

June 1, 2021

Town of Oakville
Planning Services Department
1225 Trafalgar Road
Oakville, ON L6H 0H3

Attention: Gabe Charles, MCIP, RPP
Acting Director, Planning Services Department

**Re: Planning Justification Brief
Application for Draft Plan of Subdivision
Bronte Green Corporation
Part of Lot 30, Concession 2, SDS
Town of Oakville**

Dear Mr. Charles,

We are pleased to submit this Planning Justification Brief on behalf of the Bronte Green Corporation in support of the Draft Plan of Subdivision application required to permit the proposed development of their lands located on the east side of Bronte Road, between the QEW highway and Upper Middle Road West. Korsiak Urban Planning has been retained to assess the planning rationale of the proposed Plan of Subdivision and to evaluate the proposal in the context of the related planning policies.

Bronte Green Corporation has retained the assistance of additional specialized consultants. Our opinions rely on the conclusions of the materials prepared by those specialized consultants. The following plans and reports have been prepared under separate cover in support of the proposed Draft Plan of Subdivision application:

- Arborist Report and Tree Protection Plan – Cosburn Giberson Landscape Architects
- Functional Servicing and Stormwater Management Report – David Schaeffer Engineering Ltd. (DSEL)
- Transportation Impact Study – Reed, Voorhees and Associates Ltd.
- Noise Study – HGC Engineering
- Archaeological Assessment – New Era Archaeology
- Environmental Site Assessment and ESSQ – Beacon Environmental

1.0 Site Description

The subject site is approximately 1.36 hectares in size and is located on the east side of Bronte Road, adjacent to the Bronte Green Subdivision (20M-1223) (*Figure 1 – Aerial Photo*). The site is currently occupied by a vacant parking lot and a stormwater management facility. These lands are bound by the Bronte Green residential development (also owned by the Bronte Green Corporation) to the north and east, Halton Region Paramedic Services Headquarters to the south, and Bronte Road to the west.

2.0 Background

By way of background, the subject lands were part of the Merton Planning Study Area, which was a comprehensive study undertaken by the Town of Oakville and surrounding area landowners to examine the future development potential of the lands in the vicinity of the QEW and Bronte Road.

In March 2014, Bronte Green Corporation submitted Draft Plan of Subdivision and Zoning By-law Amendment (ZBA) applications to permit the redevelopment of the adjacent Saw Whet Golf Course. To support these applications, in May 2014, Bronte Green submitted an Official Plan Amendment (OPA) for the majority of the Merton Planning Study Area. The subject lands were not included in these applications as they were under the ownership of the Region of Halton at that time.

In October 2014 and January 2015, Bronte Green Corporation filed appeals with the Ontario Municipal Board (replaced by the Local Planning Appeal Tribunal in 2018) (Case No. PL141318) seeking a decision on its development applications. During the settlement process a number of modifications were made to the proposal due to ongoing discussions between Parties.

As stated previously, the subject lands were not included within the original OPA, ZBA and Draft Plan of Subdivision applications as they were under the ownership of the Region of Halton. Through the settlement process, it was agreed that the subject lands should be included in the OPA and ZBA applications to facilitate the development of a complete community with efficient connections to the Halton Regional municipal offices. As the subject lands were not acquired by the Bronte Green Corporation until after a settlement was concluded and presented to the OMB for approval, they were not included within the Plan of Subdivision application as approved. It was acknowledged that the former Regional lands would require a future Draft Plan of Subdivision application to subdivide the lands in a manner consistent with the approved OPA and ZBA.



FIGURE 1
AERIAL PHOTO

In 2017, the OMB approved an OPA and ZBA for the Bronte Green Corporation and Region of Halton lands. The OMB also approved the Draft Plan of Subdivision application for the Bronte Green lands. The OPA designated the subject (former Regional) lands as 'Neighbourhood Commercial', 'Medium Density Residential' and 'Low Density Residential' (*Figure 2- Livable Oakville Schedule H West Land Use Plan*). The ZBA zoned the subject lands 'Neighbourhood Commercial Special Provision 376 (C1⁻³⁷⁶)', 'Residential Low 6⁻³⁷⁶ subject to Holding Provision 30 (H30-RL6⁻³⁷⁶)' and 'Residential Medium 1⁻³⁷⁶ subject to Holding Provision 30 (H30-RM1⁻³⁷⁶)' (*Figure 3 – Zoning By-law Excerpt*). The RL6⁻³⁷⁶ and RM1⁻³⁷⁶ zones were used throughout the Bronte Green community to implement the policies of the Livable Oakville Plan.

The draft plan of subdivision approved by the OMB is now registered as Plan 20M-1223. The current Draft Plan of Subdivision application is needed to subdivide the former Regional lands to allow for the completion of the Bronte Green community as envisioned in the approved OPA and ZBA.

3.0 Proposed Draft Plan of Subdivision

The proposed draft plan of subdivision has an area of 1.36 hectares and consists of 6 lots for detached dwellings (Lots 1-6), 1 townhouse block (Block 7) for 6 townhouse units and one 0.92 hectare commercial block (Block 8) (*Figure 4- Draft Plan of Subdivision*). The roads on which these lots and blocks front were transferred through the subdivision agreement for the original Bronte Green Subdivision Plan 20M-1223, and do not need to be included within the current Draft Plan of Subdivision application.

The proposed detached and townhouse dwellings are a continuation of the existing detached and townhouse dwellings in the Bronte Green Plan of Subdivision (20M-1223). Two residential reserve blocks (Blocks 9-10) have also been proposed to complete detached and townhouse reserve blocks within the Bronte Green Plan of Subdivision to the north. The townhouse block will be further subdivided in the future through an application for Exemption from Part Lot Control to create the 6 townhouse units. Access to the development is gained from Bronte Road, Queens Plate Road, the future extension of Merton Avenue and the future extension of Charles Cornwall Avenue.

4.0 Zoning By-law 2014-14

The zoning on the subject lands was approved by the OMB in 2017 with a minor amendment issued by the Local Planning Appeal Tribunal in 2018. The subject lands are zoned 'Neighbourhood Commercial Special Provision 376 (C1⁻³⁷⁶)', 'Residential Low 6⁻³⁷⁶ subject to Holding Provision 30 (H30-RL6⁻³⁷⁶)' and

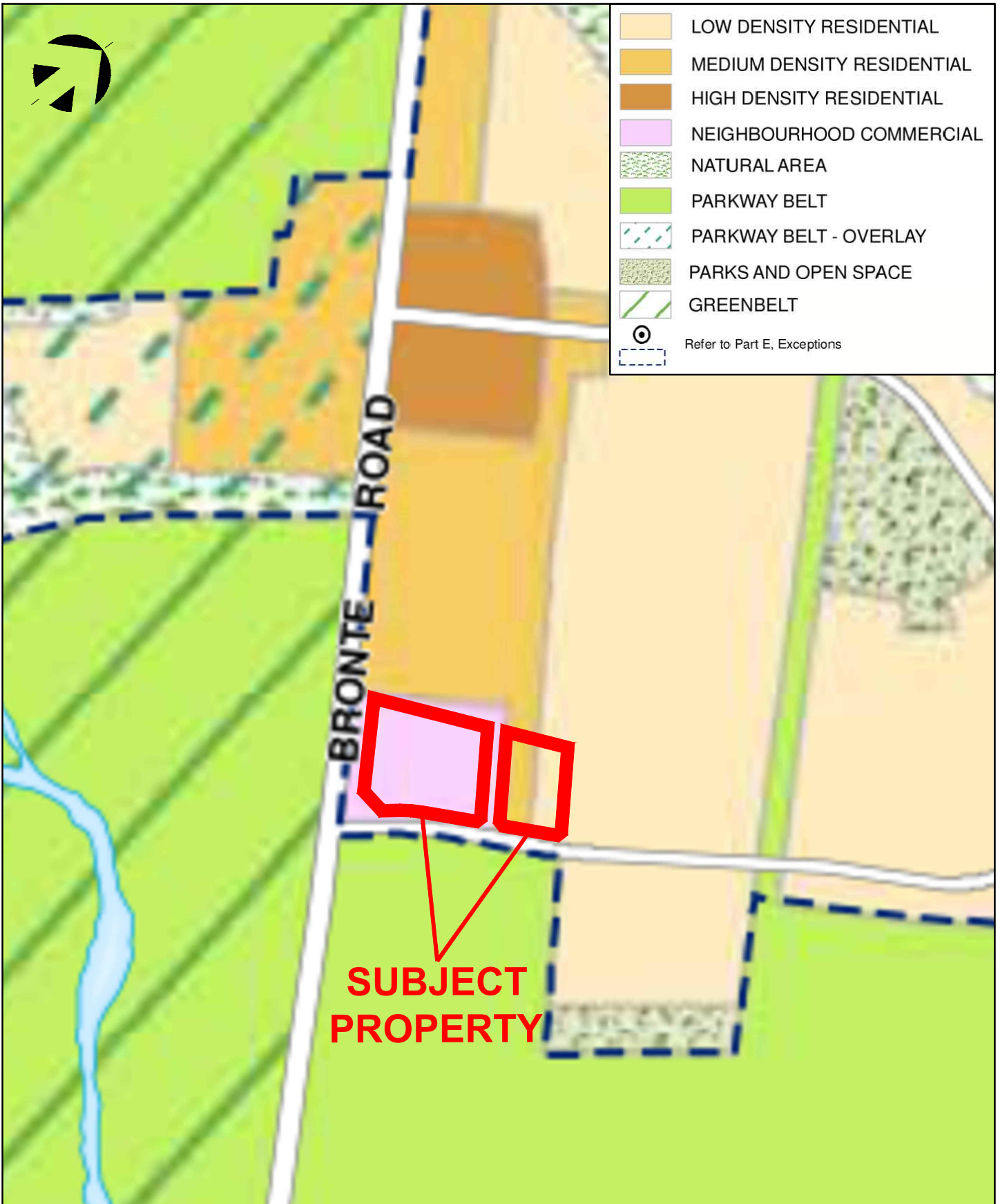
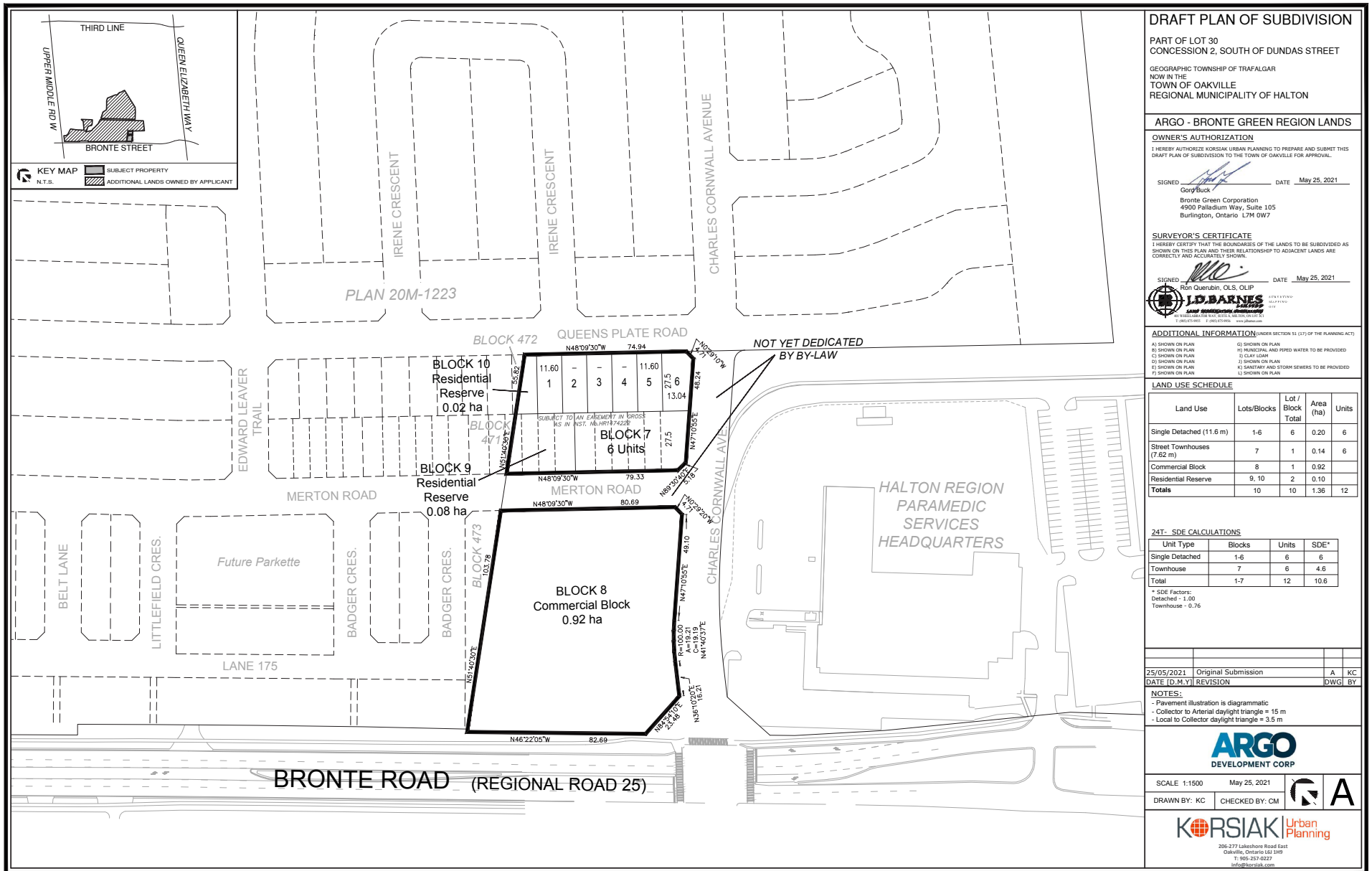


FIGURE 2

LIVABLE OAKVILLE SCHEDULE H - WEST LAND USE PLAN



S:\Korsiak & Company\ARGO\Bronte Green\Region Block\Draft Plan\May 21\Bronte Green Block - Draft Plan - May 25 21_kc.dwg

FIGURE 4
 DRAFT PLAN OF SUBDIVISION

'Residential Medium 1⁻³⁷⁶ subject to Holding Provision 30 (H30-RM1⁻³⁷⁶)'. As shown on *Figure 3*, the draft plan of subdivision has been superimposed onto the zoning map to demonstrate how the lots/blocks conform to the Zoning By-law. The RL6⁻³⁷⁶ and RM1⁻³⁷⁶ were used throughout the Bronte Green Community and the lotting of the detached and townhouse dwellings is consistent with the lotting used throughout the Bronte Green Community.

The zoning regulations applicable to this proposal are further described in *Appendix I* and are summarized below:

Residential Low Density 6 Special Provision 376 (RL6⁻³⁷⁶) Zone

The RL6⁻³⁷⁶ zone permits single detached dwellings, park and other accessory uses. Within the RL6⁻³⁷⁶ zone interior lots must have a minimum lot frontage of 11.0 metres and a lot area of 250 square metres and corner lots must have a minimum lot frontage of 12.5 metres and a lot area of 285 square metres. Within the proposed draft plan of subdivision, interior lots (Lots 1-5) for single detached dwellings have a minimum lot frontage of 11.6 metres and lot size of 319 square metres and the corner lot (lot 6) for a single detached dwelling has a minimum frontage of 13.0 metres and lot area of 405 square metres. Therefore, the proposed lots for single detached dwellings in the draft plan of subdivision comply with the provisions of the RL6⁻³⁷⁶ zone.

Residential Medium Density 1 Special Provision 376 (RM1⁻³⁷⁶) Zone

The RM1⁻³⁷⁶ zone permits townhouse dwellings, parks and other accessory uses. A townhouse block within the RM1⁻³⁷⁶ zone must have a minimum lot frontage of 6.0 m per unit and a minimum lot size of 125.0 square metres per unit. The minimum lot frontage of a townhouse unit within Block 7 has been set at 7.6 metres and the minimum unit area is 209.0 square metre, which exceeds these minimum requirements. As noted, Block 7 will be further subdivided in the future via an application for exemption from Part Lot Control, at which time the minimum zoning requirements will be confirmed.

Neighbourhood Commercial Special Provision 376 (C1⁻³⁷⁶)

The C1⁻³⁷⁶ zone permits a range of commercial, retail and office uses. The minimum lot size for a block within a C1⁻³⁷⁶ zone is 0.2 hectares and the minimum lot frontage is 30.0 metres. As shown on *Figure 3*, the proposed commercial block (Block 8) follows the boundaries of the C1⁻³⁷⁶ zone and will provide a minimum block size of 0.92 hectares and a minimum lot frontage of 80.7 metres. Therefore, the proposed

commercial block complies with the regulations of the C1⁻³⁷⁶ zone. The design of the commercial block will be confirmed through a future Site Plan Application.

Holding Provision 30 (H30)

H30 sets out a number of conditions which must be satisfied prior to developing the lands in accordance with the regulations of RL6⁻³⁷⁶ and RM1⁻³⁷⁶ zones. These conditions include securing sufficient water and wastewater services, a Record of Site Condition, providing a detailed Noise Study, providing an updated Functional Servicing Report and ensuring adequate noise walls have been installed. Bronte Green Corporation is not applying to lift H30 from the subject lands at this time. An application to lift H30 will be submitted in the future once all of the conditions have been satisfied.

5.0 Section 51 (24) of the Planning Act

Section 51 (24) of the *Planning Act*, states that:

In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to,

(a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;

(b) whether the proposed subdivision is premature or in the public interest;

(c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;

(d) the suitability of the land for the purposes for which it is to be subdivided;

(d.1) if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;

(e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;

(f) the dimensions and shapes of the proposed lots;

(g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;

(h) conservation of natural resources and flood control;

(i) the adequacy of utilities and municipal services;

(j) the adequacy of school sites;

- (k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;*
- (l) the extent to which the plan’s design optimizes the available supply, means of supplying, efficient use and conservation of energy; and*
- (m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the City of Toronto Act, 2006. 1994, c. 23, s. 30; 2001, c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4); 2016, c. 25, Sched. 4, s. 8 (2).*

The proposed draft plan of subdivision was evaluated under Section 51(24) of the *Planning Act* and satisfies the necessary considerations for a draft plan of subdivision for the following reasons:

- The proposal has regard to matters of provincial interest by ensuring the orderly development of the community by proposing an extension to the Bronte Green community on lands that are designated and zoned for the proposed use, will add to the range of housing options, is transit supportive and will promote a well designed built form;
- The proposal is not premature as it located within a settlement area that is identified for growth and is zoned to permit the proposed use;
- The proposal conforms to the Official Plan and Zoning By-law and utilizes the existing planned road network of the adjacent subdivision;
- The proposal aids in facilitating the completion of the Bronte Green community;
- The proposal provides the dimensions, locations, uses and shapes of the proposed roads, blocks and lots;
- Adequate school sites and services exist or are planned to service the proposed development; and,
- The proposal makes efficient use of land, infrastructure and services.

6.0 Planning Opinion

The proposed draft plan of subdivision is justified and represents good planning for the following reasons:

- The proposal conforms to the Official Plan and Zoning By-law 2014-14;

- The proposal has regard to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality in accordance with the considerations listed under Section 51(24) of the *Planning Act*;
- The proposal will contribute to minimum density numbers identified by the Province, Region, and Town;
- The proposal makes efficient use of existing and planned infrastructure and services;
- The proposed development will add to the mix and range of unit types in the Bronte Green community to support households of different sizes, ages and incomes;
- The development will provide a commercial block to serve the needs of the residents in the Bronte Green community;
- The proposal aids in facilitating the completion of the Bronte Green Community; and,
- The proposed development provides a density and road fabric that is supportive of transit use and active transportation.

Sincerely yours,

KORSIAK URBAN PLANNING



Alison Bucking, BES, RPP
Encl.

Copy: Kevin Singh, Bronte Green Corporation (encl.)

Special Provisions

376	Bronte Road, Upper Middle Road (Part of Lots 28, 29 and 30, Concession 2)	Parent Zones: RL6, RM1, RM2, RM4, C1
Map 19(12)		(2016-102) <i>PL141318</i>
15.376.1 General Zone Provisions for All Lands		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	A <i>porch</i> shall have a minimum depth from the exterior of the <i>building</i> to the outside edge of the <i>porch</i> of 1.5 metres. Required depths shall be provided for a minimum of 70% of the <i>porch</i> . However, steps may encroach into the required depth. <i>Porches</i> shall have walls that are open and unenclosed for at least 60% of the total area of the vertical planes forming its perimeter, other than where it abuts the exterior of the <i>building</i> or insect screening.	
b)	Notwithstanding Table 4.3, bay, box out and bow windows with or without foundations, with a maximum width of 3.0 m. and maximum height of 2 storeys may encroach up to a maximum of 0.6 m into a minimum <i>yard</i> and may include a door.	
c)	Notwithstanding Table 4.3, a <i>porch</i> may encroach up to 1.0 m from the <i>flankage lot line</i> and access stairs may encroach up to 0.6 m from the <i>flankage lot line</i> .	
d)	Notwithstanding Table 4.3, in a Residential Low RL6 zone and Residential Medium RM1 zone, maximum encroachment of <i>uncovered platforms</i> with or without a foundation shall be 3.0 metres from the <i>rear lot line</i> , except access stairs may encroach up to 1.8 m from the <i>rear lot line</i> .	
e)	Notwithstanding Table 4.3, in a Residential Medium RM1 and RM2 zone, the maximum encroachment of <i>porches</i> with or without a foundation shall be up to 1.5 m from the <i>front lot line</i> .	
f)	Notwithstanding Section 5.2.3 a), the minimum dimensions of a <i>parking space</i> not located in a <i>private garage</i> shall be 2.7 metres in width and 5.5 metres in depth.	
g)	Notwithstanding Section 5.2.3 b), the minimum dimensions of a <i>parking space</i> located in a <i>private garage</i> shall have a depth of 5.5 metres, and: <ul style="list-style-type: none"> • Where one <i>parking space</i> is provided, 3.0 metres in width; and, • Where two <i>parking spaces</i> are provided, 5.6 metres in width. 	
h)	For the purpose of calculating the required <i>yards</i> , <i>lot area</i> and <i>frontage</i> on a street, a publicly-owned 0.3 m. reserve adjoining the <i>lot</i> shall be deemed to be part of the <i>lot</i> .	
i)	Corner lots shall be deemed to be interior lots for the purpose of measuring established grade.	
j)	“ <i>Lot</i> ” when used for a community use means a parcel of land entirely owned by one person or one group of persons meeting the requirements of this By-law for the use to which it is put.	
15.376.2 Zone Provisions for RL6 Lands		
The following regulations apply:		
a)	Maximum <i>front yard</i> for <i>lots</i> identified as Block 1 on Figure 15.376.1	6.5 m, measured from the <i>front lot line</i> to the <i>main wall</i>
b)	Minimum <i>flankage yard</i>	2.5 m with <i>porch</i> in <i>flankage yard</i>

Special Provisions

c)	Minimum <i>rear yard</i>	7.0 m, except that the <i>first storey</i> may project a maximum 3.0 m from the rear wall of the <i>dwelling</i> into the <i>rear yard</i> for a maximum of 45% of the <i>dwelling</i> width. The maximum <i>first storey</i> ceiling <i>height</i> shall be 3.1 m, and a minimum <i>side yard</i> setback of 1.2 m, measured at the rear of the main <i>building</i> shall be provided.
d)	Maximum number of <i>storeys</i>	3, except for those <i>lots</i> identified on Figure 15.376.3, the maximum number of <i>storeys</i> shall be 2.
e)	Maximum <i>height</i>	12.0 m
f)	Maximum <i>lot coverage</i> for the <i>dwelling</i>	n/a
g)	Minimum <i>landscaping coverage</i>	10%
h)	Maximum <i>residential floor area ratio</i>	n/a

15.376.3 Special Site Provisions for RL6 Lands

The following additional provisions apply:

a)	Notwithstanding 5.8.2, the maximum width of the <i>driveway</i> shall not exceed the exterior width of the <i>private garage</i> , except where the <i>driveway</i> abuts a <i>porch</i> , in which case the width of the <i>driveway</i> may extend to the edge of the <i>porch</i> , or building to a maximum 1.0 metre beyond the width of the <i>private garage</i> .
b)	The calculation of <i>driveway</i> width shall apply along the entire length of the <i>driveway</i> . The measurement shall be calculated including any continuous hard surface area or discontinuous hard surface area within 0.6 m of the widest part of the continuous hard surface area on the same <i>lot</i> , measured along the entire length of the <i>driveway</i> perpendicular from one edge of the continuous hard surface area.
c)	Notwithstanding subsection 15.376.3 b), one walkway access may be connected to the side of the <i>driveway</i> . The maximum width of the walkway access at the point of attachment shall be 1.0 metre, measured along its entire length.
d)	The cumulative <i>private garage</i> door width on a lot shall not exceed 50% of the <i>lot frontage</i> less 1.8 m on an <i>interior lot</i> or 50% of the <i>lot frontage</i> less 3.1 m on a <i>corner lot</i> .
e)	Section 5.8.6, “ <i>Private Garage Maximum Sizes</i> ” shall not apply.
f)	No more than 30% of the elevations of <i>detached dwellings</i> along a street in any block shall be alike in external design with respect to size and location of doors, windows, projecting <i>balconies</i> , landings and <i>porches</i> . <i>Building elevations</i> alike in external design shall not be erected on adjoining <i>lots</i> fronting on the same street unless the floor plan is reversed and, in any case, shall not be erected on more than two successive adjoining <i>lots</i> fronting on the same street.
g)	<i>Lots</i> identified on Figure 15.376.2 shall be deemed <i>interior lots</i> .
h)	Notwithstanding Table 6.2.1, a <i>public school</i> is permitted on the lands identified as Block 1 on Figure 15.376.6 subject to the CU regulations.
i)	Notwithstanding Table 4.3, in a RL6 zone, access stairs may encroach up to 0.6 m from the <i>front</i> and <i>flankage lot line</i> .
j)	Notwithstanding Table 6.2.1, a townhouse dwelling is permitted on the lands identified as Block 1 on Figure 15.376.5 subject to the RM1-376.6 regulations.

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15.376.4 Zone Provisions for RM1 Lands		
The following regulations apply:		
a)	Minimum <i>lot area</i>	125.0 sq.m per unit
b)	Minimum <i>lot frontage</i>	6.0 m per unit
c)	Minimum <i>front yard</i>	3.0 m
d)	Minimum <i>flankage yard</i>	2.5 m with <i>porch</i> in <i>flankage yard</i>
e)	Minimum <i>separation distance</i> between <i>dwelling units</i> backing onto <i>Lane A</i> as identified on <i>Figure 15.376.4</i>	12.0 m for second <i>storey</i> and above
f)	Minimum number of <i>storeys</i> for <i>lots</i> within 20.0 m of Bronte Road	3
g)	Minimum <i>rear yard</i> for dual frontage <i>townhouse dwelling</i> units as identified on <i>Figure 15.376.8</i>	3.0 m
h)	Maximum <i>height</i>	14.0 m for 3 storey with peaked roof. For those lots identified on <i>Figure 15.376.3</i> , the maximum number of storeys shall be 2
15.376.5 Special Site Provisions for RM1 Lands		
The following additional provisions apply:		
a)	Notwithstanding 5.8.2, the maximum width of the <i>driveway</i> shall not exceed the exterior width of the <i>private garage</i> , except where the <i>driveway</i> abuts a <i>porch</i> , in which case the width of the <i>driveway</i> may extend to the edge of the <i>porch</i> , or <i>building</i> to a maximum 1.0 metre beyond the width of the <i>private garage</i> . Ensure the outside borders line weight is 1" solid black.	
b)	The calculation of <i>driveway</i> width shall apply along the entire length of the <i>driveway</i> . The measurement shall be calculated including any continuous hard surface area or discontinuous hard surface area within 0.6 metres of the widest part of the continuous hard surface area on the same lot, measured along the entire length of the <i>driveway</i> perpendicular from one edge of the continuous hard surface area.	
c)	Notwithstanding subsection 15.376.5 b), one walkway access may be connected to the side of the <i>driveway</i> . The maximum width of the walkway access at the point of attachment shall be 1.0 metre, measured along its entire length.	
d)	Where a <i>lot</i> is adjacent to a public park or Bronte Road the <i>front yard</i> shall be deemed to be the <i>lot line</i> adjacent to the public park or Bronte Road.	
e)	The cumulative <i>private garage</i> door width on a lot shall not exceed 50% of the <i>townhouse dwelling</i> width where the garage door faces the <i>front</i> or <i>flankage lot line</i> .	
f)	The maximum <i>private garage</i> depth shall be 9.0 m	
g)	<i>Established grade</i> to be taken at the centre point of the <i>front lot line</i> of each <i>townhouse dwelling</i> .	
h)	Notwithstanding Section 4.11.1 a), the areas under a <i>porch</i> without a foundation shall count towards the <i>landscaping</i> minimum dimension of 3.0 m by 3.0 m.	
i)	Section 4.6.6 c) shall not apply to a <i>rooftop terrace</i> located on the roof of the <i>first storey</i> .	
j)	Notwithstanding Section 4.6.6 b) a <i>rooftop terrace</i> shall be permitted on the roof of the <i>first storey</i> within any RM1 zone.	

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15.376.6 Zone Provisions for RM2 Lands		
The following regulations apply:		
a)	Minimum <i>lot area</i>	80.0 sq.m
b)	Minimum <i>lot frontage</i>	5.5 m/unit
c)	Minimum <i>flankage yard</i>	2.5 m with porch in flankage yard
d)	Maximum <i>height</i>	14.0 m for 3 storey with peaked roof
e)	Minimum <i>landscaping coverage</i>	10%
f)	Minimum <i>front yard</i>	3.0 m
15.376.7 Special Site Provisions for RM2 Lands		
The following additional provisions apply:		
a)	The maximum width of the <i>driveway</i> shall not exceed the exterior width of the <i>private garage</i> , except where the <i>driveway</i> abuts a <i>porch</i> , in which case the width of the <i>driveway</i> may extend to the edge of the <i>porch</i> , or <i>building</i> to a maximum 1.0 metre beyond the width of the <i>private garage</i> .	
b)	The calculation of <i>driveway</i> width shall apply along the entire length of the <i>driveway</i> . The measurement shall be calculated including any continuous hard surface area or discontinuous hard surface area within 0.6 metres of the widest part of the continuous hard surface area on the same <i>lot</i> , measured along the entire length of the <i>driveway</i> perpendicular from one edge of the continuous hard surface area.	
c)	Notwithstanding subsection 15.376.7 b), one walkway access may be connected to the side of a <i>driveway</i> . The maximum width of the walkway access at the point of attachment shall be 1.0 metre, measured along its entire length.	
d)	<i>Established grade</i> to be taken at the centre point of the <i>front lot line</i> of each <i>townhouse dwelling</i> .	
15.376.8 Additional Permitted Uses for RM4 Lands		
The following additional <i>uses</i> are permitted:		
a)	<i>Back-to-back townhouse dwelling</i>	Permitted together with an apartment building on the same block subject to RM2-376.6 and RM2-376.7 regulations
b)	<i>Stacked townhouse dwelling</i>	Permitted together with an apartment building on the same block subject to RM3 regulations
15.376.9 Zone Provisions for RM4 Lands		
The following regulations apply to apartment <i>buildings</i> :		
a)	Minimum <i>front yard</i>	0.5 m
b)	Maximum <i>front yard</i> for the first 12.0 m of building height	3.0 m
c)	Minimum <i>flankage yard</i>	0.5 m
d)	Minimum flankage yard Street A	1.0 m
e)	Maximum <i>flankage yard</i> for the first 12.0 m of building height	3.0 m

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f)	Minimum <i>interior side yard</i>	0.5 m, except where abutting the Enbridge Pipeline right-of-way, the minimum shall be per Section 4.19.1
g)	Maximum <i>interior side yard</i> for the first 12.0 m of building height	3.0 m, except where abutting the Enbridge Pipeline right-of-way, the maximum shall be 5.0 m.
h)	Minimum <i>rear yard</i>	0.5 m
i)	Minimum <i>main wall</i> proportions	75% of the length of main walls oriented towards the front, interior, and/or flankage lot line shall be located within the area on the lot defined by the minimum and maximum yards.
j)	Minimum <i>separation distance</i> between <i>buildings</i> containing <i>dwelling units</i>	12.0 m, to only apply where the <i>dwelling unit</i> contains a <i>balcony</i> .
k)	Minimum <i>height</i>	14 m and 4 <i>storeys</i>
l)	Maximum <i>height</i>	22.0 m and 6 <i>storeys</i>
15.376.10 Additional Zone Provisions for RM4, Block A Lands, as identified on Figure 15.376.4		
The following additional regulations apply to lands identified as Block A on Figure 15.376.4:		
a)	Minimum number of <i>dwelling units</i>	180 units
15.376.11 Additional Zone Provisions for RM4, Block C Lands, as identified on Figure 15.376.4		
The following additional regulations apply to lands identified as Block C on Figure 15.376.4:		
a)	Minimum number of <i>dwelling units</i>	140 units
15.376.12 Additional Zone Provisions for RM4, Block D Lands, as identified on Figure 15.376.4		
The following additional regulations apply to lands identified as Block D on Figure 15.376.4:		
a)	Minimum number of <i>dwelling units</i>	140 units
15.376.13 Parking Regulations for RM4 Lands		
The following parking regulations apply:		
a)	Maximum <i>surface parking area</i>	25% of required parking
15.376.14 Special Site Provisions for RM4 Lands		
The following additional provisions apply:		
a)	The westerly <i>lot line</i> abutting Bronte Road shall be deemed the <i>front lot line</i> .	
15.376.15 Zone Provisions for C1 Lands		
The following regulations apply:		
a)	Maximum <i>front yard</i>	3.0 m
b)	Maximum <i>flankage yard</i>	3.0 m
c)	Minimum <i>height</i>	7.0 m
d)	Maximum <i>height</i>	12 m
e)	Maximum <i>net floor</i> area for all retail and service commercial <i>uses</i>	3,500.0 sq.m

Special Provisions

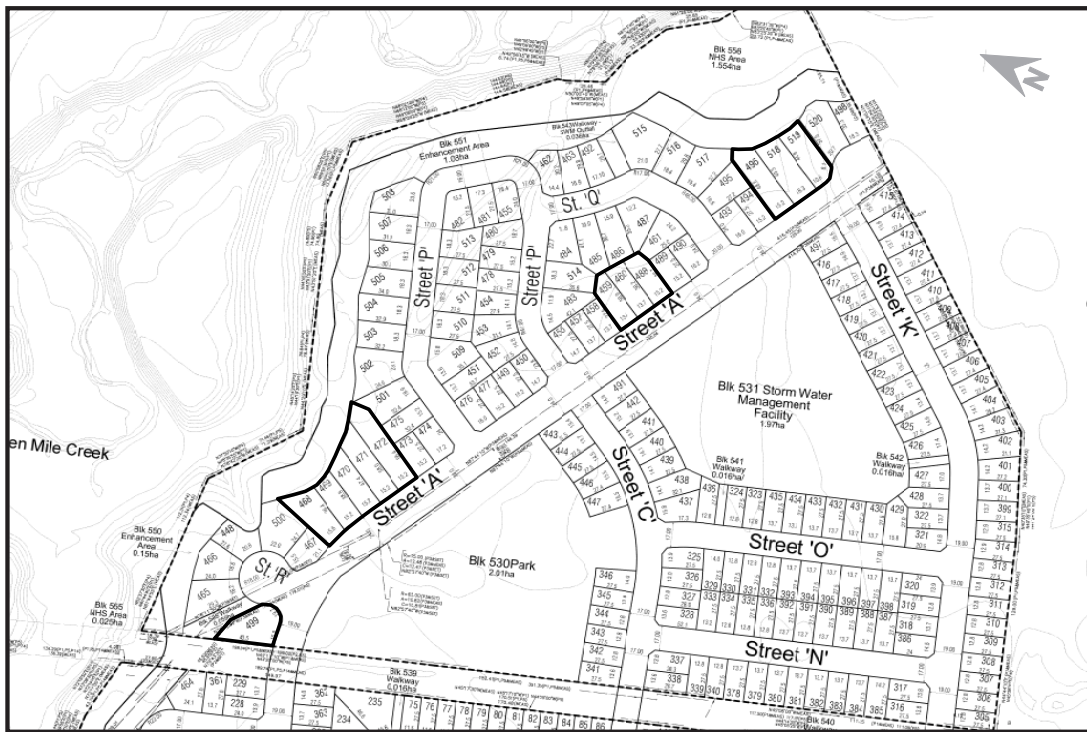
15.376.16 Special Site Provisions for C1 Lands

The following additional provisions apply:

- a) A *building* shall occupy at least 80% of the *lot lines* identified on figure 15.376.7. Ensure the outside borders line weight is 1” solid black.
- b) The lot line abutting Street K is deemed to be a front lot line.
- c) Section 9.4 shall not apply.
- d) Notwithstanding Table 5.2.1, office uses on the second floor may be permitted up to a maximum net floor area of 40% of the net floor area on the ground floor with no additional parking requirements.

15.376.17 Special Site Provisions for C1 Lands

Figure 15.376.1



Special Provisions

Figure 15.376.2

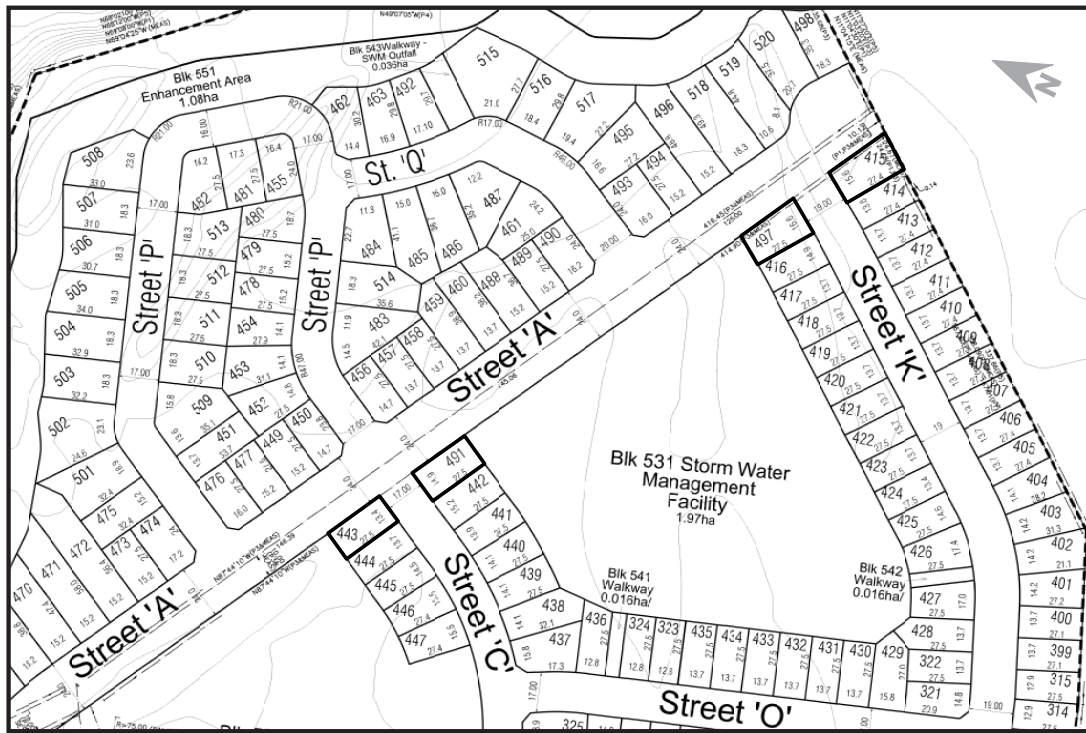
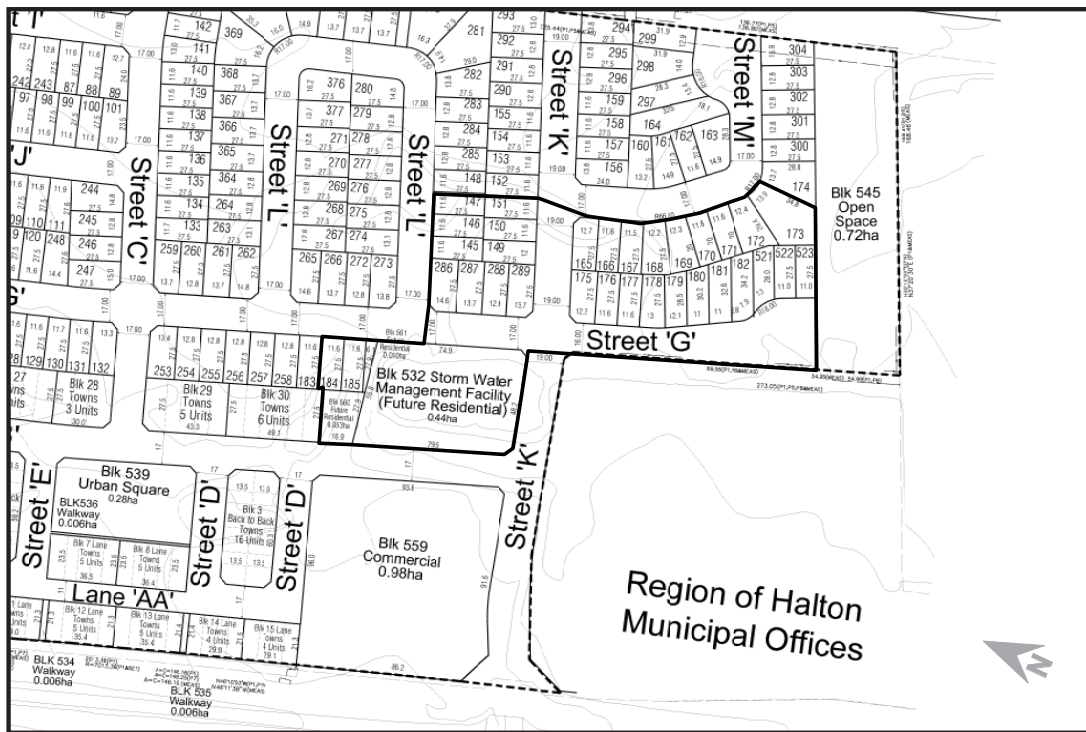


Figure 15.376.3



Special Provisions

Figure 15.376.4

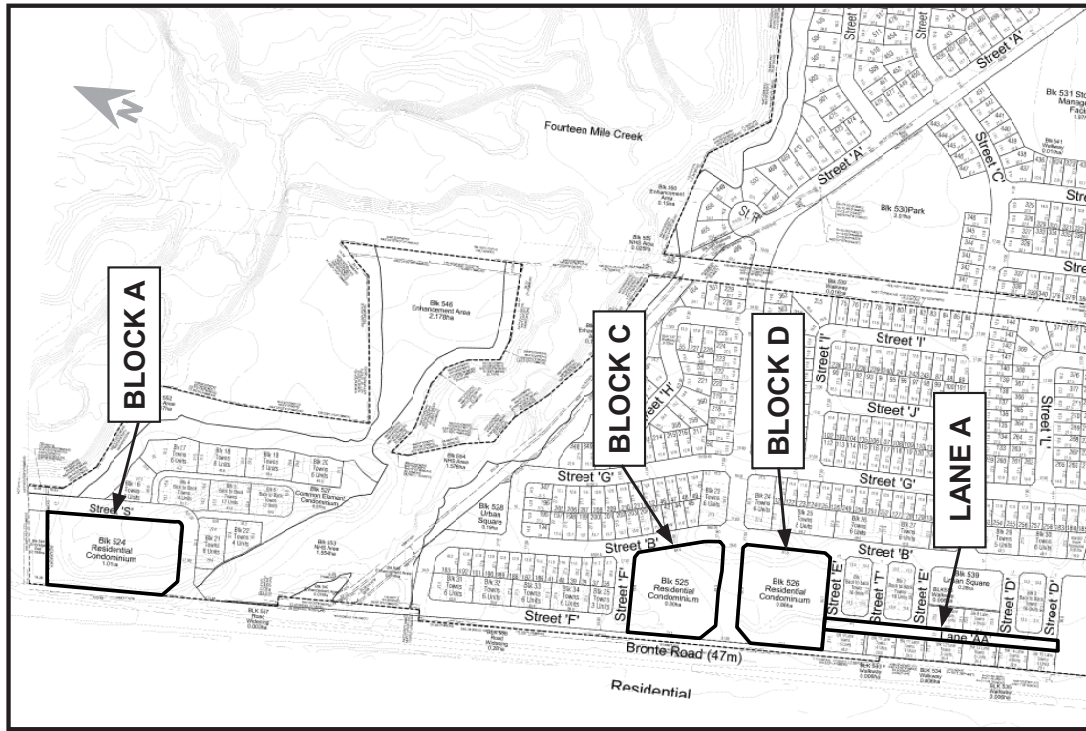
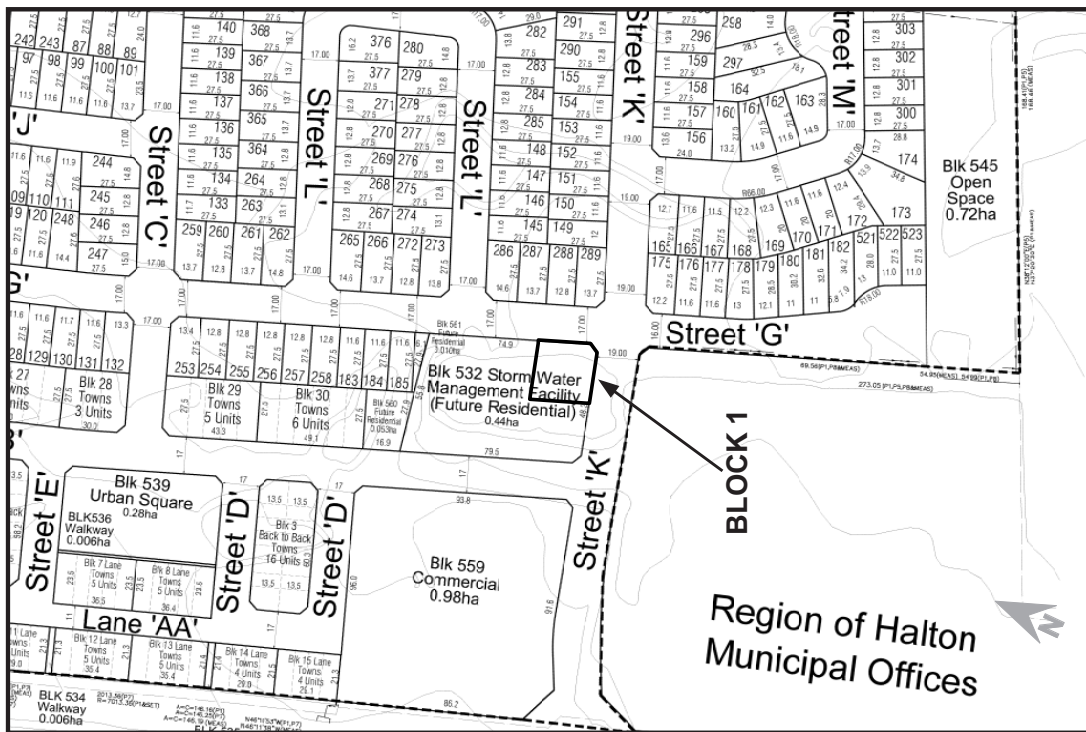


Figure 15.376.5



Special Provisions

Figure 15.376.6

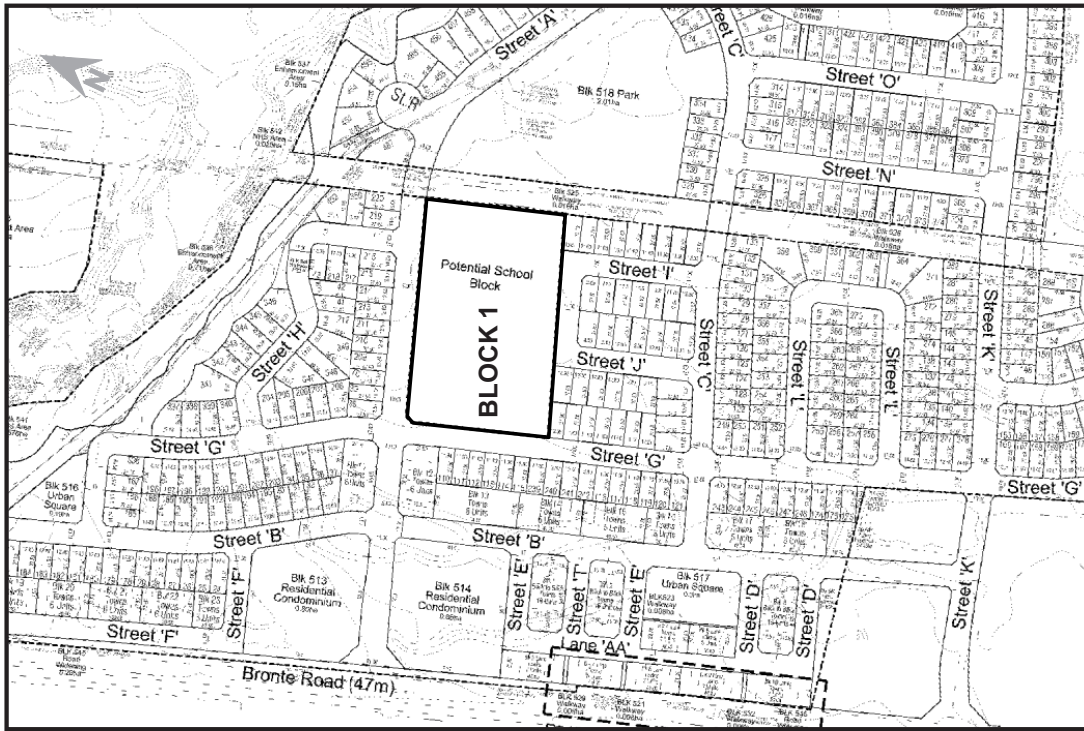
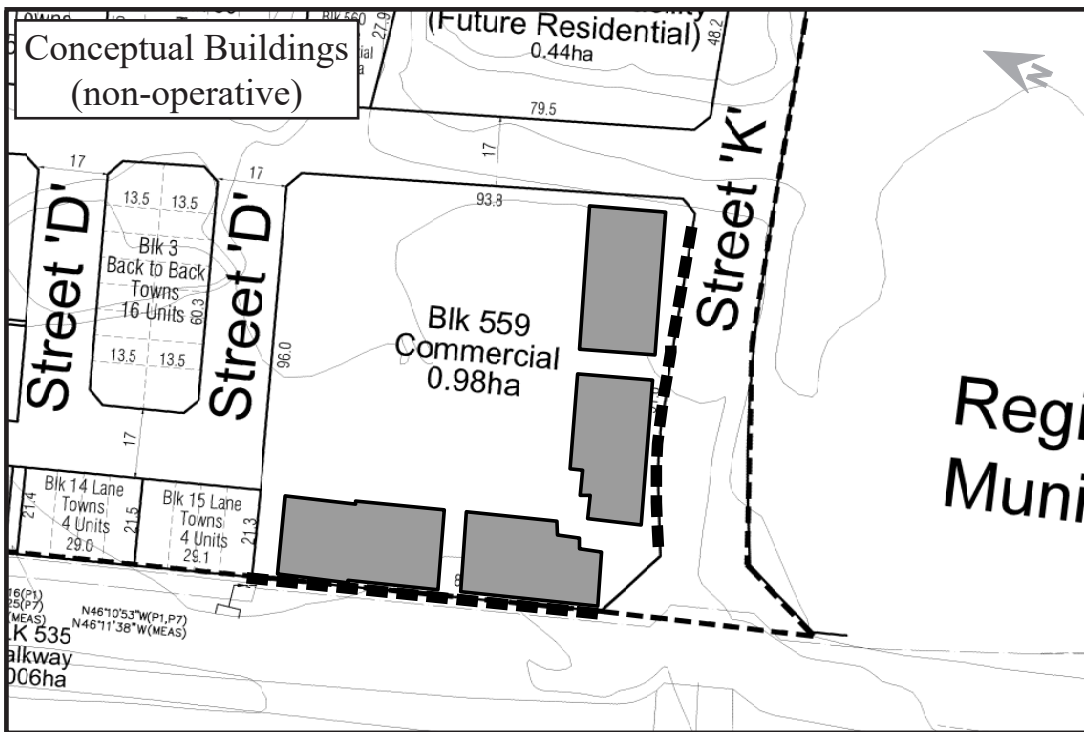
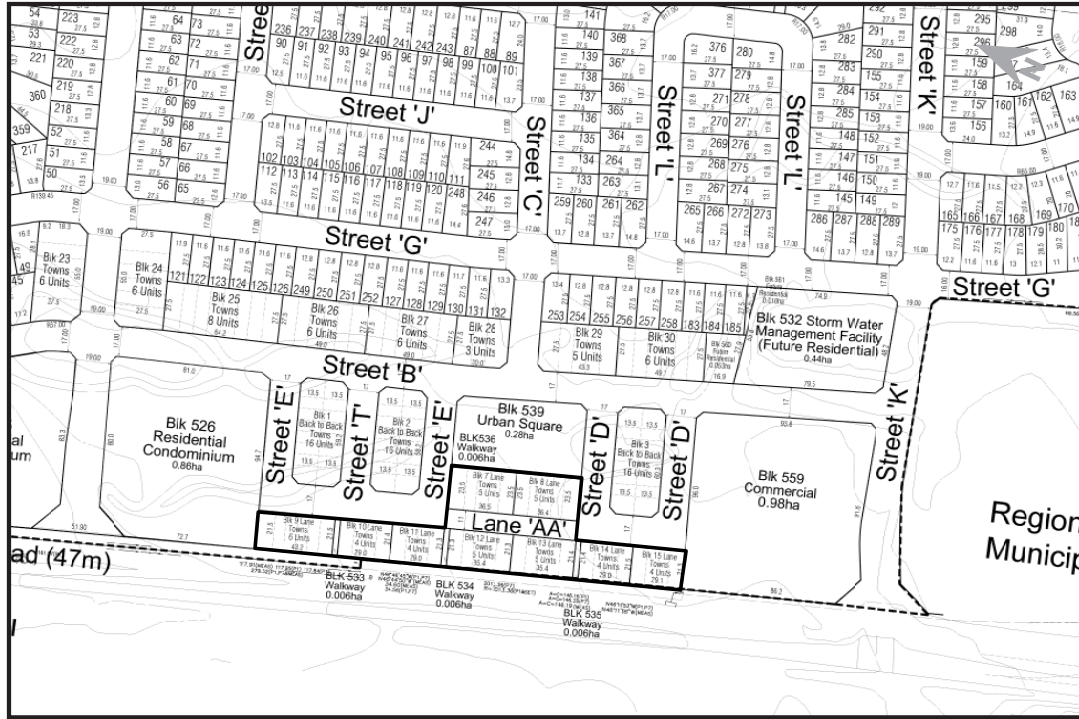


Figure 15.376.7



Special Provisions

Figure 15.376.8



Portions of this by-law not yet in effect are covered with a blue tone. This version consolidates all amendments and orders of the OMB up to the consolidation date shown below. Contact the Building Services or Planning Services departments for more information.

Residential Zones

6.1 List of Applicable Zones

Residential Low	RL1, RL2, RL3, RL4, RL5, RL6 RL7, RL8, RL9, RL10, RL11
Residential Uptown Core	RUC
Residential Medium	RM1, RM2, RM3, RM4
Residential High	RH

6.2 Permitted Uses

Uses permitted in the Residential Zones are denoted by the symbol “✓” in the column applicable to that Zone and corresponding with the row for a specific permitted use in Tables 6.2.1 and 6.2.2, below.

		RL1, RL2, RL3, RL4, RL5, RL6	RL7, RL8, RL9	RL10	RL11	RUC
<i>Accessory dwelling</i>	(1)	✓	✓	✓	✓	✓
<i>Bed and breakfast establishment</i>	(1)	✓	✓	✓	✓	✓
<i>Conservation use</i>		✓	✓	✓	✓	✓
<i>Day care</i>	(1)	✓	✓	✓	✓	✓
<i>Detached dwelling</i>		✓	✓	✓		✓
<i>Duplex dwelling</i>				✓		
<i>Emergency service facility</i>		✓	✓	✓	✓	✓
<i>Emergency shelter</i>						
<i>Home occupation</i>		✓	✓	✓	✓	✓
<i>Linked dwelling</i>					✓	
<i>Lodging house</i>	(1)(2)	✓			✓	✓
<i>Park, public</i>		✓	✓	✓	✓	✓
<i>Place of worship</i>						
<i>Private home day care</i>	(1)	✓	✓	✓	✓	✓
<i>Private school</i>						
<i>Semi-detached dwelling</i>			✓			✓
<i>Short-term accommodation</i>	(4)	✓	✓	✓	✓	✓
<i>Stormwater management facility</i>		✓	✓	✓	✓	✓
<i>Townhouse dwelling</i>						✓

Additional Regulations for Permitted Uses Table 6.2.1

1. A maximum of one of the *uses* subject to this footnote shall be permitted in a *dwelling*.
2. The maximum number of *lodging units* shall be 3.
3. Permitted only on a *corner lot*.
4. Shall be subject to footnote 1 but shall exclude *accessory dwellings*.

Residential Zones

Table 6.2.2: Permitted Uses in the Residential Medium and Residential High Zones (2017-025)					
	RM1	RM2	RM3	RM4	RH
<i>Apartment dwelling</i>				✓	✓
<i>Back-to-back townhouse dwelling</i>		✓			
<i>Conservation use</i>	✓	✓	✓	✓	✓
<i>Day care</i> (1)	✓	✓	✓	✓	✓
<i>Emergency service facility</i>	✓	✓	✓	✓	✓
<i>Home occupation</i>	✓	✓	✓	✓	✓
<i>Long term care facility</i>			✓	✓	✓
<i>Park, public</i>	✓	✓	✓	✓	✓
<i>Private home daycare</i> (1)	✓	✓	✓	✓	✓
<i>Retail store, accessory</i>					✓
<i>Retirement home</i>			✓	✓	✓
<i>Short-term accommodation</i> (1)	✓	✓	✓	✓	✓
<i>Stacked townhouse dwelling</i>			✓		
<i>Stormwater management facility</i>	✓	✓	✓	✓	✓
<i>Townhouse dwelling</i>	✓				

Additional Regulations for Permitted Uses Table 6.2.2

1. A maximum of one of the *accessory uses* subject to this footnote shall be permitted in a *dwelling*.

Residential Zones

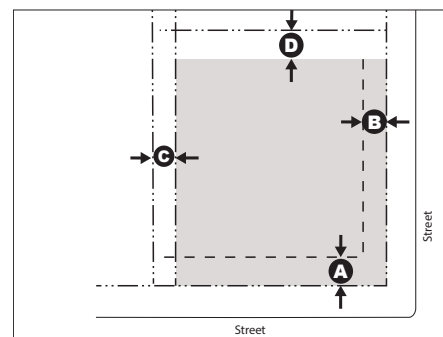
6.3 Regulations

The regulations for *lots* in a Residential *Zone* are set out in Tables 6.3.1, 6.3.2, 6.3.3, 6.3.4, 6.3.5, 6.3.6, 6.3.7, 6.3.8, and 6.3.9, below.

	RL1	RL2	RL3	RL4	RL5	RL6
Minimum <i>lot area</i>	1,393.5 m ² (2)	836.0 m ² (2)	557.5 m ² (2)	511.0 m ² (2)	464.5 m ² (2)	250.0 m ² (3)
Minimum <i>lot frontage</i>	30.5 m (2)	22.5 m (2)	18.0 m (2)	16.5 m (2)	15.0 m (2)	11.0 m (3)
Minimum <i>front yard</i> A	10.5 m (-0)	9.0 m (-0)	7.5 m (-0)	7.5 m (-0)	7.5 m (-0)	3.0 m
Minimum <i>flankage yard</i> B (2016-013)	4.2 m	3.5 m	3.5 m	3.5 m	3.5 m	3.0 m (8)
Minimum <i>interior side yard</i> C	4.2 m	2.4 m (4)	2.4 m and 1.2 m (5)	2.4 m and 1.2 m (5)	2.4 m and 1.2 m (5)	1.2 m and 0.6 m
Minimum <i>rear yard</i> D	10.5 m	7.5 m (6)	7.5 m (6)	7.5 m (6)	7.5 m (6)	7.0 m (6)
Maximum number of <i>storeys</i>	n/a (-0)	n/a (-0)	n/a (-0)	n/a (-0)	n/a (-0)	2
Maximum <i>height</i>	10.5 m (-0)	12.0 m (-0)	12.0 m (-0)	12.0 m (-0)	12.0 m (-0)	10.5 m
Maximum <i>dwelling depth</i>	20.0 m (1)	n/a	n/a	n/a	n/a	n/a
Maximum <i>residential floor area ratio</i> (2017-025)	n/a (-0)	n/a (-0)	n/a (-0)	n/a (-0)	n/a (-0)	75% (7)
Maximum <i>lot coverage for the dwelling</i> (2017-025)	30% (-0)	30% (-0)	35% (-0)	35% (-0)	35% (-0)	n/a

Additional Regulations for Zone Regulations Table 6.3.1

- 0. Where lands are shown on the Part 19 Maps of this By-law to be in the -0 Suffix *Zone*, the regulations of Section 6.4 shall apply.
1. A single *storey* extension that is less than or equal to 7.5 metres in *height* is permitted to extend an additional 3.0 metres into a *rear yard* provided that *minimum interior side yards* and *minimum flankage yards* of 9.0 metres are established on both sides of the single *storey* extension.
2. Within Plans of Subdivision registered after November 1, 1965, the minimum *lot frontage* may be reduced by 4.5 metres and minimum *lot area* proportionately reduced on a *lot* provided the average *lot frontage* and *lot area* throughout the entire Plan of Subdivision are not less than the minimum shown in the regulations tables for these *zones*.
3. For a *corner lot*, the minimum *lot area* shall be 285.0 square metres and the minimum *lot frontage* shall be 12.5 metres.
4. The *minimum interior side yard* shall be reduced to 1.2 metres on one side only where an attached *private garage* meeting the minimum dimension requirements of Section 5.2.3(b) of this By-law is provided.
5. The *minimum interior side yard* shall be reduced to 1.2 metres on both sides where an attached *private garage* meeting the minimum dimension requirements of Section 5.2.3(b) of this By-law is provided.
6. The *minimum rear yard* shall be reduced to 3.5 metres on a *corner lot* where an *interior side yard* of 3.0 metres is provided.
7. The maximum *residential floor area* shall be the lesser of 355.0 square metres or the potential maximum *residential floor area* available at 75% *residential floor area ratio*. (2017-025)
8. The minimum setback from a daylight triangle shall be 0.7 metres. (2016-013)



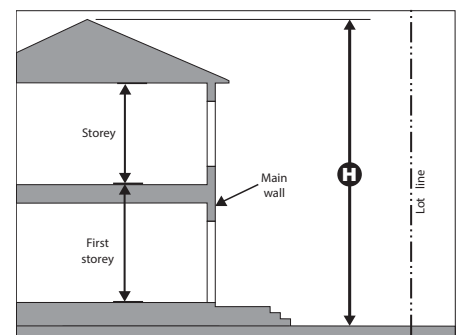
The black circles are letters corresponding to the applicable yard in the regulations table. The shaded area represents the potential building envelope remaining once minimum yards are removed. This area is further reduced by maximum lot coverage and maximum floor area standards where those standards apply.

Residential Zones

		<i>Detached dwellings</i>	<i>Semi-detached dwellings</i>
Minimum <i>lot area</i>		557.5 m ²	743.0 m ²
Minimum <i>lot frontage</i>		18.5 m	21.0 m
Minimum <i>front yard</i> (2015-018)	A	7.5 m (-0)	7.5 m
Minimum <i>flankage yard</i>	B	3.5 m	3.5 m
Minimum <i>interior side yard</i>	C	1.8 m and 1.2 m (1)	3.0 m (2)
Minimum <i>rear yard</i>	D	7.5 m (3)	7.5 m
Maximum number of <i>storeys</i>	H	n/a (-0)	n/a
Maximum <i>height</i>	H	12.0 m (-0)	12.0 m
Maximum <i>lot coverage</i> for the <i>dwelling</i>		35% (-0)	35%

Additional Regulations for Zone Regulations Table 6.3.2

- 0. Where lands are shown on the Part 19 Maps of this By-law to be in the -0 Suffix Zone, the regulations of Section 6.4 shall apply.
- 1. The *minimum interior side yard* shall be reduced to 1.2 metres on both sides where an attached *private garage* meeting the minimum dimension requirements of Section 5.2.3(b) of this By-law is provided.
- 2. The *minimum interior side yard* shall be reduced to 1.8 metres where an attached *private garage* meeting the minimum dimension requirements of Section 5.2.3(b) of this By-law is provided.
- 3. The *minimum rear yard* shall be reduced to 3.5 metres on a *corner lot* where an *interior side yard* of 3.0 metres is provided.



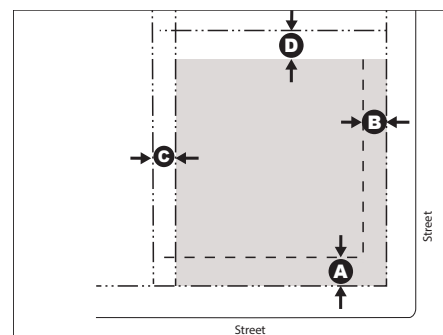
Height is measured to the tallest point of the building.

Residential Zones

		<i>Detached dwellings</i>	<i>Semi-detached dwellings</i>
Minimum <i>lot area</i>		360.0 m ² (1)	450.0 m ² (3)
Minimum <i>lot frontage</i>		12.0 m (2)	18.0 m (4)
Minimum <i>front yard</i> (2015-018)	A	4.5 m (-0)	4.5 m
Minimum <i>flankage yard</i> (2016-013)	B	3.0 m (9)	3.0 m (9)
Minimum <i>interior side yard</i>	C	0.6 m (5)	2.0 m
Minimum <i>rear yard</i>	D	7.5 m (6)	7.5 m
Maximum number of <i>storeys</i>	H	2 (7)	2 (7)
Maximum <i>height</i>	H	10.5 m (-0)	10.5 m
Maximum <i>residential floor area</i> for a <i>detached dwelling</i> on Map 19(1), 19(2), 19(2a), or Map 19(15) (2015-018)		200.0 m ² (8)	n/a
Maximum <i>residential floor area</i> for a <i>semi-detached dwelling</i> on Map 19(1), 19(2), 19(2a), or Map 19(15) (2015-018)		n/a	180.0 m ²
Maximum <i>residential floor area ratio</i> for all other <i>lots</i> (2015-018)		65% (7)	65% (7)
Maximum <i>lot coverage</i> for the <i>dwelling</i>		n/a (-0)	n/a

Additional Regulations for Zone Regulations Table 6.3.3

- 0. Where lands are shown on the Part 19 Maps of this By-law to be in the -0 Suffix Zone, the regulations of Section 6.4 shall apply.
- 1. The minimum *lot area* shall be 405.0 square metres for a *corner lot*.
- 2. The minimum *lot frontage* shall be 13.5 metres for a *corner lot*.
- 3. The minimum *lot area* shall be 510.0 square metres for a *corner lot*.
- 4. The minimum *lot frontage* shall be 20.0 metres for a *corner lot*.
- 5. A minimum *separation distance* of 2.4 metres shall be required between *detached dwellings* on abutting *lots* in the same zone. The aggregate distance of the *interior side yards* on a *lot* shall equal 2.4 metres.
- 6. The *minimum rear yard* shall be reduced to 3.5 metres on a *corner lot* where an *interior side yard* of 3.0 metres is provided.
- 7. Notwithstanding the above, *residential floor area* above the second *storey* is permitted provided that the *residential floor area* above the second *storey* shall not exceed 35% of the *residential floor area* of the second *storey* below.
- 8. Section 6.4.1 shall not apply to a *detached dwelling* in the Residential Low (RL8-0) Zone. (2015-018)
- 9. The minimum setback from a daylight triangle on *lots* not in the -0 Suffix Zone shall be 0.7 metres. (2016-013)



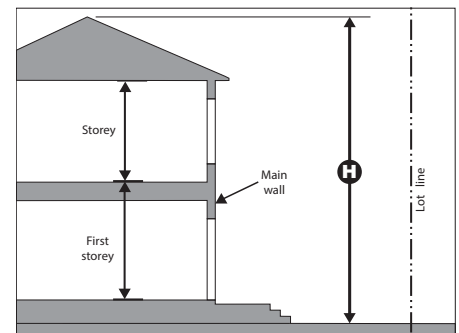
The black circles are letters corresponding to the applicable yard in the regulations table. The shaded area represents the potential building envelope remaining once minimum yards are removed. This area is further reduced by maximum lot coverage and maximum floor area standards where those standards apply.

Residential Zones

	<i>Detached dwellings</i>	<i>Semi-detached dwellings</i>
Minimum <i>lot area</i>	270.0 m ² (1)	450.0 m ² (3)
Minimum <i>lot frontage</i>	9.0 m (2)	15.0 m (4)
Minimum <i>front yard</i> A	4.5 m	4.5 m
Minimum <i>flankage yard</i> B (2016-013)	3.0 m (8)	3.0 m (8)
Minimum <i>interior side yard</i> C	0.6 m (5)	1.8 m
Minimum <i>rear yard</i> D	7.5 m (6)	7.5 m
Maximum number of <i>storeys</i> H	2 (7)	2 (7)
Maximum <i>height</i> H	10.5 m	10.5 m
Maximum <i>residential floor area ratio</i> (2015-018)	65% (7)	65% (7)
Maximum <i>lot coverage for the dwelling</i>	n/a	n/a

Additional Regulations for Zone Regulations Table 6.3.4

1. The minimum *lot area* shall be 315.0 square metres for a *corner lot*.
2. The minimum *lot frontage* shall be 10.5 metres for a *corner lot*.
3. The minimum *lot area* shall be 510.0 square metres for a *corner lot*.
4. The minimum *lot frontage* shall be 17.0 metres for a *corner lot*.
5. A minimum *separation distance* of 2.4 metres shall be required between *detached dwellings* on abutting *lots* in the same *zone*. The aggregate distance of the *interior side yards* on a *lot* shall equal 2.4 metres.
6. The *minimum rear yard* shall be reduced to 3.5 metres on a *corner lot* where an *interior side yard* of 3.0 metres is provided.
7. Notwithstanding the above, *residential floor area* above the second *storey* is permitted provided that the *residential floor area* above the second *storey* shall not exceed 35% of the *residential floor area* of the second *storey* below.
8. The minimum setback from a daylight triangle shall be 0.7 metres.
(2016-013)



Height is measured to the tallest point of the building.

Residential Zones

	<i>Detached dwellings</i>	<i>Duplex dwellings</i>
Minimum <i>lot area</i>	464.5 m ²	743.0 m ²
Minimum <i>lot frontage</i>	15.0 m	21.0 m
Minimum <i>front yard</i> A	7.5 m	7.5 m
Minimum <i>flankage yard</i> B	3.5 m	3.5 m
Minimum <i>interior side yard</i> C	2.4 m and 1.2 m (1)	3.5 m
Minimum <i>rear yard</i> D	7.5 m (2)	7.5 m
Maximum number of <i>storeys</i> H	n/a (-0)	n/a
Maximum <i>height</i> H	12.0 m (-0)	12.0 m
Maximum <i>lot coverage</i> for the <i>dwelling</i>	35% (-0)	25%

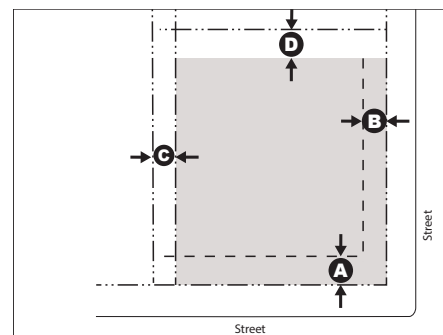
Additional Regulations for Zone Regulations Table 6.3.5

- 0. Where lands are shown on the Part 19 Maps of this By-law to be in the -0 Suffix Zone, the additional regulations of Section 6.4 shall apply.
- 1. The *minimum interior side yard* shall be reduced to 1.2 metres on both sides where an attached *private garage* having a minimum interior width of 3.0 metres and a minimum depth of 5.7 metres is provided.
- 2. The *minimum rear yard* shall be reduced to 3.5 metres on a *corner lot* where an *interior side yard* of 3.0 metres is provided.

	<i>Linked dwellings</i>
Minimum <i>lot area</i>	650.0 m ²
Minimum <i>lot frontage</i>	18.0 m
Minimum <i>front yard</i> A	6.0 m
Minimum <i>flankage yard</i> B	3.5 m
Minimum <i>interior side yard</i> C	1.5 m and 0.6 m
Minimum <i>rear yard</i> D	7.5 m (1)
Maximum <i>height</i> H	12.0 m
Maximum <i>lot coverage</i> for the <i>dwelling</i>	35%

Additional Regulations for Zone Regulations Table 6.3.6

- 1. The *minimum rear yard* shall be reduced to 3.5 metres on a *corner lot* where an *interior side yard* of 3.0 metres is provided.



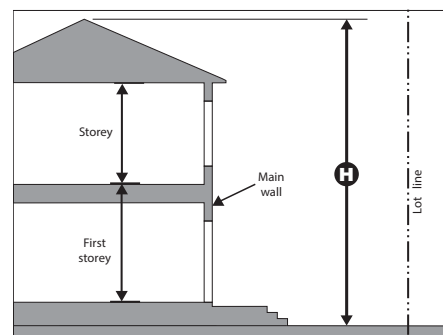
The black circles are letters corresponding to the applicable yard in the regulations table. The shaded area represents the potential building envelope remaining once minimum yards are removed. This area is further reduced by maximum lot coverage and maximum floor area standards where those standards apply.

Residential Zones

	<i>Detached dwellings</i>	<i>Semi-detached dwellings</i>	<i>Townhouse dwellings</i>
Minimum <i>lot area</i> (2017-025)	220.0 m ²	350.0 m ²	150.0 m ² per dwelling
Minimum <i>lot frontage</i>	7.0 m	11.0 m	14.5 m
Minimum <i>front yard</i> A	3.0 m (1)	3.0 m (1)	3.0 m (1)
Minimum <i>flankage yard</i> B	2.0 m (2)	2.0 m (2)	2.0 m (2)
Minimum <i>interior side yard</i> C	0.6 m	0.6 m	0.6 m
Minimum <i>rear yard</i> (2017-025) D	3.0 m (3,6)	3.0 m (3,6)	3.0 m (3,6)
Maximum number of <i>storeys</i> H	3	3	3
Maximum <i>height</i> H	12.0 m	12.0 m	12.0 m
Maximum <i>lot coverage</i> for the dwelling	n/a	n/a	n/a
Notwithstanding Section 4.3, maximum projection into a <i>minimum side yard</i> permitted for air conditioners, heat pumps, swimming pool pumps, filters, and heaters	Permitted up to 0.0 metres from the applicable <i>lot line</i>		
Maximum depth for an <i>accessory building</i>	7.5 m, measured from the <i>rear lot line</i> (4)		
Minimum <i>interior side yard</i> for an <i>accessory building</i>	0.0 m		
Notwithstanding Section 6.5.2, maximum height for an <i>accessory building</i> (2015-018)	5.5 m (5)		

Additional Regulations for Zone Regulations Table 6.3.7

- Shall be 4.5 metres for *lots* adjacent to Glenashton Drive or Parkhaven Boulevard.
- Where a *side yard* abuts a *lane*, *buildings* and *structures* shall be set back 1.0 metre from the *side lot line*.
- Shall be 13.0 metres for *lots* having a *lot depth* equal to or greater than 30.0 metres.
- A 1.0 metre projection for a stairway plus a covered and unenclosed walkway having a maximum width of 1.2 metres are additionally permitted in the area between the main *dwelling unit* and the *accessory building*.
- The maximum *height* shall be reduced to 3.5 metres when the *lot depth* is less than 29.0 metres.
 - For the purposes of this provision, height shall be measured from grade to the highest point of a flat roof, the deck line of a mansard roof, or the mean height between the eaves and ridge of the gables, hip, or gambrel roof. (2015-018)
- Notwithstanding any other provision of this By-law, where a *private garage* is accessed by a *driveway* crossing a *rear lot line* from a *lane* in the RUC Zone, the *private garage* shall be permitted to be a minimum of 0.30 metres from the *rear lot line*. (2017-025)



Height is measured to the tallest point of the building.

Residential Zones

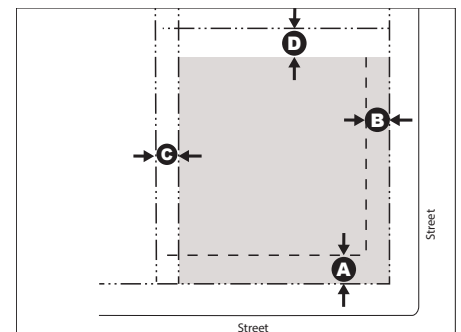
Additional parking regulations apply in the Residential Uptown Core (RUC) Zone. Refer to Section 6.8 of this By-law for these regulations.

	RM1 <i>(Townhouse dwellings)</i>	RM2 <i>(Back-to-back townhouse dwellings)</i>	RM3 <i>(Stacked townhouse dwellings)</i>	RM4 <i>(Apartment dwellings)</i>
Minimum lot area (2017-025)	135.0 m ² per dwelling	135.0 m ² per dwelling	1,486.5 m ²	1,486.5 m ²
Minimum lot frontage	30.5 m	30.5 m	24.0 m	24.0 m
Minimum front yard A	4.5 m	6.0 m	6.0 m	6.0 m
Minimum flankage yard (2016-013) B	3.0 m	3.0 m (1)	3.0 m (1)	3.0 m
Minimum interior side yard (2016-013) C	1.2 m	1.2 m	1.2 m	4.5 m
Minimum separation distance between buildings containing dwelling units	2.4 m	2.4 m	2.4 m	2.4 m
Minimum rear yard D	6.0 m	0.0 m	6.0 m	6.0 m
Maximum number of storeys H	3	3	3	4
Maximum height H	12.0 m	12.0 m	12.0 m	15.0 m
Maximum lot coverage for the dwelling	n/a	n/a	n/a	n/a
Minimum landscaping coverage	10%	10%	10%	10%

Additional Regulations for Zone Regulations Table 6.3.8

- The minimum setback from a daylight triangle shall be 0.7 metres. (2016-013)

	<i>Apartment dwellings</i>
Minimum lot area	1,858.0 m ²
Minimum lot frontage	24.0 m
Minimum front yard A	7.5 m
Minimum flankage yard B	3.5 m
Minimum interior side yard C	4.5 m
Minimum rear yard D	7.5 m
Maximum height H	The height legally existing on the lot on the effective date of this By-law
Maximum lot coverage	35%
Minimum landscaping coverage	10%



The black circles are letters corresponding to the applicable yard in the regulations table. The shaded area represents the potential building envelope remaining once minimum yards are removed. This area is further reduced by maximum lot coverage and maximum floor area standards where those standards apply.

Residential Zones

6.4 The -0 Suffix Zone

Notwithstanding any other provision of this By-law, the following regulations shall apply on lands subject to the -0 Suffix Zone.

6.4.1 Residential Floor Area Ratio

The maximum *residential floor area ratio* for a *detached dwelling* shall be as shown in Table 6.4.1, below.

Lot area	Maximum Residential Floor Area Ratio
Less than 557.5 m ²	43%
557.50 m ² – 649.99 m ²	42%
650.00 m ² – 742.99 m ²	41%
743.00 m ² – 835.99 m ²	40%
836.00 m ² – 928.99 m ²	39%
929.00 m ² – 1,021.99 m ²	38%
1,022.00 m ² – 1,114.99 m ²	37%
1,115.00 m ² – 1,207.99 m ²	35%
1,208.00 m ² – 1,300.99 m ²	32%
1,301.00 m ² or greater	29%

The “-0” Suffix Zone replaces the R0 Zone framework from the previous 1984 Zoning By-law.

Ontario Superior Court of Justice (Divisional Court) Order File #DC-16-0065-00 applies to 2108 -2134 Lakeshore Rd E and 2061 Lakeshore Rd E. Refer to court order for regulations related to height and lot coverage for the noted properties.

6.4.2 Maximum Lot Coverage

- a) For a lot with a *detached dwelling*, the maximum *lot coverage* shall be as shown in Table 6.4.2, below.

Parent Zone	Where the detached dwelling is less than or equal to 7.0 metres in height	Where the detached dwelling is greater than 7.0 metres in height
RL1 and RL2 Zones	Shall be equal to the maximum <i>lot coverage</i> for the parent zone	25%
RL3, RL4, RL5, RL7, RL8, and RL10 Zones		35%

- b) Notwithstanding section 6.5.2(e) of this By-law, no additional *lot coverage* is permitted for *accessory buildings* and *structures* in a -0 Suffix Zone.

All buildings and structures on a lot in a -0 Suffix Zone shall count toward the same lot coverage maximum.

Residential Zones

6.4.3 Minimum and Maximum Front Yard

- a) The *minimum front yard* on all *lots* shall be the *yard* legally existing on the effective date of this By-law less 1.0 metre.
- b) Notwithstanding subsection (a) above, where a lot was vacant on the effective date of this By-law or a new lot is created after the effective date of this By-law, the *minimum front yard* shall be equal to the *minimum front yard* required for the parent *zone*.
- c) The *maximum front yard* for new *dwelling*s on all *lots* shall be 5.5 metres greater than the *minimum front yard* for the applicable *lot*.
(2017-025)

An existing lot where a new dwelling or addition is proposed that would bring the dwelling closer to the street requires relief from this By-law. Contact Planning Services for more information.

6.4.4 Main Wall Proportionality

The following *main wall* proportion requirements apply to new *buildings* constructed after the effective date of this By-law:

- a) A minimum of 50% of the length of all *main walls* oriented toward the *front lot line* shall be located within the area on the *lot* defined by the *minimum* and *maximum front yards*.
- b) For clarity, Section 6.4.4 does not apply to additions to *buildings* legally existing on the effective date of this By-law.

6.4.5 Balcony and Deck Prohibition

Balconies and *uncovered platforms* are prohibited above the floor level of the *first storey* on any *lot* in the -0 Suffix *Zone*.

6.4.6 Height and Storeys

- a) The maximum number of *storeys* shall be 2.
- b) *Floor area* is prohibited above the second *storey*.
- c) The maximum *height* shall be 9.0 metres.

Residential Zones

6.5 Accessory Buildings and Structures

The following regulations apply to *accessory buildings and structures*:

6.5.1 General Provisions

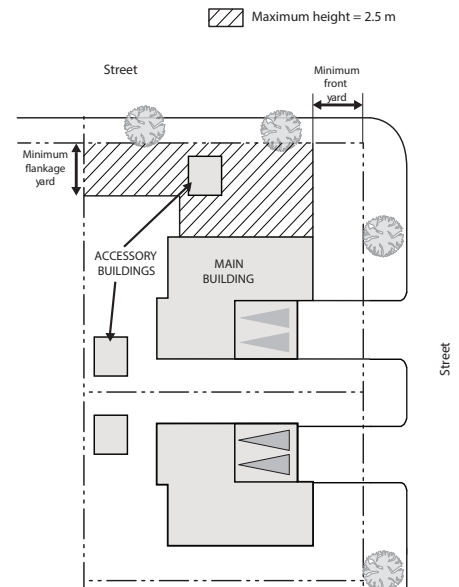
- An *accessory building or structure* shall be located on the same *lot* as primary *use* to which it is associated.
- An *accessory building or structure* shall not be used for human habitation or an occupation for gain or profit, unless otherwise permitted by this By-law.

6.5.2 Regulations

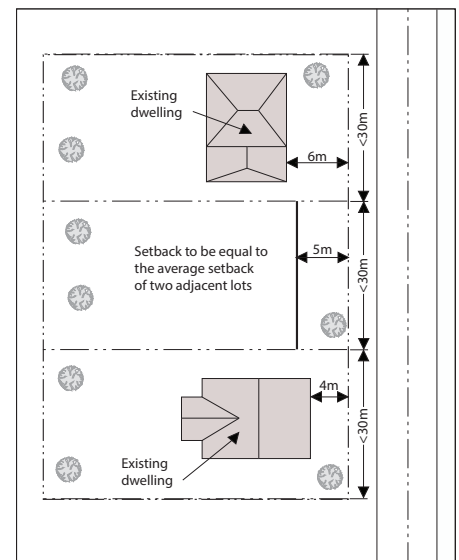
- The maximum *height* for an *accessory building or structure* shall be 4.0 metres, measured from *grade*.
- In a *front or interior side yard* the *minimum yard* for an *accessory building or structure* shall be the same as for the *dwelling* on the *lot*.
- In a *flankage or rear yard*, the *minimum yard* from any *lot line* shall be 0.6 metres, provided that the *accessory building or structure* has a minimum *separation distance* of 2.0 metres from the *dwelling*.
- Notwithstanding subsections (a) above, an *accessory building or structure* shall have a maximum *height* of 2.5 metres, measured from *grade*, in the following locations:
 - A *flankage yard*; or,
 - That portion of a *rear yard* defined by a distance equal to the *minimum flankage yard* required for the *dwelling* in the applicable *zone* from the *flankage lot line*.
- The maximum *lot coverage* shall be the greater of 5% of the *lot area* or 42.0 square metres of *building area*, except as specified otherwise by this By-law. This *lot coverage* shall be additional to the maximum *lot coverage* for the *dwelling*.

6.6 Reduced Minimum Front Yard in Residential Zones

The *minimum front yard* for any *dwelling* erected between *dwelling*s that legally existed on the effective date of this By-law in the same block with *yards* abutting the same *road* that, when averaged, are less than the minimum requirement of the applicable *zone* shall be the average of the *yards* abutting the same *road* established by the nearest *dwelling* on each side. (2015-079)



Property owners should check for easements on their lot prior to placing an accessory building or structure. Most easements prohibit buildings and structures. The easement holder may demand that the building or structure be moved.



In this scenario, the minimum front yard is reduced to 5.0 metres by Section 6.6.

In the -0 Suffix Zone, Section 6.6 can only be used where the average is less than the minimum front yard in the parent chart.

Residential Zones

6.7 Day Cares in Residential Zones

The following additional regulations apply to a *day care*:

- a) A *day care* is permitted only on a *lot* where the *front lot line* or *flankage lot line* abuts an *arterial road* or *major collector road*. (2015-079)
- b) The *minimum interior side yard* is 4.2 metres.
- c) Notwithstanding Section 5.8.2(b) and (c) of this By-law, the maximum width of a *driveway* in a *front* or *flankage yard* shall be 6.0 metres, with an additional 5.7 metres of continuous hard surface permitted.
- d) Playground equipment equal to or greater than 1.8 metres in *height* shall be set back a minimum of 5.0 metres from all *lot lines*.
- e) Playground equipment less than 1.8 metres in *height* shall be set back a minimum of 2.0 metres from all *lot lines*.

6.8 Parking Regulations in the Residential Uptown Core (RUC) Zone

The following provisions apply to *parking spaces*, *driveways*, and *private garages* in the Residential Uptown Core (RUC) Zone.

- a) The minimum *separation distance* between a *dwelling unit* and a *private garage* or *parking space* on a *lot* having a *lot depth* equal to or greater than 30.0 metres shall be 6.0 metres.
- b) Subsection (a) above shall not apply to any attached *private garage* erected prior to the effective date of this By-law.
- c) A *driveway* on a *lot* containing a *detached dwelling*, *semi-detached dwelling*, or *townhouse dwelling* shall only be permitted to cross the *rear lot line*.
- d) A *private garage* and a *parking space* are only permitted in a *rear yard*.
- e) Notwithstanding subsection (d) above, an outdoor *parking space* is permitted to encroach into a *flankage yard* provided the majority of the *parking space* is located within the *rear yard*.
- f) Notwithstanding Section 5.2 of this By-law, no parking spaces shall be required for a *retail store* located on a *lot* in the Residential Uptown Core (RUC) Zone.

6.9 Parking Structures in Residential Zones

The following provisions apply to *parking structures*.

- a) The storage of vehicles for repair is prohibited in a *parking structure*.
- b) No setbacks or *yards* shall be required for any portion of a *parking structure* including stairways, and other similar facilities, that at no point is more than 1.37 metres in height above the elevation of the nearest point on the nearest *lot line*, except:
 - i) Where abutting any Residential Zone where the minimum setback shall be 1.0 metre; and,
 - ii) Ventilator shafts shall be set back a minimum of 3.5 metres from any *lot line*.

Residential Zones

6.10 Separation of Dwelling Units

- a) The proposed *lot lines* within a *lot* or block designated for *semi-detached, townhouse, back-to-back townhouse, and stacked townhouse dwelling units* will be deemed to be the *lot lines* for zoning purposes until Part Lot Control or Consent formally establishes the *lot lines*.
- b) The entirety of the *lot* or block designated for *semi-detached, townhouse, back-to-back townhouse, and stacked townhouse dwellings* shall be used for the purposes of determining compliance with the zone regulations of Section 6.3, parking requirements, and *landscaping* requirements of this By-law. (2016-013)
- c) For *lots* tied to a *common element condominium*, the applicable zoning regulations shall apply to the freehold portions of the *lots* or blocks designated for *townhouse, back-to-back townhouse, and stacked townhouse dwelling units*.

Commercial Zones

Portions of this by-law not yet in effect are covered with a blue tone. This version consolidates all amendments and orders of the OMB up to the consolidation date shown below. Contact the Building Services or Planning Services departments for more information.

9.1 List of Applicable Zones

Neighbourhood Commercial	C1
Community Commercial	C2
Core Commercial	C3
Service Station	C4

Be sure to refer to all Parts of this By-law to ensure that you have reviewed all regulations that may apply to your lot. Contact staff in zoning section of the Building Services department to confirm the applicable zoning.

9.2 Permitted Uses (2016-023)

Uses permitted in the Commercial Zones are denoted by the symbol “✓” in the column applicable to that Zone and corresponding with the row for a specific permitted use in Table 9.2, below.

	C1	C2	C3	C4
<i>Art gallery</i>	✓	✓	✓	
<i>Business office</i>	✓	✓	✓	
<i>Commercial parking area</i>				
<i>Commercial school</i>	✓	✓	✓	
<i>Community centre</i>	✓	✓	✓	
<i>Conservation use</i>	✓	✓	✓	✓
<i>Day care</i>	✓ (1)	✓	✓	
<i>Drive-through facility</i>	✓ (1)	✓ (1)	✓ (1)	✓ (1)(2)
<i>Dry cleaning depot (2016-023)</i>	✓	✓	✓	
<i>Dry cleaning/laundry establishment (2016-023)</i>		✓	✓	
<i>Emergency service facility</i>	✓	✓	✓	
<i>Emergency shelter (PL240317)</i>	✓ (7)			
<i>Financial institution</i>	✓	✓	✓	
<i>Food bank</i>	✓	✓	✓	
<i>Food production</i>	✓	✓	✓	
<i>Funeral home</i>		✓		
<i>Library</i>	✓	✓	✓	
<i>Medical office</i>	✓	✓	✓	
<i>Motor vehicle repair facility</i>			✓ (6)	
<i>Motor vehicle service station</i>			✓	✓
<i>Motor vehicle washing facility</i>			✓	✓ (5)
<i>Museum</i>	✓	✓	✓	
<i>Outside display and sales area</i>	✓	✓	✓	✓
<i>Outside miniature golf</i>		✓	✓	
<i>Park, public</i>	✓	✓ ✓	✓	✓
<i>Pet care establishment</i>	✓	✓	✓	
<i>Place of entertainment</i>		✓	✓	
<i>Place of worship</i>	✓ (4)	✓ (4)	✓ (4)	

Commercial Zones

Table 9.2: Permitted Uses in the Commercial Zones (2017-025)				
	C1	C2	C3	C4
<i>Rental establishment</i>		✓	✓	
<i>Restaurant</i>	✓	✓	✓	✓ (5)
<i>Retail propane and transfer facility</i>			✓ (3)	✓ (3)
<i>Retail store</i>	✓	✓	✓	✓ (5)
<i>School, private (2016-023)</i>	✓ (1)	✓	✓	
<i>Service commercial establishment</i>	✓	✓	✓	
<i>Sports facility</i>	✓	✓	✓	
<i>Stormwater management facility</i>	✓	✓	✓	✓
<i>Veterinary clinic</i>	✓	✓	✓	

Additional Regulations for Permitted Uses Table 9.2

1. Permitted only on a *lot* abutting a major *arterial road*.
2. A maximum one *drive-through facility* shall be permitted on a *lot*.
3. Shall not be permitted on a *lot* abutting any *Residential Zone*.
4. The maximum *lot area* shall be 2.5 hectares. The maximum percentage of *net floor area* permitted to be occupied by a *place of worship* is 50% of the total *net floor area* on the *lot*.
5. Permitted only *accessory* to a *motor vehicle service station*.
6. Permitted only *accessory* to a *retail store*.
7. Prohibited on the *first storey* of a *building*. (PL140317)

9.3 Regulations

The regulations for *lots* in a Commercial Use *Zone* are set out in Table 9.3, below.

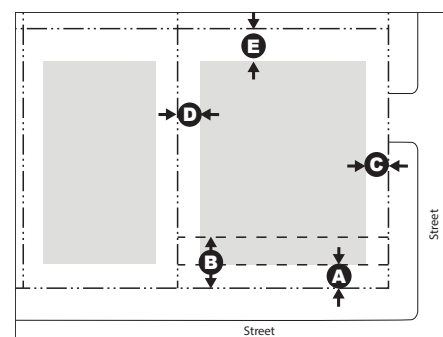
Table 9.3: Regulations in the Commercial Zones				
<i>(2015-018)</i>	C1	C2	C3	C4
Minimum <i>lot area</i>	0.2 ha	2.0 ha	4.0 ha	n/a
Minimum <i>lot frontage</i>	30.0 m	n/a	n/a	30.0 m
Minimum <i>lot depth</i>	n/a	n/a	n/a	30.0 m
Minimum <i>front yard</i> A	0.0 m	3.0 m	3.0 m	3.0 m
Maximum <i>front yard</i> B	17.5 m	17.5 m (1)	17.5 m (1)	n/a
Minimum <i>flankage yard</i> C	0.0 m	3.0 m	3.0 m	3.0 m
Maximum <i>flankage yard</i> C	17.5 m	17.5 m (1)	17.5 m (1)	n/a
Minimum <i>interior side yard</i> D	0.0 m	0.0 m	0.0 m	3.0 m

Commercial Zones

Table 9.3: Regulations in the Commercial Zones				
<i>(2015-018)</i>	C1	C2	C3	C4
<i>Minimum interior side yard abutting a lot in any Residential Zone, Institutional (I) Zone, or Community Use (CU) Zone, or any railway corridor</i>	D 7.5 m	7.5 m	7.5 m	7.5 m
<i>Minimum rear yard</i>	E 7.5 m	0.0 m	0.0 m	7.5 m
<i>Minimum rear yard abutting a lot in any Residential Zone, Institutional (I) Zone, or Community Use (CU) Zone, or any railway corridor</i>	E 7.5 m	7.5 m	7.5 m	7.5 m
<i>Maximum height</i>	9.0 m	12.0 m	n/a	6.0 m
<i>Maximum number of storeys</i>	2	n/a	n/a	n/a
<i>Maximum percentage of net floor area on a lot permitted to be occupied by a single premises</i>	50%	n/a	n/a	n/a
<i>Maximum total net floor area for all uses other than retail stores on a lot</i>	n/a	67%	67%	n/a
<i>Maximum net floor area for all retail and service commercial uses on a lot</i>	2,500.0 m ²	n/a	n/a	n/a
<i>Minimum landscaping coverage</i>	10%	10%	10%	10%

Additional Standards for Zone Regulations Table 9.3

- For a new building being constructed or the addition of floor area in a front yard or flankage yard to a building legally existing on the effective date of this By-law on a corner lot located at the intersection of any two arterial roads, collector roads, or an arterial road and a collector road, the maximum front or flankage yards shall be 10.0 metres for the first 33% of the length of the front and flankage lot lines measured from the point of intersection of the lot lines or the point of intersection of the projection of the lot lines where the two do not intersect. *(2015-018) (2017-025)*



The black circles are letters corresponding to the applicable yard in the regulations table. The shaded area represents the potential building envelope remaining once minimum yards are removed.

Commercial Zones

9.4 Main Wall Proportions

The following *main wall* proportion requirements apply to new *buildings* constructed after the effective date of this By-law in the Neighbourhood Commercial (C1), Community Commercial (C2) and Core Commercial (C3) Zones:

- a) A minimum of 35% of the length of all *main walls* oriented toward the *front lot line* shall be located within the area on the *lot* defined by the *minimum* and *maximum front yards*.
- b) A minimum of 35% of the length of all *main walls* oriented toward the *flankage lot line* shall be located within the area on the *lot* defined by the *minimum* and *maximum flankage yards*.
- c) For clarity, Section 9.4 does not apply to additions to *buildings* legally existing on the effective date of this By-law.

Holding Provisions

H30	Bronte Road, Upper Middle Road (Part of Lots 28, 29 and 30, Concession 2)	Parent Zone: RM1, RL6
Map 19(12)		(2016-102) <i>PL141318</i>
16.3.30.1 Only Permitted Uses Prior to Removal of the “H”		
For such time as the “H” symbol is in place, these lands shall only be <i>used</i> for the following:		
a)	<i>Stormwater Management Facility.</i>	
16.3.30.2 Zone Provisions Prior to Removal of the “H”		
For such time as the “H” symbol is in place, the provisions of the SMF <i>Zone</i> shall apply.		
16.3.30.3 Conditions for Removal of the “H”		
The “H” symbol shall, upon application by the landowner, be removed by <i>Town Council</i> passing a By-law under Section 36 of the <u>Planning Act</u> . The following condition(s) shall first be completed to the satisfaction of the <i>Town of Oakville</i> :		
a)	That sufficient water and wastewater services are available to the satisfaction of the Regional Municipality of Halton and the Town of Oakville.	
b)	A Ministry of Environment acknowledged Record of Site Condition, certified by a Qualified Person as defined in Ontario Regulation 153/04, is provided to the satisfaction of the Regional Municipality of Halton.	
c)	That a detailed noise study conducted by a qualified Professional Engineer shall be provided which demonstrates compliance with Ministry of Environment sound level limits, to the satisfaction of Halton Region and the Town of Oakville.	
d)	That an updated functional servicing report be submitted which provides for potential decommissioning of the existing stormwater management pond and all grading, drainage and SWM and implications on the Region’s future EMS lands be provided to the satisfaction of Halton Region, Conservation Halton and the Town of Oakville.	
e)	The required noise walls associated with the noise impacts from the Region’s Woodlands Operations Centre and Public Works Yard have been designed, located and installed to the satisfaction of Halton Region.”	

H31	Bronte Road, Upper Middle Road (Part of Lots 28, 29 and 30, Concession 2)	Parent Zone: RM1, RM4
Map 19(12)		(2016-102) <i>PL141318</i>
16.3.31.1 Only Permitted Uses Prior to Removal of the “H”		
For such time as the “H” symbol is in place, these lands shall only be <i>used</i> for the following:		
a)	Legal <i>uses</i> of land existing on the <i>lot</i> as of the effective date of this by-law.	
b)	Temporary sales office in accordance with Section 4.25.3.	
16.3.31.2 Zone Provisions Prior to Removal of the “H”		
For such time as the “H” symbol is in place, the provisions of the ED <i>Zone</i> shall apply.		
16.3.31.3 Conditions for Removal of the “H”		
The “H” symbol shall, upon application by the landowner, be removed by <i>Town Council</i> passing a By-law under Section 36 of the <u>Planning Act</u> . The following condition(s) shall first be completed to the satisfaction of the <i>Town of Oakville</i> :		
a)	The completion of the widening of Bronte Road to 6 lanes to allow for the construction and operation of a full movement intersection at Street S and Bronte Road to the satisfaction of Halton Region.	