

## Section 4 – Residential (R1) Zone

4.1 Within a Residential (R1) Zone, no person shall use any land; erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this Section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this Section.

### 4.2 Permitted Uses

4.2.1 Residential Uses:

- a) single detached dwelling

4.2.2 Non-Residential Uses:

- a) bed and breakfast in accordance with the General Provisions Section
- b) home occupation in accordance with the General Provisions Section
- c) public park
- d) passive outdoor recreation use
- e) public use in accordance with the provisions of the General Provisions Section

### 4.3 Zone Provisions

4.3.1 Refer to Section 3 - General Provisions.

4.3.2 Lot area (minimum)

- a) lot served by a public water and sanitary sewer system 555m<sup>2</sup> (5974.17 ft.<sup>2</sup>)
- b) lot served by a public water system 1390 m<sup>2</sup> (14962.33 ft.<sup>2</sup>)
- c) other lots 1855 m<sup>2</sup> (19967.71 ft.<sup>2</sup>)

4.3.3 Lot Frontage (minimum)

- a) lot served by a public water and sanitary sewer system 22.5 m (73.82 ft.)
  - i) corner lot 18.0 m (59.06 ft)
  - ii) other lot
- b) lot served by a public water system 30.0 m (98.43 ft.)
- c) other lots 30.0 m (98.43 ft.)

#### 4.3.4 Front Yard Depth (minimum)

- a) lot served by a public water and sanitary sewer system 6.0 m (19.69 ft.)
- b) Other lots 9.0 m (29.53 ft.)

#### 4.3.5 Rear Yard Depth (minimum) 7.5 m (24.61 ft.)

#### 4.3.6 Interior Side Yard Width (minimum)

- a) lot served by a public water and sanitary sewer system 1.2 m (3.94 ft.)  
provided that on a lot where there is no attached private garage or attached carport, the minimum interior side yard width shall be 3.0 metres (9.84 ft.) on one side and 1.2 metres (3.94 ft.) on the other side.
- b) other lots 3.0 m (9.84 ft.)  
provided that on a lot where there is no attached garage or carport, the minimum side yard width shall be 4.5 metres (14.76 ft) on one side and 3 metres (9.84 ft.) on the other side.

#### 4.3.7 Exterior Side Yard Width (minimum)

- a) lot served by a public water and sanitary sewer system 6.0 m (19.69 ft.)
- b) other lots 9.0 m (29.53 ft.)

#### 4.3.8 Lot Coverage (maximum)

- a) lot served by a public water and sanitary sewer system 35%
- b) other lots 20%

#### 4.3.9 Dwelling Unit Area (minimum Ground Floor Area) 100.0 m<sup>2</sup> (1076.43 ft.<sup>2</sup>)

- a) In the case of a 1-1/2 storey or 2 storey dwelling, the minimum ground floor area may be reduced to 80 percent of the minimum ground floor area required.

- 4.3.10 Building Height (maximum) 11 m (36 ft.)
- 4.3.11 Dwelling Units per Lot (maximum) 1
- 4.3.12 Accessory buildings

Refer to the Accessory Buildings General Provisions. In addition, the maximum total area of accessory buildings or structures shall be 65 square metres (699.68 ft.<sup>2</sup>). Any detached private garage or other accessory building or structure may be erected and used in a rear yard provided that it shall be no closer than 1.2 metres (3.94 ft.) to the rear or any interior side lot line.

4.3.13 Parking

Refer to the Off-Street Parking requirements of the General Provisions Section.

**4.4 Zone Exceptions**

- 4.4.1 R1-1, Schedule “K”, Lot 19, Concession IX (Vespra)  
3344 Barrie Hill Road, Part of Roll No. 43 41 010 006 116 00 0000  
R1-1 Schedule R, Lot 6, Concession IX, (Vespra)  
3 Maple Avenue East, Roll No. 43 41 010 005 098 00 0000

Multiple residential dwelling units existing at the date of the passing of this By-law are permitted.

- 4.4.2 R1-2, Schedule “V”, Lot 14, Concession III, (Vespra)  
Vespra Zoning By-law Amendment No. 86-1 (Kashidonca Estates (Cole) Subdivision

- 1 Coles Court, Roll No. 43 41 010 003 025 07 0000
- 4 Coles Court, Roll No. 43 41 010 003 024 99 0000
- 5 Coles Court, Roll No. 43 41 010 003 025 06 0000
- 6 Coles Court, Roll No. 43 41 010 003 025 00 0000
- 8 Coles Court, Roll No. 43 41 010 003 025 01 0000
- 10 Coles Court, Roll No. 43 41 010 003 025 02 0000
- 11 Coles Court, Roll No. 43 41 010 003 025 05 0000
- 12 Coles Court, Roll No. 43 41 010 003 025 03 0000
- 14 Coles Court, Roll No. 43 41 010 003 025 04 0000
- 16 Coles Court, Roll No. 43 41 010 003 025 09 0000
- 2 Frid Blvd, Roll No. 43 41 010 003 025 56 0000
- 4 Frid Blvd, Roll No. 43 41 010 003 025 55 0000
- 5 Frid Blvd, Roll No. 43 41 010 003 025 63 0000
- 6 Frid Blvd, Roll No. 43 41 010 003 025 54 0000
- 7 Frid Blvd, Roll No. 43 41 010 003 025 64 0000
- 8 Frid Blvd, Roll No. 43 41 010 003 025 53 0000

9 Frid Blvd, Roll No. 43 41 010 003 025 65 0000  
10 Frid Blvd, Roll No. 43 41 010 003 025 52 0000  
11 Frid Blvd, Roll No. 43 41 010 003 025 66 0000  
12 Frid Blvd, Roll No. 43 41 010 003 025 51 0000  
14 Frid Blvd, Roll No. 43 41 010 003 025 50 0000  
15 Frid Blvd, Roll No. 43 41 010 003 025 67 0000  
16 Frid Blvd, Roll No. 43 41 010 003 025 49 0000  
18 Frid Blvd, Roll No. 43 41 010 003 025 48 0000  
2 Idlewood Drive, Roll No. 43 41 010 003 024 68 0000  
4 Idlewood Drive, Roll No. 43 41 010 003 024 67 0000  
5 Idlewood Drive, Roll No. 43 41 010 003 024 70 0000  
6 Idlewood Drive, Roll No. 43 41 010 003 024 66 0000  
8 Idlewood Drive, Roll No. 43 41 010 003 024 65 0000  
10 Idlewood Drive, Roll No. 43 41 010 003 024 64 0000  
11 Idlewood Drive, Roll No. 43 41 010 003 024 71 0000  
12 Idlewood Drive, Roll No. 43 41 010 003 024 63 0000  
15 Idlewood Drive, Roll No. 43 41 010 003 024 72 0000  
16 Idlewood Drive, Roll No. 43 41 010 003 024 62 0000  
17 Idlewood Drive, Roll No. 43 41 010 003 024 73 0000  
18 Idlewood Drive, Roll No. 43 41 010 003 024 61 0000  
19 Idlewood Drive, Roll No. 43 41 010 003 024 74 0000  
20 Idlewood Drive, Roll No. 43 41 010 003 024 60 0000  
21 Idlewood Drive, Roll No. 43 41 010 003 024 75 0000  
23 Idlewood Drive, Roll No. 43 41 010 003 024 76 0000  
24 Idlewood Drive, Roll No. 43 41 010 003 024 55 0000  
26 Idlewood Drive, Roll No. 43 41 010 003 024 56 0000  
28 Idlewood Drive, Roll No. 43 41 010 003 024 57 0000  
31 Idlewood Drive, Roll No. 43 41 010 003 024 77 0000  
33 Idlewood Drive, Roll No. 43 41 010 003 024 78 0000  
34 Idlewood Drive, Roll No. 43 41 010 003 024 81 0000  
35 Idlewood Drive, Roll No. 43 41 010 003 024 79 0000  
37 Idlewood Drive, Roll No. 43 41 010 003 024 80 0000  
42 Park Trail, Roll No. 43 41 010 003 024 58 0000  
43 Park Trail, Roll No. 43 41 010 003 024 54 0000  
44 Park Trail, Roll No. 43 41 010 003 024 59 0000  
10 Pooles Road, Roll No. 43 41 010 003 024 82 0000  
12 Pooles Road, Roll No. 43 41 010 003 024 83 0000  
13 Pooles Road, Roll No. 43 41 010 003 024 89 0000  
14 Pooles Road, Roll No. 43 41 010 003 024 84 0000  
15 Pooles Road, Roll No. 43 41 010 003 024 90 0000  
16 Pooles Road, Roll No. 43 41 010 003 024 85 0000  
17 Pooles Road, Roll No. 43 41 010 003 024 91 0000  
18 Pooles Road, Roll No. 43 41 010 003 024 86 0000  
19 Pooles Road, Roll No. 43 41 010 003 024 92 0000  
20 Pooles Road, Roll No. 43 41 010 003 024 87 0000  
21 Pooles Road, Roll No. 43 41 010 003 024 93 0000

22 Pooles Road, Roll No. 43 41 010 003 024 88 0000  
23 Pooles Road, Roll No. 43 41 010 003 024 94 0000  
24 Pooles Road, Roll No. 43 41 010 003 024 69 0000  
25 Pooles Road, Roll No. 43 41 010 003 024 95 0000  
27 Pooles Road, Roll No. 43 41 010 003 025 11 0000  
28 Pooles Road, Roll No. 43 41 010 003 024 96 0000  
29 Pooles Road, Roll No. 43 41 010 003 025 12 0000  
30 Pooles Road, Roll No. 43 41 010 003 024 97 0000  
31 Pooles Road, Roll No. 43 41 010 003 025 13 0000  
32 Pooles Road, Roll No. 43 41 010 003 024 98 0000  
33 Pooles Road, Roll No. 43 41 010 003 025 14 0000  
35 Pooles Road, Roll No. 43 41 010 003 025 15 0000  
36 Pooles Road, Roll No. 43 41 010 003 025 08 0000  
37 Pooles Road, Roll No. 43 41 010 003 025 16 0000  
39 Pooles Road, Roll No. 43 41 010 003 025 17 0000  
41 Pooles Road, Roll No. 43 41 010 003 025 18 0000  
42 Pooles Road, Roll No. 43 41 010 003 025 10 0000  
43 Pooles Road, Roll No. 43 41 010 003 025 20 0000  
6 Rosewood Avenue, Roll No. 43 41 010 003 025 58 0000  
7 Rosewood Avenue, Roll No. 43 41 010 003 025 57 0000  
8 Rosewood Avenue, Roll No. 43 41 010 003 025 59 0000  
10 Rosewood Avenue, Roll No. 43 41 010 003 025 60 0000  
12 Rosewood Avenue, Roll No. 43 41 010 003 025 61 0000  
15 Rosewood Avenue, Roll No. 43 41 010 003 025 62 0000  
16 Rosewood Avenue, Roll No. 43 41 010 003 025 28 0000  
17 Rosewood Avenue, Roll No. 43 41 010 003 025 21 0000  
18 Rosewood Avenue, Roll No. 43 41 010 003 025 29 0000  
20 Rosewood Avenue, Roll No. 43 41 010 003 025 30 0000  
21 Rosewood Avenue, Roll No. 43 41 010 003 025 22 0000  
22 Rosewood Avenue, Roll No. 43 41 010 003 025 31 0000  
23 Rosewood Avenue, Roll No. 43 41 010 003 025 23 0000  
24 Rosewood Avenue, Roll No. 43 41 010 003 025 32 0000  
25 Rosewood Avenue, Roll No. 43 41 010 003 025 24 0000  
26 Rosewood Avenue, Roll No. 43 41 010 003 025 33 0000  
27 Rosewood Avenue, Roll No. 43 41 010 003 025 25 0000  
28 Rosewood Avenue, Roll No. 43 41 010 003 025 34 0000  
29 Rosewood Avenue, Roll No. 43 41 010 003 025 26 0000  
30 Rosewood Avenue, Roll No. 43 41 010 003 025 35 0000  
31 Rosewood Avenue, Roll No. 43 41 010 003 025 69 0000  
32 Rosewood Avenue, Roll No. 43 41 010 003 025 36 0000  
1 Silverwood Crescent, Roll No. 43 41 010 003 025 47 0000  
3 Silverwood Crescent, Roll No. 43 41 010 003 025 46 0000  
4 Silverwood Crescent, Roll No. 43 41 010 003 025 68 0000  
5 Silverwood Crescent, Roll No. 43 41 010 003 025 45 0000  
7 Silverwood Crescent, Roll No. 43 41 010 003 025 44 0000  
9 Silverwood Crescent, Roll No. 43 41 010 003 025 43 0000

10 Silverwood Crescent, Roll No. 43 41 010 003 025 70 0000  
11 Silverwood Crescent, Roll No. 43 41 010 003 025 42 0000  
12 Silverwood Crescent, Roll No. 43 41 010 003 025 71 0000  
15 Silverwood Crescent, Roll No. 43 41 010 003 025 41 0000  
16 Silverwood Crescent, Roll No. 43 41 010 003 025 37 0000  
17 Silverwood Crescent, Roll No. 43 41 010 003 025 40 0000  
18 Silverwood Crescent, Roll No. 43 41 010 003 025 19 0000  
19 Silverwood Crescent, Roll No. 43 41 010 003 025 39 0000  
21 Silverwood Crescent, Roll No. 43 41 010 003 025 38 0000  
39 Wattie Road, Roll No. 43 41 010 003 024 50 0000  
41 Wattie Road, Roll No. 43 41 010 003 024 51 0000  
43 Wattie Road, Roll No. 43 41 010 003 024 52 0000  
45 Wattie Road, Roll No. 43 41 010 003 024 53 0000

A lot frontage (minimum) with municipal water supply shall be 25.0 metres. The lot area (minimum) with municipal water supply shall be 1350.0 square metres. The interior side yard width (minimum) and rear yard depth (minimum) for an accessory building shall be 1.5 metres. The exterior side yard width (minimum) for an accessory building shall be 6.0 metres.

- 4.4.3 R1-3, Schedule “V”, Lot 15, Concession IV, (Vespra)  
Lot 1, Registered Plan 51M-300  
2 Noraline Avenue, Roll No. 43 41 010 003 214 03 0000  
Vespra Zoning By-law Amendment No. 87-11 (Willow Creek Developments Subdivision)

A lot frontage (minimum) of 27.0 metres shall be required.

- 4.4.4 R1-4, Schedule “V”, Lot 15, Concession IV, (Vespra)  
Lots 8, 9 & 10, Registered Plan 51M-359  
7 McCartney Gate, Roll No. 43 41 010 003 225 68 0000  
9 McCartney Gate, Roll No. 43 41 010 003 225 66 0000  
11 McCartney Gate, Roll No. 43 41 010 003 225 50 0000  
Vespra Zoning By-law Amendment No. 87-18 (Patterson Subdivision)

A lot frontage (minimum) of 29.0 metres shall be required.

- 4.4.5 R1-5, Schedule “R”, Lot 6, Concession X, (Vespra)  
Lots 46-56, Registered Plan 51M-430  
Vespra Zoning By-law Amendment 88-27 (Heather Heights Subdivision Phase 1)  
18 Foyston Park Circle, Roll No. 43 41 010 005 172 90 0000  
20 Foyston Park Circle, Roll No. 43 41 010 005 172 88 0000  
22 Foyston Park Circle, Roll No. 43 41 010 005 172 86 0000  
24 Foyston Park Circle, Roll No. 43 41 010 005 172 84 0000  
26 Foyston Park Circle, Roll No. 43 41 010 005 172 82 0000  
28 Foyston Park Circle, Roll No. 43 41 010 005 172 80 0000

30 Foyston Park Circle, Roll No. 43 41 010 005 172 78 0000  
32 Foyston Park Circle, Roll No. 43 41 010 005 172 76 0000  
34 Foyston Park Circle, Roll No. 43 41 010 005 172 74 0000  
36 Foyston Park Circle, Roll No. 43 41 010 005 172 72 0000  
38 Foyston Park Circle, Roll No. 43 41 010 005 172 70 0000

A rear yard depth (minimum) of 72.0 metres shall be required.

- 4.4.6 R1-6, Schedule “V”, Lot 15, Concession III (Vespra)  
Lots 16, 17 & 18, Plan 51M-335  
38 Golden Oak Drive, Roll No. 43 41 010 003 434 00 0000  
39 Golden Oak Drive, Roll No. 43 41 010 003 460 00 0000  
41 Golden Oak Drive, Roll No. 43 41 010 003 461 00 0000

Vespra Zoning By-law Amendment No. 88-10 (Springhurst Estates (Cole) Subdivision)

A lot area (minimum) of 1250.0 square metres shall be required.

- 4.4.7 R1-7, Schedule “V,” Lot 15, Concession III, (Vespra)  
Lot 3, Plan 51M-335  
10 Golden Oak Drive, Roll No. 43 41 010 003 446 00 0000  
Vespra Zoning By-law Amendment No. 88-10 (Springhurst Estates (Cole) Subdivision)

A lot area (minimum) of 1250.0 square metres and a lot frontage (minimum) of 25.0 metres shall be required.

- 4.4.8 R1-8, Schedule” V”, Lot 15, Concession III and IV, (Vespra)  
Lot 4, Plan 51M-335  
12 Golden Oak Drive, Roll No. 43 41 010 003 445 00 0000  
Vespra Zoning By-law Amendment No. 88-10 (Springhurst Estates (Cole) Subdivision)

A lot frontage (minimum) of 22.0 metres and a rear yard depth (minimum) of 27.0 metres shall be required. Furthermore no accessory building may be erected within 27.0 metres of the rear lot line.

- 4.4.9 R1-9, Schedule “V”, Lot 12, Concession IV, (Vespra)  
46 Doran Road, Roll No. 43 41 010 003 085 00 0000  
Vespra Zoning By-law Amendment No. 88-49 (Keith)

A lot area (minimum) of 990.0 square metres, a front yard depth (minimum) of 6.0 metres and a rear yard depth (minimum) of 1.49 metres, shall be required.

- 4.4.10 R1-10, Schedule “V,” Lot 11, Concession IV, (Vespra)

Lots 1-35, Registered Plan 51M-420  
Vespra Zoning By-law Amendment No. 89-11 (Part of Forest Hill Estates  
Subdivision)

2 Forest Hill Drive, Roll No. 43 41 010 003 063 42 0000  
3 Forest Hill Drive, Roll No. 43 41 010 003 063 38 0000  
4 Forest Hill Drive, Roll No. 43 41 010 003 063 44 0000  
5 Forest Hill Drive, Roll No. 43 41 010 003 063 36 0000  
6 Forest Hill Drive, Roll No. 43 41 010 003 063 46 0000  
7 Forest Hill Drive, Roll No. 43 41 010 003 063 34 0000  
9 Forest Hill Drive, Roll No. 43 41 010 003 063 32 0000  
11 Forest Hill Drive, Roll No. 43 41 010 003 063 30 0000  
13 Forest Hill Drive, Roll No. 43 41 010 003 063 28 0000  
14 Forest Hill Drive, Roll No. 43 41 010 003 063 48 0000  
15 Forest Hill Drive, Roll No. 43 41 010 003 063 26 0000  
16 Forest Hill Drive, Roll No. 43 41 010 003 063 50 0000  
18 Forest Hill Drive, Roll No. 43 41 010 003 063 52 0000  
19 Forest Hill Drive, Roll No. 43 41 010 003 063 24 0000  
20 Forest Hill Drive, Roll No. 43 41 010 003 063 54 0000  
21 Forest Hill Drive, Roll No. 43 41 010 003 063 22 0000  
23 Forest Hill Drive, Roll No. 43 41 010 003 063 20 0000  
25 Forest Hill Drive, Roll No. 43 41 010 003 063 18 0000  
27 Forest Hill Drive, Roll No. 43 41 010 003 063 16 0000  
29 Forest Hill Drive, Roll No. 43 41 010 003 063 14 0000  
30 Forest Hill Drive, Roll No. 43 41 010 003 063 56 0000  
31 Forest Hill Drive, Roll No. 43 41 010 003 063 12 0000  
32 Forest Hill Drive, Roll No. 43 41 010 003 063 58 0000  
33 Forest Hill Drive, Roll No. 43 41 010 003 063 10 0000  
34 Forest Hill Drive, Roll No. 43 41 010 003 063 60 0000  
35 Forest Hill Drive, Roll No. 43 41 010 003 063 08 0000  
36 Forest Hill Drive, Roll No. 43 41 010 003 063 62 0000  
37 Forest Hill Drive, Roll No. 43 41 010 003 063 06 0000  
39 Forest Hill Drive, Roll No. 43 41 010 003 063 04 0000  
41 Forest Hill Drive, Roll No. 43 41 010 003 063 02 0000  
6 Pierce Court, Roll No. 43 41 010 003 063 70 0000  
8 Pierce Court, Roll No. 43 41 010 003 063 68 0000  
10 Pierce Court, Roll No. 43 41 010 003 063 66 0000  
12 Pierce Court, Roll No. 43 41 010 003 063 64 0000  
14 Pierce Court, Roll No. 43 41 010 003 063 40 0000

A lot frontage (minimum) of 28.0 metres shall be required.

- 4.4.11 R1-11, Schedule "T", Lot 13, Concession VIII, (Vespra),  
Lots 2-7, Registered Plan 51M-405  
Vespra Zoning By-law Amendment No. 89-10 (Snow Valley Estates  
Subdivision)



57 Eder Trail, Roll No. 43 41 010 006 307 00 0000  
55 Eder Trail, Roll No. 43 41 010 006 308 00 0000  
53 Eder Trail, Roll No. 43 41 010 006 309 00 0000  
51 Eder Trail, Roll No. 43 41 010 006 310 00 0000  
49 Eder Trail, Roll No. 43 41 010 006 311 00 0000  
41 Eder Trail, Roll No. 43 41 010 006 312 00 0000

A lot area (minimum) of 4050.0 square metres and a minimum setback for residential buildings from the CPR right-of-way of 30.0 metres shall be required.

4.4.12 R1-12, Schedule "T," Lots 13 and 14, Concession VIII, (Vespra)  
Lots 9-25, Registered Plan 51M-404  
Vespra Zoning By-law Amendment No. 89-10 (Snow Valley Estates  
Subdivision)

12 Nicholson Crescent, Roll No. 43 41 010 006 302 80 0000  
14 Nicholson Crescent, Roll No. 43 41 010 006 302 78 0000  
16 Nicholson Crescent, Roll No. 43 41 010 006 302 76 0000  
18 Nicholson Crescent, Roll No. 43 41 010 006 302 74 0000  
20 Nicholson Crescent, Roll No. 43 41 010 006 302 72 0000  
22 Nicholson Crescent, Roll No. 43 41 010 006 302 70 0000  
24 Nicholson Crescent, Roll No. 43 41 010 006 302 68 0000  
26 Nicholson Crescent, Roll No. 43 41 010 006 302 66 0000  
28 Nicholson Crescent, Roll No. 43 41 010 006 302 64 0000  
30 Nicholson Crescent, Roll No. 43 41 010 006 302 62 0000  
32 Nicholson Crescent, Roll No. 43 41 010 006 302 60 0000  
34 Nicholson Crescent, Roll No. 43 41 010 006 302 58 0000  
36 Nicholson Crescent, Roll No. 43 41 010 006 302 56 0000  
38 Nicholson Crescent, Roll No. 43 41 010 006 302 54 0000  
40 Nicholson Crescent, Roll No. 43 41 010 006 302 52 0000  
42 Nicholson Crescent, Roll No. 43 41 010 006 302 50 0000  
44 Nicholson Crescent, Roll No. 43 41 010 006 302 48 0000

A minimum setback from the CPR right-of-way for residential buildings shall be 30.0 metres.

4.4.13 R1-13, Schedule "R", Lot 6, Concession X, (Vespra)  
Lots 1-45, Registered Plan 51M-430  
Block 60 Registered Plan M430, Part of Roll No. 43 41 010 005 173 00 0000  
Vespra Zoning By-law amendment No. 91-6 (Heather Heights Subdivision  
Phase 2)

1 Foyston Park Circle, Roll No. 43 41 010 005 172 08 0000  
3 Foyston Park Circle, Roll No. 43 41 010 005 172 06 0000  
4 Foyston Park Circle, Roll No. 43 41 010 005 172 50 0000

5 Foyston Park Circle, Roll No. 43 41 010 005 172 04 0000  
6 Foyston Park Circle, Roll No. 43 41 010 005 172 48 0000  
7 Foyston Park Circle, Roll No. 43 41 010 005 172 02 0000  
8 Foyston Park Circle, Roll No. 43 41 010 005 172 46 0000  
9 Foyston Park Circle, Roll No. 43 41 010 005 172 00 0000  
10 Foyston Park Circle, Roll No. 43 41 010 005 172 44 0000  
12 Foyston Park Circle, Roll No. 43 41 010 005 172 42 0000  
14 Foyston Park Circle, Roll No. 43 41 010 005 172 40 0000  
15 Foyston Park Circle, Roll No. 43 41 010 005 172 38 0000  
17 Foyston Park Circle, Roll No. 43 41 010 005 172 36 0000  
19 Foyston Park Circle, Roll No. 43 41 010 005 172 34 0000  
21 Foyston Park Circle, Roll No. 43 41 010 005 172 32 0000  
23 Foyston Park Circle, Roll No. 43 41 010 005 172 30 0000  
27 Foyston Park Circle, Roll No. 43 41 010 005 172 28 0000  
29 Foyston Park Circle, Roll No. 43 41 010 005 172 26 0000  
31 Foyston Park Circle, Roll No. 43 41 010 005 172 24 0000  
35 Foyston Park Circle, Roll No. 43 41 010 005 172 22 0000  
37 Foyston Park Circle, Roll No. 43 41 010 005 172 20 0000  
39 Foyston Park Circle, Roll No. 43 41 010 005 172 18 0000  
43 Foyston Park Circle, Roll No. 43 41 010 005 172 16 0000  
44 Foyston Park Circle, Roll No. 43 41 010 005 172 66 0000  
45 Foyston Park Circle, Roll No. 43 41 010 005 172 14 0000  
46 Foyston Park Circle, Roll No. 43 41 010 005 172 64 0000  
47 Foyston Park Circle, Roll No. 43 41 010 005 172 12 0000  
48 Foyston Park Circle, Roll No. 43 41 010 005 172 62 0000  
50 Foyston Park Circle, Roll No. 43 41 010 005 172 60 0000  
52 Foyston Park Circle, Roll No. 43 41 010 005 172 58 0000  
54 Foyston Park Circle, Roll No. 43 41 010 005 172 56 0000  
56 Foyston Park Circle, Roll No. 43 41 010 005 172 54 0000  
58 Foyston Park Circle, Roll No. 43 41 010 005 172 52 0000  
1724 George Johnston Road, Roll No. 43 41 010 005 185 18 0000  
1730 George Johnson Road, Roll No. 43 41 010 005 185 20 0000  
1736 George Johnston Road, Roll No. 43 41 010 005 185 22 0000  
1742 George Johnston Road, Roll No. 43 41 010 005 185 24 0000  
1744 George Johnston Road, Roll No. 43 41 010 005 185 26 0000  
1754 George Johnston Road, Roll No. 43 41 010 005 185 28 0000  
1 Maple Avenue West, Roll No. 43 41 010 005 185 16 0000  
2 Maple Avenue West, Roll No. 43 41 010 005 185 06 0000  
3 Maple Avenue West, Roll No. 43 41 010 005 185 14 0000  
4 Maple Avenue West, Roll No. 43 41 010 005 185 08 0000  
5 Maple Avenue West, Roll No. 43 41 010 005 185 12 0000  
6 Maple Avenue West, Roll No. 43 41 010 005 185 10 0000

In the case of a corner lot the front yard depth (minimum) shall be 5.9 metres to the arc of the property line at the corner lot and the exterior side yard width (minimum) shall be 5.9 metres to the arc of the property line at the corner lot.

- 4.4.14 R1-14, Schedule "R", Lot 5, Concession X, (Vespra)  
2432 Ronald Road, Roll No. 43 41 010 005 164 04 0000  
Vespra Zoning By-law Amendment 94-149 (Giffen)

A lot frontage (minimum) of 24.0 metres, a lot area (minimum) of 2787.0 square metres and a interior side yard width (minimum) for an existing accessory building of 2.5 metres shall be required.

- 4.4.15 R1-15, Schedule R, Lot 5, Concession X, (Vespra)  
2438 Ronald Road, Roll No. 43 41 010 005 164 08 0000  
Vespra Zoning By-law Amendment No. 94-149 (Giffen)

A lot area (minimum) of 2787.0 square metres shall be required and an existing accessory building shall not use more than 75 square metres of lot area and no horizontal dimension shall exceed 10 metres.

- 4.4.16 R1-16, Schedule R, Lot 5, Concession X, (Vespra)  
2444 Ronald Road, Roll No. 43 41 010 005 164 12 0000  
Zoning By-law Amendment No. 94-149 (Giffen)

A lot area (minimum) of 2787.0 square metres shall be required.

- 4.4.17 R1-17, Schedules "R", "S", Lot 6, Concession V, (Vespra)  
Block 61, Registered Plan 51M-490  
32 Huron Street, Roll No. 43 41 010 005 086 10 0000  
34 Huron Street, Roll No. 43 41 010 005 086 20 0000  
Zoning By-law Amendment No. 98-068 (361523 Ontario Ltd. - Liaukus)

Lot 20, Concession VIII (Vespra)  
Lots 35, 36 & 37, Registered Plan 51M-411  
14 Edgecombe Terrace, Roll No. 43 41 010 006 062 12 0000  
16 Edgecombe Terrace, Roll No. 43 41 010 006 062 14 0000  
18 Edgecombe Terrace, Roll No. 43 41 010 006 062 16 0000  
Vespra Zoning By-law Amendment No. 87-15 - Stonegate Subdivision

A lot frontage (minimum) of 25 metres shall be required.

- 4.4.18 R1-18, Schedule "P", Lot 56, Concession I, (Medonte)  
9 Albert Street West, Roll No. 43 41 020 081 138 00 0000

The extraction, processing and sale of honey and honey products is permitted.

- 4.4.19 R1-19, Schedule "P", Lot 56, Concession I, (Medonte)  
112 Mill Street East, Part of Roll No. 43 41 020 081 107 00 0000

A contractor's yard is permitted.

- 4.4.20 R1-20, Schedule "P", Lot 56, Concession I E.P.R., Part of Lot 5 and Lot 6, Plan 261A, Medonte  
Part I, Plan 51R-16728 and Part IV, Plan 51R-25405, Lane Plan 261A  
7 Mill Street West, Roll No. 43 41 020 081 090 00 0000  
Zoning By-law Amendment No. 99-099 – Dusome

A rear yard dept (minimum) of 2.0 metres, and exterior side yard width (minimum) of 2.5 metres and a building height (maximum) of 4.42 metres shall be required.

- 4.4.21 R1-21, Schedule "P", Lot 55, Concession I, E.P.R. (Medonte)  
Lots 1- 68, Registered Plan 51M-595  
Zoning By-law Amendment 95-046 - Highlands of Hillsdale Subdivision

1 Marlow Circle, Roll No. 43 41 020 081 085 72 0000  
2 Marlow Circle, Roll No. 43 41 020 081 085 74 0000  
4 Marlow Circle, Roll No. 43 41 020 081 085 76 0000  
6 Marlow Circle, Roll No. 43 41 020 081 085 78 0000  
8 Marlow Circle, Roll No. 43 41 020 081 085 80 0000  
10 Marlow Circle, Roll No. 43 41 020 081 085 82 0000  
12 Marlow Circle, Roll No. 43 41 020 081 085 84 0000  
13 Marlow Circle, Roll No. 43 41 020 081 085 70 0000  
15 Marlow Circle, Roll No. 43 41 020 081 085 68 0000  
17 Marlow Circle, Roll No. 43 41 020 081 085 66 0000  
19 Marlow Circle, Roll No. 43 41 020 081 085 64 0000  
21 Marlow Circle, Roll No. 43 41 020 081 085 62 0000  
23 Marlow Circle, Roll No. 43 41 020 081 085 60 0000  
25 Marlow Circle, Roll No. 43 41 020 081 085 58 0000  
27 Marlow Circle, Roll No. 43 41 020 081 085 56 0000  
29 Marlow Circle, Roll No. 43 41 020 081 085 54 0000  
31 Marlow Circle, Roll No. 43 41 020 081 085 52 0000  
35 Marlow Circle, Roll No. 43 41 020 081 085 50 0000  
36 Marlow Circle, Roll No. 43 41 020 081 085 90 0000  
37 Marlow Circle, Roll No. 43 41 020 081 085 48 0000  
40 Marlow Circle, Roll No. 43 41 020 081 085 92 0000  
43 Marlow Circle, Roll No. 43 41 020 081 085 44 0000  
44 Marlow Circle, Roll No. 43 41 020 081 085 94 0000  
45 Marlow Circle, Roll No. 43 41 020 081 085 42 0000  
46 Marlow Circle, Roll No. 43 41 020 081 085 96 0000  
47 Marlow Circle, Roll No. 43 41 020 081 085 40 0000  
48 Marlow Circle, Roll No. 43 41 020 081 085 98 0000  
49 Marlow Circle, Roll No. 43 41 020 081 085 38 0000  
50 Marlow Circle, Roll No. 43 41 020 081 086 04 0000  
51 Marlow Circle, Roll No. 43 41 020 081 085 36 0000

52 Marlow Circle, Roll No. 43 41 020 081 086 06 0000  
53 Marlow Circle, Roll No. 43 41 020 081 085 34 0000  
54 Marlow Circle, Roll No. 43 41 020 081 086 08 0000  
55 Marlow Circle, Roll No. 43 41 020 081 085 32 0000  
58 Marlow Circle, Roll No. 43 41 020 081 086 10 0000  
62 Marlow Circle, Roll No. 43 41 020 081 086 12 0000  
63 Marlow Circle, Roll No. 43 41 020 081 085 30 0000  
65 Marlow Circle, Roll No. 43 41 020 081 085 28 0000  
67 Marlow Circle, Roll No. 43 41 020 081 085 26 0000  
68 Marlow Circle, Roll No. 43 41 020 081 086 14 0000  
69 Marlow Circle, Roll No. 43 41 020 081 085 24 0000  
70 Marlow Circle, Roll No. 43 41 020 081 086 16 0000  
71 Marlow Circle, Roll No. 43 41 020 081 086 20 0000  
72 Marlow Circle, Roll No. 43 41 020 081 086 22 0000  
37 Mill Street West, Roll No. 43 41 020 081 085 14 0000  
2 McFadden Drive, Roll No. 43 41 020 081 086 18 0000  
9 McFadden Drive, Roll No. 43 41 020 081 086 50 0000  
11 McFadden Drive, Roll No. 43 41 020 081 086 48 0000  
13 McFadden Drive, Roll No. 43 41 020 081 086 46 000  
14 McFadden Drive, Roll No. 43 41 020 081 086 24 0000  
16 McFadden Drive, Roll No. 43 41 020 081 086 26 0000  
19 McFadden Drive, Roll No. 43 41 020 086 086 44 0000  
20 McFadden Drive, Roll No. 43 41 020 081 086 28 0000  
21 McFadden Drive, Roll No. 43 41 020 081 086 42 0000  
22 McFadden Drive, Roll No. 43 41 020 081 086 30 0000  
23 McFadden Drive, Roll No. 43 41 020 081 086 40 0000  
24 McFadden Drive, Roll No. 43 41 020 081 086 32 0000  
25 McFadden Drive, Roll No. 43 41 020 081 086 38 0000  
26 McFadden Drive, Roll No. 43 41 020 081 086 34 0000  
27 McFadden Drive, Roll No. 43 41 020 081 086 36 0000  
28 McFadden Street, Roll No. 43 41 020 081 085 88 0000  
29 McFadden Street, Roll No. 43 41 020 081 085 86 0000  
37 Mill Street West, Roll No. 43 41 020 081 085 14 0000  
39 Mill Street West, Roll No. 43 41 020 081 085 12 0000  
1 Murphy Street, Roll No. 43 41 020 081 085 20 0000  
2 Murphy Street, Roll No. 43 41 020 081 085 16 0000  
3 Murphy Street, Roll No. 43 41 020 081 085 22 0000  
4 Murphy Street, Roll No. 43 41 020 081 085 18 0000  
6 Murphy Street, Roll No. 43 41 020 081 085 46 0000  
57, 59 & 61 Marlow Circle (outside plan of subdivision)

A lot area (minimum) of 1660 square metres and a lot frontage (minimum) of 22.0 metres shall be required.

4.4.22 R1-22, Schedule "P", Pt. Lot 57, Concession I, E.P.R. (Medonte)  
4708 Penetanguishene Road, Roll No. 43 41 020 081 154 01 0000

Zoning By-law Amendment 95-047 - Forests of Hillsdale Subdivision

A lot area (minimum) of 1700 square metres shall be required.

- 4.4.23 R1-23, Schedule "P", Lot 56, Concession I, (Medonte)  
Lots 1-14, Registered Plan No. 51M-638  
Zoning By-law Amendment No. 95-048 - Albert Heights Subdivision (TRAL)

23 Albert Street West, Roll No. 43 41 020 081 138 10 0000  
25 Albert Street West, Roll No. 43 41 020 081 138 12 0000  
26 Albert Street West, Roll No. 43 41 020 081 139 10 0000  
27 Albert Street West, Roll No. 43 41 020 081 138 14 0000  
28 Albert Street West, Roll No. 43 41 020 081 139 12 0000  
29 Albert Street West, Roll No. 43 41 020 081 138 16 0000  
30 Albert Street West, Roll No. 43 41 020 081 139 14 0000  
31 Albert Street West, Roll No. 43 41 020 081 139 18 0000  
28 Mill Street West, Roll No. 43 41 020 081 135 04 0000  
30 Mill Street West, Roll No. 43 41 020 081 135 06 0000  
32 Mill Street West, Roll No. 43 41 020 081 135 08 0000  
34 Mill Street West, Roll No. 43 41 020 081 135 10 0000  
36 Mill Street West, Roll No. 43 41 020 081 135 12 0000  
38 Mill Street West, Roll No. 43 41 020 081 135 14 0000

A lot area (minimum) of 1900 square metres shall be required.

- 4.4.24 R1-24, Schedule "Q", Lot 10, Concession I, (Flos)  
3918 Horseshoe Valley Road West, Roll No. 4341 030 003 023 00 0000  
Flos Zoning By-law Amendment No. P86-13 - Haight (Part)

A lot area (minimum) of 1390.0 square metres, a lot frontage (minimum) of 22.5 metres and an interior side yard width (minimum) of 1.02 metres shall be required.

- 4.4.25 R1-25, Schedule "Q", Lot 10, Concession I, (Flos)  
3922 Horseshoe Valley Road West, Roll No. 43 41 030 003 023 01 0000  
*Flos Zoning By-law Amendment No. P86-13 - Haight (Park)*

A lot area (minimum) of 1390.0 square metres and a lot frontage (minimum) of 22.5 metres shall be required.

- 4.4.26 R1-26, Schedule "O", Lots 9 and 10, Concession III and IV, (Flos)  
5 Buckley Street, Roll No. 43 41 030 003 112 02 0000  
6 Buckley Street, Roll No. 43 41 030 003 110 00 0000  
7 Buckley Street, Roll No. 43 41 030 003 112 05 0000  
8 Buckley Street, Roll No. 43 41 030 003 109 00 0000  
9 Buckley Street, Roll No. 43 41 030 003 112 01 0000

11 Buckley Street, Roll No. 43 41 030 003 112 03 0000  
12 Buckley Street, Roll No. 43 41 030 003 109 02 0000  
13 Buckley Street, Roll No. 43 41 030 003 112 04 0000  
1478 Flos Road Four West, Roll No. 43 41 030 003 085 09 0000  
1480 Flos Road Four West, Roll No. 43 41 030 003 152 01 0000  
1481 Flos Road Four West, Roll No. 43 41 030 003 085 10 0000  
1484 Flos Road Four West, Roll No. 43 41 030 003 152 00 0000  
1488 Flos Road Four West, Roll No. 43 41 030 003 151 00 0000  
1492 Flos Road Four West, Roll No. 43 41 030 003 150 00 0000  
1493 Flos Road Four West, Roll No. 43 41 030 003 085 07 0000  
1499 Flos Road Four West, Roll No. 43 41 030 003 085 06 0000  
1500 Flos Road Four West, Roll No. 43 41 030 003 146 01 0000  
1505 Flos Road Four West, Roll No. 43 41 030 003 085 05 0000  
1508 Flos Road Four West, Part of Roll No. 43 41 030 003 153 00 0000  
1511 Flos Road Four West, Roll No. 43 41 030 003 112 00 0000  
1512 Flos Road Four West, Roll No. 43 41 030 003 154 00 0000  
1519 Flos Road Four West, Roll No. 43 41 030 003 111 00 0000  
1525 Flos Road Four West, Roll No. 43 41 030 003 108 01 0000  
1526 Flos Road Four West, Roll No. 43 41 030 003 158 00 0000  
1534 Flos Road Four West, Part of Roll No. 43 41 030 003 159 00 0000  
1536 Flos Road Four West, Roll No. 43 41 030 003 160 00 0000  
1540 Flos Road Four West, Roll No. 43 41 030 003 160 01 0000  
1548 Flos Road Four West, Roll No. 43 41 030 003 161 00 0000  
1554 Flos Road Four West, Roll No. 43 41 030 003 162 01 0000  
1556 Flos Road Four West, Roll No. 43 41 030 003 163 00 0000  
1562 Flos Road Four West, Roll No. 43 41 030 003 164 00 0000  
1572 Flos Road Four West, Roll No. 43 41 030 003 165 00 0000  
1575 Flos Road Four West, Roll No. 43 41 030 003 089 00 0000  
1576 Flos Road Four West, Roll No. 43 41 030 003 166 00 0000  
1579 Flos Road Four West, Roll No. 43 41 030 003 088 00 0000  
1582 Flos Road Four West, Roll No. 43 41 030 003 167 00 0000  
1583 Flos Road Four West, Roll No. 43 41 030 003 087 00 0000  
1586 Flos Road Four West, Roll No. 43 41 030 003 168 00 0000  
1593 Flos Road Four West, Roll No. 43 41 030 003 086 00 0000  
1780 Phelpston Road, Roll No. 43 41 030 003 096 00 0000  
1782 Phelpston Road, Roll No. 43 41 030 003 095 00 0000  
1788 Phelpston Road, Roll No. 43 41 030 003 097 00 0000  
1794 Phelpston Road, Roll No. 43 41 030 003 099 00 0000  
1798 Phelpston Road, Roll No. 43 41 030 003 100 00 0000  
1802 Phelpston Road, Roll No. 43 41 030 003 101 00 0000  
1808 Phelpston Road, Roll No. 43 41 030 003 102 00 0000  
1812 Phelpston Road, Roll No. 43 41 030 003 102 01 0000  
3 Platt Avenue, Roll No. 43 41 030 003 097 01 0000  
4 Platt Avenue, Roll No. 43 41 030 003 098 00 0000  
1 Second Avenue, Roll No. 43 41 030 003 104 00 0000  
2 Second Avenue, Roll No. 43 41 030 003 091 00 0000

3 Second Avenue, Roll No. 43 41 030 003 103 00 0000  
4 Second Avenue, Roll No. 43 41 030 003 092 00 0000  
5 Second Avenue, Roll No. 43 41 030 003 098 03 0000  
6 Second Avenue, Roll No. 43 41 030 003 092 01 0000  
7 Second Avenue, Roll No. 43 41 030 003 098 02 0000  
8 Second Avenue, Roll No. 43 41 030 003 093 00 0000  
9 Second Avenue, Roll No. 43 41 030 003 098 01 0000  
10 Second Avenue, Roll No. 43 41 030 003 093 01 0000  
12 Second Avenue, Roll No. 43 41 030 003 094 00 0000

A lot frontage (minimum) of 20 metres and a lot area (minimum) of 800 square metres shall be required.

- 4.4.27 R1-27, Schedule "O", Lot 10, Concession III, (Flos)  
1527 Flos Road Four West, Roll No. 43 41 030 003 108 02 0000

A lot frontage (minimum) of 4.0 metres and a lot area (minimum) of 4,600 square metres shall be required.

- 4.4.28 R1-28, Schedule "Q", Lots 9 and 10, Concession I, (Flos)  
3790 Horseshoe Valley Road West, Roll No. 43 41 030 003 018 09 0000  
3802 Horseshoe Valley Road West, Roll No. 43 41 030 003 018 07 0000  
3876 Horseshoe Valley Road West, Roll No. 43 41 030 003 014 01 0000  
3898 Horseshoe Valley Road West, Roll No. 43 41 030 003 010 02 0000  
3908 Horseshoe Valley Road West, Roll No. 43 41 030 003 022 00 0000

A lot area (minimum) of 1393.5 square metres shall be required.

- 4.4.29 R1-29, Schedule M, (Elmvale)

Corner lots in M106:

1 Archer Crescent, Roll No. 43 41 040 001 080 47 0000  
2 Archer Crescent, Roll No. 43 41 040 001 080 01 0000  
17 Archer Crescent, Roll No. 43 41 040 001 080 39 0000  
39 Archer Crescent, Roll No. 43 41 040 001 080 38 0000  
55 Archer Crescent, Roll No. 43 41 040 001 080 30 0000  
56 Archer Crescent, Roll No. 43 41 040 001 080 29 0000

Corner Lots in M107:

1 Bertram Drive, Roll No. 43 41 040 001 078 21 0000  
2 Bertram Drive, Roll No. 43 41 040 001 078 20 0000  
6 Bertram Drive, Roll No. 43 41 040 001 078 18 0000  
17 Bertram Drive, Roll No. 43 41 040 001 078 29 0000  
25 Bertram Drive, Roll No. 43 41 040 001 078 33 0000  
38 Bertram Drive, Roll No. 43 41 040 001 078 02 0000

2 Nash Avenue, Roll No. 43 41 040 001 078 39 0000

Corner Lots in Plan M119:

18 Centennial Avenue, Roll No. 43 41 040 001 384 94 0000



22 Centennial Avenue, Roll No. 43 41 040 001 384 00 0000  
1 Deborah Road, Roll No. 43 41 040 001 384 28 0000  
2 Glenview Avenue, Roll No. 43 41 040 001 384 79 0000  
6 Glenview Avenue, Roll No. 43 41 040 001 384 50 0000  
14 Glenview Avenue, Roll No. 43 41 040 001 384 41 0000  
33 Shaw Street, Roll No. 43 41 040 001 384 38 0000  
37 Shaw Street, Roll No. 43 41 040 001 384 31 0000  
47 Shaw Street, Roll No. 43 41 040 001 384 27 0000  
60 Shaw Street, Roll No. 43 41 040 001 384 66 0000

Although not shown on Schedule "M" as being zoned R1-29, the lot frontage (minimum) for the corner lots listed below shall be 18.0 metres. The lots affected are; Registered Plan, M106, Lots 1, 28, 29, 37, 38 and 46, Registered Plan M107, Lots 2, 17, 19, 20, 26, 28, 32, 38 and Registered Plan M119, Lots 19, 20, 46, 53, 56, 63, 66, 71, 87 and 100.

#### 4.4.30 R1-30, Schedule 'M', (Elmvale)

Plan M106:

20 Archer Crescent, Roll No. 43 41 040 001 080 10 0000  
22 Archer Crescent, Roll No. 43 41 040 001 080 11 0000  
24 Archer Crescent, Roll No. 4341 040 001 080 12 0000  
38 Archer Crescent, Roll No. 43 41 040 001 080 19 0000

Plan M107:

20 Bertram Drive, Roll No. 43 41 040 001 078 11 0000  
24 Bertram Drive, Roll No. 43 41 040 001 078 09 0000

Plan M199:

3 Allan Court, Roll No. 43 41 040 001 384 36 0000  
5 Allan Court, Roll No. 43 41 040 001 384 35 0000  
7 Allan Court, Roll No. 43 41 040 001 384 34 0000  
9 Allan Court, Roll No. 43 41 040 001 384 33 0000  
11 Allan Court, Roll No. 43 41 040 001 384 32 0000  
4 Centennial Avenue, Roll No. 43 41 040 001 384 87 0000  
20 Glenview Avenue, Roll No. 43 41 040 001 384 44 0000  
22 Glenview Avenue, Roll No. 43 41 040 001 384 45 0000  
51 Shaw Street, Roll No. 43 41 040 001 384 25 0000  
53 Shaw Street, Roll No. 43 41 040 001 384 24 0000  
55 Shaw Street, Roll No. 43 41 040 001 384 23 0000  
57 Shaw Street, Roll No. 43 41 040 001 384 22 0000  
59 Shaw Street, Roll No. 43 41 040 001 384 21 0000

Although not shown on Schedule "M" as being zoned R1-30, the lot frontage (minimum) for the lots listed below shall be 13.7 metres. The lots affected are; Registered Plan M106, Lots 10, 11, 12, and 19, Registered Plan M107, Lots 9 and 10 and Registered Plan M119, Lots 12, 40, 41, 42, 43, 44, 57, 58, 59, 60, 61, 69 and 70.

- 4.4.31 R1-31, Schedule 'J', Part of Lot 22, Concession XII (Vespra)  
Lots 9 & 10 and Block 42 on Registered Plan 51M-650  
*Vespra Zoning By-law Amendment No. 93-15 (Vespra Downs stormwater management pond only)*  
22 Parr Blvd., Roll No. 43 41 010 008 028 20 0000  
24 Parr Blvd., Roll No. 43 41 010 008 028 22 0000  
5530 County Road 90, Part of Roll No. 43 41 010 008 037 00 0000

All buildings and structures shall maintain a setback (minimum) of 3 metres from any registered easement.

- 4.4.32 R1-32, Schedule 'P', Part of Lot 55, Concession 1, E.P.R. (Medonte)  
Part 2, Plan 51R-16820 and known municipally as 31 Mill Street East, Hillsdale,  
Roll No. 43 41 020 081 105 01 0000  
Zoning By-law Amendment No. 2001-161 (Sil-Jack Investments)

A lot frontage of 19.8 metres (64.96 feet), a lot area of 996 square metres (10,721.21 square feet) and a minimum exterior side yard setback of 3 metres (9.84 feet) shall be required.

- 4.4.33 R1-33, Schedule 'Q', Lot 2, Concession 7 (Vespra)  
1288 Wilson Drive, Roll No. 43 41 010 002 236 00 0000  
Zoning By-law Amendment no. 2002-023 (Hendrie Ridge Subdivision)

All buildings and/or structures shall maintain a minimum setback of 10 metres (32.81 feet) from the boundary of the Environmental Protection (EP) Zone.

- 4.4.34 R1-34, Schedule "M", Lot 5, Concession VIII, Elmvale  
East Side Simcoe Street, Roll No. 43 41 040 001 053 03 0000  
*Zoning By-law Amendment 2002-116 - Elmvale Meadows Subdivision Phase 2*

Minimum lot frontage shall be 15 metres and minimum lot area shall be 480 metres.

- 4.4.35 R1-35, Schedule "T", Snow Valley Secondary Plan Area  
Approved by OMB on January 22, 2003

The additional permitted uses include wastewater treatment facilities or communal wastewater treatment systems subject to suitable setbacks from adjacent land uses, walking trails, parks and open space areas.

- 4.4.36 R1-36, Schedule "P", Part Lot 18, Plan 203, Medonte  
10 Mill Street West, Hillsdale, Roll No. 43 41 020 081 134 00 0000  
Zoning By-law Amendment no. 5000-11 (Gagnon)

Minimum front yard setback shall be 1.5 metres.

- 4.4.37 R1-37, Schedule "P", Lot 4, Plan 51M-638 & Lot 55, Plan 51M-595, Hillsdale, Medonte  
31 Albert Street & 2 Marlow Circle, Roll No. 43 41 020 081 138 18 0000 and 43 41 020 081 085 74 0000

The minimum exterior side yard setback shall be 4.5 metres.

- 4.4.38 R1-38, Schedule "B", Block 51, Plan 51M-630 in Lot 16, Concession 5, (Vespra)  
Property Roll Number 43 41 010 004 056 00 0000  
Zoning By-law Amendment No. 5000-31, Carson Ridge Estates Subdivision

A minimum lot area of 2,000 square metres and a minimum ground floor area of 125 square metres shall be required.

- 4.4.39 R1-39, Schedule "B", 1073 Carson Road, in Lot 16, Concession 5, (Vespra)  
Property Roll Number 43 41 010 004 056 02 0000  
Zoning By-law Amendment No. 5000-31, Carson Ridge Estates Subdivision

A minimum lot area of 1,950 square metres, a minimum frontage of 25 metres and a minimum ground floor area of 125 square metres shall be required shall be required.

- 4.4.40 R1-40, Schedule "O", Part North Half Lot 9, Concession 3 (Flos)  
Part of Roll No. 43 41 030 003 085 00 0000  
Draft Plan SP-T-0403, Shamrock Meadows Phase 2, Phelpston

The following special provisions apply to those lots within 150 metres of the Phelpston Municipal Well:

- (i) Individual septic systems shall be setback a minimum of 15m from the Municipal Well.
- (ii) The storage and use of any hazardous products or materials as defined by the Hazardous Products Act is prohibited.
- (iii) Home occupations that store or use hazardous products or materials as defined by the Hazardous Products Act are prohibited, including but not limited to, lawn care companies and commercial painting companies.

- 4.4.41 R1-41, Schedule "O", Part North Half Lot 9, Concession 3 (Flos)  
Part of Roll No. 43 41 030 003 085 00 0000  
Draft Plan SP-T-0403, Shamrock Meadows Phase 2, Phelpston

The following special provisions apply to the subject lot which is within 150 metres of the Phelpston Municipal Well:

- (i) Individual septic systems shall be setback a minimum of 15 metres from the Municipal Well.
- (ii) The storage and use of any hazardous products or materials as defined by the Hazardous Products Act is prohibited.
- (iii) Home occupations that store or use hazardous products or materials as defined by the Hazardous Products Act are prohibited, including but not limited to, lawn care companies and commercial painting companies.

In addition, an accessory structure of 107.06 square metres is permitted.

4.4.42 R1-42, Schedule "O", Part North Half Lot 9, Concession 3 (former Flos)  
Part of Roll No. 43 41 030 003 085 00 0000  
Draft Plan SP-T-0403, Shamrock Meadows Phase 2, Phelpston

The setback for all buildings and structures from the top-of-bank of the drainage swale is 15 metres.

4.4.43 R1-43, Schedule "A", Part of Lot 5, Concession 9 and Block 52, Plan 51M-546,  
Flos  
Municipal address not assigned, Assessment Roll No. 43 41 040 001 388 00  
0000  
By-law No. 5000-042, Pro -Elm Subdivision

A rear yard depth (minimum) of 9 metres shall be required.

4.4.43a R1-43A, Part Lot 7, Concession 8, Flos  
175 Queen St. W., Elmvale, 4341 030 006 072 00 0000  
Gallo Subdivision Phase I ZBA 5000-055

A lot area (minimum) of 548 square metres, a lot frontage (minimum) of 18 metres for a corner lot and 15.24 metres for any other lot, a front yard depth (minimum) of 6 metres, a rear yard depth (minimum) of 7.5 metres, an interior side yard width (minimum) of 1.2 metres provided that on a lot where there is no attached private garage or attached carport the minimum interior side yard width shall be 3 metres on one side and 1.2 metres on the other side, an exterior side yard width (minimum) of 6 metres, a gross floor area (minimum) of 90 square metres, a ground floor area (minimum) (where there is more than one storey) of 45 square metres, a landscaped open space (minimum) of 30%, a lot coverage (maximum) of 35%, a building height (maximum) of 11 metres and dwelling units per lot (maximum) of 1 shall be required.

4.4.44 R1-44 - exception number not assigned.

4.4.45 R1-45, Pt. Lots 6 & 7, Con. 8, Elmvale,  
Part of Pt. 2 and all of Pts. 3, 5, 6, 7 and 8 on RP 51R-7093, no municipal  
address assigned,

Roll No. 4341 040 001 214 00 0000, Wye River Estates Subd., ZBA No. 5000-074

Minimum lot frontage be 18 metres for a corner lot and 15 metres for other lots. The minimum lot area is 525 square metres.

- 4.4.46 R1-46, Pt. Lots 6 & 7, Con. 8, Elmvale,  
Part of Pt. 2 and all of Pts. 3, 5, 6, 7 and 8 on RP 51R-7093, no municipal address assigned,  
Roll No. 4341 040 001 214 00 0000, Wye River Estates Subd. Flood Fringe Area  
ZBA No. 5000-074

All buildings shall have a minimum opening elevation (windows/doors) of 0.15 metres (212.22 GCD).

- 4.4.47 R1-47 (H), Pt. Lots 6 & 7, Con. 8, Elmvale,  
Part of Pt. 2 and all of Pts. 3, 5, 6, 7 and 8 on RP 51R-7093, no municipal address assigned,  
Roll No. 4341 040 001 214 00 0000, Wye River Estates Subdivision, Flood Fringe Area ZBA No. 5000-074

The (H) Zone may be lifted from lands zoned [R1-47(H)] in accordance with the General Provisions Section 43.3.4 for the future development of the lands.

Minimum lot frontage shall be 18 metres for a corner lot and 15 metres for other lots. The minimum lot area is 525 square metres.

All buildings shall have a minimum opening elevation (windows/doors) of 0.15 metres (212.55GCD).

- 4.4.48.1 R1-A, R1-B, R1-C, R1-D, R1-E, Part of Lots 18 & 19, Concession 8 (Vespra) Yorkwood Subdivision ZBA 5000-141 as approved by the Ontario Municipal Board File PL100381]

All permitted uses within the Residential R1-48 Zone shall be serviced by a municipal water and sanitary sewer system.

- 4.4.48.3 Permitted Uses

Residential Uses:

- i) Single detached dwelling

Non-Residential Uses:

- i) Home occupation, as an accessory use to a single detached dwelling, in accordance with the General Provisions Section entitled Home Occupation.
- ii) A Public Use in accordance with the General Provisions subsection entitled Public Uses.

4.4.48.4 Zone Provisions – Single Detached Lots

Standard	R1-A	R1-B	R1-C	R1-D	R1-E
Minimum Lot Area	1,000 square metres	600 square metres	600 square metres	550 square metres	475 square metres
Minimum Lot Frontage	26.0 metres	18.9 metres	18.9 metres	15.8 metres	12.8 metres
Minimum Front Yard Setback					
To main building wall	5m.	5 m.	5 m.	5 m.	5 m.
To main face of garage	6 m.	6 m.	6 m.	6 m.	6 m.
To porch or veranda (on foundation)	3.75 m.	3.75 m.	3.75 m.	3.75 m.	3.75 m.
Minimum Rear Yard Setback	7.5m.	7.5m.	7.5m.	7.5m.	7.5m.
Minimum Interior Yard Setback	1.2 m.	1.2 m.	1.2 m.	1.2 m.	1.2 m.
Minimum Exterior Side Yard Setback					
To main building wall, garage,	3.75 m.	3.75 m.	10.0 m.	3.75 m.	3.75 m.
To porch, veranda	3.75 m.				
Maximum Building Height	11 m.	11 m.	11 m.	11 m.	11 m.
Maximum Dwelling Units per lot	1	1	1	1	1
Accessory Buildings – Refer to the Accessory Buildings Section of the General Provisions					

Standard	R1-A	R1-B	R1-C	R1-D	R1-E
Parking – Refer to the Off-Street Parking Section of the General Provisions					

4.4.48.5 Notwithstanding subsection 4 of the Yard Encroachment Section of the General Provisions of By-law 5000, a front porch or veranda shall not be limited in size.

4.4.48.6 The Sight Triangle requirements of the General Provisions Section shall not apply where a sight triangle has been incorporated into the road allowance at a corner intersection.

4.4.48.7 Rear yard garages that are location a minimum of 6 metres behind the front main wall of a dwelling, are subject to the following zoning provisions:

- i) The minimum front yard setback to the main wall of the dwelling, porch or veranda shall be 3.75 metres.
- ii) The minimum interior side yard t the garage wall shall be 0.8 metres, except in the case of a detached garage, which may share a common wall with a detached garage on an abutting lot.
- iii) The minimum rear yard setback to the building wall of the garage shall be 0.8 metres.

4.4.49.1 R1-49, North Half Lot 56 plus North & South Half Lot 57, Concession 1, (Medonte) Heritage Village Subdivision SP-T-0504 - By-law No. 5000-099

4.4.49.1 All permitted uses within the Residential R1-49 Zone shall be serviced by a public water and sanitary sewer system.

4.4.49.2 Permitted Uses

Residential Uses:

- i) Single detached dwelling

Non-Residential Uses:

- i) Home occupation, as an accessory use to a single detached dwelling, in accordance with the General Provisions subsection entitled Home Occupation;
- ii) Public Use in accordance with the General Provisions Section entitled Public Uses.

#### 4.4.49.3 Zone Provisions

i)	Minimum Lot Area	620 m <sup>2</sup>
ii)	Minimum Lot Frontage	18.3 m
iii)	Minimum Lot Depth	34 m
iv)	Minimum Front Yard Depth to main building wall excluding garage face	5.0 m
v)	Minimum Front Yard Depth to building wall containing garage face	6.0m
vi)	Minimum Front Yard Depth to Porch or Veranda on a foundation	3.75 m
vii)	Minimum Interior Side Yard Depth	1.2 m
viii)	Minimum Rear Yard Depth	10 m
ix)	Minimum Exterior Side Yard Depth to main building wall excluding garage face	3.75 m
x)	Minimum Exterior Side Yard Depth to building wall containing garage face	7.0 m
xi)	Minimum Exterior Side Yard Depth to Porch or Veranda on a foundation	3.75 m
xii)	Maximum Building Height	11 m
xiii)	Maximum Dwelling Units per lot	1
xiv)	Accessory Buildings	Refer to the Accessory Buildings, Uses and Structures Section of the General Provisions



- xv) Parking Refer to the Off-street Parking Section of the General Provisions.
- xvi) Notwithstanding subsection 4 of the Yard Encroachment General Provisions, a front porch or veranda shall not be limited in size.
- xvii) Subsection 1 of the Sight Triangle General Provisions shall not apply where a sight triangle has been incorporated into the road allowance at a corner intersection.
- xviii) Notwithstanding the Zone Provisions, in the case of an attached or detached garage that is located a minimum of 6.0 metres behind the front main wall of a dwelling the following provisions shall apply:
  1. Minimum Front Yard Depth to main wall of dwelling, porch or veranda on a foundation shall be 3.75 metres
  2. Minimum Interior Side Yard Depth to building wall of the garage shall be 0.8 metres, except in the case of a detached garage, which may share a common wall with a detached garage on an abutting lot.
  3. Minimum Rear Yard Depth to building wall of the garage shall be 0.8 m

4.4.51 R1-51. Lot 15, Plan 51M-694;  
 14 Campbell Court, Roll 4341020081155300000  
 ZBA 5000-150, ZB-2011-003 Wilson / Prigge

A second dwelling unit is a permitted use.

4.4.52 R1-52, Pt E½ Lots 11 & 13 and all of E½ of Lot 12, Con 7 and Pt W½ Lots 12 & 13, Con. 7 Vespra  
 ZBA 5000-156 Black Creek Estates Subdivision, 51M-

The lands zoned Residential Exception (R1-52) Zone on Schedule “Ai” shall identify areas which may be subject to tree preservation at the rear of specific residential lots as per the Subdivision Agreement.

4.4.53 R1-53, Lots 25 & 2, Plan 51M-107  
 11 & 13 Bertram Drive, Roll No. 434104000107826 & 434104000107827  
 Zoning By-law Amendment 5000-166, P. Scott

For the purposes of this By-law, lands zoned (R1-53) shall be deemed to be one lot. The Owner undertakes to bring both properties into compliance with the provisions of By-law 5000 prior to the sale of one lot or the other.

4.4.54 R1-54, ZB-2014-005 – 10 Black Creek Trail – Lot 21, Plan 51M-1019

ZBA 5000-199 Roll 4341 010 003 15085 0000

The lands zoned Residential Exception (R1-54) Zone on Schedule “A” shall identify areas which may be subject to tree preservation at the rear of specific residential lots as per the Subdivision Agreement; and

Notwithstanding section 4.2.1 a) which permits a single detached dwelling, a second kitchen including a second stove plug may be permitted in order to provide for an in-law suite within the basement of the single detached dwelling requiring unobstructed access throughout the entire dwelling and not resulting in an independent dwelling unit.

R1-54, Lot 34, Plan 51M-308  
4 Neretva Street – Roll No. 4341010003369000000  
ZB-2015-003, By-law 5000-211 - McKee

Notwithstanding Section 4.2.1 a) which permits a single detached dwelling, a second kitchen including a second stove plug may be permitted in order to provide for an in-law suite within the basement of the single detached dwelling requiring unobstructed access throughout the entire dwelling and not resulting in an independent dwelling unit.

- 4.4.55 R1-55 Plan 261A, Lot 2, Part West Street, Part 2 of Plan 51R-232  
13 Mill Street West – Roll No. 4341020081087000000  
ZB-2015-015, By-law 5000-224 – Anderson

A second kitchen including a second stove plug is permitted within the single detached dwelling with unobstructed access throughout the entire dwelling not resulting in an independent dwelling unit.

- 4.4.56 R1-56 Lot 7, Plan 51M-325 – 53 Lawrence Avenue  
Roll 4341 010 002 21614 0000  
By-law 5000-231 (Norcross)

An accessory dwelling unit (apartment) in a proposed 117.33 square metre (1261.97 sq. ft.) addition to the existing dwelling on the subject lands is permitted. In addition, a rear yard setback of 2.45 metres (8.04 ft.) is permitted.

- 4.4.57 R1-57 Pt W1/2 Lots 14 & 15, Concession 8, Vespra  
Ry-law 5000-232 - Snow Valley Phase 5 Subdivision

These lands shall identify the potential for a Tree Preservation Area at the rear of the residential lots as per the Subdivision Agreement.

4.4.58 R1.58 – Lot 98 on Plan 51M-1019  
117 Mennill Drive – 4341 010 003 15393 0000  
ZB-2016-009 Daycore (S. Virtue & A. Ball)

- i) The lands zoned Residential One Exception (R1-58) Zone on Schedule 'A' shall identify areas which may be subject to tree preservation at the rear of specific residential lots as per the Subdivision Agreement; and
- ii) That a second stove plug may be permitted to allow for an in-law suite within the basement of the single detached dwelling requiring unobstructed access throughout the entire dwelling not resulting in an independent dwelling unit.