

SECTION 10 - RESIDENTIAL (R) ZONE

10.1 PERMITTED RESIDENTIAL USES

- single family dwelling

10.2 PERMITTED NON-RESIDENTIAL USES

- home occupation
- bed and breakfast residence
- day care, private home
- day nursery within an existing church
- (2015-0057) - kennel, pursuant to the provisions of Section 2.105 and 5.21(A) of this By-law
- accessory buildings, structures and uses to any permitted use

10.3 ZONE REQUIREMENTS - RESIDENTIAL USES

In accordance with the requirements of Section 6 hereof.

Further, a seasonal dwelling may not be used as a single family dwelling if the dwelling is located on a lot which fronts on a street which is not a public street, except as specifically permitted herein.

10.4 ZONE REQUIREMENTS - NON-RESIDENTIAL USES

In accordance with the requirements of Sections 5 hereof.

Further, a non-residential use within a dwelling is subject to the same provisions as the dwelling.

10.5.1 PLAN 544 AND PLAN 588; 'R-1', 'R-2'
(Map 11)

10.5.2 PLAN 168; PLAN 223; PLAN 284; 'R-3'
AND PLAN 576; (Maps 5, 6 and 10)

It is further required that, where an entrance to a boathouse is from a lane, such building shall be a minimum of 8 metres from the opposite boundary of the lane.

Notwithstanding Section 6.1 (g), the minimum floor area for a single family dwelling erected in the 'R-4' zone shall be 140 sq metres.

In the area designated 'R-5' in Schedule 'A' hereto, a take-out restaurant having a maximum floor area of 15 square metres and a gift shop having a maximum floor area of 28 square metres shall be permitted uses in addition to those shown in Section 10.2.

Further, notwithstanding Sections 5.28, 5.30 and 6.1 (c), the permitted uses, accessory uses and ingress and egress driveways shall be confined to the building and areas specifically designated

SECTION 10 - RESIDENTIAL (R) ZONE (cont.)

'R-5' in Schedule 'B-8' hereto.

- 10.5.5 PART LOT 3, CONCESSION 3 (G); 'R-6'**
(Map 1)

Notwithstanding Section 6.1 (c), the minimum front yard setback for a single family dwelling shall be 30 metres.

- 10.5.6 PART OF LOT 21, CONCESSION 6 (G); 'R-7'**
(Map 10)

Notwithstanding Sections 10.1 and 6.1 (k), two existing single family dwellings shall be permitted in the area designated 'R-7' in Schedule 'A' hereto and such single family dwellings may be reconstructed, renovated, repaired or replaced.

- 10.5.7 PART OF LOT 14, CONCESSION 7 (G), 'R-8'**
LOTS 6 TO 14, PLAN 65M-2221; (Map 8)

Notwithstanding Section 2.124, the lot line running along the west side of Sunkist Road shall be considered a rear lot line. Further, and notwithstanding Section 5.1 (d), accessory buildings erected in the rear yard shall not be erected closer than 8 metres to the rear lot line.

- 10.5.8 *DELETED BY BY-LAW 500-2005-0009***

- 10.5.9 PART OF LOT 22, PLAN 217 (NG); 'R-10'**
(Map 4)

Notwithstanding Sections 5.11 and 5.13, a single family dwelling may be erected on land described as Part of Lot 22, Plan 217 (NG) shown in heavy outline and designated 'R-10' in Schedule 'A' hereto.

Further, notwithstanding Sections 6.1 (f), in the area designated 'R-10', the minimum interior side yard shall be 0.6 metres on the south side of the dwelling and 2.3 metres on the north side of the dwelling.

Notwithstanding Section 5.1 (f), in the area designated 'R-11', one 11 metre by 12.2 metre accessory building with a maximum height of 3.51 metres from grade to eaves and 5.64 metres from grade to peak shall be permitted with a minimum setback of 85 metres from the 4th Concession Road (Smith Blvd.).

Notwithstanding Sections 10.1 and 10.2, in the area designated 'R-12' on Schedule 'A' hereto, the following uses shall not be permitted:

- buildings or structures, including a fence, hedge or marine railway
- any excavation

(500-2006-0004) Further, notwithstanding the above, only the unenclosed deck and retaining wall shown on the approved lot grading and drainage plan attached as Schedule 'B-54' hereto shall be permitted on land described as Part of Lot 7 and Part of Block G, Plan 158, subject to implementing and maintaining compliance with the aforementioned approved lot grading and drainage plan dated February 2006 and prepared by Envision - The Hough Group.

Notwithstanding Sections 2.195, 5.1 (a) and 5.13, a single family dwelling and accessory buildings and uses may be permitted on Lot 13, Plan 326 and a tennis court and a fence around the court not exceeding 5 metres in height shall be permitted on Lot 4, Plan 326 with minimum yard setbacks of 1.5 metres.

SECTION 10 - RESIDENTIAL (R) ZONE (cont.)

[illegible]

Notwithstanding Section 5.13, those lands designated 'R-14' may be developed for single detached residential purposes subject to compliance with all other provisions of this By-law.

Further, notwithstanding Sections 6.1 (c), (e) and (f), the following setback provisions shall apply:

FRONT YARD (minimum) 6 metres

REAR YARD (minimum) 8 metres

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.

[illegible]

Notwithstanding Section 5.1 (b), an accessory use may be erected in the front yard, subject to the following provisions:

FRONT YARD (MINIMUM) 12 metres

EXTERIOR SIDE YARD (MINIMUM)	10 metres
------------------------------	-----------

INTERIOR SIDE YARD (MINIMUM)	3 metres
------------------------------	----------

Further, notwithstanding Sections 6.1 (c), (d), (e) and (f), the following setback provisions shall apply:

FRONT YARD (MINIMUM) 6 metres

EXTERIOR SIDE YARD (MINIMUM) 5 metres

REAR YARD (MINIMUM) 8 metres

SECTION 10 - RESIDENTIAL (R) ZONE (cont.)

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.

**10.5.15 PART OF LOTS 5 & 6, CONCESSION 7 (G); 'R-16'
(Map 1)**

The land which is designated 'R-16' and shown in heavy outline in Schedule 'A' hereto, may be used for a Manufactured Dwelling Park, as further set forth in this subsection.

PERMITTED RESIDENTIAL USES

- single family dwelling, which may include a manufactured dwelling

PERMITTED NON-RESIDENTIAL USES

- an accessory building or use to a single family dwelling and erected on the same site. Open storage is not permitted on said site
- buildings and uses accessory to the whole manufactured dwelling park such as:
 - recreational centre
 - administrative centre
 - convenience store
 - laundromat
 - open storage for items such as boats and recreational vehicles

ZONE REQUIREMENTS

GENERAL

- (a) No single family dwelling shall be erected in an area designated 'R-16' except on a site on a private paved road built to the standards of

SECTION 10 - RESIDENTIAL (R) ZONE (cont.)

the Ministry of Transportation with a minimum width of 20 metres. The provisions of Section 5.13 of this by-law shall not apply to the land designated 'R-16'.

- (b) No single family dwelling shall be constructed or used unless served by a communal water system, provided under an agreement between the owner of the manufactured dwelling park, the Regional Municipality of York and the Town of Georgina. Such agreement shall be approved by the Ministry of the Environment.
- (c) No parcel of land within the manufactured dwelling park, be it a manufactured dwelling site, easement, private road, or common site, shall be used for the uses permitted 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.

For the purposes of this by-law, 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)	25 metres
SITE AREA (MINIMUM)	1 000 sq metres
FRONT YARD AND EXTERIOR SIDE YARD (MINIMUM)	4 metres
REAR YARD (MINIMUM)	8 metres
INTERIOR SIDE YARD (MINIMUM)	1.5 metres
BUILDING SIZE	
(a) floor area (minimum)	75 sq metres
(b) length (minimum)	6 metres
(c) width (minimum)	6 metres
SITE COVERAGE (MAXIMUM)	30%

SECTION 10 - RESIDENTIAL (R) ZONE (cont.)

HEIGHT (MAXIMUM) 10 metres

NUMBER OF SINGLE FAMILY
DETACHED HOMES PER SITE 1 only

NUMBER OF RESIDENTS PER MANUFACTURED
DWELLING (MAXIMUM) 2 only

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

NON-RESIDENTIAL USES

- Recreational Centre
- Administrative Centre
- Convenience Store
- Laundromat on a Common Site

SITE FRONTAGE (MINIMUM) 75 metres

SITE AREA (MINIMUM) 1 hectare

YARDS (MINIMUM) 8 metres

HEIGHT (MAXIMUM) 10 metres

ACCESSORY 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.

OPEN STORAGE - BOATS OR RECREATION VEHICLES

No open storage shall be permitted within 100 metres of a residence unless it is separated from that residence by a fence, wall or screen of trees so that the objects stored are not visible from these residences.

SITE AREA (MINIMUM) 1 hectare

SECTION 10 - RESIDENTIAL (R) ZONE (cont.)

10.5.16 BLOCK A, PLAN 549 (G), 'R-17'
PARTS 1 & 2, DEPOSITED PLAN 65R-5365; (Map 10)

Notwithstanding Sections 6.1 (a) and (b), a single family dwelling may be erected on each parcel of land shown in heavy outline and designated 'R-17' on Schedule 'A' hereto.

[illegible]

Notwithstanding the requirements of Section 5.13, a single family dwelling and accessory uses and structures may be erected on that parcel of land designated 'R-19' in Schedule 'A' hereto.

10.5.18 'R-20' DELETED BY BY-LAW 500-2006-0011

10.5.19 LOT 6, REGISTERED PLAN 553; 'R-22'
(Map 10)

Notwithstanding Section 5.44, a single family dwelling may be erected on an embankment having a slope greater than 30 degrees.

10.5.20 'R-26' DELETED BY BY-LAW 500-2006-0011

[illegible]

Notwithstanding Section 2.124, in the area zoned 'R-27' the lot line abutting River Drive shall be deemed to be the rear lot line.

10.5.22 'R-28' DELETED BY BY-LAW 500-2006-0011

[illegible]

Notwithstanding Section 5.13, in the area designated 'R-29', a single family dwelling shall be permitted.

SECTION 10 - RESIDENTIAL (R) ZONE (cont.)

10.5.24 PART OF LOTS 16 & 17, CONCESSION 2 (NG), 'R-30'
PART OF LOTS 16 & 17, CONCESSION 3 (NG); (Map 3)

Notwithstanding Section 6.1 (g), the minimum floor area for a single family dwelling shall be 112 sq metres.

10.5.25 LOT 135, REGISTERED PLAN 472; 'R-31'
(Map 9)

Notwithstanding Section 6.1 (e), the minimum rear yard setback shall be 15 metres on that parcel of land designated 'R-31' on Schedule 'A' attached hereto.

10.5.26 'R-32' DELETED BY BY-LAW 500-2006-0011

Section 10.5.27 deleted in its entirety by By-law 500-99-010 and replaced with the following:

10.5.27 PART OF LOT 21, CONCESSION 6 (G); 'R-33'
(500-99-010) (Map 10)

Notwithstanding Sections 2.87, 10.1 and 10.2, only the following uses shall be permitted within the area designated 'R-33' in Schedule 'A' hereto:

- 1) a bus garage for the purpose of parking, storing, and/or washing of buses.

The parking, storage, and/or washing of buses shall only take place within the bus garage, with the exception of four buses which may be parked and/or stored outside of the bus garage. The maximum number of buses parked and/or stored on site shall be seven.

- 2) conversion or upgrading of bus shells for specialized bus accommodation, including VIP, entertainer, motor home, and industrial use coaches.

Such conversions and upgrading of buses shall only be permitted within an enclosed building, with doors closed and shall be subject to the

SECTION 10 - RESIDENTIAL (R) ZONE (cont.)

following provisions:

- ▶ such use shall only include a carpentry, electrical, electronic, electronic equipment repair, metal working, plumbing, small appliance repair, welding and similar type activities or uses. The following tasks or uses shall not be permitted in the conversion or upgrading of bus shells: auto body garage, furniture stripping, major mechanical repairs as listed in the section below on accessory uses, and a paint shop.

Further, the conversion or upgrading of bus shells within the 'R-33' zone shall be subject to the following provisions:

- there shall be no external display or advertising, other than a legal sign, to indicate to persons outside, that any part of the lot is being used for the conversion or upgrading of bus shells;
 - parking is provided in accordance with Section 5.28;
 - open storage of materials, containers, or finished product or display of finished product shall not be permitted;
 - retail sales of converted buses shall not be permitted.
- 3) a home industry use which shall only include a carpentry shop, an electrical shop, an electronic equipment repair shop, a metal working shop, a plumbing shop, a small engine repair shop, and a welding shop.

Such home industry uses shall only be permitted within an enclosed building, with doors closed.

The following uses shall not be permitted as a home industry use: an auto body garage, furniture stripping business, a mechanical

SECTION 10 - RESIDENTIAL (R) ZONE (cont.)

garage, a paint shop, and storage of school buses.

Notwithstanding Section 5.20, home industry uses within the 'R-33' zone shall be subject to the following provisions:

- home industry uses shall not be permitted until such time as the dwelling is constructed on the lot upon which the home industry use is to be established;
- home industry uses shall not be permitted at the same time as the property or lot is being used for any purpose related to the operation of a bus garage;
- not more than three persons total, other than the resident occupant or his/her family, shall be employed in one or more home industry uses;
- the maximum number of home industry uses operating at the same time shall be two;
- there shall be no external display or advertising, other than a legal sign, to indicate to persons outside, that any part of the lot is being used for home industry purposes;
- parking is provided in accordance with Section 5.28;
- the total floor area of all home industry uses shall not exceed 433 square metres;
- such home industry is clearly secondary to the main use of the property and does not create or become a public nuisance, particularly in regard to traffic, parking, noxious odours or emissions of smoke;
- open storage of materials, containers, or finished product or display of finished

SECTION 10 - RESIDENTIAL (R) ZONE (cont.)

product shall not be permitted;

- wholesale and retail sales shall not be permitted;
- the owner has been issued a certificate of occupancy by the Town.

- 4) the parking, storage, and washing of recreational vehicles and boats, where such recreational vehicles and boats are parked, stored or washed within a fully enclosed building, and doors closed, except for purposes of ingress and egress.

Such use shall not be permitted at the same time as the lot or any building thereon is being used for any purpose related to the operation of a bus garage. The maintenance and repair of recreational vehicles and boats which are parked or stored on site is prohibited.

- 5) accessory buildings, structures, or uses to any permitted use, including the repair and maintenance of buses, including minor mechanical repair.

For purposes of this by-law, "maintenance and repair, including minor mechanical repair", shall be defined to mean "an accessory use to the permitted bus garage use, where the maintenance and repair, including minor mechanical repair, of buses permitted to be parked and/or stored within the 'R-33' zone, is undertaken within a fully enclosed building, with doors closed, except for purposes of ingress and egress. Such repair, including minor mechanical repairs, shall not include the nature or type of repairs described as follows:

- any cleaning of buses, where either the bus is located outside of the bus garage, or the cleaning equipment is operated from outside of the bus garage;

SECTION 10 - RESIDENTIAL (R) ZONE (cont.)

- any body work requiring the use of a paint booth and paint fumes exhaust system;
- any repair undertaken to straighten the frame of a bus;
- any engine repair requiring the removal of the engine from the bus, such as the installation or rebuilding of engines;
- any transmission repair requiring the removal of the transmission from the bus;
- any differential (rear end) repair requiring the removal of the rear end from the bus;
- any main air conditioning system repair requiring a licensed air conditioner repair person, but excluding auxiliary air conditioning units. Furthermore, "maintenance and repair, including minor mechanical repair" shall only be permitted so long as such repair and maintenance of buses is limited to those buses associated with the operation of the bus garage for the parking, storage, and washing of buses within the 'R-33' zone."

In addition, the building used to contain any of the above noted uses, shall be subject to the following:

Front Yard (Minimum)	25.4 metres
Southerly Interior Side Yard (Minimum)	17 metres
Setback from Northerly Zone Boundary (Minimum)	21 metres
Setback from Easterly Zone Boundary (Minimum)	36 metres
Floor Area (Maximum)	433 square metres
Height (Maximum)	7.4 metres

SECTION 10 - RESIDENTIAL (R) ZONE (cont.)

The construction and maintenance of noise attenuation fences as shown in Schedule 'B-22' shall be required before more than one bus is parked outside. Further, notwithstanding Sections 5.1(f) and 5.12, a noise attenuation fence may have a maximum height of 4 metres and may be permitted in all yards.

Finally, pursuant to Section 5.15 herein, the operation of all permitted uses within the subject area shall be subject to any other restrictions imposed by any government authority having the jurisdiction to make such restrictions.

[illegible]

Notwithstanding Sections 6.1 (a) and (b), the minimum lot frontage and area requirements for a single family dwelling shall be 60 metres and 8,000 square metres respectively.

[illegible]

Notwithstanding Section 10.2, in the area designated 'R-35' on Schedule 'A' hereto, a machine shop, having a maximum floor area of 53.29 square metres, shall be permitted within an existing building, subject to the following:

- (500-97-58) - no outside storage shall be permitted.

For purposes of this by-law, the following definition shall apply:

MACHINE SHOP: means an existing structure used for the maintenance and repair of small machines, and the making of parts for industry prototypes, jigs and fixtures.

'R-36'
(Map 10)

Further, notwithstanding Section 5.28(h), in the area designated 'R-36', the location of the parking area for the mechanical garage shall be only in that area indicated in cross hatching on Schedule 'B-13' to the By-law.

' R-37 '

(Map 9)

Notwithstanding Section 6.1 (b) and 6.1 (f) in the area designated 'R-37' in Schedule 'A' to the By-law, a Single Detached Dwelling is permitted on the subject property, with a minimum lot area of 1390 square metres and a southerly interior side yard setback of 1.8 metres.

SECTION 10 - RESIDENTIAL (R) ZONE (cont.)

10.5.32 **PART 10, PLAN 65R-10536** **'R-38' & 'R-39'**
(500-98-016) **PART OF LOT 23, CONCESSION 5 (G)** **(Map 10)**

Notwithstanding Section 6.1 (c), in the areas designated 'R-38' and 'R-39', the minimum front yard setback shall be 40.0 metres.

Further, notwithstanding Section 6.1 (f), in the area designated 'R-38', the minimum westerly interior side yard setback shall be 12.0 metres.

10.5.33 **PART OF LOT 16, CONCESSION 4 (NG)** **'R-40'**
(500-98-023) **AND PART OF PART 1, 65R-12942** **(Map 5)**

Notwithstanding Section 10.2 in the area zoned 'R-40' in Schedule 'A' attached hereto, a church shall be included as a permitted non-residential use, and shall be subject to the zone requirements of Section 12.4 with the exception of the following:

- Notwithstanding Sections 12.4 (c) & (f), the minimum front yard shall be 2.74 metres and the minimum southerly interior side yard shall be 2.49 metres.

Notwithstanding Section 5.28 (a), the minimum parking space size shall be 2.5 m x 5.5 m for the parking spaces located within 50 metres of the front lot line.

Notwithstanding Section 5.28 (i), as it applies to the minimum driveway widths for combined ingress and egress access, the minimum driveway width shall be 3.1 metres.

Notwithstanding Section 5.31, the minimum planting strip width shall be 2.49 metres along the southerly lot line extending a distance of 49.22 metres westerly from the front lot line.

Notwithstanding Section 6.1 (c), the minimum front yard setback shall be 3.49 metres for the existing dwelling and any additions or alteration thereto.

PART OF LOT 21, CONCESSION 6 (NG)

10.5.34
(500-99-010)

Notwithstanding Section 2.22 within that area shown in heavy outline and designated 'R-41' in Schedule 'A' hereto, a bed and breakfast residence having a maximum of six guest bedrooms which are let by the resident owner is permitted. However, the maximum number of guest bedrooms shall be limited to four, during any time when the number of non-resident home occupation employees exceeds two. Pursuant to Section 5.15 herein, the operation of a bed and breakfast residence within the subject area shall be subject to any other restrictions imposed by any government authority having the jurisdiction to make such restrictions. The maintenance of a noise attenuation fence as shown in Schedule 'B-22' shall be required.

PART OF LOT 27, CONCESSION 3 (NG)

10.5.35
(500-99-005)
(500-2001-0009)

Finally, notwithstanding Section 6.1(j), the maximum height of a residential dwelling shall be 9 metres.

SECTION 10 - RESIDENTIAL (R) ZONE (cont.)

10.5.36 PART OF LOT 20, CONCESSION 5 (G) 'R-43'
(500-99-006) (Map 1)

Notwithstanding the provisions of Section 6.1(c), (d), (e) and (f), the location of a residential dwelling shall be confined to the building envelope specifically designated in Schedule 'B-21' hereto. Furthermore, no buildings and/or structures shall be permitted on the proposed road allowance shown in Schedule 'B-21'.

10.5.37 LOT 24, PLAN 536 (NG) 'R-44'
(500-99-007) (Map 3)

Notwithstanding the provisions of Section 6.1(b), in the area designated 'R-44' in Schedule 'A' hereto, the minimum lot area for a residential use shall be 1,400 square metres.

10.5.38 'R-45' DELETED BY BY-LAW 500-2006-0011

10.5.39 LOT 17, PLAN 348 'R-46'
(500-99-009) (Map 6)

Notwithstanding Section 6.1(k), two single family dwellings may temporarily exist on that parcel of land designated 'R-46' in Schedule 'A' hereto until November 25, 2000, provided that the owners have entered into a valid demolition agreement with the Town.

10.5.40	PART OF LOT 21, CONCESSION 2 (NG)	'R-47'
(500-2000-0015)		(Map 4)
(500-2005-0005)		

Notwithstanding Sections 5.1 (d) & 6.1 (d) the minimum exterior side yard setback shall be 5 metres.

Further, notwithstanding Section 6.1 (e), the minimum rear yard setback shall be as indicated on Schedule 'B-31'.

10.5.42 'R-49' DELETED BY BY-LAW 500-2006-0011

SECTION 10 - RESIDENTIAL (R) ZONE (cont.)

[illegible]

Notwithstanding any other section herein to the contrary, parking areas, buildings and/or structures associated with the women's shelter located on lands zoned 'R1-83' and described as Part of Lot 31, Plan 267, or its offices and dwelling units on the subject property, shall be prohibited.

10.5.44	PART OF BLOCK A, REGISTERED PLAN 312 AND	'R-51'
(500-2002-0004)	PART OF LOT 16, CONCESSION 8 (G)	(Map 8)

Notwithstanding the yard provisions as set forth in Sections 5.1 (b) and (d) and Section 6.1 (c) and (f), single family dwellings, accessory buildings, structures and uses shall be confined to the building envelope as indicated on Schedule 'B-36'.

Notwithstanding the above, where a yard abuts a lot zoned 'R-51' the interior side yard as set forth in Section 6.1 (f) shall apply.

Notwithstanding Section 5.22 (a) Land Abutting a Navigable Waterway, the minimum yard shall be 3 metres from the westerly lot line where it abuts a lot zoned Residential and 4 metres from the easterly lot line where it abuts a lot zoned Residential.

10.5.45 'R-52' DELETED BY BY-LAW 500-2006-0011

10.5.46 PART OF LOT 22, CONCESSION 4 (G) 'R-53'
(500-2002-0013) (Map 10)

Notwithstanding Section 5.28 (g), on land shown in heavy outline and designated 'R-53' in Schedule 'A' attached hereto, the required driveway may be provided on the right-of-way and access street known as Godfrey Drive, located on land shown in heavy outline and designated 'RU-198' in Schedule 'A' attached hereto.

SECTION 10 - RESIDENTIAL (R) ZONE (cont.)

10.5.47 **PART OF LOT 21, CONCESSION 7 (G)** **'R-54'**
(500-2005-0020) **N/S VILLA DRIVE** **(Map 9)**

Notwithstanding Section 2.123, in the case of a corner lot, the front lot line shall be deemed to be the southernmost lot line abutting a street.

Further, notwithstanding Section 6.1 (j), a single family dwelling shall not exceed two storeys.

10.5.48 **PART OF LOT 7 AND PART OF LOT 9,** **'R-55'**
(500-2007-0005) **REGISTERED PLAN 207** **(Map 5)**

Notwithstanding Section 5.10, a proposed detached garage may be located a minimum of 10.35 metres from the highwater mark of Lake Simcoe and further, a proposed addition to the existing dwelling may be located a minimum of 13 metres from the highwater mark of Lake Simcoe.

Further, notwithstanding Section 5.1(d), a detached garage erected within the front yard area shall not be located closer than 1 metre to the front lot line.

And further, notwithstanding Section 5.1(f) the maximum height of a detached garage shall not exceed 3.2 metres from average grade to the eaves and 5.0 metres from average grade to the top of the peak.

10.5.49 **PART OF LOT 12, PLAN 168 AND PART OF WATER** **'R-56'**
(500-2007-0016) **LOT IN FRONT OF LOT 2, CONCESSION 9 (G)** **(Map 6)**
(500-2012-0011) **S/S MALONE ROAD**

Notwithstanding any other provision in this By-law, in the area designated 'R-56' in Schedule 'A' hereto, a boathouse containing one dwelling unit with a maximum floor area of 95 square metres located above the first storey, and accessory uses and structures thereto shall be the only permitted uses, and shall be restricted to the locations as indicated on Schedule 'B-60'.

SECTION 10 - RESIDENTIAL (R) ZONE (cont.)

Further, the height of a boathouse/dwelling unit described above shall not exceed a height of 2 metres (exclusive of any railing), measured from the top of the road to the highest point of said structure.

Further, additions, enlargements or expansions to any permitted use are not permitted without a Planning Act approval.

10.5.50 **LOT 33, PLAN 519** **'R-57'**
(500-2008-0005) **E/S LOUISA STREET** **(Map 6)**

Notwithstanding Section 10.1, on land shown in heavy outline and designated 'R-57' in Schedule 'A' attached hereto, one accessory apartment shall be permitted within a single family dwelling. Furthermore, the floor area of the accessory apartment shall not exceed 70 square metres and a minimum of one parking space shall be provided for the accessory apartment.

Further, notwithstanding Section 2.80, the floor area of the accessory apartment shall not include the area of any furnace room or stairwell.

10.5.51 **LOTS 1, 4 AND 5, PLAN 566** **'R-58'**
(500-2008-0016) **2, 8 AND 10 SHORE CRESCENT** **(Map 5)**

Notwithstanding Section 6.1 (e), in the area designated 'R-58' in Schedule 'A' and further indicated on Schedule 'B-63' attached hereto, the rear yard setback shall be a minimum of 8 metres.

Further, the required rear yard setback shall be measured from the limits of the 'OS-72' zone, which is further indicated in Schedule 'B-63' attached hereto.

10.5.52 **PART OF LOTS 15 AND 16, CONCESSION 9 (NG)** **'R-59'**
(500-2008-0019) **26 LANDS END** **(Map 5)**

Notwithstanding Section 5.13, a single family dwelling having a maximum height of 11 metres and associated buildings, structures and uses shall be permitted.

SECTION 10 - RESIDENTIAL (R) ZONE (cont.)

And further, notwithstanding Sections 5.10, 5.28 (b), 6.1(f) and 6.1(i), the following provisions shall apply:

Environmental Priority Area Setback from Highwater Mark (Minimum)	30 metres
Number of Parking Spaces (Minimum) *all of which may be provided within the required front yard area.	4*
Interior Side Yard (Minimum) East side West side	1.2 metres plus 0.5 metres for each additional or partial storey above the first. 2.5 metres
Lot Coverage (Maximum)	25%

10.5.53	PART OF LOT 75, PLAN 472, AND	'R-60'
(500-2009-0006)	PARTS 1 AND 2, PLAN 65R-31703	(Map 9)

Notwithstanding Section 5.13, a single family dwelling and accessory buildings, structures and uses shall be permitted.

Furthermore, notwithstanding Section 6.1 (f), the following provisions shall apply:

Interior Side Yard (Minimum)	West Side	1.2 metres
	East Side	2.5 metres

Furthermore, notwithstanding Sections 2.123 and 2.229, the front yard shall be measured from the northerly extent of the private right-of-way, being the northerly limit of Part 2, Plan 65R-31703.

10.5.54 PART OF LOT 75 AND LOT 76, PLAN 472, AND 'R-61'
(500-2009-0006) PARTS 3, 4, 5 & 6, PLAN 65R-31703 (Map 9)

Notwithstanding Section 6.1 (f), the following

Interior Side Yard (Minimum)	East Side	1.2 metres
	West Side	2.5 metres

10.5.55	LOTS 62, 63, 64, PLAN 427	'R-62 (H)'
(500-2013-0001)	53 EVANS AVENUE	(Map 8)

Height to Eaves (Max.)	3.8 metres
Height to Peak (Max.)	7.4 metres

Notwithstanding any other provision herein, while the '(H)' Holding symbol is in place on lands shown in heavy outline and designated 'R-62' on Schedule 'A' attached hereto, a detached garage may be constructed in accordance with the applicable provisions of Zoning By-law 500, as amended, however no in-ground swimming pool or pool deck shall be permitted to be constructed. Pursuant to Section 36 of the Planning Act, R.S.O. 1990,

SECTION 10 - RESIDENTIAL (R) ZONE (cont.)

c.P.13, as amended, Council shall enact a by-law to remove the '(H)' Holding symbol from said lands under the following circumstances:

- written confirmation has been received from the Town's Director of Planning and Building that a Landscape Plan has been submitted and approved to the satisfaction of the Director of Planning and Building in consultation with the Lake Simcoe Region Conservation Authority.

Upon removal of the '(H)' Holding symbol from the lands shown in heavy outline and designated 'R-62' on Schedule 'A' attached hereto, an in-ground swimming pool and pool deck may be constructed in accordance with the provisions of Zoning By-law Number 500, as amended.

10.5.56 PART OF LOTS 23 AND 24, CONCESSION 2 (NG) 'R-63'
(500-2010-0011) 10 ROAD TO MAY'S WHARF (Map 4)

Notwithstanding any other provisions in this By-law on lands shown in heavy outline and designated 'R-63' on Schedule 'A' attached hereto, the only permitted residential uses shall be one single family dwelling and a boathouse containing one dwelling unit. Furthermore, the maximum residential floor area for the dwelling unit within the boathouse shall be 115 square metres.

10.5.57 PART OF LOTS 3, 4 & 5, CONCESSION 9 (NG) 'R-64'
(500-2010-0012) S/S LAKE DRIVE EAST (Map 5)

Notwithstanding Sections 6.1 (a) and 6.1 (b), on lands shown in heavy outline and designated 'R-64' on Schedule 'A' attached hereto, the minimum lot frontage and minimum lot area shall be as follows:

- Minimum Lot Frontage 21.00 metres
- Minimum Lot Area 1256 square metres

10.5.58 PART OF LOTS 3, 4 & 5, CONCESSION 9 (NG) 'R-65'
(500-2010-0012) S/S LAKE DRIVE EAST (Map 5)

Notwithstanding Sections 6.1 (a) and 6.1 (b), on lands shown in heavy outline and designated 'R-65'

SECTION 10 - RESIDENTIAL (R) ZONE (cont.)

on Schedule 'A' attached hereto, the minimum lot frontage and minimum lot area shall be as follows:

- Minimum Lot Frontage 22.00 metres
- Minimum Lot Area 1435 square metres

10.5.59 **PART OF LOTS 3, 4 & 5, CONCESSION 9 (NG)** **'R-66'**
 (500-2010-0012) **S/S LAKE DRIVE EAST** **(Map 5)**

Notwithstanding Sections 6.1 (a) and 6.1 (b), on lands shown in heavy outline and designated 'R-66' on Schedule 'A' attached hereto, the minimum lot frontage and minimum lot area shall be as follows:

- Minimum Lot Frontage 23.00 metres
- Minimum Lot Area 1710 square metres"

10.5.60 **LOT 58, PLAN 189;** **'R-67'**
 (500-2012-0005) **W/S PUGSLEY AVENUE** **(Map 5)**
 (500-2012-0014)

Notwithstanding Section 6.1 (f), in the area designated 'R-67', the minimum interior side yard for any dwelling shall be 1.2 metres from the south lot line and 2.5 metres from the north lot line.

10.5.61 **(DELETED BY BY-LAW 500-2012-0014)**

10.5.62 **FORMER METROPOLITAN AVENUE ROAD** **'R-69'**
 (500-2012-0005) **ALLOWANCE, PLAN 189;** **(Map 5)**
 (500-2012-0014) **W/S PUGSLEY AVENUE**

Notwithstanding Sections 6.1 (b), 6.1 (d), and 6.1 (f), in the area designated 'R-69', the following requirements shall apply:

Front Yard (Minimum)	10 metres
Exterior Side Yard (Minimum)	5 metres
Interior Side Yard (Minimum)	1.2 metres

10.5.63 **LOT 124, REGISTERED PLAN 251** **'R-70'**
 (2014-0001) **(Map 9)**

On lands shown in heavy outline and designated 'R-70' on Schedule 'A' attached hereto, the following provisions shall apply.

SECTION 10 - RESIDENTIAL (R) ZONE (cont.)

- a) Notwithstanding Sections 10.1, and 5.50 or any other provisions of this By-law, only the following residential uses shall be permitted:

- Single family dwelling
- Semi-detached dwelling
- Accessory apartment within a single family dwelling

Furthermore, notwithstanding Sections 6.1 (k) and 6.2 (j), a single family dwelling, with one accessory apartment, and a semi-detached dwelling may be located on the same lot, resulting in no more than four (4) dwelling units on the property.

- b) Notwithstanding Section 10.2, only the following non-residential uses shall be permitted:

- bed and breakfast residence
- day care, private home use if within a single family dwelling
- home occupation use if within a single family dwelling
- accessory buildings, structures and uses to any permitted use

- c) Notwithstanding Section 6.2 (a), (b), (c), (e), (f), (g), (h) and (i) the following zone requirements shall apply to a semi-detached dwelling:

Lot Frontage Per Dwelling (Minimum)	30 metres
Lot Area Per Dwelling (Minimum)	600 square metres
Front Yard (Minimum)	6 metres
Rear Yard (Minimum)	8 metres
Interior Side Yard (Minimum)	2.5 metres
Floor Area Per Unit (Minimum)	75 square metres
Lot Coverage (Minimum)	35%
Height of Building (Maximum)	11 metres

SECTION 10 - RESIDENTIAL (R) ZONE (cont.)

10.5.64 **LOT 233, REGISTERED PLAN 427** **'R-71'**
 (500-2016-0002) **N/S ROSE STREET** **(Map 8)**

On lands shown in heavy outline and designated 'R-71' on Schedule 'A' and further delineated on Schedule 'B-78' attached hereto, the following provisions shall apply:

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

Lot Frontage (Min.)	20.0 metres
Lot Area (Min.)	1400 m ²
Front Yard (Min.)	6.0 metres
Rear Yard (Min.)	1.5 metres

- b) Notwithstanding Section 5.45 (a), the maximum projection of an unenclosed porch or deck, into the required front yard shall be 2.2 metres.

10.5.65 **PART OF LOTS 7, 8 AND 9, PLAN 110** **'R-72'**
 (500-2017-0004) **PARTS 1 AND 2, PLAN 65R-20221** **(Map 4)**

On lands shown in heavy outline and designated 'R-72' on Schedule 'A' attached hereto the following provisions shall apply:

- a) Notwithstanding Sections 5.1(d), a Bunkie shall maintain the following setbacks:
- Minimum setback of 6 metres from the front lot line
 - Minimum setback of 2.5 metres from the interior lot lines
- b) Notwithstanding Section 5.1(f), a Bunkie shall be permitted with the following maximum heights, all measured from average finished grade:
- 3.5 metres to the first floor eaves
 - 5.5 metres to the second floor eaves
 - 7.0 metres to the peak

SECTION 10 - RESIDENTIAL (R) ZONE (cont.)

- c) Notwithstanding Section 5.40, human habitation shall be permitted in a Bunkie.
- d) A Bunkie shall have maximum floor areas as follows:
 - basement: 85 square metres
 - first floor: 102 square metres
 - second floor: 69 square metres
- e) A maximum of one Bunkie shall be permitted on the lot.
- f) Further, for the purposes of this By-law, a Bunkie shall be defined as: a detached accessory building or structure, located on the same lot as the principal dwelling, which provides sleeping accommodations, from which there shall be no monetary gain, and in which sanitary facilities may be provided, but shall not contain cooking facilities and/or appliances, nor food preparation facilities, nor food storage areas and/or appliances, save and except for one refrigerator.

10.5.66 PART OF LOT 4, CONCESSION 9 (NG) 'R-73'
(500-2018-0005) S/S LAKE DRIVE EAST (Map 5)

Notwithstanding Sections 6.1(a) and 6.1(b), on lands shown in heavy outline and designated 'R-73' on Schedule 'A' attached hereto, the minimum lot frontage and minimum lot area shall be as follows:

- Minimum Lot Frontage: 26 metres
- Minimum Lot Area: 1,730 square metres

10.5.67 PART OF LOT 3, CONCESSION 9 (NG) 'R-74'
(500-2018-0005) E/S TRIVETTS ROAD (Map 5)

Notwithstanding Sections 6.1(a) and 6.1(b), on lands shown in heavy outline and designated 'R-74' on Schedule 'A' attached hereto, the minimum lot frontage and minimum lot area shall be as follows:

- Minimum Lot Frontage: 17 metres

SECTION 10 - RESIDENTIAL (R) ZONE (cont.)

- Minimum Lot Area: 690 square metres

10.5.68 **PART OF LOT 3, CONCESSION 9 (NG)** **'R-75'**
(500-2018-0005) **E/S TRIVETTS ROAD** **(Map 5)**

Notwithstanding Sections 6.1(a), (b), (c) and (e), on lands shown in heavy outline and designated 'R-75' on Schedule 'A' attached hereto, the minimum development standards shall apply as follows:

- Minimum Lot Frontage: 25 metres
- Minimum Lot Area: 800 square metres
- Minimum Front Yard: 5 metres
- Minimum Rear Yard: 8 metres

10.5.69 **PLAN 351, PART OF LOTS 122, 123 & 124** **'R-76'**
(500-2018-0002) **PLAN 65R-15160, PART 2** **(Map 8)**

1. Regulations

Notwithstanding Section 5.1(b), a detached accessory building is permitted within the front yard.

Notwithstanding Section 5.1(d), the following shall apply to the detached accessory building in the front yard:

Minimum Setback to Front Lot Line 6m
Minimum Setback to Interior Side Lot Line 1.2m

10.5.70 **PART LOT 8, CONCESSION 9 (NG)** **'R-77'**
(500-2018-0010) **1455 METRO ROAD NORTH** **(Map 5)**

On lands shown in heavy outline and designated 'R-77' on Schedule 'A' attached hereto, the following provision shall apply:

- Notwithstanding Section 6.1(d), the minimum exterior side yard setback to a dwelling shall be 5 metres and to an attached garage shall be 6 metres.

SECTION 10 - RESIDENTIAL (R) ZONE (cont.)

10.5.71 **LOT 30 AND PART LOT 31** **'R-78'**
(500-2018-0018) **REGISTERED PLAN 300** **(Map 4)**

Notwithstanding Section 5.13, a single detached dwelling and accessory uses, buildings and structures thereto may be erected on each lot shown in heavy outline and designated 'R-78' on Schedule 'A' attached hereto.

Furthermore, only one driveway entrance shall be permitted per lot. Where said driveway is located within the minimum front or exterior yard, the width of the driveway shall be a minimum of 3 metres and shall not exceed 55% of the lot frontage.

10.5.72 **PART LOT 21, CONCESSION 6 (G)** **'R-79'**
(500-2018-0021) **PART 1, PLAN 65R-31959** **(Map 10)**

On lands shown in heavy outline and designated 'R-79' on Schedule 'A' and further delineated on Schedule 'B-89', the following provisions shall apply:

Notwithstanding Sections 5.13, 6.1(a) and 6.1(b), a single detached dwelling may be erected.

Notwithstanding Section 6.1(e), the minimum rear yard setback shall be 6 metres. The rear yard setback shall be measured to the boundary between the 'R-79' and 'OS-109' zones as shown on Schedule 'B-89'. Further, no buildings or structures, including steps, shall be permitted within the minimum 6 metre rear yard setback.

10.5.73 **LOT 6, REGISTERED PLAN 300** **'R-80'**
(500-2019-0002) **(Map 10)**

Notwithstanding Section 5.13, a single detached dwelling and accessory uses, buildings and structures thereto may be erected on the lands described as Lot 6, Registered Plan 300, shown in heavy outline and designated 'R-80' on Schedule 'A' attached hereto.

Furthermore, only one driveway entrance shall be

SECTION 10 - RESIDENTIAL (R) ZONE (cont.)

permitted on the subject property. Where said driveway is located within the minimum front yard, the width of the driveway shall be a minimum of 3.0 metres and shall not exceed 55% of the lot frontage.