) 'R1-61'
(500-97-051) **PART 1, REFERENCE PLAN 65R-630 (Map 2)**

Notwithstanding Section 6.1(a), the minimum lot frontage shall be 12 metres.

Further, notwithstanding Section 6.1(c) the minimum front yard setbacks shall be 7, 8, 9, 10, 12 and 14 metres starting with 7 metres for the most westerly lot and progressing to 14 metres for the most easterly lot.

Further, notwithstanding Section 6.1(f) the minimum side yard setback for the most easterly and westerly lots from the lot line abutting existing residential properties shall be 1.7 metres for a one storey dwelling.

In addition, and notwithstanding Section 6.1(g), the minimum floor area of the proposed dwellings shall be 112 square metres.

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Zone Requirement	
Setback from the hypotenuse of a sight triangle	3.5 metres ⁽¹⁾
Rear Yard (minimum)	7.5 metres ⁽²⁾
Interior Side Yard (minimum)	1.2 metres plus 0.2 metres for each additional or partial storey above the first. Where there is not an attached garage or carport on a lot, the minimum interior side yard on one side shall be 2.5 metres. ⁽³⁾⁽⁴⁾
Lot Coverage for One Storey Dwellings (maximum)	40%

(1) This provision only applies where the hypotenuse of a sight triangle forms part of the property line.

(2) A reduced rear yard of less than 8.0 metres shall only be permitted where:

(a) the depth of the lot is 32 metres or less; and

(b) the reduced rear yard shall only be permitted for a maximum of 50% of the width of each individual dwelling unit.

(3) Where an interior side yard for a two storey portion of a detached dwelling is less than 1.7 metres, an attached garage shall not project more than:

- 2.5 metres forward from the ground floor main wall of the dwelling, or an unenclosed porch or covered entry feature adjacent to the private garage;

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minimum lot frontage shall be 10.2 metres.

³ Except that in the case of a corner lot the minimum lot frontage shall be 13.2 metres.

⁴ Except that in the case of a corner lot the minimum lot area shall be 306 square metres.

⁵ Except that in the case of a corner lot the minimum lot area shall be 310 square metres.

⁶ The minimum setback for any building or structure to a sight triangle shall be 0.6 metres.

⁷ Except where a driveway, providing access to an attached garage or carport, is located in the exterior side yard, the minimum exterior side yard for the garage or carport shall be 5.7 metres.

⁸ The minimum exterior side yard setback shall be 3.0 metres if the exterior side yard abuts a road having a width of 23 metres or greater.

⁹ Where a dwelling unit is constructed on a lot with a frontage of less than 12.0 metres, the maximum driveway width and interior garage width for each dwelling unit shall not exceed 53% of the lot frontage.

¹⁰ No garage shall project more than:

- 2.5 metres forward from the ground floor main wall of the dwelling, or an Unenclosed Porch or covered entry feature adjacent to the private garage; and,
- 3.0 metres forward from the second floor main wall over the private garage; and,
- 4.5 metres forward from the second floor front wall not located above the private garage.

¹¹ Where there is no sidewalk crossing the front yard, the minimum front yard setback may be

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reduced to 3.0 metres, provided the minimum rear yard setback is 7.0 metres.

- b) Notwithstanding Section 2.230, in areas zoned 'R1-70' and 'R1-70(WS)' on Schedule 'A' hereto, in the case of a corner lot in a residential zone where a sight triangle forms part of the street, the portion of the sight triangle forming part of the lot line shall not be deemed to be a front lot line or a side lot line for purposes of calculating Minimum Front or Minimum Exterior Side Yards. For purposes of such calculations, the Exterior Side Lot Line and Front Lot Line shall be deemed to be the continued projection of the Exterior Side Lot Line and Front Lot Line so that they would intersect at a point.
- c) Notwithstanding Section 5.28(a), in the areas zoned 'R1-70' and 'R1-70(WS)' on Schedule 'A' hereto, a Standard Parking Space shall have a minimum dimension of 2.75 metres x 5.7 metres.
- d) Notwithstanding Section 5.28(b), in the areas zoned 'R1-70' and 'R1-70(WS)' on Schedule 'A' hereto, a minimum of two parking spaces per dwelling unit shall be provided. Parking shall be allowed in a garage and in a driveway, private to the unit, leading to a garage which may be located in the front yard or in the exterior side yard in the case where a garage is accessed by a driveway crossing an exterior side lot line. Every lot shall provide a garage.
- e) Notwithstanding Section 5.28(i), as it applies to the minimum distance between a driveway and the intersection of street lines, in areas zoned 'R1-70' and 'R1-70(WS)' on Schedule 'A' hereto, driveways shall be located no closer than 0.6 metres from any required sight triangle and 0.9 metres from the interior side lot line. Notwithstanding the above, if the

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driveway of a semi-detached or townhouse dwelling unit is to be shared with a driveway of an abutting semi-detached or townhouse dwelling unit, the setback between the driveway and the lot line shall be nil.

- f) Notwithstanding Sections 5.35, in the areas zoned 'R1-70' and 'R1-70(WS)' on Schedule 'A' hereto, where local street lines intersect, a 5 metre sight triangle shall be required to be maintained in accordance with the provisions of Section 5.35(b).
- g) Notwithstanding Section 5.45(a) as it applies to yard encroachments for Balconies, Unenclosed Porches and Steps, Decks, Handicap Ramps and Elevators in the required front yard and exterior side yard areas in areas zoned 'R1-70' and 'R1-70(WS)' on Schedule 'A' hereto, such encroachments may be permitted to encroach 1.5 metres into any required front yard or exterior side yard with an additional encroachment permitted for steps provided they are not located any closer than 0.9 metres to the front lot line or exterior side lot line. All other yard encroachments as provided in Section 5.45(a) within By-law Number 500, as amended, continue to apply.
- h) Notwithstanding the provisions of Section 5.12, the erection of fences on residential lots or blocks within lands zoned 'R1-70' and 'R1-70(WS)' on Schedule 'A' hereto, shall be subject to the following:
 - i) Fences not exceeding 2 metres in height are permitted in the side and rear yards only. Such fences are exempt from the minimum yard provisions of the by-law. Any fence within the side or rear yard that exceeds 2 metres in height must be erected in compliance with the minimum yard requirements for the appropriate

SECTION 7 - LOW DENSITY URBAN RESIDENTIAL (R1) ZONE (cont.)

zone.

- ii) Fences are permitted in the front yard area provided such fence does not exceed 0.9 metres in height. Such fences are exempt from the minimum yard requirements of the by-law.
- iii) Notwithstanding ii) above, where the front yard abuts a side yard or a rear yard of an abutting residential lot, fences not exceeding 2 metres in height are permitted.
- iv) Notwithstanding i) and ii) above, where a lot or block zoned commercial or institutional abuts a lot or block zoned residential, a fence may be erected in the commercial or institutional zone to a height not exceeding 3.0 metres.
- i) Notwithstanding Section 5.34(b) insofar as it affects the lands zoned 'R1-70' and 'R1-70(WS)' on Schedule 'A' hereto, only wall or roof mounted satellite receiving dishes shall be permitted. Wall mounted satellite receiving dishes shall only be permitted on the rear or interior side walls of the dwelling.

7.5.50
(500-2004-0005)

PART OF LOT 10, CONCESSION 3(NG)

'R1-71'
(Map 2)

- a) Notwithstanding Sections 2.19 and 6.1(a), (b), (c), (d), (f), (i) and (j), insofar as it affects the lands zoned 'R1-71' on Schedule 'A' hereto, the following zone requirements shall apply:

Lot Frontage (Minimum) M.	12 ⁽ⁱ⁾
Lot Area (Minimum) SQ. M.	360 ⁽ⁱⁱ⁾
Front Yard (Minimum) M.	
To Garage	6.0 ^{(iii)(iv)}
To Dwelling	5.5 ^{(iii)(iv)}

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Exterior Side Yard (Minimum) M.	5 ^{(iii)(v)}
Interior Side Yard (Minimum) M.	1.2 metres plus 0.5 metres for each additional or partial storey above the second. ^{(vi)(vii)}
Lot Coverage (Maximum)	
Bungalow	40 %
Multi-storey	35 %
Height of Dwelling (Maximum) M.	11 ^(viii)

- (i) Except in the case of a corner lot the minimum lot frontage shall be 15 metres.
- (ii) Except in the case of a corner lot the minimum lot area shall be 450 square metres.
- (iii) The minimum setback for the main wall of dwelling to the hypotenuse of a sight triangle which forms part of the property line, shall be 3.5 metres.
- (iv) No garage shall project more than 2.5 metres forward from either the ground or second floor main wall of the dwelling.
- (v) Except where a driveway, providing access to an attached garage, is located in the exterior side yard, the minimum exterior side yard for the garage shall be 6 metres.
- (vi) Where there is no attached garage on a lot, the minimum interior side yard on one side shall be 2.5 metres.
- (vii) Except where an interior side yard abuts Plan of Subdivision 65M-3031, the yard provisions as set out in 6.1(f) shall apply.
- (viii) Except for lots situated adjacent to Woodbine Avenue and/or situated adjacent to a reserve or block next to Woodbine Avenue, the maximum number of stories for the dwellings shall be two (2) and further, basement height above grade is restricted to a maximum of 1.0 metre.

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- b) Every lot shall provide a garage.
- c) Notwithstanding Section 5.28 (i), the maximum width of a driveway shall be 6 metres.
- d) Notwithstanding Section 5.45 (a) as it applies to yard encroachments for Unenclosed Porches and Steps in the required front and exterior side yard areas, Unenclosed Porches are permitted to encroach 2.5 metres into any required front yard or exterior side yard with an additional 0.5 metre encroachment permitted for steps. All other yard encroachments as provided in Section 5.45 (a) within By-law Number 500, as amended, continue to apply.
- e) Notwithstanding the provisions of Section 5.12, the erection of fences on residential lots shall be subject to the following:
 - i) Fences not exceeding 2 metres in height are permitted in the rear yard as well as within the back half of the interior side yard. Such fences are exempt from minimum yard requirements. Any fence within the above noted yards that exceeds 2 metres in height must be erected in compliance with the minimum yard requirements for the appropriate zone.
 - ii) Fences are permitted in the front and exterior side yards as well as the front half of the interior side yard provided such fence does not exceed 0.9 metres in height. Such fences are exempt from the minimum yard requirements of the by-law.
 - iii) Notwithstanding ii) above, where the front yard abuts the rear yard or back half of the interior side yard of an abutting residential lot, fences not exceeding 2 metres in height are permitted.

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iv) Notwithstanding i) and ii) above, where a lot abuts a commercial or institutional zone, a fence may be erected in the commercial or institutional zone to a height not exceeding 3.0 metres.

7.5.51
(500-98-010)

LOT 17, CONCESSION 2 (NG)

'R1-72' & 'R1-73'
(Map 3)

Notwithstanding Section 5.45(a), in that area designated 'R1-72' in Schedule 'A' hereto, balconies, unenclosed porches, decks and handicap ramps or elevators shall not be permitted to encroach into the required front yard or exterior side yard.

Further, notwithstanding Sections 6.1(a) and 6.1(c) in that area designated 'R1-72' the minimum lot frontage shall be 26 metres and the minimum front yard setback shall be 9 metres from Lake Drive North and 13 metres from the sight triangle. In addition, driveway access shall only be provided from Clarlyn Drive. Further no portion of an attached garage shall be located within 20 metres of the front lot line and a detached garage shall be located in the rear yard only.

Notwithstanding Section 6.1(c), in that area designated 'R1-73' in Schedule 'A' hereto, the minimum front yard setback shall be 7 metres.

And further, an attached garage shall not be permitted to protrude beyond the front wall of the dwelling. Any detached garage shall be located in the rear or side yard only. In addition, access to the northerly property and garage thereon shall be by way of the existing right-of-way on the north side of the northerly lot.

SECTION 7 - LOW DENSITY URBAN RESIDENTIAL (R1) ZONE (cont.)

7.5.59
(500-2002-0002)

PART OF LOT 31, PLAN 267

'R1-83'
(Map 6)

On those lands zoned 'R1-83' in Schedule 'A' hereto and shown in heavy outline, the following shall apply:

- a) Notwithstanding Sections 7.1 and 7.2, the following uses shall be the only permitted uses:
- a single family dwelling, which may also include one accessory apartment, a home occupation and/or a bed and breakfast residence.
 - a women's shelter having a maximum of 30 beds.
 - accessory buildings, structures and uses to any permitted use.

For the purposes of the above, a Women's Shelter "*shall mean a building and premises operated for the purposes of providing secure temporary living accommodation to abused women, with or without children. Staff are available in the residence to provide supervision, counselling and other assistance, as required, on a 24-hour basis.*"

- b) Notwithstanding Sections 2.123 and 2.125, the easterly lot line and the lot line abutting Hardwood Drive shall be deemed to be side lot lines.
- c) Notwithstanding Sections 2.195 and 5.12, fences not exceeding 2.5 metres in height shall be permitted in all yards, save and except for the front yard, and shall not be subject to the minimum yard requirements of a structure.
- d) Notwithstanding Section 5.25(a), loading facilities shall not be required.
- e) Notwithstanding Section 5.28(b), the minimum

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number of required parking spaces for a women's shelter having greater than 10 beds shall be 14 and the minimum number of required spaces for a women's shelter having 10 or less beds shall be 5.

- f) Notwithstanding Section 5.28(g), the minimum number of required parking spaces for a women's shelter having greater than 10 beds shall be met by providing a minimum of 9 parking spaces on the abutting property zoned 'R1-84' and described as Part of Lot 1, Plan 247.
- g) Notwithstanding Section 5.31, planting strips shall not be required except as required under a site plan agreement.
- h) Notwithstanding Section 6.1(c), the front yard (minimum) shall be 3.0 metres.
- i) Notwithstanding Section 6.1(j), the maximum building height shall be 9.5 metres.

7.5.60
(500-2002-0002)

PART OF LOT 1, PLAN 247

'R1-84'
(Map 6)

On those lands zoned 'R1-84' in Schedule 'A' hereto and shown in heavy outline, the following shall apply:

- a) Notwithstanding Sections 7.1 and 7.2, the following uses shall be the only permitted uses:
 - a single family dwelling, which may also include one accessory apartment, a home occupation and/or a bed and breakfast residence.
 - a building containing 4 dwelling units.
 - a building containing office space and maximum of 3 dwelling units, associated with the women's shelter located on lands zoned 'R1-83' and described as Part of Lot 31, Plan 267.

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- accessory buildings, structures and uses to any permitted use.

Further, the above permitted uses, save and except for accessory buildings, structures and uses, shall not be permitted to coexist on the subject property.

- b) Notwithstanding Sections 2.195 and 5.12, fences not exceeding 2.5 metres in height shall be permitted in all yards, save and except for the front yard, and shall not be subject to the minimum yard requirements of a structure.
- c) Notwithstanding Section 5.28(a), the minimum parking space size shall be 2.5 metres x 5.5 metres for the parking area located in the front yard.
- d) Notwithstanding Section 5.28(b), the minimum number of required parking spaces for the women's shelter offices, its dwelling units and for the use of the women's shelter located on lands zoned 'R1-83' and described as Part of Lot 31, Plan 267, but provided for on land zoned 'R1-84', shall be 9.
- e) Notwithstanding Section 5.28(h), a parking area with a maximum of 5 spaces shall be permitted within the minimum front yard.
- f) Notwithstanding Section 5.28(i), the minimum parking aisle width shall be 6.7 metres for the parking area located in the front yard.
- g) Notwithstanding Section 5.31, planting strips shall not be required except as required under a site plan agreement.

7.5.61
(500-2002-0016)

PART OF LOT 16, CONCESSION 2 (NG)

'R1-85'
(Map 3)

Notwithstanding Sections 6.1 (a), (b), (c) & (i) in

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that area designated 'R1-85' in Schedule 'A' attached hereto, the following provisions shall apply:

Lot Frontage (Minimum)	12 metres
except that in the case of a corner lot, the minimum lot frontage shall be	15 metres
Lot Area (Minimum)	360 sq. metres
except that in the case of a corner lot, the minimum lot frontage shall be	450 sq. metres
Front Yard Setback (Minimum)	6.5 metres
Lot Coverage (Maximum)	40%

7.5.62 PART OF LOT 17, CONCESSIONS 2 & 3 (NG) 'R1-86'
(500-2002-0005) **(Map 3)**

Notwithstanding Section 6.1(a), (b), (c), (e), (f) and (i) of this By-law, on those lands zoned 'R1-86' shown in heavy outline in Schedule 'A' hereto, the following shall apply:

- (a) LOT FRONTAGE (MINIMUM)
 - Interior Lot 16 metres
 - Corner Lot 19 metres

- (b) LOT AREA (MINIMUM)
 - Interior Lot 545 square metres
 - Corner Lot 665 square metres

- (c) FRONT YARD SETBACK FROM THE HYPOTENUSE OF A SIGHT TRIANGLE (MINIMUM) 3.5 metres

- (d) REAR YARD SETBACK 8.0 metres
 - except for lots abutting lands zoned "OS-36", in which case the rear yard shall be taken as

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measured from the southerly limit of the "OS-36" zone.

- (e) INTERIOR SIDE YARD (MINIMUM) 1.2 metres
- (f) LOT COVERAGE (MAXIMUM)
 - one storey dwelling 40%
 - one and one half storey dwelling 35%
 - two storey dwelling 30%

7.5.63 PART OF LOT 17, CONCESSIONS 2 & 3 (NG) 'R1-87'
(500-2002-0005) **(Map 3)**

Notwithstanding Section 6.1(a), (b), (f) and (i) of this By-law, on those lands zoned 'R1-87' shown in heavy outline in Schedule 'A' hereto, the following shall apply:

- (a) LOT FRONTAGE (MINIMUM) 18 metres
- (b) LOT AREA (MINIMUM) 585 square metres
- (c) INTERIOR SIDE YARD (MINIMUM) 1.2 metres
plus 0.5 metres for each additional or partial storey above the first.
Where there is not an attached garage or carport on a lot, the minimum interior side yard on one side shall be 2.5 metres.
- (d) LOT COVERAGE (MAXIMUM)
 - one storey dwelling 40%
 - one and one half storey dwelling 35%
 - two storey dwelling 30%

7.5.64 PART OF LOT 17, CONCESSIONS 2 & 3 (NG) 'R1-88'
(500-2002-0005) **(Map 3)**

Notwithstanding Section 6.1(a), (b), (d), (f) and (i) of this By-law, on those lands zoned 'R1-88' shown in heavy outline in Schedule 'A' hereto, the following shall apply:

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- (a) LOT FRONTAGE (MINIMUM) 20 metres
- except that lot which, on its easterly limit, abuts the turning circle at the end of the temporary cul-de-sac, shall have a minimum lot frontage of 19 metres, measured 6 metres from its northerly lot line.
- (b) LOT AREA (MINIMUM) 650 square metres
- (c) INTERIOR SIDE YARD (MINIMUM) 1.2 metres plus 0.5 metres for each additional or partial storey above the first.
Where there is not an attached garage or carport on a lot, the minimum interior side yard on one side shall be 2.5 metres.
- (d) LOT COVERAGE (MAXIMUM)
- | | |
|------------------------------------|-----|
| - one storey dwelling | 40% |
| - one and one half storey dwelling | 35% |
| - two storey dwelling | 30% |

Further, notwithstanding Sections 2.115, 6.1(c) and Section 6.1(f) for purposes of this by-law, that lot which, on its easterly limit, abuts the turning circle of the temporary cul-de-sac, shall not be considered a corner lot. The front yard shall be measured from the northerly lot line, and the easterly lot line abutting the turning circle shall be deemed an interior side yard.

7.5.65 **PART OF LOTS 13 AND 14, PLAN 168, AND PART OF 'R1-89'**
(500-2008-0004) **WATER LOT IN FRONT OF LOT 2, CONCESSION 9 (G) (Map 6)**
S/S MALONE ROAD

Notwithstanding Sections 7.1 and 7.2, on land shown in heavy outline and designated 'R1-89' in Schedule 'A' attached hereto, the only permitted use shall be a single family dwelling, in the form of a boathouse containing one dwelling unit.

Further, notwithstanding Sections 6.1 (a), (b), (e),

SECTION 7 - LOW DENSITY URBAN RESIDENTIAL (R1) ZONE (cont.)

(f), (g), (i) and (j), the following requirements shall apply:

Lot Frontage (Minimum)	9.68 metres
Lot Area (Minimum)	273 m ² (i)
Rear Yard (Minimum)	nil (ii)
Interior Side Yard (Minimum)	1 metre (ii)
Floor Area, Residential (Minimum)	90 m ²
Lot Coverage (Maximum)	35% (i)
Height of Building (Maximum)	7 metres

(i) Notwithstanding Sections 2.114, 2.118 and 2.119, the calculation of 'lot area' and 'lot coverage' shall include that portion of the property covered by water.

(ii) Notwithstanding any provisions to the contrary, a single family dwelling shall maintain a minimum setback of 1 metre to the rear and side lot lines located within a portion of the property covered by water.

Further, notwithstanding Sections 5.10 and 5.22, a single family dwelling, a dock, an unenclosed deck, and steps may be erected with a nil setback to the annual highwater mark of Lake Simcoe, subject to obtaining final written approval from the Lake Simcoe Region Conservation Authority.

Further, notwithstanding Sections 5.22 and 5.45, a dock, an unenclosed deck, and steps may project into the minimum rear and side yards, provided that a minimum setback of 1 metre is maintained to the rear lot line and a minimum setback of 0.3 metres is maintained to the side lot lines.

Further, notwithstanding Sections 5.28 (a), (b) and (i), the minimum parking space size shall be 2.5 metres by 5.5 metres, and a minimum of two parking spaces shall be provided in a driveway private to the unit and in the front yard.

SECTION 7 - LOW DENSITY URBAN RESIDENTIAL (R1) ZONE (cont.)

"intermediate grades"; and, (2) dividing the sum by the number of "outermost corners" and "intermediate grades" measured. Open decks supported on posts and cantilevered projections are not considered part of a building's foundation for the purpose of this calculation. To be included as an "outermost corner", a foundation projection must be both larger than 0.4 metres in depth and 2.5 metres in width. Any separation of more than 10 metres between "outermost corner" grades must have an "intermediate grade" provided which shall be an elevation measured halfway between each "outermost corner" grade. Further illustration as to how an "average finished grade" shall be calculated is shown on Schedule 'B-41' attached hereto.

- (iii) An "Ecological Buffer" means: "an area of land within a lot, within an Adult Lifestyle Community, comprised of native trees and shrubs designed to provide an edge treatment to the open space blocks and which may include a drainage feature located not closer than 3 metres to the abutting open space blocks".
- (iv) "Equivalent Density" means: "when determining the maximum number of dwelling units, 2 beds in a Retirement Home are the equivalent of 1 single family detached, semi-detached or townhouse dwelling".
- (v) "Forest" means: "a naturally sustainable ecosystem, dominated by trees and other woody vegetation, that provides benefits such as erosion protection, water retention, wildlife habitat and passive recreation".

SECTION 7 - LOW DENSITY URBAN RESIDENTIAL (R1) ZONE (cont.)

- (vi) *"Height" only as it relates to a Residential Dwelling or a model home containing a Loft, shall mean: "the vertical distance of a building or structure measured at the average finished grade and the highest point of the roof".*
- (vii) *A "Landscaped Visual Buffer" means: "an area of land within a lot, within an adult lifestyle community, comprised of trees and shrubs designed to provide a visual buffer to ensure no visibility between the rear yards of the residential lots within the Adult Lifestyle Community and the rear yards of the adjacent existing lots, in accordance with an approved Landscape Plan".*
- (viii) *A "Loft" means: "an area within the roof structure of a one storey dwelling which is open to living space below, does not exceed 1/3 of the ground floor space including garage area, and which may include one of the permitted bedrooms and a washroom".*
- (ix) *A "Private Community Centre" means: "a building and premises used for activities within an adult lifestyle community, including a private community centre and accessory buildings, structures and uses such as an indoor/outdoor swimming pool and multi-use recreation pad, the control of which is vested in a private authority".*
- (x) *"Residential Dwelling" means: "a single family detached, semi-detached or townhouse dwelling, but excludes model homes, which are used for sales purposes only and are not occupied for temporary or permanent residential uses".*

SECTION 7 - LOW DENSITY URBAN RESIDENTIAL (R1) ZONE (cont.)

- (xi) A "Retirement Home" means: "premises that provide accommodation primarily to retired persons where each private bedroom or living unit has a separate private bathroom and separate entrance from a common hall but where common facilities for the preparation and consumption of food are provided, and where common lounges, recreation rooms, and health care facilities, and internal ancillary commercial uses for the residents of the Adult Lifestyle Community may also be provided".
- (xii) "Storey" means: "that portion of the building between any floor and the floors, ceiling or roof next above: i) provided that a portion of the building between any floor and the floors, ceiling or roof next above exceeds 4 m in height it shall be deemed to be 2 storeys unless defined herein as a Loft; and ii) any portion of a building partly below grade level shall not be deemed a storey unless its ceiling is greater than 1 metre above the average finished grade".
- (xiii) "Visitor Parking" means: "with regard to townhouse dwelling units, parking required in addition to the required 2 parking spaces per dwelling unit as set forth herein. Such visitor parking, as set forth herein at 0.25 parking spaces per townhouse dwelling unit, shall be provided as part of a parking lot or as a parking space(s) on the shoulder of a road, other than the main road, within the Adult Lifestyle Community".
- (xiv) Land designated 'R1-91(H)', 'R1-92(H)', 'R1-93(H)', 'R1-94(H)' and 'R1-95(H)' shall not be used for any other purpose than an Adult Lifestyle Community.

SECTION 7 - LOW DENSITY URBAN RESIDENTIAL (R1) ZONE (cont.)

- (500-2006-0009) (xv) No parcel of land, building, or structure within the Adult Lifestyle Community shall be used for the uses permitted herein except in accordance with approved vacant land condominium plan(s) which are in accordance with an approved Master Site Plan, which identifies such matters as residential lots, Landscaped Visual or Ecological Buffers, and common elements.
- (xvi) No Residential Dwelling, Retirement Home or Private Community Centre, including accessory uses buildings or structures contained therein shall be constructed or used except where the site is serviced with municipal water supply and a sewage disposal system and such services are extended to such Dwellings, Retirement Home or Private Community Centre.
- (xvii) A maximum of 4 separate model homes may be constructed prior to a pre-servicing agreement as a sales pavilion, but subject to site plan approval. A sales office may be included in the sales pavilion. In addition, a temporary accessory structure consisting of a two storey gazebo may be permitted, but only in the location of the proposed private community centre/recreation centre, and subject to site plan approval. The temporary entrance from Hedge Road can only be used for access to the sales pavilion and cannot connect to any internal roadway access within the Adult Lifestyle Community. The Hedge Road access shall be terminated at the earliest of the issuance of the first building permit for a Residential Dwelling unit other than the sales pavilion, or two years from the issuance of the first building permit for the sales pavilion.

SECTION 7 - LOW DENSITY URBAN RESIDENTIAL (R1) ZONE (cont.)

- (500-2006-0009) (xviii) With the exception of a temporary access from Hedge Road for the sales pavilion as described in (xvii) above, there shall be no vehicular access to the Adult Lifestyle Community except from Black River Road. However, one emergency vehicle access, with an appropriate barrier, shall be provided for access to Maple Avenue.
- (xix) A building or structure may be erected on a lot fronting on a private road described within a registered plan of condominium within the Adult Lifestyle Community.
- (xx) Notwithstanding any other provision of this By-law, basements and cellars are not permitted on the portions of the lands identified as "areas where excavation into the clayey aquitard may be required" on Schedule 'B-42' attached hereto, until a report prepared by a qualified geotechnical engineer and to the satisfaction of the Town, demonstrates that where excavation into the clayey aquitard is required, each building to be constructed will have, below its foundation, a minimum of: 1 metre of recompacted suitable overburden; 1.5 metres of clayey aquitard; and 2 metres of existing native till ("minimum requirements").

With respect to the other lands beyond those identified as "areas where excavation into the clayey aquitard may be required" on Schedule 'B-42' attached hereto, no basements or cellars shall be constructed which require excavation into the clayey aquitard unless the minimum requirements as noted in the preceding paragraph are also met.

SECTION 7 - LOW DENSITY URBAN RESIDENTIAL (R1) ZONE (cont.)

(500-2006-0009)

Compliance with the minimum requirements shall be ensured by a protocol, (1) the first part of which shall address the lands identified as "areas where excavation into the clayey aquitard may be required" on Schedule 'B-42' and shall require, at a minimum, that each lot within these lands is to be tested, and (2) the second part shall address the other lands not identified on Schedule 'B-42' as "areas where excavation into the clayey aquitard may be required". Such protocol shall have been approved by the Town and be appended to and form part of the condominium agreement.

- (xxi) Notwithstanding any other provision of this By-law, in accordance with the Minutes of Settlement filed with the Ontario Municipal Board on January 30, 2004 as Exhibit #105 (OMB Case File: PL0000549), respecting the Red-Shouldered Hawk ("RSHA"), should the monitoring of the site in 2004, as specified in paragraph 2 of the aforementioned Minutes of Settlement, fail to confirm that there are breeding RSHAs at any of Nests 1,2 or 4, as shown on Schedule 'B-43' attached hereto, the tree in which Nest 2 is located, as shown on Schedule 'B-43', may be cut down in the Fall of 2004, and development may proceed as planned.

However, if breeding RSHAs are confirmed at Nests 1, 2 or 4, as shown on Schedule 'B-43', in accordance with the aforementioned Minutes of Settlement, no construction activity will be permitted on the lands identified as Phase 4, shown on Schedule 'B-43' until all other previous phases are complete and not before August 12, 2007, except for a temporary construction road and

SECTION 7 - LOW DENSITY URBAN RESIDENTIAL (R1) ZONE (cont.)

watermain, located a minimum of 75 metres from Nest 1 and 30 metres from Nests 2 and 4 as shown on Schedule 'B-43', prestressing of the western edge of the land shown on Schedule 'B-43' and the construction of interim storm water swales.

Notwithstanding the above prohibition on construction activity within Phase 4 until August 12, 2007, if for any of the subsequent monitoring years (2005, 2006 or 2007) a monitoring report filed with the Town concludes there is no confirmed breeding evidence of red-shouldered hawks in the vicinity (within 150 metres) of Nests 1, 2 or 4, construction activity in Phase 4 is permitted and the proposed development may proceed as planned.

- (xxii) Residential Dwellings with walk-out basements are not permitted.
- (xxiii) On all lots containing a Residential Dwelling or model home, an attached garage shall not project more than 2 metres beyond the front wall on the ground floor of a dwelling and in no case shall a garage project beyond an unenclosed porch or covered entry feature adjacent to the attached garage.
- (xxiv) An attached garage is required for every Residential Dwelling, excluding a Retirement Home. A Residential Dwelling on a lot which has a frontage of less than 13.7 metres shall have a one car garage only. A Residential Dwelling on a lot which has a frontage of 13.7 metres or greater shall have a two car garage (maximum).

SECTION 7 - LOW DENSITY URBAN RESIDENTIAL (R1) ZONE (cont.)

- (xxv) Except where stated otherwise in this By-law, balconies, unenclosed porches, covered entries and steps, decks, handicap ramps and elevators may be permitted to encroach 1.5 metres into any required front yard or exterior side yard. All other yard encroachments as provided in Section 5.45(a) continue to apply.
- (500-2006-0009) (xxvi) The erection of fences shall not be permitted except in accordance with an approved plan forming part of the condominium agreement detailing the design, height and location of fencing.
- (xxvii) Only wall or roof mounted satellite receiving dishes shall be permitted. Wall mounted satellite receiving dishes shall only be permitted on the rear or interior side yard walls of the dwelling.
- (xxviii) A sanitary sewage pumping station shall be permitted within all residential zones.
- (500-2006-0009) (xxviii) Notwithstanding any other provision herein, references to "lot(s)" within this by-law may also be interpreted as "unit(s)" within the context of a vacant land condominium plan, where applicable.
- (b) PERMITTED USES WITHIN THE 'R1-91(H)' and 'R1-92(H)' ZONES:
- (i) Residential
 - Single Family Detached Dwellings.
 - (ii) Non-Residential
 - Home Occupations
 - Accessory Buildings, Structures and Uses, excluding swimming pools, to any permitted use.

SECTION 7 - LOW DENSITY URBAN RESIDENTIAL (R1) ZONE (cont.)

(c) PERMITTED USES IN 'R1-94(H)' ZONE:

(i) Residential

➤ Single Family Detached Dwellings, subject to the qualification that no basements or cellars are permitted unless:

1) The owner's Engineer completes an environmental study report to the satisfaction of the Council of the Town of Georgina. The environmental study report must evaluate and recommend a method to prevent draw down of the water table and demonstrate that there shall be no adverse impacts as a result of proposed mitigation on adjacent lands. Such report shall include:

- assessing the potential impact on vegetation on lands zoned OS-49, from the drawdown of the water table by foundation drains and service trenches;
- canvassing various methods of mitigation, if required, to preserve the existing seasonal high water table and vegetation of the lands zoned 'OS-49' from the potential drawdown of basement or cellar foundation drains or service trenches associated with the development of the 'R1-94(H)' lands;
- evaluating the impacts of any preferred alternative, to include but not be limited to, any potential decrease in groundwater flows and impairment of the water supply to off-site dug wells, or potential flooding of existing basements, or changes in flow regime of Sibbald Creek;

SECTION 7 - LOW DENSITY URBAN RESIDENTIAL (R1) ZONE (cont.)

- evaluating a preferred mitigation alternative, if mitigation is required or feasible;
- ascertaining the longevity of the preferred mitigation alternative, if mitigation is required; and
- determining the maintenance requirements for the preferred system and who would be responsible for this activity, and assess the need to monitor the preferred alternative.

(ii) Non-Residential

- Home Occupations
- Accessory Buildings, Structures and Uses, excluding swimming pools, to any permitted use.

(d) PERMITTED USES IN 'R1-93(H)' and 'R1-95(H)' ZONES:

i) Residential

- Single Family Detached Dwellings
- Semi-detached Dwellings
- Linked Dwellings
- Townhouse Dwellings
- Within the 'R1-93(H)' Zone, a Retirement Home shall also be permitted.

ii) Non-Residential

- Home Occupations
- Accessory Buildings, Structures and Uses, excluding swimming pools, to any permitted use, with the exception of a swimming pool accessory to a Retirement Home.

SECTION 7 - LOW DENSITY URBAN RESIDENTIAL (R1) ZONE (cont.)

(e) ZONE REQUIREMENTS FOR THE 'R1-91(H)', 'R1-92(H)', 'R1-93(H)', 'R1-94(H)' and 'R1-95(H)' ZONES:

<p>(i) Maximum number of Residential Dwellings or Equivalent Density permitted collectively within the 'R1-91(H)', 'R1-92(H)', 'R1-93(H)', 'R1-94(H)', and 'R1-95(H)' zones shall not exceed 320 and shall not be less than 230.</p>	
<p>(ii) A Retirement Home shall only be permitted in the 'R1-93(H)' zone and may not be constructed until such time as a minimum of 150 Residential Dwelling Units have been constructed within the Adult Lifestyle Community.</p>	
<p>(iii) Maximum number of beds permitted in a Retirement Home shall not exceed 150.</p>	
<p>(iv) Maximum number of Townhouse Dwelling units.</p>	32
<p>(v) Maximum number of bedrooms in a Single Family Detached, Semi-Detached, Linked Dwelling, or Townhouse Dwelling shall be two.</p>	
<p>(vi) Minimum setback of Retirement Home from Hedge Road</p>	450 metres
<p>(vii) Minimum width of Landscaped Visual Buffer</p>	3 metres
<p>(viii) Minimum width of an Ecological Buffer abutting lands zoned 'OS-49' and 'OS-51'</p>	6 metres

SECTION 7 - LOW DENSITY URBAN RESIDENTIAL (R1) ZONE (cont.)

(ix) Minimum setback of Retirement Home/Townhouse Dwelling from a Residential zoned lot to the west of the Adult Lifestyle Community	30 metres
(x) Lot Frontage (minimum) - Single Family Detached Dwelling 'R1-91(H)' 'R1-92(H)' and 'R1-94(H)' 'R1-93(H)' and 'R1-95(H)'	18 metres 15 metres 12 metres
(xi) Lot Frontage (minimum) - Semi-detached or Linked Dwelling 'R1-93(H)' and 'R1-95(H)'	10 metres
(xii) Lot Frontage (minimum) - Retirement Home 'R1-93(H)'	30 metres
(xiii) Lot Frontage (minimum) - Townhouse Dwelling Unit 'R1-93(H)' and 'R1-95(H)'	7 metres
(xiv) Minimum number of lots having lot frontages of 13.7 metres or more.	176
(xv) Lot Area (minimum) - Single Family Detached Dwelling 'R1-91(H)', 'R1-92(H)' and 'R1-94(H)' 'R1-93(H)' and 'R1-95(H)'	450 m ² 335 m ²
(xvi) Lot Area (minimum) - Semi-detached or Linked Dwelling 'R1-93(H)', and 'R1-95(H)'	300 m ²

SECTION 7 - LOW DENSITY URBAN RESIDENTIAL (R1) ZONE (cont.)

<p>(xvii) Lot Area (minimum) - Retirement Home Site 'R1-93(H)'</p>	<p>900 m², plus 95 m² for first eight beds and for each bed thereafter</p>
<p>(xviii) Lot Area (minimum) - Townhouse Dwelling Unit 'R1-93(H)' and 'R1-95(H)'</p>	<p>196 m²</p>
<p>(xix) Front Yard (minimum) - Single Family Detached, Semi-detached, Linked, or Townhouse Dwelling Unit - except that where an attached garage is located in the front yard, the minimum front yard for the garage shall be 6 metres (minimum)</p>	<p>4 metres</p>
<p>(xx) Front Yard (minimum) - Retirement Home</p>	<p>7.5 metres</p>
<p>(xxi) Exterior Side Yard (minimum) - Single Family Detached, Semi-detached, Linked, or Townhouse Dwelling Unit - except that where an attached garage is located in the exterior side yard, the minimum exterior side yard for the garage shall be 6 metres (minimum)</p>	<p>3 metres</p>
<p>(xxii) Exterior Side Yard (minimum) - Retirement Home</p>	<p>7.5 metres</p>

SECTION 7 - LOW DENSITY URBAN RESIDENTIAL (R1) ZONE (cont.)

<p>(xxiii) Rear Yard (minimum)</p> <p>'R1-91(H)' and 'R1-92(H)'</p> <p>'R1-94(H)'</p> <p>'R1-93(H)' and 'R1-95(H)'</p>	<p>9 metres</p> <p>9 metres except that a reduced Rear Yard of 8 m shall be permitted for a maximum of 50% of the width of each individual Residential Dwelling Unit</p> <p>6.5 metres except, where it abuts a Retirement Home it shall be 9 metres</p>
<p>(xxiv) Rear Yard Width (minimum)</p> <p>'R1-91(H)'</p>	<p>18 metres</p>

SECTION 7 - LOW DENSITY URBAN RESIDENTIAL (R1) ZONE (cont.)

<p>(xxv) Interior Side Yard (minimum)</p> <p>'R1-91(H)', 'R1-92(H)' and 'R1-94(H)'</p> <p>'R1-93(H)' and 'R1-95(H)'</p>	<p>1.2 metres</p> <p>1.2 metres one side, 0.6 metres other side; 1.8 metres (min.) between Residential Dwellings</p>
<p>The minimum interior side yard between a pair of Semi-Detached Dwellings or Townhouse Dwelling Units shall be nil, and between a pair of Linked Dwellings, 1.2 metres, for that portion of a Residential Dwelling above grade. The minimum interior side yard for a Retirement Home shall be 7.5 metres.</p>	
<p>(xxvi) Floor Area (minimum) of Residential Dwelling</p>	<p>100 m²</p>
<p>(xxvii) Floor Area (minimum) of a bedroom within a Retirement Home</p>	<p>18 m²</p>
<p>(xxviii) Landscaped Open Space (minimum) - Retirement Home Site</p>	<p>30%</p>
<p>(xxix) Height of Buildings (maximum)</p> <ul style="list-style-type: none"> - Residential Dwellings 'R1-91(H)' and 'R1-92(H)' 'R1-93(H)', 'R1-94(H)' and 'R1-95(H)' - Retirement Home - Accessory Building 	<p>8.5 metres</p> <p>9.5 metres</p> <p>11 metres</p> <p>4.5 metres</p>

SECTION 7 - LOW DENSITY URBAN RESIDENTIAL (R1) ZONE (cont.)

(xxx) Maximum Number of Storeys -Residential Dwellings -Retirement Home	1, plus a loft 2
(xxxi) Minimum Number of Parking Spaces per Residential Dwelling Unit	2
(xxxii) Minimum Number of Visitor Parking Spaces per Townhouse Dwelling Unit	0.25
(xxxiii) Minimum Number of parking spaces per bed in a Retirement Home No additional parking is required for any non-residential use within a Retirement Home	0.75

(f) HOLDING ZONE PROVISIONS:

Notwithstanding the provisions set forth above, while the '(H)' Holding symbol is in place, no person shall within the lands zoned 'R1-91(H)', 'R1-92(H)', 'R1-93(H)', 'R1-94(H)', and 'R1-95(H)' in Schedule 'A' attached hereto, use any lot or erect, alter or use any buildings or structures for any purpose except those permitted by Zoning By-law Number 500, as amended, as of the date of the enactment of this By-law, with the exception of four model homes within the 'R1-95(H)' zone which may be used as part of the sales program but may not be occupied until the (H) symbol is removed. No extension or enlargement of the uses which existed on the date of the enactment of this By-law shall occur unless an amendment to this By-law is approved by the Council of the Corporation of the Town of Georgina and comes into full force and effect.

SECTION 7 - LOW DENSITY URBAN RESIDENTIAL (R1) ZONE (cont.)

Pursuant to Section 36 of the Planning Act, R.S.O. 1990 as amended, Council shall enact a by-law to remove the '(H)' Holding symbol from the lands zoned 'R1-91(H)', 'R1-92(H)', 'R1-93(H)', 'R1-94(H)', and 'R1-95(H)', or any part thereof, under the following circumstances;

(500-2006-0009)

(i) For first 150 Residential Dwelling Units, upon

- adequate water and sewer capacity being made available for the Subject Lands;
- approval of a Master Site Plan and Development Phasing Plan;
- approval of vacant land condominium plan(s); and
- full compliance with all required studies and agreements, financial and otherwise, executed between the owner(s) and the Town of Georgina and Region of York, governing the respective phase of development.

(ii) For Residential Dwelling Units beyond 150 Residential Dwelling Units, upon

- all matters as set forth in f)(i) above;
- occupancy of the first 100 Residential Dwelling Units, and the developer retaining a qualified consultant to conduct a demographic study demonstrating to the satisfaction of the Town, in consultation with the Public School Board that the average number of persons per Residential Dwelling Unit does not exceed 2 and that 75% of the residents are 50 years of age and older; and

SECTION 7 - LOW DENSITY URBAN RESIDENTIAL (R1) ZONE (cont.)

within the 'R1-97(H)' zone may include, but shall not be limited to: an automated bank teller outlet machine, an administrative and professional office, a health and fitness room, a games room, a library, a kitchen and dining facility for special functions within the adult lifestyle community, personal services shops, recreational multi-use pad, indoor/outdoor swimming pool and parking.

A building or structure may be constructed on lot fronting on a private road as described within a plan of condominium.

(b) ZONE REQUIREMENTS:

The following zone requirements shall apply to those lands designated 'R1-97(H)':

(i) Parking Spaces per 95 square metres of Non-Residential Floor Area, (a swimming pool and hot tub, not including change rooms and other support facilities, are excluded from the calculation of floor area)	4
(ii) Minimum width of Landscaped Visual Buffer abutting a lot adjacent to the community	5 metres
(ii) Lot Frontage on Hedge Road (minimum)	70 metres
(iii) Lot Area (minimum)	0.9 ha
(iv) Front Yard (minimum)	20 metres
(v) Rear Yard (minimum)	8 metres

SECTION 7 - LOW DENSITY URBAN RESIDENTIAL (R1) ZONE (cont.)

(vi) Interior Side Yard (minimum)	
Private community centre	15 metres
Indoor/outdoor pool	10 metres
Multi-use Recreation Pad	6 metres
Accessory Buildings and Structures	5 metres
(viii) Ground floor Area of Private community centre (maximum)	745 m2, excluding area of one storey attached building for the indoor/outdoor swimming pool.
(ix) Height of Building (maximum)	11 metres
(x) Maximum number of storeys	2
(xi) Balconies, unenclosed porches, covered entries and steps, decks, handicap ramps and elevators may be permitted to encroach 3 metres into any required front yard.	

(c) HOLDING ZONE PROVISIONS:

Notwithstanding the provisions set forth above, while the '(H)' Holding symbol is in place, no person shall, within the lands zoned 'R1-97(H)' in Schedule 'A' attached hereto, use any lot or erect, alter or use any buildings or structures for any purpose except those permitted by Zoning By-law Number 500, as amended, as of the date of the enactment of this By-law. No extension or enlargement of the uses which existed on the date of the enactment of this

SECTION 7 - LOW DENSITY URBAN RESIDENTIAL (R1) ZONE (cont.)

By-law shall occur unless an amendment to this By-law is approved by the Council of the Corporation of the Town of Georgina and comes into full force and effect.

Pursuant to Section 36 of the Planning Act, R.S.O. 1990 as amended, Council shall enact a by-law to remove the '(H)' Holding symbol from the lands zoned 'R1-97(H)', under the following circumstances;

- approval of a Master Site Plan and Development Phasing Plan;
- approval of detailed site plans;
- full compliance with all required studies and agreements, financial and otherwise, executed between the owner(s) and the Town of Georgina and Region of York, governing the respective phase of development.

7.5.70 **PART OF LOT 3, PLAN 247** **'R1-98'**
(500-2005-0001) **S/S LAKE DRIVE EAST** **(Map 6)**

Notwithstanding Section 7.1, one additional dwelling unit shall be permitted within a single family dwelling on land shown in heavy outline and designated 'R1-98' in Schedule 'A' attached hereto.

7.5.71 **PART OF LOT 3, PLAN 247** **'R1-99'**
(500-2005-0001) **N/S METRO ROAD NORTH** **(Map 6)**

Notwithstanding Section 7.1, one accessory apartment shall be permitted within a single family dwelling on land shown in heavy outline and designated 'R1-99' in Schedule 'A' attached hereto. Furthermore, the floor area of the accessory apartment shall not exceed 65 square metres and a minimum of two parking spaces shall be provided for the accessory apartment.

SECTION 7 - LOW DENSITY URBAN RESIDENTIAL (R1) ZONE (cont.)

- d) Notwithstanding Section 5.45 (a) as it applies to yard encroachments for Unenclosed Porches and Steps in the required front and exterior side yard areas, Unenclosed Porches are permitted to encroach 2.5 metres into any required front yard or exterior side yard with an additional 0.5 metre encroachment permitted for steps. All other yard encroachments as provided in Section 5.45 (a) within By-law Number 500, as amended, continue to apply.

- e) Notwithstanding the provisions of Section 5.12, the erection of fences on residential lots shall be subject to the following:
 - i) Fences not exceeding 2 metres in height are permitted in the rear yard as well as within the back half of the interior side yard. Such fences are exempt from minimum yard requirements. Any fence within the above noted yards that exceeds 2 metres in height must be erected in compliance with the minimum yard requirements for the appropriate zone.
 - ii) Fences are permitted in the front and exterior side yards as well as the front half of the interior side yard provided such fence does not exceed 0.9 metres in height. Such fences are exempt from the minimum yard requirements of the by-law.
 - iii) Notwithstanding ii) above, where the front yard abuts the rear yard or back half of the interior side yard of an abutting residential lot, fences not exceeding 2 metres in height are permitted.
 - iv) Notwithstanding i) and ii) above, where a lot abuts a commercial or institutional zone, a fence may be erected in the commercial or institutional zone to a height not exceeding 3.0 metres.

SECTION 7 - LOW DENSITY URBAN RESIDENTIAL (R1) ZONE (cont.)

TO GARAGE	5.8 ⁴
TO DWELLING	4.0 ^{4,7}
EXTERIOR SIDE YARD (MINIMUM) M.	2.4 ^{4,5,6}
REAR YARD (MINIMUM) M.	6.0
INTERIOR SIDE YARD (MINIMUM) M.	0.6 AND 1.2

- ¹ Permitted Use - S = Single Family Dwelling
- ² Except that in the case of a corner lot the minimum lot frontage shall be 14.9 metres.
- ³ Except that in the case of a corner lot the minimum lot area shall be 370 square metres.
- ⁴ The minimum setback for any building or structure to a sight triangle shall be 0.6 metres.
- ⁵ Except where a driveway, providing access to an attached garage or carport, is located in the exterior side yard, the minimum exterior side yard for the garage or carport shall be 5.8 metres.
- ⁶ The minimum exterior side yard setback shall be 3.0 metres if the exterior side yard abuts a road having a width of 23 metres or greater.
- ⁷ Where there is no sidewalk crossing the front yard, the minimum front yard setback may be reduced to 3.0 metres, provided the minimum rear yard setback is 7.0 metres.
- b) Notwithstanding Section 2.230, in areas zoned 'R1-109(WS)(H)' on Schedule 'A' hereto, in the case of a corner lot in a residential zone where a sight triangle forms part of the street, the portion of the sight triangle forming part of the lot line shall not be deemed to be a front lot line or a side lot line for purposes of calculating Minimum Front

SECTION 7 - LOW DENSITY URBAN RESIDENTIAL (R1) ZONE (cont.)

or Minimum Exterior Side Yards. For purposes of such calculations, the Exterior Side Lot Line and Front Lot Line shall be deemed to be the continued projection of the Exterior Side Lot Line and Front Lot Line so that they would intersect at a point.

- c) Notwithstanding Section 5.28(b), in the areas zoned R1-109(WS)(H) on Schedule 'A' hereto, a minimum of three parking spaces per dwelling unit shall be provided. Parking shall be allowed in a garage and in a driveway, private to the unit, leading to a garage which may be located in the front yard or in the exterior side yard in the case where a garage is accessed by a driveway crossing an exterior side lot line. Every lot shall provide a garage.
- d) Notwithstanding Section 5.28(i), as it applies to the minimum distance between a driveway and the intersection of street lines, in areas zoned 'R1-109(WS)(H)' on Schedule 'A' hereto, driveways shall be located no closer than 0.6 metres from any required sight triangle and 0.9 metres from the interior side lot line.
- (500-2007-0009) e) Notwithstanding Section 5.35, in the areas zoned R1-109(WS)(H) on Schedule 'A' hereto, where local street lines intersect, a 5 metre sight triangle shall be required to be maintained in accordance with the provisions of Section 5.35(b).
- f) Notwithstanding Section 5.45(a) as it applies to yard encroachments for Balconies, Unenclosed Porches and Steps, Decks, Handicap Ramps and Elevators in the required front yard and exterior side yard areas in areas zoned 'R1-109(WS)(H)' on Schedule 'A' hereto, such encroachments may be permitted to encroach 1.5 metres into any required front yard or exterior side yard with an additional encroachment

SECTION 7 - LOW DENSITY URBAN RESIDENTIAL (R1) ZONE (cont.)

permitted for steps provided they are not located any closer than 0.9 metres to the front lot line or exterior side lot line. All other yard encroachments as provided in Section 5.45(a) within By-Law Number 500, as amended, continue to apply.

g) Notwithstanding the provisions of Section 5.12, the erection of fences on residential lots or blocks within lands zoned R1-109(WS)(H) on Schedule 'A' hereto, shall be subject to the following:

i) Fences not exceeding 2 metres in height are permitted in the side and rear yards only. Such fences are exempt from the minimum yard provision of the by-law.

ii) Any fence within the side or rear yard that exceeds 2 metres in height must be erected in compliance with the minimum yard requirements for the appropriate zone.

iii) Notwithstanding ii) above, where the front yard abuts a side yard or a rear yard of an abutting residential lot, fences not exceeding 2 metres in height are permitted.

iv) Notwithstanding i) and ii) above, where a lot or block zoned commercial or institutional abuts a lot or block zoned residential, a fence may be erected in the commercial or institutional zone to a height not exceeding 3.0 metres

(500-2007-0009) h) Notwithstanding Section 5.34 (b) insofar as it affects the lands zoned 'R1-109(WS)(H)' on Schedule 'A' hereto, only wall or roof mounted satellite receiving dishes shall be permitted. Wall mounted satellite receiving dishes shall only be permitted on the rear or interior side walls of the dwelling.

SECTION 7 - LOW DENSITY URBAN RESIDENTIAL (R1) ZONE (cont.)

7.5.81 PART OF LOTS 2 AND 3, 'R1-110 (WS)(H)'
 (500-2005-0023) CONCESSION 3(NG) (Maps 1 and 2)
 (500-2007-0009)

a) Notwithstanding Section 6.1 (a), (b), (c), (d), (e), (f), (i) insofar as it affects the lands zoned 'R1-110(WS)(H)' on Schedule 'A' hereto, the following zone requirements shall apply:

ZONE	R1-110(WS)(H)
PERMITTED USE ¹	S
ZONE REQUIREMENT	
LOT FRONTAGE (MINIMUM) M.	12.2 ²
LOT AREA (MINIMUM) SQ. M.	310 ³
FRONT YARD (MINIMUM) M.	
TO GARAGE	5.8 ⁴
TO DWELLING	4.0 ^{4,7}
EXTERIOR SIDE YARD (MINIMUM) M.	2.4 ^{4,5,6}
REAR YARD (MINIMUM) M.	6.0
INTERIOR SIDE YARD (MINIMUM) M.	0.6 AND 1.2

¹ Permitted Use - S = Single Family Dwelling

² Except that in the case of a corner lot the minimum lot frontage shall be 13.4 metres.

³ Except that in the case of a corner lot the minimum lot area shall be 330 square metres.

⁴ The minimum setback for any building or structure to a sight triangle shall be 0.6 metres.

⁵ Except where a driveway, providing access to an attached garage or carport, is located in the exterior side yard, the minimum exterior side yard for the garage or carport shall be 5.8 metres.

⁶ The minimum exterior side yard setback shall be 3.0 metres if the exterior side yard abuts a road having a width of 23 metres or greater.

⁷ Where there is no sidewalk crossing the front

SECTION 7 - LOW DENSITY URBAN RESIDENTIAL (R1) ZONE (cont.)

yard, the minimum front yard setback may be reduced to 3.0 metres, provided the minimum rear yard setback is 7.0 metres.

- b) Notwithstanding Section 2.230, in areas zoned 'R1-110(WS)(H)' on Schedule 'A' hereto, in the case of a corner lot in a residential zone where a sight triangle forms part of the street, the portion of the sight triangle forming part of the lot line shall not be deemed to be a front lot line or a side lot line for purposes of calculating Minimum Front or Minimum Exterior Side Yards. For purposes of such calculations, the Exterior Side Lot Line and Front Lot Line shall be deemed to be the continued projection of the Exterior Side Lot Line and Front Lot Line so that they would intersect at a point.
- c) Notwithstanding Section 5.28(b), in the areas zoned 'R1-110(WS)(H)' on Schedule 'A' hereto, a minimum of three parking spaces per dwelling unit shall be provided. Parking shall be allowed in a garage and in a driveway, private to the unit, leading to a garage which may be located in the front yard or in the exterior side yard in the case where a garage is accessed by a driveway crossing an exterior side lot line. Every lot shall provide a garage.
- d) Notwithstanding Section 5.28(i), as it applies to the minimum distance between a driveway and the intersection of street lines, in areas zoned 'R1-110(WS)(H)' on Schedule 'A' hereto, driveways shall be located no closer than 0.6 metres from any required sight triangle and 0.9 metres from the interior side lot line.
- (500-2007-0009) e) Notwithstanding Section 5.35, in the areas zoned 'R1-110(WS)(H)' on Schedule 'A' hereto, where local street lines intersect, a 5 metre sight triangle shall be required to be

SECTION 7 - LOW DENSITY URBAN RESIDENTIAL (R1) ZONE (cont.)

maintained in accordance with the provisions of Section 5.35(b).

- f) Notwithstanding Section 5.45(a) as it applies to yard encroachments for Balconies, Unenclosed Porches and Steps, Decks, Handicap Ramps and Elevators in the required front yard and exterior side yard areas in areas zoned 'R1-110(WS)(H)' on Schedule 'A' hereto, such encroachments may be permitted to encroach 1.5 metres into any required front yard or exterior side yard with an additional encroachment permitted for steps provided they are not located any closer than 0.9 metres to the front lot line or exterior side lot line. All other yard encroachments as provided in Section 5.45(a) within By-Law Number 500, as amended, continue to apply.

- g) Notwithstanding the provisions of Section 5.12, the erection of fences on residential lots or blocks within lands zoned 'R1-110(WS)(H)' on Schedule 'A' hereto, shall be subject to the following:
 - i) Fences not exceeding 2 metres in height are permitted in the side and rear yards only. Such fences are exempt from the minimum yard provisions of the by-law. Any fence within the side or rear yard that exceeds 2 metres in height must be erected in compliance with the minimum yard requirements for the appropriate zone.
 - ii) Fences are permitted in the front yard area provided such fence does not exceed 0.9 metres in height. Such fences are exempt from the minimum yard requirements of the by-law.
 - iii) Notwithstanding ii) above, where the front yard abuts a side yard or a rear yard of an abutting residential lot, fences not exceeding 2 metres in height

SECTION 7 - LOW DENSITY URBAN RESIDENTIAL (R1) ZONE (cont.)

are permitted.

iv) Notwithstanding i) and ii) above, where a lot or block zoned commercial or institutional abuts a lot or block zoned residential, a fence may be erected in the commercial or institutional zone to a height not exceeding 3.0 metres.

h) Notwithstanding Section 5.34 (b) insofar as it affects the lands zoned 'R1-110(WS)(H)' on Schedule 'A' hereto, only wall or roof mounted satellite receiving dishes shall be permitted. Wall mounted satellite receiving dishes shall only be permitted on the rear or interior side walls of the dwelling.

7.5.82
(500-2006-0001)

BLOCK 114, PLAN 65M-3270

'R1-111'
(Map 2)

Notwithstanding Sections 5.45 (a), 6.1 (a), (b), (c), (f) and (i) on those lands shown in heavy outline and designated 'R1-111' in Schedule 'A' attached hereto, the following zone standards shall apply:

- (i) Unenclosed porches are permitted to encroach 2.5 metres into any required front yard or exterior side yard with an additional 0.5 metre encroachment permitted for steps.
- (ii) LOT FRONTAGE (MINIMUM) 15 metres
- except that in the case of a corner lot, the minimum lot frontage shall be 18 metres
- (iii) LOT AREA (MINIMUM) 450 sq. metres
- except that in the case of a corner lot, the minimum lot area shall be 540 sq. metres
- (iv) FRONT YARD (MINIMUM)
 - Dwelling 5.5 metres
 - Garage 6 metres

SECTION 7 - LOW DENSITY URBAN RESIDENTIAL (R1) ZONE (cont.)

- (v) INTERIOR SIDE YARD (MINIMUM)
 - 1.2 metres plus 0.5 metres for each additional or partial storey above the second
- (vi) LOT COVERAGE (MAXIMUM)
 - One storey dwelling 40%
 - One and One half or two storey dwelling 35%

Further, each lot shall provide an attached garage. The garage shall not project more than 2.5 metres forward from either the ground or second floor main wall of the dwelling.

7.5.83
(500-2006-0001)

BLOCK 114, PLAN 65M-3270

'R1-112'
(Map 2)

Notwithstanding Sections 5.45 (a), 6.1 (a), (b), (c), (f) and (i) on those lands shown in heavy outline and designated 'R1-112' in Schedule 'A' attached hereto, the following zone standards shall apply:

- (i) Unenclosed porches are permitted to encroach 2.5 metres into any required front yard or exterior side yard with an additional 0.5 metre encroachment permitted for steps.
- (ii) LOT FRONTAGE (MINIMUM) 12 metres
 - except that in the case of a corner lot, the minimum lot frontage shall be 15 metres
- (iii) LOT AREA (MINIMUM) 360 sq. metres
 - except that in the case of a corner lot, the minimum lot area shall be 450 sq. metres
- (iv) FRONT YARD (MINIMUM)
 - Dwelling 5.5 metres
 - Garage 6 metres

SECTION 7 - LOW DENSITY URBAN RESIDENTIAL (R1) ZONE (cont.)

- (v) INTERIOR SIDE YARD (MINIMUM)
 - 1.2 metres plus 0.5 metres for each additional or partial storey above the second

- (vi) LOT COVERAGE (MAXIMUM)
 - One storey dwelling 40%
 - One and One half or two storey dwelling 35%

Further, each lot shall provide an attached garage. The garage shall not project more than 2.5 metres forward from either the ground or second floor main wall of the dwelling.

7.5.84
(500-2006-0001)
(500-2007-0023)

BLOCK 114, PLAN 65M-3270

'R1-113'
(Map 2)

Notwithstanding Sections 5.45 (a), 6.1 (a), (b), (c), (f) and (i) on those lands shown in heavy outline and designated 'R1-113' in Schedule 'A' attached hereto, the following zone standards shall apply:

- (i) Unenclosed porches are permitted to encroach 2.5 metres into any required front yard or exterior side yard with an additional 0.5 metre encroachment permitted for steps.

- (ii) LOT FRONTAGE (MINIMUM) 15 metres
 - except that in the case of a corner lot, the minimum lot frontage is 18 metres

 - ** except that in the case of an interior lot fronting onto an extension of Roselm Avenue, the minimum lot frontage shall be 12 metres

 - ** except that in the case of a lot having frontage on Fairwood Drive and flankage on an extension of Roselm Avenue the minimum lot frontage shall be 15 metres

SECTION 7 - LOW DENSITY URBAN RESIDENTIAL (R1) ZONE (cont.)

(iii) LOT AREA (MINIMUM) 450 sq. metres
- except that in the case of
a corner lot, the minimum lot
area is 540 sq. metres

** except that in the case of an
interior lot fronting onto an
extension of Roselm Avenue, the
minimum lot area shall be 360 sq. metres

** except that in the case of a
lot having frontage on Fairwood
Drive and flankage on an extension
of Roselm Avenue, the minimum
lot area shall be 450 sq. metres

(iv) FRONT YARD (MINIMUM)
- Dwelling 5.5 metres
- Garage 6 metres

(v) INTERIOR SIDE YARD (MINIMUM)
- 1.2 metres plus 0.5 metres for each
additional or partial storey above the second

(vi) LOT COVERAGE (MAXIMUM)
- One storey dwelling 40%
- One and One half or two storey dwelling 35%

Further, each lot shall provide an attached garage.
The garage shall not project more than 2.5 metres
forward from either the ground or second floor main
wall of the dwelling.

7.5.85 PART OF LOT 3, CONCESSION 7 (G) 'R1-114'
(500-2006-0018) S/S BLACK RIVER ROAD 'R1-114(H)'
(Map 7)

a) Notwithstanding Section 6.1 (a), (b), (c), (d),
(e), (f) and (i), the following requirements
shall apply:

SECTION 7 - LOW DENSITY URBAN RESIDENTIAL (R1) ZONE (cont.)

Lot Frontage (Minimum) Interior Lot Corner Lot	11 metres 14 metres
Lot Area (Minimum) Interior Lot Corner Lot	330 m ² 420 m ²
Front Yard (Minimum) To Attached Garage To Dwelling	5.7 metres (i) (ii) 2.4 metres (i) (ii)
Exterior Side Yard (Minimum) To Attached Garage To Dwelling	5.7 metres (i) (ii) 2.4 metres (i) (ii)
Rear Yard (Minimum) Bungalow Multi-Storey	6.5 metres 7.5 metres
Interior Side Yard (Minimum)	0.6 and 1.2 metres

(i) The minimum setback for any building or structure to a sight triangle shall be 0.6 metres.

(ii) No attached garage shall project more than 2.5 metres forward from either the ground or second floor main wall of the dwelling.

b) Notwithstanding the provisions of Section 5.12, the erection of fences on residential lots shall be subject to the following:

i) Fences not exceeding 2 metres in height are permitted in the rear yard as well as within the back half of the interior side yard. Such fences are exempt from the minimum yard requirements. Any fence within the above noted yards that exceeds 2 metres in height must be erected in compliance with the minimum yard requirements for the appropriate zone.

ii) Fences are permitted in the front and exterior side yards as well as the front half of the interior side yard provided such fence does not exceed 0.9 metres in height. Such fences are exempt from the minimum yard

SECTION 7 - LOW DENSITY URBAN RESIDENTIAL (R1) ZONE (cont.)

requirements of the by-law.

- iii) Notwithstanding ii) above, where the front yard abuts the rear yard or back half of the interior side yard of an abutting residential lot, fences not exceeding 2 metres in height are permitted along the common lot line.
- c) Notwithstanding Section 5.28 (b), a minimum of two parking spaces per dwelling unit shall be provided, one of which may be in a driveway private to the unit and leading to an attached garage in the front yard or in the exterior side yard. Every lot shall provide an attached garage.
- d) Notwithstanding Section 5.28 (h) and (i), driveways shall be located no closer than 0.6 metres from any required sight triangle and 0.9 metres from the interior side lot line. Furthermore, the maximum width of a driveway shall be 5.5 metres.
- e) Notwithstanding Section 5.45 (a) as it applies to yard encroachments for Unenclosed Porches and Steps in the required front and exterior side yard areas, unenclosed porches are permitted to encroach 1.5 metres into any required front yard or exterior side yard with an additional encroachment permitted for steps provided they are not located closer than 0.9 metres to the front lot line or exterior side lot line. All other yard encroachments as provided in Section 5.45 (a) within By-law Number 500, as amended, continue to apply.
- f) Notwithstanding any other provision herein, while the '(H)' Holding symbol is in place on lands shown in heavy outline and designated 'R1-114 (H)' in Schedule 'A' attached hereto, no buildings or structures shall be permitted to be erected. Pursuant to Section 36 of the Planning Act, R.S.O. 1990 as amended, Council

SECTION 7 - LOW DENSITY URBAN RESIDENTIAL (R1) ZONE (cont.)

additional or partial storey above the second

- (iv) LOT COVERAGE (MAXIMUM)
 - One storey dwelling 40%
 - One and one half or two storey dwelling 35%
 - Three storey 30%
- (v) HEIGHT 11 metres
 - with the exception that on those lands zoned 'R1-119' only a one storey dwelling shall be permitted.
- (vi) Each lot shall provide an attached garage. The garage shall not project more than 2.5 metres forward from either the ground or second floor main wall of the dwelling.
- (vii) Notwithstanding the yard provisions noted above, a dwelling shall not encroach into the hatched area shown in Schedule 'B-57' hereto, and zoned 'R1-119'.

7.5.88 **LOT 11 AND BLOCK 'B', PLAN 168** **'R1-120'**
(500-2007-0015) **N/S MALONE ROAD** **(Map 6)**

Notwithstanding Section 2.22, on land shown in heavy outline and designated 'R1-120' in Schedule 'A' attached hereto, a '*bed and breakfast residence*' shall be defined as "means a single family dwelling licensed as a bed and breakfast residence, in which a maximum of five guest bedrooms are let by the resident owner, up to a maximum of fifteen consecutive days, to members of the travelling public. Meals may be provided for the temporary residents within the single family dwelling."

Further, notwithstanding Section 5.28 (a) and (h), required parking spaces for a bed and breakfast residence may be provided within the minimum front yard, and shall be a minimum of 2.75 metres X 5.7 metres in size where the angle to aisle is not parallel.

SECTION 7 - LOW DENSITY URBAN RESIDENTIAL (R1) ZONE (cont.)

Corner Lot	15.8 metres	18 metres
Lot Area (Minimum)		
Interior Lot	384 m ²	450 m ²
Corner Lot	474 m ²	540 m ²
Front Yard (Minimum)		
To Attached Garage	6 metres (i)	6 metres (i)
To Dwelling	5 metres (i)	5 metres (i)
Exterior Side Yard (Minimum)	4 metres (i)(ii)	4 metres (i)(ii)
Rear Yard (Minimum)	7.5 metres	7.5 metres
Interior Side Yard (Minimum)	1.2 metres, plus 0.5 metres for each additional or partial storey above the second (iii)	1.2 metres, plus 0.5 metres for each additional or partial storey above the second (iii)
Lot Coverage (Maximum)	Not Applicable	Not Applicable

- (i) The minimum setback for the main wall of a dwelling to a sight triangle which forms part of the street shall be 2.5 metres, and the minimum setback for any other building or structure to a sight triangle which forms part of the street shall be 0.6 metres.
 - (ii) Pursuant to By-law Number 2004-0078 (PWO-2), as amended, no entrance shall be permitted to provide access to the exterior flankage of a corner lot.
 - (iii) Where there is a detached garage in the rear yard of a lot, the minimum interior side yard on the side providing access to a detached garage shall be 3.5 metres.
- b) Notwithstanding Sections 5.28 (h) and (i), and any other provisions to the contrary, the following additional requirements shall apply to garages, driveways, and parking areas:
- i) Every lot shall provide a garage.
 - ii) The minimum interior dimensions of a garage shall be 4.5 metres in width by 5.7 metres in length. Furthermore, the maximum interior garage width shall be 6 metres.

SECTION 7 - LOW DENSITY URBAN RESIDENTIAL (R1) ZONE (cont.)

- iii) No encroachments shall be permitted into a required parking space located within a garage, save and except for one step (2 risers) into the minimum garage length.
 - iv) No attached garage shall project into the front yard more than 1 metre beyond the most distant point of any wall of the dwelling facing the street at the ground floor level, or more than 2 metres beyond the most distant point of any wall of the dwelling facing the street at the ground floor level where there is a covered unenclosed porch or entry feature. In no case shall an attached garage project forward beyond a covered unenclosed porch or entry feature adjacent to the attached garage.
 - v) In the case of a dwelling with an attached garage, no part of any driveway or parking area in the front yard shall be located closer than 0.6 metres from a sight triangle and 0.9 metres from a side lot line. Furthermore, the maximum width of a driveway or parking area in the front yard shall be the interior width of the attached garage on the lot, plus 0.5 metres.
 - vi) In the case of a lot with a detached garage in the rear yard, no part of any driveway or parking area shall be located closer than 0.9 metres from a side lot line. Furthermore, the minimum width of a driveway leading to a parking area and a detached garage in the rear yard shall be 2.5 metres, and the maximum width of a driveway or parking area in the front yard shall be 3 metres.
- c) Notwithstanding the provisions of Section 5.12, the erection of fences on residential lots

SECTION 7 - LOW DENSITY URBAN RESIDENTIAL (R1) ZONE (cont.)

shall be subject to the following:

- i) Fences not exceeding 2 metres in height are permitted in the rear yard, as well as within the back half of the interior side yard. Such fences are exempt from the minimum yard requirements. Any fence within the above noted yards that exceeds 2 metres in height must be erected in compliance with the minimum yard requirements for the appropriate zone.
 - ii) Fences are permitted in the front and exterior side yards, as well as the front half of the interior side yard, provided such fence does not exceed 0.9 metres in height. Such fences are exempt from the minimum yard requirements of the by-law.
 - iii) Notwithstanding ii) above, where the front yard abuts the rear yard or back half of the interior side yard of an abutting residential lot, fences not exceeding 2 metres in height are permitted along the common lot line.
 - iv) Notwithstanding i) and ii) above, where a lot or block abuts a commercial zone, a fence may be erected along the common lot line or in the commercial zone to a maximum height of 3 metres.
- d) Notwithstanding Section 5.45 (a) as it applies to yard encroachments for Unenclosed Porches and Steps in the required front and exterior side yard areas, unenclosed porches are permitted to encroach 2 metres into any required front yard or exterior side yard with an additional 0.5 metre encroachment permitted for steps. All other yard encroachments as provided in Section 5.45 (a) within By-law Number 500, as amended, continue to apply.

SECTION 7 - LOW DENSITY URBAN RESIDENTIAL (R1) ZONE (cont.)

7.5.91 **LOT 45, PLAN 397** **'R1-124'**
 (500-2008-0006) **The Queensway South/Bessborough Drive** **(Map 2)**

- a) For the purposes of this by-law, Section 6.1 shall apply to a day nursery use.
- b) Notwithstanding Section 7.2, on land shown in heavy outline and designated 'R1-124' in Schedule 'A' attached hereto, a day nursery having a maximum capacity of 30 children shall also be a permitted use.
- c) Notwithstanding Section 5.28 (b), a total of 10 on-site parking spaces shall be provided for a day nursery use having a maximum of 30 children, 3 of which must be identified for staff parking.
- d) Notwithstanding Section 5.31, a planting strip shall not be required.
- e) Notwithstanding Section 6.1 (d), the following shall apply:

EXTERIOR SIDE YARD (MINIMUM) 1.4 metres

***7.5.90** **PART OF LOT 9, CONCESSION 3(NG) AND** **'R1-125'**
 (500-2008-0009) **LOT 95, REGISTERED PLAN 290** **(Map 2)**
EXTENSION OF BRENNER COURT AND N/S
OF RIVEREDGE DRIVE

- a) Notwithstanding Sections 6.1 (a), (b), (c), (e), (f) and (i), the following requirements shall apply on lands shown in heavy outline and designated 'R1-125' in Schedule 'A' attached hereto:

PROVISION	REQUIREMENT
LOT FRONTAGE (MINIMUM)	12 metres
LOT AREA (MINIMUM)	360 sq. metres
FRONT YARD (MINIMUM)	
- Dwelling	4 metres
- Garage	6 metres
* except where a lot fronts onto Riveredge Drive the minimum front	

* General Amendment is required to correct the number 7.5.90 to 7.5.92.

SECTION 7 - LOW DENSITY URBAN RESIDENTIAL (R1) ZONE (cont.)

yard shall be 6 metres to both the dwelling and the garage.	
REAR YARD (MINIMUM) * except for Lots 2 and 3 backing onto the watercourse the minimum rear yard shall be 3 metres.	8 metres
INTERIOR SIDE YARD (MINIMUM)	1.2 metres plus 0.5 metres for each additional or partial storey above the second
Lot Coverage (Maximum)	40%

- b) Notwithstanding Sections 5.1 (f), 5.28 (h) and (i), and any other provisions to the contrary, the following additional requirements shall apply to garages, driveways, and parking areas:
 - i) Every lot shall provide a garage.
 - ii) Any detached garage must be of a peaked roof design and the height shall not exceed 3 metres measured from average grade to the highest point of the side walls where they intersect with the roof structure and 4.5 metres from average grade to the top of the peak.
 - iii) With the exception of those lots fronting onto Riveredge Drive, the minimum interior dimensions of a garage shall be 4.5 metres in width by 5.7 metres in length. Furthermore, the maximum interior garage width shall be 6 metres.
 - iv) No encroachments shall be permitted into a required parking space located within a garage, save and except for one step (2 risers) into the minimum garage length.
 - v) No attached garage shall project into the front yard more than 2 metres beyond any

SECTION 7 - LOW DENSITY URBAN RESIDENTIAL (R1) ZONE (cont.)

wall of the dwelling facing the street. In the case where the garage projects beyond any wall of the dwelling facing the street, a front porch shall be required. In no case shall an attached garage project forward beyond a covered unenclosed porch or entry feature adjacent to the attached garage.

- vi) In the case of a dwelling with an attached garage, and with the exception of those lots fronting onto Riveredge Drive, the maximum width of a driveway or parking area in the front yard shall be the interior width of the attached garage on the lot, plus 0.5 metres.
 - vii) In the case of a lot with a detached garage in the rear yard, no part of any driveway or parking area shall be located closer than 0.9 metres from a side lot line. Furthermore, the minimum width of a driveway leading to a parking area and a detached garage in the rear yard shall be 2.5 metres, and the maximum width of a driveway or parking area in the front yard shall be 3 metres.
- c) Notwithstanding the provisions of Section 5.12, the erection of fences on residential lots shall be subject to the following:
- i) Fences not exceeding 2 metres in height are permitted in the rear yard, and interior side yard not extending beyond the front wall of the dwelling. Such fences are exempt from the minimum yard requirements. Any fence within the above noted yards that exceeds 2 metres in height must be erected in compliance with the minimum yard requirements for the appropriate zone.

SECTION 7 - LOW DENSITY URBAN RESIDENTIAL (R1) ZONE (cont.)

to garages, driveways, and parking areas:

- i) An attached garage shall be provided for every lot.
- ii) The minimum number of parking spaces on a lot zoned 'R1-127' shall be two per unit, one of which must be located within an attached garage and the other which must be provided in a driveway private to the unit and in the front yard.
- iii) The minimum interior dimensions of an attached garage on a lot zoned 'R1-127' shall be 3 metres in width by 5.7 metres in length. Furthermore, the maximum interior garage width shall be 3.5 metres.
- iv) The minimum interior dimensions of an attached garage on a lot zoned 'R1-128' shall be 4.5 metres in width by 5.7 metres in length. Furthermore, the maximum interior garage width shall be 6 metres.
- v) No encroachments shall be permitted into a required parking space located within an attached garage, save and except for one step (2 risers) into the minimum garage length.
- vi) No attached garage shall project into the front yard more than 1 metre beyond the most distant point of any wall of the dwelling facing the street at the ground floor level, or more than 2 metres beyond the most distant point of any wall of the dwelling facing the street at the ground floor level where there is a covered unenclosed porch or entry feature. In no case shall an attached garage project forward beyond a covered unenclosed porch

SECTION 7 - LOW DENSITY URBAN RESIDENTIAL (R1) ZONE (cont.)

or entry feature adjacent to the attached garage.

vii) No part of any driveway or parking area in the front yard shall be located closer than 0.6 metres to a sight triangle or to a side lot line. Furthermore, the maximum width of a driveway or parking area in the front yard shall be the interior width of the attached garage on the lot, plus 0.5 metres.

c) Notwithstanding the provisions of Section 5.12, the erection of fences on residential lots shall be subject to the following:

i) Fences not exceeding 2 metres in height are permitted in the rear yard, as well as within the back half of the interior side yard. Such fences are exempt from the minimum yard requirements. Any fence within the above noted yards that exceeds 2 metres in height must be erected in compliance with the minimum yard requirements for the appropriate zone.

ii) Fences are permitted in the front and exterior side yards, as well as the front half of the interior side yard, provided such fence does not exceed 0.9 metres in height. Such fences are exempt from the minimum yard requirements of the by-law.

iii) Notwithstanding ii) above, where the front yard abuts the rear yard or back half of the interior side yard of an abutting residential lot, fences not exceeding 2 metres in height are permitted along the common lot line.

iv) Notwithstanding i) and ii) above, where a lot or block abuts a commercial zone, a fence may be erected along the common lot

SECTION 7 - LOW DENSITY URBAN RESIDENTIAL (R1) ZONE (cont.)

line or in the commercial zone to a maximum height of 3 metres.

- d) Notwithstanding Section 5.45 (a) as it applies to yard encroachments for Unenclosed Porches and Steps in the required front and exterior side yard areas, unenclosed porches are permitted to encroach 1.5 metres into any required front yard or exterior side yard with an additional 0.5 metre encroachment permitted for steps. All other yard encroachments as provided in Section 5.45 (a) within By-law Number 500, as amended, continue to apply.

7.5.95 **PART LOTS 1 & 2, PLAN 65M-2613, AND** **'R1-129'**
(500-2008-0017) **PARTS 2 & 3, PLAN 65R-17156** **(Map 3)**

Notwithstanding Section 7.1, one accessory apartment shall be permitted within a single family dwelling on land shown in heavy outline and designated 'R1-129' in Schedule 'A' attached hereto. Furthermore, the floor area of the accessory apartment shall not exceed 60 square metres and a minimum of two parking spaces shall be provided for the accessory apartment.

7.5.96 **LOT 1 AND BLOCK 69, PLAN 65M-3031** **'R1-130'**
(500-2009-0007) **(Map 2)**

(500-2010-0001) Notwithstanding Section 7.1, one accessory apartment shall be permitted within a single family dwelling on land shown in heavy outline and designated 'R1-130' in Schedule 'A' attached hereto. Furthermore, the floor area of the accessory apartment shall not exceed the lesser of 58.52 m² (630 ft²) or 42.8% of the residential floor area of the dwelling.

Further, notwithstanding Section 5.28 (a) and (b), a minimum of two parking spaces shall be provided for the single family dwelling and a minimum of two parking spaces shall be provided for the accessory apartment, all having a minimum parking space size of 2.5 metres x 5.7 metres.