

SCHEDULE “B”

SPECIALIZED ZONES*

RESTRICTED DEFINED AREAS

* Please note that the municipal addresses attached to each specialized zone form no part of this by-law and are inserted for convenience and reference only.

PART 1

**SPECIALIZED RESIDENTIAL
SINGLE DETACHED**

(R.1) ZONES

Specialized Residential (R.1) **Zones**

In certain instances, special circumstances dictate that variances be allowed to the permitted **Uses** or regulations of the Residential 1 (R.1) **Zones**. In these cases, specific R.1 Restricted Defined Areas (Specialized R.1 **Zones**) have been established and these are indicated by hyphenated **Zone** designations (e.g., R.1A-1, R.1B-1, R.1B-3, etc.).

The R.1 **Zone** provisions shall apply except when precluded by the specific **Uses** and regulations for any R.1 Restricted Defined Area.

The following R.1 Restricted Defined Areas (Specialized R.1 **Zones**) are herein set out:

5.1.3.1 **RESTRICTED DEFINED R.1A AREAS – SPECIALIZED R.1A ZONES**

5.1.3.1.1 **R.1A-1**

57, 52-58 Kortright Rd. E., 1-65, 2-64 Brady Lane, 3-9, 4-10 Bathgate Dr., 11-23, 12-22 Fieldstone Rd., 1-15, 2-14 Robin Rd. As shown on Defined Area Map Number 41 of Schedule “A” of this **By-law**.

5.1.3.1.1.1 **Regulations**

5.1.3.1.1.1.1 **Minimum *Side Yard***

Side Yard requirements shall be in accordance with the R.1B **Zone *Side Yard*** provisions.

16944
17831

5.1.3.1.2 **R.1A-2**

As shown on Defined Area Map Numbers 75 and 77 of Schedule “A” of this **By-law**.

5.1.3.1.2.1 **Regulations**

In accordance with the provisions of Section 5.1.2 of By-law Number (1995)–14864, as amended, with the following exceptions and additions:

5.1.3.1.2.1.1 **Minimum *Exterior Side Yard***

4.5 metres.

5.1.3.1.2.1.2 **Minimum *Landscaped Open Space***

The ***Front Yard*** of any ***Lot***, excepting the ***Driveway*** shall be landscaped and no parking shall be permitted within this ***Landscaped Open Space***. The ***Driveway*** and ***Garage*** shall not constitute more than 50% of the ***Front Yard***.

5.1.3.1.2.1.3 **Garages**
The maximum distance between the main front wall of the dwelling and the **Garage** shall not exceed 2.4 metres, exclusive of the **Porch**.

17250 5.1.3.1.3 **R.1A-3 (H)**
As shown on Defined Area Map Number 42 of Schedule “A” of this **By-law**.

5.1.3.1.3.1 **Permitted Uses**
In accordance with the **Uses** permitted by Section 5.1.1.

5.1.3.1.3.2 **Regulations**
In accordance with Sections 4 (General Provisions) and 5.1.2 of Zoning **By-law** (1995) – 14864, as amended, with the following exceptions:

5.1.3.1.3.2.3 **Minimum Lot Frontage**
Despite Table 5.1.2, Row 4, the minimum **Lot Frontage** shall be 22 metres.

5.1.3.1.3.2.4 **Maximum Building Height**
Despite Table 5.1.2, Row 5, the maximum **Building Height** is 2 **Storeys**.

5.1.3.1.3.2.5 **Minimum Front Yard**
Despite Table 5.1.2, Row 6, the minimum **Front Yard** shall be 8 metres.

5.1.3.1.3.2.6 **Minimum Side Yard**
Despite Table 5.1.2, Row 7, the minimum **Side Yard** shall be 3 metres.

5.1.3.1.3.2.7 **Garages**
Despite Table 5.1.2, Row 14, attached **Garages** shall be located at the same distance or further from the **Street Line** than a wall enclosing **Habitable Floor Space**.

5.1.3.1.3.3 **Holding Provision**

5.1.3.1.3.3.1 **Purpose**
To ensure that the development of the lands does not proceed until the owner has completed certain conditions to the satisfaction of the City of Guelph.

5.1.3.1.3.3.2 Holding Provision Conditions

Prior to the removal of the holding symbol “H”, the owner shall complete the following conditions to the satisfaction of the City:

1. That the owner shall pay to the City, \$13,751.28 representing the outstanding owner’s share of the cost of the existing watermain on Malvern Crescent across the frontage.
2. That the owner shall pay to the City, \$17,521.67 representing the outstanding owner’s share of the cost of the existing sanitary sewer on Malvern Crescent across the frontage.
3. That the owner shall receive approval for the necessary consent to convey applications (i.e. severances) to create the lots and the deeds shall be endorsed.

20190 5.1.3.1.4 **R.1A-4**
745 Stone Road East
As shown on Defined Area Map Number 59 of Schedule “A” of this **By-law**.

5.1.3.1.4.1 Permitted **Uses**

In accordance with the **Uses** permitted by Section 5.1.1 of **By-law** Number (1995)-14864, as amended.

5.1.3.1.4.2 Regulations

In accordance with Section 5.1.2 of the By-law, with the following exceptions and additions:

5.1.3.1.4.2.1 Municipal Services

Despite Section 4.10 of the **By-law**, permitted **Uses** may be developed on private individual on-site water and wastewater services as an interim measure until full municipal services are available.

5.1.3.1.4.2.2 Minimum **Lot Area**

Despite Table 5.1.2, Row 3, the minimum **Lot Area** shall be 0.4 hectares and can include the P.1 **Zoned** portions of the **Lot**.

5.1.3.1.4.2.3 **Lot Frontage**

The **Lot Frontage** shall be located within the **UR-7 Zone**.

5.1.3.1.4.2.4 Accessory **Buildings** or **Structures**

Despite Section 5.1.2.11, **Garages** and accessory **Buildings** or **Structures** shall be permitted to exceed 55% of the **Lot** width.

- 20191 5.1.3.1.5 **R.1A-5**
58 Glenholm Drive
As shown on Defined Area Map Number 59 of Schedule “A” of this **By-law**.
- 5.1.3.1.5.1 **Permitted Uses**
In accordance with the **Uses** permitted by Section 5.1.1 of **By-law** Number (1995)-14864, as amended.
- 5.1.3.1.5.2 **Regulations**
In accordance with Section 5.1.2 of the **By-law**, with the following exceptions and additions:
- 5.1.3.1.5.2.1 **Municipal Services**
Despite Section 4.10 of the **By-law**, permitted **Uses** may be developed on private individual on-site water and wastewater services as an interim measure until full municipal services are available.
- 5.1.3.1.5.2.2 **Minimum Lot Area**
Despite Table 5.1.2, Row 3, the minimum **Lot Area** shall be 0.4 hectares and can include the P.1 **Zoned** portions of the **Lot**.
- 5.1.3.1.5.2.3 **Minimum Lot Frontage**
Despite Table 5.1.2, Row 4, the minimum **Lot Frontage** shall be 6 metres.
- 5.1.3.1.5.2.4 **Accessory Buildings or Structures**
Despite Section 5.1.2.11, **Garages** and accessory **Buildings** or **Structures** shall be permitted to exceed 55% of the **Lot** width.
- 5.1.3.1.5.2.5 **Minimum Landscaped Open Space**
Despite Table 5.1.2, Row 12, no **Landscaped Open Space** shall be required between the **Driveway** and the **Lot Line**.

5.1.3.2 **RESTRICTED DEFINED R.1B AREAS – SPECIALIZED R.1B ZONES**

5.1.3.2.1 **R.1B-1**

200-210 Edinburgh Rd. N.

As shown on Defined Area Map Number 14 of Schedule “A” of this **By-law**.

5.1.3.2.1.1 **Permitted Uses**

In addition to the **Uses** listed in Section 5.1.1, the following are also permitted:

- **Personal Service Establishment** attached to the existing **Dwelling Unit**
- Construction **Office** attached to the existing **Dwelling Unit**

5.1.3.2.1.2 **Regulations**

5.1.3.2.1.2.1 **Maximum Gross Floor Area**
Personal Service Establishment – 56.5 m²
Construction **Office** – 53 m²

5.1.3.2.1.2.2 **Minimum Lot Area** – 381 m²

5.1.3.2.1.2.3 **Minimum Lot Frontage** – 14.5 metres

5.1.3.2.1.2.4 **Minimum Front Yard** – 0.3 metres

5.1.3.2.1.2.5 **Entry Ramps**
Driveways for the two new **Single Detached Dwellings** shall be constructed adjacent to each other on the Edinburgh Road frontage.

5.1.3.2.1.2.6 Additional Commercial **Use** Regulations

5.1.3.2.1.2.6.1 **Signs**
There will only be 2 signs permitted on the Suffolk St. side of the property with a maximum size for each of 0.2 m².

5.1.3.2.1.2.6.2 **Minimum Off-Street Parking**
9 **Parking Spaces** with dimensions of 3.05 metres by 6.1 metres.

5.1.3.2.1.2.6.3 **Outdoor Storage**
No **Outdoor Storage** is permitted.

5.1.3.2.1.2.6.4 **Off-Street Loading**
None Required.

- 5.1.3.2.2 **R.1B-2**
20 Stuart St.
As shown on Defined Area Map Number 35 of Schedule “A” of this **By-law**.
- 5.1.3.2.2.1 **Permitted Uses**
The **Building** which existed at 20 Stuart Street on June 2, 1986 shall only be **Used** as a **Semi-Detached Dwelling**.
- 5.1.3.2.2.2 **Regulations**
- 5.1.3.2.2.2.1 **Special Provision**
Despite the provisions of Sections 4 and 5.1.2, the **Building** which existed on June 2, 1986 shall be deemed to conform to this **By-law**.
- 5.1.3.2.3 **R.1B-3**
117 Elizabeth St.
As shown on Defined Area Map Number 46 of Schedule “A” of this **By-law**.
- 5.1.3.2.3.1 **Regulations**
- 5.1.3.2.3.1.1 **Minimum Lot Frontage** – 9 metres
- 5.1.3.2.3.1.2 **Minimum Front Yard** – 3 metres
- 5.1.3.2.3.1.3 **Minimum Side Yards**
Interior - 0.6 metres
Exterior - 1.5 metres for 1 to 2 **Storeys**
2.4 metres for over 2 **Storeys**
- 5.1.3.2.3.1.4 **Minimum Length of Driveway**
12 metres measured from the Elizabeth Street **Street Line**.
- 5.1.3.2.3.1.5 **Special Provision**
Dwelling Units within the R.1B-3 **Zone** shall have identical ground floor elevation.
- 5.1.3.2.4 **R.1B-4**
291 Victoria Rd. N
As shown on Defined Area Map Number 49 of Schedule “A” of this **By-law**.

- 5.1.3.2.4.1 Permitted **Uses**
- **Medical Office** (limited to one practitioner)
 - Maximum of 3 residential **Dwelling Units**
- 5.1.3.2.4.2 Regulations
- 5.1.3.2.4.2.1 Regulations of Residential **Dwelling Units**
In accordance with Section 5.1.2.
- 5.1.3.2.4.2.2 Regulations for a **Medical Office**
In accordance with Section 5.1.2 with the following exception:
- a) Off-Street Parking
A minimum of 7 off-street **Parking Spaces** shall be provided for the **Medical Office**.
- 5.1.3.2.5 **R.1B-5**
Eastview Rd.
As shown on Defined Area Map Number 50 of Schedule “A” of this **By-law**.
- 5.1.3.2.5.1 Regulations
- 5.1.3.2.5.1.1 Minimum **Front Yard** – 7.7 metres
- 5.1.3.2.5.1.2 Maximum **Front Yard** – 22.8 metres
- 5.1.3.2.6 **R.1B-6**
6 Grange St.
As shown on Defined Area Map Number 35 of Schedule “A” of this **By-law**.
- 5.1.3.2.6.1 Permitted **Uses**
In addition to the **Uses** listed in Section 5.1.1, the following shall also be permitted:
- 3 **Dwelling Units** within the **Building** at 6 Grange Street, existing on the date of passing of this **By-law**.
- 5.1.3.2.6.2 Regulations
Despite Sections 4 and 5.1.2, the **Building** at 6 Grange Street shall be deemed to conform with this **By-law** and shall be subject to the following regulations:

- 5.1.3.2.6.2.1 Off-Street Parking
A minimum of 5 **Parking Spaces** shall be provided.
- 5.1.3.2.6.2.2 Minimum **Landscaped Open Spaces**
A minimum of 28 m² per unit shall be provided.
- 15006 5.1.3.2.7 **R.1B-7**
As shown on Defined Area Map Number 24 of Schedule “A” of this **By-law**.
- 5.1.3.2.7.1 Permitted **Uses**
In addition to the **Uses** listed in Section 5.1.1, the following additional **Use** shall be permitted:
- 4 apartments shall be permitted in the existing dwelling.
- 5.1.3.2.7.2 Regulations
- 5.1.3.2.7.2.1 Off-Street Parking for Apartment Units
1 **Parking Space** shall be provided for each apartment unit.
- 5.1.3.2.7.2.2 **Buffer Strip**
A landscaped buffer shall be provided for each apartment unit.
- 15378 5.1.3.2.8 **R.1B-8**
180-184, 186 Dufferin St.
As shown on Defined Area Map Number 34 of Schedule “A” of this **By-law**.
- 5.1.3.2.8.1 Regulations
- 5.1.3.2.8.1.1 Minimum **Lot Area** – 317 m².
- 5.1.3.2.8.1.2 Minimum **Lot Frontage** – 11.5 metres.
- 5.1.3.2.8.1.3 Minimum **Side Yard** – 1.2 metres.
- 5.1.3.2.9 **R.1B-9**
146 Waterloo Ave.
As shown on Defined Area Map Number 25 of Schedule “A” of this **By-law**.
- 15692 5.1.3.2.9.1 Permitted **Uses**

In addition to the **Uses** listed in Section 5.1.1, the following additional **Use** shall be permitted:

- A multiple dwelling containing a maximum of three (3) **Dwelling Units**.

5.1.3.2.9.2 Regulations

5.1.3.2.9.2.1 Minimum Floor Area Per **Dwelling Unit** – 36 m².

5.1.3.2.9.2.2 Minimum **Rear Yard** – 3.8 metres

5.1.3.2.9.2.3 Off-Street Parking – 1.5 spaces per unit.

5.1.3.2.9.2.4 Location of Off-Street **Parking Spaces**

The required off-street **Parking Spaces** may be located in the **Front Yard**.

5.1.3.2.9.2.5 Minimum **Private Amenity Area** – 28 m² per unit.

5.1.3.2.10 **R.1B-10**

Ward One Area (South of CNR lines and West of Victoria Rd.)

As shown on Defined Area Map Numbers 38 and 46 of Schedule “A” of this **By-law**.

5.1.3.2.10.1 Regulations

5.1.3.2.10.1.1 Minimum **Front Yard** and **Exterior Side Yard**

Despite Row 6 of Table 5.1.2 and Section 4.24, all **Front** and **Exterior Side Yards** in the R.1B-10 **Zone** shall be in accordance with the following:

The minimum **Front** or **Exterior Side Yards** shall be 6 metres or the average of the **Setbacks** of the adjacent properties.

20187 5.1.3.2.11 **R.1B-11**

Deleted by By-law (2017)-20187

5.1.3.2.12 **R.1B-12**

135 Division St.

As shown on Defined Area Map Number 23 of Schedule “A” of this **By-law**.

5.1.3.2.12.1 Regulations

5.1.3.2.12.1.1 Minimum **Lot Area** – 342 m²

5.1.3.2.12.1.2 Minimum **Rear Yard** – 4 metres

14906 5.1.3.2.13 **R.1B-13**
As shown on Defined Area Map Number 42 of Schedule “A” of this **By-law**.

5.1.3.2.13.1 Regulations
In accordance with the provisions of Section 5.1.2 of **By-law** Number (1995)-14864, as amended with the following exception:

5.1.3.2.13.1.1 Minimum **Lot Frontage**
Seventeen (17.0) metres

17187 5.1.3.2.14 **R.1B-14**
Deleted by **By-law** (2003)-17187

15170 5.1.3.2.15 **R.1B-15**
As shown on Defined Area Map Number 30 of Schedule “A” of this **By-law**.

5.1.3.2.15.1 Permitted **Uses**
In accordance with the **Uses** permitted by Section 5.1.1 of **By-law** (1995)-14864, as amended.

5.1.3.2.15.2 Regulations
In accordance with the provisions of Section 5.1.2 of **By-law** Number (1995)-14864, as amended, with the following exceptions:

15692 5.1.3.2.15.2.1 Minimum **Front Yards**
Notwithstanding Row 6 of Table 5.1.2 of **By-law** Number (1995)-14864, as amended, the following minimum **Front Yards** shall apply:

- a) Minimum **Front Yard** – 6.0 metres from **Street Line** of local **Streets**.
- b) Minimum **Front Yard** – 7.5 metres from **Street Line** of Gordon Street.
- c) Minimum **Exterior Side Yard** – 4.5 metres except 6.0 metres for any **Exterior Side Yard** abutting Clairfields Drive (Street A) or Gordon Street.

- 15170 5.1.3.2.16 **R.1B-16**
As shown on Defined Area Map Number 30 of Schedule “A” of this **By-law**.
- 5.1.3.2.16.1 **Permitted Uses**
In accordance with the **Uses** permitted by Section 5.1.1 of **By-law** Number (1995)-14864, as amended.
- 5.1.3.2.16.2 **Regulations**
In accordance with the provisions of Section 5.1.2 of **By-law** Number (1995)-14864, as amended, with the following exceptions:
- 15692 5.1.3.2.16.2.1 **Minimum Front Yards**
Notwithstanding Row 6 of Table 5.1.2 of **By-law** Number (1995)-14864, as amended, the following minimum **Front Yards** shall apply:
- a) Minimum **Front Yard** – 6.0 metres from **Street Line** of local **Streets**.
 - b) Minimum **Front Yard** – 7.5 metres from **Street Line** of Gordon Street.
 - c) Minimum **Exterior Side Yard** – 4.5 metres except 6.0 metres for any **Exterior Side Yard** abutting Clairfields Drive (Street A) or Gordon Street.
- 5.1.3.2.16.2.2 **Stormwater Gallery Protection**
No **Buildings** or **Structures** (excluding fences) shall be located or constructed within 3.0 metres of the **Rear Lot Line** in this **Zone**, in order to protect the underground infiltration storm gallery.
- 15006 5.1.3.2.17 **R.1B-17**
15341 Mitchell Farm Phase 2
As shown on Defined Area Map Number 2 of Schedule “A” of this **By-law**.
- 5.1.3.2.17.1 **Permitted Uses**
In accordance with the **Uses** permitted by Section 5.1.1.
- 5.1.3.2.17.2 **Regulations**
In accordance with Section 5.1.2 with the following addition:
- 5.1.3.2.17.2.1 **Minimum Separation from Railway Right-of-Way**
30 metres

15375 5.1.3.2.18 **R.1B-18**
 100 Woodland Glen Drive
 As shown on Defined Area Map Number 11 of Schedule “A” of this **By-law**.

5.1.3.2.18.1 **Permitted Uses**
 In accordance with the **Uses** permitted by Section 5.1.1 of Zoning **By-law** (1995)-14864, as amended.

5.1.3.2.18.2 **Regulations**
 In accordance with the provisions of Sections 4 and 5.1.2 of Zoning **By-law** (1995)-14864, as amended with the following exceptions:

5.1.3.2.18.2.1 **Minimum Rear Yard**
 a) Existing **Dwelling** (100 Woodland Glen Drive) – 4 metres
 New **Dwellings** – 7.5 metres

5.1.3.2.18.2.2 **Minimum Easterly Side Yard (Exterior or Interior)**
 a) Existing **Dwelling** (100 Woodland Glen Drive) – 15 metres
 b) New **Dwellings** – in accordance with the provisions of Section 5.1.2

15447 5.1.3.2.19 **R.1B-19**
 112 Dufferin Street
 As shown on Defined Area Map Number 34 of Schedule “A” of this **By-law**.

5.1.3.2.19.1 **Permitted Uses**
 In addition to the **Uses** permitted under Section 5.1.1 of Zoning **By-law** (1995)-14864, as amended, the following **Use** shall also be permitted:

- A coach house.

Notwithstanding the **Uses** permitted in 5.1.3.2.19.1, a coach house located in the R.1B-19 **Zone** shall not be occupied by a **Home Occupation** or **Accessory Apartment**.

5.1.3.2.19.2 **Regulations**
 In accordance with all the regulations of the R.1B **Zone** as specified in Sections 4 and 5.1.2 of Zoning **By-law** (1995)-14864, as amended, with the following additions:

5.1.3.2.19.2.1 **Off-Street Parking**
 In addition to the requirements of Section 4.13, where a coach

house has been provided in addition to the main **Dwelling Unit**, a total of 3 **Parking Spaces** shall be required on the property.

5.1.3.2.19.2.2 Location of **Parking Spaces**
One required space may be located within the main floor of the coach house.

5.1.3.2.19.2.3 Number of **Buildings** per **Lot**
Notwithstanding Section 4.4, a coach house is permitted on the same **Lot** as the main **Dwelling Unit** in the R.1B-19 **Zone**.

16104 5.1.3.2.20 **R.1B-20**
As shown on Defined Area Map Number 75 of Schedule "A" of this **By-law**.

5.1.3.2.20.1 Regulations
In accordance with the provisions of Section 5.1.2 of this **By-law**, as amended, with the following exception:

5.1.3.2.20.1.1 Minimum **Lot Frontage**
17 metres.

5.1.3.2.20.1.2 Minimum **Exterior Side Yard**
4.5 metres.

15868 5.1.3.2.21 **R.1B-21**
As shown on Defined Area Map Number 12 of Schedule "A" of this **By-law**.

5.1.3.2.21.1 Regulations
In accordance with the provisions of Section 5.1.2 of this **By-law**, as amended, with the following exception:

5.1.3.2.21.1.1 Storm Gallery Protection
No **Buildings** or **Structures** (excluding fences) shall be located or constructed within 3.0 metres of the **Rear Lot Line** in this **Zone**, in order to protect the underground infiltration storm gallery.

16195 5.1.3.2.22 **R.1B-22**
93 Grange Street
As shown on Defined Area Map Number 45 of Schedule "A" of this **By-law**.

5.1.3.2.22.1 Permitted **Uses**
In addition to the permitted **Uses** listed in Section 5.1.1 of Zoning **By-law** (1995)-14864, as amended, the following additional **Use** shall also

be permitted:

- A maximum of three (3) apartment **Dwelling Units** within the existing dwelling known municipally as 93 Grange Street.

5.1.3.2.22.2 Regulations

In accordance with Sections 5.1.2 of Zoning **By-law** (1995)-14864, as amended, with the following additional regulations:

5.1.3.2.22.2.1 Off-Street Parking

Despite Section 4.13.4.3, a three unit **Apartment Building** will require 4 **Parking Spaces**.

5.1.3.2.22.2.2 Access

Despite Section 4.13.3.1, egress in a reverse motion from the site shall be permitted.

16081 5.1.3.2.23

R.1B-23

190 Riverview Drive

As shown on Defined Area Map Number 33 of Schedule “A” of this **By-law**.

5.1.3.2.23.1 Permitted Uses

A maximum of 22 **Single Detached Dwellings**.

5.1.3.2.23.2 Regulations

In accordance with Sections 4 (General Provisions) and 5.1.2 of Zoning **By-law** (1995)-14864, as amended, with the following exceptions:

5.1.3.2.23.2.1 Minimum Lot Area

13,500 square metres

5.1.3.2.23.2.2 Minimum Distance Between Buildings

2.4 metres

5.1.3.2.23.2.3 Minimum Rear Yard

10% of the **Lot** depth and in no case less than 5 metres

16104
16170 5.1.3.2.24

R.1B-24

As shown on Defined Area Map Numbers 42 and 75 of Schedule “A” of this **By-law**.

5.1.3.2.24.1 Regulations

In accordance with the provisions of Section 5.1.2 of **By-law** Number (1995)-14864, as amended, with the following exceptions:

5.1.3.2.24.1.1 Minimum **Exterior Side Yard**
4.5 metres

5.1.3.2.24.1.2 Minimum **Side Yard**
1.2 metres

16262 5.1.3.2.25 **R.1B-25**
As shown on Defined Area Map Number 59 of Schedule “A” of this **By-law**.

5.1.3.2.25.1 Permitted **Uses**
Despite the **Uses** permitted by Section 5.1.1, the permitted **Uses** in the R.1B-25 **Zone** shall be limited to:

- **Single Detached Dwelling**
- **Home Occupation** limited to an office use only and in accordance with Section 4.19

5.1.3.2.25.2 Regulations
In accordance with Sections 4 and 5.1.2 with the following exception:

5.1.3.2.25.2.1 Municipal Services
Despite Section 4.10, one **Single Detached Dwelling** may be serviced by a private sewage disposal system.

16170 5.1.3.2.26 **R.1B-26**
As shown on Defined Area Map Number 42 of Schedule “A” of this **By-law**.

5.1.3.2.26.1 Regulations
In accordance with the provisions of Section 5.1.3.2.24.1 of this **By-law**, as amended, with the following addition:

5.1.3.2.26.1.1 Storm Gallery Protection
No **Buildings** or **Structures** (excluding fences) shall be located or constructed within 3.0 metres of the **Rear Lot Line** in this **Zone**, in order to protect the underground infiltration storm gallery.

16340 5.1.3.2.27 **R.1B-27**
As shown on Defined Area Map Number 34 of Schedule “A” of this **By-law**.

5.1.3.2.27.1 Regulations
In accordance with Section 4 (General Provisions), Section 5.1.2 and Table 5.1.2 (Residential Single Detached) **Zone** Regulations of Zoning **By-law** (1995)-14864, as amended with the following exceptions:

5.1.3.2.27.1.2 **Lot Area**
Notwithstanding Row 3 of Table 5.1.2 of this By-law, the minimum **Lot Area** shall be 400 square metres.

5.1.3.2.27.1.3 **Lot Frontage**
Notwithstanding Row 4 of Table 5.1.2 of this By-law, the minimum **Lot Frontage** shall be 14 metres.

16444 5.1.3.2.28 **R.1B-28**
180 Stevenson Street North
As shown on Defined Area Map Number 45 of Schedule "A" of this **By-law**.

5.1.3.2.28.1 **Permitted Uses**
In addition to permitted **Uses** listed in Section 5.1.1 of Zoning **By-law** (1995)-14864, as amended, the following additional **Use** shall also be permitted:

- **Garden Suite**

5.1.3.2.28.2 **Regulations**
In accordance with Section 4 (General Provisions), Section 5.1.2 and Table 5.1.2 (Residential Single Detached) **Zone** regulations of Zoning **By-law** (1995)-14864, as amended with the following additions:

5.1.3.2.28.2.1 **Garden Suite**

5.1.3.2.28.2.1.1 **Gross Floor Area**
The maximum **Gross Floor Area** of the **Garden Suite** shall not exceed 117 square metres.

5.1.3.2.28.2.1.2 **Maximum Building Height**
The maximum **Building Height** shall be 1 **Storey**.

5.1.3.2.28.2.1.3 **Separation Between Buildings**
A minimum distance of 6 metres shall be maintained between the main **Dwelling** and the **Garden Suite** when a **Habitable Room** window faces another a **Habitable Room** window.

5.1.3.2.28.2.1.4 **Off-Street Parking**
1 **Parking Space** shall be provided for the **Garden Suite**.

16944 5.1.3.2.30 **R.1B-30**
16945 As shown on Defined Area Map Numbers 77 and 78 of Schedule "A" of this **By-law**.

5.1.3.2.30.1 Regulations
 In accordance with the provisions of Section 5.1.2 of By-law Number (1995)–14864, as amended, with the following exceptions and additions:

5.1.3.2.30.1.1 Minimum **Exterior Side Yard**
 4.5 metres.

5.1.3.2.30.1.2 Minimum **Landscaped Open Space**
 The **Front Yard** of any **Lot**, excepting the **Driveway** shall be landscaped and no parking shall be permitted within this **Landscaped Open Space**. The **Driveway** and **Garage** shall not constitute more than 50% of the **Front Yard**.

5.1.3.2.30.1.3 **Garages**
 The maximum distance between the main front wall of the dwelling and the **Garage** shall not exceed 2.4 metres, exclusive of the **Porch**.

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5.1.3.2.31 **R.1B-31**
 6 Ridgeway Avenue
 As shown on Defined Area Map Number 42 of Schedule “A” of this **By-law**.

5.1.3.2.31.1 Regulations
 In accordance with the provisions of Sections 4 and 5.1.2 of **By-law** Number (1995) – 14864, as amended, with the following exceptions:

5.1.3.2.31.1.1 Minimum **Lot Area**
 Despite Row 3, Table 5.1.2, the minimum **Lot Area** shall be 405 square metres.

5.1.3.2.31.1.2 Minimum **Lot Frontage**
 Despite Row 4, Table 5.1.2, the minimum **Lot Frontage** shall be 18 metres.

5.1.3.2.31.1.3 Maximum **Building Height**
 Despite Row 5, Table 5.1.2, the maximum **Building Height** shall be 2 **Storeys**.

5.1.3.2.31.1.4 Minimum **Rear Yard**
 Despite Row 8, Table 5.1.2, the minimum **Rear Yard** shall be 6 metres.

5.1.3.2.31.1.5 Accessory **Buildings** or **Structures**
 Despite Row 9, Table 5.1.2, the accessory **Buildings** or **Structures**

shall not be permitted within 4 metres of the **Rear Lot Line**.

5.1.3.2.31.1.6

Garages

Despite Row 14, Table 5.1.2, attached **Garages** shall be located at the same distance or further from the **Street Line** than a wall enclosing **Habitable Floor Space**.

5.1.3.2.31.1.7

Slope and Tree Preservation Area

The 2 metres of the rear yard immediately adjacent to the top of slope has been placed in the Conservation Land P.1 **Zone** in order to maintain this treed **Setback** and protect slope stability. Disturbance of vegetation or soils shall not be permitted within this portion of the **Rear Yard**.

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5.1.3.2.31.2 Deleted by **By-law** (2004)-17353

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5.1.3.2.32

R.1B-32

8, 14 and 16 Ridgeway Avenue

As shown on Defined Area Map Number 42 of Schedule “A” of this **By-law**.

5.1.3.2.32.1

Regulations

In accordance with the provisions of Sections 4 and 5.1.2 of **By-law** Number (1995) – 14864, as amended, with the following exceptions:

5.1.3.2.32.1.1

Minimum Lot Frontage

Despite Row 4, Table 5.1.2, the minimum **Lot Frontage** shall be 18 metres.

5.1.3.2.32.1.2

Maximum Building Height

Despite Row 5, Table 5.1.2, the maximum **Building Height** shall be 2 **Storeys**.

5.1.3.2.32.1.3

Minimum Rear Yard

Despite Row 8, Table 5.1.2, the minimum **Rear Yard** shall be 6 metres.

5.1.3.2.32.1.4

Accessory Buildings or Structures

Despite Row 9, Table 5.1.2, the accessory **Buildings** or **Structures** shall not be permitted within 4 metres of the rear lot line.

5.1.3.2.32.1.5

Garages

Despite Row 14, Table 5.1.2, attached **Garages** shall be located at the same distance or further from the **Street Line** than a wall enclosing **Habitable Floor Space**.

5.1.3.2.32.1.6 Slope and Tree Preservation Area
The 2 metres of the rear yard immediately adjacent to the top of slope has been placed in the Conservation Land P.1 Zone in order to maintain this treed setback and protect slope stability.

Disturbance of vegetation or soils shall not be permitted within this portion of the **Rear Yard**.

17353 5.1.3.2.32.2 Deleted by **By-law** (2004)-17353

18734 5.1.3.2.33 **R.1B-33**
14 Cambridge Street
As shown on Defined Area Map Number 24 of Schedule “A” of this **By-law**.

5.1.3.2.33.1 Permitted Uses

- **Single Detached Dwelling**
- **Accessory Apartment** in accordance with Section 4.15.1
- **Garden Suite** limited to the accessory **Building** existing on the date of the passing of the **By-law**.

5.1.3.2.33.2 Regulations
In accordance with the provisions of Sections 4 and 5.1.2 of **By-law** Number (1995) – 14864, as amended, with the following exceptions:

5.1.3.2.33.2.1 Number of Buildings per Lot

- Despite Section 4.4, a **Garden Suite** is permitted on the same **Lot** as the **Single Detached Dwelling**.

5.1.3.2.33.2.2 Off-Street Parking

- Three parking spaces shall be provided behind the front wall of the main dwelling and one parking space may be permitted in the required **Front Yard** for a total of four stacked off-street parking spaces.

5.1.3.2.33.3 Deleted by **By-law** (2009)-18734

17358
17989

5.1.3.2.34 **R.1B-34**
284 Exhibition Street
As shown on Defined Area Map Number 23 of Schedule "A" of this **By-law**.

5.1.3.2.34.1 **Permitted Uses**
All **Uses** outlined in Section 5.1.1 of **By-law** Number (1995)-14864, as amended.

5.1.3.2.34.2 **Regulations**
In accordance with the regulations outlined in Section 5.1.2 of **By-law** Number (1995)-14864, as amended, with the following exceptions:

5.1.3.2.34.2.1 **Frontage on a Street**
Despite Section 4.1 of this Bylaw, development may occur on either a public **Street** or a privately-owned **Street**.

For the purposes of the R.1B-34 (H) Zone, a "**Street**" may mean a privately-owned **Street** or a public **Street**.

5.1.3.2.34.2.2 **Minimum Lot Frontage**
Despite Row 4, Table 5.1.2 of this Bylaw, the minimum **Lot Frontage** shall be 12 metres.

5.1.3.2.34.2.3 **Minimum Lot Area**
Despite Row 3, Table 5.1.2 of this **By-law**, the Minimum **Lot Area** shall be 386 square metres.

5.1.3.2.34.2.4 **Minimum Front Yard**
Despite Row 6, Table 5.1.2 of this **By-law**, the minimum **Front Yard** shall be 4.5 metres for the residential **Dwelling Unit** and 6 metres for the wall of a **Garage**.

5.1.3.2.34.2.5 **Maximum Building Height**
Despite Row 5, Table 5.1.2 of this **By-law**, the Maximum **Building Height** shall be 2 **Storeys**.

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5.1.3.2.34.3 Deleted by **By-law** (2006)-17989

5.1.3.2.35 **R.1B-35**
316 Grange Road
As shown on Defined Area Map Number 51 of Schedule "A" of this **By-law**.

- 17608
18721 5.1.3.2.35.1 Permitted *Uses*
- ***Single Detached Dwelling***
 - ***Accessory Apartment*** in accordance with Section 4.15.1
 - ***Bed and Breakfast*** establishment in accordance with Section 4.27
 - ***Day Care Centre*** in accordance with Section 4.26
 - ***Group Home*** in accordance with Section 4.25
 - ***Home Occupation*** in accordance with Section 4.19
- 5.1.3.2.35.2 Regulations
In accordance with Section 4 (General Provisions) and Section 5.1.2 and Table 5.1.2 (Regulations Governing R.1 Zones) of Zoning ***By-law*** (1995)–14864, as amended.
- 17695 5.1.3.2.36 **R.1B-36**
As shown on Defined Area Map Number 26 of Schedule “A” of this ***By-law***.
- 5.1.3.2.36.1 Permitted *Uses*
In accordance with the provisions of Section 5.1.1 Zoning ***By-law*** (1995)–14864, as amended.
- 5.1.3.2.36.2 Regulations
In accordance with Section 5.1.2 of Zoning ***By-law*** (1995)–14864, as amended with the following exceptions:
- 5.1.3.2.36.2.1 Frontage on a *Street*
Despite Section 4.1 of the Zoning ***By-law*** (1995)–14864, development may occur on a privately owned ***Street***.
- 5.1.3.2.36.2.2 Minimum *Front Yard*
Despite Row 6, Table 5.1.2, the Minimum ***Front Yard*** shall be 4.5 metres (for the ***Dwelling***) and 6 metres (for the ***Garage***) from the private ***Street***.
- 5.1.3.2.36.2.3 Minimum *Side Yard*
Despite Row 7, Table 5.1.2, the Minimum ***Side Yard*** shall be 1.5 metres for 1 ***Storey***, 2 metres for 2 ***Storeys***, and 2.4 metres for 3 ***Storeys***.
- Despite Row 7, Table 5.1.2, where a ***Building*** has a one ***Storey*** portion and a 2 to 3 ***Storey*** portion, the required ***Side Yard*** shall be 1.5 metres from the Side ***Lot Line*** to the foundation wall of the 1 ***Storey*** portion; 2 metres from the ***Side Lot Line*** to the wall of the 2 ***Storey*** portion; and 2.4 metres from the ***Side Lot Line*** to the wall of the 3 ***Storey*** portion.

5.1.3.2.36.2.4 Minimum **Rear Yard**
Despite Row 8, Table 5.1.2, the Minimum **Rear Yard** shall be 7.5 metres.

17767 5.1.3.2.37 **R.1B - 37 (H)**
55 Paisley Street
As shown on Defined Area Map Number 24 of Schedule “A” of this **By-law**.

5.1.3.2.37.1 Permitted **Uses**
In addition to permitted **Uses** listed in Section 5.1.1. of Zoning **By-law** (1995)-14864, as amended, the following additional **Use** shall be permitted:

- A multiple dwelling containing a maximum of four **Dwelling Units**.

5.1.3.2.37.2 Regulations
In accordance with Section 4 (General Provisions), Section 5.1.2 and Table 5.1.2 (Residential Single Detached) **Zone** regulations of **By-law** Number (1995)-14864, as amended, with the following exception:

5.1.3.2.37.2.1 Off-Street **Parking** for Apartment **Units**
A minimum of 1 parking space shall be provided for each apartment unit.

5.1.3.2.37.3 Holding Provision

5.1.3.2.37.3.1 Purpose:
To ensure that the development of the lands does not proceed until the owner has completed certain conditions to the satisfaction of the City of Guelph.

Holding Provision Conditions:

Prior to the removal of the holding symbol “H”, the owner shall complete the following conditions to the satisfaction of the City:

1. Receive a building permit for the fourth **Unit** basement apartment.
2. Pay to the **City**, as determined applicable by the Director of Finance, development charges, in accordance with the **City** of Guelph Development Charges By-law (2004)-17631, as amended from time to time, or any successor thereof at the rate in effect at the time of the issuance of a building permit.
3. The owner shall pay to the **City** cash-in-lieu of parkland dedication

in accordance with **By-law** (1989)-1340, as amended by By-law (1990)-13545, or any successor thereof, at the rate in effect at the time of the issuance of a building permit.

4. The owner shall submit a parking plan for the subject property, approved by the Director of Planning and Building Services, showing the location and extent of the required off-**Street** spaces for the property.

17926 5.1.3.2.38 **R.1B-38**
As shown on Defined Area Map Number 30 of Schedule “A” of this **By-law**.

5.1.3.2.38.1 Regulations
In accordance with the provisions of Section 5.1.2 of **By-law** Number (1995)–14864, as amended, with the following exception:

5.1.3.2.38.1.1 Minimum **Front Yard**
4.5 metres.

17988 5.1.3.2.39 **R.1B-39 (H)**
As shown on Defined Area Map Number 50 of Schedule “A” of this **By-law**.

5.1.3.2.39.1 Regulations
In accordance with Section 4 (General Provisions), Section 5.1.2 and Table 5.1.2 (Residential Single Detached) **Zone** regulations of **By-law** Number (1995)-14864, as amended, with the following exception:

5.1.3.2.39.1.1 Minimum **Lot Frontage**
Despite Row 4, Table 5.1.2 of this **By-law**, the minimum **Lot Frontage** shall be 14 metres.

5.1.3.2.39.1.2 Minimum **Front Yard**
Despite Row 6, Table 5.1.2 of this **By-law**, the minimum **Front Yard** shall be 12 metres.

5.1.3.2.39.2 Holding Provision

5.1.3.2.39.2.1 Purpose
To ensure that the development of the lands does not proceed until the owner has completed certain conditions to the satisfaction of the City of Guelph.

5.1.3.2.39.2.1 Holding Provision Conditions:
Prior to the removal of the holding symbol “H”, the owner shall

complete the following conditions to the satisfaction of the **City**:

1. That the owner shall receive approval for the necessary consent applications (ie. severances) to create the lots and the deeds shall be endorsed.
2. That the owner enters into an Agreement, to be registered on title, satisfactory to the **City** Solicitor, which includes all requirements for the development of the lands, financial and otherwise to the satisfaction of the City of Guelph.

18500 5.1.3.2.40 **R.1B-40**
As shown on Defined Area Map Number 44 of Schedule “A” of this **By-law**.

5.1.3.2.40.1 **Regulations**
In accordance with Section 5.1.2 and Table 5.1.2 (Residential Single Detached) **Zone** regulations of **By-law** Number (1995)-14864, as amended, with the following exceptions:

5.1.3.2.40.1.1 **Minimum Lot Frontage**
Despite Row 4, Table 5.1.2 of this **By-law**, the minimum **Lot Frontage** shall be 7.5 metres.

5.1.3.2.40.1.2 **Minimum Northerly Side Yard**
Despite Row 7, Table 5.1.2 of this **By-law**, the minimum Northerly **Side Yard** shall be 2.0 metres

5.1.3.2.40.1.3 **Minimum Southerly Side Yard**
Despite Row 7, Table 5.1.2 of this **By-law**, the minimum Southerly **Side Yard** shall be 4.0 metres

5.1.3.2.40.1.4 **Minimum Rear Yard**
Despite Row 8, Table 5.1.2 of this **By-law**, the minimum **Rear Yard** shall be 9.0 metres

5.1.3.2.40.1.5 **Maximum Building Height**
Despite Row 5, Table 5.1.2 of this **By-law**, the maximum **Building Height** shall be 2 **Storeys**, not to exceed 9.0 metres

18568 5.1.3.2.41 **R.1B-41**
0 & 11 Valley Road. As shown on Defined Area Map Number 41 of Schedule “A” of this **By-law**.

- 5.1.3.2.41.1 **Permitted Uses**
In accordance with Section 5.1.1 of Zoning **By-law** (1995) – 14864, as amended.
- 5.1.3.2.41.2 **Regulations**
In accordance with the provisions of Section 5.1.2 of Zoning **By-law** (1995) – 14864, as amended, with the following exceptions and additions:
- 5.1.3.2.41.2.1 **Frontage on a Street**
Despite Section 4.1 of this **By-law**, development in this zone may occur on a privately owned **Street**.
- 5.1.3.2.41.2.2 **Minimum Lot Frontage**
Despite Table 5.1.2, Row 4, the minimum **Lot Frontage** shall be 14 metres.
- 5.1.3.2.41.2.3 **Maximum Building Height**
Despite Table 5.1.2, Row 5, the maximum **Building Height** shall be 2 **Storeys**.
- 5.1.3.2.41.2.4 **Minimum Front Yard**
Despite Table 5.1.2, Row 6, the minimum **Front Yard** shall be:
- a) For **Habitable Floor Space** – a minimum of 4.5 metres and a maximum of 6 metres.
 - b) For **Garage** or legal **Parking Space** – a minimum of 6 metres
- 5.1.3.2.41.2.5 **Minimum Side Yard**
Despite Table 5.1.2, Row 7, the minimum **Side Yard** shall be 1.2 metres, including the **Exterior Side Yard** of corner lots on a private road.

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- 5.1.3.2.42 **R.1B-42**
As shown on Defined Map Number 24 of Schedule “A” of this **By-law**.

- 5.1.3.2.42.1 **Permitted Uses**
In addition to permitted **Uses** listed in Section 5.1.1 of Zoning **By-law** (1995)-14864, as amended, the following additional **Use** shall be permitted:
- A multiple dwelling containing a maximum of four (4) **Dwelling Units**.

20294

- 5.1.3.2.42.2 **Holding Provision Conditions:**
Deleted by By-law (2018)-20294

- 19475 5.1.3.2.43 **R.1B-43**
 927 Victoria Road South
 As shown on Defined Area Map Number 74 of Schedule “A” of this **By-law**.
- 5.1.3.2.43.1 **Permitted Uses**
 In accordance with Section 5.1.1 of Zoning By-law (1995)-14864, as amended.
- 5.1.3.2.43.2 **Regulations**
 In accordance with Section 5.1.2 of Zoning By-law (1995)-14864, as amended, with the following exceptions:
- 5.1.3.2.43.2.1 **Minimum Lot Area**
 Despite Table 5.1.2, Row 3, the minimum **Lot Area** shall be 390 m².
- 5.1.3.2.43.2.2 **Minimum Side Yard**
 Despite Table 5.1.2, Row 7, the minimum **Side Yard** shall be 1.2 m.
- 19511 5.1.3.2.44 **R.1B-44 (H)**
 As shown on Defined Area Map Number 15 of Schedule “A” of this **By-law**.
- 5.1.3.2.44.1 **Permitted Uses**
 In addition to the permitted **Uses** in Section 5.1.1 of Zoning By-law (1995)-14864, the following additional **Use** shall be permitted:
- **Coach House**
- The following definition shall apply in the R.1B-44 **Zone**:
- Coach House** shall mean a one unit detached residence containing bathroom and kitchen facilities that is located on the same **Lot**, but is subordinate to an existing residential **Dwelling Unit**, and is designed to be a permanent unit.
- 5.1.3.4.44.2 **Regulations**
 In accordance with provisions of Section 4 and Section 5.1.1 and 5.1.2 of By-law Number (1995)-14864, as amended, with the following exceptions and additions:
- 5.1.3.4.44.2.1 **Gross Floor Area:**
 The maximum **Gross Floor Area** of the **Coach House** shall not exceed 96 square metres.

- 5.1.3.4.44.2.2 Minimum **Side Yard**:
1.1 metres.
- 5.1.3.4.44.2.3 Maximum Number of Bedrooms in **Coach House**
2 bedrooms.
- 5.1.3.4.44.2.4 Maximum **Building Height** of **Coach House**
1 **Storey**.
- 5.1.3.4.44.2.5 Off-street Parking:
- 5.1.3.4.44.2.5.1 In addition to the requirements of Section 4.13 where a **Coach House** has been provided in addition to the main **Dwelling Unit**, a total of 3 **Parking Spaces** shall be required for the property.
- 5.1.3.4.44.2.5.2 1 of the **Parking Spaces** outlined in Section 5.1.3.4.43.2.5.1 shall be devoted for the exclusive **Use** of the **Coach House**.
- 5.1.3.4.44.2.6 Number of **Buildings** Per **Lot**:
Despite Section 4.4, a **Coach House** is permitted on the same **Lot** as the main **Dwelling Unit** in the R.1B-44 **Zone**.
- 5.1.3.4.44.2.7 Notwithstanding the **Uses** permitted in Section 5.1.1, a **Coach House** located in the R.1B-44 **Zone** shall not be occupied by a **Home Occupation** or an **Accessory Apartment**.
- 5.1.3.4.44.3 Holding Provision Conditions
Prior to the removal of the holding symbol “H”, the owner shall complete the following conditions to the satisfaction of the **City**:
1. The **City** shall receive a Record of Site Condition from the Ministry of Environment showing the site has been properly rehabilitated.
 2. The owner enters into an agreement, registered on title, containing the conditions of approval endorsed by Council.

19835 5.1.3.2.45 **R.1B-45**
781 Victoria Road South
As shown on Defined Area Map Number 48 of Schedule “A” of this **By-law**.

- 5.1.3.2.45.1 Permitted **Uses**
In accordance with Section 5.1.1 of Zoning **By-law** (1995)-14868, as amended, with the following exceptions:
- **Single detached dwellings** on a private condominium road
 - **Accessory Apartment** in accordance with Section 4.15.1
 - **Home Occupation** in accordance with Section 4.19

- 5.1.3.2.45.2 Regulations
 In accordance with Section 5.1.2 and Table 5.1.2 of Zoning **By-law** (1995)-14864, with the following exceptions:
- 5.1.3.2.45.2.1 **Development** on a Privately Owned Street
 Despite Section 4.1 of Zoning **By-law** (1995)-14864, **development** may occur on a privately owned street.
- 5.1.3.2.45.2.2 Minimum **Front Yard**
 4.5 metres to front wall of habitable space.
- 5.1.3.2.45.2.3 Minimum **Exterior Side Yard**
 3 metres adjacent to private streets.
- 5.1.3.2.45.2.4 Minimum **Rear Yard**
 5 metres or 20% of the lot depth, whichever is lesser.
- 19943
 20035 5.1.3.2.46 **R.1B-46**
 24,26 and 0 Landsdown Drive
 As shown on Defined Area Map Number 41 of Schedule “A” of this **By-law**.
- 5.1.3.2.46.1 Permitted **Uses**
 In accordance with the **Uses** permitted by Section 5.1.1 of **By-law** Number (1995)-14864, as amended.
- 5.1.3.2.46.2 Regulations
 In accordance with Section 5.1.2 of the **By-law** with the following exceptions and additions:
- 5.1.3.2.46.2.1 Despite Section 4.1, **Development** in this Zone may occur on a privately owned **Street**.
- 5.1.3.2.46.2.2 Minimum **Lot Area**
 Despite Table 5.1.2, Row 3, the minimum **Lot Area** shall be 425 m².
- 5.1.3.2.46.2.3 Maximum **Building Height**
 Despite Table 5.1.2, Row 5, and Section 4.18, the maximum **Building Height** shall be two **Storeys** plus a partially exposed walk out or look out **basement** as required for grading.
- 5.1.3.2.46.2.4 Minimum **Front Yard**
 Despite Table 5.1.2, Row 6, and Sections 4.6, 4.24, 5.1.2.3, 5.1.2.4 and 5.1.2.7 the minimum **Front Yard** shall be 4.5 metres to **Habitable Floor Space** and 6 metres to the front wall of the **Garage**.

- 5.1.3.2.46.2.5 Minimum **Exterior Side Yard**
 Despite Table 5.1.2, Row 6a, and Sections 4.6, 4.24, 4.28, 5.1.2.3, 5.1.2.4 and 5.1.2.7, the minimum **Exterior Side Yard** shall be 1.2 metres.
- 5.1.3.2.46.2.6 Minimum **Side Yard**
 Despite Table 5.1.2, Row 7, and Sections, 5.1.2.1 and 5.1.2.2 the minimum **Side Yard** shall be 1.2 metres.
- 5.1.3.2.46.2.7 Minimum **Rear Yard**
 Despite Table 5.1.2, Row 8, and Section 5.1.2.4 the minimum **Rear Yard** shall be 4.5 metres.
- 5.1.3.2.46.2.8 Severability Provision
 The provisions of this **By-law** shall continue to apply collectively to the whole of the subject lands in this **Zone**, despite any future severance, phase of registration, partition or division for any purpose.
- 20035 5.1.3.2.46.2.9 Holding Provision
 Deleted by By-law (2016)-20035
- 19943 5.1.3.2.47 **R.1B-47**
 20035 24, 26 and 0 Landsdown Drive
 As shown on Defined Area Map Number 41 of Schedule “A” of this **By-law**.
- 5.1.3.2.47.1 Permitted **Uses**
 In accordance with the **Uses** permitted by Section 5.1.1 of **By-law** Number (1995)-14864, as amended.
- 5.1.3.2.47.2 Regulations
 In accordance with Section 5.1.2 of the By-law with the following exceptions and additions:
- 5.1.3.2.47.2.1 Frontage on a **Street**
 Despite Section 4.1, of this **By-law**, **Development** in this **Zone** may occur on a privately owned **Street**.
- 5.1.3.2.47.2.2 Minimum **Lot Area**
 Despite Table 5.1.2, Row 3, the minimum **Lot Area** shall be 425 m².
- 5.1.3.2.47.2.3 Maximum **Building Height**
 Despite Table 5.1.2, Row 5, the maximum **Building Height** shall be two **Storeys** plus a partially exposed walk out or look out **Basement** as required for grading.

- 5.1.3.2.47.2.4 Minimum **Front Yard**
Despite Table 5.1.2, Row 6, and Sections 4.6, 4.24, 5.1.2.3, 5.1.2.4 and 5.1.2.7 the minimum **Front Yard** shall be 4.5 metres to **Habitable Floor Space** and 6 metres to the front wall of the **Garage**.
- 5.1.3.2.47.2.5 Minimum **Exterior Side Yard**
Despite Table 5.1.2, Row 6a, and Sections 4.6, 4.24, 4.28, 5.1.2.3, 5.1.2.4 and 5.1.2.7, the minimum **exterior side yard** shall be 1.2 metres.
- 5.1.3.2.47.2.6 Minimum **Side Yard**
Despite Table 5.1.2, Row 7, and Sections 5.1.2.1 and 5.1.2.2 the minimum **side yard** shall be 1.2 metres.
- 5.1.3.2.47.2.7 Minimum **Rear Yard**
Despite Table 5.1.2, Row 8, and Section 5.1.2.4 the minimum **Rear Yard** shall be 4.5 metres.
- 5.1.3.2.47.2.8 Storm Gallery Protection
No **Building, Structures or Swimming Pools** (excluding **Fences**) shall be located or constructed within 2.4 metres of the **Rear Lot Line** in this **Zone**, in order to protect the underground infiltration storm gallery.
- 5.1.3.2.47.2.9 Severability Provision
The provisions of this **By-law** shall continue to apply collectively to the whole of the subject lands in this **Zone**, despite any future severance, phase of registration, partition or division for any purpose.
- 20035 5.1.3.2.47.2.10 Holding Provision
Deleted by By-law (2016)-20035
- 19943
20035 5.1.3.2.48 **R.1B-48**
28 Landsdown Drive
As shown on Defined Area Map Number 41 of Schedule "A" of this **By-law**.
- 5.1.3.2.48.1 Permitted **Uses**
In accordance with the **Uses** permitted by Section 5.1.1 of **By-law** Number (1995)-14864, as amended.
- 5.1.3.2.48.2 Regulations
In accordance with Section 5.1.2 of the **By-law** with the following exceptions and additions:

- 5.1.3.2.48.2.1 Minimum **Lot Area**
Despite Table 5.1.2, Row 3, the minimum **Lot Area** shall be 425 m².
- 5.1.3.2.48.2.2 Minimum **Lot Frontage**
Despite Table 5.1.2, Row 4, the minimum **Lot Frontage** shall be 13 metres.
- 5.1.3.2.48.2.3 Maximum **Building Height**
Despite Table 5.1.2, Row 5, the maximum **Building Height** shall be two **Storeys** plus a partially exposed walk out or look out **Basement** as required for grading.
- 5.1.3.2.48.2.4 Minimum **Front Yard**
Despite Table 5.1.2, Row 6, and Sections 4.6, 4.24, 5.1.2.3, 5.1.2.4 and 5.1.2.7 the minimum **Front Yard** shall be 4.5 metres to **Habitable Floor Space** and 6 metres to the front wall of the **Garage**.
- 5.1.3.2.48.2.5 Minimum **Exterior Side Yard**
Despite Table 5.1.2, Row 6a, and Sections 4.6, 4.24, 4.28, 5.1.2.3, 5.1.2.4 and 5.1.2.7, the minimum **exterior side yard** shall be 0.9 metres to a private **Street**.
- 5.1.3.2.48.2.6 Minimum **Side Yard**
Despite Table 5.1.2, Row 7, and Sections 5.1.2.1 and 5.1.2.2 the minimum **side yard** shall be 1.2 metres.
- 5.1.3.2.48.2.7 Minimum **Rear Yard**
Despite Table 5.1.2, Row 8, and Section 5.1.2.4 the minimum **Rear Yard** shall be 4.5 metres.
- 5.1.3.2.48.2.8 Severability Provision
The provisions of this **By-law** shall continue to apply collectively to the whole of the subject lands in this **Zone**, despite any future severance, phase of registration, partition or division for any purpose.

20035 5.1.3.2.48.2.9 Holding Provision
Deleted by By-law (2016)-20035

20254 5.1.3.2.49 **R.1B-49 (H)**
7 Eden Street and Part of 9 Eden Street
As shown on Defined Area Map Number 10 of Schedule “A” of this **By-law**.

- 5.1.3.2.49.1 Permitted **Uses**
In addition to the permitted **Uses** under Section 5.1.1 of **By-law** Number (1995)-14864, as amended, the following Use shall also be permitted:
- **Coach House**

The following definition shall apply in the R.1B-49 **Zone**:

Coach House shall mean a one unit detached residence containing bathroom and kitchen facilities that is located on the same **Lot**, but is subordinate to an existing residential **Dwelling Unit**, and is designed to be a permanent unit.

5.1.3.2.49.2 Regulations

In accordance with Section 5.1.2 of the **By-law**, with the following exceptions and additions:

5.1.3.2.49.2.1 **Gross Floor Area**

The maximum **Gross Floor Area** of the **Coach House** shall not exceed 65 square metres.

5.1.3.2.49.2.2 Maximum Number of Bedrooms

The **Coach House** shall not contain more than two bedrooms.

5.1.3.2.49.2.3 Maximum **Building Height**

The maximum **Building Height** of the **Coach House** shall be two **Storeys** for the existing **Coach House**. If the **Coach House** is ever demolished and rebuilt, the maximum **Building Height** shall be one **Storey**.

5.1.3.2.49.2.4 Accessory **Buildings** or **Structures**

Despite Section 4.5.1.4, the total ground floor area of all accessory **Buildings** or **Structures** shall not exceed 105 square metres.

5.1.3.2.49.2.5 **Parking Space** Location

Despite Section 4.13.2.1, the legal **Parking Space** for the **Coach House** shall be located in front of the **Coach House** and within 6 metres of the **Street Line**.

5.1.3.2.49.2.6 Parking in Residential **Zones**

Despite Section 4.13.7.2, two **Driveways (Residential)** shall be permitted.

5.1.3.2.49.2.7 Maximum **Driveway (Residential)** Width

The **Driveway (Residential)** located in front of the **Coach House** shall have a maximum width of 3.0 metres.

5.1.3.2.49.2.8 Notwithstanding the **Uses** permitted in Section 5.1.1 of **By-law** Number (1995)-14864, as amended, a **Coach House** located in the R.1B-49 **Zone** shall not be occupied by a **Home Occupation** or **Accessory Apartment**.

5.1.3.2.49.3 Holding Provision

Purpose: To ensure that the development of the lands does not proceed until the owner has completed certain conditions to the satisfaction of the **City**.

Prior to the removal of the Holding ('H') Symbol, the owner shall complete the following conditions to the satisfaction of the **City**:

1. The owner shall submit to the City, a site plan for the **Coach House** in accordance with Section 41 of the Planning Act. The site plan shall include: elevations, landscaping, parking, grading, drainage and servicing information for the **Coach House** to the satisfaction of the General Manager of Planning, Urban Design and Building Services and the City Engineer.
2. The Consent application (lot line adjustment with 9 Eden Street) shall be submitted and finalized (Certificate of Official issued) to ensure that parking for the main **Dwelling Unit** and **Accessory Apartment** can be accommodated on the subject property.

5.1.3.3 **RESTRICTED DEFINED R.1C AREAS – SPECIALIZED R.1C ZONES**

- 15658 5.1.3.3.1 **R.1C-1**
Deleted by ***By-law*** (1998)-15658.
- 5.1.3.3.2 **R.1C-2**
As shown on Defined Area Map Number 10 of Schedule “A” of this ***By-law***.
- 5.1.3.3.2.1 **Regulations**
- 5.1.3.3.2.1.1 **Minimum *Rear Yard***
15 metres
- 5.1.3.3.2.1.2 **Berms**
A safety berm, constructed to the height of 2 metres above ***Finished Grade***, shall be maintained along the ***Rear Lot Line***, parallel to the Canadian National Railway right-of-way.
- 15006 5.1.3.3.3 **R.1C-3**
Ward One Area (South of York Rd.)
As shown on Defined Area Map Numbers 38 and 46 of Schedule “A” of this ***By-law***.
- 5.1.3.3.3.1 **Regulations**
- 5.1.3.3.3.1.1 **Minimum *Front Yard* and *Exterior Side Yard***
Despite Row 6 of Table 5.1.2 and Section 4.24, all ***Front*** and ***Exterior Side Yards*** in the R.1C-3 ***Zone*** shall be in accordance with the following:
- The minimum ***Front*** and ***Exterior Side Yards*** shall be 6 metres or the average of the ***Setbacks*** of the adjacent properties.
- 17187 5.1.3.3.4 **R.1C-4** Deleted by ***By-law*** (2003)-17187
- 15006
16104
16170 5.1.3.3.5 **R.1C-5**
As shown on Defined Area Map Numbers 42, 56, 67, and 75 of Schedule “A” of this ***By-law***.
- 5.1.3.3.5.1 **Permitted *Uses***
In accordance with the ***Uses*** permitted by Section 5.1.1 of ***By-law***

Number (1995)-14864, as amended.

5.1.3.3.5.2 Regulations
 In accordance with the provisions of Sections 4 and 5.1.2 of **By-law** Number (1995)-14864, as amended, with the following additions and exceptions:

15692 5.1.3.3.5.2.1 Minimum **Front Yard**
 i) From Starwood Drive – 7.5 metres from the **Street Line**.
 ii) From all other **Streets** – 6 metres from the **Street Line**.

5.1.3.3.5.2.2 Minimum **Exterior Side Yard** – 4.5 metres.

5.1.3.3.5.2.3 Location of Legal Off-Street **Parking Space**
 Notwithstanding Sections 4 and 5.1.2 of this **By-law**, the legal off-**Street Parking Space** shall be located to the rear of the **Setback** line and a minimum distance of 6 metres from the **Street Line**.

15006 5.1.3.3.6 **R.1C-6**
 16661 As shown on Defined Area Map Numbers 56 and 62 of Schedule “A” of this **By-law**.

5.1.3.3.6.1 Permitted **Uses**
 In accordance with the **Uses** permitted by Section 5.1.1 of **By-law** Number (1995)-14864, as amended.

5.1.3.3.6.2 Regulations
 In accordance with the provisions of Sections 4 and 5.1.2 of **By-law** Number (1995)-14864, as amended, with the following additions and exceptions:

5.1.3.3.6.2.1 Minimum **Lot Area** – 355 m².

5.1.3.3.6.2.2 Minimum **Front Yard**
 i) From Starwood Drive – 7.5 metres from the **Street Line**;
 ii) From all other **Streets** – 6 metres from the **Street Line**.

5.1.3.3.6.2.3 Minimum **Exterior Side Yard** – 4.5 metres.

5.1.3.3.6.2.4 Location of Legal Off-Street **Parking Space**
 Notwithstanding Sections 4 and 5.1.2 of this **By-law**, the legal off-**Street Parking Space** shall be located to the rear of the **Setback** line and a minimum distance of 6 metres from the **Street Line**.

- 15006 5.1.3.3.7 **R.1C-7**
As shown in Defined Area Map Number 5 of Schedule “A” of this **By-law**.
- 5.1.3.3.7.1 **Regulations**
- 5.1.3.3.7.1.1 **Minimum Lot Area** – 334.28 m².
- 15006 5.1.3.3.8 **R.1C-8**
As shown on Defined Area Map Number 41 of Schedule “A” of this **By-law**.
- 5.1.3.3.8.1 **Regulations**
- 5.1.3.3.8.1.1 **Minimum Lot Frontage** – 10 metres.
- 5.1.3.3.8.1.2 **Minimum Front Yard**
In accordance with Row 6 of Table 5.1.2 and the following:
- 5.1.3.3.8.1.2.1 A 5.5 metre **Setback** from Kortright Road shall be permitted for the wrap-around **Porch** component of **Corner Lot** dwellings which front onto **Streets** 1 and 2.
- 17187 5.1.3.3.9 **R.1C-9**
Deleted by **By-law** (2003)-17187
- 15170 5.1.3.3.10 **R.1C-10**
As shown on Defined Area Map Number 30 of Schedule “A” of this **By-law**.
- 5.1.3.3.10.1 **Permitted Uses**
In accordance with the **Uses** permitted by Section 5.1.1 of **By-law** Number (1995)-14864, as amended.
- 5.1.3.3.10.2 **Regulations**
In accordance with the provisions of Section 5.1.2 of **By-law** Number (1995)-14864, as amended, with the following exceptions:
- 5.1.3.3.10.2.1 **Minimum Front Yards**
Notwithstanding Row 6 of Table 5.1.2 of **By-law** Number (1995)-14864, as amended, the following minimum **Front Yards** shall apply:
- a) Minimum **Front Yard** – 6.0 metres from **Street Line** of local **Streets**.
 - b) Minimum **Front Yard** – 7.5 metres from **Street Line** of Clair Road.
 - c) Minimum **Exterior Side Yard** – 4.5 metres except 6.0 metres

for any **Exterior Side Yard** abutting Clairfields Drive (**Street A**) or Clair Road.

- 15170
16170
- 5.1.3.3.11 **R.1C-11**
As shown on Defined Area Map Numbers 30 and 42 of Schedule “A” of this **By-law**.
- 5.1.3.3.11.1 **Permitted Uses**
In accordance with the **Uses** permitted by Sections 5.1.1 of **By-law** Number (1995)-14864, as amended.
- 5.1.3.3.11.2 **Regulations**
In accordance with the provisions of Section 5.1.2 of **By-law** Number (1995)-14864, as amended, with the following exceptions:
- 5.1.3.3.11.2.1 **Minimum Front Yards**
Notwithstanding Row 6 of Table 5.1.2 of **By-law** Number (1995)-14864, as amended, with the following minimum **Front Yards** shall apply:
- a) Minimum **Front Yard** – 6.0 metres from a **Street Line** of local **Streets**.
 - b) Minimum **Front Yard** – 7.5 metres from **Street Line** of Clair Road.
 - c) Minimum **Exterior Side Yard** – 4.5 metres except 6.0 metres for any **Exterior Side Yard** abutting Clairfields Drive (**Street A**) or Clair Road.
- 5.1.3.3.11.2.2 **Storm Gallery Protection**
No **Buildings** or **Structures** (excluding **Fences**) shall be located or constructed within 3.0 metres of the **Rear Lot Line** in this **Zone**, in order to protect the underground infiltration storm gallery.
- 15868
- 5.1.3.3.12 **R.1C-12**
As shown on Defined Area Map Number 12 of Schedule “A” of this **By-law**.
- 5.1.3.3.12.1 **Regulations**
In accordance with the provisions of Section 5.1.2 of this **By-law**, as amended, with the following exception:
- 5.1.3.3.12.1.1 **Storm Gallery Protection**
No **Buildings** or **Structures** (excluding **Fences**) shall be located or constructed within 3.0 metres of the **Rear Lot Line** in this **Zone**, in

order to protect the underground infiltration storm gallery.

- 16170 5.1.3.3.13 **R.1C-13**
As shown on Defined Area Map Number 42 of Schedule “A” of this **By-law**.
- 5.1.3.3.13.1 **Regulations**
In accordance with the provisions of Section 5.1.2 of this **By-law**, as amended, with the following exceptions and additions:
- 5.1.3.3.13.1.1 **Minimum Lot Frontage**
12 metres.
- 5.1.3.3.13.1.2 **Minimum Front Yard**
4.5 metres.
- 5.1.3.3.13.1.3 **Access to Parking**
Notwithstanding Section 4.13.3.1 vehicular access shall be from the rear lane only.
- 5.1.3.3.13.1.4 **Minimum Rear Yard**
12 metres, except where there is an attached **Garage** where the minimum **Rear Yard** shall be 6 metres.
- 5.1.3.3.13.1.5 **Minimum Landscaped Open Space**
60 square metres excluding open spaces in the **Front** and **Side Yards**.
- 5.1.3.3.13.1.6 **Minimum Off-Street Parking**
Notwithstanding Section 4.13.4.3 a minimum of 2 spaces shall be required and notwithstanding Section 4.13.2.1 the **Parking Spaces** may be located a minimum distance of 0.6 metres from the rear lane.
- 5.1.3.3.13.1.7 **Detached Garages**
In accordance with Section 4.5
- 5.1.3.3.13.1.8 **Minimum Exterior Side Yard**
4.5 metres.
- 16788 5.1.3.3.13.1.9 **Temporary Use Provision**
17733 As shown on Defined Area Map Number 42 of schedule “A” of this **By-law**.
A temporary new home information and sales **Office** shall be permitted at 64, 66, 68 and 70 Clairfields Drive East, devoted exclusively to new home sales within the Westminster Woods

Subdivision, subject to the following specific regulations:

- a) Maximum **Building Height** – One (1) **Storey**.
- b) Maximum Floor Area – 232 square metres.
- c) Minimum **Front** and **Exterior Side Yard** – 6 metres.
- d) Lapsing – The temporary **Use** provided by this section shall lapse on August 31, 2006. No further requests to extend the temporary use beyond this date shall be supported.

16507 5.1.3.3.14 **R.1C-14**
As shown on Defined Area Map Number 29 of Schedule “A” of this **By-law**.

5.1.3.3.14.1 **Permitted Uses**
In accordance with Section 5.1.1 of Zoning **By-law** (1995)-14864, as amended.

5.1.3.3.14.2 **Regulations**
In accordance with of Sections 4 and 5.1.2 of this **By-law**, as amended, with the following exceptions and additions:

5.1.3.3.14.2.1 **Minimum Lot Area**
The minimum **Lot Area** shall be 345 square metres.

5.1.3.3.14.2.2 **Minimum Lot Frontage**
The minimum **Lot Frontage** shall be 13.7 metres.

5.1.3.3.14.2.3 **Minimum Front Yard**

- a) Interior Lots: The minimum **Front Yard** shall be 4.5 metres (for dwelling) and 6.0 metres (for **Garage**).
- b) Corner Lots: the minimum **Front Yard** shall be 6.0 metres (for dwelling) and 6.0 metres (for **Garage**).

5.1.3.3.14.2.4 **Minimum Exterior Side Yard**
The minimum Exterior Side Yard shall be 4.5 metres and 6.0 metres (for **Garage**).

5.1.3.3.14.2.5 **Minimum Side Yards**

- a) Where an attached **Garage** is provided, one **Side Yard** shall be 0.6 metres and the other **Side Yard** shall be 1.2 metres.

- b) Where an attached **Garage** is not provided, one **Side Yard** shall have a minimum dimension of 3 metres and the other **Side Yard** shall be 0.6 metres.

5.1.3.3.14.2.6 Minimum **Rear Yard**

The minimum **Rear Yard** shall be 7 metres.

5.1.3.3.14.2.7 Sight Line Triangle

In addition to Section 4.6.1, sightline triangles shall also be provided in accordance with Sections 4.6.2.1, 4.6.2.2 and 4.6.2.3.

5.1.3.3.14.2.8 Permitted Yard Projections

Permitted yard projections shall be permitted in accordance with Section 4.7 with the following exceptions to Table 4.7 with respect to **Porches** in **Front Yards** and **Exterior Side Yards**:

Row	Structure	Required Yard	Maximum Projection into the Required Yard	Minimum Setback From Lot Line
1	Uncovered Porch not more than 1.2 metres above Finished Grade	Front and Exterior Side Yards	1.5 metres	0.8 metres
2	Uncovered Porch above 1.2 metres to a maximum height not exceeding the main floor/entry level.	Front and Exterior Side Yards	1.5 metres	0.8 metres
3	Open Roofed Porch not exceeding 1 Storey in height	Front and Exterior Side Yards	0.9 metres	2 metres

16550 5.1.3.3.15

R.1C-15

As shown on Defined Area Map Number 61 of Schedule “A” of this **By-law**.

5.1.3.3.15.1 Permitted **Uses**

- A maximum of eight (8) **Single Detached Dwellings**.

- **Accessory Apartment** in accordance with Section 4.15.

5.1.3.3.15.2 Regulations

In accordance with the provisions of Section 5.1.2 of this **By-law**, as amended, with the following exceptions and additions:

5.1.3.3.15.2.1 Number of **Buildings** per **Lot**

Despite Section 4.4 of this **By-law** more than one **Building** shall be permitted on a lot in the R.1C-15 **Zone**.

5.1.3.3.15.2.2 Minimum **Rear Yard**

Despite Table 5.1.2, Row 8, the minimum **Rear Yard** shall be 6 metres.

5.1.3.3.15.2.3 Minimum Separation Distance between Dwellings

5.1.3.3.15.2.4 Minimum **Driveway** Width

6 metres.

5.1.3.3.15.2.5 Minimum **Parking**

Despite Section 4.13.4.3 a minimum of 2 **Parking Spaces** per unit shall be provided.

5.1.3.3.15.2.6 Minimum **Private Amenity Area**

80 square metres per unit having a minimum depth of 6 metres from the wall of the **Dwelling Unit**.

16947 5.1.3.3.16

R.1C-16

As shown on Defined Area Map Number 75 of Schedule “A” of this **By-law**.

5.1.3.3.16.1 Regulations

In accordance with the provisions of Section 5.1.2 of **By-law** Number (1995)–14864, as amended, with the following exceptions:

5.1.3.3.16.1.1 Minimum **Exterior Side Yard**
4.5 metres.

5.1.3.3.16.1.2 Minimum **Side Yards**

- a) Where an attached **Garage** or **Carport** is provided, one **Side Yard** shall have a minimum dimension of 0.6 metres and the other **Side Yard** shall be 1.2 metres.
- b) Where an attached **Garage** or **Carport** is not provided, the **Side Yard** shall comply with Row 7, Table 5.1.2.

17005 5.1.3.3.17 **R.1C-17**
As shown on Defined Area Map Number 75 of Schedule “A” of this **By-law**.

5.1.3.3.17.1 Regulations

In accordance with the provisions of Section 5.1.2 of **By-law** Number (1995)–14864, as amended, with the following exceptions and additions:

5.1.3.3.17.1.1 Window Locations

With the exception of **Basement** windows, windows facing onto a **Side Yard** are prohibited beyond a distance of 13.8 metres behind the front **Lot** line, except that opaque windows or windows higher than 1.8 metres above finished floor level shall be permitted.

17186 5.1.3.3.18 **R.1C-18**
As shown on Defined Area Map Numbers 42 and 75 of Schedule “A” of this **By-law**.

5.1.3.3.18.1 Regulations

In accordance with the provisions of Section 5.1.2 of **By-law** Number (1995)–14864, as amended, with the following exceptions:

5.1.3.3.18.1.1 Regulations for Interior **Lots**

Minimum **Front Yard**

- The minimum **Front Yard** shall be 4.5 metres (for dwelling) and 6 metres (for **Garage**) and in accordance with Sections 4.6 and 5.1.2.3.

Minimum **Side Yard**

- Where an attached **Garage** or **Carport** is provided, one **Side Yard** shall have a minimum dimension of 0.6 metres and the other **Side Yard** shall have a minimum dimension of 1.2

- metres.
- Where an attached **Garage** or **Carport** is not provided, the **Side Yard** shall comply with Row 7, Table 5.1.2.

5.1.3.3.18.1.2 Regulations for **Corner Lots**

Minimum **Front Yard** and **Exterior Side Yard** for **Corner Lots**

- The minimum **Front Yard** and **Exterior Side Yard** shall be 4.5 metres (for dwelling) and 6 metres (for **Garage**) and in accordance with Sections 4.6 and 5.1.2.3.
- Despite the reference to Defined Area Map 66, the general sight line requirements outlined in Section 4.6.2 shall apply for all corner **Lots**.

Minimum Interior **Side Yard** for **Corner Lots**

- Where an attached **Garage** or **Carport** is provided, the interior **Side Yard** shall be permitted to have a minimum dimension of 0.6 metres.
- Where an attached **Garage** or **Carport** is not provided, the **Side Yard** shall comply with Row 7, Table 5.1.2.

17595 5.1.3.3.19

R.1C-19

As shown on Defined Area Map Number 56 of Schedule “A” of **this By-law**.

5.1.3.3.19.1

Regulations

In accordance with the provisions of Section 5.1.2 of **By-law** Number (1995)-14864, as amended, with the following exception:

5.1.3.3.19.1.1

Minimum **Lot Frontage**

The minimum **Lot Frontage** shall be 10.5 metres.

17711 5.1.3.3.20

R.1C-20

As shown on Defined Area Map Number 62 of Schedule “A” of this **By-law**.

5.1.3.3.20.1

Regulations

In accordance with the provisions of Section 5.1.2 of **By-law** Number (1995)-14864, as amended, with the following exception:

5.1.3.3.20.1.1

Minimum **Rear Yard**

4 metres.

17879 5.1.3.3.21

R.1C-21/R.3A-3(H)

As shown on the Defined Area Map Number 23 of Schedule “A” of this **By-law**.

- 5.1.3.3.21.1 Permitted **Uses**
In accordance with the provisions of Section 5.1.1 of **By-law** Number (1995) – 14864 as amended, with the following additional **Use**:
- A maximum of 8 **Townhouse Dwellings**
- 5.1.3.3.21.2 Regulations for **Uses** Permitted by Section 5.1.1:
In accordance with the provisions of Section 5.1.2 of **By-law** Number (1995) – 14864 as amended, with the following exceptions:
- 5.1.3.3.21.2.1 Minimum **Front Yard**
2.5 metres from **Front Lot Line** to the **Building** face
4 metres from **Front Lot Line** to the **Garage**.
- 5.1.3.3.21.3 Regulations for **Townhouse Dwellings**
In accordance with the provisions of Section 5.3.2 of **By-law** Number (1995) – 14864 as amended, with the following exceptions:
- 5.1.3.3.21.3.1 Minimum **Front Yard**
2.5 metres from **Front Lot Line** to the **Building** face
- 5.1.3.3.21.3.2 Maximum **Building Height**:
2 Storeys
- 5.1.3.3.21.3.3 **Parking Space** Size:
2.75 metres x 5.5 metres
- 5.1.3.3.21.3.4 **Buffer Strips**:
None required
- 5.1.3.3.21.4 Holding Provision
- 5.1.3.3.21.4.1 Purpose
To ensure that the development of the lands does not proceed until the owner has completed certain conditions to the satisfaction of the **City** of Guelph.
- 5.1.3.3.21.4.2 Holding Provision Conditions
Prior to the removal of the Holding symbol (H) the owner shall complete the following conditions to the satisfaction of the **City**:
1. That the owner shall receive approval for the necessary consent to convey applications (ie. severances) to create the **Lots** and the deeds shall be endorsed.

2. The owner enters into a Subdivision Agreement with the **City** registered on title, satisfactory to the **City** Solicitor, which includes all requirements, related to the development of the lands including servicing, financial and otherwise to the satisfaction of the **City** of Guelph.

18003 5.1.3.3.22 **R.1C-22**
As shown on Defined Area Map Number 45 of Schedule “A” of this **By-law**.

5.1.3.3.22.1 **Permitted Uses**
In accordance with the provisions of Section 5.1.1 Zoning **By-law** (1995) – 14864, as amended.

5.1.3.3.22.2 **Regulations**
In accordance with Section 5.1.2 of Zoning **By-law** (1995) – 14864, as amended with the following exceptions:

5.1.3.3.22.2.1 **Frontage on a Street**
Despite Section 4.1 of the Zoning By-law (1995)-14864, as amended, development may occur on a privately owned **Street**.

5.1.3.3.22.2.2 **Minimum Front Yard**
The minimum **Front Yard** shall be 3 metres for the **Dwelling** and 6 metres for the **Garage** from the private **Street**.

5.1.3.3.22.2.3 **Minimum Exterior Side Yard**
1.5 metres

5.1.3.3.22.2.4 **Minimum Separation from Railway Right-of-Way**
30 metres

18133 5.1.3.3.23 **R.1C-23**
As shown on Defined Area Map Number 75 of Schedule “A” of this **By-law**.

5.1.3.3.23.1 **Permitted Uses**
In addition to the permitted **Uses** outlined in Section 5.1.1 of this **By-law**, the following permitted **Use** shall be allowed:

- **Garden Suite Dwelling Unit** occupying the second **Storey** of a **Detached Garage**.

5.1.3.3.23.2 Regulations

1. General Sight Lines
Section 4.6.2.2 shall not apply in this **Zone**.
2. Off-Street **Parking** Location
Despite Section 4.13.2.1, an off-street **Parking Space** located in a **Garage** can be located 0.6 metres from Wilkie Crescent and Laughland Lane.
3. Accessory **Buildings** or **Structures**
 - a) Despite Section 4.5.1, a **Detached Garage** shall have a minimum **Front Yard** of 0.6 metres from Wilkie Crescent and Laughland Lane.
 - b) Despite Section 4.5.4, **Accessory Buildings** and **Structures** can occupy a maximum of 15% of the **Lot Area**.
 - c) Despite Section 4.5.1.1, a maximum area of 42% of the **Front Yard** between Wilkie Crescent and Laughland Lane and the nearest foundation wall of the main **Building** facing the public **Street Lines** can be occupied by **Buildings** and **Structures**.

5.1.3.3.23.2.1 For all **Uses** outlined in Section 5.1.1 of this **By-law**, the regulations in Section 5.1.2 shall apply, with the following exception:

Minimum **Front Yard**

Despite Table 5.1.2, Row 6, 4.5 metres from the Tolton Drive **Street Line** with no vehicular access to the **Street**.

5.1.3.3.23.2.2 For a **Garden Suite** occupying the second **Storey** of a **Detached Garage**, the regulations in Section 5.1.2 shall apply with the following exceptions and additions:

1. Despite Section 4.5.2.1, a **Detached Garage Dwelling Unit Building** shall have a maximum **Building Height** of two **Storeys**.
2. Despite Section 4.5.3, a **Garden Suite Dwelling Unit** may occupy the second **Storey** of a **Detached Garage Building** and be used for human habitation.

19476 5.1.3.3.24

R.1C-24

As shown in Defined Area Map Number 73 of Schedule "A" of this **By-**

law.5.1.3.3.24.1 Permitted **Uses**

In addition to the permitted **Uses** outlined in Section 5.1.1 of this **By-law**, the following permitted **Uses** shall be allowed:

- A **Garden Suite Dwelling Unit** occupying the second **Storey** of a **Detached Garage**

5.1.3.3.24.2 Regulations

In accordance with the provisions of Section 5.1.2 of **By-law** Number (1995)-14864, as amended, with the following exceptions:

5.1.3.3.24.2.1 Off-Street Parking Location

- i. Despite Section 4.13.2.1, Section 4.5.1, and Table 5.1.2 Rows 9 and 12, an off-street **Parking Space** located in a **Detached Garage** can be located 5.5 metres from the **Street Line**, when the **Driveway** is located between the **Street Line** and **Detached Garage**.
- ii. Despite Section 4.13.2.1, Section 4.5.1, Table 5.1.2 Rows 9 and 12, an off-street **Parking Space** located in a **Detached Garage** can be located 3.0 metres from the **Street Line**, when no portion of the **Driveway** is between the **Street Line** and **Detached Garage**.

5.1.3.3.24.2.2 Accessory **Buildings** or **Structures**

- i. Despite Section 4.5.1 and Table 5.1.2 Row 9, a **Detached Garage** located behind the detached dwelling shall have a minimum **Front Yard** setback of 3.0 metres.
- ii. Despite Section 4.5.1.1 and Table 5.1.2 Row 9, a maximum area of 42% of the **Front Yard** where a **Detached Garage** is located between the **Street Line** and the nearest foundation wall of the main residential **Building** facing the public **Street Line** can be occupied by **Buildings** and **Structures**.

5.1.3.3.24.2.3 Minimum **Front Yard**

Despite Table 5.1.2, Row 6, the main residential **Building** shall be 4.5 metres from the **Street Line** with no vehicular access to that **Street**.

5.1.3.3.24.2.4 **Garden Suite Dwelling Unit** Regulations

For a **Garden Suite Dwelling Unit** occupying the second **Storey** of

a **Detached Garage**, the regulations in Section 5.1.2 shall apply with the following exceptions and additions:

- i. Despite Section 4.5.2.1, a **Detached Garage** with a **Garden Suite Dwelling Unit** shall have a minimum **Building Height** of two **Storeys** and 7.6 metres.
- ii. Despite Section 4.5.3, a **Garden Suite Dwelling Unit** may occupy the second **Storey** of a **Detached Garage Building** and be used for human habitation, provided that there is not an **Accessory Apartment** in the main residential **Building**.
- iii. On a property with a **Garden Suite Dwelling Unit** in a **Detached Garage**, an **Accessory Apartment** will not be permitted in the main residential **Building**.

19584 5.1.1.3.25 **R.1C-25**
As shown on Defined Area Map Number 62 of Schedule “A” if this **By-law**.

5.1.1.3.25.1 **Permitted Uses**
In accordance with the **Uses** permitted in Section 5.1.1 of Zoning By-law (1995)-14864, as amended.

5.1.1.3.25.2 **Regulations**
In accordance with the provisions of Section 5.1.2 and Table 5.1.2 of **By-law** Number (1995)-14864, as amended, with the following exception:

5.1.1.3.25.2.1 **Minimum Front Yard Setback**
9 metres

19680 5.1.3.3.26 **R.1C-26**
1159 Victoria Road South
As shown on Defined Area Map Number 74 of Schedule “A” of this **By-law**.

5.1.3.3.26.1 **Permitted Uses**
In accordance with Section 5.1.1 of the **By-law**.

5.1.3.3.26.2 **Regulations**
In accordance with Section 5.1.2 of the **By-law**, with the following exceptions:

- 5.1.3.3.26.2.1 Minimum **Lot Area**
Despite Row 3, 360m²
- 5.1.3.3.26.2.2 Minimum **Front Yard**
Despite Row 6, 6m to an attached **Garage** or **Carport** and 4.5m in all other cases and including Sections 4.6 and 5.1.2.3 of the **By-law**.
- 5.1.3.3.26.2.3 Minimum **Exterior Side Yard**
Despite Row 6a, 2.4m and including Sections 4.6 and 5.1.2.3 of the **By-law**.
- 5.1.3.3.26.2.4 Minimum **Side Yard**
Despite Row 7, 1.2m on one side and 0.6m on the other side.
- 19969 5.1.3.3.27 **R.1C-27**
As shown on Defined Area Map Number 57 of Schedule “A” of this **By-law**.
- 5.1.3.3.27.1 Permitted **Uses**
In accordance with the provisions of Section 5.1.1 of **By-law** Number (1995)-14864 as amended.
- 5.1.3.3.27.2 Regulations
In accordance with Section 5.1.2 and Table 5.1.2 (Residential Single Detached) **Zone** regulations of **By-law** Number (1995)-14864, as amended, with the following exceptions:
- 5.1.3.3.27.2.1 Minimum **Front Yard Setback**
4.5 metres for Habitable Floor Space and 6 metres to the front wall of a Garage and in accordance with Sections 4.6 and 5.1.2.3.
- 20002 5.1.3.3.28 **R.1C-28**
635 Woodlawn Road East
As shown on Defined Area Map Number 49 of Schedule “A” of this **By-law**.
- 5.1.3.3.28.1 Permitted **Uses**
In accordance with the **Uses** permitted by Section 5.1.1 of **By-law** Number (1995)-14864, as amended.
- 5.1.3.3.28.2 Regulations
In accordance with Section 5.1.2 of the **By-law**, with the following exceptions and additions:

5.1.3.3.28.2.1 Minimum **Lot Area**
 Despite Table 5.1.2, Row 3, the minimum **Lot Area** shall be 360 m².

5.1.3.3.28.2.2 Minimum **Front Yard**
 Despite Table 5.1.2, Row 6, and Sections 4.6, 4.24, 5.1.2.3, 5.1.2.4 and 5.1.2.7, the minimum **Front Yard** shall be 4.5 metres to **Habitable Floor Space** and 6 metres to the front wall of the **Garage**.

5.1.3.3.28.2.3 Minimum **Side Yard**
 Despite Table 5.1.2, Row 7, and Sections 5.1.2.8, 5.1.2.1, 5.1.2.2 the minimum **Side Yard** shall be 0.6 metres on one side and 1.2 metres on the other side.

Where a rear yard catch basin and storm lateral is located, the minimum **Side Yard** shall be 1.5 metres for that **Side Yard** and the other **Side Yard** shall be a minimum of 0.6 metres. The adjacent **Lot** shall also have a minimum **Side Yard** of 1.5 metres where it abuts a **Side Yard** containing a storm lateral, so as to provide a combined minimum total of 3.0 metres.

20002 5.1.3.3.29 **R.1C-29**
 635 Woodlawn Road East
 As shown on Defined Area Map Number 49 of Schedule “A” of this **By-law**.

5.1.3.3.29.1 Permitted **Uses**
 In accordance with the **Uses** permitted by Section 5.1.1 of **By-law** Number (1995)-14864, as amended.

5.1.3.3.29.2 Regulations
 In accordance with Section 5.1.2 of the **By-law**, with the following exceptions and additions:

5.1.3.3.29.2.1 Minimum **Lot Area**
 Despite Table 5.1.2, Row 3, the minimum **Lot Area** shall be 360m².

5.1.3.3.29.2.2 Minimum **Front Yard**
 Despite Table 5.1.2, Row 6, and Sections 4.6, 4.24, 5.1.2.3, 5.1.2.4 and 5.1.2.7, the minimum **Front Yard** shall be 4.5 metres to **Habitable Floor Space** and 6 metres to the front wall of the **Garage**.

5.1.3.3.29.2.3 Minimum **Side Yard**
 Despite Table 5.1.2, Row 7, and Sections 5.1.2.8, 5.1.2.1, 5.1.2.2 the minimum **Side Yard** shall be 0.6 metres on one side and 1.2 metres on the other side.

20034 5.1.3.3.30 **R.1C-30**
 As shown on Defined Area Map Number 29 of Schedule “A” of this **By-law**.

5.1.3.3.30.1 Permitted **Uses**
 In accordance with the **Uses** permitted by Section 5.1.1 of **By-law** Number (1995)-14864, as amended, with the following addition:

Neighbourhood Club

For the purposes of the R.1C-30 Zone, **Neighbourhood Club** is defined as a **Place** used as a private facility that serves the neighbourhood and is operated by members of a not-for-profit organization that maintains formal membership for community, social, literary, recreational or cultural purposes and permits a neighbourhood guest facility up to a maximum of two guest suites for the exclusive use of the not-for-profit organization. The **Use** does not include uses that are normally carried out as a commercial enterprise and does not include an **Amusement Park, Arena or Public Hall, Gaming Establishment or Religious Establishment**.

5.1.3.3.30.2 Regulations
 In accordance with Section 5.1.2 and Table 5.1.2 (Residential Single Detached) **Zone** regulations of **By-law** Number (1995)-14864, as amended, with the following additions and exceptions:

5.1.3.3.30.2.1 Minimum **Front Yard**
 The minimum **Front Yard** shall be 4.5 metres to **Habitable Floor Space** and 6 metres to the front wall of the **Garage**.

5.1.3.3.30.2.2 Minimum **Side Yard**
 The minimum **Side Yard** shall be 0.6 metres on one side and 1.2 metres on the other side.

5.1.3.3.30.2.3 **Development Regulations for Neighbourhood Club**

- The **Neighbourhood Club Use** shall only be permitted within the existing heritage **Building**
- Minimum of two off-street **Parking Spaces** shall be required
- The **Neighbourhood Club Use** shall not be permitted in association with any other permitted **Use**.

5.1.3.4 **RESTRICTED DEFINED R.1D AREAS – SPECIALIZED R.1D ZONES**

- 15658 5.1.3.4.1 **R.1D-1**
Deleted by **By-law** (1998)-15658.
- 5.1.3.4.2 **R.1D-2**
As shown on Defined Area Map Number 29 of Schedule “A” of this **By-law**.
- 5.1.3.4.2.1 **Permitted Uses**
In accordance with the **Uses** permitted by Section 5.1.1 of **By-law** Number (1995)-14864, as amended.
- 5.1.3.4.2.2 **Regulations**
In accordance with the provisions of Section 5.1.2 of **By-law** Number (1995)-14864, as amended, with the following exceptions:
- 15692 5.1.3.4.2.2.1 Deleted by **By-law** (2007)-18235
- 18235
- 5.1.3.4.2.2.2 **Location of Legal Off-Street Parking Spaces**
Notwithstanding Sections 4 and 5.1.2 of this **By-law**, the legal off-**Street Parking Spaces** shall be located to the rear of the **Setback** line and a minimum distance of 6 metres from the **Street Line**.
- 5.1.3.4.2.2.3 **Minimum Exterior Side Yard**
Despite Section 4.28, the minimum **Exterior Side Yard** shall be 4.5 metres.
- 15006 5.1.3.4.3 **R.1D-3**
As shown on Defined Area Map Numbers 42 and 56 of Schedule “A” of
16170 this **By-law**.
- 5.1.3.4.3.1 **Permitted Uses**
In accordance with the **Uses** permitted by Section 5.1.1 of **By-law** Number (1995)-14864, as amended.
- 5.1.3.4.3.2 **Regulations**
In accordance with the provisions of Sections 4 and 5.1.2 of **By-law** Number (1995)-14864, as amended, with the following additions and exceptions:
- 15692 5.1.3.4.3.2.1 **Minimum Front Yard**
i) From Starwood Drive – 7.5 metres from the **Street Line**;
ii) From all other **Streets** – 6 metres from the **Street Line**.

- 5.1.3.4.3.2.2 Minimum **Exterior Side Yard** – 4.5 metres.
- 5.1.3.4.3.2.3 Location of Legal Off-Street **Parking Space**
Notwithstanding Sections 4 and 5.1.2 of this **By-law**, the legal off-street **Parking Space** shall be located to the rear of the **Setback** line and a minimum distance of 6 metres from the **Street Line**.
- 14937 5.1.3.4.4 **R.1D-4**
15378 As shown on Defined Area Map Number 36 of Schedule “A” of **By-law** Number (1995)-14864, as amended.
- 5.1.3.4.4.1 Permitted **Uses**
In accordance with Section 5.1.1 of Zoning **By-law** (1995)-14864, as amended.
- 5.1.3.4.4.2 Regulations
Subject to the regulations of Section 5.1.2 of Zoning **By-law** (1995)-14864, as amended, with the following additions and exceptions:
- 5.1.3.4.4.2.1 Minimum **Lot Area** – 230 m².
- 5.1.3.4.4.2.2 Minimum **Side Yard**
0.6 metres, except where **Dwellings** do not have a **Garage** or **Carport** attached to or forming part of the main **Dwelling**, then one **Side Yard** shall have a minimum dimension of 3 metres to a distance of 11 metres to the **Street Line**.
- 5.1.3.4.4.2.3 Minimum **Front Yard**
Notwithstanding Section 5.1.2.7 of Zoning **By-law** (1995)-14864, as amended, the minimum **Front Yard** shall be 5.5 metres to the front of any **Garage** or 5.5 metres to the legal off-street **Parking Space**.
- 5.1.3.4.4.2.4 **Parking Space** Dimensions
Despite Section 4.13.3.2.2 of Zoning **By-law** (1995)-14864, as amended, **Parking Spaces** shall be a minimum of 3 metres by 5.5 metres.
- 17187 5.1.3.4.5 **R.1D-5**
Deleted by **By-law** (2003)-17187
- 15170 5.1.3.4.6 **R.1D-6**
As shown on Defined Area Map Number 30 of Schedule “A” of this **By-**

law.

- 5.1.3.4.6.1 Permitted **Uses**
 In accordance with the **Uses** permitted by Section 5.1.1 of **By-law** Number (1995)-14864, as amended.
- 5.1.3.4.6.2 Regulations
 In accordance with the provisions of Section 5.1.2 of **By-law** Number (1995)-14864, as amended, with the following exceptions:
- 15692 5.1.3.4.6.2.1 Minimum **Front Yard**
 Notwithstanding Row 6 of Table 5.1.2 of **By-law** Number (1995)-14864, as amended, the following minimum **Front Yards** shall apply:
 a) Minimum **Front Yard** – 6.0 metres.
 b) Minimum **Exterior Side Yard** – 4.5 metres except 6.0 metres for any **Exterior Side Yard** abutting Clairfields Drive (Street A).
- 5.1.3.4.6.2.2 Storm Gallery Protection
 No **Buildings** or **Structures** (excluding **Fences**) shall be located or constructed within 3.0 metres of the **Rear Lot Line** in this **Zone**, in order to protect the underground infiltration storm gallery.
- 15190 5.1.3.4.7 **R.1D-7**
 16170 As shown on Defined Area Map Numbers 29 and 42 of Schedule “A” of this **By-law**.
- 5.1.3.4.7.1 Permitted **Uses**
 In accordance with the **Uses** permitted by Section 5.1.1 of **By-law** Number (1995)-14864, as amended.
- 5.1.3.4.7.2 Regulations
 In accordance with the provisions of Section 5.1.3.4.2.2 of **By-law** Number (1995)-14864, as amended, with the following addition:
- 5.1.3.4.7.2.1 Storm Gallery Protection
 No **Buildings** or **Structures** (excluding **Fences**) shall be located or constructed within 3.0 metres of the **Rear Lot Line** in this **Zone**, in order to protect the underground infiltration storm gallery.
- 17187 5.1.3.4.8 **R.1D-8**
 Deleted by **By-law** (2003)-17187
- 15341 5.1.3.4.9 **R.1D-9**
 Mitchell Farm Phase 2

As shown on Defined Area Map Number 2 of Schedule “A” of this **By-law**.

5.1.3.4.9.1 Permitted **Uses**
In accordance with the **Uses** permitted by Section 5.1.1.

5.1.3.4.9.2 Regulations
In accordance with the provisions of Section 5.1.2 with the following addition:

5.1.3.4.9.2.1 Minimum Separation from Railway Right-of-Way
30 metres.

15868 5.1.3.4.10 **R.1D-10**
As shown on Defined Area Map Number 12 of Schedule “A” of this **By-law**.

5.1.3.4.10.1 Regulations
In accordance with the provisions of Section 5.1.2 of this **By-law**, as amended, with the following exception:

5.1.3.4.10.1.1 Storm Gallery Protection
No **Buildings** or **Structures** (excluding fences) shall be located or constructed within 3.0 metres of the **Rear Lot Line** in this **Zone**, in order to protect the underground infiltration storm gallery.

16170 5.1.3.4.11 **R.1D-11**
As shown on Defined Area Map Number 42 of Schedule “A” of this **By-law**.

5.1.3.4.11.1 Regulations
In accordance with the provisions of Section 5.1.2 of this **By-law**, as amended, with the following exceptions and additions:

5.1.3.4.11.1.1 Rear Lane Access
Where access to the property is provided from the rear lane the following regulations shall apply:

5.1.3.4.11.1.1.1 Minimum **Lot Frontage**
9 metres.

5.1.3.4.11.1.1.2 Minimum **Front Yard**
4.5 metres.

5.1.3.4.11.1.1.3 Access to Parking

Notwithstanding Section 4.13.3.1, vehicular access shall be from the rear lane only.

- 5.1.3.4.11.1.1.4 Minimum **Rear Yard**
12 metres, except where there is an attached **Garage** where the minimum **Rear Yard** shall be 6 metres.
- 5.1.3.4.11.1.1.5 Minimum **Landscaped Open Space**
45 m² excluding open spaces in the **Front** and **Rear Yards**.
- 5.1.3.4.11.1.1.6 Minimum Off-Street Parking
Notwithstanding Section 4.13.4.3, a minimum of 2 spaces shall be required and notwithstanding Section 4.13.2.1 the **Parking Spaces** may be located a minimum distance of 0.6 metres from the rear lane.
- 5.1.3.4.11.1.1.7 Detached **Garages**
In accordance with Section 4.5.
- 5.1.3.4.11.1.1.8 Minimum **Exterior Side Yard**
4.5 metres.
- 5.1.3.4.11.1.2 Abutting **Street** Access
Where access to the property is provided from the abutting **Street**, the following regulations shall apply:
- 5.1.3.4.11.1.2.1 All regulations of the R.1D **Zone**, in accordance with Section 5.1.2 of this **By-law**, with the following exception:
- 5.1.3.4.11.1.2.1.1 Minimum **Exterior Side Yard**
4.5 metres.
- 16550 5.1.3.4.12 **R.1D-12**
As shown on Defined Area Map Numbers 61 and 62 of Schedule "A" of this **By-law**.
- 5.1.3.4.12.1 Permitted **Uses**
In accordance with the **Uses** permitted by Section 5.1.1
- 5.1.3.4.12.2 Regulations
In accordance with the provisions of Section 5.1.2 of this **By-law** with the following exception:
- 5.1.3.4.12.2.1 Minimum **Exterior Side Yard**
4.5 metres

- 5.1.2.4.12.2.2 Minimum **Side Yard**
- a) For interior **Lots** with frontages of 9 metres to less than 12 metres – in accordance with the R.1D regulations.
 - b) For interior **Lots** with frontages of 12 metres to less than 15 metres – in accordance with the R.1C regulations.
 - c) For interior **Lots** 15 metres or more – in accordance with the R.1B regulations.
 - d) For **Corner Lots** with frontages less than 17 metres – 0.6 metres.
 - e) For **Corner Lots** with frontages greater than or equal to 17 metres – 1.2 metres.

16944
16945

- 5.1.3.4.13 **R.1D-13**
As shown on Defined Area Map Numbers 77 and 78 of Schedule “A” of this **By-law**.

- 5.1.3.4.13.1 Regulations
In accordance with the provisions of Section 5.1.2 of **By-law** Number (1995)–14864, as amended, with the following exceptions and additions:

- 5.1.3.4.13.1.1 Minimum **Exterior Side Yard**
4.5 metres.

- 5.1.3.4.13.1.2 Minimum **Side Yard**
- a) For interior **Lots** with frontages of 9 metres to less than 12 metres – in accordance with R.1D regulations
 - b) For interior **Lots** with frontages of 12 metres to less than 15 metres – in accordance with R.1C regulations
 - c) For interior **Lots** with frontages of 15 metres or more – in accordance with R.1B regulations

- 5.1.3.4.13.1.3 Minimum **Landscaped Open Space**
The **Front Yard** of any **Lot**, excepting the **Driveway** shall be landscaped and no parking shall be permitted within this **Landscaped Open Space**. The **Driveway** and **Garage** shall not constitute more than 50% of the **Front Yard**.

- 5.1.3.4.13.1.4 **Garages**
The maximum distance between the main front wall of the dwelling and the **Garage** shall not exceed 2.4 metres, exclusive of the **Porch**.

- 16944
16945
- 5.1.3.4.14 **R.1D-14**
As shown on Defined Area Map Numbers 77 and 78 of Schedule “A” of this ***By-law***.
- 5.1.3.4.14.1 **Regulations**
In accordance with the provisions of Section 5.1.2 of ***By-law*** Number (1995)–14864, as amended, with the following exceptions and additions:
- 5.1.3.4.14.1.1 **Minimum *Exterior Side Yard***
4.5 metres.
- 5.1.3.4.14.1.2 **Minimum *Side Yard***
For interior ***Lots*** with frontages of 9 metres to less than 12 metres – in accordance with R.1D regulations
- a) For interior ***Lots*** with frontages of 12 metres to less than 15 metres – in accordance with R.1C regulations.
 - b) For interior ***Lots*** with frontages of 15 metres or more – in accordance with R.1B regulations.
- 5.1.3.4.14.1.3 **Minimum *Landscaped Open Space***
The ***Front Yard*** of any ***Lot***, excepting the ***Driveway*** shall be landscaped and no parking shall be permitted within this ***Landscaped Open Space***. The ***Driveway*** and ***Garage*** shall not constitute more than 50% of the ***Front Yard***.
- 5.1.3.4.14.1.4 **Garages**
The maximum distance between the main front wall of the dwelling and/or ***Porch*** and the ***Garage*** shall not exceed 1.5 metres.
- 16944
- 5.1.3.4.15 **R.1D-15**
As shown on Defined Area Map Number 77 of Schedule “A” of this ***By-law***.
- 5.1.3.4.15.1 **Regulations**
In accordance with the provisions of Section 5.1.2 of ***By-law*** Number (1995)–14864, as amended, with the following exceptions and additions:
- 5.1.3.4.15.1.1 **Minimum *Exterior Side Yard***
4.5 metres.
- 5.1.3.4.15.1.2 **Minimum *Landscaped Open Space***

The **Front Yard** of any **Lot**, excepting the **Driveway** shall be landscaped and no parking shall be permitted within this **Landscaped Open Space**. The **Driveway** and **Garage** shall not constitute more than 50% of the **Front Yard**.

5.1.3.4.15.1.3 **Garages**

The maximum distance between the main front wall of the dwelling and the **Garage** shall not exceed 2.4 metres, exclusive of the **Porch**

17005 5.1.3.4.16 **R.1D-16**

As shown on Defined Area Map Number 75 of Schedule “A” of this **By-law**.

5.1.3.4.16.1 **Regulations**

In accordance with the provisions of Section 5.1.2 of **By-law** Number (1995)–14864, as amended, with the following exceptions and additions:

5.1.3.4.16.1.1 **Minimum Lot Frontage**
11 metres.

5.1.3.4.16.1.2 **Minimum Front and Exterior Side Yard**

(a) 4.5 metres for the **Residential Dwelling Unit** or the wall of a **Garage** with no vehicle access.

(b) 6.0 metres for the wall of a **Garage** with vehicle access.

5.1.3.4.16.1.3 **Window Locations**

With the exception of **Basement** windows, windows facing onto a **Side Yard** are prohibited beyond a distance of 13.8 metres behind the **Front Lot Line**, except that opaque glass windows or windows higher than 1.8 metres above finished floor level shall be permitted.

5.1.3.4.16.1.4 **Minimum Rear Yard Amenity Area**
90 square metres.

17005 5.1.3.4.17 **R.1D-17**

As shown on Defined Area Map Number 75 of Schedule “A” of this **By-law**.

5.1.3.4.17.1 **Permitted Uses**

In accordance with the **Uses** permitted by Section 5.1.1 of this By-law,

with the following additional **Use**:

- ***Garden Suite***

5.1.3.4.17.2 Regulations

In accordance with the provisions of Section 5.1.2 of **By-law** Number (1995)–14864, as amended, with the following exceptions and additions:

5.1.3.4.17.2.1 Minimum **Lot Area**
500 square metres

5.1.3.4.17.2.2 Minimum **Lot Frontage**
11 metres

5.1.3.4.17.2.3 Minimum **Side Yard**
1.2 metres

5.1.3.4.17.2.4 Minimum **Rear Yard Amenity Area**
82 square metres

5.1.3.4.17.2.5 Maximum Floor Area of **Garden Suite**
60 square metres

5.1.3.4.17.2.6 Maximum Number of Bedrooms in **Garden Suite**
1 bedroom

5.1.3.4.17.2.7 Maximum **Building Height** of **Garden Suite**
1 storey

5.1.3.4.17.2.8 Minimum **Side Yard** for **Garden Suite**
1.2 metres

5.1.3.4.17.2.9 Minimum **Rear Yard** for **Garden Suite**
7.5 metres

17005 5.1.3.4.18

R.1D-18

As shown on Defined Area Map Number 75 of Schedule “A” of this **By-law**.

5.1.3.4.18.1 Regulations

In accordance with the provisions of Section 5.1.2 of **By-law** Number (1995)–14864, as amended, with the following exceptions and additions:

5.1.3.4.18.1.1 **Driveway Access**

Despite Section 4.13.7.2(ii), a maximum of 2 **Driveway** accesses shall be permitted per **Lot** with a maximum width of each **Driveway** of 7.5 metres.

5.1.3.4.18.1.2 Minimum **Front** and **Exterior Side Yard**
 (a) 4.5 metres for the **Residential Dwelling Unit** or the wall of a **Garage** with no **Vehicle** access.

(b) 6.0 metres for the wall of a **Garage** with **Vehicle** access.

5.1.3.4.18.1.3 Minimum **Rear Yard Amenity Area**
 67 square metres.

17005 5.1.3.4.19 **R.1D-19**
 As shown on Defined Area Map Number 75 of Schedule “A” of this **By-law**.

5.1.3.4.19.1 Regulations
 In accordance with the provisions of Section 5.1.2 of **By-law** Number (1995)–14864, as amended, with the following exceptions and additions:

5.1.3.4.19.1.1 Minimum **Lot Frontage**
 12 metres

5.1.3.4.19.1.2 Minimum **Rear Yard Amenity Area**
 90 square metres

5.1.3.4.19.1.3 Minimum **Rear Yard**
 1.2 metres

5.1.3.4.19.1.4 Minimum **Front** and **Exterior Side Yard**
 (a) 4.5 metres for the **Residential Dwelling Unit** or the wall of a **Garage** with no **Vehicle** access.

(b) 6.0 metres for the wall of a **Garage** with **Vehicle** access.

5.1.3.4.19.1.5 Minimum **Side Yard**
 1.2 metres

5.1.3.4.19.1.6 Windows Locations
 With the exception of **Basement** windows, windows facing onto a **Side Yard** are prohibited beyond a distance of 13.8 metres behind the front **Lot Line**, except that opaque windows or windows higher than 1.8 metres above finished floor level shall be permitted.

17186 5.1.3.4.20 **R.1D-20**
As shown on Defined Area Map Numbers 42 and 75 of Schedule “A” of this ***By-law***.

5.1.3.4.20.1 **Regulations**
In accordance with the provisions of Section 5.1.2 of ***By-law*** Number (1995)–14864, as amended, with the following exceptions.

5.1.3.4.20.1.1 **Regulations for Interior Lots**
Minimum Front Yard

- The minimum ***Front Yard*** shall be 4.5 metres (for ***Dwelling***) and 6 metres (for ***Garage***) and in accordance with Sections 4.6 and 5.1.2.3.

Minimum Side Yard

- Where an attached ***Garage*** or ***Carpport*** is provided, one ***Side Yard*** shall have a minimum dimension of 0.6 metres and the other ***Side Yard*** shall have a minimum dimension of 1.2 metres.
- Where an attached ***Garage*** or ***Carpport*** is not provided, the ***Side Yard*** shall comply with Row 7, Table 5.1.2.

5.1.3.4.20.1.2 **Regulations for Corner Lots**
Minimum Front Yard and Exterior Side Yard for Corner Lots

- The minimum ***Front Yard*** and ***Exterior Side Yard*** shall be 4.5 metres (for ***Dwelling***) and 6 metres (for ***Garage***) and in accordance with Sections 4.6 and 5.1.2.3.
- Despite the reference to Defined Area Map 66, the general sight line requirements outlined in Section 4.6.2 shall apply for all ***Corner Lots***.

Minimum Interior Side Yard for Corner Lots

- Where an attached ***Garage*** or ***Carpport*** is provided, the interior ***Side Yard*** shall be permitted to have a minimum dimension of 0.6 metres.
- Where an attached ***Garage*** or ***Carpport*** is not provided, the ***Side Yard*** shall comply with Row 7, Table 5.1.2.

17595 5.1.3.4.21 **R.1D-21**
As shown on Defined Area Map Number 56 of Schedule “A” of this ***By-law***.

5.1.3.4.21.1 **Regulations**

In accordance with the provisions of Section 5.1.2 of **By-law** Number (1995)-14864, as amended, with the following exceptions:

5.1.3.4.21.1.1 Minimum **Lot Frontage**

- The minimum **Lot Frontage** for interior **Lots** shall be 9.5 metres
- For interior **Lots** with frontages of 9.5 metres to less than 12 metres – in accordance with R.1D regulations
- For interior **Lots** with frontages of 12 metres to less than 14.99 metres – in accordance with R.1C regulations
- For interior **Lots** with frontages of 15 metres or more – in accordance with R.1B regulations.

17869 5.1.3.4.22 **R.1D-22**
As shown on Defined Area Map Number 56 of Schedule “A” of this **By-law**.

5.1.3.4.22.1 Permitted **Uses**
In accordance with the provisions of Section 5.1.1 of this **By-law**.

5.1.3.4.22.2 Regulations
In accordance with the provisions of Section 5.1.2 of this **By-law**, with the following exception:

5.1.3.4.22.2.1 Maximum **Building Height**
Despite Row 5 of Table 5.1.2, the maximum **Building Height** shall be 2 **Storeys**.

18721 5.1.3.4.42 **R.1D-42**
As shown on Defined Area Map Number 51 of Schedule “A” of this **By-law**.

5.1.3.4.42.1 Regulations
In accordance with the provisions of Section 5.1.2 of **By-law** Number (1995)-14864, as amended, with the following exception:

5.1.3.4.42.1.1 Minimum **Lot Area**
269 square metres.

19475 5.1.3.4.43 **R.1D-43**
1023 Victoria Road South
As shown on Defined Area Map Number 74 of Schedule “A” of this **By-law**.

5.1.3.4.43.1 Permitted **Uses**
In accordance with Section 5.1.1 of Zoning By-law (1995)-14864, as amended.

5.1.3.4.43.2 Regulations
In accordance with Section 5.1.2 of Zoning By-law (1995)-14864, as amended, with the following exception:

5.1.3.4.43.2.1 Minimum **Front Yard**
Despite Table 5.1.2, Row 6, the minimum **Front Yard** shall be 4.5m for **Habitable Floor Space** and 6m to the front wall of a **Garage**.

19569 5.1.3.4.44 **R.1D-44**
51-65 Inkerman Street
As shown on Defined Area Map Number 15 of Schedule “A” of this **By-law**.

5.1.3.4.44.1 Permitted **Uses**
In accordance with Section 5.1.1 of By-law Number (1995)-14864, as amended.

5.1.3.4.44.2 Regulations
In accordance with Section 5.1.2 of By-law Number (1995)-14864, as amended, with the following exceptions:

5.1.3.4.44.2.1 Minimum **Lot Frontage**
Despite Table 5.1.2, Row 4, and Section 5.1.2.6 the minimum **Lot Frontage** shall be 10 metres.

5.1.3.4.44.2.2 Minimum **Front Yard**
Despite Table 5.1.2, Row 6, and Subsection 5.1.2.7 i) the minimum **Front Yard** shall be 4.5 metres for **Habitable Floor Space** and a minimum of 6 metres to the front wall of the **Garage** or **Carport**.

19680 5.1.3.4.45 **R.1D-45**
1159 Victoria Road South
As shown on Defined Area Map Number 74 of Schedule “A” of this **By-law**.

5.1.3.4.45.1 Permitted **Uses**
In accordance with Section 5.1.1 of the **By-law**.

5.1.3.4.45.2 Regulations
In accordance with Section 5.1.2 of the **By-law**, with the following exceptions:

- 5.1.3.4.45.2.1 Minimum **Lot Area**
Despite Row 3, 270m²
- 5.1.3.4.45.2.2 Minimum **Front Yard**
Despite Row 6, 6m to an attached **Garage** or **Carport** and 4.5m in all other cases and including Section 4.6 and 5.1.2.3 of the **By-law**.
- 5.1.3.4.45.2.3 Minimum **Exterior Side Yard**
Despite Row 6a, 2.4m and including Section 4.6 and 5.1.2.3 of the **By-law**.
- 19691 5.1.3.4.45.2.4 Minimum **Driveway (Residential) Width**
Despite Section 4.13.7.2.1, for **Lots** that are 12 metres wide or greater, a **Driveway (Residential)** shall be permitted to be a maximum of 6 metres in width.
- 19833 5.1.3.4.46 **R.1D-46**
170 to 178 Elizabeth Street
As shown on Defined Area Map Number 46 of Schedule “A” of this **By-law**.
- 5.1.3.4.46.1 Permitted **Uses**
In accordance with the **Uses** permitted by Section 5.1.1 of **By-law** Number (1995)-14864, as amended
- 5.1.3.4.46.2 Regulations
In accordance with Section 5.1.2 of the **By-law**, with the following exceptions:
- 5.1.3.4.46.2.1 Minimum **Side Yard**
Despite Table 5.1.2, Row 7, and Sections 5.1.2.1 and 5.1.2.2, the minimum easterly **Side Yard** for 172 Elizabeth Street shall be a minimum of 2.0 metres and the minimum westerly **Side Yard** for 174 Elizabeth Street shall be a minimum of 2.0 metres.
- 5.1.3.4.46.2.2 **Fences**
Despite table 5.1.2, Row 10, and Section 4.20, **Fences** shall not be located in the **Side Yard** between dwellings.
- 19833 5.1.3.4.47 **R.1D-47**
As shown on Defined Area Map Number 57 of Schedule “A” of this **By-law**.
- 5.1.3.4.47.1 Permitted **Uses**
In accordance with the provisions of Section 5.1.1 of **By-law**

Number (1995)-14864, as amended.

5.1.3.4.47.2 Regulations
In accordance with Section 5.1.2 and Table 5.1.2 (Residential Single Detached) **Zone** regulations of **By-law** Number (1995)-14864, as amended, with the following exceptions:

5.1.3.4.47.2.1 Minimum **Front Yard Setback**
4.5 metres for Habitable Floor Space and 6 metres to the front wall of a Garage and in accordance with Sections 4.6 and 5.1.2.3.

20002 5.1.3.4.48 **R.1D-48**
635 Woodlawn Road East
As shown on Defined Area Map Number 49 of Schedule “A” of this **By-law**.

5.1.3.4.48.1 Permitted **Uses**
In accordance with the **Uses** permitted by Section 5.1.1 of **By-law** Number (1995)-14864, as amended.

5.1.3.4.48.2 Regulations
In accordance with Section 5.1.2 of the **By-law**, with the following exceptions and additions:

5.1.3.4.48.2.1 Minimum Front Yard
Despite Table 5.1.2, Row 6, and Sections 4.6, 4.24, 5.1.2.3, 5.1.2.4 and 5.1.2.7, the minimum **Front Yard** shall be 4.5 metres to **Habitable Floor Space** and 6 metres to the front wall of the **Garage**.

5.1.3.4.48.2.2 Driveway Width
A **Lot** with a **Lot Frontage** of 11 metres or greater shall have a maximum width of 6 metres.

5.1.3.4.48.2.3 Minimum **Side Yard**
Where a rear yard catch basin and storm lateral is located, the minimum **Side Yard** shall be 1.5 metres for that **Side Yard** and the other **Side Yard** shall be a minimum of 0.6 metres. The adjacent **Lot** shall also have a minimum **Side Yard** of 1.5 metres where it abuts a **Side Yard** containing a storm lateral, so as to provide a combined minimum total of 3.0 metres.

20002 5.1.3.4.49 **R.1D-49**
635 Woodlawn Road East
As shown on Defined Area Map Number 49 of Schedule “A” of this **By-law**.

5.1.3.4.49.1 Permitted **Uses**
 In accordance with the **Uses** permitted by Section 5.1.1 of **By-law** Number (1995)-14864, as amended.

5.1.3.4.49.2 Regulations
 In accordance with Section 5.1.2 of the **By-law**, with the following exceptions and additions:

5.1.3.4.49.2.1 Minimum **Front Yard**
 Despite Table 5.1.2, Row 6, and Sections 4.6, 4.24, 5.1.2.3, 5.1.2.4 and 5.1.2.7, the minimum **Front Yard** shall be 4.5 metres to **Habitable Floor Space** and 6 metres to the front wall of the **Garage**.

5.1.3.4.49.2.2 Driveway Width
 A **Lot** with a **Lot Frontage** of 11 metres or greater shall have a maximum **Driveway** width of 6 metres.

20034 5.1.3.4.50 **R.1D-50**
 As shown on Defined Area Map Number 29 of Schedule “A” of this **By-law**.

5.1.3.4.50.1 Permitted **Uses**
 In accordance with the **Uses** permitted by Section 5.1.1 of **By-law** Number (1995)-14864, as amended.

5.1.3.4.50.2 Regulations
 In accordance with Section 5.1.2 and Table 5.1.2 (Residential Single Detached) **Zone** regulations of **By-law Number** (1995)-14834, as amended, with the following additions and exceptions:

5.1.3.4.50.2.1 Minimum **Front Yard**
 The minimum **Front Yard** shall be 4.5 metres to **Habitable Floor Space** and 6 metres to the front wall of the **Garage**.

5.1.3.4.50.2.2 Driveway Width
 A **Lot** with a **Lot Frontage** of 11 metres or greater shall have a maximum **Driveway** width of 6 metres.

5.1.3.4.50.2.3 Minimum **Side Yard**
 Where a rear yard catch basin and storm lateral is located, the minimum **Side Yard** shall be 1.5 metres for that **Side Yard** and the other **Side Yard** shall be a minimum of 0.6 metres. The adjacent **Lot** shall also have a minimum **Side Yard** of 1.5 metres where it abuts a **Side Yard** containing a storm lateral, so as to provide a combined minimum total of 3.0 metres.

- 20234 5.1.3.4.51 **R.1D-51**
1 and 15 Stevenson Street North, 8 William St
As shown on Defined Area Map Number 45 of Schedule “A” of this
By-law.
- 5.1.3.4.51.1 **Permitted Uses**
In accordance with the ***Uses*** permitted by Section 5.1.1 of ***By-law***
Number (1995)-14864) as amended.
- 5.1.3.4.51.2 **Regulations**
In accordance with Section 5.1.2 of the ***By-law***, with the following
exceptions and additions:
- 5.1.3.4.51.2.1 **Fences**
Despite Table 5.1.2, Row 10, and Section 4.20, ***Fences*** shall not
be located in the side yard between dwellings.
- 5.1.3.4.51.2.2 **Definition of a Lot**
In addition to the definition of a ***Lot*** in Section 3 of ***By-law*** (1995)-
14864 as amended, that for the purposes of this ***Zone***, a
condominium unit shall be considered a ***Lot***.

