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**

Minimum **Side Yard**

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

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**.

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.
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

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

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

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

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.

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.

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

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.
5.1.3.1.5.1 **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*. 

---

**R.1A-5**
58 Glenholm Drive
As shown on Defined Area Map Number 59 of Schedule “A” of this *By-law*. 

---
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.*

Permitted Uses  
The Building which existed at 20 Stuart Street on June 2, 1986 shall only be Used as a Semi-Detached Dwelling.

5.1.3.2.3 **R.1B-3**  
117 Elizabeth St.  
As shown on Defined Area Map Number 46 of Schedule “A” of this *By-law.*

Regulations

Minimum Lot Frontage – 9 metres

Minimum Front Yard – 3 metres

Minimum Side Yards  
Interior - 0.6 metres  
Exterior - 1.5 metres for 1 to 2 Storeys  
2.4 metres for over 2 Storeys

Minimum Length of Driveway  
12 metres measured from the Elizabeth Street Street Line.

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.

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.

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.

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.

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

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

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

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:

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.
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:

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.

5.1.3.2.17  
**R.1B-17**
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
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

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.

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.

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.

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.

### 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

### 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

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.

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.

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.

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.

5.1.3.2.30 **R.1B-30**
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.

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.

5.1.3.2.31.2  Deleted by By-law (2004)-17353

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
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*.

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*. 
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.

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.

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.

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.

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.

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.

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

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.

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.

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 20035 5.1.3.2.47 R.1B-47
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.

5.1.3.2.47.2.10 Holding Provision
Deleted by By-law (2016)-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.

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

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.

5.1.3.2.49.5 **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**.

5.1.3.2.49.6 **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

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.

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.

5.1.3.3.4 R.1C-4 Deleted by By-law (2003)-17187

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
5.1.3.5.2 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:

5.1.3.5.2.1 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.

5.1.3.5.2.2 Minimum Exterior Side Yard – 4.5 metres.

5.1.3.5.2.3 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.

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

5.1.3.6.2 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:

5.1.3.6.2.1 Minimum Lot Area – 355 m².

5.1.3.6.2.2 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.

5.1.3.6.2.3 Minimum Exterior Side Yard – 4.5 metres.

5.1.3.6.2.4 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.
As shown in Defined Area Map Number 5 of Schedule “A” of this By-law.

Regulations

Minimum Lot Area – 334.28 m².

As shown on Defined Area Map Number 41 of Schedule “A” of this By-law.

Regulations

Minimum Lot Frontage – 10 metres.

Minimum Front Yard
In accordance with Row 6 of Table 5.1.2 and the following:

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.

Deleted by By-law (2003)-17187

As shown on Defined Area Map Number 30 of Schedule “A” of this By-law.

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

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

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.

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.

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.

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.

5.1.3.3.13.1.9 **Temporary Use Provision**
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.

---

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 attachedGarageis not provided, oneSide Yardshall have a minimum dimension of 3 metres and the otherSide Yardshall be 0.6 metres.

5.1.3.3.14.2.6 Minimum Rear Yard

The minimum Rear Yardshall 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 toPorchesin Front Yards and Exterior Side Yards:

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

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.

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.

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.

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.

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

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-
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

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

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.

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.

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.

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**.

---

5.1.3.25  
**R.1C-25**  
As shown on Defined Area Map Number 62 of Schedule “A” if this **By-law**.

5.1.3.25.1  
**Permitted Uses**  
In accordance with the **Uses** permitted in Section 5.1.1 of Zoning **By-law** (1995)-14864, as amended.

5.1.3.25.2  
**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:

5.1.3.25.2.1  
**Minimum Front Yard Setback**  
9 metres

---

5.1.3.26  
**R.1C-26**  
1159 Victoria Road South  
As shown on Defined Area Map Number 74 of Schedule “A” of this **By-law**.

5.1.3.26.1  
**Permitted Uses**  
In accordance with Section 5.1.1 of the **By-law**.

5.1.3.26.2  
**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 360 m².

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**.
5.1.3.3.3.1 **R.1C-31**
127 Cityview Drive North
As shown on Defined Area Map Number 57 of Schedule “A” of this *By-law*.

5.1.3.3.3.1.1 Regulations
In accordance with the provisions of Section 4 (General Provisions), Section 5.1.2 and Table 5.1.2 (Single Detached Dwellings) of *By-law* Number (1995)-14864, as amended, with the following exception and addition:

5.1.3.3.3.1.1 Minimum *Lot Frontage*
Despite Table 5.1.2, Row 4 of the By-law, the minimum *Lot Frontage* shall be 11.43 metres.
5.1.3.4 **RESTRICTED DEFINED R.1D AREAS – SPECIALIZED R.1D ZONES**

15658 5.1.3.4.1 **R.1D-1**

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 18235 5.1.3.4.2.2.1 Deleted by *By-law* (2007)-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 16170 5.1.3.4.3 **R.1D-3**
As shown on Defined Area Map Numbers 42 and 56 of Schedule “A” of 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**.

5.1.3.4.4 **R.1D-4**
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.

5.1.3.4.5 **R.1D-5**
Deleted by **By-law** (2003)-17187

5.1.3.4.6 **R.1D-6**
As shown on Defined Area Map Number 30 of Schedule “A” of this **By-
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).

15190 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.

15341 5.1.3.4.7 R.1D-7
As shown on Defined Area Map Numbers 29 and 42 of Schedule “A” of this By-law.

15341 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.

15341 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:

15341 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.

15341 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.

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.

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.

5.1.3.4.11.1.2 Minimum Front Yard
4.5 metres.

5.1.3.4.11.1.3 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 Minimum Exterior Side Yard
4.5 metres.

5.1.3.4.11.2 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.

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.
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.

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.

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.

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 5.1.1.1 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

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.

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.
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 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.

5.1.3.4.20.1.2 **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 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.

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.

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**.

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.

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

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

5.1.3.43.2.1 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.

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

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

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

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

5.1.3.44.2.2 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.

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

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

5.1.3.45.2 Regulations
In accordance with Section 5.1.2 of the By-law, with the following exceptions:
5.1.3.45.2.1 Minimum **Lot Area**
Despite Row 3, 270m²

5.1.3.45.2.2 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**.

5.1.3.45.2.3 Minimum **Exterior Side Yard**
Despite Row 6a, 2.4m and including Section 4.6 and 5.1.2.3 of the **By-law**.

5.1.3.45.2.4 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.

5.1.3.46 **R.1D-46**
170 to 178 Elizabeth Street
As shown on Defined Area Map Number 46 of Schedule “A” of this **By-law**.

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

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

5.1.3.46.2.1 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.

5.1.3.46.2.2 **Fences**
Despite table 5.1.2, Row 10, and Section 4.20, **Fences** shall not be located in the **Side Yard** between dwellings.

5.1.3.47 **R.1D-47**
As shown on Defined Area Map Number 57 of Schedule “A” of this **By-law**.

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

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.
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.

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.
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 \textit{By-law}.

5.1.3.4.51.1 \textbf{Permitted Uses}
In accordance with the \textit{Uses} permitted by Section 5.1.1 of \textit{By-law} Number (1995)-14864 as amended.

5.1.3.4.51.2 \textbf{Regulations}
In accordance with Section 5.1.2 of the \textit{By-law}, with the following exceptions and additions:

5.1.3.4.51.2.1 \textbf{Fences}
Despite Table 5.1.2, Row 10, and Section 4.20, \textit{Fences} shall not be located in the side yard between dwellings.

5.1.3.4.51.2.2 \textbf{Definition of a Lot}
In addition to the definition of a \textit{Lot} in Section 3 of \textit{By-law} (1995)-14864 as amended, that for the purposes of this \textit{Zone}, a condominium unit shall be considered a \textit{Lot}.

5.1.3.4.52 R.1D-52
19-59 Lowes Road West
As shown on Defined Area Map Number 30 of Schedule “A” of this \textit{By-law}.

5.1.3.4.52.1 \textbf{Permitted Uses}
In accordance with the \textit{Uses} permitted by Section 5.1.1 of this \textit{By-law}

5.1.3.4.52.2 \textbf{Regulations}
In accordance with the provisions of Section 4 (General Provisions), Section 5.1.2 and Table 5.1.2 (Single detached Dwellings) of the \textit{By-law}, with the following exceptions and additions:

5.1.3.4.52.2.1 \textbf{Definition of Street}
In addition to the definition of \textit{Street} in Section 3 of the \textit{By-law}, that for the purposes of the R.1D-52 \textit{Zone}, a \textit{Street} shall also include a private road within the common elements of an approved draft plan of condominium or registered plan of condominium provided that road has access to a public highway.

5.1.3.4.52.2.2 \textbf{Definition of a Lot}
In addition to the definition of a \textit{Lot} in Section 3 of the \textit{By-law}, that for the purpose of this \textit{Zone}, a vacant land condominium unit within
an approved draft plan of condominium or registered plan of condominium shall be considered a Lot.

5.1.3.4.52.2.3 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.