

Brooke-Alvinston Zoning By-law - Table 1A

Draft July 2026

Residential Uses in Residential Zones

Zone	Section No.	Permitted Use Category	Minimum Lot Frontage (m)	Minimum Lot Area (sq. m)	Maximum Lot Coverage %	Minimum Front Yard	Minimum Interior Side Yard	Minimum Exterior Side Yard	Minimum Rear Yard	Maximum Building Height (m)	Minimum Landscaped Open Space
RESIDENTIAL-1	7.1a)	Single Detached Dwelling	15	400	45	6	(c)	3	7	11	30 (f)
RESIDENTIAL-1	7.1a)	Semi-Detached Dwelling	10	300 (e)	45	6	3 (a) (b)	4.5	7	11	30 (f)
RESIDENTIAL-1	7.1a)	Duplex Dwelling	15	400	45	6	(c)	4.5	7	11	30 (f)
RESIDENTIAL-3	8.1a)	Duplex Dwelling	12	400	40	6	(c)	4.5	7	11	30 (f)
RESIDENTIAL-3	8.1a)	Triplex Dwelling	12	300 (e)	40	6	3	4.5	7	12	30 (f)
RESIDENTIAL-3	8.1a)	Street Townhouse Dwelling	6	280 (e)	50	6	3 (b)	4.5	7	12	30 (f)
RESIDENTIAL-3	8.1a)	Stacked Townhouse Dwelling	6	280 (e)	50	6	3 (b)	4.5	7	12	30 (f)
RESIDENTIAL-3	8.1a)	Back-to-Back Townhouse Dwelling	6	280 (e)	50	6	3 (b)	4.5	0	12	20 (f)
RESIDENTIAL-3	8.1a)	Multiple Dwelling	20	150 (e)	50	6	(d) (b)	6	(d) (b)	12	30 (f)
RESIDENTIAL-4	9.1a)	Single Detached Dwelling	15	465	40	6	(c)	4.5	7	11	40 (f)
RESIDENTIAL-4	9.1a)	Semi-Detached Dwelling	10	400	45	6	3 (a) (b)	4.5	7	11	30 (f)

Non-Residential Uses in Residential Zones

All Residential Zones	Multiple	Child Care Centre, Residential Care Facility, School, Place of Worship	18	1000	60	6	4.5	4.5	4.5	11	15 (f)
All Residential Zones	Multiple	All other uses	15	400	45	6	3	4.5	7	11	15 (f)

Notes

- a) Where a semi-detached, duplex, or triplex dwelling has an accessory attached garage, the interior side yard setback adjacent to that garage may be reduced to 1.2 m.
- b) Where a dwelling unit within a semi-detached, townhouse, or multiple dwelling shares a wall with another dwelling unit, the associated interior side yard setback is 0.
- c) For single-detached dwellings or duplex dwellings, one interior side yard shall be 1.2 m and the other shall be 3 m. Where the dwelling has an accessory attached
- d) For Multiple Dwellings, the interior and rear yard setbacks shall be 1/3 the building height or 4.5 m, whichever is greater. garage, both interior side yard setbacks may be reduced to 1.2 m.
- e) Per dwelling unit
- (f) This calculation may include any surfaced walk, patio, deck or similar area provided that such surfaced walk, patio, deck or similar structure is not more than 40% of the Open Space area, but shall not include any driveway or ramp, whether surfaced or not, nor any curb, retaining wall, or any Parking Area; nor any Open Space beneath or within a Building or Structure. Where the permitted use is a school, minimum landscaped open space may also include active or passive recreational space.

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Agricultural Uses

Zone	Section No.	Permitted Use Category	Minimum Lot Frontage (m)	Minimum Lot Area (sq. m)	Maximum Lot Coverage %	Minimum Front Yard	Minimum Interior Side Yard	Minimum Exterior Side Yard	Minimum Rear Yard	Maximum Building Height (m)	Minimum Landscaped Open Space (%)
AGRICULTURAL - A1	5.1a)	Agriculture	100 m	38 ha.	20	20	3	20	7	n/a	n/a
AGRICULTURAL - A2	5.1b)	Single Detached Dwelling	30 m	0.4 ha. (a)	30	20	3	20	7	11	n/a
AGRICULTURAL - A3	5.1c)	All Other Uses	30 m	4.0 ha.	30	20	3	20	7	11	n/a
No Dwelling Agriculture - ND-A	5A.2	Agriculture	100 m	38 ha.	20	20	3	20	7	n/a	n/a

Notes

(a) Unless otherwise specified within this By-law, the maximum lot size shall be 1 ha.

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Commercial and Industrial Uses

Zone	Section No.	Permitted Use Category	Minimum Lot Frontage (m)	Minimum Lot Area (sq. m)	Maximum Lot Coverage %	Minimum Front Yard	Minimum Interior Side Yard	Minimum Exterior Side Yard	Minimum Rear Yard	Maximum Building Height (m)	Minimum Landscaped Open Space (%)
Central COMMERCIAL- C1	10.1a)	All C1 Uses	0	0	100	0 (a)	0	0	0	12	0 (g)
Highway COMMERCIAL- C2	11.1a)	All C2 Uses	30	1395	50	(b)	(b)	7	7	12	10 (g)
COMMERCIAL-3	12.1a)	All C3 Uses	30 m	1,850 sq. m	30	7.5	7.5	7.5	7.5	12	10
MIXED COMMERCIAL INDUSTRIAL - CM	13.1a)	All CM Uses	30	1395	50	15	(c)	8	(d)	12	10 (g)
INDUSTRIAL- M1	14.1a)	All M1 Uses	30	1,395	60	15	(c)	8	(d)	12	10 (g)
INDUSTRIAL-2	15.1a)	All M2 Uses	30 m	2,000 sq. m	60	8	0, 15 & 3	8	0, 15 & 3	12	10
Waste Disposal - M3	16.1a)	All M3 Uses	n/a	n/a	n/a	150	80	80	80	12	10 (g)
Extractive INDUSTRIAL- M4	17.1a)	Pit	n/a	n/a	n/a	(e)	(e)	(e)	(e)	12	n/a
Extractive INDUSTRIAL- M4	17.1b)	All Other Permitted Uses	n/a	n/a	n/a	(f)	(f)	(f)	(f)	12	n/a

Notes

(a) Unless otherwise specified within this By-law, the maximum front yard setback for the C1 Zone shall be 2 m.

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

(c) 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

(d) 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.

(e) 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, and c) 0 m of any part of the boundary if the adjoining property is being used for the same purpose.

(f) 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, and C) 0 m of any part of the boundary if the adjoining property is being used for the same purpose.

(g) This calculation may include any surfaced walk, patio, Deck or similar area provided that such surfaced walk, patio, Deck or similar Structure is not more than 40% of the Open Space area, but shall not include any driveway or ramp, whether surfaced or not, nor any curb, retaining wall, or any Parking Area; nor any Open Space beneath or within a Building or Structure.

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Other Uses

Zone	Section No.	Permitted Use Category	Minimum Lot Frontage (m)	Minimum Lot Area (sq. m)	Maximum Lot Coverage %	Minimum Front Yard	Minimum Interior Side Yard	Minimum Exterior Side Yard	Minimum Rear Yard	Maximum Building Height (m)	Minimum Landscaped Open Space (%)
INSTITUTIONAL	18.1a)	All Permitted Uses	30 m	1,400	50	9	(a)	9	7	12	10 (C)
OPEN SPACE-1	19.1a)	All Permitted Uses	15 m	500	5	3	3	3	0	8	n/a
OPEN SPACE-2	20.1a)	All Permitted Uses	30 m	5,000	30	7	7	7	7	10.5	n/a
ENVIRONMENTAL PROTECTION-WETLAND	21.1a)	All Permitted Uses	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
ENVIRONMENTAL PROTECTION-CLASS B	22.1(e)	Single Detached Dwellings	(b)	(b)	(b)	(b)	(b)	(b)	(b)	(b)	(b)
ENVIRONMENTAL PROTECTION-CLASS B	22.1(a-d)	All Other Permitted Uses	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
ENVIRONMENTAL PROTECTION-HAZARD	23.1a)	All Permitted Uses	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Notes

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

(b) Where permitted, new single detached dwellings shall comply with the requirements for Non-Farm lots in the A1 Zone, unless other requirements have been determined through an Environmental Impact Study.

(c) This calculation may include any surfaced walk, patio, Deck or similar area provided that such surfaced walk, patio, Deck or similar Structure is not more than 40% of the Open Space area, but shall not include any driveway or ramp, whether surfaced or not, nor any curb, retaining wall, or any Parking Area; nor any Open Space beneath or within a Building or Structure.