

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 Section 3.35
b) home occupation in accordance with Section 3.33
c) public park
d) passive outdoor recreation use
e) public use in accordance with the provisions of Section 3.29
- 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 | 555 m ² (5974.17 ft.2) |
| b) lot served by a public water system | 1390 m ² (14962.33 ft.2) |
| c) other lots | 1855 m ² (19967.71 ft.2) |
- 4.3.3 Lot Frontage (minimum)
- | | |
|---|--------------------|
| a) lot served by a public water and sanitary sewer system | |
| i) corner lot | 22.5 m (73.82 ft.) |
| ii) other lot | 18.0 m (59.06 ft.) |
| 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 a sanitary sewer system | 6.0 m (19.69ft.) |
| 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 a sanitary sewer system; provided that on a lot where there is no attached private | 1.2 m (3.94 ft.) |
|---|------------------|

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 a 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 a sanitary sewer system 35%
 - b) other lots 20%
- 4.3.9 Dwelling Unit Area (minimum Ground Floor Area) 100.0 m² (1076.43 ft.²)
 - a) In the case of a 1½ 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 Section 3.7
- 4.3.13 Parking Refer to Section 3.40

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)
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
Vespra Zoning By-law Amendment No. 86-1 (Kashidonca Estates (Cole) Subdivision

A lot frontage (minimum) with municipal water supply shall be 25.0 m. The lot area (minimum) with municipal water supply shall be 1350.0 m². The interior side yard width (minimum) and rear yard depth (minimum) for an accessory building shall be 1.5 m. The exterior side yard width (minimum) for an accessory building shall be 6.0 m.

- 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 m 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 m shall be required.

- 4.4.5 R1-5, Schedule "R", Lot 6, Concession X, (Vespra)
Lots 46-56, Registered Plan 51M-430
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
Vespra Zoning By-law Amendment 88-27 (Heather Heights Subdivision Phase 1)

A rear yard depth (minimum) of 72.0 m 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 m² 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 m² and a lot frontage (minimum) of 25.0 m 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 m and a rear yard depth (minimum) of 27.0 m shall be required. Furthermore no accessory building may be erected within 27.0 m 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 m², a front yard depth (minimum) of 6.0 m and a rear yard depth (minimum) of 1.49 m, shall be required.

- 4.4.10 R1-10, Schedule "V," Lot 11, Concession IV, (Vespra)
Lots 1-35, Registered Plan 51M-420

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
Vespra Zoning By-law Amendment No. 89-11 (Part of Forest Hill Estates Subdivision)

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

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

A lot area (minimum) of 4050.0 m² and a minimum setback from the CPR right-of-way of 30.0 m shall be required.

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

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

- 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
 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 Johnston 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
Vespra Zoning By-law amendment No. 91-6 (Heather Heights Subdivision Phase 2)

In the case of a corner lot the front yard depth (minimum) shall be 5.9 m. to the arc of the property line at the corner lot and the exterior side yard width (minimum) shall be 5.9 m. 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 m., a lot area (minimum) of 2787.0 m² and a interior side yard width (minimum) for an existing accessory building of 2.5 m. 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 m² shall be required and an existing accessory building shall not use more than 75 m² of lot area and no horizontal dimension shall exceed 10 m.

- 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 m² 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 Edgcombe Terrace, Roll No. 43 41 010 006 062 12 0000
16 Edgcombe Terrace, Roll No. 43 41 010 006 062 14 0000
18 Edgcombe 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 m 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 m, and exterior side yard width (minimum) of 2.5 m and a building height (maximum) of 4.42 m 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

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)
Zoning By-law Amendment 95-046 - Highlands of Hillsdale Subdivision

A lot area (minimum) of 1660 sq. m. and a lot frontage (minimum) of 22 m 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 sq. m. shall be required.

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

A lot area (minimum) of 1900 sq. m. 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 m², a lot frontage (minimum) of 22.5 m and an interior side yard width (minimum) of 1.02 m 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 m² and a lot frontage (minimum) of 22.5 m 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 m² 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 m and a lot area (minimum) of 4,600 m² 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 m² 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
13 Bertram Drive, Roll No. 43 41 040 001 078 27 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 m. 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 m. 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
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
Vespra Zoning By-law Amendment No. 93-15 (Vespra Downs stormwater management pond only)

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 150m 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 150m 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.

In addition, an accessory structure of 107.06 sq.m is permitted

- 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.

- 4.4.43(44) R1-43(44), 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.

- 4.4.45 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 Subd. Flood Fringe Area
ZBA No. 5000-074

The (H) Zone may be lifted from lands zoned [R1-47(H)] in accordance with Section 3.43.3.4 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

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 Section 3.33
- ii) Public Use in accordance with the Provisions of Section 3.29

4.4.49.3 ZONE PROVISIONS

| | | |
|-------|--|--------------------|
| i) | Minimum Lot Area | 620 m ² |
| 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 | 6.0 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 Section 3.7
 - xv) Parking Refer to Section 3.40
- Notwithstanding Section 3.20.4, a front porch or veranda shall not be limited in size.
- xvi) Section 3.21.1 shall not apply where a sight triangle has been incorporated into the road allowance at a corner intersection.
 - xvii) Notwithstanding Section 4.4.49.3, in the case of an attached or detached garage that is located a minimum of 6.0 m 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 m
 2. Minimum Interior Side Yard Depth to building wall of the garage shall be 0.8 m, 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

4.4.50.1 R4, North Half Lot 56 plus North & South Half Lot 57, Concession 1, (Medonte)

4.4.50.2 All permitted uses within the Residential R4 Zone shall be serviced by a public water and sanitary sewer system.

4.4.50.3 PERMITTED USES

Residential Uses:

- i) Single detached dwelling

Non-Residential Uses permitted with or without lifting of the H Holding Zone:

- i) Home occupation, as an accessory use to a single detached dwelling, in accordance with Section 3.33
- ii) Public Use in accordance with the Provisions of Section 3.29

4.4.50.4 ZONE PROVISIONS

- i) Minimum Lot Area 450 m²
- ii) Minimum Lot Frontage 15.24 m
- iii) Minimum Front Yard Depth to main building wall excluding garage face 5.0 m
- iv) Minimum Front Yard Depth to building wall containing garage face 6.0m
- v) Minimum Front Yard Depth to Porch or Veranda on a foundation 3.75 m

- | | | |
|-------|---|---|
| vi) | Minimum Interior Side Yard Depth | 1.2 m |
| vii) | Minimum Rear Yard Depth | 7.5 m |
| viii) | Minimum Exterior Side Yard Depth to main building wall excluding garage face | 3.75 m |
| ix) | Minimum Exterior Side Yard Depth to building wall containing garage face | 6.0 m |
| x) | Minimum Exterior Side Yard Depth to Porch or Veranda on a foundation | 3.75 m |
| xi) | Maximum Building Height | 11 m |
| xii) | Maximum Dwelling Units per lot | 1 |
| xiii) | Accessory Buildings | Refer to Section 3.7 |
| xiv) | Parking | Refer to Section 3.40 |
| xv) | Notwithstanding Section 3.20.4, a front porch or veranda shall not be limited in size. | |
| xvi) | Section 3.21.1 shall not apply where a sight triangle has been incorporated into the road allowance at a corner intersection. | |
| xvii) | Notwithstanding Section 4.4.50.4 , in the case of an attached or detached garage that is located a minimum of 6.0 m 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 m |
| | 2. | Minimum Interior Side Yard Depth to building wall of the garage shall be 0.8 m, 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 |

4.4.50.5 THAT REMOVAL OF THE H SYMBOL IS CONDITIONAL UPON:

A determination based on the Hillsdale Secondary Plan that these lands are not needed for a neighbourhood or highway commercial use, and the Township has finalized its requirements with respect to the appropriate size and location for its municipal emergency services for this site, or the expiry of 5 years from the date of issuance of draft plan approval for the plan of subdivision, whichever comes first.