

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

SECTION 10 - RESIDENTIAL (R) ZONE

10.1 PERMITTED RESIDENTIAL USES

- single family dwelling

10.2 PERMITTED NON-RESIDENTIAL USES

(500-2019-0008)

- home occupation
- short-term rental accommodation
- day care, private home

(2015-0057)

- day nursery within an existing church
- 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 SPECIAL PROVISIONS

10.5.1 PLAN 544 AND PLAN 588;

**'R-1', 'R-2'
(Map 11)**

Notwithstanding the requirements of Section 5.13, a seasonal dwelling, including accessory buildings and structures, may be erected on a lot fronting on an access street on the land which is designated

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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.	

10.5.14

PART LOT 21, CONCESSION 5 (G);

**'R-15'
(Map 10)**

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
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.

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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
<u>BUILDING SIZE</u>	
(a) floor area (minimum)	75 sq metres
(b) length (minimum)	6 metres
(c) width (minimum)	6 metres
SITE COVERAGE (MAXIMUM)	30%
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

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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 (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 (Deleted by By-law 500-2006-0011)

10.5.21 **PART LOT 20, CONCESSION 7 (G);** **'R-27'**
(Map 9)

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 (Deleted by By-law 500-2006-0011)

10.5.23 **LOT 14, REGISTERED PLAN 300;** **'R-29'**
(Map 4)

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

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)

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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 (Deleted by By-law 500-2006-0011)

10.5.27 (Deleted 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 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

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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 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;

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- 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 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,

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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;
- 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;

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

- 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

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

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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.

10.5.34
(500-99-010)
(500-2019-0008)

PART OF LOT 21, CONCESSION 6 (G)

'R-41'
(Map 10)

Notwithstanding Section 5.21 (c) within that area shown in heavy outline and designated 'R-41' the maximum number of non-resident home occupation employees shall be four. However, the maximum number of non-resident home occupation employees shall not exceed two, if the number of short-term rental accommodation guest rooms at any time exceeds four.

Notwithstanding Section 5.34 A), within that area shown in heavy outline and designated "R-41" in Schedule "A" hereto, a short-term rental accommodation having a maximum of eighteen persons

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on the premises shall be permitted. The maintenance of a noise attenuation fence as shown in Schedule 'B-22' shall be required.

10.5.35 **PART OF LOT 27, CONCESSION 3 (NG)** **'R-42'**
(500-99-005) **LOTS 1 AND 2, REGISTERED PLAN 375 AND** **(Map 4)**
(500-2001-0009) **PART OF WILLIAM STREET, REGISTERED PLAN 375**

Notwithstanding the provisions of Section 6.1(e), in the area designated 'R-42' in Schedule 'A' hereto, the minimum rear yard setback shall be 8 metres.

Secondly, notwithstanding the provisions of Section 6.1(c) and (f), the location of a residential dwelling shall be confined to the building envelope specifically designated in Schedule 'B-20' hereto.

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

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 (Deleted by By-law 500-2006-0011)

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

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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 (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.

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

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

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

(5090-2014-0001)

(500-2019-0008)

LOT 124, REGISTERED PLAN 251

'R-70'

(Map 9)

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

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:

- Short-term rental accommodation
- 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

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

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

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

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

- 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
- 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
(500-2018-0005)

PART OF LOT 4, CONCESSION 9 (NG)
S/S LAKE DRIVE EAST

'R-73'
(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:

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

(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.

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.

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

10.5.73
(500-2019-0002)

LOT 6, REGISTERED PLAN 300

'R-80'
(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 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.