































ZONE REGULATIONS

Zone	Section No.	Permitted Use Category	Lot Size		Max. Lot Coverage %	Minimum Yards (m)					Max. Building Height m.	Min. Landscaped Open Space %	
			Minimum Frontage	Minimum Area		Front	Interior Side (if attached garage)	Interior Side (if no attached garage)	Exterior Side	Rear			
AGRICULTURAL - 1	A1	5.1a)	Agriculture	150 m	38 ha.	20	20	3	3	20	7	n/a	n/a
	A1	5.1b)	Single Detached Dwelling 	30 m	0.4 ha. & 1 ha max.	30	20	3	3	20	7	11	n/a
	A1	5.1c)	Other Uses	30 m	4.0 ha.	30	20	3	3	20	7	11	n/a
AGRICULTURAL - 2	A2	6.1a)	Agriculture	150 m	38 ha.	20	20	3	3	20	7	n/a	n/a
	A2	6.1b)	Single Detached Dwelling 	30 m	0.4 ha. & 1 ha max.	30	20	3	3	20	7	11	n/a
	A2	6.1c)	Other Uses	30 m	4.0 ha.	30	20	3	3	20	7	11	n/a
RESIDENTIAL-1	R1	7.1a)	Single Detached Dwelling 	18 m	465 sq. m	30	6	1.2	1.2 & 3 *	3	7	11	40
	R1	7.1a)	Semi-Detached Dwelling	10 m/dwelling unit	300 sq.m/dwelling unit	40	6	1.2 & 	3 & 0 	6	7	11	30
	R1	7.1a)	Duplex Dwelling	30 m	400 sq. m/dwelling unit	30	6	1.2	3	6	7	11	30
	R1	7.1a) & 3.25	Converted Dwelling	(see Section 3.25)	(see Section 3.25)	(see Section 3.25)	(see Section 3.25)	(see Section 3.25)	(see Section 3.25)	(see Section 3.25)	(see Section 3.25)	(see Section 3.25)	(see Section 3.25)
RESIDENTIAL-3	R3	8.1a) & 3.25	Converted Dwelling	(see Section 3.25)	(see Section 3.25)	(see Section 3.25)	(see Section 3.25)	(see Section 3.25)	(see Section 3.25)	(see Section 3.25)	(see Section 3.25)	(see Section 3.25)	(see General Provisions)
	R3	8.1a)	Triplex Dwelling	12 m	300 sq. m/dwelling unit	30	6	1.2	3	6	7	12	30
	R3	8.1a)	Townhouse Dwelling	30 m	280 sq. m/dwelling unit	40	6	3 & 0 	3 & 0 	6	7	12	30
	R3	8.1a)	Street Townhouse Dwelling	6 m	280 sq. m/dwelling unit	40	6	3 & 0 +	3 & 0 +	7	7	12	30
	R3	8.1a)	Multiple Dwelling	30 m	200 sq. m/dwelling unit	40	6	4.5 & 0 	4.5 & 0 	7	7	12	30
RESIDENTIAL-4	R4	9.1a)	Single Detached Dwelling 	18m	465 sq. m	30	6	1.2	1.2 & 3 *	6	7	11	40
COMMERCIAL-1	C1	10.1a)	All C1 Uses	0 m	0 m	100	0/2 m max.	0	0	0	0	12	0
COMMERCIAL-2	C2	11.1a)	All C2 Uses	30 m	1395 sq. m	50	7.5	7.5 & 3 	7.5 & 3 	7	7	11	10
COMMERCIAL-3	C3	12.1a)	All C3 Uses	30 m	1,850 sq. m	30	7.5	7.5	7.5	7.5	7.5	12	10
MIXED COMMERCIAL INDUSTRIAL	CM	13.1a)	All CM Uses	30 m	2500 sq. m	30	15	15	10	10	10	12	10
INDUSTRIAL-1	M1	14.1a)	All M1 Uses	30 m	1,395 sq. m	60	15	0, 15 & 3 	0, 15 & 3 	8	0, 15 & 3 	12	10
INDUSTRIAL-2	M2	15.1a)	All M2 Uses	30 m	2,000 sq. m	60	8	0, 15 & 3 	0, 15 & 3 	8	0, 15 & 3 	12	10
INDUSTRIAL-3	M3	16.1a)	All M3 Uses	(see Schedule "A")	(see Schedule "A")	n/a	150	80	80	80	80	12	10
INDUSTRIAL-4	M4	17.1a)	Pit	n/a	n/a	n/a	15,30 & 0 	15,30 & 0 	15,30 & 0 	15,30 & 0 	15,30 & 0 	12	n/a
		17.1 b)	Other	n/a	n/a	n/a	30,90 & 0 	30,90 & 0 	30,90 & 0 	30,90 & 0 	30,90 & 0 	12	n/a
INSTITUTIONAL	I	18.1a)	All I Uses	30 m	1400 sq. m	50	9	12 & 3 	12 & 3 	9	7	12	10
OPEN SPACE-1	OS1	19.1a)	All OS1 Uses	15 m	500 sq. m	5	6	6	6	6	6	10.5	n/a
OPEN SPACE-2	OS2	20.1a)	All OS2 Uses	30 m	5,000 sq. m	30	7	7	7	7	7	10.5	n/a
ENVIRONMENTAL PROTECTION-WETLAND	EP-WET	21.1a)	(No Buildings or Structures Permitted)				0	0	0	0	0	n/a	n/a
ENVIRONMENTAL PROTECTION-WOODLOT	EP-WD	22.1a)	(No Buildings or Structures Permitted)				0	0	0	0	0	n/a	n/a
ENVIRONMENTAL PROTECTION-HAZARD	EP-H	23.1a)	(No Buildings or Structures Permitted, except as needed for flood, erosion or safety concerns)				0	0	0	0	0	n/a	n/a

Minimum Gross Floor Area Regulations: 80 sq m minimum for a one-storey dwelling; 70 sq m minimum on the ground floor for other than a one-storey dwelling; 70 sq m minimum for each dwelling unit in a duplex dwelling; 35 sq m minimum on the ground floor for other than a one-storey semi-detached dwelling; 55 sq m minimum for a dwelling unit in a converted dwelling.

* Single Detached Dwelling: 1.2 m minimum (one side) and 3 m minimum (other side).

⊗ Semi-Detached Dwelling: 1.2 m minimum, 0 m where a Semi-Detached Dwelling is attached to a Semi-Detached Dwelling.

⊔ Semi-Detached Dwelling: 3 m minimum, 0 m where a Semi-Detached Dwelling is attached to a Semi-Detached Dwelling.

⊕ Townhouse Dwelling: 3 m minimum, 0 m minimum where a Townhouse Dwelling is attached to a Townhouse Dwelling.

⊕ Street Townhouse Dwelling: 3 m minimum, 0 m minimum where a Street Townhouse Dwelling unit is attached to a Street Townhouse Dwelling unit.

⊖ Multiple Dwelling: A minimum interior side yard of 1/3 of the building height or 4.5 m (whichever is greater). 0 m minimum where a Multiple Dwelling unit is attached to a Multiple Dwelling unit.

⊖ Highway Commercial Interior Side Yard: 7.5m minimum where a lot lines abuts a Residential Zone. 3m minimum in all other cases.

⊙ Industrial Side Yard: 0 m minimum where a side lot lot abuts an Industrial Zone. 15 m minimum where a lot line abuts a Residential Zone. 3 m minimum in all other cases

⊙ Industrial Rear Yard: 0 m where a rear lot line abuts any lot in an Industrial Zone. 15 m minimum where a rear lot line abuts a Residential Zone. 3 m minimum in all other cases.

⊖ Extractive Use: Extractive and accessory uses within the M4 Zone shall conform to the Aggregate Resources Act. There shall be no excavation within, a) 15 m of the boundary of the site b) 30 m of any part of the boundary that abuts a highway, land in use for residential purposes or land restricted to residential use by a Zoning By-Law, c) 0 m of any part of the boundary if the adjoining property is being used for the same purpose.

⊖ Extractive Accessory Use: With the exception of earth berms that are intended to screen adjoining lands from the operation of the site, there shall be no buildings, structures or piled aggregates, topsoil or overburden within, a) 30 m of the boundary of the site b) 90 m of any part of the boundary that abuts land in use for residential purposes or land restricted to residential use by a Zoning By-Law. C) 0 m of any part of the boundary if the adjoining property is being used for the same purpose.

⊖ Institutional Side Yard: 12 m minimum where a side lot line abuts a Residential Zone or a Street. 3 m minimum in all other cases.

⊖ See Section 3.8, Addition of a Second Dwelling Unit.