

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 Provision Section

4.3. Zone Provisions

4.3.1. Refer to Section 3 – General Provisions.

4.3.2. Lot area (minimum)

Type of Lot	Lot Minimum
a) lot served by a public water and sanitary sewer system	555m 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)

Type of 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)

Type of Lot	Depth Required
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)

Type of Lot	Minimum Width
a) lot served by a public water and sanitary sewer system (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.)	1.2 m (3.94 ft.)
b) other lots (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.)	3.0 m (9.84 ft)

4.3.7. Exterior Side Yard Width (minimum)

Type of Lot	Minimum Width
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)

Type of Lot	Maximum Coverage
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) 100.0m² (1076.43 ft.²)

- 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.²). 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 Provision Section.

4.4. **Zone Exceptions**

- 4.4.1. R1-1, Schedule "K", Lot 19, Concession IX (Vespra)
3344 Barrie Hill Road, Part of Roll 4341 010 006 11600 0000
R1-1, Schedule "R", Lot 6, Concession IX (Vespra)
3 Maple Avenue East, Roll 4341 010 005 09800 00000

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. 4341 010 003 21403 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. 4341 010 003 22568 0000
9 McCartney Gate, Roll No. 4341 010 003 22566 0000
11 McCartney Gate, Roll No. 4341 010 003 22550 0000
Vespra Zoning By-law Amendment No. 87-18 (Patterson Subdivision)

A lot frontage (minimum) of 19.0 metres shall be required.

- 4.4.5. R1-5, Schedule "R", Lot 6, Concession X, (Vespra)
Lot 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)
Lot 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. 4341 010 003 44600 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. 4341 010 003 44500 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. 4341 010 003 08500 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)
Lot 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 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 M-430, Part of Roll No. 4341 010 005 17300 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. 4341 010 005 16404 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. 4341 010 005 16408 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 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 metres shall be required.

- 4.4.18. R1-18, Schedule "P", Lot 56, Concession 1, (Medonte)
9 Albert Street West, Roll No. 4341 020 081 13800 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. 4341 020 081 10700 0000

A contractor's yard is permitted.

4.4.20. R1-20, Schedule "P", Lot 56, Concession 1 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. 4341 020 081 09000 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 1, E.P.R. (Medonte)
Lots 1 – 68, Registered Plan 51M-595
Zoning By-law Amendment No. 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 0000
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 1, E.P.R. (Medonte)
4708 Penetanguishene Road, Roll No. 4341 020 081 15401 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 1, (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 1 (Flos)
3918 Horseshoe Valley Road West, Roll No. 4341 030 003 02300 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 1, (Flos)
3922 Horseshoe Valley Road West, Roll No. 4341 030 003 02301 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. 4341 030 003 10802 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 1, (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 Lott 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. 4341 020 081 10501 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. 4341 010 002 23600 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 of Simcoe Street, Roll No. 4341 040 001 05303 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. 4341 020 081 13400 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. 4341 020 081 13818 0000 and
4341 020 081 08574 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 4341 010 004 05602 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 4341 010 004 05602 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. 4341 030 003 08500 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. 4341 030 003 08500 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.

4.4.42. R1-42, Schedule "O", Part North Half Lot 9, Concession 3 (former Flos)
Part of Roll No. 4341 030 003 08500 0000
Draft Plan SP-T-0403, Shamrock Meadows Phase 2, Phelpston

The setbacks 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. 4341 040 002 38800 0000
By-law 5000-042, Pro-Elm Subdivision

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

R1-43A, Part Lot 7, Concession 8, Flos
175 Queen Street West, Elmvale , 4341 030 006 07200 0000
Gallo Subdivision Phase 1 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 21400 0000, Wye River Estates Subd, ZBA 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 21400 0000, Wye River Estates Subd, Flood Fringe Area, ZBA 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 21400 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.

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

R1-48F and R1-48G - Block 349, Plan 51M1065 , former Vespra

Property Roll No. 4341 010 006 07650 0000
 By-law 5000-314 - ZB-2019-002-Stonemanor Woods Yorkwood Phase 4

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

4.4.48.2. Permitted Uses

4.4.48.3. 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	R1-F	R1-G
Minimum Lot Area	1,000 square metres	600 square metres	600 square metres	550 square metres	475 square metres	420 square metres	520 Square metres
Minimum Lot Frontage	26.0 metres	18.9 metres	18.9 metres	15.8 metres	12.8 metres	12.8 metres	12.8 metres
Minimum Front Yard Setback							
<i>To main building wall</i>	5m.	5 m.	5 m.	5 m.	5 m.	5 m.	5 m.
<i>To main face of garage</i>	6 m.	6 m.	6 m.	6 m.	6 m.	6 m.	6 m.
<i>To porch or veranda (on foundation)</i>	3.75 m.	3.75 m.	3.75 m.	3.75 m.	3.75 m.	3.75 m.	3.75 m.
Minimum Rear Yard Setback	7.5 m.	7.5 m.	7.5 m.	7.5 m.	7.5 m.	7.5 m.	7.5 m.

Standard	R1-A	R1-B	R1-C	R1-D	R1-E	R1-F	R1-G
Minimum Interior Yard Setback	1.2 m.	1.2 m.	1.2 m.	1.2 m.	1.2 m.	1.2 m.	1.2 m.
Minimum Exterior Side Yard Setback							
<i>To main building wall, garage,</i>	3.75 m.	3.75 m.	10.0 m.	3.75 m.	3.75 m.	3.75 m.	3.75 m.
<i>To porch, veranda</i>	3.75 m.	3.75 m.	10.0 m.	3.75 m.	3.75 m.	3.75 m.	3.75 m.
<i>All other structures</i>	N/A	N/A	10.0 m.	N/A	N/A	N/A	N/A
Maximum Lot Coverage	35%	35%	35%	35%	35%	40%	40%
Maximum Building Height	11 m.	11 m.	11 m.	11 m.	11 m.	11 m.	11 m.
Maximum Dwelling Units per lot	1	1	1	1	1	1	1

Accessory Buildings – Refer to the Accessory Buildings Section of the General Provisions

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 to 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.

4.4.48.8. Holding (H) Provision

In order to ensure that subdivision revisions adhere to Township engineer standards and works identified through the Zoning By-law Amendment process, the Holding provision is necessary to require that certain works be implemented through various agreements. The Holding (H) Provision will be lifted upon the execution of a Development Agreement for the lands.

4.4.49. 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

	Provision	Permitted
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

	Provision	Permitted
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	

4.4.50. (Left blank on purpose).

- 4.4.51. R1-51 Lot 15, Plan 51M-694
14 Campbell Court, Roll 4341 020 081 15530 0000
ZBA 5000-150, ZB-2011-003 Wilson / Prigge

A second dwelling unit is a permitted use.

- 4.4.52. R1-52, Pt E1/2 Lots 11 & 13 and all of E1/2 of Lot 12, Con 7 and Pt W1/2
Lots 12 & 13, Con. 7 Vespra
ZBA 5000-156 Black Creek Estates Subdivision 51M-1019
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. 4341 040 001 07826 0000 & 4341 040 001
07827 0000
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 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. 4341 010 003 36900 0000
ZB-2015-003, By-law 5000-211 – McKee

R1-54, Lot 3 on Plan 51M-292, Vespra
11 Jodies Lane – 4341 010 004 20200 0000
ZB-2017-004 – Kemp/Stefano (By-law 5000-257)

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. 4341 020 081 08700 0000
ZB-2015-015, By-law 5000-224 – Anderson

R1-55 – Lot 17 on Plan 51M-965
69 Heron Boulevard – 4341 010 006 09618 0000
ZB-2016-012, By-law 5000-242 – Head

R1-55 – Part Lot 13, Concession 9, former Vespra. Pt 1 on 51R-39816
2358 Snow Valley Road – 4341 010 006 10115 0000
By-law 5000-260 – ZB-2017-012 – Yanch

R1-55 – Lot 46 on Plan M-300
17 Noraline Avenue – 4341 010 003 21415 0000
By-law 5000-265 – ZB-2017-009 – McCague

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
By-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)

R1-58 – Lot 27 on Plan 51M-1019
21 Black Creek Trail – 4341 010 003 15109 0000
By-law 5000-248 – ZB-2016-017 Slywchuk

R1-58 – Lot 46 on Plan 51M-1019
 69 Mennill Drive – 4341 010 003 15185 0000
 By-law 5000-259 – ZB-2017-001 – Oakes

R1-58 – Lot 76, Plan 51M-1019, former Vespra
 14 Roy Hickling Drive, Property Roll No. 4341 010 003 15305 0000
 By-law 5000-295 – ZB-2019-007 – Barry

- i) The lands zoned Residential Once 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.

4.4.59. R1-59 – Part of the South ½ Lot 5, Concession 9, Flos
 No municipal address yet assigned – 4341 040 001 38800 0000
 ZB-2015-001 Green Meadows (Hedbern)

- i) All permitted uses shall be serviced by a municipal water and sanitary sewer system.

ii) Permitted Uses

Residential Uses:

- Single Detached Dwelling

Non-Residential Uses:

- Home Occupation, as an accessory use to a single detached dwelling, in accordance with Section 3.33
- A Public Use, in accordance with Section 3.29

iii) Zone Provisions – Single Detached Lots

Standard	R1-59 A	R1-59 B
Minimum Lot Area	390 m ²	460 m ²
Minimum Lot Frontage		
<ul style="list-style-type: none"> • Corner Lot 	13.80 m 12.00 m	16.80 m 15.00 m

Standard	R1-59 A	R1-59 B
• Other		
Minimum Front Yard Setback		
• To Main Building	4.50 m	4.50 m
• To Garage	6.00 m	6.00 m
• To Porch/Veranda	3.75 m	3.75 m
Minimum Rear Yard Setback	7.00 m	7.00 m
Minimum Interior Yard Setback		
• To Main Building	1.20 m	1.20 m
• To Garage	0.60 m	0.60 m
Minimum Exterior Yard Setback	3.00 m	3.00 m
Minimum Building Height	11.00 m	11.00 m
Maximum Lot Coverage	45%	45%
Maximum Dwelling Units per Lot	1	1

iv) Accessory Buildings – Refer to Section 3.7

v) Parking – Refer to Section 3.40.

4.4.60. R1-60 – Lot 11 on Plan 51M-884
36 Wendat Trail – 4341 010 004 06711 0000
ZB-2017-002 Almunia

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

That a second stove plug may be permitted to allow for an in-law suite within a single family dwelling on the subject lands requiring unobstructed access throughout the entire dwelling not resulting in an independent dwelling unit.

4.4.61. R1-61 – West Part of Lot 5, Concession 8, Vespra
2392 Ronald Road – 4341 010 005 06200 0000
ZB-2017-003 – Neddeau

That a minimum lot area of 1,082.2 square metres shall be required. That a minimum rear yard depth of 3.07 metres shall be required for the dwelling.

That a minimum exterior side yard width of 7.2 metres shall be required for the porch.

4.4.62. R1-62 – Lot 23 on Plan 51M-884

1 Kanata Court – 4341 010 004 06723 0000
By-law 5000-262 – ZB-2017-016 – Figliuzzi

- i) A minimum lot area of 2,000 square metres and a minimum ground floor area of 125 square metres shall be required;
- ii) A minimum rear yard setback of 3.17 metres (10.4 feet) shall be required; and
- iii) That a second stove plug may be permitted to allow for a summer kitchen within the single detached dwelling requiring unobstructed access throughout the entire dwelling not resulting in an independent dwelling unit.

4.4.63. Lands zoned Residential Exception (R1-63) may be subject to tree preservation area at the rear of the residential lots as per the Subdivision Agreement.

4.4.64. R1-64 – Lots 1-5, 25-54, 67-75 on Plan 51M-1132, former Flos,
By-law 5000-287 – ZB-2018-011 – 2006384 Ontario Inc. (Gallo)

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 3.8 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.

R1-64 (H) – Lots 6-24, 55-66 on Plan 51M-1132, former Flos,
By-law 5000-287 – ZB-2018-011 – 2006384 Ontario Inc. (Gallo)

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 3.8 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.

- 4.4.65. R1-65 (H) – Block 76 on Plan 51M-1132, former Flos
By-law 5000-287 – ZB-2018-011 – 2006384 Ontario Inc. (Gallo)

A lot area (minimum) of 548 square metres, a lot frontage (minimum) of 14.6 metres, 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.

- 4.4.66 R1-66(H)
By-law 5000-300 – ZB-2018-003 – Vespra Valley Estates Phase 3

The lands zoned Residential Hold Exception [R1-66(H)] Zone on Schedule ‘Aii’ shall not require a setback from the adjacent Environmental Protection (EP) Zone.

Holding (H) Provision

In order to ensure the municipality is satisfied that proposed future lots can be adequately serviced, a Holding (H) provision is necessary pursuant to Section 36 of the Planning Act, R.S.O. 1990, c. P.13, as amended. The Holding (H) provision shall be lifted upon the issuance of an amended Environmental Compliance Approval (ECA) from the Ministry of the Environment, Conservation and Parks; and upon the developer entering into a Consent Development Agreement with the municipality.

- 4.4.67 R1-67(H)
By-law 5000-300 – ZB-2018-003 – Vespra Valley Estates Phase 3

Notwithstanding Section 4.3.8 a) the lands zoned Residential Hold Exception [R1-67(H)] Zone on Schedule ‘Aii’ shall be permitted a maximum lot coverage of 45%. The lands zoned Residential Hold Exception [R1-67(H)] Zone on Schedule “Aii” shall not require a setback from the adjacent Environmental Protection (EP) Zone.”

Holding (H) Provision

In order to ensure the municipality is satisfied that proposed future lots can be adequately serviced, a Holding (H) provision is necessary pursuant to Section 36 of the Planning Act, R.S.O. 1990, c. P.13, as amended. The Holding (H) provision shall be lifted upon the issuance of an amended Environmental Compliance Approval (ECA) from the Ministry of the Environment, Conservation and Parks; and upon the developer entering into a Consent Development Agreement with the municipality.

4.4.68

R1-68(H)

By-law 5000-300 – ZB-2018-003 – Vespra Valley Estates Phase 3

Notwithstanding Section 4.3.3 a) i) the minimum lot frontage for lands zoned Residential Hold Exception [R1-68(H)] Zone on Schedule 'Aii' shall be 14.20 metres. The lands zoned Residential Hold Exception [R1-68(H)] Zone on Schedule 'Aii' shall not require a setback from the adjacent Environmental Protection (EP) Zone.

Holding (H) Provision

In order to ensure the municipality is satisfied that proposed future lots can be adequately serviced, a Holding (H) provision is necessary pursuant to Section 36 of the Planning Act, R.S.O. 1990, c. P.13, as amended. The Holding (H) provision shall be lifted upon the issuance of an amended Environmental Compliance Approval (ECA) from the Ministry of the Environment, Conservation and Parks; and upon the developer entering into a Consent Development Agreement with the municipality.

4.4.69

R1-69– Part Lot 7, Concession 8, former Flos

Property Roll No. 4341 030 006 07203 0000

By-law 5000-321 - ZB-2020-008 – Gallo Subdivision Phase 2

A lot area (minimum) of 500 square metres, a lot frontage (minimum) of 17 metres for a corner lot and 15 metres for any other lot, and a lot coverage (maximum) of 38% shall be required.

Holding (H) Provision

The Holding (H) Provision will be lifted upon the execution of a Development Agreement for the lands.

4.4.70

R1-70 – North Part of Lot 56, Concession 1 and Lot 6 on Plan 1581, former Medonte

11 Robert Boulevard, Roll No. 4341 020 081 06706 0000
By-law 5000-325- ZB-2020-011 – Rogers

An additional residential unit (second suite) in a detached accessory building with a ground floor area of 89.18 square metres (960 square feet) is permitted.

4.4.71 R1-71 – Exception number not assigned

4.4.72 R1-72 – Lot 38, Plan 51M-595
16 McFadden Drive, Roll No. 4341 020 081 08626
By-law 5000-332 – ZB-2020-016 – Pretty

A lot area (minimum) of 1,660 square metres and a lot frontage (minimum) of 19.0 metres shall be required.

4.4.73 R1-73 – Part Lot 2, Concession 7, Block 94 in Plan 51M-730, Vespra
1256 Wilson Drive - 4341 010 002 24800
By-law 5000-343 - ZB-2020-012 - Springwater Development Corporation

The minimum lot frontage shall be 24 metres and the minimum interior side yard width shall be 3 metres.

4.4.74 R1-74 – Part Lot 2, Concession 7, Block 94 in Plan 51M-730, Vespra
1256 Wilson Drive - 4341 010 002 24800
By-law 5000-343 - ZB-2020-012 - Springwater Development Corporation

The minimum lot frontage shall be 24 metres.
The minimum interior side yard width shall be 8 metres (for the northern interior side yard width) and the minimum interior side yard width shall be 3 metres (for the southern interior side yard width).”

4.4.75 R1-75 – Lot 13 on Plan 51M-490
45 Huron Street, Roll No. 4341 010 00509922 0000

A lot area (minimum) of 1,090.0 square metres shall be required.

Furthermore, in the case of 45 Huron Street (retained lands) the frontage for the purposes of the Zoning By-law will continue to be Huron Street.

4.4.76 R1-76 – PL 451 PT BLK B, LTS 7 & 8, PT ROAD ALLOW &
RP 51R-42304 PT1, Medonte
86 Mill Street East, Roll No. 4341 020 081 11100
By-law 5000-347 – ZB-2021-015 – 86 Mill Street Inc.

A lot frontage (minimum) of 28.3 metres shall be required.

4.4.77 R1-77 – PL 451 PT BLK B, LTS 7 & 8, PT ROAD ALLOW &
RP 51R-42304 PT1, Medonte
86 Mill Street East, Roll No. 4341 020 081 11100
By-law 5000-347 – ZB-2021-015 – 86 Mill Street Inc.

An interior side yard width (minimum) of 2 metres shall be required.”

4.4.78 R1-78 – Lot 18, Concession 2, Part 1 on Plan 51R36698
2872 Old Second South, Roll No. 4341 010 001 23900 0000
By-law 5000-352 - ZB-2020-015 – First Elm Holding Inc.

Notwithstanding Section 4.2 (Permitted Uses), the uses permitted in the Residential Exception (R1-78) Zone shall be limited to a ‘single detached dwelling’, ‘bed and breakfast establishment’, a ‘home occupation’ and a ‘public use’ in accordance with the Residential (R1) Zone Regulations. All other non-residential uses shall be prohibited.”