

**INDEX OF BY-LAWS AMENDING BY-LAW 8600**

<b><u>BY-LAW NUMBER</u></b>	<b><u>PASSED BY COUNCIL</u></b>	<b><u>O.M.B. APPROVAL/ CLERK'S DECLARATION</u></b>
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183-2002	July 8, 2002	OMB Decision/Order No. 0054, Issued Jan. 14, 2003 OMB Case No. PL020719
220-2002	August 12, 2002	February 24, 2003
249-2002	August 26, 2002	September 24, 2002
271-2002	September 11, 2002	October 10, 2002
281-2002	September 11, 2002	October 20, 2002
305-2002	October 7, 2002	November 5, 2002
313-2002	October 7, 2002	November 5, 2002
316-2002	October 21, 2002	November 22, 2002
317-2002	October 21, 2002	November 22, 2002
328-2002	October 21, 2002	November 22, 2002
342-2002	November 4, 2002	December 4, 2002
346-2002	November 18, 2002	December 13, 2002
348-2002	November 18, 2002	December 12, 2002
379-2002	December 16, 2002	January 17, 2003
395-2002	December 16, 2002	January 17, 2003
36-2003	February 3, 2003	March 4, 2003
126-2003	May 5, 2003	May 30, 2003
157-2003	June 2, 2003	July 3, 2003
167-2003	June 2, 2003	June 27, 2003
176-2003	June 16, 2003	July 14, 2003
181-1003	June 16, 2003	July 14, 2003
240-2003	July 7, 2003	August 12, 2003
241-2003	July 7, 2003	August 12, 2003
269-2003	August 11, 2003	September 15, 2003
300-2003	September 8, 2003	October 7, 2003
304-2003	September 22, 2003	October 21, 2003
305-2003	September 22, 2003	October 21, 2003
331-2003	October 6, 2003	July 21, 2004
367-2003	November 3, 2003	December 4, 2003
10-2004	January 12, 2004	January 12, 2005 OMB Order PL040143 File No. R040023 Decision/Order No. 0055
18-2004	January 19, 2004	February 11, 2004
23-2004	January 26, 2004	February 19, 2004
27-2004	January 26, 2004	February 19, 2004
39-2004	February 9, 2004	March 4, 2004
61-2004	February 23, 2004	March 17, 2004
63-2004	March 1, 2004	May 25, 2004
67-2004	March 1, 2004	March 30, 2004
68-2004	March 1, 2004	March 31, 2004
75-2004	March 8, 2004	April 1, 2004
106-2004	April 13, 2004	May 7, 2004
107-2004	April 13, 2004	May 7, 2004
110-2004	April 19, 2004	May 12, 2004
144-2004	May 17, 2004	June 11, 2004
160-2004	May 31, 2004	June 25, 2004
162-2004	May 31, 2004	June 25, 2004
167-2004	June 7, 2004	July 2, 2004
176-2004	June 7, 2004	July 6, 2004

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183-2004	June 14, 2004	July 8, 2004
206-2004	June 29, 2004	July 23, 2004
213-2004	July 12, 2004	August 12, 2004
235-2004	July 26, 2004	August 24, 2004
246-2004	July 26, 2004	August 24, 2004
256-2004	August 9, 2004	September 8, 2004
287-2004	August 30, 2004	September 29, 2004
305-2004	September 13, 2004	October 7, 2004
333-2004	October 12, 2004	November 9, 2004
335-2004	October 12, 2004	November 9, 2004
347-2004	October 25, 2004	November 18, 2004
375-2004	November 22, 2004	December 21, 2004
399-2004	December 13, 2004	January 7, 2005
401-2004	December 13, 2004	January 7, 2005
1-2005	January 4, 2005	January 28, 2005
14-2005	January 24, 2005	February 18, 2005
24-2005	February 14, 2005	March 9, 2005
46-2005	February 21, 2005	March 23, 2005
121-2005	May 16, 2005	June 14, 2005
123-2005	May 16, 2005	OMB Case No. PL050578 OMB File No. R050119 OMB Decision/Order No. 2619 Issued October 4, 2005
135-2005	May 30, 2005	June 28, 2005
150-2005	June 6, 2005	July 12, 2005
193-2005	July 25, 2005	August 24, 2005
212-2005	August 22, 2005	September 22, 2005
248-2005	October 11, 2005	October 11, 2005
249-2005	October 11, 2005	November 8, 2005
261-2005	November 1, 2005	November 30, 2005
266-2005	November 7, 2005	December 8, 2005
57-2006	March 27, 2006	April 20, 2006
87-2006	May 8, 2006	June 6, 2006
101-2006	May 23, 2006	June 15, 2006
111-2006	June 12, 2006	July 11, 2006
324-2004	Sept. 27, 2004	June 13, 2006 OMB Decision/Order 1695
327-2004	Oct. 4, 2004	June 13, 2006 OMB Decision/Order 1695
141-2006	July 24, 2006	August 24, 2006
142-2006	July 24, 2006	August 24, 2006
170-2005	July 11, 2005	August 23, 2006 by OMB Decision/Order 2383
156-2006	August 21, 2006	September 19, 2006
178-2006	September 25, 2006	October 19, 2006
184-2006	October 2, 2006	November 1, 2006
204-2006	October 30, 2006	November 30, 2006
217-2006	November 6, 2006	November 30, 2006
223-2006	November 20 2006	December 28, 2006
232-2006	December 18, 2006	January 18, 2007

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30-2007	February 12, 2007	March 8, 2007
37-2007	February 26, 2007	March 27, 2007
56-2007	April 10, 2007	May 8, 2007
57-2007	April 10, 2007	May 8, 2007
69-2007	April 30, 2007	May 29, 2007
86-2007	May 7, 2007	May 31, 2007
96-2007	May 22, 2007	June 19, 2007
99-2007	May 28, 2007	May 28, 2007
129-2007	July 3, 2007	August 2, 2007
130-2007	July 3, 2007	August 2, 2007
135-2007	July 16, 2007	August 9, 2007
166-2007	September 4, 2007	October 5, 2007
167-2007	September 4, 2007	October 2, 2007
182-2007	October 1, 2007	November 1, 2007
183-2007	October 1, 2007	November 1, 2007
221-2007	November 13, 2007	December 6, 2007
160-2007	August 27, 2007	OMB Order PL070810, Dismissed Appeal – Dec. 19/07
45-2008	March 25, 2008	April 24, 2008
61-2008	April 14, 2008	May 15, 2008
156-2008	August 26, 2008	OMB Order PL080534 – Issued Aug. 26, 2008
154-2008	September 2, 2008	September 30, 2008
180-2008		OMB Order PL050845 – Issued July 10, 2008
181-2008	October 6, 2008	October 30, 2008
182-2008	October 6, 2008	October 30, 2008
190-2008	October 27, 2008	November 20, 2008
205-2008	November 17, 2008	December 11, 2008
63-2008	April 14, 2008	December 12, 2008
17-2009	January 26, 2009	March 3, 2009
19-2009	January 26, 2009	March 3, 2009
55-2009	March 20, 2009 (Pursuant to OMB Order PL060595)	OMB Order PL060595 Issued May 27, 2008.
52-2009	March 23, 2009	July 29, 2009
64-2009	April 6, 2009	August 10, 2009
65-2009	April 6, 2009	August 10, 2009
88-2009	May 25, 2009	July 27, 2009
90-2009	May 25, 2009	July 27, 2009
97-2009	June 15, 2009	July 27, 2009
104-2009	June 22, 2009	July 27, 2009
113-2009	July 13, 2009	August 11, 2009
117-2009	July 27, 2009	August 24, 2009
119-2009	July 27, 2009	August 26, 2009
130-2009	August 24, 2009	September 24, 2009
49-2009	March 23, 2009	OMB Order PL090386 Issued November 5, 2009
162-2009	October 26, 2009	November 25, 2009
169-2009	November 9, 2009	December 4, 2009

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110-2009	June 29, 2009	OMB Order PL090722 Issued Nov. 20, 2009 <b>(As Amended)</b> by OMB Order PL090722 Issued Dec. 4, 2009
181-2009	December 7, 2009	December 30, 2009
8-2010	January 11, 2010	February 5, 2010
9-2010	January 11, 2010	February 5, 2010
10-2010	January 11, 2010	February 5, 2010
11-2010	January 11, 2010	February 5, 2010
24-2010	February 1, 2010	March 2, 2010
28-2010	February 22, 2010	March 23, 2010
30-2010	February 22, 2010	March 23, 2010
31-2010	February 22, 2010	March 23, 2010
39-2010	March 1, 2010	March 26, 2010
43-2010	March 8, 2010	OMB Order PL00385 Issued March 29, 2011
51-2010	March 22, 2010	April 14, 2010
71-2010	May 3, 2010	June 1, 2010
80-2010	May 10, 2010	June 3, 2010
85-2010	April 28, 2010	OMB Order PL091089 Issued April 28, 2010
98-2010	June 14, 2010	June 14, 2010
116-2010	July 26, 2010	August 25, 2010
126-2010	August 9, 2010	September 15, 2010
127-2010	August 9, 2010	September 15, 2010
132-2010	August 23, 2010	September 22, 2010
133-2010	August 23, 2010	September 22, 2010
134-2010	August 23, 2010	September 22, 2010
137-2010	August 23, 2010	September 22, 2010
166-2010	October 18, 2010	October 18, 2010
153-2010	September 27, 2010	October 28, 2010
164-2010	October 18, 2010	November 17, 2010
18-2011	January 31, 2011	March 1, 2011
27-2011	February 7, 2011	March 4, 2011
24-2011	February 7, 2011	March 4, 2011
28-2011	February 7, 2011	March 9, 2011
80-2011	May 3, 2011	May 26, 2011
125-2011	June 20, 2011	July 21, 2011
126-2011	June 20, 2011	July 21, 2011
69-2010	May 3, 2010	OMB Order PL100599 Issued July 21, 2011
132-2011	July 4, 2011	August 5, 2011
157-2011	September 6, 2011	October 4, 2011
165-2011	September 19, 2011	October 20, 2011
174-2011	October 3, 2011	October 26, 2011
190-2011	November 7, 2011	November 7, 2011
118-2011	June 20, 2011	December 13, 2011
208-2011	November 21, 2011	December 20, 2011
16-2012	January 23, 2012	February 22, 2012
27-2012	March 5, 2012	March 30, 2012

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30-2012	March 5, 2012	OMB Order PL120367 issued July 4/2012 & Amending Order PL120367 issued July 18/2012
37-2012	April 2, 2012	April 2, 2012
53-2012	May 8, 2012	June 1, 2012
88-2012	July 9, 2012	August 8, 2012
115-2012	August 7, 2012	August 7, 2012
110-2012	August 7, 2012	September 5, 2012
122-2012	August 27, 2012	September 25, 2012
126-2012	August 27, 2012	September 25, 2012
129-2012	September 4, 2012	October 2, 2012
24-2009	January 26, 2009	OMB Order PL090206 Issued October 19, 2012
30-2009	January 26, 2009	OMB Order PL090206 Issued October 19, 2012
151-2012	October 15, 2012	November 7, 2012
163-2012	November 5, 2012	November 29, 2012
177-2012	December 3, 2012	December 28, 2012
178-2012	December 3, 2012	December 28, 2012
179-2012	December 3, 2012	December 28, 2012
31-2013	March 4, 2013	March 28, 2013
41-2013	March 8, 2013	April 2, 2013
56-2013	April 22, 2013	May 16, 2013
79-2013	May 27, 2013	June 19, 2013
154-2013	Oct. 7, 2013	Nov. 13, 2013
158-2013	Oct. 7, 2013	Nov. 13, 2013
198-2013	Assigned for Record Keeping Purposes	OMB Order PL120984 Issued November 26, 2013 & Order PL120984 Issued March 6, 2013
1-2014	January 6, 2014	February 4, 2014
6-2014	January 20, 2014	February 13, 2014
45-2014	March 17, 2014	April 15, 2014
48-2014	March 17, 2014	April 15, 2014
76-2014	April 28, 2014	May 27, 2014
77-2014	April 28, 2014	May 27, 2014
102-2014	June 9, 2014	July 9, 2014
103-2014	June 9, 2014	July 9, 2014
114-2014	June 30, 2014	July 31, 2014
128-2014	July 21, 2014	August 19, 2014
154-2014	August 25, 2014	Sept. 19, 2014
175-2014	October 6, 2014	October 31, 2014
172-2014	October 6, 2014	November 5, 2014
9-2015	February 2, 2015	March 3, 2015
13-2015	February 2, 2015	March 3, 2015
18-2015	February 2, 2015	March 4, 2015
53-2015	May 4, 2015	June 2, 2015
55-2015	May 4, 2015	June 2, 2015
59-2015	May 4, 2015	June 2, 2015
176-2014	October 6, 2014	OMB Order PL140156 Issued June 11, 2015 and OMB Order PL140156 Issued Sept. 12, 2014

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77-2015	June 1, 2015	June 23, 2015
79-2015	June 1, 2015	June 24, 2015
74-2015	June 1, 2015	June 30, 2015
76-2015	June 1, 2015	June 30, 2015
105-2015	August 4, 2015	August 27, 2015
121-2015	September 8, 2015	October 6, 2015
131-2015	September 21, 2015	October 16, 2015
144-2015	October 5, 2015	November 6, 2015
172-2015	December 7, 2015	January 5, 2016
179-2015	December 7, 2015	January 6, 2016
1-2016	January 4, 2016	January 28, 2016
21-2016	February 1, 2016	February 25, 2016
36-2016	March 29, 2016	April 26, 2016
50-2016	April 18, 2016	May 18, 2016
51-2016	April 18, 2016	May 18, 2016
78-2016	June 7, 2016	July 5, 2016
99-2016	July 4, 2016	August 15, 2016
120-2016	August 2, 2016	September 19, 2016
129-2016	August 22, 2016	September 19, 2016

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**METRIC CONVERSION CHART \***

<u>METRES</u>	<u>FEET</u>	<u>SQ. METRES</u>	<u>SQ. FEET</u>	<u>HECTARE</u>	<u>ACRES</u>
0.15	0.5	10.0	107.6	0.5	1.2
0.3	1.0	13.5	145.3	1.0	2.5
0.5	1.6	15.0	161.5	2.3	5.7
0.6	2.0	18.0	193.8		
1.2	3.9	20.0	215.3		
1.5	4.9	22.0	236.8		
2.0	6.6	30.0	322.9		
2.2	7.2	34.5	371.4		
2.5	8.2	36.0	387.5		
2.6	8.5	40.0	430.5	<b><u>UNITS PER</u></b>	
3.0	9.8	55.0	592.0	<b><u>HECTARE</u></b>	<b><u>ACRE</u></b>
3.5	11.5	65.0	699.7	100	40.5
4.0	13.1	85.0	915.0	150	60.7
4.5	14.8	90.0	968.8	180	72.9
5.5	18.0	100.0	1,076.4	230	93.1
6.0	19.7	180.0	1,937.6	280	113.4
7.5	24.6	225.0	2,422.0	330	133.6
8.0	26.2	250.0	2,691.1		
8.5	27.9	275.0	2,960.2		
9.0	29.5	330.0	3,552.2	<b><u>KILOGRAMS</u></b>	<b><u>POUNDS</u></b>
10.0	32.8	370.0	3,982.8		
12.0	39.4	400.0	4,305.7	50.0	110.2
14.0	45.9	460.0	4,951.6	3,000.0	6,613.7
15.0	49.2	500.0	5,382.1		
18.0	59.1	550.0	5,920.3		
20.0	65.6	650.0	6,996.8		
21.0	68.9	700.0	7,535.0		
23.0	75.5	900.0	9,687.8		
24.0	78.7	1,000.0	10,764.3		
27.0	88.6	1,300.0	13,993.5		
30.0	98.4	1,850.0	19,913.9		
34.0	111.5	2,250.0	24,219.6		
35.0	114.8	2,700.0	29,063.5		
40.0	131.2	3,000.0	32,292.8		
45.0	147.6	4,100.0	44,133.5		
50.0	164.0	4,900.0	52,744.9		
55.0	180.4	5,200.0	55,974.2		
60.0	196.9	14,000.0	150,699.7		
90.0	295.3				
120.0	373.7				
177.0	580.7				
240.0	787.4				
300.0	984.3				

\*All conversions are to the nearest one tenth decimal and are for comparison purposes only.  
For the purposes of this by-law all regulations are interpreted solely on the basis of the metric figures.

**B I L L**

**NO.104**

**1986**

**BY-LAW NO. 8600**

**A BY-LAW TO ZONE CERTAIN LANDS WITHIN THE LIMITS OF THE CORPORATION OF THE CITY OF WINDSOR**

Passed the 31st day of March, 1986

**WHEREAS** Section 34 of the Planning Act, 1983 provides that councils of local municipalities may pass zoning by-laws for the following purposes:

For prohibiting the use of land, for or except for such purposes as may be set out in the by-law within the municipality or within any defined area or areas or abutting on any defined highway or part of a highway;

For prohibiting the erection of any class or classes of buildings or structures on land that is subject to flooding or on land with steep slopes, or that is rocky, low-lying, marshy or unstable;

For regulating the type of construction and the height, bulk, location, size, floor area, spacing, character and use of buildings or structures to be erected or located within the municipality or within any defined highway or part of a highway, and the minimum frontage and depth of the parcel of land and the proportion of the area thereof that any building or structure may occupy;

For regulating the minimum elevation of doors, windows or other openings in buildings or structures or in any class or classes of buildings or structures to be erected or located within the municipality or within any defined area or areas of the municipality; and

For requiring the owners or occupants of buildings or other structures to be erected or used for a purpose named in the by-law to provide and maintain loading or parking facilities on land that is not part of a highway;

**AND WHEREAS** Section 35 of The Planning Act, 1983 provides that councils of local municipalities may incorporate holding provisions in a zoning by-law passed under Section 34 of The Planning Act, 1983;

**AND WHEREAS** Section 36 of The Planning Act, 1983 provides that councils of local municipalities may authorize increases in the height and density of development in return for the provision of certain facilities, services or matters as set out in a zoning by-law passed under Section 34 of The Planning Act, 1983;

**AND WHEREAS** Section 38 of The Planning Act, 1983 provides that councils of local municipalities may authorize the temporary use of land, buildings or structures in a zoning by-law passed under Section 34 of The Planning Act, 1983;

**AND WHEREAS** Section 66 of The Planning Act, 1983 provides that every person or corporation who contravenes the provisions of this by-law is guilty of an offence and on conviction is liable to the payment of fines;

**AND WHEREAS** it is deemed expedient to enact a new zoning by-law under the provisions of The Planning Act, 1983;

**NOW THEREFORE** the Municipal Council of The Corporation of the City of Windsor enacts as follows:

**SECTION 1 – ADMINISTRATION**

(AMENDED by B/L 327-2004, approved by OMB Decision/Order 1695, issued June 13, 2006; DELETED & REPLACED by B/L 31-2013, March 28, 2013)

**1.1 TITLE**

- .1 This By-law may be cited as “The City of Windsor Zoning By-law” or “Zoning By-law 8600”.

**1.5 PURPOSE AND INTENT**

- .1 This By-law regulates the use of land, the bulk, height, location, erection and use of buildings and structures, the provision of parking, loading and other associated matters in the City of Windsor.

**1.10 ADMINISTRATION**

- .1 This By-law shall be administered by the City Planner or their designate.

**1.20 INTERPRETATION**

- .1 **SEQUENCE** - The chapters, sections, regulations and provisions in this By-law intentionally do not follow in consecutive numerical sequence in order to reserve space for the placement of future enactments. Reference should be made to the Table of Contents to determine the intended numerical sequence of the provisions of this By-law.
- .3 **SCHEDULES** – The following schedules together with all notations, references and other information shown thereon form part of this by-law:
  - .1 Schedule ‘A’ - Zoning District Maps
- .5 **METRIC** - All regulations are interpreted solely on the basis of metric figures.
- .10 **ZONING CLASSIFICATION** – Any reference made to a zoning classification may be identified by the zoning symbol consisting of letters and a number as listed below:

<b>Zoning Classification</b>	<b>Zoning Symbol</b>	<b>Section</b>
Development Reserve Districts	DRD1.	8
Green Districts 1.	GD1.	9
Residential Districts 1.	RD1.	10
Residential District 2.	RD2.	11
Residential Districts 3.	RD3.	12
Institutional Districts 1.	ID1.	13
Commercial Districts 1.	CD1.	14
Commercial Districts 2.	CD2.	15
Commercial Districts 3.	CD3.	16
Commercial Districts 4.	CD4.	17
Manufacturing Districts 1.	MD1.	18
Manufacturing Districts 2.	MD2.	19

- .15 **ZONING DISTRICT** – A zoning classification may be subdivided into one or more zoning districts. The zoning district shall be designated by the zoning symbol of the zoning classification together with a number. For example RD1.1.
- .20 **LOT DIVIDED INTO MORE THAN ONE ZONING DISTRICT** – If a lot is divided into more than one zoning district, the regulations for each zoning district apply only to the portion of the lot within that zoning district.
- .25 **ZONING DISTRICT MAP** – The extent and boundaries of the zoning districts are shown on zoning district maps attached as Schedule ‘A’.
- .30 **ZONING DISTRICT BOUNDARY** – In determining the location of the boundary of a zoning district the following apply:
  - .1 Where a zoning district boundary follows a highway, such boundary is deemed to follow the centre line of the highway.
  - .2 Where a zoning district boundary follows a railway right-of-way, Such boundary is deemed to follow the centre line of the railway Right-of-way, unless specifically otherwise indicated on the zoning district map.
  - .3 Where a zoning district boundary follows a closed alley and the closed ally has been acquired by an abutting property owner, such boundary is deemed to follow the lot line of the parcel acquired by the abutting property owner.
  - .4 Where a zoning district boundary follows the shoreline of the Detroit River, such boundary is deemed to follow the boundary of the Province of Ontario on the Detroit River.
  - .5 Where a zoning district boundary is shown as approximately following a lot line, such boundary is deemed to follow the lot line.
  - .6 Where a zoning district boundary is without dimensions and does not follow the boundary of a lot, such boundary is determined by use of the scale indicated on the zoning district map.
- .35 **SPECIFIC ZONING EXCEPTION** - In addition to the zoning district, an area on the zoning district maps may be delineated by a broken line and identified by a specific zoning exception symbol – S.20, a subsection – (1), (2) or (3), and a paragraph of subsection (1), (2) or (3) of Section 20. For example S. 20(1)275 identifies that the area is subject to the provisions of paragraph 275 of subsection (1) of Section 20.

An area so identified shall be subject to the provisions of the zoning district, the specific zoning exception as identified by the paragraph of subsection (1), (2) or (3) of Section 20 and all other applicable provisions of this by-law.

Where an additional use is permitted under Sections 20(1), 20(2) or 20(3), any use accessory, excluding an outdoor storage yard except where permitted within the zoning district or specific zoning exception, shall also be permitted subject to the provisions of the zoning district, specific zoning exceptions and any other provisions of this by-law applicable to such accessory use.

### **1.30 OFFENCES**

- .1 No person shall, within the limits of The Corporation of the City of Windsor, as shown on Schedule 'A', use any land or erect, locate or use any building or other structure except for such purposes or uses as are set out in this by-law and in accordance with the regulations of this by-law.

### **1.40 PENALTIES**

- .1 Every person who contravenes any provision of this by-law and, if the person is a corporation, every director or officer of the Corporation who knowingly concurs in the contravention, is guilty of an offence and on conviction is liable,
  - .1 on a first conviction to a fine of not more than \$25,000.00; and,
  - .2 on a subsequent conviction, to a fine of not more than \$10,000.00 for each day, or part thereof, upon which the contravention has continued after the day on which the person was first convicted.
- .2 Where a corporation is convicted under this Section, the maximum penalty that may be imposed is,
  - .1 on a first conviction a fine of not more than \$50,000; and,
  - .2 on a subsequent conviction, a fine of not more than \$25,000 for each day, or part thereof, upon which the contravention has continued after the day on which the corporation was first convicted.

And not as provided in Section 1.40.1.

**SECTION 2 - ZONING DISTRICTS**

(AMENDED by B/L 8988, May 19/97; B/L 9100, Aug. 17/87; B/L 11875 OMB Order R940355, Oct. 3/95; B/L 11876 OMB Order R940356, Sept. 11/95; B/L 13079, Oct.3/97; B/L 13079, Oct.3/97; B/L 12602, June 17/96; B/L 9017, June 8/87; AND DELETED & REPLACED by B/L 31-2013, March 28, 2013).

**SECTION 3 - ZONING DISTRICT MAPS AND ZONING DISTRICT BOUNDARIES**

(AMENDED by By-law 227-2002, Approved by OMB Decision/Order No. 1013, July 24, 2003; OMB Decision/Order No. 1011, July 24, 2003 and OMB Decision/Order No. 1067, August 1, 2003, OMB File No. R020192, Case No. PL020829 AND DELETED & REPLACED By B/L 31-2013, March 28, 2013)

**SECTION 4 - OFFENCES**

(DELETED & REPLACED by B/L 31-2013, March 28, 2013)

**SECTION 5 - PENALTIES**

(AMENDED by B/L 274-1998, October 2<sup>nd</sup>, 1998; DELETED & REPLACED by B/L 31-2013 March 28/2013)

**SECTION 6 - ADMINISTRATION**

(AMENDED by B/L 327-2004, approved by OMB Decision/Order 1695, issued June 13, 2006 AND DELETED & REPLACED by B/L 31-2013, March 28, 2013)

**SECTION 7 - DEFINITIONS**

(Clause (i) DELETED by B/L 9411, June 6, 1988; AMENDED by B/L 10473, Nov. 5/1990; REPEALED  
And AMENDED by B/L 363-2002, Dec. 31, 2001

In this by-law:

- (1) **"Access Area"** means a driveway which connects any one (1) or more of the following to a street or alley: an outdoor storage yard, building or other structure, parking area.
- (1a) **"Access Ramp"** means that part of a collector aisle that has a slope of greater than 12.0 degrees from the horizontal plane and that provides motor vehicle egress from the parking garage. [ZNG/4249] (ADDED by B/L 18-2015 March 4, 2015)
- (2) **"Accessory Building"** means a completely detached building used for an accessory use of the lot.
- (3) **"Accessory Use"** means a use which is customarily incidental, subordinate and exclusively devoted to the main use and is carried on with such main use on the same lot.
- (3a) **"ADULT ENTERTAINMENT PARLOUR"** means any premises or part thereof in which is provided in pursuance of a trade, calling, business or occupation, services appealing to or services designed to appeal to erotic or sexual appetites or inclinations.

For the purposes of this subsection, the following shall apply:

- (a) **"Provided"** means furnished, performed, solicited or given such services;
- (b) **"Services"** means activities, facilities, performances, exhibitions, viewings and encounters;
- (c) **"Services appealing to or services designed to appeal to erotic or sexual appetites or inclinations"** means the following:
  - (i) Services of which a principal feature or characteristic is the nudity or partial nudity of any person. For the purposes of this paragraph "partial nudity" shall mean less than completely and opaquely covered:
    - 1. Human genitals or human pubic region;
    - 2. Human buttocks; or
    - 3. Female breast below a point immediately above the top of the areola.
  - (ii) Services in respect of which the word "nude", "naked", "topless", "bottomless", "sexy" or any word of any picture, symbol or representation having like meaning or implication is used in any advertisement.
- (d) **"Premises"** means a restaurant, tavern, hotel, motel, place of entertainment or recreation or any building or part thereof (ADDED by B/L 8943, April 13, 1987)
- (4) **"Agricultural Use"** means the use of land or buildings or other structures for the growing of any one (1) or more of the following: field crops, vegetables, fruits, flowers and nursery products.
- (4a) **"Airport Operating Area"** means all lands subject to Windsor Airport Zoning Regulations pursuant to Section 5.4 of the Aeronautics Act of Canada. (Added by B/L 266-2005, Dec. 8, 2005)
- (5) **"Alley"** means a highway having a maximum width of less than seven (7) metres.
- (6) **"Amenity Area"** means a landscaped open space yard or an recreational facility as an accessory use to a dwelling or a dwelling unit located on the same lot therewith. (AMENDED by B/L9057, July 7/1987)

- (6a) **“Ancillary Use”** means a use, other than an accessory use, which complements or otherwise provides a service to the main uses of the zoning district in which it is located.  
(ADDED by B/L 168-2002, July 18<sup>th</sup>, 2002)
- (6b) **“Architectural Feature”** means the projection of belt courses, chimneys, cornices, eaves, ledges, window sills and similar architectural features and replacement residential exterior cladding. [ZNG.4549] (ADDED by B/L 179-2015, Jan. 6, 2016)
- (7) **"Automobile"** means a motor vehicle having a maximum gross vehicle weight of three thousand (3000) kilograms, but does not include the following: combination trucks or vehicles of the tractor trailer or semi-trailer type; construction equipment; farm tractors; any other motorized farm implements and buses. (AMENDED by B/L 12829, Mar.17/1997)
- (8) **"Automatic Car Wash"** means a building or part thereof where motor vehicles are washed in whole or in part automatically by programmed mechanical equipment.  
(AMENDED by B/L 8614, June 23/1986)
- (9) **"Automobile Repair Garage"** means a building or part thereof in which the main use is any one (1) or more of the following automobile service or repair activities:
- (a) the replacement of anti-freeze, oil, grease, filters, drive belts, wiper blades, lights, shock absorbers, exhaust systems, hoses, brakes;
  - (b) the inflation, balancing, changing or repair of tires;
  - (c) the charging or replacement of batteries; or
  - (d) electrical repairs and ignition tune-ups; carburetor adjustment; transmission adjustment;
- and may include, in combination therewith, one (1) retail store for the sale of any one (1) or more of the following goods: antifreeze; batteries and other electrical or ignition parts; brake components, carburetor parts; drive belts; exhaust systems; filters; grease; hoses; lights; oil; shock absorbers; spark plugs; transmission fluid; tires; wiper blades.  
(AMENDED by B/L 8614, June 23, 1986).
- (e) one or more of the following automobile detailing services:
    - (1) Interior cleaning, upholstery shampooing,
    - (2) Manual washing and waxing (not including a coin-operated or automatic car wash unless otherwise permitted by this by-law);
    - (3) Minor cosmetic repairs;
- (ADDED by B/L 11614, Nov. 1/1993)
- (9a) **“Automobile Sales Lot”** means a lot, and, may include a building or part thereof, used for the sale, lease or rental of automobiles. (ADDED by B/L 370-2001, Nov. 15<sup>th</sup>, 2001)
- (10) (AMENDED by B/L 9882, July 31, 1989 AND DELETED by B/L 142-2006, August 24, 2006)
- (11) **"Bake Shop"** means a retail store for the sale of bakery products and which may have a bakery in combination therewith as an accessory use provided that all products made in the bakery are sold exclusively in the bake shop.
- (12) **"Bakery"** means a building or part thereof used for the production of any one (1) or more of the following: breads; biscuits; cakes; pastries; crackers; any other bakery products of which flour or meal is the main ingredient. (AMENDED by B/L 8614, June 23/1986)
- (13) **"Basement"** means a storey, which is partially below grade, where the vertical distance from the grade to the floor is equal to or less than the vertical distance from the grade to the ceiling next above.

- (13a) **"Billiard Hall"** means any building or part thereof where a minimum of two (2) of the following are provided and maintained for public use: billiard table; pool table; bagatelle table; any combination thereof. (ADDED by B/L 10993, May 4/1992)
- (14) **"Bingo Hall"** means a building or part thereof used as a main use for the operation of bingo lotteries.
- (15) **"Building"** means a structure, consisting of a wall, roof and floor, or any one (1) or more of them, or a structural system serving the function thereof, including all the works, fixtures and service systems appurtenant thereto, but does not include the following: patio; fences; parking, loading and access areas; parking spaces; driveways; signs as defined by the City of Windsor Sign By-law Number 7750 as the same may be amended from time to time. (AMENDED by B/L 9057, July 7/1987)
- (16) (DELETED by B/L 164-2010, Nov. 17, 2010)
- (17) **"Building Height"** means:
- (a) For any building or part of any building with a flat roof or a roof having a slope of less than 20.0 degrees, the vertical distance between the grade and the highest point of the roof;
  - (b) For a main building or that part of a main building with any other roof, the vertical distance between the grade and the mid-point between the lowest eaves and the highest point of the roof;
  - (c) For an accessory building or that part of an accessory building with any other roof, the vertical distance between the grade and the highest point of the roof. [ZNG/4249]"
- (AMENDED by B/L 10358, July 16/1990; B/L 167-2003, June 27, 2003; B/L 18-2015, March 4, 2015)
- (17a) **"Building Materials Recycling Centre"** means a retail and/or wholesale store for the sale of salvaged building products, in combination with a building or part thereof used for the following salvaging activities: collection; sorting; reconditioning and repackaging of salvaged building products, exclusively for the sale of such products in the store. All salvaging activities take place entirely within a building. Products and materials are stored entirely within a building, or, where permitted by this by-law, in an outdoor storage yard. (ADDED by B/L 142-2006, August 24, 2006)
- (17b) **"Building Setback"** means the horizontal distance measured at right angles from a lot line to the closest wall of any building or structure on the same lot. (ADDED by B/L 11093, July 20/1992 AND AMENDED by B/L 142-2006, August 24, 2006)
- (17c) **"Business Improvement Area"** means a geographically delineated area designated by City of Windsor By-law as an improvement area for the purposes of area beautification, maintenance and promotion under the direction of a board of management. (ADDED by B/L 269-2003, Sept. 15/2003 AND AMENDED by B/L 142-2006, August 24, 2006)
- (18) **"Business Office"** means an office of any one (1) or more of the following: a commercial or industrial business; a professional person; a government; a non-profit association. A business office does not include a financial, medical or veterinary office.
- (19) **"Caretaker's Residence"** means one (1) dwelling unit having a maximum net floor area of forty-two (42) square metres, which is an accessory use to a non-residential main use and is used for the accommodation of one (1) caretaker, supervisor or watchman for the protection and care of the land, building or other structure on the lot. A caretaker's residence is not a permitted use unless specifically permitted in the zoning district. (AMENDED by B/L 10358, July 16, 1990)
- (20) **"Carnival"** means a lot or part thereof temporarily used for the operation of mechanical rides and games of skill or chance, as main uses, and may also include refreshment stands and other entertainment facilities as accessory uses.
- (21) **"Carport"** means an accessory building or part of a main building that covers a parking space and that is completely open on at least two sides. [ZNG/4249] (AMENDED by B/L 18-2015, March 4, 2015)

- (22) **"Cellar"** means any part of a building where the vertical distance from the grade to the floor is greater than the vertical distance from the grade to the ceiling next above.
- (22a) **"Chief Building Official"** means the Chief Building Official appointed under the Building Code Act, 1992, S.O. 1992, c. 23. (ADDED by B/L 164-2010, Nov. 17, 2010)
- (23) **"Church"** means a building or part thereof used for religious worship and includes churches, synagogues, temples and mosques.
- (23a) **"Church Hall"** means a public hall within a church  
(ADDED by B/L 33-2001, October 23, 2001 , OMB Decision/Order No. 1716 , OMB Case No. PL010233  
AND AMENDED by B/L 164-2010, Nov. 17, 2010)
- (24) **"City of Windsor"** means The Corporation of the City of Windsor.
- (25) **"Club"** means a building or part thereof used exclusively by a chartered non-profit organization for a social, cultural, recreational, philanthropic or patriotic purpose.
- (26) **"Coin-Operated Car Wash"** means a building or part thereof where motor vehicles are washed manually with the aid of a high-pressure water hose controlled by a metered, coin-operated water dispensing system.
- (27) **"Collector Aisle"** means an unobstructed part of a parking area that provides direct access to a parking aisle. [ZNG/4249] (Amended By B/L 18-2015, March 4, 2015)
- (28) **"Collision Shop"** means a building or part thereof used for any one (l) or more of the following automobile service and repair activities:
- (a) body restoration and structural reconstruction;
  - (b) painting and the application of body rust inhibitors; or
  - (c) general refurbishing and reconditioning.
- (29) **"Combined Use Building"** means a building having, as main uses, both a dwelling unit and a non-residential use.
- (30) **"Commercial School"** means a school where instruction is given for hire.
- (30a) **"Community Garden"** means a single or common plot of land or land subdivided into individual plots for the growing of fruits, vegetables or flowers collectively by a group of people primarily for non-commercial purposes. [ZNG/4046]  
(ADDED by B/L 48-2014, April 15/2014)
- (31) **"Confectionary"** means a building or part thereof used for the production of confections.  
(ADDED by B/L 8614, June 23/1986)
- (32) **"Confectioner's Shop"** means a retail store for the sale of confections and which may have a confectionery in combination therewith as an accessory use provided that all products produced in the confectionery are sold exclusively in the confectioner's shop.  
(ADDED by B/L 8614, June 23/1986)
- (33) **"Construction"** means production by means of any (1) or more of the following activities: designing, fabricating, assembly, testing or packaging, but not including stamping, forging, casting moulding, smelting, refining or extruding of any metal or metal product.  
(ADDED by B/L 8614, June 23/1986)
- (34) **"Contractor's Office"** means a combination business office and warehouse used by a general building contractor or any of the following trade contractors: door and windows; electrical; fencing; flooring; glass or glazing; heating and air conditioning; insulation; landscaping; masonry; ornamental metal; painting and decorating; plastering and drywall; plumbing; roofing; siding or cladding; swimming pools.

- (34a) **“Convenience Store”** means a retail store where a variety of both household and grocery items are offered for sale primarily to serve the day-to-day, non comparison shopping needs of residents of the surrounding neighbourhoods and may include such accessory uses as the rental of videos, an automated banking machine or depots for such items as film or postal services. (ADDED by B/L 27-2011, March 4, 2011)
- (35) **"Convent or Monastery"** means a dwelling used for the accommodation, without profit or gain, of members of a religious community or religious association and may include a church provided that the church is accessory to the convent or monastery.
- (36) **"Corner Lot"** means a lot situated at the intersection of and abutting upon two (2) or more streets, provided that the angle of intersection of at least two (2) of the intersecting streets is not more than one hundred and thirty-five (135) degrees.
- (36a) (AMENDED by B/L 9882, July 31/1989 AND DELETED by B/L 204-2006, Nov. 30, 2006)
- (36a) **“Correctional Facility”** means a building established or continued under the *Ministry of Correctional Services Act, as amended from time to time.* (AMENDED by B/L 110-2009, OMB Order PL090722, Nov. 20/2009 AS AMENDED by Order PL090722 Issued Dec. 4/2009)
- (37) **"Day Nursery"** means a day nursery as defined in the Day Nurseries Act, R.S.O.1990, c.D.2. (AMENDED by B/L 164-2010, Nov. 17, 2010)
- (37a) **“Deck”** means a structure having a floor, open to the sky, and a supporting structure below. It may include perimeter guardrails, fixed seating and vertical visual screening. A terrace shall be deemed to be a deck. (ADDED by B/L 324-1999, Dec. 1/1999)
- (38) **"Density"** means the ratio that the number of dwelling units which may be erected or maintained on a lot, according to the provisions of this by-law bears to the lot area (expressed in hectares). It is expressed as the number of dwelling units per hectare.
- (39) **"District"** means any zoning district established by this by-law.
- (40) **"Double Duplex Dwelling"** means one (1) dwelling divided into four (4) dwelling units by vertically attaching two (2) duplex dwellings.
- (40a) **“Drive-through Food Outlet”** means a retail store for the sale of prepared food to persons remaining in a motor vehicle and may also include the preparation of food sold at retail. (AMENDED by B/L 375-2004, Dec. 21, 2004)
- (41) **"Drive-through Restaurant"** means a restaurant having a drive through food outlet in combination therewith. (AMENDED by B/L 375-2004, Dec. 21, 2004)
- (42) **"Duplex Dwelling"** means one (1) dwelling divided horizontally into two (2) dwelling units.
- (43) **"Dwelling"** means a building or structure or part of a building or structure that is occupied, in whole or in part, for the purpose of human habitation, but does not include a hotel or motel. (AMENDED by B/L 46-2005, March 23, 2005)
- (44) **"Dwelling Unit"** means a room or suite of rooms used by or designed to be used by one (1) or more individuals as an independent and separate housekeeping unit. (AMENDED by B/L 11655, Jan. 519/94 and AMENDED by B/L 46-2005, March 23, 2005)
- (44a) **“Entertainment Lounge”** means a building or part thereof where patrons are provided with entertainment, in the form of live and/or pre-recorded music, a dance floor, and may include, in combination therewith, the sale of alcoholic beverages to its patrons for consumption therein or within a physically defined open air sit down area located on the same lot therewith, but does not include a restaurant or public hall. (AMENDED by B/L 212-2005, Sept. 22, 2005)
- (44b) **“Entertainment Lounge Area”** means all lands within the area bounded by a heavy black line on Schedule ‘A’ to By-law Number 212-2005. (AMENDED by B/L 212-2005, Sept. 22, 2005)

- (45) **"Erect"** means to build, construct, reconstruct or relocate any building or other structure and also includes any one (1) or more of the following activities:
- (a) excavating, filling, draining and any other necessary preliminary physical operation; and
  - (b) altering any existing building or other structure by addition, enlargement or extension.
- (46) **"Exhibition Hall"** means a building or part thereof used for exhibiting, showing or presenting to view any one (1) or more of the following: the work of artists or craftsmen; the products of farmers or manufacturers; the skills of performers; objects of general interest.
- (47) **"Existing"** means a use, building or other structure lawfully existing July 22, 2002, unless otherwise provided by this by-law.
- (48) **"Exterior Lot Line"** means a lot line which parallels and abuts a street.
- (49) **"Exterior Side Yard"** means the side yard of a corner lot between an exterior side lot line and the nearest wall of a main building on such lot.
- (49a) **"Facility"** means a lot, a building or part of a lot or building, where a use(s) is carried on, in accordance with the applicable provisions and regulations of this By-law.  
(AMENDED by B/L 142-2006, Aug. 6, 2006)
- (49b) **"Farmers' Market"** means a central location at which a group of persons who operate stalls or other food premises meet to sell or offer for sale to consumers products that include, without being restricted to, farm products, baked goods and preserved foods, and at which the majority of the persons operating the stalls or other food premises are producers of farm products who are primarily selling or offering for sale their own products.  
(ADDED by B/L 59-2015, June 2, 2015)
- (50) **"Financial Office"** means any one (1) or more of the following: bank; credit union; savings and loan office; trust company.
- (50a) **"Floodplain Development Control Area"** means that area, shown on the Zoning District Maps, of Section 3, of this by-law, which lies within the regulatory (1:100 Year storm) floodplain of the adjacent watercourse. A portion of this area is occupied by the floodway.  
(AMENDED by B/L 370-2001, Nov. 15, 2001)
- (50b) **"Floodway"** means the area adjacent to a watercourse, other than the Detroit River or a municipal drain, which acts as the flood channel under regulatory storm conditions.  
(AMENDED by B/L 370-2001, Nov. 15, 2001)
- (51) **"Floor Area"** means the area of a floor in a building or in part of a building.
- (52) (DELETED by B/L 9057, July 7/1987)
- (53) **"Food Convenience Store"** means a retail store, having a maximum gross floor area of 270 square metres, in which the main use is the retail sale of food and dairy products, beverages and bakery products.  
(AMENDED by B/L 12829, March 17, 1997)
- (54) **"Fraternity or Sorority House"** means a dwelling used exclusively for the accommodation of students of a college or university who are also members of a chartered fraternity or sorority.
- (55) **"Front Lot Line"** means the shortest exterior lot line. Where on a corner lot, the front lot line curves to meet an exterior side lot line, for the purpose of the determination of length, the front lot line shall be determined to extend to the mid-point on the curve where the said lot lines meet.  
(AMENDED by B/L 10358, July 16, 1990)
- (56) **"Front Yard"** means a yard extending across the full width of a lot between the front lot line and the nearest wall of a main building on such lot.

- (57) **"Frontage"** means the distance measured on a horizontal plane between the side lot lines, such distance being measured at a right angle to the line joining the middle of the front lot line with either the middle of the rear lot line or the apex of the triangle formed by the side lot lines, and at a point thereon six (6) metres distance from the front lot line.  
(AMENDED by B/L 10358, July 16, 1990)
- (58) **"Games Arcade"** means a building or part thereof where a minimum of three (3) electronic or mechanical games of skill or chance may be played.
- (59) **"Garage"** means an accessory building or part of a main building designed for the parking of a maximum of four (4) automobiles and may include one (1) or more of the following: the incidental storage of household goods; a hobby workshop.
- (60) **"Gas Bar"** means a lot or part thereof used for the retail sale and dispensing of motor vehicle fuels.
- (60a) **"Garden Centre"** means a retail store for the sale of ornamental plants and other products for lawn and garden maintenance and ornamentation in combination with an outdoor storage yard and/or greenhouse for the storage, display and sale of such products. It may also include an accessory sales kiosk. (AMENDED by B/L 232-2006, Jan. 18, 2007)
- (61) **"General Salvage Operation"** means an indoor/outdoor facility used for the salvaging, crushing, processing, reprocessing, recovering and/or recycling for reuse of any one (1) or more of the following; scrap metal; oils and liquids, textiles; glass; paper; plastic, plaster; rubber; wood. It may include, a motor vehicle salvage operation and, as an accessory use, facilities for the resale or remanufacture of salvaged or recycled products.  
(AMENDED by B/L 9882, July 31, 1989 AND AMENDED by B/L 46-2005, March 23, 2005 AND AMENDED by B/L 142-2006, August 24, 2006)
- (62) **"Grade"** means the average elevation of the crown of that part of the road abutting the front lot line. Where the elevation of a point on a building located on the lot is equal to the grade elevation, that point is deemed to be "at grade".  
(SUBSTITUTED by B/L 11093, July 20/1992 AND AMENDED by B/L 12587, July 4, 1996)
- (63) **"Grocery Store"** means retail store, having a minimum net floor area of more than two hundred and twenty-five (225) square metres in which the main use is the retail sale of food and foodstuffs. A grocery store may also contain a bake shop.
- (64) **"Gross Floor Area"** means the total combined floor area of all buildings on a lot, excluding the cellar of any building, measured from the outside face of the exterior walls of each building. The use of the abbreviation "GFA" in this by-law means gross floor area. (AMENDED B/L 9882, July 31, 1989 AND B/L 11157, Nov. 9/1992 AND B/L 12829, March 17, 1997)
- (65) **"Gross Floor Area Ratio"** means the ratio of the gross floor area to the lot area.
- (66) **"Group Home"** means a dwelling that is:
1. For the accommodation of six to ten persons, exclusive of staff;
  2. For persons living under supervision in a single housekeeping unit and who require a group living arrangement for their well-being; and
  3. Licensed or funded by the Federal, Provincial or Municipal government.
- A lodging house or a residential care facility is not a group home. [ZNG/3590]  
(AMENDED by B/L 9057, July 7/1987; B/L 219-2000, July 31, 2000 AND B/L 246-2004, Aug. 24/2004  
DELETED AND REPLACED by B/L 31-2013, March 28, 2013)
- (67) **"Habitable Room Window"** means the window of any one (1) or more of the following rooms within a dwelling or dwelling unit: dining room; living room; family room; bedroom; den; study; recreation room. (AMENDED by B/L 46-2005, March 23, 2005)
- (68) **DELETED BY B/L 11780, MARCH 28/1994**

- (69) **"Health Studio"** means a building or part thereof used for athletic or physical fitness instruction in combination with facilities for physical exercise or athletic training and may include, as an accessory use, one (1) retail store for the sale of athletic equipment provided that the retail store does not exceed a floor area equal to twenty-five (25) percent of the net floor area of the health studio.
- (70) **"Heavy Repair Shop"** means a building or part thereof used for any maintenance or repair operation, including an automobile repair garage and a collision shop, and may also include, as an accessory use, the fabrication of parts necessary for the maintenance or repair service offered, provided that all fabrication, maintenance or repair services are conducted entirely within an enclosed building.
- (71) **"Highway"** means all allowances for roads made by the Crown surveyors, all highways laid out or established under the authority of any statute, all roads on which public money has been expended for opening them or on which statute labour has been usually performed, all roads dedicated by the owner of the lands to public use, and all alterations and deviations of and all bridges over such allowances
- (72) **"Home Occupation"** means an occupation for profit or gain conducted entirely within a dwelling unit, which occupation is incidental and secondary to the use of the dwelling unit for residential purposes and does not change the character thereof.  
(AMENDED by B/L 11742, Feb. 21/1994)
- (73) **"Hospital"** means a hospital designated as a public hospital under the Municipal Act, 2001, S.O. 2001, c. 25 or the Public Hospitals Act, R.S.O. 1990, c. P.40.  
(AMENDED by B/L 164-2010, Nov. 17, 2010)
- (74) **"Hotel"** means a building or part thereof, used primarily for the sleeping accommodation of the travelling public, in which
- (a) a minimum of four (4) guest rooms or suites of rooms are provided for sleeping accommodation;
  - (b) all guest rooms or suites of rooms are accessible only from the interior of the building;
  - (c) no guest room or suite of rooms has self-contained cooking facilities;
  - (d) there may be in combination therewith any one (1) or more of the following: restaurant; meeting room; newsstand; personal service shop; and
  - (e) there may be in combination therewith one (1) dwelling unit.
- (75) **"Industrial Use"** means any main use involving any one (1) or more of the following activities: assembling; communications; industrial research; industrial training facility; manufacturing; power generation; processing; repairing; servicing; and maintaining of motor vehicles, industrial, agricultural, commercial, consumer or scientific equipment and products; shipping; storing; transporting; warehousing; wholesaling.  
(AMENDED by B/L 12587, July 4, 1996 AND AMENDED by B/L 370-2001, Nov. 15, 2001 AND AMENDED by B/L 363-2002, Dec. 31, 2002 AND AMENDED by B/L 46-2005, March 23, 2005)
- (76) **"Interior Lot"** means a lot other than a corner lot.
- (77) **"Interior Lot Line"** means a lot line which does not parallel and abut a street.
- (78) **"Landscaped Open Space"** means an area open to the sky and maintained with any one (1) or more of the following ground covers: grass; flowers; shrubs; trees; ornamental stone, block or brick, but not including construction grade aggregate; wood chips; bark; water feature. Outdoor recreational facilities accessory to a dwelling or dwelling unit may also form landscaped open space.  
(AMENDED by B/L 204-2006, Nov. 30, 2006)
- (79) **"Landscaped Open Space Yard"** means a yard used for landscaped open space, patios, terraces, decks and pedestrian walkways, unless otherwise provided in this by-law.  
(AMENDED by B/L 204-2006, Nov. 30, 2006)

- (80) **"Light Repair Shop"** means a building or part thereof used for the maintenance and repair of any one (1) or more of the following goods: barbeques; bicycles; clocks; watches; electrical appliances; electronic equipment; furniture; jewellery; lawn and garden equipment; luggage; musical instruments; sporting goods; appliances and devices for the assistance of handicapped persons. (AMENDED B/L 11217, Nov. 16, 1992)
- (81) **"Loading Space"** means a parking space used for the temporary parking of a motor vehicle while goods are loaded thereon or unloaded therefrom.
- (82) **"Lodging House"** means a dwelling in which a minimum of four (4) persons, not including staff, are provided with lodging for hire, with or without meals, but does not include a place of detention or correction, residential care facility, group home, hotel or motel, private home day care. (AMENDED B/L 9882, July 31/1989)
- (83) **"Lot"** means a contiguous parcel of land under one ownership, the boundaries of which are on record in the Land Registry Office of the County of Essex (No. 12) in the Registry or Land Titles Division.
- (84) **"Lot Area"** means the total land area, as measured along a horizontal plane, within the lot lines of a lot, but does not include any part of a lot permanently covered by water.
- (85) **"Lot Coverage"** means:
- (a) the percentage of lot area covered by all buildings at grade, combined with
  - (b) the percentage of lot area covered by the vertical downward projection of all  
roofs, cantilevered building walls and other projecting features exclusive of the following: balconies; chimney breasts; cornices; decks; eaves; fire escapes; steps and ramps; a swimming pool open to the sky; the first 15 square metres of a sunroom  
(AMENDED by B/L 9057, July 7/1987; B/L 324-1999, Dec. 1/99 AND B/L 68-2004, March 31, 2004)
- (86) **"Lot Depth"** means the mean horizontal distance between the front and rear lot lines. In the case of an irregularly-shaped lot, lot depth is determined by dividing the lot area by the lot frontage.
- (87) **"Lot Line"** means the boundary of a lot.
- (87a) **Lot Width"** means the perpendicular distance between the side lot lines, but, where the side lot lines are not parallel, the lot width shall be the average distance between them.  
(ADDED by B/L 33-2001, Oct. 23, 2001, OMB Decision/Order No. 1716, OMB Case No. PL010233)
- (88) **"Main Building"** means a building used for the main use of the lot and may also include an accessory use in combination therewith in accordance with the provisions of this by-law applicable to an accessory use.
- (89) **"Main Use"** means the principal use or uses of the lot or building.  
(AMENDED B/L 11217, Nov. 16/1992)
- (89a) **"Major Commercial Centre"** means a lot, outside of the Central Business District, as defined in Subsection 2 of Section 24 of this by-law, on which is located a building or group of buildings which: (i) has a minimum gross floor area of 1000 square metres; (ii) is intended for a mix of commercial uses; (iii) is occupied, as main uses, by a minimum of four (4) individual self-contained business establishments, and (iv) all business establishments share a common parking area on the same lot therewith. A major commercial centre may be occupied by any combination of uses which is permitted in the zoning district in which it is located, unless otherwise specifically provided by this by-law.  
(ADDED by B/L 11157, Nov. 9/1992 and AMENDED by B/L 11922, Sept. 23/1994)

- (89b) **“Main Wall”** means the building wall that is closest to the front lot line.  
(ADDED by B/L 24-2009, OMB Order PL090206 Issued Oct. 19, 2012)
- (90) **"Manoeuvring Aisle"** See Section 7(105) Parking Aisle. [ZNG/4249]  
(ADDED by B/L 18-2015, March 4, 2015)
- (91) **"Marina"** means a facility used for the docking and anchoring of pleasure boats and may also include in combination therewith any one (1) or more of the following activities: the fueling, storing, repairing, maintaining or selling of pleasure boats and their accessories; a restaurant.
- (91a) **“Material Transfer Centre”** means a facility used for the salvage of materials from consumer products, other than motor vehicles or motor vehicle parts, for intended transfer or resale on or off the premises. Salvaging involves exclusively any one or more of the following activities: temporary storage; packaging; transferring and reselling. Salvaging activities take place entirely within a building. Products and materials are stored entirely within a building or, where permitted by this by-law, in an outdoor storage yard.  
(ADDED by B/L 142-2006, August 24, 2006)
- (92) **"Maximum"** means not more than.
- (93) **"May"** shall be construed as permissive.
- (94) **"Medical Office"** means the office of any one (1) or more of the following persons: chiroprapist, acupuncturist; alternative medicine practitioner; chiropractor; dentist; denturist; dietician; nurse, nutritionist; occupational therapist; optometrist; osteopath; physician; physiotherapist; podiatrist; psychiatrist; surgeon; any other professional person offering treatment services for the physical, mental or emotional health of people.  
(AMENDED by B/L 33-2001, Oct. 23, 2001, OMB Decision/Order No. 1716, OMB Case No. PL010233 And AMENDED by B/L 118-2011, Dec. 13, 2011; AMENDED by B/L 144-2015, Nov. 6/2015)
- (94a) **“Methadone Clinic”** (ADDED by B/L 118-2011, Dec. 13/ 2011, DELETED by B/L 144-2015 Nov. 6/2015)
- (94b) **“Micro-brewery”** means a facility, not exceeding 300 square metres in gross floor area, used for the manufacture and retail sale of beer or wine, produced exclusively for consumption elsewhere than on the premises, except when in combination with a restaurant.  
(ADDED by B/L 33-2001, Oct. 23, 2001, OMB Decision/Order No. 1716, OMB Case No. PL010233 and AMENDED by B/L 118-2011, Dec. 13, 2011)
- (95) **"Minimum"** means not less than.
- (95a) **"Minor Commercial Centre"** means a lot, outside of the Central Business District, as defined in Subsection 2 of Section 24 of this by-law, on which is located a building or group of buildings which:
- (i) has a gross floor area of less than 1000 square metres;
  - (ii) is intended for a mix of commercial uses;
  - (iii) is occupied, as main uses, by a minimum of three (3) individual self-contained business establishments, and
  - (iv) all business establishments share a common parking area located on the same lot therewith.
- A minor commercial centre may be occupied by any combination of uses which is permitted in the zoning district in which it is located, unless otherwise specifically provided by this by-law. (ADDED by B/L 11157, Sept. 21, 1992 , AMENDED by B/L 11922, Sept. 23/1994)
- (96) **"Mobile Home Dwelling"** means one mobile home as defined by Section 46 of the Planning Act, R.S.O. 1990, c. P.13.  
(AMENDED by B/L 164-2010, Nov. 17, 2010)
- (96a) (ADDED by B/L 11828, May 30, 1994 and DELETED by B/L 363-2002, Dec. 31/2002)

- (97) **"Motel"** means a building or part thereof, used primarily for sleeping accommodation of the travelling public, in which
- (a) a minimum of four (4) guest rooms or suites of rooms are provided for sleeping accommodation;
  - (b) all guest rooms or suites of rooms are accessible from the exterior of the building and may also be accessible from the interior of the building;
  - (c) not more than fifty (50) percent of the guest rooms or suites of rooms have self-contained cooking facilities;
  - (d) there may be in combination therewith any one (1) or more of the following: restaurant; meeting room; newsstand; and
  - (e) there may also be in combination therewith one (1) personal service shop and one (1) dwelling unit.
- (98) **"Motor Vehicle"** means an automobile and any other vehicle propelled, driven or pulled by other than muscular power. It does not include a power-assisted vehicle as defined in the Highway Traffic Act or a train. [ZNG/3590] (AMENDED by B/L 31-2013, March 28, 2013)
- (99) **"Motor Vehicle Dealership"** means a lot and building or part thereof used for any one (1) or more of the following: the sale, lease or rental of motor vehicles, and may also include any one (1) or more of the following accessory uses: an outdoor storage yard exclusively for the storage of motor vehicles; a heavy repair shop exclusively for the maintenance and repair of motor vehicles.
- (99a) **"Motor Vehicle Salvage Operation"** means an indoor/outdoor facility used for the salvaging of motor vehicles and motor vehicle parts. Salvaging activities involve exclusively any two or more of the following activities: temporary storage; disassembly; reconditioning; packaging and reselling. (ADDED by B/L 142-2006, August 24, 2006)
- (100) **"Multiple Dwelling"** means one (1) dwelling, other than a double duplex dwelling or townhome dwelling, containing a minimum of three (3) dwelling units. (ADDED by B/L 33-2001, October 23, 2001, OMB Decision/Order No. 1716, OMB Case No. PL010233)
- (101) **"Net Floor Area"** means the total floor area measured from the inside face of the exterior walls of a building or part of a building, but does not include any one (1) or more of the following: cellars within a dwelling; cloakrooms; corridors; elevator shafts; hallways; indoor amenity areas; kitchens, loading areas; lobbies; mechanical rooms; parking garages; stairwells; storerooms to a maximum of 20% of the total net floor area; washrooms. (AMENDED by B/L 8614, June 23/1986)
- (101a) **"Natural Heritage Area"** means a lot or part thereof reserved for the protection and conservation of environmentally significant and/or sensitive natural features, functions or processes. (AMENDED by B/L 33-2001, Oct. 23/ 2001, OMB Decision/Order No. 1716, OMB Case No. PL010233)
- (102) (DELETED by B/L 363-2002, Dec. 31, 2002)
- (102a) **"Noise Barrier Wall"** means a barrier, constructed in accordance with Ontario Building Code design standards, designed and used to mitigate acoustical sound from adjacent land uses. This barrier, which is intended to block sound produced by the acoustical generator from the receptor, consists of an earth berm, masonry fence, wood fence or any combination thereof, having a minimum surface density of 20 kg/m<sup>2</sup>, or a building wall. (ADDED by B/L 375-2004, Dec. 21, 2004)
- (103) **"Office"** means a building or part thereof where any one (1) or more of the following services are provided: business is transacted, administrative, clerical or professional services are performed.

- (103a) **"Outdoor Market"** means lot or part thereof, occupied for a temporary period by a collection of booths, stalls, tents or other physically defined areas, in an outdoor setting, for the retail sale of goods and/or foodstuffs by two or more individual vendors and operated solely with the approval and consent of a Business Improvement Area Board of Management.  
(AMENDED by B/L 232-2006, Jan. 18, 2007)
- (104) **"Outdoor Storage Yard"** means a yard, which has a minimum area of ten (10) square metres and is used for storage.
- (105) **"Parking Aisle"** means an unobstructed part of a parking area that provides direct access to a parking space. A Manoeuvring Aisle is a Parking Aisle. [ZNG/4249]  
(AMENDED by B/L 9057, July 7/1987; B/L 129-2012, Oct. 2, 2012 AND B/L 18-2015, March 4, 2015)
- (105a) **"Parking Area"** means an area used for parking spaces, bicycle parking spaces and loading spaces and includes all collector aisles and parking aisles. An outdoor storage yard is not a parking area. [ZNG/2930; ZNG/4249] (ADDED by B/L 18-2015, March 4, 2015)
- (106) **"Parking Garage"** means a building or part thereof occupied by a parking area which is used or capable of being used for the provision of a minimum of five (5) parking spaces.  
(AMENDED by B/L 9057, July 7/1987 and B/L 9882, July 31/1989)
- (107) **"Parking Space"** means an area used for the parking of an operable motor vehicle. It includes a visitor parking space and an accessible parking space. A bicycle parking space, a loading space or a stacking space is not a parking space. (ZNG/2930)  
(ADDED by B/L 129-2012, October 2, 2012)
- (107a) **"Pawnshop"** means a building or part thereof used by a "pawnbroker" as defined by the Pawnbroker's Act, R.S.O. 1990, as amended from time to time.  
(ADDED by B/L 11780, March 28, 1994)
- (108) **"Person"** means any individual, association, partnership, company, corporation, firm, agent, trustee and the heirs, executors, or other legal representatives of any of the foregoing.
- (109) **"Personal Service Shop"** means a building or part thereof used as one (1) or more of the following: barber shop; beauty salon; dressmaking shop; dry-cleaning receiving and delivery depot; a dry-cleaning operation having a maximum net floor area of 225 square metres; duplicating service; laundromat, which may include a coin-operated self-serve automatic dry-cleaning machine; optician; photographic film receiving and delivery depot, which may include photographic film printing in combination therewith; pet grooming shop; picture framing shop; shoe repair shop; tailor shop; tanning salon.  
  
(AMENDED by B/L 11217, Nov.16/92; B/L 30-1998, Mar.2/98; B/L 40-1999, Mar.16/99 AND by B/L 33-2001, Oct. 23, 2001, OMB Decision/Order No. 1716, OMB Case No. PL010233 AND AMENDED by B/L 370-2001, November 15, 2001)
- (110) **"Pharmacy"** means a retail store in which the main use is the retail sale of drugs, pharmaceutical products, medicines and drug sundries.
- (111) **"Pit"** means a pit as defined by the Aggregate Resources Act, R.S.O. 1990, c. A.8.  
(AMENDED by B/L 164-2010, Nov. 17, 2010)
- (112) **"Place of Entertainment and Recreation"** means a lot, building or part thereof used as one (1) or more of the following: athletic or sports facility, including a health studio; billiard hall; bingo hall; bowling alley; club; exhibition hall; games arcade; private park; theatre.  
(AMENDED by B/L 9882, July 31/89 AND B/L 204-2006, Nov. 30, 2006)
- (112a) **"Porch"** means a structure, with a floor and a fixed roof directly above, primarily intended to provide sheltered access to a building. It may include perimeter guardrails, a door, seasonal screens or windows.  
(ADDED by B/L 324-1999, Dec. 1/1999)
- (113) (DELETED by B/L 33-2001, Oct. 23, 2001, OMB Decision/Order No. 1716, OMB Case No. PL010233)
- (114) **"Private Park"** means a lot or part thereof, with or without buildings, used for public or private recreation and not maintained by the City of Windsor or a public authority.

- (114a) **"Private Home Day Care"** means a private home day care as defined in the Day Nurseries Act, R.S.O.1990, c.D.2.  
(ADDED by B/L 9828, June 12, 1989 AND AMENDED by B/L 164-2010, Nov. 17, 2010)
- (115) **"Professional Studio"** means a building or part thereof used for any one (l) or more of the following: instruction in the fine arts, photography, music, dance, or other artistic endeavour; interior decorator's studio; photography studio; portrait studio.
- (116) **"Public Authority"** means a School Board, Public Library Board, Board of Health, Board of Commissioners of Police or any other board or commission or committee or authority established or exercising any power or authority under any general or special statute of Ontario with respect to the affairs or purposes of the City of Windsor.  
(AMENDED by B/L 8719, Oct. 15/1986)
- (116a) **"Public Hall"** means a building or part thereof used for the lease or rental of space on a temporary basis, as a main use, to persons for the exclusive use of themselves and guests for scheduled gatherings for social, athletic, education, recreational, charitable or political events, with or without the consumption of food. A public hall does not include a restaurant or a place of entertainment and recreation. The words "private hall" shall mean a "public hall".  
(ADDED by B/L 33-2001, Oct. 23, 2001, OMB Decision/Order No. 1716, OMB Case No. PL010233)
- (117) **"Public Park"** means a lot or part thereof, with or without buildings, used for public recreation and/or special events and maintained by the City of Windsor or a public authority.  
(AMENDED by B/L 232-2006, January 18, 2007)
- (118) **"Public Parking Area"** means one (l) or more of the following:
- (a) a parking area which is a main use and is not accessory to any other permitted use;
  - (b) a parking area which is accessory to a permitted use, but is not located on the same lot as the use it is intended to serve;
  - (c) (DELETED by B/L 164-2010, Nov. 17, 2010)
- (119) **"Public Utility"** means Hydro One or any corporation that distributes any one or more of the following services or commodities to the public: cable television, electricity, internet, natural gas, telegraph, telephone, water, wireless telephone (cell phone).  
(ADDED B/L 8719, Oct. 15/86 AND AMENDED by B/L 164-2010, Nov. 17, 2010)
- (120) **"Quarry"** means a quarry as defined by the Aggregate Resources Act, R.S.O. 1990, c. A.8.  
(AMENDED by B/L 164-2010, Nov. 17, 2010)
- (120a) **"Quonset Hut"** means a prefabricated structure having a semicircular cross section ("full arch" design) or a curved roof with straight walls cross section ("mailbox" design), and occupying an area greater than 10 square meters. (ADDED by B/L 165-2011, Oct. 20/2011)
- (120b) **"Railway"** means a railway as defined in the Canada Transportation Act, S.C. 1996, c. 10, or any successor legislation, as amended from time to time.  
(ADDED by B/L 324-2004 as Amended by the Minutes of Settlement as per, OMB Decision/Order No. 1695, issued June 13, 2006; AMENDED by B/L 165-2011, Oct. 20/2011)
- (121) **"Rear Lot Line"** means the exterior or interior lot line which is farthest from the front lot line. Where, on a corner lot the rear lot line curves to meet an exterior side lot line, for the purpose of the determination of length, the rear lot line shall be determined to extend to the mid-point on the curve where the said lot lines meet.  
(AMENDED by B/L 10358, July 16, 1990)
- (122) **"Rear Yard"** means a yard extending across the full width of a lot between the rear lot line or the intersection of the side lot lines and the nearest wall of a main building on such lot.
- (122a) **"Recreational Vehicle"** means a motorized vehicle having a gross vehicle weight greater than 3000 kilograms, sleeping accommodation for one or more persons and may also have kitchen and sanitary facilities.  
(ADDED by B/L 176-2004, July 6, 2004)

- (123) **"Refuse Bin"** means a refuse receptacle designed so as to be emptied mechanically by a commercial refuse collection vehicle.
- (123a) **"Required"** means mandated by this by-law. (ADDED by B/L 68-2004, March 31, 2004)
- (124) **"Retail Store"** means a building or part thereof used for the retail sale of goods and may also include the lease or rental of goods but does not include the processing, manufacture or assembly of goods or a pawnshop. (AMENDED by B/L 11780, March 28/1994)
- (125) **"Residential Care Facility"** means a dwelling that is:
1. For the accommodation of eleven or more persons, exclusive of staff;
  2. For persons requiring supervised or assisted living arrangements; and
  3. Licensed or funded by the Federal, Provincial or Municipal government.
- A group home or a lodging house is not a residential care facility.
- (AMENDED B/L 9057, July 7, 1987 ; by B/L 219-2000, July 31, 2000 ; by B/L 164-2010, Nov. 17, 2010;  
DELETED & REPLACED by B/L 31-2013, March 28, 2013)
- (126) **"Restaurant"** means a building or part thereof used primarily for the preparation and serving of food and beverages to patrons for immediate consumption therein or within a physically defined open air sit down eating area located on the same lot therewith. As an accessory use, a restaurant may offer entertainment, exclusive of a dance floor.  
(AMENDED by B/L 11315, Feb. 1/93 AND B/L 212-2005, Sept. 22, 2005)
- (127) (DELETED by B/L 33-2001, Oct. 23, 2001, OMB Decision/Order No. 1716, OMB Case No. PL010233)
- (128) **"Scenery Loft"** means an amenity area which
- (a) occupies a fully enclosed room or group of rooms;
  - (b) is located above the uppermost permitted storey of a main building;
  - (c) REPEALED BY B/L 11780, MARCH 28, 1994
  - (d) is fully and readily accessible to all residential occupants of the building; and
  - (e) is not used in whole or in part as a dwelling unit.
- (129) **"School"** means an institution for teaching and learning established and maintained, not for profit or gain, by a School Board, Community College, University or a private institution.
- (130) **"Screening Fence"** means a fence designed and used to visually separate different property uses and to block off views and which is continuous or effectively continuous throughout its entire length in accordance with the provisions of the City of Windsor Fence By-law. (AMENDED by B/L 164-2010, Nov. 17, 2010)
- (130a) **"Self-storage Facility"** means a building divided into individual self-contained storage units, which are available to the general public exclusively for the storage of their goods and chattels. (ADDED by B/L 370-2001, Nov. 15, 2001)
- (131) **"Semi-detached Dwelling"** means one (1) dwelling divided vertically into two (2) dwelling units by a common interior wall having a minimum area above grade of ten (10) square metres.
- (132) (Subsection 132 DELETED by B/L 10358, July 16, 1990, however, B/L 10358 was REPEALED by B/L 10473, Nov. 5, 1990 AND DELETED by B/L 204-2006, November 30, 2006)
- (133) **"Service Station"** means a lot and building or part thereof, used for the retail sale of automobile fuels, and may also include one (1) or more of the following in combination therewith:

- (a) a retail store for the sale of one (1) or more of the following: antifreeze; batteries and other electrical or ignition parts; brake components; carburetor parts, drive belts; exhaust systems; filters; grease; hoses; lights; oil, shock absorbers; spark plugs; transmission fluid; tires; wiper blades;
  - (b) one (1) or more of the following minor repairs or adjustments essential to the actual operation of an automobile and which are conducted entirely within a building:
    - (i) the replacement of anti-freeze, oil or grease, filters, drive belts, wiper blades, lights, shock absorbers, exhaust systems, hoses, brakes;
    - (ii) the inflation, balancing, changing or repair of tires;
    - (iii) the charging or replacement of batteries; or
    - (iv) electrical repairs and ignition tune-ups; carburetor adjustment; transmission adjustment;
  - (c) An automatic car wash. (AMENDED by B/L 8614, June 23/1986)
  - (d) One or more of the following automobile detailing services:
    - (1) Interior cleaning, upholstery shampooing,
    - (2) Manual washing and waxing (not including a coin-operated car wash unless otherwise permitted in this by-law);
    - (3) Minor cosmetic repairs. (ADDED by B/L 11614, Nov. 1/1993)
- (134) **"Shall"** shall be construed as always mandatory.
- (134a) **"Shelter"** means a lodging house used exclusively for the provision of temporary accommodation to individuals who are in need of ancillary health care, counselling and social support services. (ADDED by B/L 126-2011, July 21, 2011)
- (135) **"Side Lot Line"** means any exterior or interior lot line other than a front or rear lot line.
- (136) **"Side Yard"** means a yard extending from the front yard to the rear yard between the side lot line and the nearest wall of the main building on such lot.
- (137) **"Single Unit Dwelling"** means one (1) dwelling, other than a mobile home dwelling, having one (1) dwelling unit.
- (137a) **"Small Wind System"** means a wind energy electrical generating system consisting of a bladed turbine and supporting structure and all appurtenant electrical and mechanical systems used for the generation of electrical power for direct consumption by the owner/operator. (Added by B/L 266-2005, Dec. 8, 2005)
- (137b) **"Stacked Dwelling"** means a dwelling consisting of a row of three or more dwelling units having one or more dwelling units located above them, with all units having individual exterior entrances. (ADDED by B/L 68-2004, March 31, 2004 And AMENDED by B/L 266-2005, Dec. 8, 2005)
- (137c) **"Stacking Space"** means a parking space for the temporary accommodation of a motor vehicle. (AMENDED by B/L 46-2005, March 23, 2005 and AMENDED by B/L 266-2005, Dec. 8, 2005)
- (138) **"Storey"** means that part of a building between any floor and the floor, ceiling or roof next above. Any part of a storey exceeding four (4) metres in height is deemed to be an additional storey for each four (4) metres, or fraction thereof, of such excess. A cellar and that part of a building located entirely within a sloping roof and having a ceiling height greater than two (2.0) metres over a floor area less than fifty (50) percent of the area of the floor next below, shall be deemed not to be a storey. (AMENDED by B/L 11780, April 26, 1994)

- (139) **"Street"** means a highway having a minimum right-of-way width of seven (7) metres.
- (140) **"Structure"** means anything, including all component parts, that is erected, built or constructed and affixed to or supported by the ground.
- (140a) **"Sunroom"** means an unheated three seasons room extending into the rear yard from the exterior wall of the dwelling to which it is attached. (ADDED by B/L 68-2004, March 31, 2004)
- (141) **"Take-Out Food Outlet"** means a retail store for the sale, exclusively to walk-in customers, of prepared food for consumption elsewhere than on the premises and may also include the preparation of food sold at retail.  
(AMENDED by B/L 9057, July 7, 1987 AND by B/L 375-2004, Dec. 21, 2004)
- (142) (REPEALED BY B/L 11315, FEB. 1/93)
- (142) **"Temporary Outdoor Vendor's Site"** means a lot or part thereof used as an outdoor storage yard for the temporary display and retail sale of goods by a vendor licensed as a Hawker/Pedlar Class 1 or Class 2 under City of Windsor Licensing By-law 395-2004, as the same may be amended from time to time. It may include, in combination therewith, a temporary greenhouse, tent or other structure erected and maintained solely for the duration of the licence period, in accordance with the provisions of the licence.  
(ADDED by B/L 232-2006, January 18, 2007)
- (143) **"Theatre"** means a building or part thereof used for the exhibit of a film as defined by the Film Classification Act, 2005, S.O. 2005, c. 17. (AMENDED by B/L 164-2010, Nov. 17, 2010).
- (144) **"Through Lot"** means an interior lot or a corner lot having both a front and a rear exterior lot line.
- (144a) **"Tourist Home"** means an ancillary use that:
1. is located in a Single Unit Dwelling that is the principal residence of the Tourist Home operator;
  2. provides sleeping accommodation to the travelling public; and
  3. may include the provision of meals.
- A Bed and Breakfast or a Guest House is a Tourist Home. A Correctional Facility, Group Home, Hospital, Hotel, Motel, Private Home Day Care, Residential Care Facility or a Lodging House is not a Tourist Home. [ZNG/3930].
- (ADDED by B/L 8991, May 19, 1987; AMENDED By B/L 11922, Sept. 23/1994; AND AMENDED by B/L 158-2013, Nov. 13/2013)
- (144b) **"Townhome Dwelling"** means one (1) dwelling vertically divided into a row of three (3) or more dwelling units attached by common interior walls, each wall having a minimum area above grade of ten (10) square metres.
- (145) **"Use"** when used as a noun means the purpose for which a lot or part thereof, building or part thereof or other structure or part thereof is designed, maintained or occupied.
- (146) **"Use"** when used as a verb means anything done by any person or permitted, either directly or indirectly by any person, for the purpose of making use of a lot or part thereof, building or part thereof, or other structure or part thereof.  
(AMENDED by B/L 363-2002, Dec. 31, 2002)
- (147) **"Veterinary Clinic"** means the office of a veterinarian or veterinary surgeon and may include the boarding of small animals and pets for medical treatment.
- (148) **"Veterinary Office"** means the office of a veterinarian but does not include the overnight accommodation of pets or animals.

- (148a) **“Warehouse”** means a building or part thereof used for the storage of parts, materials, equipment or other goods and products and may include their loading, unloading, packaging or unpacking. (ADDED by B/L 370-2001, Nov. 15, 2001)
- (149) **“Wholesale Store”** means a building or part thereof used for the sale of goods exclusively for resale, manufacture or construction, but does not include the processing, manufacturing, or assembling of those goods.
- (150) **“Workshop”** means part of a building where goods are crafted, assembled and packaged exclusively for sale in a retail store or a wholesale store located in the same building therewith.
- (151) **“Yard”** means an open space, which is located on the same lot as a building or other structure, and is unoccupied and unobstructed from ground to sky except for any encroachments not prohibited by this by-law.
- (152) In this by-law, unless otherwise required:
- (i) words and phrases used in the masculine gender may also mean the feminine gender and words and phrases used in the singular may also mean the plural and vice versa, except "one" or "(1)" shall always mean the singular;
  - (ii) reference to "Green District" means any zoning district in Section 9, of this by-law;
  - (iii) reference to "Residential District" means any zoning district in Sections 10, 11 or 12, of this by-law;
  - (iv) reference to "Institutional District" means any zoning district in Section 13, of this by-law;
  - (v) reference to "Commercial District" means any zoning district in Sections 14, 15, 16 or 17, of this by-law;
  - (vi) reference to "Industrial District" means any zoning district in Sections 18 or 19, of this by-law.
  - (vii) reference to “Development Reserve District” means any zoning district in Section 8 of this by-law. (ADDED by B/L 363-2002, Dec. 31, 2002)
  - (viii) the word “provision(s)” shall mean “regulation(s)”. (ADDED by B/L 33-2001, Oct. 23, 2001, OMB Decision/Order No. 1716, OMB Case No. PL010233 and AMENDED by B/L 363-2002, Dec. 31, 2002)
  - (ix) any reference in this by-law to all or any part of any statute, regulation or by-law shall, unless otherwise specifically stated, be a reference to that statute, regulation or by-law or the relevant part thereof, as amended, substituted, replaced or re-enacted from time to time.
- (ADDED by B/L 33-2001, Oct. 23, 2001, OMB Decision/Order No. 1716, OMB Case No. PL010233 AND AMENDED by B/L 363-02002, Dec. 31, 2002)

**SECTION 8 - DEVELOPMENT RESERVE DISTRICTS. 1 (DRD1.)**  
(ADDED by B/L 370-2001, November 15, 2001)

**(1) DEVELOPMENT RESERVE DISTRICT 1.1 (DRD1.1)**

**(a) Permitted Uses:**

- (i) an existing dwelling;
- (ii) any use accessory to the foregoing use.

**(b) Regulations:**

- (i) Minimum lot area and width shall be as existing.  
(AMENDED by B/L 164-2010, Nov. 17, 2010)
- (ii) Maximum building height, maximum lot coverage, minimum front yard depth, minimum side yard width and minimum rear yard depth shall be in accordance with the provisions of paragraph (b) of subsection 1 of Section 10 (RD1.1) of this by-law applicable thereto. (AMENDED by B/L 168-2002, July 18, 2002 AND B/L 164-2010, Nov. 17, 2010)
- (iii) Supplementary regulations:

See Section  
 21 re: Supplementary Use Regulations  
 22 re: Supplementary Lot Regulations  
 23 re: Supplementary Building Regulations  
 24 re: Parking Space Regulations  
 25 re: Parking Area Regulations

**SECTION 9 - GREEN DISTRICTS 1 (GD1.)****(1) Green District 1.1 (GDI.1)****(a) Permitted Uses**

- (i) A public park; day nursery.  
(AMENDED by B/L 33-2001, October 23, 2001, OMB Decision/Order No. 1716, OMB Case No. PL010233)
- (ii) Any use accessory to the foregoing use.

**(b) Regulations**

- (i) Maximum building height - 9 metres on a lot having a lot area of less than 0.5 hectares; 14 metres on a lot having a minimum lot area of 0.5 hectares.
- (ii) Maximum lot coverage - 25% of the lot area.
- (iii) Supplementary Regulations:
  - See Section
  - 21 re: Supplementary Use Regulations
  - 22 re: Supplementary Lot Regulations
  - 23 re: Supplementary Building Regulations
  - 24 re: Parking Space Regulations
  - 25 re: Parking Area Regulations

**(2) Green District 1.2 (GDI.2)****(a) Permitted Uses**

- (i) A public park, private park; day nursery.  
(AMENDED by B/L 33-2001, October 23, 2001, OMB Decision/Order No. 1716, OMB Case No. PL010233)
- (ii) A golf course;
- (iii) A club;
- (iv) Any use accessory to the foregoing uses.

**(b) Regulations**

- (i) Minimum lot area - 1,850 square metres.
- (ii) Maximum building height - 9 metres on a lot having a lot area of less than 0.5 hectares; 14 metres on a lot having a minimum lot area of 0.5 hectares.
- (iii) Maximum lot coverage - 25% of the lot area.
- (iv) Supplementary Regulations:
  - See Section
  - 21 re: Supplementary Use Regulations
  - 22 re: Supplementary Lot Regulations
  - 23 re: Supplementary Building Regulations
  - 24 re: Parking Space Regulations
  - 25 re: Parking Area Regulations

**(3) Green Districts 1.3 (GDI.3)****(a) Permitted Uses**

- (i) A cemetery, mausoleum, crematorium;
- (ii) Any use accessory to the foregoing uses.

**(b) Regulations**

- (i) Minimum lot area - 1 hectare
- (ii) Maximum building height - 9 metres
- (iii) Maximum lot coverage - 25% of the lot area

**(iv) Supplementary Regulations:**

See Section

21 re: Supplementary Use Regulations

22 re: Supplementary Lot Regulations

23 re: Supplementary Building Regulations

24 re: Parking Space Regulations

25 re: Parking Area Regulations

**(4) Green District 1.4 (GDI.4)**

(ADDED by B/L 8988, May 19,1987 and AMENDED by B/L 370-2001, Nov. 15/01)

**(a) Permitted Uses**

- (i) A natural heritage area;
- (ii) Any use accessory to the foregoing uses.

**(b) Regulations**

- (i) No buildings or structures except buildings or structures accessory to the natural heritage use shall be permitted.
- (ii) Maximum building height - 8 metres, except for an observation platform, deck or tower;

**(iii) Supplementary Regulations:**

See Section

21 re: Supplementary Use Regulations

22 re: Supplementary Lot Regulations

23 re: Supplementary Building Regulations

24 re: Parking Space Regulations

25 re: Parking Area Regulations

(5) **Green District 1.5 (GDI.5)**  
(ADDED by B/L 181-2003, July 14<sup>th</sup>, 2003)

(a) **Permitted Uses**

- (i) A permanent stormwater management facility.
- (ii) Any use accessory to the foregoing use.

(b) **Regulations**

Any stormwater management facility shall be built in accordance with the terms of an agreement entered into with the Corporation of the City of Windsor.

**SECTION 10 - RESIDENTIAL DISTRICTS 1. (RD1.)****(l) Residential District 1. (RD1.1)****(a) Permitted Uses**

- (i) One single-unit dwelling;  
(AMENDED by B/L 33-2001, October 23, 2001, OMB Decision/Order No. 1716, OMB Case No. PL010233)
- (ii) (DELETED by B/L 33-2001, October 23, 2001, OMB Decision/Order No. 1716, OMB Case No. PL010233)
- (iii) An existing duplex dwelling or existing semi-detached dwelling;
- (iv) Any use accessory to the foregoing uses.

**(b) Regulations**

- (i) Minimum lot width - 15 metres  
(AMENDED by B/L 33-2001, October 23, 2001, OMB Decision/Order No. 1716, OMB Case No. PL010233)
- (ii) Minimum lot area - 460 square metres
- (iii) Maximum lot coverage
 

One storey main building	-	35% of the lot area
Two storey main building	-	30% of the lot area
All Accessory buildings	-	10% of the lot area

For the purpose of this clause, lot coverage shall not include bonus rooms above a garage forming part of the main building.

(AMENDED by B/L 33-2001, October 23, 2001, OMB Decision/Order No. 1716, OMB Case No. PL010233)

- (iv) Maximum building height
 

Main Building	-	2 storeys
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(DELETED by B/L 11093, July 20,1992; Amended By B/L 10358, July 16, 1990)

- (v) Minimum front yard depth - 6 metres
- (vi) Minimum rear yard depth - 7.5 metres  
(AMENDED By B/L 10358, July 16/90 AND B/L 363-2002, Dec. 31, 2002)
- (vii) Minimum side yard width - 1.5 metres on one side and 2.5 metres on the other side; provided, however, that where there is an attached garage or carport or where there is an exterior side yard, the minimum side yard width on each side shall be 1.5 metres.
- (viii) Notwithstanding the provisions of sub-paragraphs (i) to (vii) inclusive, of this paragraph, any additions to an **existing duplex dwelling or an existing semi-detached dwelling** shall be in accordance with the provisions of paragraph (b) of subsection (l), of Section 11, **RD2.1 District**, of this by-law, applicable thereto.

- (ix) Prior to the issuance of a building permit to construct a new dwelling on a lot, a municipal sanitary sewer, an approved storm water outlet, municipal

hydro and water services and a paved road shall be available to service the subject lot.

(ADDED by B/L 33-2001, October 23, 2001, OMB Decision/Order No. 1716, OMB Case No. PL010233)

(x) **Supplementary Regulations:**

- See Section
- 21 re: Supplementary Use Regulations
- 22 re: Supplementary Lot Regulations
- 23 re: Supplementary Building Regulations
- 24 re: Parking Space Regulations
- 25 re: Parking Area Regulations

(AMENDED by B/L 33-2001, October 23, 2001, OMB Decision/Order No. 1716, OMB Case No. PL010233)

(2) **Residential District 1.2 (RDL2)**

(a) **Permitted Uses**

- (i) One single-unit dwelling;  
(AMENDED by B/L 33-2001, October 23, 2001, OMB Decision/Order No. 1716, OMB Case No. PL010233)
- (ii) (DELETED by B/L 33-2001, October 23, 2001, OMB Decision/Order No. 1716, OMB Case No. PL010233)
- (iii) An existing duplex dwelling or existing semi-detached dwelling;
- (iv) Any use accessory to the foregoing uses.

(b) **Regulations**

- (i) Minimum lot width - 12 metres  
(AMENDED by B/L 33-2001, Oct. 23, 2001, OMB Decision/Order No. 1716, OMB Case No. PL010233)
- (ii) Minimum lot area - 370 square metres
- (iii) Maximum lot coverage
 

One storey main building	-	35% of the lot area
Two storey main building	-	30% of the lot area
All Accessory Buildings	-	10% of the lot area

For the purpose of this clause, lot coverage shall not include bonus rooms above a garage forming part of the main building.

(AMENDED by B/L 33-2001, October 23, 2001, OMB Decision/Order No. 1716, OMB Case No. PL010233)

- (iv) Maximum building height
 

Main Building	-	2 storeys
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(DELETED by B/L 11093, July 20/92 And AMENDED by B/L 10358, July 16/90)

- (v) Minimum front yard depth - 6 metres
- (vi) Minimum rear yard depth - 7.5 metres  
(AMENDED B/L 10358, July 16, 1990 and AMENDED by B/L 363-2002, Dec. 31, 2002)
- (vii) Minimum side yard width - 1.2 metres on one side and 2.5 metres on the other side; provided, however, that,

where there is an attached garage or carport or where there is an exterior side yard, the minimum side yard width on each side shall be 1.2 metres.

- (viii) Notwithstanding the provisions of sub-paragraphs (i) to (vii) inclusive, of this paragraph, any additions to an **existing duplex, dwelling or an existing semi-detached dwelling** shall be in accordance with the provisions of paragraph (b) of subsection (1), of Section 11, **RD2.1 District**, of this by-law, applicable thereto.
- (ix) Prior to the issuance of a building permit to construct a new dwelling on a lot, a municipal sanitary sewer, an approved storm water outlet, municipal hydro and water services and a paved road shall be available to service the subject lot.  
(ADDED by B/L 33-2001, October 23, 2001, OMB Decision/Order No. 1716, OMB Case No. PL010233)
- (x) Supplementary Regulations:  
- See Section  
21 re: Supplementary Use Regulations  
22 re: Supplementary Lot Regulations  
23 re: Supplementary Building Regulations  
24 re: Parking Space Regulations  
25 re: Parking Area Regulations  
  
(AMENDED by B/L 33-2001, October 23, 2001, OMB Decision/Order No. 1716, OMB Case No. PL010233)

**(3) RESIDENTIAL DISTRICT 1.3 (RD1.3)**

**(a) Permitted Uses**

- (i) One single-unit dwelling;  
(AMENDED by B/L 33-2001, October 23, 2001, OMB Decision/Order No. 1716, OMB Case No. PL010233)
- (ii) (DELETED by B/L 33-2001, October 23, 2001, OMB Decision/Order No. 1716, OMB Case No. PL010233)
- (iii) An existing duplex dwelling or existing semi-detached dwelling;
- (iv) Any use accessory to the foregoing uses.

**(b) Regulations**

- |       |  |   |                     |
|-------|--|---|---------------------|
| (i)   | Minimum lot width  | - | 9 metres            |
|       | (AMENDED by B/L 33-2001, Oct.23, 2001, OMB Decision/Order No. 1716, OMB Case No. PL010233) |   |                     |
| (ii)  | Minimum lot area   | - | 275 square metres   |
| (iii) | Maximum lot coverage   |   |                     |
|       | One storey main building   | - | 35% of the lot area |
|       | Two storey main building   | - | 30% of the lot area |
|       | All Accessory Buildings  | - | 10% of the lot area |

For the purpose of this clause, lot coverage shall not include bonus rooms above a garage forming part of the main building.

(AMENDED by B/L 33-2001, October 23, 2001, OMB Decision/Order No. 1716, OMB Case No. PL010233)

- (iv) Maximum building height
- Main Building - 2 storeys
- (DELETED By B/L 11093, July 20/92  
And AMENDED by B/L 10358, July 16/90)
- (v) Minimum front yard depth - 6 metres
- (vi) Minimum rear yard depth - 7.5 metres  
(AMENDED by B/L 10358, July 16, 1990 and AMENDED by B/L 363-2002, Dec. 31, 2002)
- (vii) Minimum side yard width - 1.2 metres on one side and 2.5 metres on the other side; provided, however, that, where there is an attached garage or carport or where there is an exterior side yard, the minimum side yard width on each side shall be 1.2 metres.
- (viii) Notwithstanding the provisions of sub-paragraphs (i) to (vii) inclusive, of this paragraph, any additions to an **existing duplex dwelling or an existing semi-detached dwelling** shall be in accordance with the provisions of paragraph (b) of subsection (l), of Section 11, **RD2.1 District**, of this by-law, applicable thereto.
- (ix) Prior to the issuance of a building permit to construct a new dwelling on a lot, a municipal sanitary sewer, an approved storm water outlet, municipal hydro and water services and a paved road shall be available to service the subject lot.  
(ADDED by B/L 33-2001, October 23, 2001, OMB Decision/Order No. 1716, OMB Case No. PL010233)
- (x) Supplementary Regulations:
- See Section
  - 21 re: Supplementary Use Regulations
  - 22 re: Supplementary Lot Regulations
  - 23 re: Supplementary Building Regulations-
  - 24 re: Parking Space Regulations
  - 25 re: Parking Area Regulations
- (AMENDED by B/L 33-2001, October 23, 2001, OMB Decision/Order No. 1716, OMB Case No. PL010233)

(4) **RESIDENTIAL DISTRICT 1.4 (RD1.4)**  
(ADDED by B/L 370-2001, November 15, 2001)

(a) **Permitted Uses**

- (i) One single-unit dwelling;
- (ii) An existing duplex dwelling or existing semi-detached dwelling;
- (iii) Any use accessory to the foregoing uses.

**(b) Regulations**

- (i) Minimum lot width - 18 metres;  
(AMENDED by B/L 363-2002, Dec. 31, 2002)
- (ii) Minimum lot area - 550 square metres;
- (iii) Maximum lot coverage
  - 2 storey main building - 30% of the lot area;
  - 1 storey main building - 35% of the lot area;
  - All accessory buildings - 10% of the lot area;

For the purpose of this subclause, lot coverage shall not include bonus rooms located above a garage forming part of the main building.

- (iv) Minimum front yard depth - 6 metres;
- (v) Minimum rear yard depth - 7.5 metres  
(AMENDED by B/L 363-2002, Dec. 31, 2002)
- (vi) Minimum side yard width - 1.8 metres on one side and 2.5 metres on the other side; provided, however, that, where there is an attached garage or carport or where there is an exterior side yard, the minimum side yard width on each side shall be 1.8 metres;
- (vii) Maximum building height
  - Main Building - 2 storeys;
- (viii) Notwithstanding the provision of sub-paragraphs (i) to (vii) inclusive, of this paragraph, any additions to an **existing duplex dwelling or an existing semi-detached dwelling** shall be in accordance with the provisions of paragraph (b) of subsection (1), of Section 11, **RD2.1** District, of this by-law, applicable thereto.
- (ix) Prior to the issuance of a building permit to construct a dwelling on a lot, municipal sanitary sewer, a stormwater outlet and a paved public road shall be available to service the subject lot.
- (x) Supplementary Regulations:
  - See Section
  - 21 re: Supplementary Use Regulations
  - 22 re: Supplementary Lot Regulations
  - 23 re: Supplementary Building Regulations-
  - 24 re: Parking Space Regulations
  - 25 re: Parking Area Regulations

**(5) RESIDENTIAL DISTRICT 1.5 (RD1.5)**  
(ADDED by B/L 370-2001, Nov. 15, 2001)**(a) Permitted Uses**

- (i) One single-unit dwelling;
- (ii) Any use accessory to the foregoing use.

**(b) Regulations**

- (i) Minimum lot width - 5.5 metres;
- (ii) Minimum front yard depth - 3 metres;
- (iii) Minimum side yard width - 2.5 metres, one side;
- (iv) Minimum rear yard depth - 6 metres;
- (v) Minimum lot area - 185 square metres;
- (vi) Maximum lot coverage:
  - Main Building - 40% of the lot area;
  - All accessory buildings - 10% of the lot area
- (vii) Maximum building height:
  - Main Building - 2 storeys
- (viii) Supplementary Regulations:
  - See Section
  - 21 re: Supplementary Use Regulations
  - 22 re: Supplementary Lot Regulations
  - 23 re: Supplementary Building Regulations-
  - 24 re: Parking Space Regulations
  - 25 re: Parking Area Regulations

**(6) RESIDENTIAL DISTRICT 1.6 (RD1.6)**  
 (ADDED by B/L 370-2001, Nov. 15, 2001)

**(a) Permitted Uses**

- (i) One single-unit dwelling;
- (ii) Any use accessory to the foregoing use.

**(b) Regulations**

- (i) Minimum lot width - 15 metres;
- (ii) Minimum lot area - 460 square metres;
- (iii) Maximum lot coverage
  - 2 storey main building - 30% of the lot area
  - 1 storey main building - 35% of the lot area
  - All accessory buildings - 10% of the lot area

For the purpose of this subclause, lot coverage shall not include bonus rooms above a garage forming part of the main building;

- (iv) Minimum front yard depth - 9 metres or the average depth of the main buildings located on the abutting lots, whichever is the greater;
- (v) Minimum rear yard depth - 7.5 metres for a lot located on the south side of Riverside Drive East;
- 15 metres from the water's edge, where shoreline protection works have been constructed and maintained

to the satisfaction of the Essex Region Conservation Authority, or, the average depth of the main buildings located on the abutting lots, whichever is the greater, for a lot located on the north side of Riverside Drive East;

- 30 metres from the water's edge, where shoreline protection works have not been constructed or maintained to the satisfaction of the Essex Region Conservation Authority, for a lot located on the north side of Riverside Drive East, west of Riverdale Avenue;

provided that there is no conflict with the other provisions of this subclause, the rear wall of a main building may extend northward from Riverside Drive East, a distance equal to the average setback of the rear walls of the main buildings located on the two abutting lots. If, on one side, the abutting lot is a vacant lot, the maximum permitted northward extension shall be the average setback of the rear walls of the main buildings on the abutting lot on one side and the next nearest dwelling on the other side.

**(AMENDED by B/L 10-2004 approved by OMB Order PL040143, File No. R040023, Decision/Order No. 0055, Issued Jan. 12, 2005)**

- (vi) Minimum side yard width - 1.5 metres on one side and 2.5 metres on the other side, provided that, where there is an attached garage or carport, the side yard width on each side shall be 1.5 metres;
- (vii) Maximum building height
  - Main building - 2 storeys
- (viii) Prior to the issuance of a building permit to construct a new dwelling on a lot, a municipal sanitary sewer, an approved storm water outlet and a paved public road shall be available to service the subject lot.
- (ix) For lot located on the north side of Riverside Drive, in a required rear yard, no person shall construct an accessory building or structure within the setback limits set out in clauses (b) and (c), of subsection (19), of Section 21, of this by-law, except a patio, deck, boat lift, boat well, dock or steps, provided that the said facilities are constructed and located to the satisfaction of the Essex Region Conservation Authority.

## (x) Supplementary Regulations:

- See Section
- 21 re: Supplementary Use Regulations
- 22 re: Supplementary Lot Regulations
- 23 re: Supplementary Building Regulations-
- 24 re: Parking Space Regulations
- 25 re: Parking Area Regulations

(7) **RESIDENTIAL DISTRICT 1.7 (RD1.7)**

(ADDED by B/L 220-2002, Feb. 24, 2003)

(a) **Permitted Uses**

- (i) One single unit dwelling;
- (ii) An existing semi-detached dwelling;
- (iii) Any use accessory to the foregoing uses.

(b) **Regulations**

- (i) Minimum lot width:
 

single unit dwelling	-	12 metres;
semi-detached dwelling unit	-	9 metres;
- (ii) Minimum lot area:
 

single unit dwelling	-	430 square metres;
semi-detached dwelling unit	-	300 square metres;
- (iii) Maximum lot coverage:
 

2 storey main building	-	30% of the lot area;
1 storey main building	-	35% of the lot area;
Accessory building	-	10% of the lot area;

For the purpose of this subclause, lot coverage shall not include bonus rooms above a garage forming part of the main building;
- (iv) Minimum front yard depth - 4.5 metres;
- (v) Minimum rear yard depth - 7.5 metres;
- (vi) Minimum side yard width:
 

(a) single unit dwelling		
one side	-	1.2 metres for a one storey dwelling;
	-	1.8 metres for a two storey dwelling;
other side	-	2.5 metres, except that where there is attached garage or carport, the 'one side' provisions shall apply;
(b) semi-detached dwelling unit	-	2.5 metres provided however that where there is an attached garage or carport, the minimum side yard width

shall be 1.2 metres for a 1 storey dwelling and 1.8 metres for a two storey dwelling.

(c) On a corner lot, the minimum side yard width shall be 3.5 metres where the side yard abuts an exterior lot line.

(vii) Maximum building height

Main Building - 2 storeys

(viii) Supplementary Regulations:

-see Section

21 re: Supplementary Use Regulations

22 re: Supplementary Lot Regulations

23 re: Supplementary Building Regulations

24 re: parking Space Regulations

25 re: Parking Area Regulations

**SECTION 11 - RESIDENTIAL DISTRICTS 2. (RD2.)**

(AMENDED By B/L 11093, July 20, 1992; By B/L 10358, July 16, 1990; B/L 10358, July 16, 1990 AND AMENDED by B/L 33-2001, October 23, 2001, OMB Decision/Order No. 1716, OMB Case No. PL010233)

**(I) RESIDENTIAL DISTRICT 2.1 (RD2.1)****(a) Permitted Uses**

- (i) One single-unit dwelling;
- (ii) One duplex dwelling;
- (iii) One semi-detached dwelling;
- (iv) Any use accessory to the foregoing uses.

**(b) Regulations****(i) Minimum lot width**

Single-Unit Dwelling	-	9 metres
Duplex Dwelling	-	12 metres
Semi-Detached Dwelling	-	15 metres

(AMENDED by B/L 142-2006, Aug. 24, 2006)

**(ii) Minimum lot area**

Single-Unit Dwelling	-	275 square metres
Duplex Dwelling	-	370 square metres
Semi-Detached Dwelling	-	460 square metres

(AMENDED by B/L 142-2006, Aug. 24, 2006)

**(iii) Maximum total lot coverage**

One storey main building	-	35% of the lot area
Two storey main building	-	30% of the lot area
All accessory buildings	-	10% of the lot area

For the purpose of this clause, lot coverage shall not include bonus rooms above a garage forming part of the main building.

**(iv) Minimum front yard depth** - 6 metres**(v) Minimum rear yard depth** - 7.5 metres

(AMENDED by B/L 363-2002, Dec. 31, 2002)

**(vi) Minimum side yard width**

Single-Unit Dwelling	-	1.2 metres on one side and 2.5 metres on the other side; provided, however, that, where there is an attached garage or carport or where there is an exterior side yard, the minimum side yard width on each side shall be 1.2 metres.
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- Duplex Dwelling - 2.5 metres on each side; provided, however, that, where there is an attached garage or carport or where there is an exterior side yard, the minimum side yard width shall be 1.5 metres on that side.
- Semi-Detached Dwelling - 2.5 metres on each side, provided however, that, where there is an attached garage or carport or where there is an exterior side yard, the minimum side yard width shall be 1.2 metres on that side.
- (vii) Maximum building height
- Main building - 2 storeys
- (viii) Prior to the issuance of a building permit to construct a new dwelling on a lot, a municipal sanitary sewer, an approved storm water outlet, and a paved public road shall be available to service the subject lot.
- (ix) Supplementary Regulations:
- See Section  
 21 re: Supplementary Use Regulations  
 22 re: Supplementary Lot Regulations  
 23 re: Supplementary Building Regulations  
 24 re: Parking Space Regulations  
 25 re: Parking Area Regulations

(2) **RESIDENTIAL DISTRICT 2.2 (RD2.2)**  
 (AMENDED By B/L 11093, July 20, 1992; By B/L 10358, July 16, 1990; B/L 10358, July 16, 1990 AND AMENDED by B/L 33-2001, October 23, 2001, OMB Decision/Order No. 1716, OMB Case No. PL010233)

(a) **Permitted Uses**

- (i) One single-unit dwelling;
- (ii) One duplex dwelling;
- (iii) One semi-detached dwelling;
- (iv) One double duplex dwelling or one multiple dwelling containing a maximum of four dwelling units;
- (v) A townhome dwelling;
- (vi) Any use accessory to the foregoing uses.

**(b) Regulations****(i) Minimum lot width**

Single-Unit Dwelling	-	9 metres
Duplex Dwelling	-	12 metres
Semi-Detached Dwelling	-	15 metres
Double Duplex Dwelling or Multiple Dwelling	-	18 metres
Townhome Dwelling	-	20 metres

**(AMENDED by B/L 142-2006, Aug. 24, 2006)****(ii) Minimum lot area**

Single-Unit Dwelling	-	275 square metres
Duplex Dwelling	-	370 square metres
Semi-Detached Dwelling	-	460 square metres
Double Duplex Dwelling or Multiple Dwelling	-	550 square metres
Townhome Dwelling	-	600 square metres, plus 200 square metres for each additional dwelling unit.

**(AMENDED by B/L 142-2006, Aug. 24, 2006)****(iii) Maximum total lot coverage**

One storey main building	-	35% of the lot area
Two storey main building	-	30% of the lot area
All accessory buildings	-	10% of lot area

For the purpose of this clause, lot coverage shall not include bonus rooms above a garage forming part of the main building.

**(iv) Minimum front yard depth - 6 metres****(v) Minimum rear yard depth - 7.5 metres****(AMENDED by B/L 363-2002, Dec. 31, 2002)****(vi) Minimum side yard width**

Single-Unit Dwelling - 1.2 metres on one side and 2.5 metres on the other side; provided, however, that, where there is an attached garage or carport or where there is an exterior side yard, the minimum side yard width on each side shall be 1.2 metres.

Semi-Detached Dwelling - 2.5 metres on each side, provided however, that, where there is an attached garage or carport or where there is an exterior side yard, the minimum side yard width shall be 1.2 metres on that side.

- |  |        |  |
|--|--------|--|
| Duplex Dwelling or<br>Townhome Dwelling        | -      | 2.5 metres on each side;<br>provided, however, that,<br>where there is an attached<br>garage or carport or where<br>there is an exterior side yard,<br>the minimum side yard width<br>shall be 1.5 metres.<br><br>(AMENDED by B/L 370-2001, Nov. 15, 2001) |
| Double Duplex Dwelling or<br>Multiple Dwelling | -<br>- | 2 metres on one side, 3<br>metres on the other side.   |
- (vii) Maximum building height
- |               |   |           |
|---------------|---|-----------|
| Main Building | - | 2 storeys |
|---------------|---|-----------|
- (viii) Prior to the issuance of a building permit to construct a new dwelling on a lot, a municipal sanitary sewer, an approved stormwater outlet, and a paved public road shall be available to service the subject lot.
- (ix) Supplementary Regulations:
- See Section
  - 21 re: Supplementary Use Regulations
  - 22 re: Supplementary Lot Regulations
  - 23 re: Supplementary Building Regulations
  - 24 re: Parking Space Regulations
  - 25 re: Parking Area Regulations

**(3) RESIDENTIAL DISTRICT 2.3 (RD2.3)**

(AMENDED By B/L 11093, July 20, 1992; By B/L 10358, July 16, 1990; B/L 10358, July 16, 1990 AND AMENDED by B/L 33-2001, October 23, 2001, OMB Decision/Order No. 1716, OMB Case No. PL010233)

**(a) Permitted Uses**

- (i) One single-unit dwelling;
- (ii) One semi-detached dwelling;
- (iii) A townhome dwelling;
- (iv) Any use accessory to the foregoing uses.

**(b) Regulations**

- (i) Minimum lot width

Single-Unit Dwelling	-	12 metres
Semi-Detached Dwelling	-	15 metres
Townhome Dwelling	-	20 metres

(AMENDED by B/L 142-2006, Aug. 24, 2006)

- (ii) Minimum lot area

Single-Unit Dwelling	-	370 square metres
Semi-Detached Dwelling	-	460 square metres
Townhome Dwelling	-	600 square metres, plus 200 square metres for each additional dwelling unit.

(AMENDED by B/L 142-2006, Aug. 24, 2006)

## (iii) Maximum lot coverage

One storey main building	-	35% of the lot area
Two storey main building	-	30% of the lot area
All accessory buildings	-	10% of the lot area

For the purpose of this clause, lot coverage shall not include bonus rooms above a garage forming part of the main building.

## (iv) Minimum front yard depth - 6 metres

(v) Minimum rear yard depth - 7.5 metres  
(AMENDED by B/L 363-2002, Dec. 31, 2002)

## (vi) Minimum side yard width

Single-Unit Dwelling - 1.2 metres on one side, 2.5 metres on the other side; provided, however, that where there is an attached garage or carport or where there is an exterior side yard, the minimum side yard width on each side shall be 1.2 metres.

Semi-detached Dwelling - 2.5 metres on each side; provided, however, that where there is an attached garage or carport or where there is an exterior side yard, the minimum side yard width shall be 1.2 metres on that side.

Townhome Dwelling - 2.5 metres on each side; provided however, that where a dwelling unit has an attached garage or carport or it abuts an exterior side yard, the minimum side yard width for that dwelling unit shall be 1.5 metres.

## (vii) Maximum building height

Main Building - 2 storeys

## (viii) Prior to the issuance of a building permit to construct a new dwelling on a lot, a municipal sanitary sewer, an approved stormwater outlet, and a paved public road shall be available to service the subject lot.

## (ix) Supplementary Regulations:

- See Section
- 21 re: Supplementary Use Regulations
- 22 re: Supplementary Lot Regulations
- 23 re: Supplementary Building Regulations
- 24 re: Parking Space Regulations
- 25 re: Parking Area Regulations

**(4) RESIDENTIAL DISTRICT 2.4 (RD2.4)**

(ADDED by B/L 12651 Approved by OMB Order R 960323, Feb. 25, 1997 AND  
 AMENDED By B/L 11093, July 20, 1992; By B/L 10358, July 16, 1990; B/L 10358, July 16, 1990 AND  
 AMENDED by B/L 33-2001, October 23, 2001, OMB Decision/Order No. 1716, OMB Case No. PL010233)

**(a) Permitted Uses:**

- (i) One single-unit dwelling;
- (ii) One semi-detached dwelling;
- (iii) Any use accessory to the foregoing uses.

**(b) Regulations:**

- (i) Minimum lot width (AMENDED by B/L 363-2002, Dec. 31, 2002)

Single-Unit Dwelling	-	12 metres
Semi-Detached Dwelling	-	15 metres

(AMENDED by B/L 142-2006, Aug. 24, 2006)

- (ii) Minimum lot area

Single-Unit Dwelling	-	370 square metres
Semi-Detached Dwelling	-	460 square metres

(AMENDED by B/L 142-2006, Aug. 24, 2006)

- (iii) Maximum lot coverage

One storey main building	-	35% of the lot area
Two storey main building	-	30% of the lot area
All accessory buildings	-	10% of the lot area

For the purpose of this clause, lot coverage shall not include bonus rooms above a garage forming part of the main building.

- (iv) Minimum front yard depth - 6 metres

- (v) Minimum rear yard depth - 7.5 metres  
(AMENDED by B/L 363-2002, Dec. 31, 2002)

- (vi) Minimum side yard width -

Single-Unit Dwelling	-	1.2 metres on one side and 2.5 metres on the other side; provided, however, that where there is an attached garage or carport or where there is an exterior side yard, the minimum side yard width on each side shall be 1.2 metres.
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Semi-detached Dwelling	-	2.5 metres on each side; provided, however, that where there is an attached garage or carport or where there is an exterior side yard, the minimum side yard width shall be 1.2 metres on that side.
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- (vii) Maximum building height
  - Main Building - 2 storeys
- (viii) Prior to the issuance of a building permit to construct a new dwelling on a lot, a municipal sanitary sewer, an approved stormwater outlet, and a paved public road shall be available to service the subject lot.
- (ix) Supplementary Regulations:
  - See Section
  - 21 re: Supplementary Use Regulations
  - 22 re: Supplementary Lot Regulations
  - 23 re: Supplementary Building Regulations
  - 24 re: Parking Space Regulations
  - 25 re: Parking Area Regulations

**(5) RESIDENTIAL DISTRICT 2.5 (RD2.5)**  
**(ADDED by B/L 370-2001, Nov. 15, 2001)**

**(a) Permitted Uses**

- (i) A single unit dwelling;
- (ii) A semi-detached dwelling;
- (iii) A duplex dwelling;
- (iv) A townhome dwelling;
- (v) A multiple dwelling;
- (vi) Any use accessory to the foregoing uses.

**(b) Regulations**

- (i) Single Unit Dwellings
  - Minimum lot width - 9 metres
  - Maximum lot width - 12 metres
  - Minimum lot area - 270 square metres
  - Maximum lot area - 420 square metres
  - Maximum lot coverage - 45% of the lot area for all buildings
  - Minimum building height - 2 storeys
  - Maximum building height - 3 storeys
  - Minimum front yard depth - 6 metres provided that where there is a detached garage located in the rear yard, the minimum front yard depth shall be 3 metres;

Maximum front yard depth	-	7 metres provided that where there is a detached garage located in the rear yard, the maximum front yard depth shall be 4 metres.
Minimum rear depth	-	7.5 metres
Minimum side yard width	-	1.2 metres (one side) and 2.5 metres (other side) provided that where there is an attached garage, the minimum sideyard width shall be 1.2 metres (each side)
 (ii) Semi-Detached Dwellings		
Minimum lot width	-	15 metres
Maximum lot width	-	18 metres
Minimum lot area	-	450 square metres
Maximum lot area	-	630 square metres
Maximum lot coverage	-	50% of the lot area for all buildings
Minimum building height	-	2 storeys
Maximum building height	-	3 storeys
Minimum front yard depth	-	6 metres, provided that where there is a detached garage located in the rear yard, the minimum front yard depth shall be 3 metres
Maximum front yard depth	-	7 metres, provided that where required parking spaces are in a detached garage located in the rear yard, the maximum front yard depth shall be 4 metres
Minimum rear yard depth	-	7.5 metres
Minimum side yard widths	-	2.5 metres provided that where required parking spaces are in an attached garage, the minimum side yard width shall be 1.2 metres
 (iii) Duplex Dwelling		
Minimum lot width	-	12 metres
Maximum lot width	-	15 metres
Minimum lot area	-	360 square metres
Maximum lot area	-	525 square metres

Maximum lot coverage	-	50% of the lot area for all buildings
Minimum building height	-	2 storeys
Maximum building height	-	3 storeys
Minimum front yard depth	-	6 metres provided that where required parking spaces are in a detached garage located in the rear yard, the minimum front yard depth shall be 3 metres
Maximum front yard depth	-	7 metres provided that where required parking spaces are in a detached garage located in the rear yard, the maximum front yard depth shall be 4 metres.
Minimum rear yard depth	-	7.5 metres
Minimum side yard widths	-	1.2 metres (one side) and 2.5 metres (other side), provided that where required parking spaces are in an attached garage, the minimum side yard width shall be 1.2 metres (each side).
(iv) Double Duplex Dwelling or Multiple Dwelling containing Three or Four Dwelling Units		
Minimum lot width	-	18 metres
Maximum lot width	-	25 metres
Minimum lot area	-	540 square metres with not less than 160 square metres for each dwelling unit
Maximum lot area	-	750 square metres
Maximum lot coverage	-	50% of the lot area for all buildings
Minimum building height	-	2 storeys
Maximum building height	-	3 storeys
Minimum front yard depth	-	6 metres
Maximum front yard depth	-	7 metres
Minimum rear yard depths	-	7.5 metres
Minimum side yard widths	-	1.2 metres (one side) and 2.5 metres (other side)

## (v) Townhome Dwelling

Minimum lot width	-	21 metres
Minimum lot area	-	630 square metres with not less than 190 square metres for each dwelling unit
Maximum lot coverage	-	50% of the lot area for all buildings
Maximum building height	-	3 storeys
Minimum front yard depuis	-	6 metres
Maximum front yard depth	-	7 metres
Minimum rear yard depth	-	7.5 metres
Minimum side yard widths	-	2.5 metres (each side)

## (vi) Multiple Dwellings containing Five or More Dwelling Units

Minimum lot width	-	20 metres
Minimum lot area	-	600 square metres with not less than 166 square metres for each dwelling unit
Maximum lot coverage	-	50% of the lot area for all buildings
Minimum building height	-	2 storeys
Maximum building height	-	4 storeys
Minimum front yard depth	-	6 metres
Maximum front yard depth	-	7 metres
Minimum rear yard depth	-	7.5 metres
Minimum side yard widths	-	2.5 metres (each side) or 40% of the building height, whichever is the greater

## (vii) General

- (a) For a townhome dwelling in which each dwelling unit fronts a public street, the required number of parking spaces shall be one parking space for each dwelling unit.
- (b) For all dwellings, except a multiple dwelling containing five or more dwelling units, the exterior walls facing a street shall be entirely finished in brick.

- (c) For all dwellings with an attached garage, no exterior wall enclosing the garage shall project more than one metre beyond the front or side walls of the dwelling.
- (d) The maximum lot coverage for an accessory building or use shall be 10% of the lot area.

(viii) Supplementary Regulations:

-See Section

21 re: Supplementary Use Regulations

22 re: Supplementary Lot Regulations

23 re: Supplementary Building Regulations

24 re: Parking Space Regulations

25 re: Parking Area Regulations

**(6) RESIDENTIAL DISTRICT 2.6 (RD2.6)**  
(ADDED by B/L 169-2001, June 1, 2001)

**(a) Permitted Uses**

- (i) a semi-detached dwelling
- (ii) any use accessory to the foregoing use

**(b) Regulations**

- (i) Minimum lot frontage - 13.40 metres
- (ii) Minimum lot area - 420 square metres
- (iii) Maximum lot coverage
  - Main Building - 30% of the lot area
  - Accessory Building - 10% of the lot area
- (iv) Maximum building height
  - Main Building - 2 storeys
- (v) Minimum front yard depth - 6 metres
- (vi) Minimum rear yard depth - 7.5 metres or 20% of the lot depth, whichever is greater
- (vii) Minimum side yard width - 1.2 metres

## **SECTION 12 - RESIDENTIAL DISTRICTS 3. (RD3.)**

### **(l) Residential District 3.1 (RD3.1)**

#### **(a) Permitted Uses**

- (i) A double duplex dwelling; multiple dwelling; residential care facility; lodging house; convent; monastery;
- (ii) A townhome dwelling; semi-detached dwelling; duplex dwelling.  
(AMENDED by B/L 33-2001, October 23, 2001, OMB Decision/Order No. 1716, OMB Case No. PL010233 and AMENDED by B/L 363-2002, Dec. 31, 2002)
- (iii) Any existing single unit dwelling. (AMENDED by B/L 363-2002, Dec. 31, 2002)
- (iv) Any use accessory to the foregoing uses.
- (v) Notwithstanding the provisions of clause (a) of subsection (l) of Section 12 of By-law 8600, for the lands comprising Lots 187 and 188, Registered Plan 548, situated on the north side of Brock Street, west of Bloomfield Road, a maximum of six dwelling units shall be permitted.  
(ADDED by B/L 9545, O.M.B. Order R880673, April 20, 1990 AS AMENDED Jan. 8, 1991)

#### **(b) Regulations**

- (i) Minimum lot frontage - 18 metres
- (ii) Minimum lot area - 550 square metres for the first 4 dwelling units;  
85 square metres for each additional dwelling unit.
- (iii) Notwithstanding the provisions of sub-paragraph (ii) of this paragraph, on a corner lot having a minimum frontage of 30 metres on each of the exterior lot lines, the maximum number of permitted dwelling units may be increased by 25%.
- (iv) Maximum main building height
  - Interior Lot - 9 metres  
(AMENDED by B/L 11093, July 20/92)
  - Corner Lot - 9 metres, where any exterior lot line is less than 30 metres in length; or  
14 metres, where each exterior lot line is a minimum of 30 metres in length.  
(AMENDED by B/L 9057, July 7/87)
- (v) Maximum lot coverage - 35% of the lot area
- (vi) Minimum landscaped open space yard - 35% of the lot area.
- (vii) (DELETED by B/L 162-1998, June 24, 1998)

(viii) The minimum side yard width on each side shall be equal to 30% of the building height except:

1. Where a habitable room window of any dwelling unit faces a side lot line, the minimum side yard width on that side shall be 6.0 metres;
2. Where an access area is provided between a building wall having no habitable room windows and a side lot line, the minimum side yard width shall be the greater of 3.0 metres or 30% of the building height.

(AMENDED by B/L 363-2002, Dec. 31, 2002)

(ix) Minimum front yard depth - 6 metres

(x) Minimum rear yard depth - 7.5 metres

(xi) Notwithstanding the provisions of sub-paragraphs (i) to (x) inclusive of this paragraph, **SEMI-DETACHED OR DUPLEX DWELLING, A MULTIPLE DWELLING** having a maximum of 4 dwelling units, double duplex dwelling or **TOWNHOME DWELLINGS** and any use accessory thereto shall be in accordance with the provisions of paragraph (b) of subsection (2), of Section 11, **RD2.2 DISTRICT**, of this by-law applicable thereto.

(AMENDED by B/L 33-2001, October 23, 2001, OMB Decision/Order No. 1716, OMB Case No. PL010233 and AMENDED by B/L 363-2002, Dec. 31, 2002)

(xii) Notwithstanding the provisions of sub-paragraph (i) to (x) inclusive of this paragraph, any building used for a **LODGING HOUSE** for the accommodation of a maximum of ten (10) persons and any use accessory thereto shall be in accordance with the provisions of paragraph (b), of subsection (1), of Section 10, **RD1.1 DISTRICT**, of this by-law applicable thereto; provided, further, that the whole of the building shall be used for a lodging house and may also include any use accessory thereto.

(xiii) Notwithstanding the provisions of sub-paragraphs (i) to (x) inclusive of this paragraph, any additions to an **EXISTING SINGLE-UNIT DWELLING, EXISTING DUPLEX DWELLING, EXISTING SEMI-DETACHED DWELLING** and any use accessory to the foregoing uses shall be in accordance with the provisions of paragraph (b), of subsection (2), of Section 11, **RD2.2 DISTRICT**, of this by-law applicable thereto.

(xiv) Supplementary Regulations:

- See Section
- 21 re: Supplementary Use Regulations
- 22 re: Supplementary Lot Regulations
- 23 re: Supplementary Building Regulations
- 24 re: Parking Space Regulations
- 25 re: Parking Area Regulations

(2) **Residential District 3.2 (RD3.2)**(a) **Permitted Uses**

- (i) A multiple dwelling, residential care facility, lodging house, convent; monastery;
- (ii) Any of the following existing dwellings: single-unit dwelling; duplex dwelling; semi-detached dwelling or double-duplex dwelling;
- (iii) Any use accessory to the foregoing uses.

(b) **Regulations**

- (i) Minimum lot frontage - 30 metres
- (ii) Minimum lot area - 550 square metres for the first 4 dwelling units;  
85 square metres for each dwelling unit for the next 15 dwelling units;  
55 square metres for each additional dwelling unit;  
provided, however, that the maximum dwelling unit density shall not exceed 150 units per hectare.
- (iii) Notwithstanding the provisions of sub-paragraph (ii) of this paragraph, on a corner lot having a minimum frontage of 30 metres on each of the exterior lot lines, the maximum number of permitted dwelling units may be increased by 25%.
- (iv) Maximum main building height (AMENDED by B/L 11093, July 20, 1992)
  - Interior Lot - 18 metres
  - Corner Lot - 24 metres  
(AMENDED by B/L9057, July 7/87)
- (v) Maximum lot coverage
  - Main Building - 35% of the lot area
- (vi) Minimum landscaped open space yard - 35% of the lot area.
- (vii) (DELETED by B/L 162-1998, June 24, 1998)
- (viii) Notwithstanding the provisions of sub-paragraphs (i) to (vii) inclusive of this paragraph, any building used for a **LODGING HOUSE**, for the accommodation of a maximum of ten (10) persons and any use accessory thereto shall be in accordance with the provisions of paragraph (b), of subsection (1), of Section 10, **RD1.1 DISTRICT**, of this by-law applicable thereto; provided further that the whole of the building shall be used for a lodging house and may also include any use accessory thereto.

(ix) Notwithstanding the provisions of sub-paragraphs (i) to (vii) inclusive of this paragraph, any additions to an **EXISTING SINGLE-UNIT DWELLING, EXISTING DUPLEX DWELLING, EXISTING SEMI-DETACHED DWELLING** and any use accessory to the foregoing uses shall be in accordance with the provisions of paragraph (b) of subsection (2), of Section 11, **RD2.2 DISTRICT**, of this by-law applicable thereto.

(x) Supplementary Regulations:

- See Section
- 21 re: Supplementary Use Regulations
- 22 re: Supplementary Lot Regulations
- 23 re: Supplementary Building Regulations
- 24 re: Parking Space Regulations
- 25 re: Parking Area Regulations

**(3) Residential District 3.3 (RD3.3)**

**(a) Permitted Uses**

- (i) A multiple dwelling; residential care facility; lodging house; convent; monastery;
- (ii) Any of the following existing dwellings: single-unit dwelling; duplex dwelling; semi-detached dwelling; double-duplex dwelling;
- (iii) Any use accessory to the foregoing uses.

**(b) Regulations**

- (i) Minimum lot frontage - 45 metres
- (ii) Minimum lot area - 550 square metres for the first 4 dwelling units;  
85 square metres for each dwelling unit for the next 15 dwelling units;  
45 square metres for each additional dwelling unit;  
  
provided however, that the minimum lot area shall not be less than 1850 square metres and the maximum dwelling unit density shall not exceed 180 units per hectare.
- (iii) Notwithstanding the provisions of sub-paragraph (ii) of this paragraph, on a corner lot having a minimum frontage of 45 metres on each of the exterior lot lines the maximum number of permitted dwelling units may be increased by 20%.
- (iv) Maximum main building height (AMENDED by B/L 11093, July 20/92)
  - Interior Lot - 24 metres
  - Corner Lot - 30 metres (AMENDED by B/L 9057 July 7/87)

- (v) Maximum lot coverage
  - Main Building - 35% of the lot area
- (vi) Minimum landscaped open space yard - 35% of the lot area.
- (vii) **(DELETED by B/L 162-1998, June 24, 1998)**
- (viii) Notwithstanding the provisions of sub-paragraphs (i) to (vii) inclusive of this paragraph, any building used for a **LODGING HOUSE**, for the accommodation of a maximum of ten (10) persons and any use accessory thereto shall be in accordance with the provisions of paragraph (b), of subsection (1), of Section 10, **RD1.1 DISTRICT**, of this by-law applicable thereto; provided further that the whole of the building shall be used for a lodging house and may also include any use accessory thereto.
- (ix) Notwithstanding the provisions of sub-paragraphs (i) to (vii) inclusive of this paragraph, any additions to an **EXISTING SINGLE-UNIT DWELLING, EXISTING DUPLEX DWELLING, EXISTING SEMI-DETACHED DWELLING** and any use accessory to the foregoing uses shall be in accordance with the provisions of paragraph (b), of subsection (2), of Section 11, **RD2.2 DISTRICT**, of this by-law applicable thereto.
- (x) Supplementary Regulations:
  - See Section
  - 21 re: Supplementary Use Regulations
  - 22 re: Supplementary Lot Regulations
  - 23 re: Supplementary Building Regulations
  - 24 re: Parking Space Regulations
  - 25 re: Parking Area Regulations

**(4) Residential District 3.4 (RD3.4)**

**(a) Permitted Uses**

- (i) A townhome dwelling;  
(AMENDED by B/L 33-2001, October 23, 2001, OMB Decision/Order No. 1716, OMB Case No. PL010233)
- (ii) A multiple dwelling; residential care facility; lodging house; convent; monastery;
- (iii) Any use accessory to the foregoing uses.

**(b) Regulations**

- (i) The minimum lot frontage, maximum number of dwelling units, maximum building height, minimum front yard, rear yard and side yard widths and minimum landscaped open space area shall be as existing.
- (ii) Supplementary Regulations:
  - See Section
  - 21 re: Supplementary Use Regulations
  - 22 re: Supplementary Lot Regulations
  - 23 re: Supplementary Building Regulations
  - 24 re: Parking Space Regulations
  - 25 re: Parking Area Regulations

**(5) Residential District 3.5 (RD3.5)****(a) Permitted Uses**

- (i) A multiple dwelling, residential care facility

**(b) Regulations**

- |        |   |  |
|--------|---|--|
| (i)    | Minimum lot frontage                      | 45 metres  |
| (ii)   | Minimum lot area                          | 2250 sq. metres  |
| (iii)  | Maximum density                           | 275 units per hectare  |
| (iv)   | Maximum main building height              | 40 metres<br>(AMENDED by B/L 11093, July 20/92)  |
| (v)    | Maximum lot coverage Main building        | 35% of the lot area  |
| (vi)   | Minimum landscaped open space yard        | 35% of the lot area  |
| (vii)  | Minimum amenity area per dwelling unit:   |  |
|        | 1. Bachelor Unit                          | 15 square metres   |
|        | 2. One bedroom unit                       | 20 square metres   |
|        | 3. Two bedroom unit                       | 55 square metres   |
|        | 4. Three or more bedroom                  | 90 square metres unit  |
| (viii) | Maximum floor area ratio                  | 3.8  |
| (ix)   | Location of parking spaces                | Not less than 75% of the required parking spaces shall be located in a parking garage and such garage shall be entirely located below grade. |
| (x)    | Supplementary Regulations:                |  |
|        | - See Section                             |  |
|        | 21 re: Supplementary Use Regulations      |  |
|        | 22 re: Supplementary Lot Regulations      |  |
|        | 23 re: Supplementary Building Regulations |  |
|        | 24 re: Parking Space Regulations          |  |
|        | 25 re: Parking Area Regulations           |  |

(ADDED by B/L 9100, August 17, 1987)

**(6) RESIDENTIAL DISTRICT 3.6 (RD3.6)**

(AMENDED by B/L 31-2013, March 28, 2013)

**(a) Permitted Uses**

- (i) A multiple dwelling;
- (ii) A single unit dwelling, semi-detached dwelling, duplex dwelling, double duplex dwelling, row dwelling;
- (iii) Any use accessory to the foregoing uses.

**(b) Regulations:****(i) Multiple Dwelling:**

- (a) Minimum lot width 45 metres;
- (b) Minimum lot area 3000 sq. metres, with not less than 90 sq. metres for each dwelling unit;
- (c) Maximum building height 12 storeys;
- (d) Maximum gross floor area ratio 2.07, exclusive of any part of a building located below grade;
- (e) Minimum front yard depth 21 metres;
- (f) Minimum sideyard width 11 metres;
- (g) A multiple dwelling shall not be permitted on a lot on which another dwelling is located;

**(ii) Other Dwelling**

- (a) A single unit dwelling, semi-detached dwelling, duplex dwelling, double duplex dwelling, row dwelling and uses accessory thereto shall conform with the provisions of clause (b) of subsection (1), of Section 11 and all other regulations of this by-law applicable thereto except that, the minimum building setback from the south limit of Riverside Drive shall be 18 metres.

(APPROVED by OMB ORDER R940355 Issued October 3, 1995)

**(7) RESIDENTIAL DISTRICT 3.7 (RD3.7)**

(AMENDED by B/L 31-2013, March 28, 2013)

**(a) Permitted Uses**

- (i) a multiple dwelling
- (ii) any use accessory to the foregoing use.

**(b) Regulations:**

- (i) Minimum lot width 53 metres;
- (ii) Minimum lot area 7500 square metres, with not less than 85 square metres for each dwelling unit;
- (iii) Maximum building height 15 storeys;
- (iv) Maximum floor/area ratio 1.9, exclusive of any part of a building located below grade;
- (v) A multiple dwelling shall not be permitted on a lot on which another dwelling is located.

(ADDED by B/L 11876, APPROVED by Ontario Municipal Board Order R 940356 Issued Sept. 11, 1995)

**(9) RESIDENTIAL DISTRICT 3.9 (RD3.9)****(ADDED by B/L 13079, October 3<sup>rd</sup>, 1997)****(a) Permitted Uses:**

- (i) A multiple dwelling;
- (ii) Any use accessory to the foregoing use.

**(b) Regulations:**

- (i) Maximum building height - 15 storeys
- (ii) Maximum gross floor area ratio - 4.1

For the purpose of this clause, gross floor area shall mean the total floor area of all buildings exclusive of any part of the buildings located below grade.

**(10) RESIDENTIAL DISTRICT 3.10 (RD3.10)****(ADDED by B/L 13079, October 3, 1997)****(a) Permitted Uses:**

- (i) A multiple dwelling;
- (ii) Any use accessory to the foregoing use.

**(b) Regulations:**

- (i) Maximum building height - 5 storeys
- (ii) Maximum gross floor area ratio - 2.5:1

For the purpose of this clause, gross floor area shall mean the total floor area of all buildings exclusive of any part of the buildings located below grade.

**(11) RESIDENTIAL DISTRICT 3.11 (RD3.11)****(ADDED by B/L 211-1999, August 31, 1999)****(a) Permitted Uses:**

- (i) A multiple dwelling;
- (ii) Any use accessory to the foregoing use.

**(b) Regulations:**

- (i) Minimum lot area - 2000 square metres with not less than 130 square metres per dwelling unit.
- (ii) Maximum building height, maximum lot coverage, minimum front yard depth, minimum rear yard depth and minimum side yard widths shall be as they exist at the time of the passing of the amending by-law.

**(12) RESIDENTIAL DISTRICT 3.12 (RD3.12)****(ADDED by B/L 443-2001, Jan. 2, 2002)****(a) Permitted Uses:**

- (i) A multiple dwelling;
- (ii) Any use accessory to the foregoing use.

**(b) Regulations:**

- (i) Minimum lot area - 4000 square metres with not less than 225 square metres per dwelling unit (30 dwelling units);
- (ii) Maximum building height - 2 storeys;
- (iii) Dwelling units shall be permitted only in a building, or part thereof, existing on the lot.

**(13) RESIDENTIAL DISTRICT 3.13 (RD3.13)****(ADDED by B/L 23-2004, Feb. 19, 2004 AND DELETED by B/L 401-2004, Jan. 7, 2005)****(14) RESIDENTIAL DISTRICT 3.14 (RD3.14)****(ADDED by B/L 90-2009, July 27, 2009)****(a) Permitted Uses:**

- (i) a long term care facility
- (ii) assisted living units
- (iii) multiple dwellings
- (iv) any use accessory thereto

**(b) Regulations:**

- (i) maximum building height - 8 storeys
- (ii) maximum lot coverage - 40% of the lot area
- (iii) maximum gross floor area ratio - 1.8
- (iv) minimum front yard depth - 12 metres
- (v) minimum side yard width - 9 metres
- (vi) minimum rear yard depth - 9 metres
- (vii) minimum landscaped area - 30% of the lot area

**(15) RESIDENTIAL DISTRICT 3.15 (RD3.15)****(ADDED by B/L 113-2009, August 11, 2009)****(a) Permitted Uses:**

- (i) A multiple dwelling; residential care facility; lodging house;
- (ii) Any use accessory to the foregoing uses.

**(b) Regulations:**

- (i) Minimum lot frontage - 18 metres
- (ii) Maximum number of dwelling units - 95
- (iii) Maximum building height - 7 storeys
- (iv) Minimum front yard depth - 4.5 metres
- (v) Minimum rear yard depth - 4.0 metres
- (vi) Minimum side yard width - 2 metres on one side,  
3 metres on the other side
- (vii) Minimum landscaped open space yard - 35% of the lot area
- (viii) Notwithstanding the provisions of Section 24.20.5.1 of this By-law, for a multiple dwelling with a maximum of 95 dwelling units, a residential care facility or a lodging house, a minimum of 26 parking spaces shall be provided. (ZNG/2930) (AMENDED by B/L 129-2012, Oct. 2, 2012)
- (viii) Supplementary Regulations:
  - See Section
  - 21 re: Supplementary Use Regulations
  - 22 re: Supplementary Lot Regulations
  - 23 re: Supplementary Building Regulations
  - 24 re: Parking Space Regulations
  - 25 re: Parking Area Regulations

**SECTION 13 - INSTITUTIONAL DISTRICTS 1. (ID1.)****(I) INSTITUTIONAL DISTRICT 1.1 (ID1.1)****(a) Permitted Uses**

- (i) A church; church hall;
- (ii) A school; day nursery; a business office and other facilities of a non-profit or charitable organization;  
(AMENDED by B/L 33-2001, October 23, 2001, OMB Decision/Order No. 1716, OMB Case No. PL010233)
- (iii) Any one (1) or more of the following uses within an existing building which is owned and maintained by a public authority: a business office; professional studio.
- (iv) Any use accessory to the foregoing use.

**(b) Regulations**

- (i) Minimum lot area - 700 square metres
- (ii) Minimum lot frontage - 20 metres
- (iii) Maximum lot coverage - 50% of the lot area
- (iv) Minimum front yard depth - 6 metres
- (v) Minimum rear yard depth - 7.5 metres
- (vi) Minimum side yard width - the greater of 50% of the building height or 3 metres.
- (vii) Minimum landscaped open space yard - 20% of the lot area.
- (viii) Maximum building height
 

Main Building	-	14 metres
		(Amended by B/L 220-2002, Feb. 24, 2003)
Accessory Building	-	4.5 metres
- (ix) Supplementary Regulations:
  - See Section
  - 21 re: Supplementary Use Regulations
  - 22 re: Supplementary Lot Regulations
  - 23 re: Supplementary Building Regulations
  - 24 re: Parking Space Regulations
  - 25 re: Parking Area Regulations

**(2) INSTITUTIONAL DISTRICT 1.2 (IDL2)****(a) Permitted Uses**

- (i) A church; church hall;
- (ii) A school; day nursery; a business office and other facilities of a non-profit or charitable organization;  
(AMENDED by B/L 33-2001, October 23, 2001, OMB Decision/Order No. 1716, OMB Case No. PL010233)
- (iii) A hospital; residential care facility;
- (iv) Any use accessory to the foregoing uses.

**(b) Regulations**

- (i) Minimum lot area - 900 square metres
- (ii) Minimum lot frontage - 30 metres
- (iii) Maximum lot coverage - 50% of the lot area
- (iv) Minimum front yard depth - 7.5 metres
- (v) Minimum rear yard depth the greater of 50% of the building height or 7.5 metres.
- (vi) Minimum side yard width the greater of 50% of the building height or 3 metres.
- (vii) Notwithstanding the regulations contained in subparagraphs (v) and (vi) of this paragraph, when the required side yard or rear yard is bounded by an exterior lot line, then the minimum required side yard width or rear yard depth shall be 7.5 metres.
- (viii) Minimum landscaped open space yard - 20% of the lot area.
- (ix) Maximum building height - 14 metres; provided however, that on a lot having a minimum lot area of one hectare or greater, the maximum building height shall be 24 metres.  
(AMENDED by B/L 363-2002, Dec. 31, 2002)

**(x) Supplementary Regulations:**

- See Section

- 21 re: Supplementary Use Regulations
- 22 re: Supplementary Lot Regulations
- 23 re: Supplementary Building Regulations
- 24 re: Parking Space Regulations
- 25 re: Parking Area Regulations

**(3) INSTITUTIONAL DISTRICT I.3 (ID1.3)****(a) Permitted Uses**

- (i) A school;
- (ii) A church; church hall; convent; monastery;
- (iii) A day nursery; a business office and other facilities of a non-profit or charitable organization;  
(AMENDED by B/L 33-2001, October 23, 2001, OMB Decision/Order No. 1716, OMB Case No. PL010233)
- (iv) A public parking area; parking garage;
- (v) A single-unit dwelling;
- (vi) Any of the following existing dwellings: duplex dwelling; semi-detached dwelling; double-duplex dwelling;
- (vii) A fraternity or sorority house;
- (viii) Any use related to the operation of a university or college; an academy, institute or association, which is affiliated or federated with a university or college; seminary; student residences, provided however, that the provisions of this subparagraph shall not apply to the lands bounded on the north by Riverside Drive West, on the south by University Avenue West, on the west by Vista Place and on the east by California Avenue, save and except the following lands, all as shown, delineated by a broken black line on Schedule "A" to By-law 9465:
  1. Lots 187 to 192, both inclusive, Registered Plan 611, situated on the northwest corner of University Avenue West and Patricia Road;
  2. Lots 108 to 110, both inclusive, Registered Plan 881, situated on the northeast corner of University Avenue West and Patricia Road, provided, however, that the maximum building setback from University Avenue shall be 5 metres;  
(AMENDED by B/L 209-1998, August 11, 1998)
  3. Lots 96 to 98, both inclusive, that portion of the east-west alley abutting all of the said lots and that portion of the north-south alley abutting the said Lot 96, all according to Registered Plan 611, situated on the southwest corner of Riverside Drive West and Sunset Road, provided, however, that the maximum building height shall be 10.7 metres. (AMENDED by B/L 209-1998, August 11, 1998)
  4. Lots 89 to 91, both inclusive, Registered Plan 881, situated on the northwest corner of University Avenue West and Sunset Avenue, provided, however, that the following additional regulations shall apply:
    - For Lot 91, Registered Plan 881, the maximum building height shall be 10.7 metres;
    - No vehicular access area shall be permitted to Sunset Avenue;
    - The minimum building setback from University Avenue shall be 5 metres.

(AMENDED by B/L 209-1998, August 11, 1998)

5. Lots 99 to 106, both inclusive, Registered Plan 611 and Lot 107, Registered Plan 881, situated on the southeast corner of Riverside Drive West and Patricia Avenue.

(AMENDED by B/L 209-1998, August 11, 1998)

- (ix) Any use accessory to the foregoing uses.

(AMENDED by B/L 9465 AS AMENDED by O.M.B. ORDER R890032 Sept. 28, 1989)

(b) **Regulations**

- (i) Maximum building height - 27 metres
- (ii) Maximum lot coverage - 50% of the lot area
- (iii) Minimum front yard depth - 6 metres
- (iv) Minimum rear yard depth - 6 metres
- (v) Minimum side yard width - the lesser of 6 metres or 50% of the building height where the side yard abuts an exterior lot line or the lot line of a lot on which is located a dwelling; otherwise no minimum side yard width shall apply.
- (vi) Notwithstanding the provisions of sub-paragraphs (i) to (v) inclusive, of this paragraph, a **CHURCH, CHURCH HALL** or **DAY NURSERY** and any use accessory to the foregoing uses shall be in accordance with the provisions of paragraph (b), of subsection 2, of this Section, **ID1.2 DISTRICT**, of this by-law applicable thereto.
- (vii) Notwithstanding the provisions of sub-paragraphs (i) to (v) inclusive, of this paragraph, any **NEW SINGLE-UNIT DWELLING** or any additions to an **EXISTING SINGLE-UNIT DWELLING** and any use accessory to the foregoing uses shall be in accordance with the provisions of paragraph (b), of subsection 2, of Section 10, **RD1.2 DISTRICT**, of this by-law applicable thereto.
- (viii) Notwithstanding the provisions of sub-paragraphs (i) to (v) inclusive, of this paragraph, any additions to an **EXISTING DUPLEX DWELLING, EXISTING SEMI-DETACHED DWELLING** or **EXISTING DOUBLE DUPLEX DWELLING** and any use accessory to the foregoing uses shall be in accordance with the provisions of paragraph (b), of subsection 2, of Section 11, **RD2.2 DISTRICT**, of this by-law applicable thereto.
- (ix) Notwithstanding the provisions of sub-paragraphs (i) to (v) inclusive, of this paragraph, a **FRATERNITY** or **SORORITY HOUSE** shall be in accordance with the provisions of paragraph (b) of subsection 1, of Section 10, **RD1.1 DISTRICT**, of this by-law, applicable thereto.
- (x) Supplementary Regulations:
- See Section
  - 21 re: Supplementary Use Regulations
  - 22 re: Supplementary Lot Regulations
  - 23 re: Supplementary Building Regulations
  - 24 re: Parking Space Regulations
  - 25 re: Parking Area Regulations

**(4) INSTITUTIONAL DISTRICT 1.4 (ID1.4)****(a) Permitted Uses**

- (i) A place of entertainment and recreation;
- (ii) Any one (I) or more of the following uses in combination with the uses permitted in sub-paragraph (i) of this paragraph:

day nursery; school; commercial school; business office; the facilities of a non-profit or charitable organization; professional studio; restaurant; retail store; public parking area;

(AMENDED by B/L 33-2001, October 23, 2001, OMB Decision/Order No. 1716, OMB Case No. PL010233)

- (iii) Any use accessory to the foregoing uses.

**(b) Regulations**

- (i) Maximum building height - 14 metres
- (ii) Minimum landscaped open space - 20% of the lot yard area.
- (iii) A business office, day nursery, retail store, or any combination thereof, shall have a maximum net floor area equal to 25% of the net floor area of the main building and shall be located entirely therein.
- (iv) Supplementary Regulations:
  - See Section
  - 21 re: Supplementary Use Regulations
  - 22 re: Supplementary Lot Regulations
  - 23 re: Supplementary Building Regulations
  - 24 re: Parking Space Regulations
  - 25 re: Parking Area Regulations

**(5) INSTITUTIONAL DISTRICT 1.5 (ID1.5)**

(AMENDED by B/L 110-2009, OMB Order PL090722, Nov. 20/09 As Amended by Order PL090722, Dec. 4/09)

**(a) Permitted Uses**

- (i) A correctional facility.
- (ii) A business office, within an existing building which is owned and operated by either the provincial, county or municipal government.
- (iii) Any use accessory to the foregoing uses.
- (iv) No building or structure in excess of 14 metres in height shall be permitted.

**(b) Regulations**

- (i) Minimum lot area - 12.0 hectares
- (ii) Minimum lot frontage - 250 metres
- (iii) Maximum lot coverage - 40% of the total lot area
- (iv) Minimum front yard depth - 152.5 metres

- (v) Minimum rear yard depth - 91.5 metres
- (vi) Minimum side yard width - Main Building – 30.5 metres
- (vii) Minimum landscaped open - 50% of the total lot area space
- (viii) Despite the provisions s.21(11)(c) Supplementary Use Regulations, accessory buildings shall have minimum side yards and rear yards of 10.0 metres.
- (ix) Supplementary Regulations –
  - 21 re: Supplementary use Regulations
  - 22 re: Supplementary Lot Regulations
  - 23 re: Supplementary Building Regulations
  - 24 re: Parking Space Regulations
  - 25 re: Parking Area Regulations

**(6) INSTITUTIONAL DISTRICT 1.6 (ID1.6)**  
**(ADDED by B/L 126-2011, July 21, 2011)**

**(a) Permitted Uses:**

- (i) A church; church hall;
- (ii) A school; day nursery; a business office and other facilities of a non-profit or charitable organization; a shelter;
- (iii) Any use accessory to the foregoing use, which may include a caretaker or pastoral residence within the main use.

**(b) Regulations:**

- (i) Minimum lot area – 19 ha
- (ii) Minimum lot frontage – 150 metres
- (iii) maximum lot coverage – 20% of the lot area
- (iv) Minimum front yard depth – 6 metres
- (v) Minimum rear yard depth – 15 metres
- (vi) Minimum side yard width – 3 metres.
- (vii) Minimum landscaped open space yard – 20% of the lot area.
- (viii) Maximum building height
  - Main Building - 14 metres
  - Accessory Building - 4.5 metres
- (ix) No building or structure shall be erected closer than 30 metres to the right-of-way limit of a railway.
- (x) The provisions of Section 21(12)((a)(iv) shall not apply to the subject lands;

- (xi) Supplementary Regulations:
  - 21 re: Supplementary Use Regulations
  - 22 re: Supplementary Lot Regulations
  - 23 re: Supplementary Building Regulations
  - 24 re: Parking Space Regulations
  - 25 re: Parking Area Regulations

(7) **INSTITUTIONAL DISTRICT 1.7 (ID1.7)**  
 (ADDED by B/L 129-2016, Sept. 19, 2016)

(a) **Permitted Uses:**

- (i) A church, church hall;
- (ii) A club, a health studio, a private park, a public hall, a business office and other facilities of a non-profit or charitable organization;
- (iii) Any use accessory to the foregoing use, excluding a caretaker or pastoral residence or any other residential use.

(b) **Regulations:**

- (i) Minimum lot area – 2.4 ha
- (ii) Minimum lot frontage on Walker Road – 100 metres
- (iii) Maximum lot coverage – 35% of the lot area
- (iv) Minimum building setback from Municipal right of Way – 6 metres
- (v) Minimum side yard width – 3 metres
- (vi) Minimum landscaped open space yard – 20% of the lot area.
- (vii) Maximum building height
 

Main Building	-	14 metres
Accessory Building	-	4.5 metres
- (viii) No building or structure shall be erected closer than 75 metres to the limit of a railway right-of-way.
- (ix) Supplementary Regulations:
  - 21 re: Supplementary Use Regulations
  - 22 re: Supplementary Lot Regulations
  - 23 re: Supplementary Building Regulations
  - 24 re: Parking Space Regulations
  - 25 re: Parking Area Regulations

**SECTION 14 - COMMERCIAL DISTRICTS 1. (CD1.)****(1) COMMERCIAL DISTRICT 1.1 (CD1.1)****(a) Permitted Uses**

- (i) A retail store, not including a retail store for the sale of motor vehicles or heavy machinery;
- (ii) A personal service shop; day nursery;
- (iii) A business, financial or medical office; professional studio;
- (iv) A light repair shop;
- (v) A restaurant; take-out food outlet; (AMENDED by B/L 375-2004, Dec. 21, 2004)
- (vi) Any use accessory to any of the foregoing uses, not including an outdoor storage yard.

**(b) Regulations**

- (i) Maximum building height - 7.5 metres  
(AMENDED by B/L 363-2002, Dec. 31, 2002)
- (ii) The maximum gross floor area for each retail store, personal service shop, business, financial or medical office, professional studio, light repair shop, restaurant or take-out restaurant shall be 250 square metres.  
[ZNG/3590] (AMENDED by B/L 31-2013, March 28, 2013)
- (iii) Supplementary Regulations:
  - See Section
  - 21 re: Supplementary Use Regulations
  - 22 re: Supplementary Lot Regulations
  - 23 re: Supplementary Building Regulations
  - 24 re: Parking Space Regulations
  - 25 re: Parking Area Regulations

**(2) COMMERCIAL DISTRICT 1.2 (CD1.2)****(a) Permitted Uses**

- (i) A retail store, not including a retail store for the sale of motor vehicles or heavy machinery;
- (ii) A personal service shop; day nursery;
- (iii) A business, financial or medical office; professional studio;
- (iv) A light repair shop;
- (v) A restaurant; take-out food outlet; (AMENDED by B/L 375-2004, Dec. 21, 2004)
- (vi) A dwelling unit in a combined use building with any one (1) or more of the foregoing uses;
- (vii) Any use accessory to any of the foregoing uses, not including an outdoor storage yard.

**(b) Regulations**

- (i) Maximum building height - 7.5 metres
- (ii) Minimum amenity area for each dwelling unit - 90 square metres
- (iii) The maximum gross floor area for each retail store, personal service shop, business, financial or medical office, professional studio, light repair shop, restaurant or take-out restaurant shall be 250 square metres. [ZNG/3590] (AMENDED by B/L 31-2013, March 28, 2013)
- (iv) Supplementary Regulations:
  - See Section
  - 21 re: Supplementary Use Regulations
  - 22 re: Supplementary Lot Regulations
  - 23 re: Supplementary Building Regulations
  - 24 re: Parking Space Regulations
  - 25 re: Parking Area Regulations

**(3) COMMERCIAL DISTRICT 1.3 (CD1.3)****(a) Permitted Uses**

- (i) A retail store, not including a retail store for the sale of motor vehicles or heavy machinery;
- (ii) A personal service shop; day nursery;
- (iii) A business, financial or medical office; professional studio; commercial school;
- (iv) A light repair shop;
- (v) A restaurant; take-out food outlet; (AMENDED by B/L 375-2004, Dec. 21, 2004)
- (vi) A dwelling unit in a combined use building with any one (1) or more of the foregoing uses;
- (vii) A single-unit dwelling; semi-detached dwelling; duplex dwelling; double-duplex dwelling; tourist home. (AMENDED by B/L 11922, Sept. 23/94)
- (viii) Any use accessory to the foregoing uses, not including an outdoor storage yard.

**(b) Regulations**

- (i) Maximum building height - 7.5 metres
- (ii) The maximum gross floor area for each retail store, personal service shop, business, financial or medical office, professional studio, light repair shop, restaurant or take-out restaurant shall be 250 square metres. [ZNG/3590] (AMENDED by B/L 31-2013, March 28, 2013)
- (iii) Minimum landscaped open space - 15% of the lot area yard

- (iv) The maximum lot coverage, minimum front yard and rear yard depth, minimum side yard width and maximum building height for a **COMBINED USE BUILDING** or a **TOURIST HOME** and any use accessory thereto shall be in accordance with the provisions of paragraph (b), of subsection 3, of Section 10, **RD1.3 DISTRICT**, of this by-law applicable thereto. (AMENDED by B/L 11922 Sept. 23/94)
- (v) Notwithstanding the provisions of sub-paragraphs (i) to (iii) inclusive of this paragraph, a **SINGLE-UNIT DWELLING, SEMI-DETACHED DWELLING, DUPLEX DWELLING** or **DOUBLE-DUPLEX DWELLING** and any use accessory to the foregoing uses shall be in accordance with the provisions of paragraph (b), of subsection 2, of Section 11, **RD2.2 DISTRICT**, of this by-law applicable thereto.
- (vi) No parking space is permitted in a front yard; a parking space in a rear yard is to be located a minimum of 4.5 metres from the rear wall of a dwelling or a combined use building, unless the parking space is situated entirely within a main building or an accessory building.
- (vii) A **TOURIST HOME** shall have a maximum occupancy of 10 persons not including the receiving family or staff and shall be licenced as a Type I Lodging House under City of Windsor By-law Number 5900, as the same may be amended from time to time. (ADDED by B/L 11922, Sept. 23/94)
- (viii) Supplementary Regulations:
- See Section
  - 21 re: Supplementary Use Regulations
  - 22 re: Supplementary Lot Regulations
  - 23 re: Supplementary Building Regulations
  - 24 re: Parking Space Regulations
  - 25 re: Parking Area Regulations
- (AMENDED By B/L 11922, Sept. 23/94)

**(4) COMMERCIAL DISTRICT 1.4 (CD1.4)**

**(a) Permitted Uses**

- (i) A business, financial, medical or veterinary office; professional studio; an existing dwelling unit;  
(AMENDED by B/L 33-2001, October 23, 2001, OMB Decision/Order No. 1716, OMB Case No. PL010233)
- (ii) Any use accessory to the foregoing use, not including an outdoor storage yard.

**(b) Regulations**

- |       |                                    |   |                      |
|-------|------------------------------------|---|----------------------|
| (i)   | Minimum lot area                   | - | 650 square metres    |
| (ii)  | Minimum lot frontage               | - | 20 metres            |
| (iii) | Maximum building height            | - | 7.5 metres           |
| (iv)  | Minimum landscaped open space yard | - | 15% of the lot area. |

## (v) Supplementary Regulations:

-See Section

21 re: Supplementary Use Regulations

22 re: Supplementary Lot Regulations

23 re: Supplementary Building Regulations

24 re: Parking Space Regulations

25 re: Parking Area Regulations

**(5) COMMERCIAL DISTRICT 1.5 (CD1.5)****(a) Permitted Uses**

(i) A club;

(ii) Any use accessory to the foregoing use, not including an outdoor storage yard.

**(b) Regulations**

(i) Minimum lot area - 650 square metres

(ii) Minimum lot frontage - 20 metres

(iii) Maximum building height - 7.5 metres

(iv) Minimum landscaped open space - 15% of the lot area yard

(v) Supplementary Regulations:

- See Section

21 re: Supplementary Use Regulations

22 re: Supplementary Lot Regulations

23 re: Supplementary Building Regulations

24 re: Parking Space Regulations

25 re: Parking Area Regulations

**(6) COMMERCIAL DISTRICT 1.6 (CD1.6)****(a) Permitted Uses**

(i) A restaurant; a drive-through restaurant existing before November 1, 2004;  
(AMENDED by B/L 375-2004, Dec. 1, 2004)

(ii) Any use accessory to the foregoing use, not including an outdoor storage yard.

**(b) Regulations**

(i) Minimum lot area - 650 square metres

(ii) Minimum lot frontage - 20 metres

(iii) Maximum building height - 7.5 metres

(iv) Minimum landscaped open space yard - 15% of the lot area

## (v) Supplementary Regulations:

See Section

21 re: Supplementary Use Regulations

22 re: Supplementary Lot Regulations

23 re: Supplementary Building Regulations

24 re: Parking Space Regulations

25 re: Parking Area Regulations

**(7) COMMERCIAL DISTRICT 1.7 (CD1.7)****(a) Permitted Uses**

- (i) A parking area, public parking area;
- (ii) Any use accessory to the foregoing uses, not including an outdoor storage yard.

**(b) Regulations**

- (i) Supplementary Regulations
  - See Section
  - 24 re: Parking Space Regulations
  - 25 re: Parking Area Regulations.

**(8) COMMERCIAL DISTRICT 1.8 (CD1.8)****(a) Permitted Uses**

- (i) A grocery store;
- (ii) Any one (1) or more of the following additional uses in combination with a grocery store:
  1. A retail store, not including a retail store for the sale of motor vehicles or heavy machinery;
  2. A light repair shop;
  3. A personal service shop;
  4. A business, financial or medical office;
  5. A professional studio;
  6. A restaurant.
- (iii) Any use accessory to the foregoing uses, not including an outdoor storage yard.

**(b) Regulations**

- (i) Minimum lot area - 14,000 square metres
- (ii) Maximum building height - 7.5 metres
- (iii) Minimum gross floor area - 3,000 square metres for a grocery store

(AMENDED by B/L 31-2013, March 28, 2013)

## (iv) Maximum gross floor area

Office, shop, studio or other store	-	250 square metres
Restaurant	-	450 square metres

Provided that combined gross floor area of all offices, shops, studios, other stores or restaurants shall not exceed 25 percent of the gross floor area of the grocery store. [ZNG/3590]

(AMENDED by B/L 31-2013, March 28, 2013)

## (v) Supplementary Regulations:

- See Section
- 21 re: Supplementary Use Regulations
- 22 re: Supplementary Lot Regulations
- 23 re: Supplementary Building Regulations
- 24 re: Parking Space Regulations
- 25 re: Parking Area Regulations

**(9) COMMERCIAL DISTRICT 1.9 (CD1.9)****(a) Permitted Uses**

- (i) A place of entertainment and recreation;
- (ii) A restaurant;
- (iii) Any use accessory to the foregoing uses, not including an outdoor storage yard.

**(b) Regulations**

- (i) Minimum lot frontage - 45 metres
- (ii) Minimum lot area - 0.5 hectares
- (iii) Maximum building height - 14 metres
- (iv) Supplementary Regulations:
  - See Section
  - 21 re: Supplementary Use Regulations
  - 22 re: Supplementary Lot Regulations
  - 23 re: Supplementary Building Regulations
  - 24 re: Parking Space Regulations
  - 25 re: Parking Area Regulations

**(11) COMMERCIAL DISTRICT 1.11 (CD1.11)**

(ADDED By B/L 358-1998, December 22, 1998)

**(a) Permitted Uses:**

- (i) A retail store for the sale of groceries;
- (ii) A place of entertainment and recreation;
- (iii) Any use accessory to the foregoing uses.

**(b) Regulations:**

- (i) Maximum building height - 10 metres

**(12) COMMERCIAL DISTRICT 1.12 (CD1.12)****(ADDED by B/L 180-2008, OMB ORDER PL050845 Issued July 10/2008)****(a) Permitted Uses:**

- (i) A retail store, not including a retail store for the sale of motor vehicles or heavy machinery;
- (ii) A personal service shop; day nursery;
- (iii) A business, financial or medical office; professional studio;
- (iv) A light repair shop;
- (v) A restaurant; take-out food outlet;
- (vi) Any use accessory to any of the foregoing uses, not including an outdoor storage yard.

**(b) Regulations:**

- (i) Maximum building height - 7.5 metres
- (ii) The maximum net floor area for each retail store, personal service shop, business, financial or medical office, professional studio, light repair shop, restaurant or take-out restaurant shall be 225 square metres.
- (iii) The maximum gross floor area of combined restaurants and/or take-out restaurant uses shall not exceed 450 square metres.
- (iv) A minimum 6 metre landscaped setback shall be provided along the northern limit of the property adjacent to the properties identified as lots 194, 195 and 196 on Registered Plan 12M-355 fronting Sixth Concession Road.
- (v) Notwithstanding Section 20(1)85 the supplementary regulation shall not apply.
- (vi) Access shall be restricted to North Talbot Road.
- (vii) Supplementary Regulations:
  - See Section
  - 21 re: Supplementary Use Regulations
  - 22 re: Supplementary Lot Regulations
  - 23 re: Supplementary Building Regulations
  - 24 re: Parking Space Regulations
  - 25 re: Parking Area Regulations

**SECTION 15 - COMMERCIAL DISTRICTS 2. (CD2.)****(1) COMMERCIAL DISTRICT 2.1 (CD2.1)****(a) Permitted Uses**

- (i) A retail store, not including a retail store for the sale of motor vehicles or heavy machinery; wholesale store; bakery not exceeding 500 square metres in net floor area; confectionery not exceeding 500 square metres in net floor area; a garden centre and, exclusive of a lot in a Business Improvement Area, a temporary outdoor vendor's site.  
(AMENDED by B/L 8614, June 23, 1986 AND B/L 232-2006, Jan. 18, 2007)
- (ii) A personal service shop; day nursery; funeral home; church; church hall; tourist home. (AMENDED by B/L 11922, Sept. 23/1994)
- (iii) A business, financial, medical or veterinary office; professional studio; commercial school;
- (iv) A light repair shop; gas bar; an existing service station; an existing automobile repair garage. (AMENDED by B/L 11614, Nov.1/1993)
- (v) A restaurant; take-out food outlet; micro-brewery; drive-through food outlet; drive-through restaurant;  
(AMENDED by B/L 33-2001, October 23, 2001, OMB Decision/Order No. 1716, OMB Case No. PL010233 AND AMENDED by B/L 375-2004, Dec. 21, 2004 AND AMENDED by B/L 164-2010, Nov. 17, 2010)
- (vi) Place of entertainment and recreation; private hall;
- (vii) A public parking area; parking garage;
- (viii) Any use accessory to the foregoing uses, not including an outdoor storage yard unless otherwise specifically permitted by this by-law.  
(AMENDED by B/L 232-2006, Jan. 18, 2007)

**(b) Regulations:**

- (i) Maximum building height - equal to the length of the longest exterior lot line or 14 metres, whichever is the lesser;  
(AMENDED by B/L 363-2002, Dec. 31, 2002)
- (ii) A TOURIST HOME shall have a maximum occupancy of 10 persons not including the receiving family or staff and shall be licensed as a Type I Lodging House under City of Windsor By-law Number 5900, as the same may be amended from time to time. (ADDED by B/L 11922, Sept. 23/1994)
- (iii) Supplementary Regulations:
  - See Section
  - 21 re: Supplementary Use Regulations
  - 22 re: Supplementary Lot Regulations
  - 23 re: Supplementary Building Regulations
  - 24 re: Parking Space Regulations
  - 25 re: Parking Area Regulations
 (AMENDED BY B/L 11922, Sept. 23/1994)

**(2) COMMERCIAL DISTRICT 2.2 (CD2.2)****(a) Permitted Uses**

- (i) A retail store, not including a retail store for the sale of motor vehicles or heavy machinery; wholesale store; bakery not exceeding 500 square metres in net floor area; confectionery not exceeding 500 square metres in net floor area; outdoor market within a Business Improvement Area;  
(AMENDED B/L 8614, June 23, 1986 AND by B/L 232-2006, Jan. 18, 2007)
- (ii) A personal service shop; day nursery; funeral home; church; church hall; tourist home.  
(AMENDED BY B/L 11922, SEPT. 23/1994)
- (iii) A business, financial, medical or veterinary office; professional studio; commercial school;
- (iv) A light repair shop; gas bar; an existing service station; an existing automobile repair garage.  
(AMENDED B/L 11614, Nov.1/1993)
- (v) A restaurant; take-out food outlet; micro-brewery.  
(AMENDED by B/L 33-2001, October 23, 2001, OMB Decision/Order No. 1716, OMB Case No. PL010233 AND AMENDED by B/L 375-2004, Dec. 21, 2004)
- (vi) Place of entertainment and recreation; private hall;
- (vii) Dwelling units in a combined use building with any one (1) or more of the foregoing uses, provided that all dwelling units, not including entrances thereto, are located entirely above the non-residential use(s);
- (viii) A public parking area; parking garage;
- (ix) Any use accessory to the foregoing uses, not including an outdoor storage yard unless otherwise specifically permitted by this by-law.  
(AMENDED by B/L 232-2006, Jan. 18, 2007)

**(aa) Prohibited Uses**

Despite subclause (iv) of clause (a) of this subsection, a gas bar and a service station shall not be permitted uses on any lot situated within 63.5 metres of the east or west limits of Sandwich Street between Detroit and Brock Streets or within 30 metres of the south limit of Mill Street between Russell and Sandwich Streets. (ADDED B/L 11358, March 1/93)

**(b) Regulations**

- (i) Maximum building height - equal to the length of the longest exterior lot line or 14 metres, whichever is the lesser;  
(AMENDED by B/L 363-2002, Dec. 31, 2002)
- (ii) Minimum amenity area per dwelling unit:
  - 1. Bachelor Unit - 7.5 square metres
  - 2. One-Bedroom Unit - 10 square metres
  - 3. Two or more bedroom unit - 15 square metres

(AMENDED by B/L 162-1998, June 24, 1998 AND by B/L 33-2001, October 23, 2001, OMB Decision/Order No. 1716, OMB Case No. PL010233)

(iii) A TOURIST HOME shall have a maximum occupancy of 10 persons not including the receiving family or staff and shall be licensed as a Type I Lodging House under the City of Windsor By-law Number 5900, as the same may be amended from time to time. (ADDED by B/L 11922, Sept. 23/1994)

(iv) Supplementary Regulations

See Section  
 21 re: Supplementary Use Regulations  
 22 re: Supplementary Lot Regulations  
 23 re: Supplementary Building Regulations  
 24 re: Parking Space Regulations  
 25 re: Parking Area Regulations  
 (AMENDED by B/L 11922, Sept. 23/1994)

**(3) COMMERCIAL DISTRICT 2.3 (CD2.3)**

**(a) Permitted Uses**

- (i) A service station; gas bar;
- (ii) Any use accessory to the foregoing uses, including a food convenience store having a maximum gross floor area of 100 square metres, but not including an outdoor storage yard.

(AMENDED by B/L 33-2001, October 23, 2001, OMB Decision/Order No. 1716, OMB Case No. PL010233)

**(b) Regulations**

- (i) Minimum lot area - 1850 square metres
- (ii) Minimum lot frontage - 45 metres
- (iii) Maximum building height - 4.5 metres
- (iv) Minimum building setbacks - 15 metres from an exterior lot line for a main building; 4.5 metres from an exterior lot line for a gasoline pump island.

(v) Supplementary Regulations:

See Section  
 21 re: Supplementary Use Regulations  
 22 re: Supplementary Lot Regulations  
 23 re: Supplementary Building Regulations  
 24 re: Parking Space Regulations  
 25 re: Parking Area Regulations

**(4) COMMERCIAL DISTRICT 2.4 (CD2.4)****(a) Permitted Uses**

- (i) marina;
- (ii) Any use accessory to the foregoing use including a caretaker's residence.

**(b) Regulations**

- (i) Maximum lot coverage - 30% of the lot area
- (ii) Maximum building height - 9 metres
- (iii) Minimum landscaped open space yard - 15% of the lot area
- (iv) A municipal watermain, storm and sanitary sewer shall be available to service any permitted use, buildings or structures.
- (v) Supplementary Regulations:
  - See Section
  - 21 re: Supplementary Use Regulations
  - 22 re: Supplementary Lot Regulations
  - 23 re: Supplementary Building Regulations
  - 24 re: Parking Space Regulations
  - 25 re: Parking Area Regulations

**(5) COMMERCIAL DISTRICT 2.5 (CD2.5)****(ADDED by B/L 12602, June 17, 1996)****(a) Permitted Uses:**

- (i) a retail store;
- (ii) a personal service shop, day nursery;
- (iii) a business, financial, medical or veterinary office, professional studio, commercial school;
- (iv) a light repair shop, a gas bar, a service station;
- (v) a restaurant, take-out food outlet,  
(AMENDED by B/L 375-2004, Dec. 21, 2004 And B/L 164-2010, Nov. 17, 2010)
- (vi) place of entertainment and recreation, a private hall;
- (vii) a motor vehicle dealership;
- (viii) a wholesale store;
- (ix) a workshop;
- (x) a warehouse;
- (xi) dwelling units in a combined use building with any one or more of the foregoing uses, provided that all dwelling units, not including entrances thereto are located entirely above the non residential uses;
- (xii) home occupation;
- (xiii) any use accessory to the foregoing uses.

**(b) Regulations:**

- (i) Maximum building height
  - for building existing on the date of the coming into force of this subsection - 25 metres
  - for buildings erected after the date of the coming into force of this subsection - 9 metres
- (ii) Dwelling units shall be permitted only in a building existing on the date of the coming into force of this subsection.
- (iii) Minimum amenity area per dwelling unit:
  - 1) Bachelor Unit - 15 square metres
  - 2) One Bedroom Unit - 20 square metres
  - 3) Two Bedroom Unit - 55 square metres
  - 4) Three or more Bedroom Unit - 90 square metres
- (iv) Minimum lot frontage - 60 metres
- (v) Minimum lot area - 3600 square metres
- (vi) Notwithstanding the provisions of subsection (4) of Section 21 of this by-law, a home occupation is permitted in a dwelling unit in accordance with the following provisions:
  - (a) not more than 25% of the floor area of the dwelling unit is devoted to the home occupation;
  - (b) there is no visible indication from the exterior of the dwelling unit that a home occupation is carried on in the unit except for a sign permitted by The City of Windsor Sign By-law Number 250-2004, as the same may be amended from time to time;  
(AMENDED by B/L 46-2005, Mar. 23, 2005)
  - (c) there shall be no sale of goods from the dwelling unit other than those produced on the premises;
  - (d) no home occupation which generates perceptible noise, odour, fumes or dust outside of the dwelling unit is permitted; and
  - (e) a home occupation shall be carried on exclusively by the inhabitants of the dwelling unit.

**(6) COMMERCIAL DISTRICT 2.6 (CD2.6)****(ADDED by B/L 39-1998, March 10, 1998)****(a) Permitted Uses:**

- (i) an automobile sales lot;
- (ii) a business office;
- (iii) any use accessory to the foregoing uses.

**(b) Regulations:**

- (i) Maximum building height - 2 storeys

**(7) COMMERCIAL DISTRICT 2.7 (CD2.7)**  
**(ADDED by B/L 370-2001, Nov. 15, 2001)**

**(a) Permitted Uses**

- (i) A retail store, excepting a retail store for the following:
  - lumber, sand aggregate, precast concrete products, concrete blocks, roofing materials or any similar building supplies;
  - fuels, scrap metal, rags, used vehicle parts;
  - buses, farm tractors, farm implements, mobile home dwellings, combination trucks or vehicles of the tractor trailer and semi-trailer type, motor vehicles, construction vehicles and equipment;
  - machinery, machine tools and equipment for industrial use.
- (ii) A bake shop not exceeding 500 square metres in floor area;
- (iii) A personal service shop;
- (iv) A light repair shop;
- (v) A business, financial, medical or veterinary office;
- (vi) A restaurant, provided there is no drive-through service or any building or structure designed to provide drive-through service;
- (vii) A professional studio;
- (viii) A place of entertainment or recreation;
- (ix) A church;
- (x) A club;
- (xi) A school, a commercial school, a day nursery;
- (xii) A combined use building;
- (xiii) A multiple dwelling may be permitted on Block 8 and 12 as shown on Schedule 'A' to By-law 172-1998;
- (xiv) Any use accessory to the foregoing uses.

**(b) Regulations:**

- (i) Maximum building height - equal to the length of the longest exterior lot line or 14 metres, whichever is the lesser;  
 (AMENDED by B/L 363-2002, Dec. 31, 2002)
- (ii) Any building erected shall have one building wall located on the exterior lot line abutting Banwell Road;
- (iii) No vehicle access area shall be permitted to Banwell Road.

(iv) **Supplementary Regulations:**

-See Section

21 re: **Supplementary Use Regulations**

22 re: **Supplementary Lot Regulations**

23 re: **Supplementary Building Regulations**

24 re: **Parking Space Regulations**

25 re: **Parking Area Regulations**

**SECTION 16 - COMMERCIAL DISTRICTS 3. (CD3.)****(I) COMMERCIAL DISTRICT 3.1 (CD3.1)****(a) Permitted Uses**

- (i) A retail store, not including a retail store for the sale of motor vehicles or heavy machinery; outdoor market (AMENDED by B/L 232-2006, Jan. 18, 2007)
- (ii) A personal service shop; day nursery; church; church hall;
- (iii) A business, financial or medical office; professional studio; commercial school;
- (iv) A light repair shop;
- (v) A restaurant; take-out food outlet; micro-brewery.  
(AMENDED by B/L 33-2001, October 23, 2001, OMB Decision/Order No. 1716, OMB Case No. PL010233 AND AMENDED by B/L 375-2004, Dec. 21, 2004 And AMENDED by B/L 164-2010, Nov. 17, 2010)
- (vi) Place of entertainment and recreation not including a games arcade or bingo hall.
- (vii) Hotel; motel;
- (viii) Dwelling units in a combined use building with any one (1) or more of the foregoing uses, provided that all dwelling units, not including entrances thereto, are located entirely above every non-residential use(s);
- (ix) A public parking area; parking garage; marina; ambulance service;  
(AMENDED by B/L 363-2002, Dec. 31, 2002)
- (x) A private hall; (AMENDED by B/L 11828, May 30/1994)
- (xi) Any use accessory to the foregoing uses not including an outdoor storage yard, unless otherwise specifically permitted by this by-law  
(ADDED by B/L 11828, May 30/94 AND by B/L 232-2006, Jan. 18, 2007)

**(b) Regulations**

- (i) The maximum building height shall be equal to the length of the longest exterior lot line.
- (ii) Minimum amenity area per dwelling unit, exclusive of the first eight (8) dwelling units:
 

1. Bachelor Unit	-	7.5 square metres
2. One-Bedroom Unit	-	10 square metres
3. Two or more bedroom units	-	15 square metres

(AMENDED by B/L 162-1998, June 24, 1998 AND by B/L 33-2001, October 23, 2001, OMB Decision/Order No. 1716, OMB Case No. PL010233)

- (iii) Exterior Finishing:

No exposed flat concrete block walls or exposed flat concrete walls, whether painted or unpainted, are permitted.

- (iv) Supplementary Regulations:
  - See Section
  - 21 re: Supplementary Use Regulations
  - 22 re: Supplementary Lot Regulations
  - 23 re: Supplementary Building Regulations
  - 24 re: Parking Space Regulations
  - 25 re: Parking Area Regulations

(2) **COMMERCIAL DISTRICT 3.2 (CD3.2)**

(a) **Permitted Uses**

- (i) A business, financial or medical office;
- (ii) A professional studio; health studio; commercial school;
- (iii) A medical, dental or optical laboratory;
- (iv) An exhibition hall; private hall; theatre; club; church; church hall; day nursery;
- (v) A restaurant; take-out food outlet;  
(AMENDED by B/L 375-2004, Dec. 21, 2004 AND AMENDED by B/L 164-2010, Nov. 17/2010)
- (vi) A hotel; motel;
- (vii) Any of the following uses provided that the total gross floor area of one or more uses does not exceed 250 square metres within the same building: a retail store; a personal service shop; a light repair shop; [ZNG/3590]  
(AMENDED by B/L 31-2013, March 28, 2013)
- (viii) Any of the following existing uses:
  - service station; gas bar; funeral home;
- (ix) Dwelling units in a combined use building with any one (1) or more of the foregoing uses, provided that all dwelling units, not including entrances thereto and a caretaker's residence, are located entirely above the non-residential uses(s);
- (x) A semi-detached dwelling, duplex dwelling, double duplex dwelling;
- (xi) A townhome dwelling;  
  
(ADDED by B/L 33-2001, October 23, 2001, OMB Decision/Order No. 1716, OMB Case No. PL010233)
- (xii) A multiple dwelling, lodging house, residential care facility;
- (xiii) Any use accessory to the foregoing uses, including a caretaker's residence but not including an outdoor storage yard.

**(b) Regulations**

- (i) Maximum building height - equal to the length of the longest exterior lot line;

(AMENDED by B/L 363-2002, Dec. 31, 2002)

provided that for the block bounded by Ouellette Avenue, Erie, Goyeau and Elliott Streets, the maximum building height shall be 55 metres.

- (ii) Minimum lot frontage - 15 metres
- (iii) Minimum lot area - 400 square metres for a building containing only non-residential uses, otherwise, no minimum lot area applies.

- (iv) Maximum gross floor area ratio - 4.5  
(AMENDED by B/L 9057, July 7/87)

- (v) Minimum building setback from an exterior lot line -

1. 6 metres;
2. On a lot which has an exterior lot line which abuts Pelissier Street between Elliott Street and Tecumseh Road West or Dufferin Place between Giles Boulevard and Tecumseh Road East, for any part of a building extending above the first 3 storeys of the said building, the minimum building setback for that part of the building shall be 18 metres from both Pelissier Street or Dufferin Place, as the case may be.

- (vi) Minimum building setback from an interior lot line -

1. 3 metres for any building having a maximum building height of 3 storeys, provided that where a building wall having habitable room windows faces an interior lot line, the minimum building setback shall be 6 metres.
2. For any building having a building height of greater than 3 storeys, the minimum building setback shall be 3 metres for the first 3 storeys, and,  
  
for that part of the building above 3 storeys, the minimum building setback shall be equal to the greater of 25% of the building height or 3 metres,  
  
provided that where a building wall having habitable room windows faces an interior lot line, the minimum building setback shall be 11 metres.

- (vii) Through lot provisions -

All new buildings and other structures shall be erected on through lots except that where a lot is not a through lot, one (1) accessory building or other accessory structure having a maximum floor area of 40 square metres may be erected on such lot.

- (viii) Minimum landscaped open space yard - 30% of the lot area

## (ix) Maximum density:

<u>Lot Frontage</u>		<u>Maximum Density</u>
less than 30 metres	-	100 dwelling units per hectare
30 metres or greater, but less than 45 metres	-	230 dwelling units per hectare
45 metres or greater, but less than 60 metres	-	280 dwelling units per hectare
60 metres or greater	-	330 dwelling units per hectare

provided, however, that where both the landscaped open space yard is greater than 40% of the lot area and the lot frontage is greater than 30 metres, the maximum number of permitted dwelling units may be increased by 15%.

## (x) Exterior Finishing:

No exposed flat concrete block walls or exposed flat concrete walls, whether painted or unpainted, are permitted.

(xi) Notwithstanding the provisions of sub-paragraphs (i) to (x) inclusive, of this paragraph, a **DUPLEX DWELLING, SEMI-DETACHED DWELLING, DOUBLE-DUPLEX DWELLING** or **TOWNHOME DWELLING** shall be in accordance with the provisions of paragraph (b), of subsection (2), of Section 11, **RD2.2 DISTRICT** of this by-law applicable thereto.

(AMENDED by B/L 33-2001, October 23, 2001, OMB Decision/Order No. 1716, OMB Case No. PL010233)

## (xii) Supplementary Regulations:

- See Section
- 21 re: Supplementary Use Regulations
- 22 re: Supplementary Lot Regulations
- 23 re: Supplementary Building Regulations
- 24 re: Parking Space Regulations
- 25 re: Parking Area Regulations

(3) **COMMERCIAL DISTRICT 3.3 (CD3.3)**(a) **Permitted Uses**

## (i) A retail store; wholesale store; bakery not exceeding 500 square metres in net floor area; confectionery not exceeding 500 square metres in net floor area; personal service shop; light repair shop; gas bar; service station; automobile repair garage; an existing motor vehicle dealership; existing collision shop; pawnshop; existing industrial use; garden centre and, exclusive of a lot in a Business Improvement Area, a temporary outdoor vendor's site.

(AMENDED by B/L 8614, June 23/86 and B/L11780, March 28/94 and B/L 168-2002, July 18<sup>th</sup>, 2002 AND by B/L 232-2006, Jan. 18, 2007)

## (ii) A day nursery; church; church hall; funeral home; public hall;

(AMENDED by B/L 363-2002, Dec. 31, 2002)

- (iii) A business, financial, medical or veterinary office; professional studio; commercial school; medical, dental or optical laboratory;
- (iv) A restaurant; take-out food outlet; drive-through restaurant; micro-brewery; print shop; drive-through food outlet.  
(AMENDED by B/L 33-2001, October 23, 2001, OMB Decision/Order No. 1716, OMB Case No. PL010233 AND AMENDED by B/L 375-2004, Dec. 21, 2004 AND AMENDED by B/L 164-2010, Nov. 17, 2010)
- (v) Place of entertainment and recreation;
- (vi) Hotel; motel;
- (vii) A public parking area; parking garage; ambulance service;  
(AMENDED by B/L 363-2002, Dec. 31, 2002)
- (viii) A warehouse; a workshop in combination with a retail store or a wholesale store;
- (ix) Any use accessory to the foregoing uses, not including an outdoor storage yard unless otherwise specifically permitted by this by-law.  
(AMENDED by B/L 232-2006, Jan. 18, 2007)

**(b) Regulations**

- (i) Maximum building height - equal to the length of the longest exterior lot line or 20 metres, whichever is the lesser  
(AMENDED by B/L 168-2002, July 18<sup>th</sup>, 2002 AND B/L 363-2002, Dec. 31, 2002)
- (ii) The maximum gross floor area of a workshop shall be equal to 200% of the gross floor area of the retail store or wholesale store. [ZNG/3590]  
(AMENDED by B/L 31-2013, March 28, 2013)
- (iii) Supplementary Regulations:
  - See Section
  - 21 re: Supplementary Use Regulations
  - 22 re: Supplementary Lot Regulations
  - 23 re: Supplementary Building Regulations
  - 24 re: Parking Space Regulations
  - 25 re: Parking Area Regulations
- (iv) (ADDED by B/L 11780, March 28/1994 and DELETED by B/L 48-2014, April 15, 2014.

**(4) COMMERCIAL DISTRICT 3.4 (CD3.4)**

**(a) Permitted Uses**

- (i) A business, financial or medical office; medical, dental or optical laboratory;
- (ii) Any one (1) or more of the following uses in combination with and located within the same building as any use permitted in sub-paragraph (i) of this paragraph:
  - 1. A personal service shop, food convenience store, pharmacy, professional studio, health studio;
  - 2. A retail store for the sale of any one (1) or more of the following goods: medical and health supplies and equipment; cut flowers and potted plants; cameras, film and other photographic supplies;
  - 3. A restaurant, take-out food outlet,  
(AMENDED by B/L 375-2004, Dec. 21, 2004 AND AMENDED by B/L 164-2010, Nov. 17/2010)
- (iii) Any use accessory to the foregoing uses, not including an outdoor storage yard.

**(b) Regulations**

- (i) Maximum building height - 14 metres
- (ii) Minimum landscaped open space yard - 20% of the lot area
- (iii) Exterior Finishing:  
  
No exposed flat concrete block walls, whether painted or unpainted, are permitted.
- (iv) Supplementary Regulations  
  
- See Section  
21 re: Supplementary Use Regulations  
22 re: Supplementary Lot Regulations  
23 re: Supplementary Building Regulations  
24 re: Parking Space Regulations  
25 re: Parking Area Regulations

**(5) COMMERCIAL DISTRICT 3.5 (CD3.5)****(a) Permitted Uses**

- (i) A business, financial or medical office;
- (ii) A professional studio, health studio, commercial school;
- (iii) A medical, dental or optical laboratory;
- (iv) An exhibition hall; private hall; theatre; club; church; church hall; day nursery;
- (v) A restaurant; take-out food outlet;  
(AMENDED by B/L 375-2004, Dec. 21, 2004 AND by B/L 164-2010, Nov. 17/2010)
- (vi) A hotel; motel;

- (vii) Any of the following uses, provided that the total gross floor area of one or more uses does not exceed 250 square metres within the same building: a retail store; a personal service shop; a light repair shop; [ZNG/3590]  
(AMENDED by B/L 31-2013, March 28, 2013)
- (viii) Any of the following existing uses:  
service station; gas bar; funeral home; a drive through restaurant existing before November 1, 2004; (AMENDED by B/L 375-2004, Dec. 21, 2004)
- (ix) Dwelling units in a combined use building with any one (I) or more of the foregoing uses, provided that all dwelling units, not including entrances thereto, are located entirely above the non-residential use(s);
- (x) A semi-detached dwelling, duplex dwelling, double duplex dwelling;
- (xi) A townhome dwelling;  
  
(AMENDED by B/L 33-2001, October 23, 2001, OMB Decision/Order No. 1716, OMB Case No. PL010233)
- (xii) A multiple dwelling, lodging house, residential care facility;
- (xiii) Any use accessory to the foregoing uses, including a caretaker's residence but not including an outdoor storage yard.

**(b) Regulations**

- (i) Maximum building height - equal to the length of the longest exterior lot line;  
(AMENDED by B/L 363-2002, Dec. 31, 2002)
- (ii) Minimum lot frontage - 15 metres
- (iii) Minimum lot area - 400 square metres for a building containing only non-residential uses, otherwise, no minimum lot area applies.
- (iv) Maximum gross floor area ratio 3.0 (AMENDED by B/L 9057, July 7/1987)
- (v) Minimum building setback from an exterior lot line -
1. 6 metres;
  2. On a lot which has an exterior lot line which abuts Pelissier Street between Elliott Street and Tecumseh Road West or Dufferin Place between Giles Boulevard and Tecumseh Road East, for any part of a building extending above the first 3 storeys of the said building, the minimum building setback for that part of the building shall be 18 metres from both Pelissier Street or Dufferin Place, as the case may be.
- (vi) Minimum building setback from an interior lot line -

1. 3 metres for any building having a maximum building height of 3 storeys, provided that where a building wall having habitable room windows faces an interior lot line, the minimum building setback shall be 6 metres.

2. For any building having a building height of greater than 3 storeys, the minimum building setback shall be 3 metres for the first 3 storeys, and,

for that part of the building above 3 storeys, the minimum building setback shall be equal to the greater of 25% of the building height or 3 metres,

provided that where a building wall having habitable room windows faces an interior lot line, the minimum building setback shall be 11 metres.

(vii) Through lot provisions -

All new buildings and other structures shall be erected on through lots except that where a lot is not a through lot, one (1) accessory building or other accessory structure having a maximum floor area of 40 square metres may be erected on such lot.

(viii) Minimum landscaped open space yard - 30% of the lot area

(ix) Maximum density:

<u>Lot Frontage</u>	<u>Maximum Density</u>
less than 30 metres -	100 dwelling units per hectare
30 metres or greater -	230 dwelling units per hectare

provided, however, that where both the landscaped open space yard is greater than 40% of the lot area and the minimum lot frontage is greater than 30 metres, the maximum number of permitted dwelling units may be increased by 15%.

(x) Exterior Finishing:

No exposed flat concrete block walls or exposed flat concrete walls, whether painted or unpainted, are permitted.

(xi) Notwithstanding the provisions of sub-paragraphs (i) to (x) inclusive, of this paragraph, a **DUPLEX DWELLING, SEMI-DETACHED DWELLING, DOUBLE-DUPLEX DWELLING** or **TOWNHOME DWELLING** shall be in accordance with the provisions of paragraph (b), of subsection (2), of Section 11, **RD2.2 DISTRICT**, of the by-law applicable thereto.

(AMENDED by B/L 33-2001, October 23, 2001, OMB Decision/Order No. 1716, OMB Case No. PL010233)

(xii) Supplementary Regulations

- See Section
- 21 re: Supplementary Use Regulations
- 22 re: Supplementary Lot Regulations
- 23 re: Supplementary Building Regulations
- 24 re: Parking Space Regulations
- 25 re: Parking Area Regulations

**(6) COMMERCIAL DISTRICT 3.6 (CD3.6)**

(ADDED by B/L 177-2001, June 12, 2001)

**(a) Permitted Uses**

- (i) A retail store; wholesale store; bakery not exceeding 500 square metres in net floor area; confectionery not exceeding 500 square metres in net floor area; personal service shop; light repair shop; pawnshop, printshop; outdoor market within a Business Improvement Area, garden centre and, exclusive of a lot in a Business Improvement Area, a temporary outdoor vendor's site. (AMENDED by B/L 232-2006, Jan. 18, 2007)
- (ii) A workshop in combination with a retail storey or a wholesale store;
- (iii) A business, financial, medical or veterinary office; professional studio; commercial school; medical, dental or optical laboratory; day nursery;
- (iv) A restaurant not exceeding 450 square metres in gross floor area; take-out food outlet; drive-through restaurant; drive-through food outlet; (AMENDED by B/L 375-2004, Dec. 21/2004)
- (v) Dwelling units in a combined use building with any one (1) or more of the foregoing uses; lodging house; residential care facility;
- (vi) Place of entertainment and recreation; private hall; drive-through restaurant;
- (vii) Church; church hall; funeral home;
- (viii) Hotel; motel;
- (ix) A public parking area; parking garage;
- (x) Any of the following existing uses; automobile repair garage; gas bar; service station;
- (x) Any use accessory to the foregoing uses, not including an outdoor storage yard unless otherwise specifically permitted by this by-law. (AMENDED by B/L 232-2006, Jan. 18, 2007)

**(b) Regulations**

- (i) Maximum building height - equal to the length of the longest exterior lot line or 20 metres, whichever is the lesser; (AMENDED by B/L 363-2002, Dec. 31, 2002)
- (ii) The maximum gross floor area of a workshop shall be equal to 200% of the gross floor area of the retail store or wholesale store. [ZNG/3590] (AMENDED by B/L 31-2013, March 28, 2013)
- (iii) (DELETED by B/L 48-2014, April 15, 2014)

- (iv) Minimum amenity area per dwelling unit:
- |                              |   |                   |
|------------------------------|---|-------------------|
| 1. Bachelor Unit             | - | 7.5 square metres |
| 2. One Bedroom Unit          | - | 10 square metres  |
| 3. Two or more Bedroom Units | - | 15 square metres  |

- (v) Supplementary Regulations:

See Section

21 re: Supplementary Use Regulations

22 re: Supplementary Lot Regulations

23 re: Supplementary Building Regulations

24 re: Parking Space Regulations

25 re: Parking Area Regulations

**(7) COMMERCIAL DISTRICT 3.7 (CD3.7)**

(ADDED by B/L 370-2001, Nov. 15, 2001)

**(a) Permitted Uses**

- (i) Hotel, motel;
- (ii) Place of entertainment and recreation; public hall; outdoor market within a Business Improvement Area;  
(AMENDED by B/L 363-2002, Dec. 31, 2002 AND by B/L 232-2006, Jan. 18, 2007)
- (iii) Professional studio, which may include a workshop;
- (iv) Any one (1) or more of the following uses in combination with any one (1) or more of the foregoing uses: business office; restaurant; retail store; outdoor eating and display areas; public parking garage;
- (v) Any use accessory to the foregoing uses not including an outdoor storage yard unless otherwise specifically permitted by this by-law.  
(AMENDED by B/L 232-2006, Jan. 18, 2007)

**(b) Regulations**

- (i) The maximum building height shall be equal to the length of the longest exterior lot line;
- (ii) Exterior Finishing:  
  
No exposed flat concrete block walls or exposed flat concrete walls, whether painted or unpainted are permitted;
- (iii) Supplementary Regulations:  
  
-See Section  
21 re: Supplementary Use Regulations  
22 re: Supplementary Lot Regulations  
23 re: Supplementary Building Regulations  
24 re: Parking Space Regulations  
25 re: Parking Area Regulations

**(8) COMMERCIAL DISTRICT 3.8 (CD3.8)**

(Added by B/L 154-2008, Sept. 30, 2008)

**(a) Permitted Uses**

- (i) A surface parking area on Parts 1, 3, 4, 6 and 7, Plan 12R-23542;
- (ii) A municipal storm water management facility and related infrastructure on Parts 2 and 5, Plan 12R-23542;
- (iii) Any use accessory to the foregoing uses not including an outdoor storage yard

**(b) Regulations**

- (i) No trees shall be permitted. All landscaping shall be in accordance with an approved Landscape Plan/Site Plan Agreement, as may be amended from time to time.
- (ii) No permanent or temporary building or structure shall be permitted except in accordance with an approved site plan and/or site plan agreement as may be amended from time to time.
- (iii) Supplementary Regulations:
  - See Section
  - 24 re: Parking Space Regulations
  - 25 re: Parking Area Regulations

**(9) COMMERCIAL DISTRICT 3.9 (CD3.9)**

(ADDED by B/L 64-2009, August 10, 2009)

**(a) Permitted Uses:**

- A business office, a financial office, a medical office, a veterinary office, a personal services shop, the retail sale of clothing, a professional studio;
- An existing single unit dwelling;
- Any use accessory to the foregoing uses not including an outdoor storage yard or a drive-through.

**(b) Regulations:**

- (i) Minimum lot frontage
  - interior lot - 30 metres
  - corner lot - 36 metres
- (ii) Maximum lot frontage - 90 metres
- (iii) The lot line of any lot abutting Dougall Avenue shall be deemed the front lot line.
- (iv) Maximum rear yard depth - 2 metres
- (v) Minimum rear yard setback for a parking area - 10 metres
- (vi) Minimum side yard width - 1.5 metres

- (vii) Maximum building height - 7.5 metres
- (viii) Minimum landscaped open space - 15% of the lot area
- (ix) Notwithstanding the provision of sub-paragraphs (i) to (viii) inclusive, of this paragraph, any additions to an existing dwelling unit shall be in accordance with the provisions of paragraph (b) of subsection 91) of Section 10, RD1.4 District, of this by-law, applicable hereto;
- (x) Supplementary Regulations:
  - See Section
  - 21 re: Supplementary use Regulations
  - 22 re: Supplementary Lot Regulations
  - 23 re: Supplementary Building Regulations
  - 24 re: Parking Space Regulations
  - 25 re: Parking Area Regulations

**SECTION 17 - COMMERCIAL DISTRICTS 4. (CD4.)****(I) COMMERCIAL DISTRICT 4.1 (CD4.1)****(a) Permitted Uses**

- (i) A retail store; temporary outdoor vendor's site [ZNG/3930]  
  
(AMENDED by B/L 33-2001, October 23, 2001, OMB Decision/Order No. 1716, OMB Case No. PL010233 AND AMENDED by B/L 232-2006, Jan. 18, 2007; AMENDED by B/L 158-2013, Nov. 13, 2013)
- (ii) An automatic car wash; automobile sales lot; automobile repair garage; coin-operated car wash; collision shop; light repair shop; machinery, tool or equipment rental agency; motor vehicle dealership; service station; gas bar; (AMENDED by B/L 370-2001, Nov. 15, 2001 AND B/L 167-2003, June 27, 2003)
- (iii) A business, financial, medical or veterinary office; veterinary clinic; print shop; funeral home; personal service shop;  
(AMENDED by B/L 33-2001, October 23, 2001, OMB Decision/Order No. 1716, OMB Case No. PL010233 AND AMENDED by B/L 129-2012, October 6, 2012)
- (iv) A warehouse; wholesale store; workshop in combination with a retail store or wholesale store;
- (v) A contractor's office; towing service, exclusive of an outdoor storage yard for the storage of motor vehicles; building materials recycling centres;  
(AMENDED by B/L 363-2002, Dec. 31, 2002 AND by B/L 142-2006, Aug. 24, 2006)
- (vi) Club; health studio; hotel; motel; public hall; restaurant; take-out food outlet; drive-through restaurant; micro-brewery; drive-through food outlet;  
(AMENDED by B/L 33-2001, October 23, 2001, OMB Decision/Order No. 1716, OMB Case No. PL010233 AND AMENDED by B/L 370-2001, November 15<sup>th</sup>, 2001 AND B/L 375-2004, Dec. 21, 2004)
- (vii) Public parking area; ambulance service;  
(AMENDED by B/L 363-2002, Dec. 31, 2002)
- (viii) Any of the following existing uses:  
  
Any use permitted in Section 18(1)(a) of this by-law [ZNG/3930]  
  
(AMENDED by B/L 256-2002, September 30, 2002 AND by B/L 164-2010, Nov. 17/2010; AND AMENDED by B/L 158-2013, Nov. 13, 2013)
- (ix) Any use accessory to the foregoing uses, which may include the following:
  - (a) an outdoor storage yard for the display of operable motor vehicles, swimming pools, heavy equipment; nursery products, recreational vehicles and boats;  
(AMENDED by B/L 33-2001, October 23, 2001, OMB Decision/Order No. 1716, OMB Case No. PL010233)
  - (b) the sale of automobiles accessory to a collision shop or an automobile repair garage;
  - (c) the installation of motor vehicle parts and accessories accessory to a retail store for the sale of motor vehicle parts and accessories; repair of boats, marina equipment, recreational vehicles and other recreational products and equipment.  
(AMENDED by B/L 33-2001, October 23, 2001, OMB Decision/Order No. 1716, OMB Case No. PL010233)

**(b) Regulations**

- (i) Maximum building height - equal to the length of the longest exterior lot line or 20 metres, whichever is the lesser;  
(AMENDED by B/L 363-2002, Dec. 31, 2002)
- (ii) The maximum gross floor area for a workshop shall be 1,100 square metres. [ZNG/3590] (AMENDED by B/L 31-2013, March 28, 2013)
- (iii) The minimum lot width for an automobile sales lot shall be 30 metres.  
(ADDED by B/L 370-2001, November 15, 2001)
- (iv) Supplementary Regulations:
  - See Section
  - 21 re: Supplementary Use Regulations
  - 22 re: Supplementary Lot Regulations
  - 23 re: Supplementary Building Regulations
  - 24 re: Parking Space Regulations
  - 25 re: Parking Area Regulations
 (AMENDED by B/L 370-2001, November 15, 2001)

**(2) COMMERCIAL DISTRICT 4.2 (CD4.2)****(a) Permitted Uses**

- (i) Motor vehicle dealership;
- (ii) Any use accessory to the foregoing use.

**(b) Regulations**

- (i) Minimum lot area - 0.5 hectare
- (ii) Minimum lot frontage - 60 metres
- (iii) Maximum building height - 9 metres
- (iv) Minimum landscaped open space yard - 15% of the lot area
- (v) Supplementary Regulations:
  - See Section
  - 21 re: Supplementary Use Regulations
  - 22 re: Supplementary Lot Regulations
  - 23 re: Supplementary Building Regulations
  - 24 re: Parking Space Regulations
  - 25 re: Parking Area Regulations

**(3) COMMERCIAL DISTRICT 4.3 (CD4.3)**

**(a) Permitted Uses**

- (i) Hotel; motel;
- (ii) Restaurant; (AMENDED by B/L 164-2010, Nov. 17, 2010)
- (iii) Any use accessory to the foregoing uses, not including an outdoor storage yard.

**(b) Regulations**

- (i) Maximum building height - equal to the length of the longest exterior lot line or 20 metres, whichever is the lesser;  
(AMENDED by B/L 363-2002, Dec. 31, 2002)
- (ii) Minimum landscaped open space yard - 15% of the lot area
- (iii) Supplementary Regulations:
  - See Section
  - 21 re: Supplementary Use Regulations
  - 22 re: Supplementary Lot Regulations
  - 23 re: Supplementary Building Regulations
  - 24 re: Parking Space Regulations
  - 25 re: Parking Area Regulations

**(4) COMMERCIAL DISTRICT 4.4 (CD4.4)****(a) Permitted Uses**

- (i) A motor vehicle bridge;
- (ii) Customs and immigration inspection offices and facilities;
- (iii) Any one (1) or more of the following uses in combination with the foregoing uses: warehouse; business office; financial office; retail store;
- (iv) A public parking area;
- (v) Any use accessory to the foregoing uses.

**(b) Regulations**

- (i) Maximum building height - 23 metres
- (ii) Maximum gross floor area of all retail stores in this District - 2,500 square metres  
(AMENDED by B/L 31-2013, March 28, 2013)

- (iii) Supplementary Regulations:
  - See Section
  - 21 re: Supplementary Use Regulations
  - 22 re: Supplementary Lot Regulations
  - 23 re: Supplementary Building Regulations
  - 24 re: Parking Space Regulations
  - 25 re: Parking Area Regulations

**(5) COMMERCIAL DISTRICT 4.5 (CD4.5)**

**(a) Permitted Uses**

- (i) An electric or gas powered power generation plant;  
(AMENDED by B/L 33-2001, October 23, 2001, OMB Decision/Order No. 1716, OMB Case No. PL010233)
- (ii) A sewage or water pumping station, sewage or water treatment plant;
- (iii) A transformer station or substation;
- (iv) A communications tower or antenna;
- (v) A building or structure required for the distribution of natural gas;
- (vi) A building or structure required for the operation of a telephone system;
- (vii) Any use accessory to the foregoing uses.

**(b) Regulations**

- (i) Maximum building height - 20 metres;  
(AMENDED by B/L 363-2002, Dec. 31, 2002)
- (ii) Supplementary Regulations:
  - See Section
  - 21 re: Supplementary Use Regulations
  - 22 re: Supplementary Lot Regulations
  - 23 re: Supplementary Building Regulations
  - 24 re: Parking Space Regulations
  - 25 re: Parking Area Regulations

**(6) COMMERCIAL DISTRICT 4.6 (CD4.6)****(a) Permitted Uses**

- (i) A business, financial or medical office;
- (ii) A commercial school, professional studio, health studio;
- (iii) A personal service shop, not including a laundromat or a pet grooming shop;
- (iv) A light repair shop, not including a shop for the repair of appliances which exceed a weight of 50 kilograms or a volume of one (l) cubic metre;
- (v) A scientific, medical, dental or optical laboratory;
- (vi) One (l) contractor's office;
- (vii) Any one (l) or more of the following industrial uses;
  - Commercial printing, engraving, stereotyping, publishing, photographic processing;
  - Construction of scientific or professional equipment;
- (viii) A warehouse;
- (ix) Any use accessory to the foregoing uses, including a retail store having a maximum net floor area of the main use;
- (x) An outdoor storage yard is prohibited.

**(b) Regulations**

- (i) Maximum building height - 7.5 metres with not more than one (1) storey;
- (ii) Notwithstanding the provisions of subsection (138), of Section 8, of this by-law a storey may exceed 4 metres in height, provided that the maximum height does not exceed 7.5 metres;
- (iii) The maximum net floor area of any warehouse shall be 95 square metres.  
(ADDED by B/L 9017, June 8/87)

**SECTION 18 - MANUFACTURING DISTRICTS I. (MD1.)****(I) MANUFACTURING DISTRICT 1.1 (MD1.1)****(a) Permitted Uses**

(i) In this sub-section, any product described as small shall not exceed a maximum weight of 50 kilograms and a maximum volume of one cubic metre;

(ii) Any one (I) or more of the following industrial uses:

- |   |     |   |
|---|-----|---|
| <b>Food and Beverage Industries</b>                     | 1.  | A food catering service; preparation packaging and processing of food products, including a bakery, but not including any of the following activities: rendering of fats or oils; slaughtering or processing of poultry, fish or meat products; processing of sauerkraut, vinegar, or yeast; flour milling; |
| <b>Secondary Manufacturing</b>                          | 2.  | Manufacturing from any of the following materials: textiles; fur; glass; leather; paper; plastics; wood; yarns; tobacco; rubber and rubberized products;  |
| <b>Pharmaceutical Products</b>                          | 3.  | Manufacture of cosmetics, drugs, pharmaceutical products, toiletries;   |
| <b>Electrical Appliances</b>                            | 4.  | Construction of electrical products, the manufacture of small parts therefore.<br>(AMENDED by B/L 8614, June 23/86)   |
| <b>Motor Vehicle Parts</b>                              | 5.  | Manufacture of small parts for motor vehicles;<br>(AMENDED by B/L 8614, June 23, 1986)  |
| <b>Scientific and Industrial Professional Equipment</b> | 6.  | Construction of scientific or professional equipment the construction of industrial equipment;<br>(AMENDED by B/L 8614, June 23/86)   |
| <b>Signs</b>  | 7.  | Construction or repair of electrical or other signs, billboards or other commercial advertising structures;   |
| <b>Tool and Die</b>                                     | 8.  | Manufacture of moulds, dies, patterns; machine tools, jigs, fixtures; (AMENDED by B/L 8614, June 23/86)   |
| <b>Miscellaneous Manufacturing</b>                      | 9.  | Manufacture of musical instruments, ceramics, jewellery, toys, cutlery, or other small metal products; manufacture and application of protective coatings;<br>(AMENDED by B/L 8614, June 23/86; B/L 370-2001, Nov. 15, 2001)  |
| <b>Warehousing</b>                                      | 10. | Warehouse; storage tanks; self-storage facility;<br>(AMENDED by B/L 8614, June 23/86; B/L 370-2001 Nov. 15, 2001)   |
| <b>Repairs/ Motor Vehicle Repair</b>                    | 11. | A light repair shop, a heavy repair shop;   |
| <b>Welding</b>  | 12. | A welding shop for the welding of small metal products;   |

- (iii) The operation of a water transportation facilities including a public or private dock. Truck transportation facilities are not permitted except as an accessory use to an industrial use permitted under sub-paragraph (ii), of this paragraph;  
(Amended by B/L 324-2004, approved by OMB Decision/Order 1695, issued June 13, 2006)
- (iv) Dry cleaning, dyeing, laundry;
- (v) Commercial printing, engraving, stereotyping, publishing; photographic processing;
- (vi) A contractor's office; towing service, exclusive of an outdoor storage yard for the storage of motor vehicles; building materials recycling centre;  
(AMENDED by B/L 363-2002, Dec. 31, 2002 AND by B/L 142-2006, Aug. 24, 2006)
- (vii) Veterinary clinic; (AMENDED by B/L 370-2001, Nov. 15, 2001)
- (viii) A wholesale store; machinery, tool or equipment rental agency; gas bar; automobile sales lot; a retail store for the sale of any one (1) or more of the following: building supplies, tools, machinery and machine parts, home and garden maintenance and repair equipment, motor vehicle parts; a coin operated car wash; automatic car wash; take-out food outlet; micro-brewery; existing club;  
(AMENDED by B/L 9057, July 7/87 and B/L 10238, May 30, 1990 AND AMENDED by B/L 33-2001, October 23, 2001, OMB Decision/Order No. 1716, OMB Case No. PL010233 AND B/L 370-2001, November 15, 2001 AND AMENDED by B/L 375-2004, Dec. 21, 2004)
- (ix) A public parking area; ambulance service;  
(AMENDED by B/L 363-2002, Dec. 31, 2002)
- (x) Any use accessory to the foregoing uses, which may include the following: a caretaker's residence; an outdoor storage yard, provided that there is no outdoor storage of sand or other aggregates; incidental millwork related to the retail sale of lumber.

**(b) Regulations**

- (i) Maximum building height - 14 metres
- (ii) Minimum Front Yard Depth - 6 meters [ZNG/4046]  
(AMENDED by B/L 48-2014, April 15/2014)
- (iii) Minimum side yard width -  
from an exterior lot line - 3 metres;  
from a dwelling - 6 metres;
- (iv) Minimum landscaped open space yard - 15% of the lot area;
- (v) The required yards shall be maintained exclusively as landscaped open space yards, except that an access area may cross a required yard.
- (vi) Supplementary Regulations:  
- see Section  
21 re: Supplementary Use Regulations  
22 re: Supplementary Lot Regulations  
23 re: Supplementary Building Regulations  
24 re: Parking Space Regulations  
25 re: Parking Area Regulations  
(AMENDED by B/L 370-2001, November 15, 2001)

**(2) Manufacturing District 1.2 (MD1.2)****(a) Permitted Uses**

- (i) In this sub-section, any product described as small shall not exceed a maximum weight of 50 kilograms and a maximum volume of one cubic metre;
- (ii) Any one (1) or more of the following industrial uses:

- |  |     |   |
|--|-----|---|
| <b>Food and Beverage Industries</b>                      | 1.  | A food catering service; preparation packaging and processing of food products, including a bakery, but not including any of the following activities: rendering of fats or oils; slaughtering or processing of poultry, fish or meat products; processing of sauerkraut, vinegar, or yeast; flour milling; |
| <b>Secondary Manufacturing</b>                           | 2.  | Manufacturing from any of the following materials: textiles; fur; glass; leather; paper; plastics; wood; yarns; tobacco; rubber and rubberized products;  |
| <b>Pharmaceutical Products</b>                           | 3.  | Manufacture of cosmetics, drugs, pharmaceutical products, toiletries;   |
| <b>Electrical Appliances</b>                             | 4.  | Construction of electrical products, the manufacture of small parts<br>(AMENDED by B/L 8614, June 23/86)  |
| <b>Motor Vehicle Parts</b>                               | 5.  | Manufacture of small parts for motor vehicles;<br>(AMENDED by B/L 8614, June 23/86)   |
| <b>Scientific, Professional and Industrial Equipment</b> | 6.  | Construction of scientific or professional equipment; the construction of industrial equipment;<br>(AMENDED by B/L 8614, June 23/86)  |
| <b>Signs</b>   | 7.  | Construction or repair of electrical or other signs, billboards or other commercial advertising structures;   |
| <b>Tool and Die</b>                                      | 8.  | Manufacture of moulds, dies, patterns; machine tools, jigs, fixtures; (AMENDED by B/L 8614, June 23/86)   |
| <b>Miscellaneous Manufacturing</b>                       | 9.  | Manufacture of musical instruments, ceramics, jewellery, toys, cutlery or other small metal products; manufacture and application of protective coatings;<br>(AMENDED by B/L 8614, June 23/86; B/L 370-2001, Nov.15, 2001)  |
| <b>Warehousing</b>                                       | 10. | Warehouse; storage tanks; self-storage facility;<br>(AMENDED by B/L 8614, June 23/86 AND B/L 370-2001, Nov. 15, 2001)   |
| <b>Repairs/ Vehicle Repair</b>                           | 11. | A light repair shop, a heavy repair shop;   |
| <b>Welding</b>   | 12. | A welding shop for the welding of small metal products;   |

- (iii) The operation of a water transportation facilities including a public or private dock. Truck transportation facilities are not permitted except as an accessory use to an industrial use permitted under sub-paragraph (ii), of this paragraph;  
(Amended by B/L 324-2004, approved by OMB Decision/Order 1695, issued June 13, 2006)
- (iv) Dry cleaning, dyeing, laundry;
- (v) Commercial printing, engraving, stereotyping, publishing; photographic processing;
- (vi) A contractor's office; towing service, exclusive of an outdoor storage yard for the storage of motor vehicles; building materials recycling centre;  
(AMENDED by B/L 363-2002, Dec. 31, 2002 AND AMENDED by B/L 142-2006, Aug. 24/06)
- (vii) Veterinary clinic; (AMENDED by B/L 370-2001, Nov. 15, 2001)
- (viii) A wholesale store; machinery, tool or equipment rental agency; gas bar; automobile sales lot; a retail store for the sale of any one (1) or more of the following: building supplies; tools, machinery and machine parts, home and garden maintenance and repair equipment, recreational products, motor vehicle parts; a coin operated car wash; automatic car wash; restaurant; take-out food outlet; club; health studio; retail store for the sale of home furnishings and appliances; drive-through food outlet; drive-through restaurant;  
(AMENDED by B/L 9057, July 7/87 AND B/L 10238 May 30/90 AND AMENDED by B/L 33-2001, Oct. 23, 2001, OMB Decision/Order No. 1716, OMB Case No. PL010233 AND by B/L 370-2001, Nov. 15, 2001 AND AMENDED by B/L 375-2004, Dec. 21, 2004)
- (ix) Business offices; (AMENDED by B/L 370-2001, Nov. 15, 2001)
- (x) A public parking area; ambulance service; (AMENDED B/L 363-2002, Dec. 31, 2002)
- (xi) Any use accessory to the foregoing uses, which may include the following:  
  
A retail store in combination with and accessory to any industrial use permitted in subparagraph (ii), of this paragraph, provided that the gross floor area of the retail store does not exceed the greater of 25% of the gross floor area of the main building or 15% of the lot area; a caretaker's residence, an outdoor storage yard, provided that there is not outdoor storage of sand or other aggregates; incidental millwork related to the retail sale of lumber. [ZNG/3590] (AMENDED by B/L 31-2013, March 28/2013)

**(b) Regulations**

- (i) Maximum building height - 14 metres
- (ii) Minimum Front Yard Depth - 6 metres [ZNG/4046]  
(AMENDED by B/L 48-2014, April 15/2014)
- (iii) Minimum side yard width:  
from an exterior lot line - 3 metres;  
from a dwelling - 6 metres;
- (iv) Minimum landscaped open space yard - 15% of the lot area;
- (v) The required yards shall be maintained exclusively as landscaped open space yards, except that an access area may cross a required yard.

## (vi) Supplementary Regulations:

- See Section
- 21 re: Supplementary Use Regulations
- 22 re: Supplementary Lot Regulations
- 23 re: Supplementary Building Regulations
- 24 re: Parking Space Regulations
- 25 re: Parking Area Regulations

(AMENDED by B/L 370-2001, November 15, 2001)

(3) **Manufacturing District 1.3 (MD1.3)**(a) **Permitted Uses**

- (i) A railway; private or public dock;
- (ii) Truck transportation facilities;
- (iii) A warehouse; towing service; (AMENDED by B/L 363-2002, Dec. 31, 2002)
- (iv) A public parking area;
- (v) Any use accessory to the foregoing uses including an outdoor storage yard.
- (vi) For any land zoned MD1.3 and located in an area bound by Wyandotte Street West to the north, Janette Avenue to the east, Tecumseh Road West to the south and McKay Avenue to the west, any industrial use permitted in Section 18(1)(a) shall be an additional permitted use. [ZNG/4046]

(AMENDED by B/L 48-2014, April 14, 2014)

(b) **Regulations**

- (i) Maximum building height - 14 metres
- (ii) Supplementary Regulations:
  - See Section
  - 21 re: Supplementary Use Regulations
  - 22 re: Supplementary Lot Regulations
  - 23 re: Supplementary Building Regulations
  - 24 re: Parking Space Regulations
  - 25 re: Parking Area Regulations

(4) **MANUFACTURING DISTRICT 1.4 (MD1.4)**

(ADDED by B/L 370-2001, November 15, 2001)

(a) **Permitted Uses**

- |                 |  |
|-----------------|--|
| <b>Offices</b>  | (i) Business, financial and medical offices;<br>(AMENDED by B/L 141-2006, Aug. 24, 2006) |
| <b>Studios</b>  | (ii) Professional studios;   |
| <b>Research</b> | (iii) Scientific, medical, optical or dental laboratory;<br>research facility;           |
| <b>School</b>   | (iv) Commercial school; school;  |

- Industrial** (v) Any one (1) or more of the following uses:
1. A food catering service; preparation and packaging of food products, including a bakery;
  2. Manufacturing from any of the following materials: textiles; fur; glass; leather; paper; plastics; wood; yarns; tobacco; rubber and rubberised products;
  3. Manufacturing of cosmetics, drugs, pharmaceutical products, toiletries;
  4. Construction of small electrical products;
  5. Manufacturing of small parts for motor vehicles;
  6. Construction of scientific or professional equipment;
  7. Construction or repair of electrical or other signs, billboards or other commercial advertising structures;
  8. Manufacturing of moulds, dies, patterns; machine tools, jigs, fixtures;
  9. Manufacturing of musical instruments, ceramics, jewellery, toys, cutlery or other small metal products; application of protective coatings; commercial printing and photographic processing;
  10. Communications facility;
- Ancillary Uses** (vi) Day nursery; food convenience store; gas bar; personal service shop; restaurant; take-out food outlet; ambulance service; drive-through food outlet; drive-through restaurant; veterinary office or clinic; warehouse; wholesale store.  
(AMENDED by B/L 363-2002, Dec. 31, 2002 AND B/L 375-2004, Dec. 21, 2004 AND by OMB Order PL040243, File No. R040023, Decision/Order No. 0055, Issued Jan. 12, 2005 AND by B/L 141-2006, Aug. 24, 2006)
- Existing Uses** (vii) Any of the following existing uses: athletic or sports facility; automobile repair garage; club; health studio; motor vehicle dealership;
- Accessory Uses** (viii) Any use accessory to the foregoing uses, including a retail store having a maximum gross floor area equal to 20% of the gross floor area of the main use;
- Outdoor Storage** (ix) An outdoor storage yard shall not be permitted.

**(b) Regulations**

- (i) Maximum building height - equal to the length of the longest exterior lot line or 20 metres, whichever is the lesser;  
(AMENDED by B/L 363-2002, Dec. 31, 2002)
- (ii) All activities shall take place entirely within a fully enclosed building. This provision does not apply to motor vehicle parking, a gas bar, or other vehicle refuelling areas, loading or unloading an outdoor eating area or recreational facilities, provided that all such activities are accessory to a permitted use;
- (iii) Minimum front yard depth - 9 metres;
- (iv) Minimum rear yard depth - 6 metres, where a rear lot line abuts a lot on which a dwelling unit is located;
- (v) Minimum side yard width - 6 metres, where a side lot line abuts a street or a lot on which a dwelling unit is located;
- (vi) The required front and side yards shall be maintained exclusively as landscaped open space yards, save and except that an access area may cross a required yard;
- (vii) Minimum lot width - 30 metres;
- (viii) Minimum landscaped open space - 15% of the lot area;
- (ix) Supplementary Regulations:  
-See Section  
21 re: Supplementary Use Regulations  
22 re: Supplementary Lot Regulations  
23 re: Supplementary Building Regulations  
24 re: Parking Space Regulations  
25 re: Parking Area Regulations

**(5) MANUFACTURING DISTRICT 1.5 (MD1.5)**

(ADDED by B/L 370-2001, November 15, 2001)

**(a) Permitted Uses**

**Offices** (i) Business, financial and medical offices;  
(AMENDED by B/L 141-2006, Aug. 24, 2006)

**Studios** (ii) Professional studios;

**Research** (iii) Scientific, medical, optical or dental laboratory;

**School** (iv) Commercial school;

**Industrial** (v) Any one (1) or more of the following uses:

1. A food catering service; preparation and packaging of

- food products, including a bakery;
- 2. Manufacturing from any of the following materials; textiles; fur; glass; leather; paper; plastics; wood; yarns; tobacco; rubber and rubberised products;
- 3. Manufacturing of cosmetics, drugs, pharmaceutical products, toiletries;
- 4. Construction of small electrical products;
- 5. Manufacturing of small parts for motor vehicles;
- 6. Construction of scientific or professional equipment;
- 7. Construction or repair of electrical or other signs, billboards or other commercial advertising structures;
- 8. Manufacturing of moulds, dies, patterns; machine tools, jigs, fixtures;
- 9. Manufacturing of musical instruments, ceramics, jewellery, toys, cutlery or other small metal products; application of protective coatings; commercial printing and photographic processing;

- Ancillary Uses** (vi) Day nursery; health studio; restaurant; take-out food outlet; warehouse; wholesale store.  
(AMENDED by B/L 375-2004, Dec. 21, 2004 AND by B/L 141-2006, Aug. 24, 2006)
- Existing Uses** (vii) Any of the following existing uses: athletic or sports facility; automobile repair garage; club; motor vehicle dealership;
- Accessory Uses** (viii) Any use accessory to the foregoing uses, including a retail store having a maximum gross floor area equal to 20% of the main use;
- Outdoor Storage** (ix) An outdoor storage yard shall not be permitted.

(b) **Regulations**

- (i) Minimum lot area - 4000 square metres;
- (ii) Minimum Front Yard Depth - 6 metres [ZNG/4046]  
(AMENDED by B/L 48-2014, April 15, 2014)
- (iii) Minimum rear yard depth:
- where the rear lot line abuts street - 6 metres or 10% of the average lot depth, whichever is the greater, but need not exceed 25 metres.
- (iv) Minimum side yard width - 6 metres or 10% of the average lot width, whichever is the lesser;
- (v) Where any lot line abuts the E. C. Row Expressway right-of-way, a landscaped open space yard having minimum depth of 9 metres from the

right-of-way shall be provided and maintained;

- (vi) Required yards abutting a street, other than the E. C. Row Expressway, shall be maintained as landscaped open space yards, save and except that:
  - (a) a maximum of 25% of the total area of the required front and rear yard may be used for parking spaces, manoeuvring aisles or collector aisles; provided, however that a continuous landscaped open space yard having a minimum depth of 6 metres shall be maintained between any paved areas and all lot lines;
  - (b) an access area may cross a landscaped open space yard.
- (vii) The outdoor storage of refuse, equipment, materials or commodities within a required yard is prohibited;
- (viii) Minimum landscaped open space - 15% of the lot area;
- (ix) Maximum building height - 20 metres;
- (x) Supplementary Regulations:
  - See Section
  - 21 re: Supplementary Use Regulations
  - 22 re: Supplementary Lot Regulations
  - 23 re: Supplementary Building Regulations
  - 24 re: Parking Space Regulations
  - 25 re: Parking Area Regulations

**(6) MANUFACTURING DISTRICT 1.6 (MD1.6)**  
 (ADDED by B/L 324-2004 on June 13, 2006, Approved by OMB Decision/Order 1695)

**(a) Permitted Uses**

- (i) The operation of a railway;

**(b) Regulations**

- (i) Maximum building height - 14 meters;
- (ii) Supplementary Regulations:

-See Section

- 21 re: Supplementary Use Regulations
- 22 re: Supplementary Lot Regulations
- 23 re: Supplementary Building Regulations
- 24 re: Parking Space Regulations
- 25 re: Parking Area Regulations

**(7) MANUFACTURING DISTRICT 1.7 (MD1.7)****(ADDED by B/L 17-2009, March 3, 2009)****(a) Permitted Uses:**

- Warehouse
- Manufacturing from any of the following materials: textiles; fur; glass; leather; paper; plastics; wood; yarns, tobacco, rubber and rubberised products;
- Manufacturing of cosmetics, drugs, pharmaceutical products, toiletries;
- Construction of small electrical products
- Manufacturing of parts for motor vehicles;
- Construction of scientific or professional equipment;
- Construction or repair of electrical or other signs, billboards or other commercial advertising structures;
- Manufacturing of moulds, dies patters machine tools, jigs, fixtures;
- Manufacturing of musical instruments, ceramics, jewellery, toys, cutlery or other small metal products; application of protective coatings; commercial printing and photographic processing;
- Communications facility;
- Self-storage;
- Industrial research and development facility;
- Any use accessory to the foregoing uses, including a retail store having a maximum gross floor area equal to 20% of the gross floor area of the main use.

The following ancillary uses shall also be permitted:

- Day nursery; food convenience store; gas bar; personal service shop; restaurant; take-out food outlet; ambulance service; veterinary office or clinic; wholesale store; automobile sales lot; retail sale of building supplies; health studio.

**(b) Regulations:**

- (i) Maximum building height - equal to the length of the longest exterior lot line or 20 metres, whichever is the lesser;
- (ii) Minimum front yard depth - 9 metres;
- (iii) Minimum side yard width - 6 metres, where a side lot line abuts a street or a lot on which a dwelling unit is located;
- (iv) The required front and side yards shall be maintained exclusively as landscaped open space yards, save and except that an access area may cross a required yard;
- (v) Minimum lot width - 30 metres;
- (vi) Minimum landscaped open space - 5% of the lot area.
- (vii) Supplementary Regulations:

See Section

21 re: Supplementary use Regulations

22 re: Supplementary Lot Regulations

23 re: Supplementary Building Regulations

24 re: Parking Space Regulations

25 re: Parking Area Regulations

**(8) MANUFACTURING DISTRICT 1.8 (MD1.8)****(ADDED by B/L 17-2009, March 3, 2009)****(a) Permitted Uses:**

- Warehouse
- Manufacturing from any of the following materials: textiles; fur; glass; leather; paper; plastics; wood; yarns; tobacco; rubber and rubberised products;
- Manufacturing of cosmetics, drugs, pharmaceutical products, toiletries;
- Construction of small electrical products
- Manufacturing of parts for motor vehicles;
- Construction of scientific or professional equipment;
- Construction or repair of electrical or other signs, billboards or other commercial advertising structures;
- Manufacturing of moulds, dies patterns machine tools, jigs, fixtures;
- Manufacturing of musical instruments, ceramics, jewellery, toys, cutlery or other small metal products; application of protective coatings; commercial printing and photographic processing;
- Communications facility;
- Self-storage;
- Industrial research and development facility;
- A motor vehicle assembly plant, which shall include the manufactured and assembly of automobiles, trucks and other vehicles, including parts and accessories, and any use accessory thereto;
- A railway;
- Truck transportation facilities;
- A towing service;
- A loading compound;
- A public parking area;
- An outdoor storage yard;
- A power generation facility.
- Any use accessory to the foregoing uses, including a retail store having a maximum gross floor area equal to 20% of the gross floor area of the main use.

**(b) Regulations:**

- |  |   |  |
|--|---|--|
| (i) Maximum building height  | - | equal to the length of the longest exterior lot line or 20 metres, whichever is the lesser;  |
| (ii) Minimum front yard depth  | - | 9 metres;  |
| (iii) Minimum side yard width  | - | 6 metres, where a side lot line abuts a street or a lot on which a dwelling unit is located; |
| (v) the required front and side yards shall be maintained exclusively as landscaped open space yards, save and except that an access area may cross a required yard; |   |  |
| (v) Minimum lot width  | - | 30 metres;   |
| (vi) Minimum landscaped open space   | - | 5% of the lot area   |

(vi) Supplementary Regulations: :

See Section

21 re: Supplementary use Regulations

22 re: Supplementary Lot Regulations

23 re: Supplementary Building Regulations

24 re: Parking Space Regulations

25 re: Parking Area Regulations

**SECTION 19 - MANUFACTURING DISTRICTS 2. (MD2.)****(I) MANUFACTURING DISTRICT 2.1 (MD2.1)****(a) Permitted Uses**

(i) Any industrial use except the following uses:

<b>Food/ Leather</b>	1.	Slaughtering; the processing of poultry leather tannery;
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<b>Wood/ Paper</b>	2.	Sawmill; veneer and plywood mill; pulp and paper mill; wood distillation plant;
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<b>Metals</b>	3.	Iron and steel mill; blast furnace; smelting or refining of metals or ores; boiler and plate works; railroad rolling stock manufacture;
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<b>Minerals/ Extractive</b>	4.	Pits and quarries; the manufacture of cement, lime, gypsum products, concrete or concrete products, clay and clay products, plaster of Paris; brick refractory; mineral wool manufacturer; concrete or asphalt batching plant; asbestos products manufacturer; abrasives manufacturer;
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<b>Petroleum/ Chemical/ Coal</b>	5.	The manufacturing of explosives, ammunition, acid, alkalies, asphalt, fertilizer, plastics, resins, soap or other cleaning compounds; petroleum refineries; coke oven; coal or tar distillation;
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<b>Salvage Yards</b>	6.	A general salvage operation. (Amended by B/L 142-2006, Aug. 24, 2006)
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(ii) A material transfer centre; a motor vehicle salvage operation;  
(AMENDED by B/L 11096, July 20, 1992 AND B/L 142-2006, Aug. 24, 2006)

(iii) An ambulance service; a towing service; building materials recycling centre;  
(ADDED by B/L 363-2002, Dec. 31, 2002 AND AMENDED by B/L 142-2006, Aug. 24/2006 )

(iv) Any use accessory to the foregoing uses, which may include the residence of a caretaker.  
ADDED by B/L 363-2002, Dec. 31, 2002 AND AMENDED by B/L 142-2006, August 24, 2006)

**(b) Regulations**

(i) Minimum front yard depth	-	6 metres [ZNG.4046] (AMENDED by B/L 48-2014, April 15/2014)
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(ii) Minimum side yard width:

from an exterior lot line	-	3 metres;
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from a dwelling	-	6 metres;
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(iii) Minimum landscaped open space yard	-	15% of the lot area;
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- (iv) The required yards shall be maintained exclusively as landscaped open space yards, except that an access area may cross a required yard.
- (v) Supplementary Regulations:

See Section

21 re: Supplementary Use Regulations

22 re: Supplementary Lot Regulations

23 re: Supplementary Building Regulations

24 re: Parking Space Regulations

25 re: Parking Area Regulations

(AMENDED by B/L 370-2001, November 15, 2001)

**(2) MANUFACTURING DISTRICT 2.2 (MD2.2)**

**(a) Permitted Uses**

- (i) Any industrial use including a material transfer centre, a motor vehicle salvage operation and a general salvage operation; building materials recycling centre;  
(AMENDED by B/L 363-2002, Dec. 31, 2002; AMENDED by B/L 363-2002, Dec. 31, 2002 AND B/L 142-2006, Aug. 24, 2006)
- (ii) Any use accessory to the foregoing uses, including a caretaker's residence.

**(b) Regulations**

- (i) Minimum front yard depth - 6 metres [ZNG/4046]  
(AMENDED by B/L 48-2014, April 15/2014)
- (ii) Minimum side yard width:
  - from an exterior lot line - 3 metres;
  - from a dwelling - 6 metres;
- (iii) Minimum landscaped open space yard - 15% of the lot area;
- (iv) The required yards shall be maintained exclusively as landscaped open space yards, except that an access area may cross a required yard.
- (vi) Supplementary Regulations:
  - See Section
  - 21 re: Supplementary Use Regulations
  - 22 re: Supplementary Lot Regulations
  - 23 re: Supplementary Building Regulations
  - 24 re: Parking Space Regulations
  - 25 re: Parking Area Regulations

(AMENDED by B/L 370-2001, November 15, 2001)

**(3) MANUFACTURING DISTRICT 2.3 (MD2.3)**

**(a) Permitted Uses**

- (i) Facilities for the storage and distribution of aggregate materials, pre-mixed concrete, concrete block; asphalt batching plant.  
(AMENDED by B/L 33-2001, October 23, 2001, OMB Decision/Order No. 1716, OMB Case No. PL010233)
- (ii) Facilities for the manufacture of pre-mixed concrete or concrete block;

- (iii) A business office; heavy repair shop; ambulance service; material transfer centre; motor vehicle salvage operation;  
(AMENDED by B/L 363-2002, Dec. 31, 2002 AND by B/L 142-2006, Aug. 24, 2006)
- (iv) Any use accessory to the foregoing uses.

**(b) Regulations**

- (i) The maximum height of any building shall be 10 metres except that a building exclusively designed for the storage of aggregate materials shall have a maximum height of 45 metres;
- (ii) Any structure designed for the manufacture of pre-mixed concrete or concrete block shall have a minimum setback of 30 metres from a street, Commercial District or Green District;
- (iii) No aggregate materials shall be stored in an outdoor storage yard within 15 metres of a street, Commercial District or Green District;
- (iv) Minimum front yard depth - 6 metres [ZNG/4046]  
(AMENDED by B/L 48-2014, April 15/2014)
- (v) Minimum side yard width:
  - from an exterior lot line - 3 metres;
  - from a dwelling - 6 metres;
- (vi) Minimum landscaped open space - 15% of the lot area  
yard
- (vii) The required yards shall be maintained exclusively as landscaped open space yards, except that an access area may cross a required yard.
- (viii) Supplementary Regulations:
  - See Section
  - 21 re: Supplementary Use Regulations
  - 22 re: Supplementary Lot Regulations
  - 23 re: Supplementary Building Regulations
  - 24 re: Parking Space Regulations
  - 25 re: Parking Area Regulations
 (AMENDED by B/L 370-2001, November 15, 2001)

**(4) MANUFACTURING DISTRICT 2.4 (MD2.4)**  
(ADDED by B/L 370-2001, November 15, 2001)

**(a) Permitted Uses**

- (i) Any industrial use, except the following uses:
  - Food Agriculture** (a) Slaughtering, the processing of poultry or fish; fat rendering or vegetable oil mill; feeding pen; stockyard; feed manufacture; flour mill; bone distillation;
  - Leather** (b) Leather tannery;
  - Wood/Paper** (c) Sawmills, veneer and plywood mills, pulp and paper mill, wood distillation.

- |                                     |     |   |
|-------------------------------------|-----|---|
| <b>Metals</b>                       | (d) | Iron and steel mill, blast furnace, smelting and refining of metals and ores, boiler and plate works, manufacture of railroad rolling stock;  |
| <b>Minerals<br/>Extractive</b>      | (e) | Mineral extraction, pits and quarries, the manufacture of cement, lime, gypsum, products , concrete or concrete products, clay and clay products, plaster of Paris, brick refectory, mineral wool manufacturing, concrete or asphalt batching plant, asbestos products manufacturing, abrasives manufacturers;  |
| <b>Petroleum/<br/>Chemical/Coal</b> | (f) | The manufacturing of explosives and ammunition, acid, alkalis, asphalt, fertilizer, plastics, resins, soap and cleaning compounds, petroleum refineries, coke oven, coal and tar distillation;  |
| <b>Outdoor/<br/>Storage/Scrap</b>   | (g) | The outdoor storage or processing of the following materials: rags, scrap paper, bottles, scrap metal, bones, rubber or salvage, sand, gravel and aggregate materials, ores and non-metallic minerals;<br><br>A bulk fuel depot;<br><br>A motor vehicle or general salvage operation;<br>(AMENDED by B/L 142-2006, Aug. 24/2006)<br><br>Waste processing, disposal and storage; |
| <b>Repair</b>                       | (h) | An automobile repair garage, a collision shop;  |
- (ii) Food catering service, including the packaging and preparation of food or foodstuffs for distribution and sale elsewhere;
- (iii) A wholesale store;
- (iv) A business, financial or medical office; ambulance service;  
(AMENDED by B/L 363-2002, Dec. 31, 2002)
- (v) An arena, swimming pool, hockey rink, baseball field and other similar recreational use;
- (vi) For the lands delineated by a broken black line and shown as Blocks A, B, D, and K in Schedule “A” to By-law 10221, 20.1 the following additional uses shall be permitted:
- a hotel, a motel;
  - a day nursery;
  - a club, health studio;
  - an exhibition hall

- (vii) For the lands comprising Part of Farm Lot 138, Concession 3, shown as Block 'B' on Schedule "A" to By-law Number 12476, a motor vehicle dealership shall be an additional permitted use;
- (viii) For the lands comprising Part of Farm Lot 138, Concession 3, designated as Block 'C' on Schedule 'A' to By-law Number 12476, the following uses shall be additional permitted uses: a retail store; bake shop; personal service shop; day nursery; service station; restaurant, provided, that the maximum floor area of each store, shop or restaurant shall not exceed 200 square metres;
- (ix) Any use accessory to the foregoing uses, which may also include the following uses in combination with any industrial use permitted in sub-clauses (i) to (v), both inclusive, of this clause:
  - a day nursery;
  - a retail store, provided that the gross floor area of the retail store does not exceed 20% of the gross floor area of the main building or 15% of the lot area;
  - caretaker's residence. [ZNG/3590]

(AMENDED by B/L 31-2013, March 28, 2013)

**(b) Regulations**

- (i) Minimum lot width - 30 metres;
- (ii) Minimum lot area - 3,000 square metres;
- (iii) Minimum front yard depth - 6 metres [ZNG/4046]  
(AMENDED by B/L 48-2014, April 15/2014)
- (iv) Minimum side yard width - 6 metres, where such yard abuts a street;
- (v) Minimum rear yard depth - 6 metres, where such yard abuts a street;
- (vi) Maximum building height - 22 metres;
- (vii) An outdoor storage yard is prohibited in any required front, rear or side yard abutting a street;
- (viii) Repairing, servicing, processing, manufacturing or packaging activities undertaken for any permitted use shall occur entirely within a fully enclosed building;
- (ix) Supplementary Regulations:
  - See Section
  - 21 re: Supplementary Use Regulations
  - 22 re: Supplementary Lot Regulations
  - 23 re: Supplementary Building Regulations
  - 24 re: Parking Space Regulations
  - 25 re: Parking Area Regulations

**(5) MANUFACTURING DISTRICT 2.5 (MD2.5)****(ADDED by B/L 370-2001, November 15, 2001)****(a) Permitted Uses****(i) Any industrial use, except the following uses:****Food** 1. Slaughtering, fat rendering, feeding pen stockyard, bone distillation;**Wood/Paper** 2. Sawmills, veneer and plywood mills, pulp and paper mill, wood distillation;**Salvage** 3. General salvage operation:  
(AMENDED by B/L 142-2006, Aug. 24, 2006)**(ii) Ambulance service, material transfer centre, motor vehicle salvage operation.**  
(AMENDED by B/L 142-2006, Aug. 24, 2006)**(iii) Any use accessory to the foregoing uses.**  
(AMENDED by B/L 363-2002, Dec. 31, 2002 AND B/L 142-2006, Aug. 24, 2006)**(b) Regulations****(i) Minimum lot area - 4000 square metres;****(ii) Minimum front yard depth - 6 metres**  
(AMENDED by B/L 48-2014, April 15/2014)**(iii) Minimum rear yard depth - 6 metres or 10% of the average lot depth, whichever is the greater, where the rear lot line abuts a street, but need not exceed 25 metres;****(iv) Minimum side yard width - 6 metres or 10% of the average lot width, whichever is the lesser;****(v) Required yards abutting a street shall be maintained as landscaped open space yards, save and except, that a maximum of 25% of the total area of the required front and rear yard may be used for parking, provided that a landscaped open space yard having a minimum width of 6 metres shall be maintained between such parking spaces or parking area and a street;****(vi) Maximum building height - 20 metres;****(vii) An outdoor storage yard is expressly prohibited within a required yard;****(viii) Minimum landscaped open space - 15% of lot area;****(ix) Supplementary Regulations:**

-See Section

21 re: Supplementary Use Regulations

22 re: Supplementary Lot Regulations

23 re: Supplementary Building Regulations

24 re: Parking Space Regulations

25 re: Parking Area Regulations

**(6) MANUFACTURING DISTRICT 2.6 (MD2.6)**  
**(ADDED by B/L 370-2001, November 15, 2001)**

**(a) Permitted Uses**

(i) The following industrial uses:

Automotive (i) A motor vehicle assembly plant, which shall include the manufacture and assembly of automobiles, trucks and other vehicles, including parts and accessories, but shall not include a loading compound for automobiles, trucks and other motor vehicles;

(ii) Any use or operation accessory to the foregoing uses;

(iii) In this subsection, "loading compound" shall mean a defined and/or enclosed area, which is used for the marshalling, sorting, loading and unloading of automobiles, trucks, and other vehicles for shipment to other destinations, and which contain fixed ramps or other such devices for the purpose of loading or unloading automobiles, trucks and other vehicles.

(ii) Ambulance service; (AMENDED by B/L 363-2002, Dec. 31, 2002)

**(b) Regulations**

(i) Minimum building setbacks - 30 metres from a street;  
 - 30 metres from a Residential District

The foregoing minimum setback regulations shall not apply to any structure or facility used solely as a gatehouse or pump house,

(ii) Maximum building height - 22.5 metres for any building or structure located within 60 metres of a Residential District;

(iii) Off-street parking and loading - No parking or loading area shall be located within 9 metres of a street or a Residential District;  
 - Any permitted parking or loading area, which faces a street or a Residential District, shall be screened from the street and/or Residential District by means of a landscaped earth berm having a minimum height of 1.5 metres;

(iv) Outside Storage - No outside storage of materials or unfinished products shall be permitted within 75 metres of a Residential District.

- (v) Supplementary Regulations:  
 -See Section  
 21 re: Supplementary Use Regulations  
 22 re: Supplementary Lot Regulations  
 23 re: Supplementary Building Regulations  
 24 re: Parking Space Regulations  
 25 re: Parking Area Regulations

(7) **MANUFACTURING DISTRICT 2.7 (MD2.7)**  
 (ADDED by B/L 370-2001, November 15, 2001)

(a) **Permitted Uses**

- (i) Any **industrial use, except** the following uses:

- |                                     |    |  |
|-------------------------------------|----|--|
| <b>Food/Leather</b>                 | 1. | Slaughtering, the processing of poultry, leather, tannery;   |
| <b>Wood/Paper</b>                   | 2. | Sawmills, veneer and plywood mills, pulp and paper mill, wood distillation plant;  |
| <b>Metals</b>                       | 3. | Iron and steel mill, blast furnace, smelting and refining of metals or ores, boiler and plate works, railroad rolling stock manufacture;   |
| <b>Minerals/<br/>Extractive</b>     | 4. | Pits and quarries, the manufacture of cement, lime, gypsum, products, concrete or concrete products, clay and clay products, plaster of Paris, brick refractory, mineral wool manufacturer, concrete or asphalt batching plant, asbestos products manufacturer, abrasives manufacturers; |
| <b>Petroleum/<br/>Chemical/Coal</b> | 5. | The manufacturing of explosives and ammunition, acid, alkali's, asphalt, fertilizer, plastics, resins, soap or other cleaning compounds, petroleum refineries, coke oven, coal and tar distillation;   |
| <b>Salvage</b>                      | 6. | A general salvage operation;<br>(AMENDED by B/L 142-2006, Aug. 24, 2006)   |

- (ii) Ambulance service; material transfer centre; motor vehicle salvage operation.  
 (AMENDED by B/L 142-2006, Aug. 24, 2006)

- (iii) Any use accessory to the foregoing uses.  
 (AMENDED by B/L 363-2002, Dec. 31, 2002 AND B/L 142-2006, Aug. 24, 2006)

(b) **Regulations**

- |                               |   |   |
|-------------------------------|---|---|
| (i) Minimum lot area          | - | 4000 square metres;   |
| (ii) Minimum front yard depth | - | 6 metres<br>(AMENDED by B/L 48-2014, April 15, 2014)  |
| (iii) Minimum rear yard depth | - | where the rear lot line abuts a street, 6 metres or 10% of he average lot depth, whichever is the greater, but need not exceed 25 metres; |

- (iv) Minimum side yard width - 6 metres or 10% of the average lot width, whichever is the lesser;
- (v) Required yards abutting a street shall be maintained as landscaped open space yards, save and except that:
  - (a) a maximum of 25% of the total area of the required front and rear yard may be used for parking spaces, manoeuvring or collector aisles; provided, however that a continuous landscaped open space yard having a minimum depth of 6 metres shall be maintained between any paved areas and all lot lines;
  - (b) an access area may cross a landscaped open space yard;
- (vi) The outdoor storage of refuse, equipment, materials or commodities within a required yard is prohibited;
- (vii) Minimum landscaped open space - 15% of the lot area;
- (viii) Maximum building height - 20 metres
- (ix) Supplementary Regulations:
  - See Section
  - 21 re: Supplementary Use Regulations
  - 22 re: Supplementary Lot Regulations
  - 23 re: Supplementary Building Regulations
  - 24 re: Parking Space Regulations
  - 25 re: Parking Area Regulations

**(8) MANUFACTURING DISTRICT 2.8 (MD2.8)**  
 (ADDED to B/L 370-2001, November 15, 2001)

**(a) Permitted Uses**

- (i) **Any industrial use, except** the following uses:

- |                                 |    |  |
|---------------------------------|----|--|
| <b>Food/Leather</b>             | 1. | Slaughtering, the processing of poultry, leather, tannery;   |
| <b>Wood/Paper</b>               | 2. | Sawmills, veneer and plywood mills, pulp and paper mill, wood distillation plant;  |
| <b>Metals</b>                   | 3. | Iron and steel mill, blast furnace, smelting and refining of metals or ores, boiler and plate works, railroad rolling stock manufacture;   |
| <b>Minerals/<br/>Extractive</b> | 4. | Pits and quarries, the manufacture of cement, lime, gypsum, products, concrete or concrete products, clay and clay products, plaster of Paris, brick refractory, mineral wool manufacturer, concrete or asphalt batching plant, asbestos products manufacturer, abrasives manufacturers; |

**Petroleum/  
Chemical/Coal** 5. The manufacturing of explosives and ammunition, acid, alkalis, asphalt, fertilizer, plastics, resins, soap or other cleaning compounds, petroleum refineries, coke oven, coal and tar distillation;

**Salvage  
Operation** 6. A motor vehicle salvage operation; a general operation; (AMENDED B/L 142-2006, Aug. 24, 2006)

(ii) Any use accessory to an industrial use.

(iii) Ambulance service; (AMENDED by B/L 363-2002, Dec. 31, 2002)

**(b) Regulations**

(i) Minimum building setback - 22.5 metres from the west limit of Lauzon Parkway;  
- 30 metres from the north limit of E. C. Row Avenue;  
- 9 metres from any other lot line;

(ii) No loading area or outdoor storage yard shall be permitted in a required yard abutting Lauzon Parkway or within 9 metres of any other street;

(iii) A landscaped open space yard having a minimum depth of 9.0 metres shall be maintained along any lot line that abuts a street;

(iv) Maximum building height - 14.5 metres for any building or structure located within 150 metres of a Residential District;

(v) Supplementary Regulations:

-See Section

21 re: Supplementary Use Regulations

22 re: Supplementary Lot Regulations

23 re: Supplementary Building Regulations

24 re: Parking Space Regulations

25 re: Parking Area Regulations

**SECTION 20 - SPECIFIC ZONING EXCEPTIONS IN CERTAIN AREAS**

(AMENDED by By-law 227-2002, Approved by OMB Decision/Order No. 1013, July 24, 2003; OMB Decision/Order No. 1011, July 24, 2003 and OMB Decision/Order No. 1067, August 1, 2003, OMB File No. R020192, Case No. PL020829)

**(1) SITE SPECIFIC PROVISIONS**

Certain parcels of land on the zoning district maps (ZDM) are delineated by a broken orange line and identified by a zoning district symbol and a paragraph(s) of this subsection. Any parcel so identified shall be considered as being within the zoning district symbol and shall be subject to the provisions of that zoning district, the identified paragraph(s) of this subsection and any other applicable provisions of this by-law. In the event of a conflict between the provisions of this Section and the provisions of the zoning district, the provisions of this Section shall apply. Where an additional main use is permitted under this subsection, any use accessory thereto, not including an outdoor storage yard except where permitted within the zoning district, shall also be permitted subject to the provisions of the zoning district and any other provisions of this by-law applicable to such accessory use.

1. For the lands comprising Part of Farm Lot 59, Concession 1, situated on the west side of Sandwich Street, north of Prospect drive, as more particularly described in Schedule "A" to By-law No. 9811, a restaurant, take-out restaurant and a gas bar shall be additional permitted uses. (ZDM 1)
2. For the lands bounded on the north by University Avenue West, on the south by Wyandotte Street West, on the east by Sunset Avenue and on the west by Huron Church Road, the maximum building height may be 45 metres and one (1) or more of the following additional uses may be permitted.

personal service shop; business, financial or medical office, professional studio, day nursery; provided, however, that the maximum floor area of each personal service shop, business, financial or medical office or professional studio shall not exceed 250 square metres, nor shall any combination thereof occupy more than 25% of the gross floor area of any building. (ZDM 3)

3. For all lands zoned GD1.1, on Zoning District Maps 3, 6 and 10 and situated on the north side of Riverside Drive East and West, no new building or parts thereof shall be permitted to extend above the crown of the pavement within Riverside Drive adjacent thereto. This provision shall not apply to observation decks, fountains, sculptures and other works of art. (ZDM 3, 6, 10; ZNG/2931).

(AMENDED by B/L 53-2012, June 1/2012)

4. For the lands comprising Lots 3, 4, 5 and Part Lots 1 and 2, Registered Plan 40 situated on the west side of Russell Street, south of Mill Street, as delineated by a heavy black line in Schedule "A" to By-law No. 9773, a multiple dwelling may be an additional permitted use provided, however, that the following regulations shall apply:

- |       |                                  |   |  |
|-------|----------------------------------|---|--|
| (i)   | Minimum lot area                 | - | 1.8 hectares   |
| (ii)  | Maximum building height          | - | 15 storeys   |
| (iii) | Minimum front yard depth         | - | equal to the building height or 15 metres, whichever is the greater. |
| (iv)  | Maximum number of dwelling units | - | 250  |
- (ZDM 3)

5. For the lands situated on the south part of Lot 17 and the north part of Lot 18, Registered Plan 40, situated on the east side of Sandwich Street, south of South Street, as more particularly described in Schedule "A" to By-law Number 9421, a food convenience store and a gas bar shall be additional permitted uses, upon the permanent abandonment of any automobile repair garage uses on the site. (ZDM 4)

6. For the lands comprising Lot 1, Registered Plan 996, situated on the west side of Cross Street, south of Chippawa Street, the minimum lot area for a single unit dwelling shall be 273.5 square metres. (ZDM 4)
7. For the lands comprising Lots 68 to 79 inclusive, Registered Plan 548, situated on the northeast corner of Bloomfield Road and Chippawa Street, a business office and personal service shop shall be additional permitted uses in the existing building provided the maximum gross floor area for the business office or personal service shop does not exceed 100 square metres (ZDM 4)
8. For the lands comprising Lots 2 and 4, Block F, Registered Plan 211, situated on the southwest corner of Devonshire Road and Brant Street, an existing lodging house shall be an additional permitted use, provided that any additions to such lodging house shall be in accordance with the provisions of clause (b), of subsection (1), of Section 12, RD3.1 District, of this by-law applicable thereto. (ZDM 6)  
**(REPEALED by B/L 227-2002, August 12, 2002; AMENDED by B/L 340-2003, Oct. 6, 2003; AMENDED by B/L 327-2004, June 13, 2006 by OMB Decision/Order 1695)**
9. For the lands bounded on the south and east by the Essex Terminal Railway, on the west by Peter Street as extended southerly to Essex Terminal Railway and on the north by Hill Street as extended easterly to the Essex Terminal Railway, one (1) or more of the following existing uses shall be additional permitted uses: a stamping forging or casting plant. (ZDM 4)
10. For the land comprising Lot 9 and the south 7.9 metres from front to rear of Lot 7, Block G, Registered Plan 211, situated on the northeast corner of Devonshire Road and Wyandotte Street East, an existing lodging house shall be a permitted additional use, provided that any additions to such lodging house shall be in accordance with the provisions of clause (b), of subsection (1), of Section 12, RD3.1 District, of this by-law applicable thereto. (ZDM 6)  
**(REPEALED by B/L 227-2002, Aug.12, 2002; AMENDED by B/L 340-2003, Oct.6, 2003; AMENDED by B/L 327-2004, June 13, 2006 by OMB Decision/Order 1695)**
11. For the lands comprising Part of Part Lot 7, south side of Prince Road, Registered Plan 40, Lots 30 and 34 and part of alley closed, Registered Plan 1210, as shown delineated by a heavy black line on Schedule "A" to By-law No. 10501, situated on the south side of Chappell Avenue, west of Connaught Street, a business or medical office, medical or dental laboratory, the sale, lease, rental, or repair of hospital equipment and supplies and any use accessory to the foregoing uses may be additional permitted uses within the existing buildings on the subject lands, provided further that the maximum building height and the minimum front yard depth shall be as existing on the date of the coming into force of this clause. (ZDM 4)
12. For the lands comprising Part of Block "Z", Registered Plan 927, situated on the east side of Ojibway Parkway, north of Sprucewood Avenue, shown as block "D" in Schedule "A", to By-law No. 12711, a motor vehicle dealership shall be an additional permitted use. (ZDM 2, 5)
13. For the lands comprising Part of Block "Z", Registered Plan 927, situated on the north side of Sprucewood Avenue, east of Ojibway Parkway, shown as Block "B", in Schedule "A" to By-law No. 12711, all uses permitted under clause (a) of subsection (1) of Section 15, CD2.1 District, shall be additional permitted uses and the 'H' holding provisions shall not apply to such uses. (ZDM 5)
14. For the lands comprising:

All and singular that certain parcel or tract of land and premises situate, lying and being in the City of Windsor, in the County of Essex and the Province of Ontario, on the south side of Riverside Drive West, west of Elm Street, which said parcels are more particularly described as follows:

## FIRSTLY:

Lot Number One (1) on the south side of Sandwich Street, west of Elm Street, according to Registered Plan Number Three Hundred and Ninety-two (392);

## SECONDLY:

Part of Farm Lot number Seventy-three (73) in the first concession of the said City of Windsor;

COMMENCING at a stake planted in the intersection of the easterly limit of Farm Lot Number Seventy-three (73) with the southerly limit of Sandwich Street;

THENCE WESTERLY, following the last-mentioned limit, one hundred and twenty feet and eight and one-half inches (120' 8½") more or less to a stake planted in a wire fence running southerly;

THENCE SOUTHERLY, following the last-mentioned fence and parallel with the Easterly limit of farm lot number seventy-three (73) four hundred and four feet (404');

THENCE EASTERLY, at right angles to the last-mentioned limit, one hundred and twenty feet and four inches (120' 4") more or less to an iron pin planted in the said easterly limit of farm lot number seventy-three (73);

THENCE NORTHERLY, following the last-mentioned limit, three hundred and ninety-six feet, nine inches (396' 9") to the place of beginning,

The following regulations shall apply:

- |       |   |   |  |
|-------|---|---|--|
| (i)   | Minimum lot area  | - | 4900 square metres with not less than 34.5 square metres for each dwelling unit. |
| (ii)  | Maximum building height   | - | 15 storeys   |
| (iii) | Maximum lot coverage  | - | 25% of the lot area (main building)  |
| (iv)  | Minimum landscaped open space   | - | 30% of the lot area  |
| (v)   | A minimum of 50% of the parking spaces provided shall be located in a below grade parking garage. (ZDM 3) |   |  |
15. For the lands comprising Part of Lot 34, Lots 35 to 39, Part of Lot 42, Part of the North/South Alley, Registered Plan 71, Part of Block 'Z', Registered Plan 469, and Part of Lots 147 to 155 inclusive, Registered Plan 282 consisting of a parcel of approximately 11.48 metres wide by 125.58 metres deep, situated at the northeast corner of Wyandotte Street West and Crawford Avenue, the following additional provisions shall apply:
- (i) A garden centre shall be an additional permitted use.
  - (ii) Minimum lot area shall be 9900 square metres.
  - (iii) Minimum building setback from the Crawford Avenue right-of-way shall be 6 metres.
  - (iv) Required parking for a retail store shall be provided at a ratio of one parking space for 23.5 m<sup>2</sup> GFA.

- (v) Direct vehicular access to or from Wyandotte Street West is prohibited (ZDM3).

(AMENDED by B/L 96-2007, June 19, 2007)

16. For the lands comprising Part of Lot 1, Registered Plan 40, and Block "B", Registered Plan 953, situated on the east side of King Street and the south side of Prince Road, a business office and a medical office or clinic shall be additional permitted uses. (ZDM 4)
17. For the lands comprising Part of Block "A" and Lot 176, Registered Plan 282 and Part of Block "Z", Registered Plan 469, situated east of Crawford Avenue, south of University Avenue West, a self-storage facility and an accessory business office and caretaker's dwelling unit are permitted additional uses and no front, side or rear yard provisions or lot coverage provisions apply such uses. (ZDM 3)
18. For the lands bounded on the north by University Avenue West, on the east by Crawford Avenue, on the west by Oak Avenue and on the south by the south limits of Lot 292, Registered Plan 392, and Lot 62, Registered Plan 71, any use permitted in clause (a), of subsection (2), of Section 13, ID1.2 District, of this by-law, shall be additional permitted uses, subject to the provisions of clause (b), of this subsection. (ZDM 3; ZNG/1062) (AMENDED by B/L 132-2011, August 5, 2011)
19. For the lands comprising Lot 2 and part of Lot 1, Block "H", Registered Plan 84; Lots 1 to 6 inclusive, Lots 9 to 16 inclusive, Lots A, B, C, D and E and all of Lane, Registered Plan 88; Lots 7, 9 and 10, Registered Plan 120; Lots 7 and 8, Lots G, H, I and J and all of private lane, Registered Plan 289 and part of Lot 80, Concession 1, comprising the block bounded by Riverside Drive West, Ferry Street, Ouellette Avenue and Pitt Street West and designated as Parts 1 to 26 on Plan 12R-16416, the following regulations shall not apply:
- (i) Section 16(1)(b)(ii) relating to minimum amenity area per dwelling unit;
  - (ii) Sections 24.20.10, 24.22.10 and 24.24.10 relating to size of parking spaces;
  - (iii) Section 24.40.1 relating to required loading spaces;
  - (iv) Section 25.5.30.4 relating to access areas;
  - (v) Section 25.5.50.5 relating to parking aisles;
  - (vi) Section 22(3)(b) relating to location of buildings on corner lots;
- and, the maximum building height shall be 125.0 metres.

[ZDM 3; ZNG/2930; ZNG/4249]

(ADDED by B/L 129-2012, Oct. 2, 2012; AMENDED by B/L 18-2015, March 4, 2015)

20. For the lands comprising Lot 7 and Part of Lot 8, Block "M", Registered Plan 85, situated on the northeast corner of University Avenue West and Pelissier Street and shown delineated by a broken black line on Schedule "A" to By-law No. 12771, the provisions of Sections 16(1)(b)(ii), 24.20.5.1 and 24.22.1 of this By-law shall not apply for a combined use building containing a maximum of fifteen (15) residential dwelling units. (ZDM 3; ZNG/2930) (AMENDED by B/L 129-2012, Oct. 2/2012)
21. For the lands comprising the south 12.5 metres of Lot 5, Registered Plan 346, situated on the east side of McKay Avenue, south of Riverside Drive West, a duplex dwelling shall be an additional permitted use. (ZDM 3)
22. For the lands comprising the westerly part of Lot 16 and westerly part of Lot 15, situated on the west side of Sandwich Street, Registered Plan 40, situated on the northeast corner of South Street and Wilkinson Lane as shown delineated by a heavy black line in Schedule "A" to Appendix "B", of OMB Order No. 2178 (CN PL990691) a self-storage facility shall be an additional permitted use subject to the

following regulations:

- (i) The required number of parking spaces shall be three (3); no loading spaces or bicycle parking spaces shall be required for a self-storage facility. (ZDM 4)
23. For the lands comprising Lots 37 to 46, inclusive, that part of the adjacent north/south alley extending southerly from the south limit of Union Street to the north limit of the Essex terminal Railway right-of-way, Registered Plan 693 and Lots 11 to 20 both inclusive of Block "C", Registered Plan 50, situated on the east side of Sunset Avenue and the west side of California Avenue between Union Street and the Essex Terminal railway right-of-way, the following existing uses shall be additional permitted uses: a duplex or semi-detached dwelling; a double-duplex dwelling; a multiple dwelling containing a maximum of 4 dwelling units; and any use accessory to the foregoing uses, provided that such uses shall be in compliance with the provisions of clause (b) of subsection 92), of Section 11, RD2.2 District, of this by-law. (ZDM 3, 4)
  24. For the lands comprising Lots 5, 6, and 7, Registered Plan 148, situated on the southeast corner of Riverside Drive East and Langlois Avenue, the maximum building height shall be 40 metres and a minimum of 75% of the required parking spaces shall be located in a below ground parking garage. (ZDM 6)
  25. For the lands bounded on the north by College Avenue, on the south by Tecumseh Road West, on the east by Crawford Avenue and on the west by the north/south alley next west of Crawford Avenue, an outdoor storage yard shall be prohibited. (ZDM 3, 4)
  26. For the lands comprising Part of block 8, Registered Plan 58, situated on the east side of Campbell Avenue, the west side of McEwan Street, south of Wyandotte Street West, a multiple dwelling shall be an additional permitted use within the existing building. (ZDM 3)
  27. For the lands comprising Lot 170, Registered Plan 579, situated on the west side of Moy Avenue, south of Wyandotte Street East, the existing building may be used for two dwelling units. (ZDM 6)
  28. For the lands comprising Lots 116 to 130, Lots 143 to 155, all inclusive, Registered Plan 1074, situated on the east side of Daytona Avenue and the west side of Northway Avenue, south of Totten Street, a multiple dwelling may have more than four (4) dwelling units and the maximum building height for a multiple dwelling having a sloping roof shall be 12 metres, the minimum rear yard depth for a dwelling shall be 7.5 metres and a parking area shall be permitted in a required front yard. (ZDM 4)
  29. For all lands generally bounded on the north and west by Malden Road, on the east by Huron Church Road and on the south by E. C. Row Expressway, being more specifically delineated on Zoning District Map 4, and zoned MD1.1 and MD2.1, the following additional provisions shall apply:
    - (i) The outdoor storage of refuse, equipment, materials or commodities within a required front yard is prohibited;
    - (ii) the following uses shall be additional permitted uses:
      - (a) an existing truck transportation storage loading and/or inspection facility;
      - (b) an existing business office;
      - (c) a hotel or motel on a lot having a lot line which abuts Huron Church Road. (ZDM 4)

30. The minimum lot area for the following lands shall be as existing on January 1, 1982:
- (i) The lands bounded on the west by Huron Church Road, on the north by the south limit of Block 46 and Lots 24 to 29 inclusive, of Plan M-179, on the east by a line parallel with and centred in the north/south alley next west of Northway Avenue and the east limit of Lot 35, Plan 1290, between the south limit of Plan M-170 and the north limit of Grand Marais Road West, and on the south by the north limit of Grand Marais West.
  - (ii) Lots 7 to 26 inclusive, Plan 1311, situated on the south side of Grand Marais Road West between Huron Church Road and Daytona Avenue. (ZDM 5)
31. For the lands comprising Lots 1 to 8 inclusive, Registered Plan 1346, and lots 21 to 28 inclusive, Registered Plan 1346, situated on the north east corner of Huron Church Road and Pulford Avenue, the minimum lot area shall be 0.4 ha and the following uses shall not be permitted uses: bowling alley; theatre. (ZDM5)
32. For the lands comprising Lot 1, of Block 3, Registered Plan 282, situated at the southeast corner of Wyandotte Street West and Caron Avenue, a ground floor dwelling unit, which may have a professional studio in combination therewith, shall be a permitted use, provided further that no parking is required for such use. (ZDM 3)
33. For the lands comprising Part of Lot 94, Concession 1, situated on the south side of Riverside Drive East, the north side of Assumption Street and the west side of Chilver Road, the maximum building height shall be 20 metres. (ZDM 6)
34. For the lands comprising Part of Lot 37, Plan 138, as more particularly shown in Schedule "A" to By-law No. 9068, located on the southeast corner of Riverside Drive East and Louis Avenue, a duplex dwelling or a combined use building containing not more than one (1) dwelling unit and a business office, retail store and a personal service shop shall be additional permitted uses provided that such uses are located entirely within the building, and that the maximum lot coverage, maximum building height, minimum front and rear yard depths and minimum side yard widths shall be as existing on January 1, 1987. (ZDM 6)
35. For the lands comprising Lot 271, Registered Plan 937 and Part of Niagara Street (closed), Registered Plan 317, as more particularly described in Schedule "B" to By-law No. 12338, and Lot 270, Registered Plan 937, located on the southwest corner of Parent Avenue and Niagara Street, the following regulations shall apply for a church and any accessory use thereto:
- (i) A minimum of 22 parking spaces shall be provided;
  - (ii) The minimum south side yard width shall be 3 metres; and
  - (iii) Sections 24 and 25 of this by-law shall not apply. (ZDM 6, 7)
36. For the lands comprising Lots 1 to 8 inclusive, registered Plan 958 and Lots 1 to 7 inclusive, registered Plan 911, on the south side of Lamont Street between Fifth and Sixth Streets, the minimum lot width shall be 18 metres. (ZDM 5)
37. For the lands comprising Lot 4 and the east part of Lots 5 and 6, Registered Plan 348, situated on the west side of Ouellette Avenue, south of Montrose Street, the rental of automobiles shall be an additional permitted use. (ZDM 7)
38. For the lands comprising Lots 64 to 68 inclusive, registered Plan 386 and Lots 156 and 157, Registered Plan 124, situated on the east side of Mercer Street between Erie Street and Giles Boulevard East, the minimum lot width for a semi-detached dwelling shall be 13.4 metres. (ZDM 7)

39. For the lands comprising the south part of Lot 6 and the north part of Lot 7, Registered Plan 1444, situated on the west side of Jessica Way, north of Havens Drive, as shown delineated by a heavy broken line on Schedule 'A', attached to By-law 281-2002, the minimum lot width shall be 13.7 metres. (ZDM 9)  
(AMENDED by B/L 281-2002, October 10, 2002)
40. For the lands bounded on the north by Chatham Street East, on the south by Brant Street, on the west by Glengarry Avenue and on the east by the north/south alleys east of Aylmer Avenue, a single-unit, duplex, semi-detached or townhome dwelling shall be an additional permitted use, subject to the provisions of clause (b), of subsection 92), of Section 11, RD2.2 District, of this by-law. (ZDM 6)
41. For the lands comprising Lot 108, Registered Plan 276, situated on the east side of Langlois Avenue, south of Erie Street East, a lodging house shall be an additional permitted use, subject to the following regulations:
- (i) The maximum number of persons not including staff in a lodging house on the northerly one-half of Lot 108, Registered Plan 276 shall be three (3); the maximum number of persons not including staff on the southerly one-half of lot 108, Registered Plan 276 shall be five (5);
  - (ii) A lodging house shall only be permitted in a dwelling existing on the effective date of this clause and the maximum building height, minimum front and side yards shall be as they exist on the effective date of this clause;
  - (iii) No person shall be lodged in a cellar. (ZDM 7)
42. For the lands bounded on the north by Riverside Drive East, on the south by Chatham Street East, on the west by Glengarry Avenue and on the east by Louis Avenue, a double duplex dwelling and a townhome dwelling shall be additional permitted uses, provided further that a multiple dwelling having less than 20 dwelling units, a double duplex dwelling or a row dwelling shall conform with the provisions of clause (b), of subsection (11), of Section 12, RD3.1 District, of this by-law. (ZDM 6)
43. (i) For the lands comprising Lots 56 to 58 inclusive and part of alley (closed), Registered Plan 937, Lots 251 and 252 and part of alley (closed), Registered Plan 430, and Part of Block F and part of alley (closed), Registered Plan 148, situated between Parent and Langlois Avenues, north of Ottawa Street, as shown delineated by a heavy black line in Schedule "A", attached to By-law No. 13039, a club and uses accessory thereto shall be additional permitted uses. For Lots 251 and 252 and part of the alley (closed), Registered Plan 430, a multiple dwelling with a maximum of eight (8) dwelling units shall be an additional permitted use.
- (ii) For the lands comprising the south 24.4 metres of Lot F, Registered Plan 148, by a depth of 46.8 metres from front to rear of Lot F, situated on the west side of Langlois Avenue, north of Ottawa Street, which is zoned RD3.1 on Zoning District Map 7, one (1) club shall be an additional permitted use. (ZDM 7)
44. For the lands bounded on the north by Eaton Street, on the south by the north limit of Cleary Street extended to South Cameron Boulevard, on the west by Virginia Park Avenue and on the east by South Cameron Boulevard, the provisions of subclause (a), of clause (ii), of subsection (4), of Section 18, MD1.4 District, of this by-law shall not apply. (ZDM8; ZNG/1062) (AMENDED by B/L 132-2011, August 5, 2011)
45. **DELETED by B/L 132-2011, August 5, 2011.**

46. For the lands comprising Lots 1 to 5 inclusive and Part of Lot 6, Block 8, Registered Plan 358 and Part of Ouellette Avenue, Registered Plan 271, situated on the west side of Ouellette Avenue, south of Giles Boulevard, as shown delineated by a heavy black line in Schedule "A" of By-law No. 90-1999, a pharmacy having a maximum gross floor area of 950 square metres shall be an additional permitted use, and there shall be a minimum building setback of 0.6 metres from Ouellette Avenue and 3 metres from Giles Boulevard and minimum landscaped open space equal to 15% of the lot area. A stairwell leading to a below grade parking garage shall be permitted in a landscaped open space yard. (ZDM 7)
47. For the lands comprising Lots 31 and 32 and that part of the north/south alley enclosed therein, Registered Plan 1417, situated on the south side of Ellis Street East, between Dufferin Place and Goyeau Street, a public parking area shall be an additional permitted use. (ZDM 7)
48. For the lands comprising Lot 115, Registered Plan 925 situated on the west side of Dougall Avenue, south of Tecumseh Road West, a service station, gas bar and the sale of fuels shall be prohibited. (ZDM 7)
49. For the lands comprising the east 26.0 metres of Lots 14 to 34 inclusive, Block IX, Registered Plan 358, situated on the west side of Dufferin Place between Shepherd Street East and Hanna Street East, the maximum building height shall be 9.0 metres and the maximum floor area ratio shall be 1.5. (ZDM 7)
50. For the blocks bounded on the north by Ellis Street, on the south by Hanna Street, on the east by McDougall Street and on the west by Windsor Avenue, the west side of McDougall Street from Ellis Street to the north limit of Lot 27, Registered Plan 110, as well as the lands on the east side of McDougall Street, immediately north of the former Essex Terminal Railway right-of-way, all zoned MD1.2 on Zoning District Map 7, the following uses shall not be permitted: club; health studio, restaurant. (ZDM 7).
51. For the lands comprising Part of Farm Lot 87, Concession 1, situated on the northeast corner of Tecumseh Road East and Howard Avenue and shown delineated by a heavy black line in Schedule "A" to By-law No. 12945, for the first 840 square metres of gross floor area used for a restaurant, the minimum required number of parking spaces shall be 1 space for each 7.85 square metres of gross floor area. (ZDM 7)
52. For any lands located on the west side of Windsor Avenue between Giles Boulevard East and Erie Street East, which are zoned CD1.5 on Zoning District Map 7, no access area shall be permitted to Windsor Avenue. (ZDM 7)
53. For the lands on the west side of Walker Road between Cataraqui and Ontario Streets, an outdoor storage yard shall be prohibited. (ZDM 6)
54. For the lands comprising Part of Farm Lots 86 and 87, Concession 2, situated on the west side of Howard Avenue at Memorial Drive, more particularly described in Schedule "A" to By-law No. 147-2000, a contractor's office and a personal service shop shall be additional permitted uses. (ZDM 7)
55. For the lands comprising Lots 253 to 258, Registered Plan 1289, (known municipally as 885 Northwood Street), a School shall be an additional permitted use.  
(AMENDED by B/L 122-2012, September 25, 2012)
56. For the lands comprising Part of Farm Lot 2, concession 4, situated on the south side of Cabana Road West, east of Borrelli Drive, shown delineated by a heavy black line in Schedule "A" of By-law Number 129-1999, the maximum number of dwelling units shall be 11, the minimum lot width shall be 26 metres and a loading space shall not be required. (ZDM 9)

57. For the lands comprising Part of Farm Lot 2, Concession 4, on the south side of Cabana Road West, west of Glenwood Avenue, designated as Parts 1 to 10, both inclusive, in Schedule "A" to By-law Number 96-1999, the following uses shall be additional permitted uses; a personal service shop; bake shop; a pharmacy ancillary to and in combination with a medical office. (ZDM 9)
58. For the lands comprising Part of Lot Farm 2, Concession 4, designated as Parts 5 to 13, both inclusive, Plan 12R-16225, situated south of Cabana Road West, east of Santo Drive, a townhome dwelling shall be an additional permitted use, subject to the provisions of clause (b), of subsection (3), of Section 11, of this by-law, except that the minimum rear yard depth shall be 7 metres, provided further that:
- (i) The minimum setback for a multiple dwelling shall be 10.5 metres from the west and south limits of the RD3.2 Zoning District and the minimum setback of a garage door vehicular entrance, which faces a street, shall be 5 metres from a street;
  - (ii) The minimum lot area for a multiple dwelling unit shall be 190 square metres;
  - (iii) The maximum building height for a multiple dwelling shall be 7 storeys;
  - (iv) The provisions of subclauses (v) and (vi), of clause (b), of Subsection (2), of Section 12, of this by-law shall not apply. (ZDM 9).
59. For the lands comprising Part of Lots 10 to 14 inclusive, Registered Plan 485, and Part of Lots 96 and 97, concession 1, situated on the west side of Montreuil between Riverside Drive East and the Canadian National Railway right-of-way as delineated on Schedule "A", attached to By-law No. 9827, a railway station may have one restaurant and one retail store for the sale of gifts, novelties and souvenirs, provided that the floor area devoted to the restaurant or retail store does not exceed 200 square metres. (ZDM 6)
60. For the lands comprising Lots 4 to 8 inclusive, Registered Plan 427 and Part of Lots 9 to 13 inclusive, Registered Plan 458, situated on the west side of Drouillard Road, north of Whelpton Street, as shown delineated by a heavy black line in Schedule "A" of By-la No. 381-1998, the minimum number of required parking spaces for a laundry shall be 28. (ZDM 6)
60. **(REPEALED by B/L 227-2002, Aug. 12, 2002; AMENDED by By-law 340-2003, Oct. 6, 2003. AND DELETED by B/L 327-2004, by OMB Decision/Order 1695 issued June 13, 2006)**
61. For the lands comprising lots 46 and 47, Registered Plan 628, situated on the west side of Lincoln Road, south of Ottawa Street, a restaurant and a take-out restaurant are prohibited and provided further that for any permitted use, the minimum front and rear yard depths, side yard widths, maximum building height and maximum lot coverage shall be as existing. (ZDM 7)
62. For the lands on the east side of Howard Avenue between E. C. Row Expressway and Sydney Street, delineated by a broken black line in Schedule "A" of By-law Number 12653, the maximum building height may be 33 metres for any part of a building occupied by business or professional offices and/or multiple dwelling units and, for a business office, the minimum required parking shall be one (1) space for each 70 square metres of gross floor area. (ZDM 8)
63. **(REPEALED by B/L 227-2002, August 12, 2002; AMENDED by By-law 340-2003, Oct. 6, 2003. AND DELETED by B/L 327-2004, by OMB Decision/Order 1695 issued June 13, 2006)**
64. For the lands comprising Part of Farm Lot 3, Concession 5, described as Part 2, Plan 12R-8474, situated on the east side of Talbot Road, south of Cousineau Road, the minimum front yard depth shall be 4.5 metres. (ZDM 9)
65. For the lands comprising Part of Lot 138 and Part of Block "X", Registered Plan 1478, situated on the southeast corner of McGregor Boulevard and Dougall Avenue, a games arcade or billiard hall shall not be permitted uses. (ZDM 9)

66. For the lands comprising Lots 2 to 9 inclusive, Plan 12M-386, situated on the south side of Cousineau Road, west of Country Club Drive, semi-detached dwellings shall be additional permitted uses and the following additional regulations shall apply:
- (a) Minimum lot width - 20 metres;
  - (b) Minimum side yard width - 2.5 metres (each side);
  - (c) Maximum lot coverage - 45%
  - (d) Minimum front yard depth for a single unit or semi-detached dwelling - 9 metres (ZDM 9)
67. For the lands comprising Part of Farm Lots 124 and 126, Concession 2, situated at the northeast corner of Lauzon Parkway and Forest Glade Drive, a motor vehicle dealership shall be an additional permitted use. (ZDM 15)
68. For the lands comprising the closed part of Quebec Street between Daytona Avenue and the adjacent north/south alley, Lots 128 to 134, both inclusive, the closed north/south alley, all of Registered Plan 1074, Lots 13, 14 and 15, the closed north/south alley, all of Registered Plan 335, a semi-detached dwelling and a dwelling having 3 or 4 dwelling units shall conform to the provisions of clause (b), of subsection (2), of Section 11, of this by-law applicable thereto, except that parking spaces for a maximum of four (4) automobiles shall be permitted in a required front yard and the minimum rear yard depth shall be 7.5 metres. (ZDM 4)
69. **(DELETED by B/L 86-2007, May 31, 2007)**
69. For the lands comprising Parts 1 and 2, Plan 12R-20922, located on the south side of Riverside Drive East, east of Pillette Road:
- (i) A lodging house shall be an additional permitted use;
  - (ii) For all uses the following regulations shall apply:
    - (a) the minimum lot area shall be 0.8 hectares;
    - (b) The minimum setback of any part of a building located at or above grade shall be 45 metres from the south limit of Riverside Drive; and
    - (c) An access area from Riverside Drive shall extend solely to a pedestrian drop-off area and a visitor parking area of not more than six parking spaces.
  - (iii) For a lodging house the following additional regulations shall apply:
    - (a) The minimum setback of any part of a building located at or above grade to a maximum of three storeys shall be 33 metres from the south limit of Riverside Drive;
    - (b) The minimum setback of any part of a building with a height greater than three storeys shall be 45 metres from the south limit of Riverside Drive;
    - (c) The maximum number of visitor parking spaces shall be 19. No more than 9 visitor parking spaces shall be located in front of the building with the remaining visitor parking spaces to be located in the side yard. (ZDM10)".

**(ADDED by B/L 86-2007, May 31, 2007 AND AMENDED by B/L 16-2012, Feb. 22, 2012  
And AMENDED by B/L 37-2012, April 2, 2012)**

70. For the lands comprising Part of Farm Lot 111, Concession 1, situated on the north side of Wyandotte Street East, east of Pillette Road, which are zoned RD3.1 on Zoning District Map 10, the following regulations shall apply:

- (i) For that part of Farm Lot 111, Concession 1, delineated by a heavy black line on Schedule "A" to By-law Number 9307.
  - (a) The minimum lot area for each dwelling unit in a multiple dwelling shall be 90 square metres and the maximum building height shall be 24 metres and
  - (b) The maximum building height shall be 24 metres. (ZDM 10)

71. For the lands comprising Part of Lot 1, Registered Plan 61, situated on the south side of Riverside Drive East, west of George Avenue, the following regulations shall apply:

- (i) Minimum lot area - 5,200 square metres
- (ii) Minimum lot frontage - 27 metres
- (iii) Maximum building height - 10 storeys
- (iv) Maximum lot coverage - 15% of the lot area  
(exclusive of balcony projections)
- (v) Minimum building setback (exclusive of a below grade parking garage) - 24.0 metres from the north lot line  
13.8 metres from the south lot line  
1.8 metres from the east lot line;  
1.8 metres from the west lot line.
- (vi) No parking space, loading space or parking area shall be permitted in a front yard or side yard and a minimum of 75% of the required parking spaces shall be located in a below grade parking garage. [ZDM 6, 10; ZNG/4046]

(AMENDED by B/L 48-2014, April 15, 2014)

72. For the lands comprising:

Lots 1 to 9, all inclusive, the east/west alley between Lots 5 and 6, and the north/south alley abutting Lots 6 to 9, Rockwell Avenue between Eaton Street and the south limit of Lot 165, Lots 166 to 180, all inclusive, Lots 202 to 215, all inclusive, the east/west alley between Virginia Park and Rockwell Avenues, next south of Eaton Street and that part of the north/south alley south of Eaton Street between the north limit of Lot 176 and the south limit of Lot 166, all of Registered Plan 1289, located on the west side of South Cameron Boulevard, south of Eaton Street, and Lots 154 to 165, all inclusive, and Lots 216 to 227, all inclusive, and that part of the north/south alley and the west 10 metres of Rockwell Avenue from the south limit of Lot 154 to the south limit of Lot 165, all of Registered Plan 1289, west of south Cameron boulevard, south of Eaton Street,

the manufacture and/or assembly of automobile parts and accessories, without limiting the size thereof, shall be an additional permitted use. (ZDM 8)

(ADDED by B/L 327-2004, by OMB Decision/Order 1695, Issued June 13, 2006)

73. For the lands comprising Part of Farm Lots 102 and 103, Concession 2, situated on the west side of Central Avenue and the south side of Somme Avenue, an existing stamping or forging plant shall be an additional permitted use and manufacturing shall not be limited to small motor vehicle parts or other small metal and electrical products. (ZDM 11)

**(AMENDED by By-law 227-2002, Approved by OMB Decision/Order No. 1013, July 24, 2003; OMB Decision/Order No. 1011, July 24, 2003 and OMB Decision/Order No. 1067, August 1, 2003, OMB File No. R020192, Case No. PL020829)**

74. For the lands comprising:

ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in the City of Windsor, in the County of Essex, and the Province of Ontario, being composed of Part of Farm Lot 111, in the first Concession, formerly in the township of Sandwich East, now in the City of Windsor, containing by admeasurement 5.798 acres, more or less, and which said parcel may be more particularly described as follows:

BEARINGS ARE ASTRONOMIC referred to the Eastern limit of Part 3, as shown on plan registered in the Registry Office for the Land Titles Division of Essex (12) as Number 12R-2640 and shown as North 25 degrees 23 minutes 30 seconds West on the said plan:

COMMENCING at a Standard Iron Bar set in the Eastern limit of said Farm Lot 111, distant 700.37 feet measured Northerly therealong from its intersection with the Northern limit of Tecumseh Road East and which said Standard Iron Bar being in the Easterly production of the Northern limit of Empress Street (formerly Elizabeth Avenue) as shown on a plan registered in the Registry Office for the Registry Division of Essex (12) as Number 1360;

THENCE South 64 degrees 25 minutes 20 seconds West along the Easterly production of the Northern limit of said Empress Street, 279.83 feet to a Standard Iron Bar found, which said Standard Iron Bar being in the Western limit of Part 3 as shown on said Plan 12R-2640.

THENCE North 25 degrees 13 minutes West along the Western limit of said Part 3, 807.29 feet to a Standard Iron Bar set;

THENCE North-easterly on a curve to the left having a radius of 266.00 feet, an arc distance of 96.45 feet (the chord equivalent being 222.17 feet measured on a bearing of North 41 degrees 36 minutes 06 seconds East) to a Standard Iron Bar set in the Eastern limit of said Farm Lot 111;

THENCE South 25 degrees 23 minutes 30 seconds East along the Eastern limit of said Farm Lot 111, 955.00 feet to the PLACE OF COMMENCEMENT;

- (i) For a multiple dwelling the following regulations shall apply:
- (a) Maximum number of multiple dwelling units - 110 units per hectare with a minimum lot area of 2.3 hectares for a multiple dwelling;
  - (b) Maximum building height - 24 metres for a main building; 4.5 metres for an accessory building;
  - (c) A multiple dwelling shall have a maximum gross floor area of 10,220 square metres.

- (d) Minimum building setbacks - 7.5 metres or equal to the building height whichever is the greater from the north, south and west lot lines respectively;
- 30 metres or 1.5 times the building height, whichever is the lesser, from the east lot line.
- (ii) Single-unit, semi-detached or townhome dwellings shall be additional permitted uses, subject to conformity with the provisions of clause (b), of subsection (2), of Section 11, RD2.2 District, of this by-law. (ZDM 11)
75. For the lands generally bounded by Highway 401 on the north and east, North Talbot Road to the south and Sixth Concession road to the west, zoned RD2.3 and RD2.4 on Zoning District Map 13, the following regulations shall apply:
- (i) The minimum rear yard depth shall be 7.5 metres for all dwellings;
- (ii) The maximum lot coverage for a semi-detached or townhome dwelling shall be 35% of the lot area. (ZDM 13)  
**(AMENDED by B/L 10-2004, OMB Order PL040143 File No. R040023, Decision/Order No. 0055, Issued Jan. 12, 2005)**
- (iii) For the lands comprising Parts 8, 9, 22 and 23, Plan 12R-20677, located on the south side of Tumbleweed Crescent, next east of North Talbot Park, a townhome shall be an additional permitted use subject to the provisions of clause (b), of subsection (3) of Section 11, RD2.3 District, applicable thereto.  
**(AMENDED by B/L 10-2004, OMB Order PL040143 File No. R040023, Decision/Order No. 0055, Issued Jan. 12, 2005)**
76. For the lands situated on the east and west sides of Riberdy Road between Foster Avenue and Ledyard Avenue, the minimum lot area and minimum lot width shall be as existing on August 1, 2003. (ZDM 12; ZNG/1062)  
**(AMENDED by B/L 132-2011, August 5, 2011)**
77. For the lands comprising Part of Farm Lot 92, Concession 3, situated on the north side of Division road, west of Woodward Boulevard, a funeral home shall be an additional permitted use. (ZDM 12)
78. For the lands designated as Part 2, Plan 12R-8022 and Part 2, Plan 12R-11887, situated on the south side of Rhodes Drive, west of Wheelton Drive, business and medical offices and a surgical centre shall be additional permitted uses and the required number of parking spaces for a surgical centre shall be calculated on the basis of one space for each 22 square metres of gross floor area. (ZDM 12; ZNB/1062)  
**(AMENDED by B/L 132-2011, August 5, 2011)**
79. For the lands comprising Lots 712 and 713, Registered Plan 1126, situated on the northwest corner of Walker road and Calderwood Avenue, a print shop shall be an additional permitted use and a maximum of six (6) parking spaces shall be required for a print shop. (ZDM 12)
80. For the lands comprising Part of Farm Lots 14 and 15, Concession 6, situated on the east side of Provincial Road and the west side of Walker Road, north of Legacy Drive, a motor vehicle dealership shall be an additional permitted use. (ZDM 13)
81. For the lands comprising Parts 2 and 3, Plan 12R-14719, situated on the south side of Rhodes Drive, west of Pillette Road, a business, financial and professional offices and a personal service shop shall be additional permitted uses; provided, however, that for Part 2, the total gross floor area of these uses in combination shall not exceed 25% of the total gross floor area of all buildings on Part 2. (ZDM 12; ZNG/1062)  
**(AMENDED by B/L 132-2011, August 5, 2011)**

82. For the lands comprising Part of Farm Lot 125, Concession 2, situated on the east side of Lauzon Parkway, south of Forest Glade Drive, the following uses shall be additional permitted uses: the office of a charitable or non-profit organization; a school and outdoor training facility. (ZDM 15)
83. For the lands comprising Part of Blocks E, F, and W, Registered Plan 1644, situated at the northwest corner of Lauzon Parkway and Cantelon Drive, the sale, lease or rental of motor vehicles shall be an additional permitted use. (ZDM 15)
84. For the lands comprising Part of Block “Z”, Registered Plan 1330, situated on the north side of North Talbot Road, east of Northwood Lakes Drive, as shown delineated by hatched black line in Schedule “A” to By-law 12240 a nursery and an ancillary retail store for the sale of nursery stock and garden supplies and any use accessory thereto may be additional permitted uses, provided further that:
- (i) The minimum lot area shall be 1.0 hectare;
  - (ii) The maximum building height shall be one storey;
  - (iii) No building shall be erected north of a line 92 metres north of and parallel to the north limit of North Talbot Road. (ZDM 13)
85. For all lots fronting on the north and south sides of North Talbot Road between Southwood Lakes Boulevard and Highway 401, the minimum front yard depth shall be 9 metres. (ZDM 13)
86. For the lands comprising Part of Farm Lots 121 and 122, Concession 1, on the north side of Wyandotte Street East, west of St. Rose Avenue and being more particularly described in Schedule “A” to By-law Number 8989, the following regulations shall apply:
- (i) There shall be no parking of a refrigerated trailer within 30.0 metres of the nearest boundary of any Residential District except to permit the loading or unloading of such vehicle;
  - (ii) In any rear yard or side yard, the loading or unloading of a trailer having gross vehicle weight of more than 3000 kilograms shall only be permitted within a loading space and the said loading space shall be entirely enclosed on three sides and above throughout its length. (ZDM 10)
87. **(AMENDED by B/L 132-2011, August 5, 2011; DELETED by B/L 50-2016, May 18, 2016)**
88. For the lands comprising Part of Lots 127 and 128, Concession 1, situated north of the intersection of Riverside Drive East and Lauzon Road and zoned RD3.1 on Zoning District Map 10, the following uses shall be additional permitted uses:
- (i) a combined use building having multiple dwelling units in combination with any one (1) or more of the following uses: a retail store; business, financial or medical office; professional studio, personal service shop, restaurant; take-out restaurant.
  - (ii) In any rear yard or side yard, the loading or unloading of a trailer having gross vehicle weight of more than 3000 kilograms shall only be permitted within a loading space and the said loading space shall be entirely enclosed on three sides and above throughout its length. (ZDM 10)
  - (iii) any non-residential use permitted in subclause (i), of this clause. (ZDM 10)

89. For the lands comprising Lots 1 to 6 inclusive, Registered Plan 1104, situated on the northwest corner of Lauzon Road and Cecile Street, the following additional regulations shall apply to a multiple dwelling:
- (i) Minimum lot area - 3700 square metres with not less than 56 square metres for each dwelling unit;
  - (ii) Maximum building height on a corner lot - 7 storeys
  - (iii) Maximum lot coverage - 30% of the lot area for all buildings or parts thereof located above grade.
  - (iv) A minimum of 90% of the required parking spaces shall be located in a below grade parking garage. (ZDM 10)
90. **(DELETED by B/L 132-2011, August 5, 2011.)**
91. For the lands comprising Part of Farm Lot 138, Concession 1, situated on the north side of Riverside Drive East, west of Florence Avenue, delineated by a heavy black line in Schedule "A" to By-law No. 11343, the following uses shall be additional permitted uses within the existing building, subject to conformity to the following provisions:
- (i) Retail store; restaurant; personal service shop; business office; club.
  - (ii) Multiple dwelling units, in a combined use building, provided that all dwelling units, except entrances thereto, shall be located entirely above the ground floor; provided further that,
    - (a) No minimum separation between a parking area and a building wall having habitable room windows which face the parking area shall be required;
    - (b) No dwelling units shall be permitted until the adjacent aggregate transfer facility has permanently ceased operation; (ZDM 14)
92. For the lands comprising Part of Lots 124 and 125, Concession 1, situated on the west side of Lauzon Parkway between Tecumseh Road East and the Canadian National Railway right-of-way, designated as Parts 1 and 3, Plan 12R-132496, a lumber yard and an outdoor storage yard shall be additional permitted uses. (ZDM 10, 14, 15)
93. **(DELETED by B/L 132-2011, August 5, 2011.)**
94. For the lands comprising Part of Farm Lot 134, Concession 1, situated on the north side of Tecumseh Road East, east of Lauzon Road, as delineated in Schedule "A" to By-law Number 8251, the following uses shall be additional permitted uses:
- (i) a place of entertainment and recreation; a restaurant having a maximum floor area of 250 square metres, which may include an accessory outdoor patio area, whether covered or uncovered, having a maximum floor area of 85 square metres. (ZDM 15)

95. For the lands comprising Part of Farm Lots 147 and 148, Concession 1, situated south of Riverside Drive, north of King Street and east of Amalfi Street, being more particularly described in Schedules “A” and “B” to By-law Number 11369, the following additional regulations shall apply:
- (i) For a dwelling located on a lot which parallels and abuts the south limit of the former Windsor and Tecumseh Electric Railway Right-of-Way (Ganatchio Trail), the minimum building wall and fence setback from that limit shall be 6 metres, and, the front wall of the dwelling and the main pedestrian entrance to the dwelling shall face north. (ZDM 15)
96. For the lands comprising Part of Farm Lot 144, Concession 1, situated on the northwest corner of Banwell Road and Firgrove Drive, the maximum building height shall be 12 storeys and, the minimum lot area shall be 76 square metres for each dwelling unit. (ZDM 14)
97. For all lands generally bounded on the north by Enterprise Way, on the south by Quality Way, on the west by the Canadian National Railway right-of-way and on the east by Lauzon Parkway, being more specifically delineated on Zoning District Maps 11 and 15, the following regulations shall apply:
- (i) Minimum front yard depth - 9 metres; a required front yard shall be maintained exclusively as a landscaped open space yard;
- (ii) Minimum side yard depth - 6 metres; provided that, a minimum set back of 9 metres shall be required for any side yard abutting a street;
- (iii) Minimum rear yard depth - 6 metres;
- (iv) Maximum building height - 14.5 metres for any building or structure within 150 metres of a residential district, otherwise no height limit shall apply;
- (v) Minimum building set back - 70 metres from Lauzon Parkway
- (vi) An access area may cross a landscaped open space yard;
- (vii) No off-street loading or truck storage area shall be permitted in any yard abutting Lauzon Parkway. (ZDM 11, 15)
98. For the lands situated east of Radcliff Avenue, south of Norbert Street and north of McNorton Street, zoned RD2.3, on Zoning District Maps 14 and 15, the maximum lot coverage for a single unit dwelling with an attached garage shall be 50% of the lot area and for a semi-detached dwelling unit and a townhome dwelling unit, where each semi-detached dwelling unit and townhome dwelling unit has an attached garage, shall be 50% of the lot area. (ZDM 14, 15)
99. For the lands comprising Part of Farm Lot 128, Concession 1, designated as Part 1 of Plan 12R-4363, the provisions of subclauses (v) and (vi), of clause (b), of subsection (3), of Section 3 of this by-law shall not apply. (ZDM 14)
100. For the lands comprising Lots 194 to 197 inclusive, Registered Plan 997, situated on the west side of Northway Avenue, south of Kenora Street, 12 dwelling units shall be permitted in a multiple dwelling. (ZDM 4)

101. For the lands on the east and west sides of Ouellette Avenue bounded on the north by the east/west alleys, south of the Canadian National Railway Right-of-Way, on the south by Eugenie Street, on the west by Pelissier Street and on the east by McDougall and Dufferin Streets, the maximum building height shall be 28 metres and any use permitted in, subsection 3, of Section 16, CD3.3 District, shall be additional permitted uses and the provisions of clause (b), of subsection 94), of Section 18 shall not apply. (ZDM 7, 8)
102. For the lands comprising Lots 69 to 73, 74 to 79, 100 to 111, all inclusive, Parts of Kingston Drive (closed) and Parkhill Gate (unopened) and the east/west lanes east and west of Parkhill Gate, Registered Plan 1627, situated on the south side of Wyandotte Street, east of Watson Avenue, the following provisions shall apply:
- (i) The minimum lot area shall be 6000 square metres with no less than 140 square metres for each dwelling unit;
  - (ii) A minimum separation of 12 metres shall be maintained between a multiple dwelling and an RD1.1 District. (ZDM 14; ZNG/1062)  
(AMENDED by B/L 132-2011, August 5, 2011)
103. For the lands comprising Part of Farm Lots 2 and 3, Concession 5, situated on the southeast corner of Cousineau Road and Talbot Road, designated as Part 1, on Plan 12R-10876, a semi-detached dwelling shall be an additional permitted use and the following regulations shall apply:
- (i) Minimum lot area - 540 square metres;
  - (ii) Minimum lot width - 28 metres;
  - (iii) No dwelling unit shall be located within 10.5 metres of Talbot Road/Highway Number 3. (ZDM 9)
104. For the lands comprising Parts 1 to 5, Plan 12R-15988, situated on the southwest corner of Ottawa Street and Walker Road, the following additional regulations shall apply:
- (i) A service station shall be an additional permitted use;
  - (ii) Maximum building height for an existing building - 25 metres;
  - (iii) Minimum lot frontage - 6 metres;
  - (iv) Minimum lot area - 3,600 square metres;
  - (v) Dwelling units in an existing building shall be an additional permitted use and that Section 15(2)(a)(vii) shall not apply. [ZDM 7; ZNG/4203]  
(AMENDED by B/L 172-2014, Nov. 5/2014)
105. For a dwelling located on the east or west side of Dufferin Avenue, between Giles Boulevard East and Ellis Street East, one front yard parking space shall be permitted as existing. (ZDM 7)
106. For the lands comprising Lots 119 to 122, Registered Plan 998, situated on the northeast corner of Huron Church Road and Bethlehem Street, a business office shall be an additional permitted use. (ZDM 5)
107. for the lands comprising Lots 197 and 198, Registered Plan 622, situated on the west side of Marentette Avenue, north of the Essex Terminal Railway, a maximum of 45% of the gross floor area of the existing building may be devoted to a home occupation. (ZDM 7)

108. For the lands comprising Parts 3 and 4, Plan 12R-5081, situated on the south 10 metres of Whittaker Street and the east/west alley next south of Lots 45 to 56, between Ambassador Drive and Third Street, all of Registered Plan 1405, on the west side of Ambassador Drive, north of Continental Avenue, a fish processing plant shall be an additional permitted use. (ZDM 4, 5)
109. For the lands comprising Part of Lots D and E, Registered Plan 43, situated at the southwest corner of Mill and Baby Streets, a public parking area, constructed and maintained in accordance with the provisions of Section 25, of this by-law, shall be an additional permitted use. (ZDM 3)
110. For the lands comprising Lots 18 to 22 and the south one half (½) of Lot 17, Registered Plan 370, situated on the west side of Bridge Avenue, north of University Avenue, a lodging house shall be an additional permitted use. (ZDM 3)
111. For the lands comprising Part of Lots 24 and 34 to 39 both inclusive, Plan 12R-16773, situated on the southwest corner of Tecumseh Road West and Tecumseh Road North, a food convenience store, restaurant and a drive-through restaurant shall be additional permitted use. (ZDM 4)
112. For the lands comprising Part of Farm Lots 143 and 144, Concession 2, situated on the southwest corner of Banwell Road and McHugh Street, shown as Block 16, in Schedule "A" to By-law 3-1999, no building shall be situated within 30 metres of the north limit of the Canadian National Railway right-of-way and an athletic and/or sports facility shall be an additional permitted use. (ZDM 15)
113. For the lands comprising Part 1 on Plan 12R-17595, situated at the southeast corner of Banwell Road and McNorton Street, no building shall be situated within 30 metres of the north limit of the Canadian National Railway right-of-way and a church, church hall, day nursery and school shall be additional permitted use. (ZDM 15)
114. For the lands comprising Part of Farm Lots 143 and 144, Concession 1, designated as Block 27, in Schedule "A" to By-law Number 13121, a business office having a maximum gross floor area of 250 square metres, a residential care facility and a lodging house shall be additional permitted use. (ZDM 14)
115. For the lands comprising Lots 7 to 14 both inclusive, Part of Lots 1 to 6, Part of Block "A", Registered Plan 1275, Lots 7 to 10 both inclusive, Part of Lots 4, 5 and 6 and Part of Block "A", Registered Plan 1335, Part of Lots 1, 2, 3 and 4, Registered Plan 948 and the enclosed north/south alley, situated on the east side of Huron Church, south of Malden Road, the maximum building height of a hotel shall be 7 storeys and a restaurant shall be an additional permitted use. (ZDM 4)
116. For all lands on the east side of Devon Drive from the north limit of Lot 3, Registered Plan 1629, to the north limit of Kamloops Street as extended westward, an outdoor storage yard shall not be permitted. (ZDM 8)
117. For the lands comprising Part of Farm Lot 97, Concession 1, designated as Parts 1 and 2, Plan 12R-11729, situated on the west side of St. Luke Road, south of Edna Street, an outdoor storage yard, exclusively for the storage of motor vehicles, shall be an additional permitted use. Each motor vehicle shall be stored on this lot for a maximum of 100 days and no motor vehicle restoration or repair shall take place within the outdoor storage yard. (ZDM 6)
118. For the lands comprising Part of Lot 13, Concession 6, designated as Parts 3 and 4, Plan 12R-17344, situated on the north side of Holburn Street, east of Sixth Concession Road, the maximum gross floor area of any store, office, shop, studio or restaurant shall not exceed 300 square metres, and any use permitted under clause (a), of subsection (1) of Section 14, CD1.1 District, shall be an additional permitted use. (ZDM 13)

119. For the lands comprising Lots 80 to 104, both inclusive, situated on the east side of Dandurand Avenue, south of Ojibway Street, as shown on Zoning District Map 8, the following provisions shall apply:
- (i) Minimum rear yard depth - 17 metres;
  - (ii) Maximum rear yard depth - 27 metres for Lots 97 to 104 both inclusive;
  - (iii) Minimum building height - 11 metres;
  - (iv) Maximum building height - 11.5 metres;
  - (v) No dwelling or part thereof shall be located within 250 metres of the west limit of South Cameron Boulevard. (ZDM 8)
120. For the lands generally bounded on the north by Little River Boulevard, on the south by Raintree Street, on the east by Blue Heron Drive and on the west by Banwell Road, zoned RD1.3 on Zoning District Map 14, the following provisions shall apply:
- (i) For a semi-detached dwelling unit with an attached garage, the minimum lot area and the maximum lot coverage shall be 225 square metres and 50% of the lot area respectively;
  - (ii) For a townhome dwelling unit with an attached garage, the minimum lot area and maximum lot coverage shall be 190 square metres and 60% of the lot area respectively;
  - (iii) The exterior walls of a semi-detached or townhome dwelling shall be entirely finished with brick, stucco or stone cladding, where such walls face a street;
  - (iv) Except when a dwelling fronts on Blue Heron Drive, no exterior wall of an attached garage shall project greater than 3 metres beyond the front and side walls of the dwelling unit. (ZDM 14)
121. Deleted by OMB Order PL020719, Decision No. 0054, January 14, 2003. (ZDM 9)
122. For the lands comprising Lot 128, Registered Plan 841, located on the east side of Prado Place, south of Wyandotte Street East, a 2-unit dwelling shall be an additional permitted use within the building. The maximum lot coverage for a main building, maximum building height, and minimum front, side and rear yards shall be as they exist on August 12, 2002. (ZDM10; ZNG/1062).  
(ADDED by B/L 249-2002, Sept. 24, 2002; AMENDED by B/L 132-2011, Aug. 5, 2011)
123. For the lands comprising Lots 1 to 3 inclusive, Registered Plan 925, located on the southwest corner of Tecumseh Road West and York Street, the sale and lease of automobiles shall be an additional permitted use (ZDM7).  
(ADDED by B/L 271-2002, October 10<sup>th</sup>, 2002)
124. For the lands comprising Lots 16 and 18, Registered Plan 262, situated at the northwest corner of Chilver Road and Assumption Street, the following provisions shall apply:
1. a minimum of 6 on-site parking spaces shall be provided;
  2. a business office with a maximum gross floor area of 110 square metres in combination with a single unit or two unit dwelling shall be additional permitted uses within the building existing on the site on January 1, 2003;
  3. a business, financial or medical office, a personal service shop, a light repair shop or a professional studio shall be additional permitted uses. (ZDM 6; ZNG/1062)
- (ADDED by B/L 316-2002, Nov. 22, 2002; AMENDED by B/L 132-2011, Aug. 5/2011)

125. For the lands comprising Lot 60 and the southerly 1.82 metres from front to rear of Lot 61, Registered Plan 913, situated on the east side of St. Luke Road, south of Ontario Street, a duplex dwelling shall be an additional permitted use. (ZDM 6)  
(ADDED by B/L 313-2002 Nov. 5, 2002)
126. For the lands comprising Lot 5 and part of Lot 4, Registered Plan 564, located on the south side of Wyandotte Street East, west of Pierre Avenue, delineated by a heavy black line on Schedule 'A' of By-law 317-2002, a multiple dwelling with a maximum of five (5) dwelling units shall be an additional permitted use and that a minimum of four (4) parking spaces shall be provided. (ZDM 6)  
(ADDED by B/L 317-2002, Nov.22, 2003; AMENDED by B/L 31-2013, March 28/2013)
127. For the lands comprising Lots 4 to 6 inclusive, and part of the alley, Registered Plan 1014, situated on the east side of Betts Avenue, south of Tecumseh Road West, the lower level shall be maintained as a cellar only. (ZDM 4).  
(ADDED by B/L 328-2002, Nov. 22, 2002)
128. For the lands comprising Lots 72 to 78 inclusive, Registered Plan 658, situated on the northwest corner of Bloomfield Road and Chippewa Street, the lower level shall be maintained as a cellar only. (ZDM 3) (ADDED by B/L 342-2002, Dec. 4, 2002)
129. For the lands comprising Part of Lot 90, Concession 2, designated as Part 1, Plan 12R-14069 and Part 11, Plan 12R-12019, located at the southeast corner of Grand Marais Road East and Elsmere Avenue, any use listed in clause (a) of subsection (1) of Section 14, Commercial District 1.1 (CD1.1) of this by-law shall be additional permitted uses provided further that the maximum building height shall be 4 metres and that the maximum gross floor area for each retail store, personal service shop, business, financial or medical office, professional studio, light repair shop, restaurant or take-out restaurant shall be 325 square metres (ZDM 8).  
(ADDED by B/L 348-2002, Dec. 13, 2002)
130. (ADDED by B/L 346-2002, December 13, 2002; DELETED by B/L 71-2010, June 2/2010)
131. For the lands comprising Part of Lot 88, Concession 2, located on the south side of the North Service Road, west of Elsmere Avenue, and shown delineated by a heavy black line on Schedule 'A' of By-law 305-2002, an automobile towing service shall be an additional permitted use. (ZDM 8) (ADDED by B/L 305-2002, November 5, 2002)
132. For the lands comprising the easterly 54.8 metres of Lot 21, Registered Plan 868, located on the west side of Walker Road, north of the North Service Road, automotive repairs and sales shall be an additional permitted use. (ZDM 12)  
(ADDED by B/L 395-2002, Jan. 17, 2003)
134. (ADDED by B/L 379-2002, Jan. 17, 2003 AND DELETED by B/L 221-2007, Dec. 6, 2007)
135. (ADDED by B/L 36-2003, March 4, 2003 AND DELETED by B/L 132-2011, August 5, 2011)
136. For the lands comprising Part of Bloc 8, Plan 58, situated on the west side of McEwan Avenue, south of Wyandotte Street West and delineated by a heavy black line on Schedule 'A', attached to By-law 126-2003, a club shall be an additional permitted use and no on-site parking shall be required for a club. (ZDM 3)  
(ADDED by B/L 126-2003, May 20, 2003)

137. For the lands comprising Part of Lot 117, Concession 2, located on the east side of Jefferson Avenue, south of Queen Elizabeth Drive, and shown delineated by a heavy black line on Schedule 'A', attached to By-law 176-2003, an automobile repair garage, the sale and installation of audio accessories, and the sale and repair of electronic devices shall be additional permitted uses. (ZDM 11)  
(ADDED by B/L 176-2003, July 14, 2003)
138. For the lands comprising Part of Farm Lot 68, Concession 1, situated on the south side of Tecumseh Road West between Partington Avenue and Roxborough Boulevard, as described on Schedule 'A' of By-law 300-2003, a self-storage facility shall be an additional permitted use provided further that a continuous screening fence and/or wall consisting of brick and/or decorative concrete block shall be required between a self-storage facility and any residential use and that clause (b) of subsection (1) of Section 10 shall not apply to a self-storage facility. (ZDM 4)  
(ADDED by B/L 157-2003, July 3, 2003; AMENDED by B/L 300-2003, Oct. 7/2003; AMENDED by B/L 31-2013, March 28/2013)
139. For the lands comprising Lots 18, 19 and 20, Registered Plan 1629, situated on the east side of Devon Drive, south of Sydney Avenue, the provisions of subclause (i), of clause (a), of subsection (1) of Section 18, of this by-law shall not apply. (ZDM 8)  
  
(AMENDED by By-law 227-2002, Approved by OMB Decision/Order No. 1013, July 24, 2003; OMB Decision/Order No. 1011, July 24, 2003 and OMB Decision/Order No. 1067, August 1, 2003, OMB File No. R020192, Case No. PL020829)
140. For the lands comprising Part of Lots 259 to 262, both inclusive, and Part of Block 'O', Registered Plan 1415, on the south side of Sydney Avenue, west of Devon Drive, and Lots 113, 114, 115, 194, 195, 196, 256, 257 and 258, Part of Lots 112, 197, 255 and Part of Blocks 'A', 'G' and 'O', Registered Plan 1415, situated on the east side of Marentette Avenue, south of Sydney Avenue, the provisions of subclause (i), of clause (a), of subsection 91), of Section 18, of this by-law shall not apply. (ZDM 8)  
  
(AMENDED by By-law 227-2002, Approved by OMB Decision/Order No. 1013, July 24, 2003; OMB Decision/Order No. 1011, July 24, 2003 and OMB Decision/Order No. 1067, August 1, 2003, OMB File No. R020192, Case No. PL020829)
141. For the lands comprising Lots 34 to 38 inclusive, Registered Plan 1054, situated on the south side of Tecumseh Road East between Chilver and Kildare Roads, an automatic carwash may be an additional permitted use. (ZDM 7).  
(AMENDED by B/L 241-2003, Aug. 12, 2003)
142. For the lands comprising Lot 82, Lots 200 to 202, and part of the alley, Registered Plan 1083 (northwest corner of Tecumseh Road East and Chandler Road), a drive-through restaurant with a minimum of 12 stacking spaces and 23 on-site parking spaces shall be an additional permitted use. (ZDM 11).  
(AMENDED by B/L 240-2003, Aug. 12, 2003)
143. Lands North of McHugh Street abutting the Storm Water Management Facility  
  
For the lands comprising Part of Lot 136, Concession 1, located north of McHugh Avenue and east of the storm water management facility, designated as Blocks 5 and 6 on Schedule 'A' to By-law Number 304-2003, the minimum front yard depth shall be 4.57 metres and the minimum lot area for a townhouse shall be 520 square metres, plus 173 square metres for each additional dwelling unit, and further that the provisions of clause (c) of subsection 10 of Section 21 shall not apply. (ZDM 14)  
(AMENDED by B/L 304-2003, Oct. 21, 2003)
144. (ADDED by B/L 9827, June 12, 1989; REPEALED by B/L 227-2002, August 12, 2002; ADDED by B/L 305-2003, Oct. 21, 2003; AMENDED by By-law 340-2003, Oct. 6, 2003; DELETED by B/L 327-2004, by OMB Decision/Order 1695 Issued June 13, 2006)
145. (ADDED by B/L 367-2003, Dec. 4, 2003 AND DELETED by B/L 129-2012, Oct. 2, 2012)

146. For the lands comprising Lots 24 to 30 inclusive and part of Lot 31, Registered Plan 1173 (east side of Thompson Boulevard between Ontario Street and Raymond Avenue) identified as Parcels 9 to 16 inclusive on Schedule 'A' to By-law Number 331-2003, the minimum lot width for a single unit dwelling shall be 11.6 metres (ZDM 10). **(ADDED by B/L 331-2003, July 21, 2004)**
147. For the lands comprising Lots 36 to 39 inclusive, Block C, Registered Plan 50, situated on the west side of California Avenue, south of College Avenue. For a townhome dwelling, the maximum number of dwelling units shall be 5, the maximum building height of the main building shall be 3 storeys, the maximum total lot coverage shall be 40% of the lot area, the minimum side yard width shall be 1.30 metres and that Section 25.5.10.1 and Section 25.5.30.1 shall not apply. (ZDM 4; ZNG/4249)  
**(ADDED by B/L 27-2004, Feb. 19<sup>th</sup>, 2004; AMENDED by B/L 18-2015, March 4, 2015)**
148. For the lands comprising Lots 1 to 93, both inclusive, Registered Plan 490, on the west side of Walker Road, between Cataraqui and Ontario Streets, the following provisions shall apply:
- (i) the following uses shall not be permitted uses: gas bar; place of entertainment or recreation; public hall.
  - (ii) all permitted activities, not including parking, shall take place exclusively within a building.
  - (iii) no loading doors or loading bays shall be permitted along any building wall which faces the rear alley. (ZDM 6) **(ADDED by B/L 39-2004, March 4, 2004)**
149. For the lands comprising Lots 30, 32, 34, 36 and part of Lot 38, Registered Plan 490, on the southeast corner of Monmouth Road and Niagara Street, the following provisions shall apply:
- (i) the main pedestrian entrance for each dwelling shall face Monmouth Road.
  - (ii) each townhome dwelling shall have a maximum of 4 townhome dwelling units.
  - (iii) for a main building, each wall facing a street shall be entirely clad with brick veneer.
  - (iv) any accessory garage shall be detached from the main dwelling unit, located solely in the rear yard and any vehicular entrance thereto shall face the rear alley. (ZDM 6)  
**(ADDED by B/L 39-2004, March 4, 2004)**
150. For the lands comprising Lot 14, the southerly 3.35 metres of Lot 13 and the east half of the closed alley, all according to Registered Plan 1028 (west side of St. Luke Road, north of Alice Street), a two unit dwelling within the existing building on the site shall be an additional permitted use. The minimum front, side and rear yards and maximum building height shall be as they exist on the date of the passing of by-law 61-2004. (ZDM 7) **(ADDED by B/L 61-2004, March 17, 2004)**
151. For the lands comprising Lots 39 to 47 inclusive, and part of the alley, Registered Plan 1005, and Lot 257, Registered Plan 360 (northeast corner of Erie Street East and Louis Avenue), a public hall, with the provision of a minimum of 25 on-site parking spaces, and 26 off-site parking spaces, shall be an additional permitted use. Further, notwithstanding the provisions of paragraph (b) of subsection (1) of Section 2 of the by-law, the following regulations shall apply:
- minimum side yard width - 0 metres
  - minimum front yard depth - 0 metres
  - minimum landscaped open space yard - 5 percent of the lot area
  - loading space - 0 spaces
- (ZDM 7) **(ADDED by B/L 63-2004, May 25, 2004)**

152. For the lands comprising Lots 68 to 70, Registered Plan 581 situated at the northwest corner of Giles Boulevard West and Pelissier Street, a business office within the existing building shall be an additional permitted use, subject to the provision of six on-site parking spaces. Further, Section 25.5.10.3, Section 25.5.10.5, Section 25.5.30, Section 25.5.40 and Section 25.5.50 shall not apply. [ZDM 7; ZNG/4249] (ADDED by B/L 67-2004, March 30, 2004; AMENDED by B/L 18-2015, March 4, 2015)
153. For the lands comprising Lots 1, 2 and 3, Registered Plan 531, situated at the southeast corner of Wyandotte Street East and Ellrose Avenue, a maximum of three dwelling units on a ground floor in a combined use building shall be additional permitted uses and that the ground floor dwelling units be exempt from the parking space regulations (ZDM 10). (ADDED by B/L 75-2004, April 1, 2004)
154. For the lands comprising Lots 1 to 6, 33, 34, 313, 314 and Part of Lots 31, 32, 39, and 215, Registered Plan 1489, located on the east side of Dougall Avenue, south of Cabana Road, and delineated by a heavy broken line on Schedule 'A', attached to By-law 106-2004, an automatic carwash shall be an additional permitted use. (ZDM 9) (ADDED by B/L 106-2004, May 7, 2004)
155. For the lands comprising Lots 1 to 5 inclusive, Registered Plan 81, located on the northeast corner of University Avenue West and Victoria Avenue, multiple residential units shall be an additional permitted use on floors 4 to 8, and a minimum of 42 on-site parking spaces shall be provided. No amenity area shall be required. (ZDM 3) (ADDED by B/L 107-2004, May 7, 2004 and AMENDED by B/L 287-2004, Sept. 29, 2004)
156. For the lands comprising Lots 4, 6, 7, 9, 11, 13, 15 and 17, Block M, Registered Plan 211, situated on the west side of Monmouth Road between Wyandotte Street East and Tuscarora Street, the maximum main building height shall be 34 metres, the maximum lot coverage – main building, shall be 50% of the lot area and the minimum landscaped open space yard shall be 9% of the lot area. (ZDM 6) (ADDED by B/L 110-2004, May 12, 2004)
157. For the lands comprising Lots 45 to 50, both inclusive, Registered Plan 586, situated on the southeast corner of Wyandotte Street East and Montreuil Avenue, a coin-operated car wash shall be an additional permitted use. (ADDED by B/L 213-2004, August 12, 2004).
158. For the lands comprising Lots 106 to 111 inclusive, Registered Plan 1109 (west side of Meldrum Road, north of Grand Marais Road East) the sale and display of one truck and the outdoor storage of motor vehicles shall be permitted uses on the site. (ADDED by B/L 162-2004, June 25, 2004)
159. For the lands comprising the easterly 19.38 metres of Lot 6, Block A, Registered Plan 134 (southwest corner of Glengarry Avenue and Tuscarora Street), a business or medical office, not to exceed 65 square metres in gross floor area, shall be an additional permitted use within the building existing on the site on June 1, 2004. (ADDED by B/L 160-2004, June 25/2004)
160. For the lands comprising Lots 50 to 59, Registered Plan 12M-211, located on the east side of Gundy Park Crescent, the minimum front yard depth shall be reduced from 6 metres to 3 metres, however, the requirement for the minimum 6 metre setback of the garage shall remain in effect as specified under Section 21(10) clause (c) of the By-law. (ADDED by B/L 167-2004, July 2, 2004)
161. For the lands comprising Lot 42 and Part of Lot 43, Registered Plan 346, situated on the west side of McKay Avenue, south of University Avenue West, shown delineated by a heavy black line on Schedule 'A' of By-law Number 183-2004, a multiple dwelling with a maximum of three dwelling units shall be an additional permitted use. (ADDED by B/L 183-2004, July 8, 2004)
162. For the lands comprising Lots 282 to 284, 317 to 319 and Part of Lots 285, 316 and 281, all according to Registered Plan 1323 (west side of Walker Road, south of Seneca Street), a commercial school shall be an additional permitted use within the building existing on the site on June 18, 2004 (ZDM 7) (ADDED by B/L 106-2004, July 23, 2004)

163. For the lands comprising lots 96 and 98, and the northerly 4.57 metres of Lot 100, Registered Plan 490 (east side of Argyle Road, south of Richmond Street), a tourist home shall be an additional permitted use within the existing building on the site on July 1, 2004. (ZDM 6) **(ADDED by B/L 235-2004, Aug. 24/2004)**
164. For the lands comprising Lots 414 and 415, Registered Plan 1126 (east side of Walker Road, south of the E. C. Row Expressway) an automobile sales lot shall be an additional permitted use. (ZDM 12) **(ADDED by B/L 256-2004, Sept. 8/2004 And Amended by B/L 31-2013 March 28/2013)**
165. For the lands comprising Lots 7 to 12, Lots 18 to 22, Part Lots 13 to 17 and the Closed Alleys, Registered Plan 1104; Part of Farm Lot 127, Concession 1 (west side of Lauzon Road, between Cecile Avenue and Clairview Avenue), shown delineated by a heavy black line on Schedule 'A' of By-law 305-2004, a minimum of 119 on-site parking spaces, front yard parking, minimum landscaped open space of 3.675 square metres, a reduction in the required 3 metre landscape setback along the Clairview Avenue and Cecile Street rights-of-way and the separation distance to a habitable window of 0 metres shall be permitted. **(ADDED by B/L 305-2004, Oct. 7, 2004)**
166. For the lands situated on the southwest corner of Riverside Drive East and Belleview Avenue and zoned ID1.2 on Zoning District Map Page 6, a multiple dwelling or lodging house shall be a permitted additional use; provided however, that the erection of a new multiple dwelling or lodging house or any additions to an existing building to allow its use in whole or in part for a multiple dwelling or lodging house shall be in accordance with the provisions of clause (b), of subsection (l), of Section 12, RD3.1 District, of this by-law applicable thereto. (ZDM 6)  
**(REPEALED by B/L 227-2002, August 12, 2002; AMENDED by B/L 340-2003, Oct. 6, 2003)**  
**(AMENDED by B/L 327-2004 on June 13, 2006, by OMB Decision/Order 1695)**
167. For the lands comprising Part of Lot 5, Registered Plan 428, situated on the south side of Riverside Drive East, east of Strabane Avenue and zoned RD3.3 on Zoning District Map Page 6, the following regulations shall apply:
- |  |   |  |
|--|---|--|
| (i) Minimum lot area   | - | 4000 square metres   |
| (ii) Maximum building height   | - | 33 metres  |
| (iii) Maximum number of dwelling   | - | 83 units   |
| (iv) Maximum lot coverage  | - | 25%  |
| (v) Minimum building setback   | - | 19.2 metres from the south limit of Riverside Drive East (as widened); |
|  | - | 10.5 metres from the east lot line;                                    |
|  | - | 5.5 metres from the west lot line;                                     |
| (vi) Not more than one (1) access area shall be permitted to Riverside Drive East provided such access shall connect solely to a parking area containing not more than five (5) parking spaces and no vehicle access shall be afforded from the said access area, directly or indirectly to any other part of the lot. |   |  |
- (ZDM 6) **(AMENDED by B/L 8955, April 21, 1987)**
- (REPEALED by B/L 227-2002, August 12, 2002; AMENDED by By-law 340-2003, Oct. 6, 2003)**  
**(AMENDED by B/L 327-2004 on June 13, 2006 by OMB Decision/Order 1695)**
168. For the lands comprising Part of Farm Lot 106 and 107, Concession 1, situated on the east and west sides of Rossini Boulevard, north of the Canadian National Railway right-of-way, a maximum of 2 group homes shall be additional permitted uses.  
(ZDM 10)  
**(REPEALED by B/L 227-2002, August 12, 2002; AMENDED by B/L 340-2003, Oct. 6, 2003)**  
**(AMENDED by B/L 327-2004 on June 13, 2006 by OMB Decision/Order 1695)**

169. For the lands comprising Lots 10, 12 and 14, Registered Plan 262, situated on the west side of Chilver Road, north of Assumption Street, a business, financial or medical office, a personal service shop, a light repair shop and/or a professional studio shall be additional permitted uses. (ZDM 6; ZNG/1062)

**(REPEALED by B/L 227-2002, Aug. 12, 2002; AMENDED by B/L 340-2003, Oct. 6, 2003)**  
**(AMENDED by B/L 327-2004 on June 13, 2006 by OMB Decision/Order 1695)**  
**(AMENDED by B/L 132-2011, August 5, 2011)**

170. For the lands comprising Lots 1 to 8 inclusive, Registered Plan 427, Lot 9 and 10, Registered Plan 458, Lots 113 to 140, Registered Plan 620, Lots 1 to 28, Registered Plan 619, Lots 1 to 13, Registered Plan 620, situated on the east and west sides of Drouillard Road between Trenton Street and Deming Street the following existing uses shall be additional permitted uses:

an automobile repair garage; a collision shop; a laundry; a workshop; a woodworking shop. (ZDM 6)

**(REPEALED by B/L 227-2002, August 12, 2002; AMENDED by B/L 340-2003, Oct. 6, 2003)**  
**(AMENDED by B/L 327-2004 on June 13, 2006 by OMB Decision/Order 1695)**

171. For the lands comprising Part of Lot 105, Concession 1, described as Parts 1 and 2, of Plan I2R-8164, situated on the southeast corner of Wyandotte Street East and George Avenue, a multiple dwelling exclusively for senior citizen dwelling units shall be an additional permitted use; provided, however, that the following regulations shall apply:

- |                                       |   |               |
|---------------------------------------|---|---------------|
| (i) Minimum lot width                 | - | 60 metres     |
| (ii) Minimum lot area                 | - | 0.56 hectares |
| (iii) Maximum building height         | - | 13 storeys    |
| (iv) Maximum number of dwelling units | - | 200 (ZDM 10)  |

**(ADDED by B/L 8531, April 21, 1986)**  
**(REPEALED by B/L 227-2002, August 12, 2002; AMENDED by By-law 340-2003, Oct. 6, 2003)**  
**(AMENDED by B/L 327-2004 on June 13, 2006 by OMB Decision/Order 1695)**

172. For the lands comprising the southerly one (1) metre of Lot 2 and Lots 3 to 7 inclusive, all according to Registered Plan 476, on the west side of Drouillard Road, north of Wyandotte Street east, the following shall be additional permitted uses:

- (i) Retail stores in combination with restaurant provided that each store does not exceed 250 square metres in gross floor area; [ZNG/3590]  
**(AMENDED by B/L 164-2010, Nov. 17/2010; AMENDED by B/L 31-2013, March 28, 2013)**
- (ii) A brewery in combination with a restaurant provided that a brewery does not exceed 250 square metres in net floor area. [ZNG/3590]  
**(AMENDED by B/L 164-2010, Nov. 17/2010; AMENDED by B/L 31-2013, March 28, 2013)**
- (iii) A lodging house, provided, however, that the following additional regulations shall apply:
1. A lodging house may be erected in combination with a restaurant;  
**(AMENDED by B/L 164-2010, Nov. 17, 2010)**
  2. The maximum building height for a lodging house shall be 11 metres;
  3. Required parking spaces may be located within a radius of 120 metres of the nearest lot line of the lands occupied by the lodging house they are intended to serve;
  4. No doors, windows or other building openings, except emergency

exits required by the Building Code Act, R.S.O. 1980 C. 51, as the same may be amended from time to time, shall be permitted in any west facing building wall. (ZDM 6)

**(ADDED by B/L 9061, July 7, 1987; REPEALED by By-law 227-2002, August 12, 2002; AMENDED by B/L 340-2003, Oct. 6, 2003; AMENDED by B/L 327-2004 on June 13, 2006 by OMB Decision/Order 1695)**

173. For the lands comprising Part of Farm Lots 96 and 97, Concession 1, on the northeast corner of Walker Road and Edna Street, as shown delineated by a heavy black line on Schedule "A" of By-law 10115, the maximum total floor area devoted to retail stores shall be 1400 square metres. (ZDM 6)
- (AMENDED by B/L 10115, Feb. 12, 1990; REPEALED by B/L 227-2002, Aug. 12, 2002; AMENDED by B/L 340-2003, Oct. 6, 2003; AMENDED by B/L 327-2004 on June 13, 2006 by OMB Decision/Order 1695; AMENDED by B/L 164-2010, Nov. 17, 2010)**
174. For the lands comprising Lot 27, Registered Plan 679, situated on the west side of Pillette Road, north of Ontario Street, a duplex dwelling shall be an additional permitted use, provided further that the minimum front and rear yard depths, minimum side yard widths and maximum building height shall be as they exist on August 1, 1989. (ZDM 10)
- (ADDED by B/L 9910, Aug. 28, 1989; REPEALED by B/L 227-2002, Aug. 12, 2002; AMENDED by B/L 340-2003, Oct. 6, 2003; AMENDED by B/L 327-2004 on June 13, 2006 by OMB Decision/Order 1695)**
175. For the lands comprising Lots 190 to 193 inclusive, Lots 298 to 301 inclusive, and the northerly 1.52 metres of Lot 302, all according to Registered Plan 937 (south side of Ottawa Street between Parent and Elsmere Avenues) a minimum landscape area of 30% of the total lot area and a maximum building height of 5 storeys shall be permitted. (ZDM7)
- (ADDED by B/L 333-2004, Nov. 9, 2004)**
176. For the lands comprising Lot 446 and part of the abutting north/south alley, Plan 1065, shown as Part 1, Plan 12R-18122, on the southwest corner of South National Street and Westminster Boulevard, a business office and a maintenance/storage garage shall be permitted ancillary uses to the multiple dwelling situated on Part of Lot 3, Concession 1, designated as parts 1, 3, 4 and 5 on Plan 12R-2700, provided however that the maximum building height shall be one storey. (ZDM 10)
- (ADDED by B/L 327-2004, by OMB Decision/Order 1695, issued June 13, 2006)**
177. For the lands comprising Block 'A', Registered Plan 1491, situated at the south limit of Buckingham Drive, south of Raymond Avenue, the minimum lot area for each dwelling shall be 1858 square metres, and
- (i) no habitable room window shall be permitted along the south wall of any dwelling;
- (ii) the minimum building setback from the south lot line shall be 9.0 metres.
- (ZDM 10)
- (ADDED by B/L 327-2004, approved by OMB Decision/Order 1695, Issued June 13, 2006)**
178. For the lands comprising Part of Farm Lot 116, Concession 1, situated on the north side of Empress Street and the south side of Coronation Avenue, west of Jefferson Boulevard, as shown in Schedule "A" of By-law Number 18-2001, the following uses shall be additional permitted uses: a single-unit dwelling; a residential care facility; a lodging house; the offices and other facilities of a charitable or non-profit organization. (ZDM 11)
- (ADDED by B/L 327-2004, by OMB Decision/Order 1695, Issued June 13, 2006)**
179. For the lands comprising part of Lots 144 and 145, Concession 1, representing 230.58 metres of frontage on the west side of Banwell Road and 241.48 metres of frontage on the east side of Banwell Road, all being immediately south of Wyandotte Street East, the minimum required lot width shall be 14.44 metres (ZDM 14)
- (ADDED by B/L 335-2004, Nov. 9, 2004)**

180. For the lands comprising Part of Lot 76, Concession 2 (south of Tecumseh Road West, west of South Pacific Avenue) shown delineated by a heavy black line on Schedule 'A' of By-law 347-2004, a driving range, miniature golf, batting cages and any uses accessory thereto, shall be additional permitted uses. (ZDM 7)  
(ADDED by B/L 347-2004, Nov. 18, 2004)
181. For the lands comprising Parts 3 to 12 inclusive, and Parts 20 and 21, Plan 12R-21671 (west side of Banwell Road, south of Tecumseh Road East), the following shall be additional permitted uses:
- hotel/motel
  - funeral home
  - medical, dental and optical laboratory
  - health studio, club
  - warehouse
  - residential units located above the 1<sup>st</sup> storey
- (ADDED by B/L 399-2004, Jan. 7, 2005; B/L 31-2013 March 28, 2013)
182. For the lands comprising part of Lots 136 to 138, Concession 1, and being part of Part 1, 12R-21566, designated as the eastern one-half of Block 4 and Block 8, fronting on the west side of the proposed Cypress Avenue/Street 'E'; the western one-half of Blocks 2 and 10, fronting on the east side of the proposed Clearwater Avenue/Street 'F'; the eastern one-half of Blocks 2 and 10, fronting on the east side of the proposed Barkley Avenue/Street 'G'; and shown on Schedule 'A' to By-law Number 1-2005, the minimum required front yard depth shall be reduced from 6.0 metres to 4.57 metres and that the provisions of clause (c) of subsection 10 of Section 21 shall not apply.
- Furthermore, for the lands designated as the western one-half of Block 4 and Block 7, fronting on the east side of the proposed Aspenshore Avenue/Street 'D' and shown on Schedule 'A' to By-law Number 1-2005, the minimum required rear yard shall be reduced from 7.5 metres to 6.07 metres. (ADDED by B/L 1-2005, Jan. 28<sup>th</sup>, 2005)
183. For the lands comprising Lots 7 to 12 inclusive, Block 'B'; and part of the closed alley, Registered Plan 1090, and Part of Lot 86, Concession 2, on the north side of Grand Marais Road East, east of Howard Avenue, as described in Schedule 'A' of by-law 14-2005, a lodging house shall be an additional permitted use, provided that concurrent use of the building for a hotel and lodging house is prohibited.  
(ADDED by B/L 14-2005, Feb. 18, 2005 ; AMENDED by B/L 248-2005, Oct. 11, 2005)
184. For the lands comprising Lots 13 and 14, Registered Plan 864, situated on the east side of St. Luke Road, north of Seminole Street, a maximum of four parking spaces shall be permitted in the required front yard (ZDM7).  
(ADDED by B/L 24-2005, Mar. 9/2005)
185. For the lands comprising Lots 37 to 39 inclusive, Registered Plan 711 (northwest corner of Wyandotte Street East and Thompson Boulevard, a coin-operated car wash shall be an additional permitted use (ZDM 10).  
(ADDED by B/L 170-2005, OMB Decision/Order 2383, Issued Aug. 23, 2006)
186. For the lands comprising Lots 6 and 7, and Part of Lot 5, Registered Plan 1058, situated on the southwest corner of Wyandotte Street East and Edward Avenue, a coin-operated car wash shall be an additional permitted use. (ZDM 10)  
(ADDED by B/L 135-2005, June 28, 2005)
187. For the lands comprising Lot 31, Registered Plan 1563, on the southeast corner of Riverside Drive East and Pratt Place, a restaurant with a maximum gross floor area of 146 square metres and a minimum of seven (7) on-site parking spaces shall be an additional permitted use, provided that a 1.8 metre screening fence will be required along the southerly lot line.  
(ADDED by B/L 123-2005, OMB Case No. PL05078, File No. R050119, Decision/Order No. 2619, Issued October 4, 2005)

188. **(ADDED by B/L 121-2005, June 14, 2005 AND DELETED by B/L 132-2011, August 5, 2011)**
189. For the lands comprising Part of Lot 140, Concession 1 (northeast corner of Tecumseh Road East and Clover Avenue) as shown delineated by a heavy black line on Schedule 'A' of By-law 150-2005, a retail store shall be an additional permitted use. **(ADDED by B/L 150- 2005, July 12, 2005)**
190. For the lands comprising Part of Lot 92, Concession 3 and Part of Block M, Registered Plan 423 (north side of Kamloops Drive, west of Conservation Drive), shown as Lots 1 to 10 on Schedule 'A' of By-law 193-2005, the minimum front yard depth shall be 4.5 metres. **(ADDED by B/L 193-2005, Aug. 24./2005)**
191. For the lands comprising Blocks 6, 9, 13, 17, 21, 25, 32 and 34, Plan 12M-407, Blocks 3 and 4 and Parts of Blocks 2 and 5, Plan 12M-468 (east and west sides of Luxury Avenue from McHugh Street to Little River Road), a minimum rear yard depth of 6.8 metres shall be provided. **(ADDED by B/L 18-2004, Feb. 11, 2004)**
192. For the lands comprising Part of Lots 20 and 28, Lots 21 to 27, both inclusive and part of the abutting alley (closed), all according to Registered Plan 639, and Part of Farm Lots 106 and 107, Concession 1, all as designated as Parts 1, 2 and 3, Plan 12R-9042, situated on the west side of Jos. Janisse Avenue, north of the Canadian National Railway, a row dwelling shall be an additional permitted use, provided, however, that the minimum lot frontage, the minimum lot area, the maximum number of dwelling units and the maximum building height shall be as they exist on the date of the coming into force of this clause. (ZDM 10)  
**(ADDED by B/L 10473, Nov. 15, 1990; REPEALED by B/L 227-2002, August 12, 2002; AMENDED by B/L 340-2003, Oct. 6, 2003)**
193. For the lands comprising Part of Lot 2, Block E, Registered Plan 211 (west side of Kildare Road, north of Wyandotte Street East) as shown delineated by a heavy black line on Schedule 'A' of By-law 249-2005, a four-unit dwelling shall be an additional permitted use within the existing building on the site subject to the provisions of a 1.8 metre high screening fence 3 metres inside the southerly property line. (ZDM6)  
**(ADDED by B/L 249-2005, November 8, 2005)**
194. For the lands comprising Lots 4 to 9 inclusive, Registered Plan 864 (east side of St. Luke Road, north of Seminole Street), a business office and a parking area shall be additional permitted uses. (ZDM7) **(ADDED by B/L 261-2005, Nov. 30, 2005)**
195. For the lands comprising Lot 14, Registered Plan 1063, situated on the east side of Pillette Road, north of Seminole Street, the existing building may be used for the purposes of a duplex dwelling, provided further that the maximum building height, minimum front and rear yard depths and minimum side yard widths shall be as existing on the date of the coming into force of this clause. (ZDM 10)  
**(ADDED by B/L 10509, Dec. 3, 1990; REPEALED by B/L 227-2002, Aug. 12, 2002; AMENDED by B/L 340-2003, Oct. 6, 2003)**
196. For the lands comprising part of Lot 5, and Lots 7 and 9, all of Block "F", Registered Plan 211, situated on the northeast corner of Kildare Road and Wyandotte Street East and shown delineated by a heavy black line on Schedule "B" to By-law 10686, the existing building may be used for the purposes of a combined use building provided further that the following additional regulations shall apply:
- (i) Not more than 22 dwelling units shall be permitted and all dwelling units shall be located entirely above the ground floor except entrances thereto;
  - (ii) A games arcade shall not be a permitted use;
  - (iii) The maximum building height and minimum rear yard depth shall be as they exist on the date of the coming into force of this clause (ZDM 6)  
**(ADDED by B/L 10686, May 27, 1991; REPEALED by B/L 227-2002, Aug.12, 2002; AMENDED by By-law 340-2003, Oct. 6, 2003)**

197. For the lands comprising Lot 2, Part of Lot 1, Part Block D, Plan 1082, and Part of Lot 1, Part Block B, Plan 1342 (southwest corner of Tecumseh Road West and Campbell Avenue), an automobile sales lot shall be an additional permitted use.  
(ADDED by B/L 57-2006, April 20, 2006; B/L 31-2013, March 28, 2013)
198. For the lands comprising Lots 34 to 47, Part of Lot 33 and part of Closed alley, Registered Plan 531, and Lots 61 to 74 and Part of Lot 60, Registered Plan 679 (south side of Ontario Avenue between Arthur Road and Ellrose Avenue:
- (i) A single unit dwelling shall be an additional permitted use subject to the provisions of clause (b) of subsection (2) of Section 10, RD1.2 District of this by-law and the use of a brick veneer is required in the construction of the exterior walls of the dwellings;
  - (ii) A multiple dwelling within the existing building, or part thereof, shall be an additional permitted use and the following additional regulations shall apply:
    - 1. Minimum lot area - 4400 square metres
    - 2. Minimum front yard depth - 6 metres
    - 3. Minimum rear yard depth - 7.5 metres
    - 4. Minimum side yard width - 3 metres
    - 5. Minimum landscaped open space yard - 35% of the lot area
    - 6. Maximum main building height shall be as existing.
  - (iii) A public parking area shall be an additional permitted use.
  - (iv) The minimum lot area for a school, church or church hall shall be 7800 square metres.
  - (v) Any use accessory to the foregoing uses (ZDM 10).
- (ADDED by B/L 87-2006, June 6, 2006 ; AMENDED by B/L 99-2007, May 28, 2007)
199. For the lands comprising Part of Lots 128, 129, 132 and 133, Concession 1 (east side of Lauzon Road, north of the CNR tracks) designated as Parts 2, 3, 4, 5, 6, 7, 8, 9 and 12 on Plan 12R-16993, business offices within the existing building shall be an additional permitted use.  
(ADDED by B/L 101-2006, June 15, 2006)
200. For the lands forming part of the Essex Terminal Railway right-of-way, situated on the south side of Prince Road, west of Carmichael Road, located within Zoning District MD1.2, the operation of a railway shall be an additional permitted use.  
(ADDED by B/L 324-2004, by OMB Decision/Order 1695, issued June 13, 2006)
201. For the lands comprising Part of Lot 121, Concession 1, situated on the north side of Wyandotte Street East between St. Mary's Boulevard and Janisse Drive, for one double duplex dwelling or one multiple dwelling containing a maximum of four dwelling units, the following regulations shall apply:
- (i) Minimum lot width - 12 metres
  - (ii) Minimum side yard width - 1.5 metres on one side and 3 meters on the other side
  - (iii) Maximum building height - 3 storeys

(ADDED by B/L 111-2006, July 11, 2006)

202. For the lands comprising Part 1, Plan 12R-22123, situated on the east side of Bruce Avenue, south of Tecumseh Road West, a double duplex dwelling shall be an additional permitted use with a minimum front yard depth of 3 metres and minimum rear yard depth of 4.5 metres. (ZDM 7)  
(ADDED by B/L 156-2006, Sept. 19, 2006; B/L 31-2013, March 28, 2013)
203. For the lands comprising Part of Lot 114, Concession 1 and Lots 1 to 11, and Lots 15 –39 inclusive, Registered Plan 1100, situated on the East and West sides of Prado Place (known as the Prado Heritage Conservation District).
- No Front Yard Parking Space shall be permitted, exclusive of any existing Front Yard Parking space.  
(ADDED by B/L 223-2006, Dec. 28<sup>th</sup>, 2006)
204. For the lands comprising Part of Lot 75, Concession 1, located on the west side of Crawford Avenue, south of Giles Boulevard West, the following shall be additional permitted uses:
- (i) An automobile sales lot subject to the provisions of Sections 25.5.10.7, 25.5.10.9 and 25.5.10.11; [ZNG/4249]
  - (ii) The sale and display of natural stone slabs and architectural stone products, subject to the provision of a fence with a minimum height of 1.80 meters on the entire perimeter of the subject site. (ZDM 4)
- (ADDED by B/L 178-2006, Oct. 19, 2006; AMENDED by B/L 43-2010, OMB Order PL1000385 Issued March 29, 2011; AMENDED by B/L 18-2015, March 4, 2015)
205. For the lands comprising Lot 35 and Part of Lots 33 and 34, Block C, Registered Plan 50, situated at the southwest corner of College Avenue and California Avenue, the following provisions shall apply to a multiple dwelling with a maximum of three units:
- (i) Minimum lot width - 14.0 metres
  - (ii) Minimum lot area - 525.0 square metres
  - (iii) Sections 25.5.10.7, 25.5.10.9 and 25.5.10.11 shall not apply to any parking area. [ZDM 3; ZNG/4249]
- (ADDED by B/L 184-2006, Nov. 1/2006; AMENDED by B/L 18-2015, March 4, 2015)
206. For the lands comprising Part 2, Plan 12R-7807 and Part 2, Plan 12R-13192, located at the southwest corner of Donnelly Street and Indian Road, the front lot line shall be the exterior lot line along Indian road (ZDM 3).  
(ADDED by B/L 217-2006, Nov. 30, 2006)
207. For the lands comprising Lots 55 to 64 and Part closed alley, Registered Plan 983 and Lots 179 to 181, Registered Plan 967 (except Part 1 on Plan 12R-819) located at the northwest corner of Huron Church Road and Lambton Street, a motor vehicle dealership shall be an additional permitted use, a minimum 10 metre landscaped open space yard be provided along Huron Church Road, and that no vehicular access be permitted to Huron Church Road, Eighth Avenue or Kent Street (ZDM 5).  
(ADDED by B/L 30-2007, March 8, 2007)
208. For the lands comprising Part of Lots 25 and 26, Registered Plan 50, situated on the north side of University Avenue West, east of Sunset Avenue, as shown delineated by a heavy black line on Schedule 'A' of By-law 37-2007, a restaurant shall be an additional permitted use subject to the provision of a minimum of seven on-site parking spaces. Further, Section 25.5.20.1, Section 25.5.30.1, Section 25.5.50.2 and Section 25.5.50.3 shall not apply. [ZDM 3; ZNG/4249]
- (ADDED by B/L 37-2007, March 27, 2007; AMENDED by B/L 18-2015, March 4, 2015)

209. For the lands comprising Parts 1 to 4 inclusive, Plan 12R-22845, Part of Lot 135, concession 3, located on the northeast corner of Anchor Drive and Twin Oaks Drive, a restaurant, not to exceed 185.8 m<sup>2</sup> in gross floor area, a retail store, bake shop, personal service shop, day nursery, club and health studio, shall be additional permitted uses (ZDM 15). **(ADDED by B/L 57-2007, May 8, 2007)**
210. For the lands comprising Lot 450 and the southerly 10 feet of Lot 449, Registered Plan 453, located on the west side of Elm Avenue, north of Giles Boulevard West, as more particularly delineated by broken black line on Schedule "A" to By-law 10821, the existing building may be used for the purposes of a duplex dwelling. (ZDM 4) **(ADDED by B/L 10821, Oct. 21, 1991; Repealed by By-law 227-2002, Aug. 12, 2002; AMENDED by B/L 340-2003, Oct. 6, 2003)**
211. For the lands comprising Part 1, Plan 12R-14745, Part 1, Plan 12R-13987 and Parts 5 to 9, Plan 12R-11613, between Legacy Park Drive and Provincial Road, the boarding of animals and pets shall be an additional permitted use (ZDM 13). **(ADDED by B/L 56-2007, May 8, 2007)**
212. For the lands comprising Part 2, Plan 12R-22474, located on the west side of Enterprise Way, north of Hawthorne Drive, a church shall be an additional permitted use. **(ADDED by B/L 69-2007, May 29, 2007)**
213. For the lands comprising Lot 10, Part of Lot 11, and Part of the closed alley, Registered Plan 499 (north side of Wyandotte Street East, east of Pratt Place) as shown delineated by a heavy black line on Schedule 'A', attached to by-law 130-2007, the sale of automobiles shall be an additional permitted use. **(ADDED by B/L 130-2007, Aug. 2, 2007)**
214. For the lands comprising Parts 3, 6, 9 and 12, Plan 12R-19365, located on the west side of Banwell Road, south of Tecumseh Road East, the rental of automobiles, a lube and service centre, and the retail sale of tires shall be additional permitted uses subject to the provision of a minimum of two stacking spaces in advance of each bay or a lube centre. **(ADDED by B/L 129-2007, Aug. 2, 2007)**
215. For the land comprising Parts 1 and 2, Plan 12R-6105 and Part of Lot 171, Registered Plan 1303, situated on the east side of Goyeau Street, south of Erie Street East, a public parking area shall be an additional permitted use. (ZDM 7) **(ADDED by B/L 135-2007, Aug. 9, 2007)**
216. For the lands comprising Lots 11, 12 and 13, and Parts of Lots 8, 9 and 10, Plan 1354, located on the east side of Howard Avenue between Hildegard and Charlotte Streets, and delineated by a heavy black line on Schedule 'A' of By-law 167-2007, an automatic car wash shall be an additional permitted use. **(ADDED by B/L 167-2007, Oct. 2/2007)**
217. **(ADDED by B/L 160-2007, OMB Order PL070810, Dec. 19, 2007; DELETED by B/L 132-2011 August 5, 2011)**
218. For the lands comprising Part of Block 1, Plan 12M-425, save and except for all of Plans 12R-17805, 12R-178089 and 12R-18634 situated at the northwest corner of Banwell Road and Leathorne Street that a residential care facility shall be an additional permitted use and that for a residential care facility:
- (i) Sub-clause (ii) of clause (b) of subsection (7) of Section 15 shall not apply;
  - (ii) That a sidewalk from the main entrance to Banwell Road shall be provide; and
  - (iii) That said sidewalk shall not cross a parking area, access area, manoeuvring aisle or collector aisle (ZDM 14). **(ADDED by B/L 183-2007, Nov. 1, 2007)**

219. For the lands comprising Part of Block 'A' and Lots 50 to 54 inclusive, Registered Plan 91 and part of Block 'O', Registered Plan 85 situated at the southwest corner of University Avenue East and Goyeau Street, as shown delineated by a heavy block line on Schedule 'A' attached to By-law 182-2007, a drive-thru restaurant shall be an additional permitted use subject to the provision of a minimum of nine stacking spaces. Further:
- (i) Section 25.5.20.1.2 shall not apply;
  - (ii) Access from an alley to a parking area or egress from a parking area to an alley shall be permitted. [ZDM 6; ZNG/4249]  
(ADDED by B/L 182-2007, Nov. 1, 2007; AMENDED by B/L 18-2015, March 4, 2015)
220. For the lands comprising Lot 2, Plan 12M-256, situated at the southwest corner of Temple Drive and Starway Avenue, a contractor's office shall be an additional permitted use. (ZDM12) (ADDED by B/L 45-2008, April 24, 2008)
221. For the lands comprising Lots 59 to 70, Registered Plan 369, situated on the northeast corner of Wyandotte Street West and Bridge Avenue, a fraternity or sorority house shall not be permitted (ZDM3). (ADDED by B/L 61-2008, May 15, 2008)
222. For the lands comprising Lots 19 to 21 inclusive, Registered Plan 65 (southwest corner of E. C. Row Avenue and Banwell Road), the following shall be additional permitted uses:
- Arena, swimming pool, baseball field and other public and private recreational sport facilities;
  - Commercial printing, publishing and photographic processing establishments;
  - Commercial recreation and entertainment establishments and theatres;
  - Day nursery, church, church hall, private hall, commercial school;
  - Dental or optical laboratory;
  - Personal service shops, bakery, confectionery store;
  - Light industrial uses;
  - Food catering service, including the packaging and preparation of food or foodstuffs for distribution and sales elsewhere;  
(ADDED by B/L 63-2008, Dec. 12, 2008; B/L 31-2013, March 28, 2013)
223. For the lands comprising part of Lot 15, Concession 5, described as PIN 01298-0080 LT and 01298-0081 LT, situated on the south side of Cabana Road East, east of Howard Avenue, that a medical office shall be an additional permitted use and that the following regulations shall apply:
- (i) All parking spaces shall be located in the front yard and side yard. Parking spaces are prohibited in the rear yard.
  - (ii) Maximum building height - one storey
  - (iii) Maximum net floor area - 474 square metres
  - (iv) Minimum rear yard setback - 3.0 metres
  - (v) Minimum west side yard width - 0.0 metres
  - (vi) Minimum east side yard width - 3.7 metres (ZDM 9)

(ADDED by B/L 156-2008, OMB Order PL080534, Aug. 26, 2008)

225. For the lands comprising Lots 753 7 754, Plan 1126; Part 1 RP 12R18584 & Part Closed Alley, located on the west side of Walker Road between Foster Avenue and Lappan Avenue, and delineated by a heavy black line on Schedule 'A' of By-law 181-2008, a dealership for the sale of motorcycles and associated products shall be an additional permitted use.  
(ADDED by B/L 181-2008, Oct. 30, 2008)
226. Notwithstanding the definition of 'lot' in By-law 8600, the lands described as Part of Lots 105, 106 and 107, Concession 3 shown delineated by a heavy black line on Schedule 'A' of By-law 182-2008, and property known as 4025 Rhodes Drive, shall be considered one lot.  
(ADDED by B/L 182-2008, Oct. 30, 2008)
227. For the lands comprised as Part of Lot 128, Concession 2; (PIN 013830510) situated on the northeast corner of Lauzon Road and Hawthorne Drive, a convenience store and a take-out food outlet shall be prohibited.(ZDM 15; ZNG/1062)  
(ADDED by B/L 153-2010, Oct. 28, 2010; AMENDED by B/L 132-2011, Aug. 5, 2011)
228. For Lot 163, Registered Plan 620, save and except the easterly 4 feet in perpendicular width, located on the west side of Drouillard Road, south of Ontario Street (1227 Drouillard Road), a minimum of one (1) on-site parking space shall be provided.  
(ADDED by B/L 190-2008, Nov. 20, 2008)
229. For Part of Lots 105 to 109 inclusive, designated as Parts 13, 14, 16, 17, 21, 29 and 30, Plan 12R-23772, located on the southwest corner of Pillette Road and Plymouth Road, the minimum required landscaped open space shall be 10% of the lot area.  
(ADDED by B/L 17-2009, March 3, 2009; AMENDED by B/L 98-2010, June 14, 2010)
230. For Part of Lots 89 and 90, Concession 3, known as Parts 1, 2 and 3, Plan 12R-12373 and Parts 3 and 4, Plan 12R-19349, located on the east side of Marentette Avenue, north of Division Road, shown delineated by a heavy black line on Schedule 'A' of By-law 205-2008, an outdoor storage yard shall be an additional permitted use.  
(ADDED by B/L 205-2008, Dec. 11, 2008)
231. For Part of Lots 104 to 109, Concession 2, designated as Parts 8, 14, 21 and 29, Plan 12R-23772, adjacent to Plymouth and Pillette Roads, notwithstanding the provisions of Section 18(7)(b), the minimum required berm shall be 11.3 metres in width and 1.8 metres high.  
ADDED by B/L 17-2009, March 3, 2009; AMENDED by B/L 98-2010, June 14, 2010)
233. For Part of Lot 109, Concession 2, designated as Parts 22 and 23, Plan 12R-23772, adjacent to Pillette Road, notwithstanding the provisions of Section 18(8)(b), the minimum required berm shall be 11.3 metres in width and 1.8 metres high.  
(ADDED by B/L 17-2009, March 3, 2009; AMENDED by B/L 98-2010, June 14, 2010)
234. For Lot 66, Plan 12M-262, located on the northwest corner of St. Clair Avenue and Youngstown Street, a two-unit dwelling shall be an additional permitted use.  
(ADDED by B/L 19-2009, March 3, 2009)

236. For all residential uses in Target Area 3 of the Olde Sandwich Towne Community Improvement Area, shown delineated by a heavy black line on Schedule 'A' of By-law 30-2009, the following shall apply:

(a) Regulations:

- (i) Where a vacant interior lot abuts lots with existing dwellings, the minimum required front yard shall be equal to the average of the setbacks from the front lot line of the dwellings on the abutting lots.

(b) Prohibitions:

- (i) Building height in excess of 2 storeys shall be prohibited
- (ii) Notwithstanding any other provisions in this by-law, parking shall be prohibited in a required front yard
- (iii) No new structures, additions, or encroachments shall be constructed in an existing front yard
- (iv) Garages are prohibited unless located a minimum of 6 metres to the rear of the main wall.

**(ADDED by B/L 30-2009, OMB Order PL090206, Issued October 19, 2012)**

237. For the lands comprising Part Lots 257, 258 and 259, and Part of closed Alley, Registered Plan 1124, situated at the northeast corner of Dougall Avenue and Cabana Road West, a business, financial or medical office, professional studio and a personal service shop shall be additional permitted uses subject to the following additional regulations:

Minimum Front Yard Depth	-	0.0 metres
Maximum Building Height	-	7.5 metres
Maximum Net floor Area Business, Financial or Medical Office, Profession studio	-	600 square metres
Personal Service Shop	-	250 square metres

**(ADDED by B/L 55-2009, OMB Order PL060495 issued May 27, 2008)**

238. For Lots 1 to 3, part of the closed alley and part of the closed right-of-way, Registered Plan 1085, and Lots 4 and 5, Plan 939 located on the south side of Wyandotte Street East between Homedale and St. Mary's Boulevard, delineated by a heavy black line on Schedule 'A', attached to By-law 49-2009, the maximum net floor area per unit shall be 375 square metres.

**(ADDED by B/L 49-2009, OMB Order PL090386 issued Nov. 5, 2009)**

239. For the lands comprising Lots 512 to 516 inclusive, the abutting part of Block K from the north limit of Lot 516 to the south limit of Lot 512, all of Registered Plan 1342, situated on the east side of Curry Avenue, south of Tecumseh Road West, a duplex dwelling shall be an additional permitted use provided that the minimum lot area and minimum lot width shall be 450 square metres and 15 metres respectively. A semi-detached dwelling shall also be an additional permitted use provided that the minimum lot area and lot width shall be 450 square metres and 15 metres respectively and the minimum side yard width shall be 1.2 metres for each dwelling unit.

(ZDM 4; ZNG/1062)

**(ADDED by B/L 11637, Nov. 15, 1993; AMENDED by B/L 11948, Sept. 6/94);**

**(REPEALED by B/L 227-2002, Aug. 12, 2002; AMENDED by B/L 340-2003, Oct. 6, 2003);**

**(AMENDED by B/L 132-2011, Aug. 5, 2011)**

240. For the most northerly 10.06 metres of Part 1, Plan 12R-792, located north of Cabana Road East, west of Howard Avenue, a parking area used exclusively in conjunction with the property abutting immediately to the south, shall be an additional permitted use. **(ADDED by B/L 52-2009, July 29, 2009; B/L 31-2013, March 28, 2013)**
241. For Lot 3, Registered Plan 479, located on the east side of Chilver Road, south of Wyandotte Street East, a restaurant with a gross floor area exceeding 93 square metres, shall be prohibited as a permitted uses. **(ADDED by B/L 65-2009, Aug.10/, 2009; AMENDED by B/L 164-2010, Nov. 17/10; B/L 31-2013, March 28, 2013)**
242. For Lots 2 to 10 inclusive, Lots 14 to 17 inclusive, Part of Lot 1, Part of Pleasant Grove (closed) and part of the alley (closed), all according to Registered Plan 980 (northeast corner of Edgar Avenue and St. Paul Avenue) as shown delineated by broken line on Schedule 'A' of By-law 88-2009, a funeral home shall be an additional permitted use provided vehicular access to St. Paul Avenue is prohibited.  
**(ADDED by B/L 88-2009, July 27, 2009)**
243. For Part of Lots 199 and 200, Registered Plan 367 (southeast corner of Walker Road and Edna Street) as shown delineated by a heavy black line on Schedule 'A' attached to By-law 97-2009, a health studio shall be an additional permitted use provided a minimum of forty (40) on-site parking spaces are provided.  
**(ADDED by B/L 97-2009, July 27, 2009)**
244. For Part of Lots 13 and 14, Concession 6, designated as Parts 2, 3, 5 and 6 on Plan 12R-19026 (south side of Provincial Road, west of Walker Road) a professional studio shall be an additional permitted use. **(ADDED by B/L 104-2009, July 27, 2009)**
245. For Lots 117, 120 and 121, Registered Plan 1303, located on the southwest corner of Wyandotte Street East and Goyeau Street, the maximum gross floor area shall be 520 square metres.  
**(ADDED by B/L 119-2009, Aug. 26, 2009)**
246. For the lands bounded on the north by Riverside Drive East, on the east by Aylmer Avenue, on the south by University Avenue East, and on the east by Glengarry Avenue, except 568 Chatham Street East, as delineated by a heavy black line on Schedule 'A' attached to By-law 117-2009, a public parking area shall be an additional permitted use and the following additional regulations shall apply:
- (i) Notwithstanding Section 25.5.20.1.2, the minimum parking area separation from Riverside Drive East and Glengarry Avenue is 0.0 metres.
  - (ii) Notwithstanding Section 25.5.20.1.2, the minimum parking area separation from Chatham Street East and University Avenue East is 1.0 metres. [ZDM 6; ZNG 4249]"
- (ADDED by B/L 117-2009, Aug. 24, 2009; AMENDED by B/L 31-2013, Mar.28/2013; AMENDED by B/L 18-2015, Mar. 4, 2015)**
247. For the lands comprising of Parts 2, 3, and 4, Plan 12R-13987, situated on the west side of Walker Road, north of Legacy Park Drive, a gas bar shall be an additional permitted use (ZDM 13). **(ADDED by B/L 130-2009, Sept. 24, 2009)**
248. For the lands comprising of Part of Lots 42 to 44, Registered Plan 997 and Part of Lots 1 and 2, Registered Plan 1015 (PIN 015832407), Lots 46 to 49, Registered Plan 997 and part of Lot 74, Registered Plan 1015 (PIN 015830479) and Part of Closed Alley (PIN 015832404) situated on the north side of Northwood Street between Huron Church Road and Daytona Avenue, the following additional provisions shall apply:
1. direct vehicular access to Huron Church Road is prohibited;
  2. an Automatic Cart Wash shall be an additional permitted use and that minimum of 8 stacking spaces in advance of and a minimum of 3 stacking spaces at the terminus of each wash line shall be provided;

3. a Take-Out restaurant and a Convenience Store shall be additional permitted uses and that a minimum of 15 parking spaces shall be provided.  
(ZDM 4; Z-014/09; Z-019/10; ZNG/1062)

**(ADDED by B/L 162-2009, Nov. 25, 2009; AMENDED by B/L 27-2011, March 4, 2011; AMENDED by B/L 132-2011, Aug. 5, 2011)**

- \*249. (i) For the lands comprising Lots 31 to 40, both inclusive, Lots 44 and 45, Registered Plan 625, Lots 57 to 84, both inclusive, registered Plan 619 and Lots 38 to 42, both inclusive, Registered Plan 637, on the east side of Henry Ford Centre Drive, between Trenton and Deming Streets, Lots 13 and 14, Registered Plan 637, on the west side of Henry Ford Centre Drive north of Deming Street, and part of Farm Lot 99, Concession 1, on the northeast corner of Henry Ford Centre Drive and Trenton Street, extending north a distance of 21.95 metres from front to rear along Henry Ford Centre Drive, the subject lands shall be used exclusively for a parking area and a landscaped open space yard.
- (ii) For the lands comprising Lots 1, 2 and 56, Registered Plan 619, designated as Part 3 and 5, Plan 12R-17928, on the south side of Trenton Street between Drouillard Road and Henry Ford Centre Drive, the subject lands shall be used exclusively for a landscaped open space yard. (ZDM 6)

**(ADDED by B/L 11882, July 4/94; AMENDED by B/L 12167, April 3/95; AMENDED by B/L 12289, Sept. 12/95; AMENDED by B/L 12496, March 18/96; AMENDED by B/L 72-1998, April 7/98; AMENDED by B/L 130-1998, May 22, 1998; AMENDED by B/L 382-2001, Nov. 21/2001; REPEALED by B/L 227-2002, Aug. 12, 2002; AMENDED by B/L 340-2003, Oct. 6, 2003)**

250. For the lands comprising Lots 10 to 12, part of Lots 7 to 9 and part of Block 'A' all according to Registered Plan 135, PIN Number 011690470, situated on the southwest corner of Louis avenue and Chatham Street East, a lodging house, a business office and other facilities of a non-profit organization, and a combined use building shall be additional permitted uses, and the following regulations shall apply:

- |       |                                   |   |  |
|-------|-----------------------------------|---|--|
| (i)   | Minimum front yard depth          | - | 6 metres   |
| (ii)  | Minimum rear yard depth           | - | 7.5 metres                                       |
| (iii) | Minimum side yard width           | - | 2.5 metres on each side                          |
| (iv)  | Minimum lot area and lot width    | - | as existing on the effective date of this clause |
| (v)   | Minimum landscape open space yard | - | 20% of the lot area                              |
| (vi)  | Maximum building height           | - | 6 storeys  |

**(ADDED by B/L 169-2009, Dec. 4, 2009 AND AMENDED by B/L 27-2012, March 30, 2012)**

251. For Lot 4 west side of Victoria Avenue, Plan 81, Windsor, Lot 5 west side Victoria Avenue, Plan 81, Windsor, Part Lot 3, west side Victoria Avenue, Plan 81, Windsor, as in R1403289; Windsor PIN 01194-0303 (LT) (274 Victoria Avenue) the following shall be additional permitted uses:

- (i) a school;
- (ii) any use related to the operation of a university or college; an academy, institute or association, which is affiliated or federated with a university or college; seminary; student residences.

**(ADDED by B/L 181-2009, Dec. 30, 2009)**

252. For the lands comprising of Lots 307 to 312 inclusive, and part of Lots 313 to 317 inclusive, Registered Plan 903, an accessory building to the single unit dwelling on 5458 Malden Road shall be an additional permitted use, and the following additional regulations shall apply:
- (i) Maximum building area - 121 square metres
  - (ii) Maximum setback of the rear wall of the Accessory building from the east limit of Lot 307, Registered Plan 903 - 15 metres
  - (iii) The requirements of Section 21.11(d) of By-law 8600 shall also apply to the GD2.4 zoning category.  
(ADDED by B/L 8-2010, February 5, 2010; AMENDED by B/L 166-2010, Oct. 18, 2010)
253. For the lands comprising of Part of Block A, Plan 315 (PIN 011670295) and Lots 70 and 71, Plan 1005, that all required parking spaces, not including loading spaces, shall be located entirely on Lots 70 and 71, Plan 1005 (ZDM 6).  
(ADDED by B/L 11-2010, February 5, 2010)
254. For the lands comprising of Lots 138 to 142, Part of closed alley, Plan 1074 and Part of Quebec Street (closed), designated as Part 1, Plan 12R-23950, a multiple dwelling containing a maximum of six dwelling units shall be an additional permitted use and that for a multiple dwelling containing more than four units, the following additional regulations shall apply:
- (a) Maximum lot coverage area - 35% of the lot
  - (b) Minimum landscaped open space yard area - 35% of the lot
  - (c) Maximum building height – Main Building - 3 storeys  
(ZDM 4)  
(ADDED by B/L 10-2010, February 5, 2010)
255. For the lands comprising Part Lots 85 to 91 and Part of Closed Alley, Registered Plan 995, situated on the south side of Tecumseh Road East between Clemenceau Boulevard and Lloyd George Boulevard, the sale and display of a maximum of five motor vehicles in combination with a retail store or a wholesale store shall be an additional permitted use. (ZDM 11) (ADDED by B/L 9-2010, February 5, 2010)
256. For the lands comprising Part of Lots 1, 3, 4 and 6 and Part of Block 'N', Registered Plan 211, situated at the northwest corner of Walker Road and Wyandotte Street East, as described on Schedule "A" to By-law 11952, the following regulations shall apply:
- (i) A minimum of 24 on-site parking spaces shall be provided;
  - (ii) The parking of a motor vehicle may be permitted within 3.0 metres from the intersection of Walker Road and Wyandotte Place;
  - (iii) The minimum width of a parking aisle adjacent to the two most westerly parking spaces along Wyandotte Street East may be 2.0 metres;
  - (iv) A minimum 0.60 metre setback shall be provided between a parking space and a collector aisle where a parking space is parallel to a collector aisle;
  - (v) Section 25.5.20.1.2 shall not apply to that part of a parking area abutting Wyandotte Place; and
  - (vi) A minimum 1.50 metre setback shall be provided between a parking area and a building wall in which is located the main pedestrian entrance facing the parking area. [ZDM 6; ZNG 4249]  
  
(ADDED by B/L 11952, Sept. 6/94; REPEALED by By-law 227-2002, Aug. 12, 2002; AMENDED by B/L 340-2003, Oct. 6, 2003; AMENDED by B/L 18-2015, Mar. 4/2015)

257. For the lands comprising Part Block D, Plan 1119 as in R215679; situated on the west side of Wellesley Avenue between Lens Avenue and Vimy Avenue, a commercial School, with a minimum of 20 on-site parking spaces for the existing structure shall be an additional permitted use. (ZDM7). **(ADDED by B/L 24-2010, March 2, 2010)**
258. For the lands comprising Part of Lot 537, Lots 538 to 540 inclusive, and Block 'A', Registered Plan 1342, located on the southeast corner of Tecumseh Road West and Curry Avenue, and shown delineated by a heavy black line on Schedule 'A' to By-law 12107, an automobile sales lot shall be an additional permitted use. (ZDM 4)  
**(ADDED by B/L 12107, Feb. 23/95)**
259. For the lands comprising Lots 29 and 30, Registered Plan 360, situated on the northeast corner of Elsmere Avenue and Erie Street East, a lodging house shall be an additional permitted use provided that:
- (i) the provisions of sub-clause (vii) of clause (a) of subsection (2) of Section 15, relating to dwelling units in a combined use building being located entirely above the non-residential use shall not apply; and
  - (ii) residential dwelling units are prohibited on the ground floor within the first 9 metres (30 ft) of the building on the Erie Street East frontage (ZDM 7).  
**(ADDED by B/L 28-2010, March 23, 2010)**
260. For Lot 14, Block II, Registered Plan 256, (747 – 757 Ouellette Avenue) located on the west side of Ouellette Avenue between Wyandotte Street and Elliott Street, residential dwelling units shall be permitted on the ground floor of a combined use building.  
**(ADDED by B/L 39-2010, March 26/2010; Repealed by By-law 227-2002, Aug. 12, 2002; AMENDED by B/L 340-2003, Oct. 6, 2003; AMENDED by B/L 31-2013, March 28, 2013)**
261. (a) For the lands described as Part of Lots 96 and 97, Concession 1 designated as Parts 2, 3, 4, 5 and 6, Plan 12R-21005 situated on the east side of Walker Road between Seminole Street and Seneca Street, a Public Hall, a Place of Entertainment and Recreation and a Motor Vehicle Dealership shall be additional permitted uses
- (b) For the lands described as Part of Lot 97, Concession 1 designated as Part 1, Plan 12R-21005 and Part of Lot 97, Concession 1 (being the former Chesapeake and Ohio Railway right of way) excluding the portion zoned RD1.3 and GD1.1 situated on the west side of St. Luke Road south of Seminole Street, a Motor Vehicle Dealership shall be an additional permitted use. (ZDM 7; ZNG/4606)  
**(ADDED by B/L 31-2010, March 26/2010; AMENDED by B/L 51-2016, May 18, 2016)**
262. For the lands comprising of part of Lots 28, 29 and 30, Registered Plan 814, situated at the southeast corner of Tecumseh Road West and Bruce Avenue, a coin-operated car wash shall be an additional permitted use, subject to the following regulations:
- (i) Minimum Rear yard Depth - 0.0 metres
  - (ii) Minimum Front Yard Depth - 3.0 metres (ZDM 7)
- (ADDED by B/L 30-2010, March 23, 2010)**
263. For Lots 203 and 204, Part of Lots 223 and 216, Part of Block "C", Part of Homesite Avenue, and Part of the Alley, Registered Plan 1153, (3215 Jefferson) located on the west side of Jefferson Boulevard, north of the E. C. Row North Service Road, the following additional provisions shall apply:
- (i) The following shall be additional permitted uses:
    - An athletic or sports facility; club; health studio;
    - A place of entertainment and recreation; a private hall;
    - A garden centre with outdoor storage;
    - A micro-brewery;
    - A self-storage facility.
  - (ii) A minimum of 88 parking spaces shall be required. (ZDM 11)  
**(ADDED by B/L 51-2010, April 14, 2010)**

264. For the lands comprising Part of Lot 128, Concession 1, situated on the east side of Lauzon Road and west side of Frank Avenue, more particularly described as Part 1 and Part 2 and the north part of Parts 7 and 8, Plan 12R-24162, a parking area shall be an additional permitted use, subject to the following:

- (i) All provisions in Section 25.1, Section 25.5 and Section 25.10;
- (ii) Minimum parking area separation from the northerly lot line shall be 4.0 metres;
- (iii) Minimum parking area separation from Lauzon Road shall be 8.0 metres;
- (iv) Provide a 1.50 metre high screening fence along the northerly lot line;
- (v) No direct vehicular access to Lauzon Road and Frank Avenue.  
[ZDM 10; ZNG/4249]

**(ADDED by B/L 85-2010, OMB Order PL091089 Issued April 28/ 2010; AMENDED by B/L 18-2015, March 4, 2015)**

265. For the lands comprising Lot 24 and North Part Lot 25, Registered Plan 381, situated on the west side of Victoria Avenue between Wyandotte Street West and Elliott Street West, a lodging house shall be an additional permitted use. (ZDM 7; ZNG/416; ZNG/2931) **(ADDED by B/L 69-2010, OMB Order PL100599 Issued July 21/2011 and AMENDED by B/L 53-2012, June 1, 2012)**

266. For the lands comprising the north Part of Lot 57, the south Part Lot 59 and Lot 58, Registered Plan 831, situated on the east side of Aubin Road, north of Seminole Street, the following additional provisions shall apply:

- (i) Minimum building setback from the Aubin Road right-of-way shall be 3.0 metres;
- (ii) Provision of a wood screening fence with a minimum height of 1.8 metres along the north property line between the carport at 1478 Aubin Road and the east property line of subject land;
- (iii) The required exterior finish of the building duplicate the brick pattern and colour on the existing building at 3930 Seminole Street;
- (iv) That Section 25.5.10.3 Section 25.5.10.5, Section 25.5.20.1 and Section 25.5.20.5 shall not apply to any parking space adjacent to a building wall. Painted lines shall be provided to indicate the westerly limit of the parking space. [ZDM 10; ZNG/420; ZNG/4249]  
**(ADDED by B/L 80-2010, June 3, 2010; AMENDED by B/L 18-2015, March 4, 2015)**

267. For the lands bound by the Detroit River to the north; Walker road to the east; Ottawa Street to the south; and, Lincoln Road to the west (known as the Walkerville Heritage Area)

No Front yard Parking Space shall be permitted, exclusive of any existing Front Yard Parking Space. **(ADDED by B/L 127-2010, September 15, 2010)**

268. For the lands comprising of Lot 164, Registered Plan 684, located on the north side of Ottawa Street, west of Argyle Road a medical office in the existing building be permitted and the following additional regulations shall apply:

- (i) That four (4) parking spaces be provided on-site;
- (ii) That a minimum 4.5 metre rear yard landscape area be provided between four parking spaces and the existing north building wall.
- (iii) Up to four parking spaces may be provided in a required rear yard.  
**(ADDED by B/L 116-2010, Aug. 25, 2010; AMENDED by B/L 31-2013, March 28/2013)**

269. For the lands comprising Lots 16 and 17, Registered Plan 612, situated at the northwest corner of Janette Avenue and Pine Street, indoor storage of motor vehicles shall be an additional permitted use. (ZDM3) **(ADDED by B/L 126-2010, Sept. 15, 2010)**
270. For the northerly 59' of Lot 679 and Part of Lot 680 (easterly 15 feet 8 inches), Plan 648, (1284 – 1298 Ottawa Street) located on the northwest corner of the intersection of Ottawa Street and Hall Avenue, one dwelling unit on the ground floor of a combined use building shall be an additional permitted use. (ZDM7)  
**(ADDED by B/L 137-2010, Sept. 22, 2010)**
271. For the lands comprising Lot 44 and part of Lots 43 and 45, Registered Plan 1248, situated on the west side of Dougall Avenue, south of Nottingham Street, a day nursery in an existing building shall be an additional permitted use subject to the following regulations:
- (i) The minimum lot frontage, minimum side yard width, maximum building height and maximum rear yard depth shall be as existing; and
  - (ii) the minimum separation of a parking space from a street shall be 3.0 metres and the area forming the parking space separation shall be maintained exclusively as a landscaped open space yard in which no parking of motor vehicles shall be permitted. (ZDM 8)  
**(ADDED by B/L 132-2010, Sept. 22, 2010 and AMENDED by B/L 190-2011, Nov. 7/2011)**
272. For the lands comprising Part of Part 1, Plan 12R-11254, situated between Howard Avenue, Tuson Way and Howard place, the following additional provisions shall apply:
- (i) A veterinary office shall be an additional permitted use;
  - (ii) Provide continuous screening with a minimum height of 1.0 metres adjacent to any parking, loading or service area. It may include screening such as dense plantings, a berm, a decorative concrete fence or brick fence or combination thereof but shall not include a wood fence or a chain link fence;
  - (iii) A flat roof is prohibited; and
  - (iv) A chain link and/or wood fence refuse enclosure is prohibited (ZDM 9)  
**(ADDED by B/L 133-2010, Sept. 22, 2010)**
273. For the lands comprising Lots 2, 4, 6, 8, 10 and 12, Block 'S', Registered Plan 211, located on the west side of Walker Road, between Tuscarora and Cataraqui Streets, the uses set out in clause (a) of subsection (3) of Section 14, CD1.3 District, of this by-law shall be permitted only within a building existing on March 23, 1998, provided further that the maximum building height, minimum front and rear yard depths and minimum side yard widths shall be as they exist on March 23, 1998. (ZDM 6; ZNB/1062)  
**(ADDED by B/L 13160, March 23, 1998; AMENDED by B/L 132-2011, Aug. 5, 2011; REPEALED by B/L 227-2002, Aug. 12, 2002; AMENDED by B/L 340-2003, Oct. 6, 2003)**
274. **(ADDED by B/L 28-2011, March 9, 2011; DELETED by B/L 132-2011, Aug. 5, 2011)**
275. For the lands located on the north side of Tecumseh Road East, west of Banwell Road, described as Part of Lot 143 Concession 1, (PIN 01565-3606), an outdoor mini golf shall be permitted as an ancillary use. (ZDM15) **(ADDED by B/L 18-2011, March 1, 2011)**
276. For the lands consisting of Concession 2, Part Lot 136 & 137 (PIN 013830472), situated south of Tecumseh Road East, west of Forest Glade Drive, that a pawnshop is permitted as an additional use. (ZDM 15) **(ADDED by B/L 24-2011, March 4, 2011)**
277. For the lands comprising Part Farm Lot 75, Concession 1, further designated as PIN 01199-0352, (Roll No. situated on the west side of Crawford Avenue, north of Tecumseh Boulevard West, an outdoor storage yard for the storage of operable motor vehicles as an accessory use shall be an additional permitted use. (ZDM 4; Z-012/10)

(ADDED by B/L 80-2011, May 26, 2011)

278. For the lands situated on the east and west sides of Huron Church between the south limit of College Avenue and the north limit of Continental Avenue on the west side of Huron Church Road and the north limit of E C Row Expressway on the east side of Huron Church Road, a landscaped open space yard with a minimum depth of 10 metres along Huron Church Road shall be provided, save and except for Parts 4 and 5, Plan 12R-12366 and Part Lots 1346 to 1360, Part Lot 1829 and Part Block A, Registered Plan 1059 (situated on the west side of Huron Church Road, north of Tecumseh Road West) a minimum landscaped open space yard with a minimum depth of 3 metres along Huron Church Road shall be provided. Buildings and the parking and display of motor vehicles are prohibited within this landscaped open space yard. (ZDM 4 and 5; ZNG/1062; ZNG/2931)  
(ADDED by B/L 132-2011 Aug. 5, 2011 and AMENDED by B/L 53-2012, June 1, 2012)
279. For the lands consisting of Part Lot 85, Concession 1; South Part Lot 14; North Part Lot 154, Plan 96 (PIN011800181), located on the west side of McDougall Street, south of Hanna Street East and east of Windsor Avenue a day nursery shall be prohibited.  
(ADDED by B/L 157-2011, October 4, 2011)
280. For the lands located on the south side of Riverside Drive East, west of Lauzon Road, described as part lot 127 concession 1, and Part Lot 127 Concession 1, designated as Part 2 of Reference Plan 12R-9171 (PIN 01069-0218 LT, and PIN 01069-0224 LT), a parking area shall be additional permitted use for a commercial use on the lands next east; loading spaces and refuse facilities are prohibited. (ZDM10)  
(ADDED by B/L 174-2011, Oct. 26, 2011)
281. For the lands comprising Lots 1, 2 and 3, and Part of Lot 4, Registered Plan 1365, situated at the northwest corner of College Avenue and Brock Street and for the lands comprising Lots 122 to 126 and Part of Lot 127, Registered Plan 1365, situated at the southwest corner of College Avenue and Brock Street, a business office, a medical office, and other facilities of a non-profit or charitable organization within an existing building are additional permitted uses subject to the provision of a minimum of 25 parking spaces on Lots 1, 2 and 3, and Part of Lot 4, Registered Plan 1365 (ZDM 4).  
(ADDED by B/L 208-2011, Dec. 20, 2011)
282. For the lands comprising Part of Lot 2, Concession 4, and Part Block Y RP 1361, being Parts 1, 5, 6, 7, 8, 9, 10 and 11, Plan 12R-25171, (Geographic Township of Sandwich West) City of Windsor (1800 Talbot Road); near the intersection of Talbot Road and Cousineau Road: as shown on Schedule 'A', which forms part of By-law 30-2012, the following additional provisions shall apply:
1. The following shall be Additional Permitted Uses:
    - (i) a residential care facility;
    - (ii) a multiple dwelling;
    - (iii) any use accessory to the additional permitted uses
  2. The following regulations for the Additional Permitted Uses shall apply:
    - (i) Maximum Building Height - 36 m
    - (ii) A building with a maximum height of 36 m shall be permitted no closer than 44m to the western limit of Registered Plan 1361 and Registered Plan 1619
    - (iii) A building with a maximum height of 15.5m shall be permitted between 15m and 44m to the western limit of Registered Plan 1361 and Registered Plan 1619
    - (iv) Maximum Gross Floor Area Ratio - 1.5:1

- (v) Minimum Side Yard Depth adjacent to Talbot Road - 3 m
- (vi) Minimum Landscaped Area - 25%
- (vii) Required Loading Space - 2
- (viii) Required Parking Area Separation adjacent from Talbot Road - 1 m
- (ix) Collector aisle width when greater than 50m in length - 6.1 m

3. The following provisions for the Additional Permitted Uses shall not apply:

- (i) Section 21 (12) (a) (iv)
- (ii) Section 25.5.20.1.2 [ZNG/4249]

4. The following provisions for the Additional Permitted Uses shall not apply when adjacent to another Institutional use:

- (i) Section 25.5.20.1.3 [ZNG/4249]
- (ZDM 9)

**(ADDED by B/L 30-2012 APPROVED by OMB ORDER PL120367 Issued July 4, 2012 AND AMENDING OMB ORDER PL120367 Issued July 18, 2012; AMENDED by B/L 115-2012, August 7, 2012; AMENDED by B/L 18-2015, March 4, 2015)**

283. For the lands comprising Lots 125, 128, 129, Part of Lots 124 and 132, Registered Plan 1303, situated at 675 Goyeau Street, a lodging house, multiple dwelling and residential care facility are additional permitted uses. Ground floor dwelling units in a lodging house, multiple dwelling and/or residential care facility are permitted. A maximum of 175 beds are permitted in a lodging home.

For a lodging house, multiple dwelling and residential care facility, an outdoor recreation area, made up of a minimum landscaped open space of 250 m<sup>2</sup>, shall be provided.

**(ADDED by B/L 88-2012 August 8, 2012)**

284. For the lands comprising Lots 103 to 105 and 306 to 308, Registered Plan 1109, Parts 3 and 4, Plan 12R-10164, save and except Part 1, Plan 12R-21693 situated on the north side of Grand Marais Road East between Meighen Road and Meldrum Road, an indoor firearm shooting range shall be an additional permitted use. (ZDM 11; ZNG/3457; ZNG/4323)”

**(ADDED by B/L 110-2012, Sept. 5, 2012 and AMENDED by B/L 53-2015, June 2, 2015)**

285. For Part of Lots 5 and 6, and Part of Block B, Plan 1575, (PIN012611212 & PIN012611213) (known municipally as 2025 Pool Avenue and 2139 Huron Church Road) a motor vehicle dealership shall be an additional permitted use.

For Part of Lots 5 and 6, and Part of Block B, Plan 1575, (PIN012611212) (known municipally as 2025 Pool Avenue) the following additional regulations shall apply:

- (i) Minimum Exterior Side yard – 4.3 m
- (ii) Landscape separation of parking space from collector aisle – 0 m
- (iii) Section 18(4)(b)(vi) shall not apply.

**(ADDED by B/L 126-2012, September 25, 2012)**

286. For the lands comprising N Part Lot 1 (WS Victoria), Lots 1 to 8 and N Part Lot 9 (ES Dougall), and Part closed Alley, Registered Plan 83; Parts 1, 2, 3 and 5, Plan 12R-5751; Parts 2 and 3, Plan 12R-7322, situated on the south side of Park Street West between Dougall Avenue and Victoria Avenue a public parking area shall be an additional permitted use. (ZDM 3; ZNG/3478) **(ADDED by B/L 163-2012, Nov. 29, 2012)**
287. For the lands comprising of Part Farm Lots 13 and 14, Concession 6 (Geographically formerly Sandwich East), being Parts 2, 3, 5 and 6, Plan 12R-19026, PIN 015601984, 015601985, 015601986 and 015601987, situated on the south side of Provincial Road, west of Walker Road, and municipally known as 2001 Provincial Road, a personal service shop and a retail store shall be additional permitted uses.  
**(ADDED by B/L 151-2012, November 7, 2012)**
- 'H'-288. For the lands comprising of Lots 6, 7 and 8, and Part Lot 5, Block N, Registered Plan 85; Part of Block A, and Part closed alley Registered Plan 91, situated on the north side of University Avenue East, between University Avenue East and Chatham Street East, mid-block between Ouellette Avenue and Goyeau Street, university and college uses shall be additional permitted uses. (ZDM 6; ZNG/3540)  
**(ADDED by B/L 179-2012, Dec. 28, 2012)**
- 'H'-289. For the lands comprising of Lots 16 to 22 (incl.), Part Lot 15, Registered Plan 333; situated on the southwest corner of the intersection of University Avenue East and Freedom Way, university and college uses shall be additional permitted uses, and the provisions of section 24.40.20.1 of the Zoning By-law 8600 shall not apply. (ZDM 6; ZNG/3541)  
**(ADDED by B/L 178-2012, Dec. 28, 2012)**
290. For the lands comprising Part of Block J, Registered Plan 1532, designated Part 1 Plan 12R-9780 situated on the northwest corner of Crawford Avenue and Grove Avenue, a club shall be an additional permitted use within a building existing on the day this clause comes into force provided that the minimum front, rear and side yard widths and maximum building height shall be as they existed on the day this clause comes into force and a minimum of 20 parking spaces shall be provided.  
**(ADDED by B/L 12877, April 25/1997; REPEALED by B/L 227-2002, Aug.12, 2002; AMENDED by B/L 340-2003, Oct. 6, 2003)**
- 'H'-291. For the lands comprising of Lots 1 to 4 (incl.), Lots 14 & 15, Lots 5 & 16, Block B, Registered Plan 120; PIN No. 01194-0257(LT); situated on the west side of Ferry Street between Chatham Street West and Pitt Street West, university and college uses shall be additional permitted uses, and the provisions of section 24.40 of the Zoning By-law 8600 shall not apply. (ZDM 3; ZNG/3542)  
**(ADDED by B/L 177-2012, Dec. 28, 2012)**
293. For the lands comprising of Lots 48 and 49, and south part of Lot 47, Block C, Registered Plan 50, PIN Number 012210314, located on the west side of California Avenue, south of College avenue, and municipally known as 951 California Avenue, a semi-detached dwelling shall be additional permitted use (ZDM 4; ZNG/3584)  
**(ADDED by B/L 56-2013, May 16, 2013)**
294. For the lands comprising of Part Lots 14 and 15, Concession 6, being Part 1 on Registered Plan 12R-23177, located on the south side of Provincial Road, east of Sixth Concession Road, municipally known as 1701 Provincial Road, a retail store shall be an additional permitted use (ZDM 13; ZNG/3634)  
**(ADDED by B/L 79-2013, June 19, 2013)**
295. For the lands comprising Part of Farm Lot 73, Concession 1, located on the north and south sides of Wyandotte Street West, between Cameron and Wellington Avenues, designated as Parcel 'F', on Schedule 'B' to By-law Number 13079, the maximum building height shall be 5 storeys and the maximum gross floor area of a restaurant shall be 450 square metres. (ZDM 3)  
**(ADDED by B/L 13079, Oct. 3, 1997; REPEALED by B/L 227-2002, Aug. 12, 2002; AMENDED by B/L 340-2003, Oct. 6, 2003)**

296. For the lands comprising of Lots 879-888, Part of Lot 878 and Part of Block E on Plan 991; Lots 16-21, Part of Lots 22, 14, 15, 23 and Part of Whittaker Avenue on Plan 1405; Part 1 on Plan 12R7544; PIN Number 012621529, located on the southeast corner of the intersection of Ambassador Drive and Industrial Drive, known municipally as 2085 Industrial Drive, a Health Studio shall be additional permitted use (ZDM 4; ZNG/3972) **(ADDED by B/L 154-2013 Nov. 13, 2013)**
297. For the lands comprising Lots 108 and 109, Part of Blocks H and J, (Part of Closed Alley), Plan 1056, known municipally as 2990 Curry Avenue, a medical office, within an existing structure shall be an additional permitted use, and the following regulations shall apply:
1. the lot frontage, number of dwelling units, building height, front yard, rear yard and side yard widths shall be as existing.
  2. the maximum number of parking spaces shall be 7.
- (ADDED by 'Assigned B/L 198-2013' - OMB Order PL120984 Issued November 26, 2013 AND Order PL120984 Issued March 6, 2013)**
298. For the lands comprising of Lots 32 and 31 on Plan 360, located on the north side of Erie Street East, between Parent Avenue and Elsmere Avenue, and municipally known as 866 and 870 Erie Street East, a Lodging House shall be an additional permitted use, subject to the following additional regulations:
- i. No person shall be provided with lodging on any part of the ground floor level of the building used for a Lodging House;
  - ii. Parking shall be provided at the rear and vehicular access shall be provided through the rear alley; and
  - iii. The requirements of Section 25.5.10.3, Section 25.5.10.5, Section 25.5.10.13, Section 25.5.10.15, Section 25.5.20 and Section 25.5.50.5 shall not apply. [ZDM 7; ZNG/3999; ZNG/4249]"
- (ADDED by B/L 1-2014, February 4, 2014; AMENDED by B/L 18-2015, March 4, 2015)**
299. For the lands comprising part 2, Plan 12R-5439, save and except for Part 4, Plan 12R-22975, situated on the north side of Tecumseh Road East, west of Roseville Garden Drive, a retail store shall be an additional permitted use. [ZDM 11; ZNG/4006] **(ADDED by B/L 6-2014, Feb. 13, 2014)**
300. For the lands comprising Part of Lots 2 to 5, Plan 1021, located on the west side of Huron Church Road, south of Blackburn Court; a retail store, a business, financial, or medical office, a veterinary clinic, and a public parking area shall be additional permitted uses. (ZDM 4) [ZNG/4081] **(ADDED by B/L 76-2014, May 27, 2014)**
301. For the lands comprising of Lot 290 on Registered Plan 359, located on the north side of Wyandotte Street East, west of Gladstone Avenue, and municipally known as 1478 Wyandotte Street East, a pawnshop shall be an additional permitted use, subject to the following additional regulations:
- a. The Pawnshop use shall be carried out entirely within the building
  - b. Outdoor storage shall not be permitted. [ZDM 6; ZNG/4014] **(ADDED by B/L 45-2014, April 15/2014)**
302. For the lands comprising Part of Farm Lots 96 and 97, Concession 1, situated on the northeast corner of Walker Road and Edna Street and shown delineated by a heavy block line on Schedule 'A' of By-law 13108, a caretaker's residence having a maximum gross floor area of 75 square metres shall be an additional permitted use. (ZDM 6) **(ADDED by B/L 13108, Oct. 20, 1997; REPEALED by B/L 227-2002, Aug. 12, 2002; AMENDED by By-law 340-2003, Oct. 6, 2003)**

303. For the land identified as Area ‘A’ on Schedule “A” to this by-law, the following regulations shall apply for the six (6) existing dwelling units fronting on Forest Glade Drive:
- |       |                          |   |   |
|-------|--------------------------|---|---|
| (i)   | Minimum Lot Frontage     | - | 6.5 metres  |
| (ii)  | Minimum Lot Area         | - | 140 square metres   |
| (iii) | Maximum Lot Coverage     | - | 50% of the lot area   |
| (iv)  | Maximum Building Height  | - | Main Building – 10 metres   |
| (v)   | Minimum Front Yard Depth | - | 2.5 metres  |
| (vi)  | Minimum Rear Yard Depth  | - | 6 metres  |
| (vii) | Minimum Side Yard Width  | - | 0.0 metres on one side and 3.0 metres on the other side, save and except, the most southerly dwelling lot, where the Minimum Side Yard Width shall be 3.0 metres on both sides. [ZDM15; ZNG/4064] |
- (ADDED by B/L 77-2014, May 27/2014)**
304. For the land identified as Area ‘B’ on Schedule “A” to this by-law, the following regulation shall apply for the twenty-eight (28) existing dwelling units fronting on Forest Glade Court:
- (i) The Maximum Lot Frontage, Maximum Number of Dwelling Units, Maximum Building Height, Minimum Front Yard Depth, Minimum Rear Yard Depth, Minimum Side Yard Width and Minimum Landscaped Open Space Yard shall be as they existed on the day this provision comes into force. [ZDM15; ZNG/4064]
- (ADDED by B/L 77-2014, May 27/2014)**
305. For the lands comprising of Lots 29 to 33, Registered Plan 1209, situated on the south side of Continental Avenue, west of Ambassador Drive, a Material Transfer Centre shall include the salvage of materials and liquids from consumer, commercial, and industrial products. [ZDM 5; ZNG/4080] **(ADDED by B/L 102-2014, July 9, 2014)**
306. For the lands comprising of Part of Farm Lot 99, Concession 1, and Part of Lots 1, 2 and 3, and Part of Block A, Registered Plan 487, situated on the south side of Riverside Drive East between Drouillard Road and Cadillac Street, the following additional provisions shall apply:
- (1) Additional Permitted Uses:
- Business Office; Financial Office; Hotel; Medical Office; Micro-brewery; Place of Entertainment & Recreation; Professional Studio; Public Hall; Restaurant; Retail Store; Self Storage Facility; Tourist Home; any Industrial use in Section 18(4)(a)(v);
- (2) Additional Regulations:
- (a) For a retail store, the maximum gross floor area shall be 20% of the existing building.
- (b) For any industrial use, outdoor storage is prohibited.
- (c) For an existing building, the required number of parking spaces, accessible parking spaces, bicycle parking spaces and loading spaces shall be as existing. [ZDM 6; ZNG/4090]
- (ADDED by B/L 103-2014, July 9, 2014)**
307. For the lands comprising Part of Lots 6 to 10, Plan 1021 (at the northwest corner of the intersection of Huron Church Road and Malden Road); a retail store, a business, financial, or medical office, a veterinary clinic, and a public parking area shall be additional permitted uses and the following regulations shall apply:
- One access to Huron Church Road shall be permitted. The access shall be located on Part of Lot 6, Plan 1021. (ZDM 4)
- (ADDED by B/L 114-2014, July 31, 2014)**

308. For the lands comprising of Lots 818 to 820, Pt. Lots 821 to 823, Part of Block “AC” & Pt. closed Alley on Plan 1126, designated as Parts 1, 2, 3, 4, 5 & 8, Plan 12R-10804 and Pt. closed Alley on Plan 1126, designated as Part 2 on Plan 12R-18422, located on the south of the E.C. Row Expressway, west side of Walker Road, and municipally known as 3101 and 3143 Walker Road, **“a motor vehicle dealership limited to the sale, lease or rental of motorcycles and similar vehicles, and the sale, lease or rental of up to two automobiles”** shall be an additional permitted use, subject to the following additional regulations:
- a. The display of motorcycles and similar vehicles shall occur entirely within a building; and
  - b. Within a paved on-site parking lot, a maximum of two designated parking spaces shall be reserved for the display of up to two automobiles for sale, lease or rental. [ZDM 12; ZNG/4121]  
(ADDED by B/L 128-2014, August 19, 2014)
309. For the lands comprising of Part of Lots 113 and 114, Concession 2 Sandwich East; parts 6 to 9 on Plan 12R-2428, situated on the north side of the North Service road East, between Clemenceau Boulevard and Pillette Road, that Miscellaneous Manufacturing in Section 18(1)(a)9 and Welding in Section 18(1)(a)12 shall be additional permitted uses within an existing building [ZDM 11; ZNG/4140]  
(ADDED by B/L 154-2014, Sept. 19, 2014)
310. For the lands comprising of Part Lot 92, Concession 1; and Lot 6, Registered Plan 433, on the southwest corner of the intersection of Riverside Drive East and Hall Avenue, and municipally known as 1247 Riverside Dr. E., and 1271 Riverside Dr. E., “a business office” and “a business office in a combined use building with any one of the uses listed under Section 11(2)(a), provided that all dwelling units, not including entrances thereto, are located entirely above the office use” shall be additional permitted uses, subject to the following regulations:
- a) Vehicular access is prohibited along the Riverside Drive frontage of the subject lands, and along the east-west alley abutting Hall Avenue situated at the most southerly limit of the subject lands;
  - b) Parking space shall be setback a minimum of 12.0 m from the south limit of Riverside Drive East right-of-way, and shall be screened from Riverside Dr. E. and the adjacent dwellings;
  - c) Parking spaces are prohibited in any required front yard;
  - d) Parking area separation from the abutting north-south alley only, shall be 1.1m;
  - e) Minimum building setback shall be as follows:
    - i. From the exterior lot line along Hall Avenue – 1.2 m; and 3.2 m for any part of the building above 8 metres in height;
    - ii. From the exterior lot line along Riverside Drive – 6.0 m; and 8.0 m fro any part of the building above 8 metres in height;
    - iii. From the interior lot lines – 15.0 m, for the area within 30 metres from Riverside Drive right-of-way; and 1.5 m fro the remainder of the area; and
    - iv. From the rear lot line – 50.0 m;
  - f) Maximum total lot coverage of 30% of the lot area;
  - g) Minimum landscape open space of 15% of the lot area; and
  - h) Maximum building height of 14.0 m, and not more than 3 storeys. [ZDM 6; ZNG/4153]  
(ADDED by B/L 175-2014, Oct. 31/2014)

311. For the lands located North Part Lot 80, Part Lot 81, Plan 829; Part of Lot 129 Concession 1 (known as 254 Watson Avenue), a double duplex dwelling shall be an additional permitted use, subject to the following regulations:

(i)	Minimum lot width	-	27 metres
(ii)	Minimum lot area	-	2400 m <sup>2</sup>
(iii)	Maximum total lot coverage	-	
	One storey main building	-	20% of the lot area
	Two storey main building	-	20% of the lot area
	All accessory buildings	-	10% of lot area

For the purpose of this clause, lot coverage shall not include bonus rooms above a garage forming part of the main building.

(iv)	Minimum front yard depth	-	6 metres
(v)	Minimum rear yard depth	-	7.5 metres
(vi)	Minimum side yard width	-	2 metres on one side, 3 metres on the other side
(vii)	Maximum building height		
	Main Building	-	2 storeys

(ADDED by B/L 176-2014, OMB ORDER PL140156 Issued June 11, 2015 And OMB ORDER PL140156 Issued Sept. 12, 2014)

312. For Part of Lot 80, Concession 2, identified as parts 1 to 5, Plan 12R-18615, situated on the east side of Dougall Avenue, south of Jackson Street, an Automobile Sales Lot and a Motor Vehicle Dealership are additional permitted uses. [ZDM 7; ZNG/4269]  
(ADDED by B/L 9-2015, March 3, 2015)

313. For the lands comprising of Lots 81 – 85 (incl.), Part of Lots 86-88 (incl.), Part of block ‘A’, RP 91, Pt Block ‘O’, RP 85, located on the northeast corner of the intersection of Park St. E. and Freedom Way, along with the lands described as Lots 48 & 49, RP 91, located on the west side of Goyeau St. midway between Park St. E. and University Ave. E., university and college uses shall be additional permitted uses, (ZDM 6; ZNG/4250).  
(ADDED by B/L 13-2015, March 3, 2015)

314. For the lands comprising Part Lot 200 Registered Plan 367, Part Lots 96 and 97 Concession 1, Parts 1-10, 12R-13286 save and except Parts 1-4, 12R-15355, situated on the east side of Walker Road north or Richmond Street known municipally as 980-1030 Walker Road the following additional provisions shall apply:

1. The following shall be additional permitted uses:

- (i) Farmers’ Market; and
- (ii) A Retail Store having a maximum gross floor area equal to 20% of the gross floor area of all buildings on the property.

(ADDED by B/L 59-2015, June 2, 2015)

315. For the lands comprising of Part of Lots 106 and 107, Concession 2, City of Windsor, west of Bernard Road, North of Plymouth Road, the Minimum Rear Yard Depth shall be 5.5 metres, the Maximum Lot coverage for a 2 storey Main Building on Lots 11 and 12 shall be 35% and the Maximum Lot Coverage for All accessory buildings shall be 15%. No exterior wall of an attached garage shall project greater than 1.2 metres beyond the front and side walls of the dwelling unit.

(ADDED by B/L 77-2015, June 23, 2015)

316. For the lands described as Pt. Lots 129 & 132, Concession 1, and designated as Part 1 on Reference Plan 12R-25931, located on the north side of Tecumseh Road East, south side of VIA Rail Corridor, west side of Little River, and east of Lauzon Road, and municipally known as 9082-9152 Tecumseh Road East, “**truck and trailer rental/leasing**” shall be an additional permitted use [ZDM 15; ZNG-4351]

(ADDED by B/L 55-2015, June 2, 2015)

317. For the lands consisting of Part of Parts 5, 6, 7 and 8, and Parts 9 to 12, 26 to 28, 33 and 34 on Plan 12R-23772, situated east of Central Avenue, south of Grand Marais Blvd/Plymouth Drive, as delineated by a heavy black line on Schedule 'A' of By-law 74-2015, the minimum landscaped open space shall be 5% of the lot area and the following shall be additional permitted uses: outdoor storage yard; public parking area; railway; self-storage facility; towing service; and use accessory to the uses permitted in MD2.2 and the additional permitted uses, including a retail store having a maximum gross floor area equal to 20% of the gross floor area of the main use. [ZDM 11; ZNG/4399] (ADDED by B/L 74-2015, June 30, 2015)
318. For the lands comprising Part of Lots 139 and 140, Concession 3, (formerly Township of Sandwich South) City of Windsor, Parts 3 to 18 9inclusive), 12R-24604 the following additional regulations shall apply:
- Outdoor storage of unfinished material shall be prohibited
- For the lands zoned MD2.2 or (H)MD2.2 and lying north of Parts 5 and 12, 12R-24606, berms be constructed along the north and east limit of the lands. The berms to be constructed shall be at least 11.3 metres in width and at least 1.8 metres high. [ZDM/4401] (ADDED by B/L 79-2015, June 24, 2015)
319. For the lands comprising Part of Lots 140 and 141, Concession 3, and Lots 14 to 18, and Part of Lots 12 & 13, Registered Plan 65, Concession 3, (formerly township of Sandwich South) City of Windsor as delineated by a heavy black line on Schedule A, the following shall be additional permitted uses:
- Arena, swimming pool, baseball field and other public and private recreational sport facilities;
- Commercial printing, publishing and photographic processing establishments;
- Commercial recreation and entertainment establishments and theatres;
- Day nursery, church, church hall, private hall, commercial school, hospital;
- Dental or optical laboratory;
- Personal service shops, bakery, confectionery store;
- Light industrial uses;
- Food catering service, including the packaging and preparation of food or foodstuffs for distribution and sales elsewhere. [ZDM 15, ZNG/4401] (ADDED by B/L 79-2015, June 24, 2015)
320. For the lands Lots 14 to 18, and Part of Lots 12 & 13, Registered Plan 65, Concession 3, (formerly township of Sandwich South) City of Windsor, the following shall be additional permitted uses:
- A multiple dwelling, residential care facility, lodging house, and the regulations of the RD3.1 zone category shall apply to the additional permitted uses. [ZDM 15, ZNG/4401] (ADDED by B/L 79-2015, June 24, 2015)
321. For the lands comprising Concession No. 3, Part Lots 108 – 112 (north side of County Road 42, between Concessions 8 and 9) known municipally as 3200-4000 County Road 42 and 0 County Road 42, a retail store shall be permitted as an accessory use provided that the net floor area of the retail store does not exceed 5% of the gross floor area of the main building [ZDM 12 & 16; ZNG/4405] (ADDED by B/L 76-2015, June 30, 2015)
322. For lands described as Part of Lots 95 and 96 Concession 1, located on the south side of Riverside Drive East, west of Albert Road and east of Lincoln Road, municipally known as 1950 – 2072 Riverside Dr. E., a **“Club”** shall be an additional permitted use, subject to the following additional regulations:
- (i) Minimum required motor vehicle parking spaces shall be as existing (49 motor vehicle parking spaces) within the lands delineated by heavy black lines on Schedule “A”; and

- (ii) Maximum gross floor area for the “Club” use shall be as existing in the two existing buildings within the lands delineated by heavy black lines on Schedule “A” [ZDM 6; ZNG-4381]  
(ADDED by B/L 121-2015, Oct. 6, 2015)
323. For the lands located at Part of Lot 65, Plan 1087; Part 1, 12R-24599; (Known municipally as 2105 Victoria Avenue), a dwelling unit within a combined use building shall be an additional permitted use. (ADDED by B/L 105-2015, Aug. 27/2015)
324. For the lands described as Lot 95 on Registered Plan 1354, located on the north side of Vanier Street, east of Howard Avenue, a “Public Parking Area” shall be an additional permitted use, subject to the following regulations:
- a) Direct vehicular access/ingress to the subject Parking Area is prohibited from Vanier Street frontage of the subject land;
  - b) The requirements of Section 24.26.5 and 24.28 of the zoning by-law 8600 shall not apply; and
  - c) Parking area separation from an interior lot line abutting a residential use shall be 3m. [ZDM 8; ZNG-4475] (ADDED by B/L 131-2015, Oct. 16/2015)
325. For the lands comprising of the northerly Part of Lot 10, Registered Plan 40 (PIN 01253-0323), situated on the east side of Sandwich Street, south of Brock Street, one dwelling unit in an existing building ancillary to the main residential use in the main building is an additional permitted use. [ZDM 4; ZNG/4488]  
(ADDED by B/L 1-2016, Jan. 28/2016)
326. For the lands comprising Lots 26 to 39; 67 to 81; 96 to 110; 139 to 153 & Part of Lots 66, 111 and 138, Part of Closed Hudson & Fifth Streets; Part Closed Alley, Plan 1154; Lots 19 to 22, Part of Closed Alley Plan 1209; (Parts 63, 65, 67, 69, 71, 77, 79, 81, 83, 85 and 87, 12R-4051 ; Parts 5 & 6, 12R-10153, City of Windsor, (Municipally known as 4505 Fourth Street) a Motor Vehicle Dealership shall be an additional permitted use. (ADDED by B/L 172-2015, Jan. 5/2016)
327. For the lands comprising of Lots 55 to 86 (inclusive) and south half of Lot 87, Registered Plan 1211, City of Windsor, no exterior wall of an attached garage shall project greater than 1.2 metres beyond the front and side walls of the dwelling unit.  
(ADDED by B/L 21-2016, Feb. 25/2016)
328. For the lands described as Lots 162 and 163, Plan 937 located at the northwest corner of the intersection of Parent Avenue and Shepherd Street East, a maximum of six dwelling units shall be permitted. [ZDM 7; ZNG-4574]  
(ADDED by B/L 36-2016, Apr. 26/2016)
329. For the lands Part of Lot 31, Plan 868, (Part 2, Plan 12R-5650), City of Windsor, (Municipally known as 3021 Walker Road) a Retail Store shall be an additional permitted use within the existing main building. The minimum front, rear and side yard widths and maximum building height shall be as they existed on the day this clause comes into force. (ADDED by B/L 78-2016, July 5, 2016)
330. For the lands described as Plan 707, Pt. Block A, closed Victoria Street, located on the south side of Edinborough Street, west of Howard Avenue, **a Medical Office as a main use and a Pharmacy as an accessory use to the Medical Office** shall be additional permitted uses in an existing building on the subject land. [ZDM 8; ZNG-4647]  
(ADDED by B/L 99-2016, Aug. 15/2016)
331. For the lands described as Pt Lot 85, Concession 1, and Part 3 on Plan 12R 14001, located on the west side of McDougall Street, south side of Ellis Street East and north side of Shepherd Street East **‘a Haunted House’** shall be additional permitted use in an existing building on the subject lands. [ZDM 7; ZNG-4681]  
(ADDED by B/L 120-2016, Sept. 19/2016)

332. For the lands comprising Lots 322, 323, and 324, Registered Plan 404 situated on the southeast corner of Wyandotte Street West and Wellington Avenue, a dwelling unit shall be an additional permitted use provided that not more than two dwelling units shall be permitted and all dwelling units shall be located entirely above the ground floor, except entrances thereto. (ZDM 3)  
**(ADDED by B/L 220-1999, Sept. 9, 1999; REPEALED by B/L 227-2002, Aug.12, 2002; AMENDED by B/L 340-2003, Oct. 6, 2003)**
388. **(ADDED by B/L 36-2003, March 4, 2003; REPEALED by B/L 227-2002, Aug.12, 2002; AMENDED by B/L 340-2003, Oct. 6, 2003; DELETED by B/L 132-2011 August 5, 2011)**

**(2) TEMPORARY USE PROVISIONS**

(MENDED by B/L 125-2011, July 21, 2011; AMENDED by B/L 24-2009, OMB Order PL090206 Issued Oct. 19, 2012; And DELETED AND REPLACED by B/L 31-2013, March 28, 2013)

Certain parcels on the zoning district maps are delineated by a broken line and identified by a zoning district symbol – S.20(2) - and a paragraph of this subsection.

In the event of a conflict between the provisions of this section, any site specific provisions in Section 20(1) and the provisions of the zoning district, the provisions of this section shall prevail.

A temporary use provision shall be deleted from this Zoning By-law the day after the temporary use expires and replaced with the expiry date.

1. Expired September 14, 2003.
2. Expired September 14, 2003.
3. Expired December 1, 2003.
4. Expired January 1, 2004.
5. Expired December 1, 2004.
6. By-law 209-2001 expired June 30, 2004.
7. For the lands comprising Part of Lots 1 to 3, Part of Lot 5 and the west part of Lot 4, Block 4, Registered Plan 256, known municipally as 801-819 Ouellette Avenue, delineated by a heavy black line in Schedule 'A' to By-law 125-2011, a public parking area shall be an additional permitted use until June 20, 2014, subject to the following additional regulations:
  - (i) A 30m x 30m landscaped open space yard be provided at the intersection of Ouellette Avenue and Elliott Street right of ways:
  - (ii) Minimum landscaped open space yard from Ouellette Avenue right-of way – 10m;
  - (iii) Only one access to Ouellette Avenue is permitted.
8. For the lands comprising Part of Lots 43 to 45, Concession 1 (Former Township of Sandwich), City of Windsor, (Parts 1, 2 & 3, Registered Plan 12R-18712); known municipally as 635 Sprucewood, an exhibition shall be a temporary permitted use from April 5 until April 7 inclusive, 2013.  
(AMENDED by B/L 41-2013, April 2, 2013)

**(3) HERITAGE CONSERVATION DISTRICTS**

(ADDED by B/L 24-2009, OMB Order PL090206 Issued Oct. 19, 2012)

This subsection applies to lands that have been designated to be a Heritage Conservation District and are delineated by a broken green line on the zoning district maps (ZDM) and identified by a zoning district symbol and a paragraph(s) of this subsection. Any parcel so identified shall be considered as being within the zoning district symbol and shall be subject to the provisions of that zoning district, the identified paragraph(s) of this subsection and any other applicable provisions of this by-law. In the event of a conflict between the provisions of this subsection and the provisions of the zoning districts, the provisions of this subsection shall prevail.

**1. Sandwich Heritage Conservation District Residential Overlay Zone**

For the lands identified on the Zoning District Maps by a broken line and labelled S.20(3)1, on Schedule 'A' to By-law 24-2009, the following provisions shall apply:

Notwithstanding the regulations in the zoning district, the following will apply in the Sandwich Heritage Conservation District Residential Overlay Zone:

**(a) Regulations**

- (i) The minimum lot frontage, minimum lot area, maximum lot coverage, maximum number of dwelling units, minimum rear yard and side yard widths shall be as existing on the date of approval of this by-law.
- (ii) Maximum front yard depth – the maximum front yard for any building erected between existing buildings in the same block shall conform to the average of the front yards established by the nearest building on each side.

**(b) Prohibitions**

- (i) Building height in excess of 2 storeys shall be prohibited
- (ii) No new structures or additions shall be constructed between the main wall of the existing building and the front lot line
- (iii) Garages are prohibited unless located a minimum of 6 metres to the rear of the main wall.
- (iv) Parking spaces are prohibited in any front yard.

**2. Sandwich Heritage Conservation District Commercial Overlay Zone**

For the lands identified on the Zoning District Maps by a broken line and labelled S.20(3)2, on Schedule 'A' attached to By-law 24-2009, the following provisions shall apply:

Notwithstanding the regulations in the zoning district, the following will apply in the Sandwich Heritage Conservation District Commercial Overlay Zone.

**(a) Permitted Uses**

- (i) A retail store, not including a retail store for the sale of motor vehicles or heavy machinery; wholesale store; bakery not exceeding 500 square metres in net floor area; confectionery not exceeding 500 square metres in net floor area; outdoor market within a Business Improvement Area.
- (ii) A personal service shop; day nursery; funeral home; church, church hall; tourist home.
- (iii) A business, financial, medical or veterinary office; professional studio; commercial school;
- (iv) A restaurant; take-out food outlet; tavern; micro-brewery
- (v) Place of entertainment and recreation; private hall;
- (vi) Dwelling units in a combined use building with any one (1) or more of the foregoing uses, provided that all dwelling units, not including entrances thereto, are located entirely above the non-residential uses(s)

**(b) Regulations**

- (i) Building height – maximum 4 storeys and minimum 2 storeys
- (ii) Maximum front yard setback on other streets – 2 metres

(iii) Minimum amenity area per dwelling unit

Bachelor Unit - 7.5 square metres

One-Bedroom Unit - 10 square metres

Two or more bedroom unit - 15 square metres

(iv) Rooftop mechanical equipment will be setback from the roof edge a distance equal to the height above the roof, and will be screened from view from the street.

(c) **Prohibitions**

(i) Front yard setbacks on Sandwich Street are prohibited

(ii) Parking spaces are prohibited in any front yard

## **SECTION 21 - SUPPLEMENTARY USE REGULATIONS**

### **(1) Application**

- (a) The regulations in this Section apply to the use of all lands, buildings and other structures in all zoning districts enumerated in this by-law, unless otherwise provided in this by-law.

### **(2) Permitted Supplementary Uses**

#### **(a) City of Windsor and Public Authorities**

- (i) A lot or part thereof, may be used for any use of the City of Windsor or a Public Authority provided that all buildings and structures shall comply with all regulations of the zoning district in which they are located in, save and except that an elementary school shall comply with the regulations of Section 13(1)(b) – Institutional District 1.1 – and a secondary school shall comply with the regulations of Section 13(2)9b) – institutional District 1.2. [ZNG/4046] (AMENDED B/L 8719, Oct. 15/86 And B/L 48-2014, April 15/2014)

#### **(b) Public Utilities**

- (i) A lot or part thereof, located in any zoning district, may be used for any use of a Public Utility provided that:
1. All buildings shall be in compliance with all regulations of the zoning district in which they are located;
  2. Any structure, not including a building, may be erected for the purposes of the distribution of a service or commodity, provided by a public utility, without restriction as to height, except in a **Residential District** where the maximum height shall be 20 metres.
  3. An outdoor storage yard shall not be permitted in a **Residential District**.

(AMENDED by B/L 8719, Oct. 15/86)

#### **(c) Temporary Buildings or Other Structures**

- (i) A temporary building or other structure, customarily required and incidental to the erection of permanent buildings or other permanent structures on a lot or part thereof, shall be permitted, provided that such temporary buildings or other structures are removed when the permanent building or other structure is erected and capable of occupancy or use.

(AMENDED by B/L 8719, Oct. 15/86)

- (ii) A temporary sales office located on a construction site shall be an additional permitted use, provided that the sales office is used exclusively for the promotion or sale of the building(s) or parts thereof under construction or proposed to be constructed.

(ADDED by B/L 162-1998, June 28, 1998)

**(3) Group Homes**

- (a) A group home may be a permitted use in all Residential Districts and Institutional Districts provided that any building used as a group home shall be in accordance with the following regulations:
- (i) all provisions of paragraph (b), of subsection 1, of Section 10, (RD1.1 District), of this by-law;
  - (ii) a group home shall occupy the whole of the building; and
  - (iii) a minimum separation of 240 metres shall be required between group homes as measured from the nearest lot lines between the lot used and the lot proposed to be used for a group home.

**(4) Home Occupation**

Unless otherwise specifically provided in this by-law, a home occupation shall be a permitted use in a dwelling unit, provided that no person shall conduct a home occupation except in accordance with all of the following regulations:

- (i) a maximum of 25% of the gross floor area of the dwelling unit is devoted to the home occupation;
- (ii) there is no visible indication from the exterior of the dwelling unit that a home occupation is being carried on except for a sign permitted by the City of Windsor Sign By-law Number 250-2004;  
(AMENDED by B/L 46-2005, Mar. 23, 2005)
- (iii) there shall be no retail sale of goods from the dwelling unit and no wholesale of goods except those produced on the premises;
- (iv) there shall be no external storage of materials, goods or equipment except for those items customarily used for housekeeping or personal recreational purposes;
- (v) there shall be no generation of perceptible noise, odour, fumes or dust outside the dwelling unit;
- (vi) a home occupation shall be conducted entirely within the main building;
- (vii) a home occupation shall be carried on exclusively by the inhabitants of the dwelling unit.

(AMENDED by B/L 11742, Feb. 21, 1994 AND AMENDED by B/L 33-2001, October 23, 2001, OMB Decision/Order No. 1716, OMB Case No. PL010233)

**(5) Limited Uses in Multiple Dwellings**

- (a) There may be established in any multiple dwelling having 100 or more dwelling units one (1) each of the following uses: a personal service shop; a medical office; a food convenience store; day nursery; provided that:

(AMENDED by B/L 33-2001, October 23, 2001, OMB Decision/Order No. 1716, OMB Case No. PL010233)

- (i) no exterior window shall be used for the display of goods, services or advertising;
- (ii) each use is accessible only from the interior of the building and not directly from outside of the building; and

- (iii) each use or combination thereof shall not exceed a maximum net floor area of 100 square metres.

**(6) Operation of Carnivals**

- (a) No person shall use a lot or part thereof for a carnival unless the following regulations are complied with:
  - (i) a carnival may be permitted in the following zoning districts:  
  
Green District 1.1 (GD1.1), Green District 1.2 (GD1.2), Institutional District 1.1 (ID1.1), Institutional District 1.2 (ID1.2) Commercial District 2.1 (CD2.1), Commercial District 2.2 (CD2.2), Commercial District 3.1 (CD3.1);
  - (ii) no carnival shall be located within 90 metres of the boundary of a Residential District;
  - (iii) a minimum of 20% of the area of the lot or part thereof used for the carnival shall be maintained as a temporary parking area, except that the provisions of Section 24, of this by-law, shall not apply; and
  - (iv) no carnival shall be permitted on the lot or part thereof for more than 21 consecutive days within any one year period.

- (7)** (AMENDED by B/L 33-2001, October 23, 2001, OMB Decision/Order No. 1716, OMB Case No. PL010233; AMENDED by B/L 363-2002, Dec. 31, 2002; AMENDED by BL 370-2001, November 15, 2001; AMENDED by B/L 11780, March 28/94; AMENDED by B/L 33-2001, October 23, 2001, OMB Decision/Order No. 1716, OMB Case No. PL010233; AMENDED by B/L 33-2001, October 23, 2001, OMB Decision/Order No. 1716, OMB Case No. PL010233; AMENDED by B/L 363-2002, Dec. 31, 2002)

**(8) Swimming Pools**

- (a) On any lot within a Residential District, no swimming pool, decorative pond greater than 0.15 metres in depth, hot tub, filter, heater, or pump shall be permitted in a required front yard, within 7.5 metres of the front lot line where there is no required front yard or within 1.2 metres of a side or rear lot line. (AMENDED by B/L 10358, July 16/90; B/L 324-1999, Dec. 1/99)
- (b) On any lot within a Green District, Institutional District, Commercial District or Manufacturing District, no swimming pool, decorative pond greater than 0.15 metres in depth, hot tub, filter, heater, or pump shall be permitted within 7.5 metres of any lot line; provided, however, that on a lot on which is located a single-unit dwelling, duplex dwelling, semi-detached dwelling, double duplex dwelling or a multiple dwelling having a maximum of four (4) dwelling units, a swimming pool, deck having a height of greater than 15 centimetres above ground filter, heater, or pump shall not be permitted within 1.2 metres of a side or rear lot line or within 7.5 metres of the front lot line. (AMENDED by B/L 9057, July 7/87 and AMENDED by B/L 10358, July 16/90 and B/L 324-1999, Dec. 1/99)
- (c) The provisions of clauses (a) and (b) of this subsection shall not apply to a pool filter, heater or pump located within a building having a height of greater than 2.0 metres. (ADDED by B/L 324-1999, Dec. 1/99)

**(9) Outdoor Storage Yards**

(AMENDED by B/L 46-2005, March 23, 2005; AMENDED by B/L 232-2006, Jan. 18, 2007; AMENDED by B/L 9057, July 7/87; AND AMENDED by B/L 53-2012, June 1, 2012)

- (1) An outdoor storage yard shall not be permitted in any Development Reserve District, Residential District or Institutional District, or on any other lot on which a dwelling or dwelling unit, not including a caretaker's residence, is located.
- (2) Unless specifically prohibited, an outdoor storage yard may be permitted as an accessory use in a Green District, Commercial District or Manufacturing District.
- (3) For an outdoor storage yard devoted exclusively to a temporary outdoor vendor's site having an area of 10 square metres or less, no separation is required from an exterior lot line.
- (4) For an outdoor storage yard devoted exclusively to a temporary outdoor vendor's site having an area of more than 10 square metres or an outdoor market, the outdoor storage yard shall be a minimum of 3 metres from an exterior lot line.
- (5) For all other outdoor storage yards, the outdoor storage yard shall be a minimum of 3 metres from an exterior lot line and the area between the outdoor storage yard and the exterior lot line shall be maintained as a landscaped open space yard.
- (6) For any outdoor storage yard located in a zoning district in Section 15 – Commercial Districts 2. (CD2.), Section 16 – Commercial Districts 3. (CD3.), or Section 17 – Commercial Districts 4. (CD4.), used exclusively for the display of operable motor vehicles, or that is accessory to an automobile sales lot or motor vehicle dealership, the entire surface of the outdoor storage yard shall be:
  - (a) graded and drained into a municipal sewer system to prevent the runoff of surface water onto a street, alley or abutting properties;
  - (b) paved with a hard surface consisting of concrete, asphalt, paving brick or block, and be maintained in good condition; and
  - (c) bounded by a continuous poured in place concrete curb having a minimum width and height of 15 centimetres.
- (7) A screening fence having a minimum height of 1.8 metres shall be provided on the perimeter of any part of an outdoor storage yard which is visible from a street or a Residential District except where:
  - (a) That part of the outdoor storage yard is located a minimum of 100 metres from the street or the Residential District;
  - (b) That part of an outdoor storage area which is used exclusively for the display of operable motor vehicles, or that is accessory to an automobile sales lot or motor vehicle dealership,
  - (c) The outdoor storage yard is used exclusively for the display of goods as an accessory use to a retail store or wholesale store, a garden centre, an outdoor market or a temporary outdoor vendor's site, where such outdoor storage yard is permitted by this by-law.
- (8) Unless the outdoor storage yard is located in a zoning district in Section 19 – Manufacturing Districts 2., the projection of equipment, materials or other goods, not including construction equipment, operable vehicles or trailers above the height of the screening fence is prohibited.

**(10) Accessory Uses**

- (a) When an accessory use is situated within the main building or is situated in an accessory building which is attached to the main building, the maximum lot coverage for the accessory use shall be the same as the total lot coverage permitted for the freestanding main and accessory buildings and in the same ratio permitted for freestanding main and accessory buildings.  
(AMENDED by B/L 162-1998, June 24, 1998).
- (b) (ADDED by B/L 10358, July 16, 1990 AND DELETED by B/L 162-1998, June 24, 1998).
- (c) Where a wall of a garage faces an exterior lot line and is located closer than six (6) metres to such lot line, no provision for vehicular entry shall be permitted along the said wall.  
(ADDED by B/L 10358, July 16, 1990)
- (d) In any Residential District 1., 2. or 3., for a single unit, semi-detached, duplex or townhome dwelling, the maximum width of an attached garage shall not exceed 60% of the maximum permitted width of the main building on the lot.  
(ADDED by B/L 33-2001, October 23, 2001, OMB Decision/Order No. 1716, OMB Case No. PL010233)

**(11) Accessory Buildings**

(AMENDED by B/L 10358, Jul 16/1990; B/L 10358, Jul 16/1990; B/L 11093, Jul 20/1992; B/L 11780, Mar 28/1994; B/L 324-1999, Dec 1/1999; B/L 33-2001, Oct 23/2001, OMB Decision/Order No. 1716, OMB Case No. PL010233; B/L 164-2010, Nov 17/2010) [ZNG/4249]; B/L 18-2015, March 4, 2015

- (a) On a through lot, an accessory building shall have a minimum setback from the rear lot line equal to the minimum front yard depth required for a main building on the lot.
- (b) The minimum separation between the closest wall of an accessory building and the closest wall of a dwelling located on the same lot shall be 2.50 metres.
- (c) For a carport located within a parking area, the provisions of Section 25.20 shall apply.
- (d) In any Residential District or Institutional District, a detached accessory building including a detached garage or a detached carport shall be permitted in a rear yard or a side yard and shall have a minimum separation of 0.60 metres from a rear lot line or side lot line. Any eaves or gutters on the detached accessory building shall have a minimum separation of 0.30 metres from a rear lot line or side lot line.
- (e) In any Residential District, the maximum building height of an accessory building shall be 5.50 metres from grade, save and except, for an accessory building having a flat roof or a mansard roof, the maximum building height shall be 3.00 metres from grade.
- For the purpose of provision 21(11)(e), grade shall mean the average elevation of the finished surface of the ground adjacent to the accessory building.
- (f) Notwithstanding the provisions respecting accessory building lot coverage, in a Residential District, on a lot having a lot area of less than 370.0 square metres, the maximum lot coverage for all accessory buildings on such lot shall be 37.0 square metres.”

**(12) Prohibited Uses**

- (a) Unless otherwise provided in this by-law, the following uses of any land or building are prohibited in any zoning district:
- (i) (DELETED by B/L 129-2012, October 2, 2012)
- (ii) the use of a travel trailer, tent trailer or motor home, hotel or motel, either in whole or in part, as a dwelling unit;
- (iii) rifle, pistol, skeet or trap shooting range; a motor vehicle racetrack;

- (iv) a dwelling or dwelling unit in a building situated on a lot which does not front upon a street which has been assumed by the City of Windsor for public use;
- (v) the conversion of a dwelling located within a Commercial District or Manufacturing District in whole or in part to a non-residential use by any addition to the front or side of the dwelling; and
- (vi) Required Municipal Services:
  - (a) Unless otherwise specifically provided in this by-law, no person shall erect a building on a lot unless:
    - (i) the lot fronts on a street which has been assumed by the City of Windsor for public use;
    - (ii) a municipal sanitary sewer, an approved storm water outlet, municipal hydro and water services and a paved road are available to service the subject lot.

(ADDED by B/L 33-2001, October 23, 2001, OMB Decision/Order No. 1716, OMB Case No. PL010233)

- (b) In any Residential District the following shall apply:
  - (i) The construction, or installation of a Quonset Hut is prohibited.
  - (ii) A Quonset Hut lawfully existing on a lot in prior to the passing of this by-law is permitted; however, an addition, expansion, or extension to, or the replacement of an existing Quonset Hut is prohibited.

(ADDED by B/L 165-2011, Oct. 20/2011)

### **(13) Holding Zone Restrictions**

- (a) Where the prefix "H" precedes any zoning district symbol on Schedule "A" of this by-law, as provided pursuant to Section 36 of The Planning Act, R.S.O. 1990, as the same may be amended from time to time, no use, building or other structure shall be permitted except:
  - (i) Any use building or other structure erected, operated or maintained by the City of Windsor, a public authority or a public utility;
  - (ii) An existing use, building or structure, provided such use, building or structure is permitted by the applicable zoning district which the "H" prefix precedes. Additions or alterations are permitted for such existing buildings or structures and accessory buildings may be erected, provided such buildings, additions or alterations are in accordance with the regulations of the applicable zoning district and all other applicable regulations of this by-law.
 

(ADDED by B/L 11614, Nov. 1/93)
- (b) Where the prefix "H" precedes any zoning district symbol on Schedule "A" of this by-law, the "H" prefix may be removed when the following preconditions for the removal have been satisfied:
  - (i) The property is on a registered plan of subdivision or condominium, subject to a part lot control exemption by-law or subject to an approved consent to sever by the Committee of Adjustment;
  - (ii) Where required by the Official Plan, full compliance with or an executed agreement to comply with an approved remediation/mitigation plan is in effect;

- (iii) Full municipal services ( a paved road, a municipal sanitary sewer and an approved storm water outlet) are available or an executed agreement to provide full municipal services is in effect;
- (iv) Where applicable, a site plan control agreement is in effect.

(ADDED by B/L 327-2004, approved by OMB Decision/Order 1695, issued June 13, 2006)

**(14) Adult Entertainment Parlours**

- (a) An adult entertainment parlour shall be an additional permitted use at the following locations:
  - (i) Part of Lot 28, Registered Plan 40, situated on the southeast corner of Sandwich and Chappelle Streets.
- (b) An adult entertainment parlour shall be subject to the following additional provisions:
  - (i) All external openings shall be covered with opaque materials to prevent any person from viewing adult entertainment activities from the exterior of the building.

(ADDED by By-law 8943, April 13/87 AND AMENDED by B/L 370-2001, November 15, 2001)

**(15) Private Home Day Care**

- (a) A private home day care may be a permitted use in all Residential Districts in accordance with the following regulations:
  - (i) A private home day care shall be permitted only in a single unit dwelling, or, a dwelling unit in a semi-detached dwelling, duplex dwelling, double duplex dwelling, row dwelling or a multiple dwelling;
  - (ii) No private home day care shall be permitted in a dwelling unit located above the second storey in a multiple dwelling.

(ADDED by B/L 9828, June 12, 1989)

**(16) GAMES ARCADE/BILLIARD HALL**

- (a) Unless otherwise specifically provided in this by-law, no person shall use a building or part thereof for a games arcade, billiard hall or combination thereof unless the following regulations are complied with:
  - (i) the lot on which the building or that part thereof is located is a minimum distance of 300 metres from the nearest lot line of any other lot on which a games arcade or billiard hall is situated;
  - (ii) the lot on which the building or that part thereof is located is a minimum distance of 300 metres from the nearest lot line of any lot on which a school (not including a University or College) is situated;
- (b) The provisions of clause (a) of this subsection shall not apply to a billiard hall which is located within a restaurant licensed under the Liquor Licence Act, R.S.O. 1990, as may be amended from time to time.

(REPEALED By B/L 11315, Feb. 1/93 AND ADDED By B/L 12829, March 17/97)

**(17) MINOR ENTERTAINMENT FACILITY**

- (i) Unless otherwise specifically provided in this by-law, a "minor entertainment facility" may be a permitted accessory use in any one (1) or more of the following uses: retail store; personal service shop; restaurant;
- (ii) For the purpose of this subsection, a "minor entertainment facility" means a part of a building in which a maximum of two (2) electronic or mechanical games of skill or chance or any combination of two (2) thereof are provided and maintained for public use.

(ADDED by By-law 10993, Mat 4, 1992)

**(18) DWELLING UNITS**

(a) Unless otherwise provided by this by-law:

- (i) No person shall use a building or part thereof for a dwelling unit having a total floor area of less than forty (40) square metres.

(ADDED by B/L 11655, Jan.5/94)

**(19) MONTE CARLO EVENTS**

(ADDED by B/L 11828, May 30, 1994 AND DELETED By B/L 33-2001, October 23, 2001, OMB Decision/Order No. 1716, OMB Case No. PL010233)

**(19) FILL AND FLOOD CONTROL REGULATIONS**

(ADDED by B/L 370-2001, November 15, 2001)

**(a) Floodplain Development Control Area**

- (i) With exception of a permeable fence of a design satisfactory to the Essex Region Conservation Authority, the construction or reconstruction of any building or structure, within the **Floodway** is prohibited.
- (i) That are within the **Floodplain Development Control Area**, outside of the floodway, may be used in accordance with the provisions of the underlying zoning district in which the lot is located. However, all buildings shall be flood-proofed to the satisfaction of the Essex Region Conservation Authority to ensure that building openings are located above the elevation of the 1:100 Year flood level at the building location, as detailed in Ontario Regulation No. 147/90, as amended by Ontario Regulation 535/91, and as the same may also be amended from time to time.

**(b) Floodway**

- (i) For the purposes of this subsection, the floodway comprises all lands within a setback area of eight (8) metres plus the depth of the watercourse or drain, to a maximum width of fifteen (15) meters measured inland from the top of the bank, as determined by the Essex Region Conservation Authority, save and except along the following two watercourses:
  1. for the Little River, between the CN Rail right of way, north of Tecumseh Road East, and Riverside Drive, the floodway is defined as all lands within a setback area of four (4) metres from the top of the nearest dyke;
  2. for the Grand Marais Drain from the west limit of Dougall Avenue, westerly to the west City limits, the floodway is defined as all lands within a setback area of eight (8) metres measured from the top of the nearest bank.

**(c) Detroit River Flood Prone Area**

- (i) Notwithstanding any other provisions of this by-law to the contrary, no part of any building or structure shall be built on lands located within the Detroit River Flood Prone Area, as depicted on the Zoning District Maps, of Section 3, of this by-law, unless:
1. the lowest opening of any such building or structure has a minimum building elevation prescribed in a permit issued by the Essex Region Conservation Authority; and,
  2. for lands abutting the Detroit River shoreline, the nearest wall of any such building or structure is set back a minimum of 15.0 metres from water's edge, where approved shoreline protection works have been constructed and maintained to the satisfaction of the Essex Region Conservation Authority, or, 30 metres from the water's edge, where no such shoreline protection works have been constructed.
  3. no person shall construct an accessory building or other structure within the prescribed setback limits except a patio, deck, boat lift, boat well, dock or steps, shoreline protective works, provided that the said facilities are constructed and located to the satisfaction of the Essex Region Conservation Authority.

**(d) Lake St. Clair Flood Prone Area**

- (i) Notwithstanding any other provision of this By-law to the contrary, no part of any building or structure shall be built on lands located within the Lake St. Clair Flood Prone Area, as shown on the Zoning District Maps, of Section 3, of this By-law, unless:
- (ii)
1. the lowest opening of any such building or structure has a minimum building elevation prescribed in a permit issued by the Essex Region Conservation Authority; and;
  2. the nearest wall of any such building or structure is a minimum of fifteen (15) metres from the water's edge, where approved shoreline protection works have been constructed and maintained to the satisfaction of the Essex Region Conservation Authority, or, thirty-five (35) metres from the water's edge, where no such shoreline protection works have been constructed.
  3. no person shall construct an accessory building or other structure within the prescribed setback limits except a patio, deck, boat lift, boat well, dock or steps, shoreline protective works, provided that the said facilities are constructed and located to the satisfaction of the Essex Region Conservation Authority.

**(e) Setbacks from Municipal Watercourses and Inland Municipal Drains**

- (i) Except for those lands affected by Floodplain Development Control Area regulations, no part of any building or structure, other than a permeable fence of a design satisfactory to the Essex Region Conservation Authority, shall be closer to an inland watercourse than a minimum of eight (8) metres plus the depth of the watercourse or to an inland municipal drain than a minimum of fifteen (15) metres from the top of bank.

**(20) Railway Principal Main Line Separation**

(ADDED by By-law 227-2002, Approved by OMB Decision/Order No. 1013, July 24, 2003; OMB Decision/Order No. 1011, July 24, 2003 and OMB Decision/Order No. 1067, August 1, 2003, OMB File No. R020192, Case No. PL020829 AND DELETED by B/L 327-2004, approved by OMB Decision/Order 1695, issued June 13, 2006)

**(20) Railway Right of Way Separation**

(ADDED by B/L 327-2004, approved by OMB Decision/Order 1695, issued June 13, 2006)

- (a) On a lot abutting one of the following railway rights of way (as shown on the Zoning District Maps) located:
- (i) on the south side of the Detroit River Tunnel Partnership (formerly the Canadian National Railway Caso) Line between Walker Road and Sixth Concession Road;
  - (ii) on the north side of the CN Railway Chatham Line between the Little River and the City of Windsor/Town of Tecumseh municipal boundary;
  - (iii) on the west side of the Detroit River Tunnel Partnership (formerly the Canadian National Railway Caso) Line between Cabana Road West and Howard Avenue;
  - (iv) on the south side of the CN Railway Chatham Line between Lauzon Road and the east limit of the CN Railway Jefferson Yard,
    - 1. An earth berm having a minimum height of 2.5 meters and slopes of 2.5 to 1 or greater shall be constructed continuously adjacent to the common boundary line between the lot and the railway right of way and maintained in good practice.
    - 2. A minimum separation of 30 meters shall be maintained between the railway right-of-way and a residential, commercial, institutional or recreational use. In the absence of an earth berm, for an existing building only, any addition to the building shall have a minimum separation of 60 meters from the railway right-of-way.
    - 3. A minimum separation of 15 meters shall be maintained between the railway right-of-way and an industrial use. In the absence of an earth berm, for an existing building only, any addition to the building shall have a minimum separation of 60 meters from the railway right-of-way.
- (b) When a lot abuts a railway right-of-way, at the time of erection of a main building or an addition to an existing main building, a security fence having a minimum height of 1.83 meters, shall be erected continuously along the common boundary line between the lot and the railway right-of-way.
- (c) Notwithstanding any other provisions of this by-law in conflict herewith, on a lot which abuts a railway right-of-way, for an existing dwelling or a new dwelling that replaces an existing dwelling, the minimum separation from the railway right-of-way shall be the greater of the existing separation or the minimum setback required for a dwelling in the Zoning District in which it is located.

**(21) Entertainment Lounges**

(ADDED by B/L 212-2005, Sept. 22, 2005)

- (a) An entertainment lounge shall be an additional permitted use in the following locations(s):

- (i) that part of the Downtown Windsor Business Improvement Area, delineated by a heavy black line in Schedule 'A' to By-law Number 212-2005.
- (b) An entertainment lounge shall have a maximum permitted occupancy of 250 persons, not including staff.
- (c) A maximum of one (1) entertainment lounge shall be permitted per lot.
- (d) Notwithstanding the provisions of clauses (a), (b) and (c), of this subsection:
  - (i) Within the area delineated in Schedule 'A' to By-law Number 212-2005, an existing entertainment lounge having a licensed capacity above 250 persons, under the provisions of the Liquor Licence Act of Ontario, shall be a permitted use, provided that the maximum permitted occupancy of the entertainment lounge shall be as licensed under the provisions of the Liquor Licence Act of Ontario, on the date of the passing of By-law Number 212-2005.
  - (ii) Outside of the area delineated in Schedule 'A' to By-law Number 212-2005, an existing entertainment lounge shall be a permitted use, provided that the maximum permitted occupancy of the entertainment lounge shall be as licensed under the provisions of the Liquor Licence Act of Ontario, on the date of the passing of By-law Number 212-2005.

**(22) Wind Energy Systems**

(ADDED by B/L 266-2005, Dec. 8, 2005)

- (a) A small wind system shall be permitted as an accessory use in any Zoning District in accordance with the following regulations:
  - (i) Maximum tower height – 30 meters, except as otherwise provided within the airport operating area.
  - (ii) The tower of the small wind system shall have a minimum separation distance from the nearest dwelling not located on the same lot, equal to 110% of the total height of the tower, from its base to the highest blade position. When the tower of the small wind system is secured to a wall of a building, the minimum separation distance from the nearest dwelling not located on the same lot, shall be equal to 110% of the total height of the tower, measured from the uppermost tower support to the highest blade position.

**(23) Methadone Clinic**

(ADDED by B/L 118-2011, Dec. 13, 2011; DELETED by B/L 144-2015, Nov. 6, 2015)

**(24) Community Garden [ZNG/4046]**

(ADDED by B/L 48-2014, April 15, 2014)

- (a) A Community Garden is a permitted use in any zone.
- (b) An accessory building with a maximum gross floor area of 50 sq. M. Is permitted and shall have a minimum separation of 0.6 metres from the side and rear lot lines and 6 meters from the front lot line and a maximum building height of 4 metres. Any eaves and gutters shall have a minimum separation of 0.3 metres from the side and rear lot lines.

(ADDED by B/L 48-2014, April 15/2014)

**(25) Automobile Sales, Lease or Rental – Accessory Use**  
**(ADDED by B/L 18-2015, March 4, 2015)**

- (a) The sale, lease or rental of automobiles as an accessory use is prohibited, save and except the sale, lease or rental of an automobile as an accessory use to an Automobile Repair Garage or the lease or rental of an automobile as an accessory use to any Retail Store or Service Station is permitted subject to the following provisions:
- (i) The storage or display of five or more automobiles for sale, lease or rental purposes on a lot is prohibited.
  - (ii) The storage or display of an automobile for sale, lease or rental purposes having a width of greater than 2.50 metres or a length greater than 6.10 metres is prohibited.
  - (iii) The storage or display of an automobile for sale, lease or rental purposes in a required parking space, in a required accessible parking space or in a landscaped open space yard is prohibited.
  - (iv) The area where an automobile for sale, lease or rental purposes is stored or displayed shall be paved with a hard surface consisting of paving brick or block, asphalt, concrete or any combination thereof, and shall be maintained in good condition.[ZNG/4249]”

## SECTION 22 - SUPPLEMENTARY LOT PROVISIONS

B/L 8614, Jun 23/1986; B/L 9057, Jul 7/1987; B/L 10238, May 30/1990; B/L 10358, Jul 16/1990; B/L 10637, Apr 22/1991; B/L 11093, Jul 20/1992; B/L 11096, Jul 20/1992; B/L 11406, Mar 29/1993; B/L 11780, Mar 28/1994; B/L 12429, Jan 8/1996; B/L 12616, Jul 2/1996; B/L 12042, Jan 9/1995; B/L 104-1998, May 15/1998; B/L 162-1998, Jun 24/1998; B/L 40-1999, Mar16/1999; B/L 324-1999, Dec 1/1999; B/L 33-2001, Oct 23/2001, OMB Decision/Order No. 1716, OMB Case No. PL010233; B/L 92-2003, May 6/2003; B/L 10-2004, OMB Order PL0401143, File No. R040023, Decision/Order No. 0055, Issued Jan 12/2005; B/L 68-2004, Mar 31/2004; B/L 176-2004, Jul 6/2004; B/L 46-2005, Mar 23/2005; B/L 142-2006, Aug 24/2006; B/L 204-2006, Nov 30/2006; B/L 164-2010, Nov 17/2010; B/L 53-2012, Jun 1/2012; ZNG/4549;  
 AMENDED by B/L 179-2015, Jan. 6/2016

### 22.1 APPLICATION

22.1.1 The provisions in this Section apply to the use of all lots in all zoning districts in this by-law, unless otherwise provided in this by-law.

22.1.5 “Supplementary Lot Regulations” shall mean “Supplementary Lot Provisions”.

### 22.3 PROHIBITION

22.3.1 The parking of a motor vehicle used for a commercial purpose on a lot in any Residential District for a period of time longer than is necessary for the loading or unloading of such motor vehicle or for a period of time longer than such vehicle is required in connection with the performance of a service on the same lot is prohibited.

22.3.5 The parking or storing of a boat, a travel, boat or other trailer with a valid licence plate, a bus or a recreational vehicle with a licence plate with a valid licence plate sticker, or a vehicle intended for competitive uses in a required front yard in a Residential District is prohibited unless such object was parked in the required front yard on or before July 1, 2004.

22.3.10 The outdoor storage of building materials or construction equipment in any yard, except within a permitted outdoor storage yard, is prohibited, unless said materials and equipment are necessary for the construction or renovation on the lot of any building or other structure for which a building permit has been issued.

22.3.15 The placement of a refuse bin in any required yard is prohibited, unless incidental to the erection, renovation or demolition of structures or the removal of waste on the same lot.

22.3.20 The placement of a communications antenna in any required front or required side yard in any Residential District is prohibited.

### 22.5 CONVEYANCE OR EXPROPRIATION

22.5.1 If a conveyance required by a Federal, Provincial or Municipal government, or an expropriation by an expropriating authority:

.1 causes an existing lot, existing building, or existing structure to contravene any provisions of this By-law, that existing lot, existing building or existing structure shall be deemed to comply with the provisions of this By-law;

.2 causes required parking spaces on a lot to be removed, the required parking spaces that remain are deemed to satisfy the parking space requirements of this By-law for that building and permitted uses that were on the lot on the day before the conveyance, dedication or expropriation.

22.5.5 Where Section 22.5.1.1 applies and a new building or structure or an expansion to an existing building or structure is proposed all zoning provisions shall be calculated using the original lands in existence immediately prior to the conveyance or expropriation.

## **22.10 MINIMUM BUILDING SETBACK FROM CERTAIN STREETS**

22.10.1 For any building or structure, excluding a sign permitted by the City of Windsor Sign By-law, the minimum setback from the street shall be:

- .1 15.0 metres from the east side of Walker Road between the south limit of Tecumseh Road East and the north limit of Grand Marais Road East;

## **22.20 CORNER LOT PROVISIONS**

22.20.1 For an accessory structure on a corner lot that is setback less than 6.0 metres from the rear lot line, where an exterior side lot line of a corner lot meets the front lot line of an abutting lot, the minimum setback for an accessory structure from the exterior side lot line shall equal the minimum front yard depth required on the abutting lot.

22.20.3 On a corner lot, any part of any building or structure shall have a minimum separation of 6.0 metres from the point of intersection of any two streets unless:

- .1 that part of the building or structure is elevated a minimum of 2.20 metres above grade; or
- .2 that part of the building or structure consists exclusively of not more than one structural support column having a maximum outside diameter of 1.0 metre and a minimum height of 2.20 metres above grade.

22.20.5 On a lot having lot lines that abut the intersection of a street and a railway right-of-way that does not have a railway control gate at said intersection, a building, structure, or part thereof, is prohibited within 6.0 metres of the point of the intersection.

## **22.25 REDUCTION IN REQUIRED FRONT YARD DEPTH**

22.25.1 On a lot within a zoning district in Section 10 or Section 11, the required front yard depth may be reduced:

- .1 where a vacant interior lot abuts lots on which dwellings have setbacks from the front lot line of a lesser depth than that required by this by-law, the minimum setback from the front lot line for any dwelling to be erected on the said vacant interior lot is equal to the average of the setbacks from the front lot line of the dwellings on the abutting lots.
- .2 where a vacant corner lot abuts a lot on which a dwelling has setbacks from the front lot line of a lesser depth than that required by this by-law, the minimum setback from the front lot line for any dwelling to be erected on the corner lot is equal to the setback from the front lot line of the dwelling on the abutting lot.

## **22.30 ADDITION TO EXISTING SINGLE UNIT DWELLING - ADDITIONAL PROVISIONS**

22.30.1 For an existing single unit dwelling in any Residential District, where the minimum side yard width that is less than required by this by-law, any addition shall be setback:

- .1 a minimum of 1.0 metres from an interior side lot line; or
- .2 a minimum equal to the existing side yard width from an exterior side lot line.

22.30.5 For an existing single unit dwelling in any Residential District, where the minimum lot frontage or minimum lot area is less than required by this by-law, an addition to such dwelling may be erected provided that the lot has a minimum area of 275.0 square metres and that the addition is in compliance with all other provisions in this by-law.

**22.32 SEMI-DETACHED DWELLING – ADDITIONAL PROVISIONS**

- 22.32.1 For a semi-detached dwelling unit, a door that opens to the rear yard shall be a minimum of 1.20 metres from a common interior lot line.
- 22.32.3 For a semi-detached dwelling unit, for which a front yard parking space has been provided in accordance with the provisions of this by-law, the minimum side yard width shall be 1.20 metres.
- 22.32.5 When a lot on which a semi-detached dwelling has been erected and is subsequently severed by a common interior lot line that separates the dwelling units:
- .1 The Minimum Lot Width for each dwelling unit shall be equal to the width of the dwelling unit and the side yard as existing at the time of the lot severance;
  - .2 The Minimum Lot Area for each dwelling unit shall be as existing at the time of the lot severance;
  - .3 The Maximum Lot Coverage for each dwelling unit and its accessory buildings shall be 50% of the minimum lot area; and
  - .4 An Interior Side Yard shall not be required along the common interior lot line for that part of the dwelling unit lawfully existing at the time of the lot severance.

**22.34 TOWNHOME DWELLING - ADDITIONAL PROVISIONS**

- 22.34.1 For a townhome dwelling unit, a door that opens to the rear yard shall be a minimum of 1.20 metres from a common interior lot line.
- 22.34.5 When a lot on which a townhome dwelling has been erected and is subsequently severed by common interior lot lines that separate the dwelling units:
- .1 The Minimum Lot Width for each dwelling unit shall be equal to the width of the existing dwelling unit at the time of the lot severance;
  - .2 The Minimum Lot Area for each dwelling unit shall be as existing at the time of the lot severance;
  - .3 The Maximum Lot Coverage for each dwelling unit and its accessory buildings shall be 50% of the minimum lot area; and
  - .4 An Interior Side Yard shall not be required along the common interior lot line for that part of the dwelling unit lawfully existing at the time of the lot severance.

**22.50 ENCROACHMENT INTO A YARD**

- 22.50.1 For the purpose of Section 22.50, “ground” shall mean the average elevation of the ground within 3.0 metres of the main building on the lot.
- 22.50.5 Notwithstanding the provisions of Section 22.50, an encroachment, except for a building projection located a minimum of 3.0 metres above the ground, is prohibited into a parking area, access area, parking space, or a driveway leading thereto.
- 22.50.10 The permitted encroachments are shown in Table 22.50.10:

<b>TABLE 22.50.10 – ENCROACHMENT INTO A YARD</b>				
<b>Type of Encroachment</b>	<b>Maximum Encroachment Into</b>		<b>Minimum Separation From</b>	
	<b>Yard</b>	<b>Metres</b>	<b>Lot Line</b>	<b>Metres</b>
.1 <b>Architectural Feature</b> into a required yard of less than 1.20 metres in width or depth	Any required yard	0.30 m	n/a	n/a
.2 <b>Architectural Feature</b> into a required yard of 1.20 metres or more in width or depth	Any required yard	0.60 m	n/a	n/a
.10 <b>Balcony</b>	Required Front Yard or Required Rear Yard	1.50 m	n/a	n/a
	Required Side Yard	25% of the required side yard width		
.15 <b>Bay Window</b>	Required Front Yard or Required Rear Yard	1.00 m	Side Lot Line	1.20 m
	Required Side Yard	0.30 m		
.20 <b>Below Grade Entrance Pad and Steps Leading Thereto</b>	Required Front Yard or Required Rear Yard	2.50 m	Side Lot Line	1.20 m
	Any Side Yard	No Limit		
.25 <b>Central Air Conditioning Unit</b>	Required Rear Yard	No Limit	Side Lot Line	0.60 m
.35 <b>Deck</b> – part of a deck having a floor height of 0.30 metres or less above the ground	Any Required Yard	No Limit	n/a	n/a
.36 <b>Deck</b> – part of a deck having a floor height of greater than 0.30 metres and less than 1.20 metres above the ground	Required Front Yard	2.50 m	Any Lot Line	1.20 m
	Any Side Yard or Required Rear Yard	No Limit		
.37 <b>Deck</b> – part of a deck having a floor height of greater than 1.20 metres above the ground	Any Front Yard or Any Rear Yard	2.50 m	Front Lot Line Rear Lot Line	1.20 m
			Side Lot Line	Minimum side yard width required by Zoning District
.40 <b>Fire Escape</b>	Required Rear Yard	2.50 m	Side Lot Line	1.20 m
.60 <b>Porch</b>	Any Front Yard or Any Rear Yard	2.50 m	Side Lot Line	Minimum side yard width required by Zoning District
			Front Lot Line Rear Lot Line	1.20 m
A porch, that is lawfully in existence on the effective date of this provision and which is located in whole or in part in a front yard, may be repaired or replaced by a new porch with the same encroachment, or less, into the front yard subject to the minimum separation requirements as stated above.				
.70 <b>Solar Panel and Supporting Structure</b> – Residential District	Required Rear Yard	No Limit	Side Lot Line	1.20 m
.71 <b>Solar Panel and Supporting Structure</b> - Other Zoning District	Any Required Yard	No Limit	n/a	n/a
.75 <b>Steps</b> – Having a maximum height of 0.30 metres above the ground	Any Required Yard	No Limit	n/a	n/a
.76 <b>Steps</b> – Having a height of greater than 0.30 metres above the ground	Any Side Yard Required Front Yard Required Rear Yard	No Limit	Any Lot Line	1.20 m
	Maximum total tread area of 5.0 square metres within a required yard.			
.80 <b>Sunroom</b>	Required Year Yard	3.75 m	Side Lot Line	Minimum side yard width required by Zoning District
	Maximum Floor Area of 15.0 sq. m within the required rear yard			
.90 <b>Wheelchair Ramp or Lift</b>	Any Side Yard Required Front Yard Required Rear Yard	No Limit	Any Lot Line	1.20 m

## **SECTION 23 - SUPPLEMENTARY BUILDING REGULATIONS**

### **(1) Application**

- (a) The regulations in this Section apply to all buildings and other structures in all zoning districts enumerated in this by-law, unless otherwise provided in this by-law.

### **(2) Required Exterior Finishing**

- (a) In any Green District or Residential District, for any main building or accessory parking garage exposed flat concrete block exterior walls or untextured concrete exterior walls, whether painted or unpainted, are prohibited provided that for a single-unit dwelling, semi-detached dwelling, duplex dwelling, double duplex dwelling or townhome dwelling, exposed flat concrete block walls or untextured concrete walls may be permitted for a maximum height of 1.0 metre above grade.

(AMENDED by B/L 33-2001, October 23, 2001, OMB Decision/Order No. 1716, OMB Case No. PL010233)

- (b) In any Institutional District, Commercial District or Manufacturing District, exposed flat concrete block walls or untextured concrete walls, whether painted or unpainted, are prohibited for

- (i) any building wall or part thereof which faces a street, is visible therefrom and is located less than 100.0 metres therefrom, or
- (ii) any building wall or part thereof which faces a Residential District, is visible therefrom and is located less than 100.0 metres therefrom.

### **(3) Exceptions to Maximum Height Regulations**

- (a) The following architectural features or structures may extend above the permitted maximum height of any building permitted in any zoning district, provided that such fixtures or structures are erected only to such height as is necessary to accomplish their purpose:

- (i) a church spire, belfry;
- (ii) skylight, cupola, (AMENDED BY B/L 11780, MARCH 28/94)
- (iii) chimney, smoke stack;
- (iv) water tank;
- (v) air conditioning and heating equipment, ventilator;
- (vi) fire wall;
- (vii) mechanical penthouse;
- (viii) protective and screening fencing;
- (ix) antenna.  
(AMENDED by B/L 11096, July 20, 1992 AND B/L 33-2001, October 23, 2001, OMB Decision/Order No. 1716, OMB Case No. PL010233)
- (x) solar panels (ADDED by B/L 204-2006 November 30, 2006)

- (b) A scenery loft shall be an additional permitted facility on a multiple dwelling or a combined use building provided that:
- (i) the multiple dwelling or combined use building shall have a minimum building height of 10 storeys;
  - (ii) the scenery loft shall not exceed a height of one (1) storey or a floor area of 100 square metres.

**(ADDED by B/L 11780, March 28, 1994)**

## **SECTION 24 – PARKING, LOADING AND STACKING PROVISIONS**

(AMENDED by B/L 8627 July 8/1986; B/L 9057 July 7, 1987; B./L 9882 July 31, 1989; B./L 10358 July 16/1990; B/L 10473 Nov. 5, 1990; 10993 May 4, 1992; B/L 11093 July 20, 1992; B/L 11157 Sept. 21,/1992; B/L 11780 March 28,/1994; B/L 12234 July 14/1995; B/L 12429 Jan. 8/1996; B/L 12819 March 17/1997; B/L 30-1998 March 2/1998; B/L 162-1998 June 24/1998; B/L 264-1999 Oct. 19/1999; B/L 33-2001 Oct. 23/2001 by OMB Decision No. 1716, Case # PL01023; B/L 370-2001 Nov. 15/2001; B/L 363-2002 Dec. 31/2002; B/L 92-2003 May 6/2003; B/L 269-2003 Sept. 15/2003; B/L 69-2004 March 31/2004; B/L 144-2004 June 11/2004; B/L 375-2004 Dec. 21/2004; B/L 46-2005 March 23/2005; B/L 212-2005 Sept./ 22/2005; B/L 204-2006 Nov. 30/2006; B/L 166-2007 Oct. 5/2007; B/L 110-2009 by OMB Order PL090722 Issued Nov. 20/2009 and AMENDED by Order PL090722 Issued Dec. 4/2009; B/L 164-2010 Nov. 17/2010 AND DELETED AND REPLACED by B/L 129-2012 Oct. 2/2012)

### **24.1 APPLICATION**

24.1.1 The provisions in this Section apply to the use of all lots in all zoning districts in this by-law, unless otherwise stated in this by-law.

### **24.5 CENTRAL BUSINESS DISTRICT**

24.5.1 In Section 24, Central Business District means all lands within the areas bounded by the centreline of the following streets and the Detroit River:

.1	North limit	-	Detroit River
	East limit	-	McDougall Street
	South limit	-	Elliott Street
	West limit	-	Dougall Avenue
.2	North limit	-	Detroit River
	East limit	-	Dougall Avenue
	South limit	-	University Avenue West
	West limit	-	Caron Avenue
.3	North limit	-	Detroit River
	East limit	-	Glengarry Avenue
	South limit	-	University Avenue East
	West limit	-	McDougall Street

### **24.10 GENERAL PROVISIONS**

#### **24.10.1 REQUIRED FOR EACH USE**

.1 Parking spaces, visitor parking spaces, accessible parking spaces, bicycle parking spaces, loading spaces and stacking spaces shall be required for each use permitted by this by-law in accordance with the provisions of Section 24.

#### **24.10.10 PROVISION AND MAINTENANCE**

.1 All required parking spaces, visitor parking spaces, accessible parking spaces, bicycle parking spaces, loading spaces or stacking spaces shall be provided and clearly identified and marked at the time of the erection of a building or addition thereto, expansion of a use or when there is a change of use of a lot or building and shall be subsequently maintained, identified and marked exclusively for the use for which they are required for as long as such use is in operation.

#### **24.10.15 DEFICIENCY IN SPACES – EXISTING BUILDINGS**

.1 If, on the date this Section comes into force, an existing building has insufficient parking spaces, visitor parking spaces, accessible parking spaces, bicycle parking spaces or loading spaces to conform with Sections 24.20.1, 24.20.3, 24.20.5, 24.22.1, 24.24.1, 24.30.1, 24.40.1, the deficiency is not required to be made up prior to the construction of any addition or any change in use. Any additional parking spaces, visitor parking spaces, accessible

parking spaces, bicycle parking spaces or loading spaces required as a result of any such addition to the existing building or a change in use shall be provided in accordance with Sections 24.20.1, 24.20.3, 24.20.5, 24.22.1, 24.24.1, 24.30.1, 24.40.1

- .5 Despite Section 24.10.15.1, for an existing building located on a lot within the Central Business District, any change of use from the existing use to any use listed under Section 24.20.1 except for “All other uses not listed above”, no additional parking spaces, visitor parking spaces, accessible parking spaces, bicycle parking spaces or loading spaces are required.

## 24.20 PARKING SPACE PROVISIONS

### 24.20.1 REQUIRED PARKING SPACES – CENTRAL BUSINESS DISTRICT

- .1 In the Central Business district the required minimum number of parking spaces shall be as shown opposite the respective use in Table 24.20.1.1:

<b>TABLE 24.20.1.1 – REQUIRED PARKING SPACES CENTRAL BUSINESS DISTRICT</b>	
<b>USE</b>	<b>PARKING RATE – MINIMUM</b>
Bake Shop	0
Business Office	0
Commercial School	0
Convenience Store	0
Entertainment Lounge	None for the first 90 m <sup>2</sup> GFA AND 1 for each additional 15 m <sup>2</sup> GFA
Food Convenience Store	0
Financial Office	0
Games Arcade	0
Hotel	1 for each of the first 60 guest rooms AND 1 for each additional 6 guest rooms
Medical Office	0
Motel	1 for each of the first 60 guest rooms AND 1 for each additional 6 guest rooms
Multiple Dwelling Units	None for the first six dwelling units AND 1 for each additional dwelling unit
Pawnshop	0
Personal Service Shop	0
Pharmacy	0
Residential Care Facility	1 for each 8 beds
Restaurant	None for the first 90 m <sup>2</sup> GFA AND 1 for each additional 15 m <sup>2</sup> GFA
Retail Store	0
Take-out Food Outlet	0
Veterinary Clinic	0
Veterinary Office	0
All other uses not listed above	Section 24.20.5 shall apply

**24.20.3 REQUIRED PARKING SPACES – BUSINESS IMPROVEMENT AREAS AND OTHER DEFINED AREAS**

.1 Excluding lands in the Central Business District, for lands in all Business Improvement Areas and for all lands within a Commercial Zoning District located:

- .1 on the north and south side of Wyandotte Street West between Dougall Avenue and Patricia Road;
- .2 on the north and south side of University Avenue between Dougall Avenue and Bridge Avenue;

for an existing building, the required minimum number of parking spaces shall be as shown opposite the respective use in Table 24.20.3.1:

<b>TABLE 24.20.3.1 – REQUIRED PARKING SPACES BUSINESS IMPROVEMENT AREAS &amp; OTHER DEFINED AREAS</b>	
<b>USE</b>	<b>PARKING RATE – MINIMUM</b>
Bake Shop	0
Business Office	0
Convenience Store	0
Financial Office	0
Food Convenience Store	0
Light Repair Shop	0
Medical Office	1 for each 27 m <sup>2</sup> GFA
Pawnshop	0
Personal Service Shop	0
Pharmacy	0
Professional Studio	0
Restaurant	None for the first 90 m <sup>2</sup> GFA AND 1 for each additional 15 m <sup>2</sup> GFA
Retail Store	0
Take-out Food Outlet	0
Veterinary Office	1 for each 27 m <sup>2</sup> GFA
All other uses not listed above	Section 24.20.5 shall apply

**24.20.5 REQUIRED PARKING SPACES –ALL OTHER AREAS AND USES NOT LISTED IN TABLES 24.20.1.1 AND 24.20.3.1**

.1 The required minimum number of parking spaces shall be as shown opposite the respective use as shown in Table 24.20.5.1:

<b>TABLE 24.20.5.1 - REQUIRED PARKING SPACES</b>	
<b>USE</b>	<b>PARKING RATE - MINIMUM</b>
Adult Entertainment Parlour	1 for each 7.5 m <sup>2</sup> GFA
Art Gallery	1 for each 45 m <sup>2</sup> GFA
Automatic Car Wash	0
Automobile Repair Garage	1 for each 45 m <sup>2</sup> GFA
Automobile Sales Lot	1 for each 45 m <sup>2</sup> GFA
Bake Shop	1 for each 22.5 m <sup>2</sup> GFA
Bakery	1 for each 45m <sup>2</sup> GFA for the first 2,700 m <sup>2</sup> GFA and 1 for each additional 180 m <sup>2</sup>
Billiard Hall	1 for each 22.5 m <sup>2</sup> GFA
Bingo Hall	1 for each 22.5 m <sup>2</sup> GFA
Bowling Alley	4 per alley
Building Material Recycling Centre	1 for each 45 m <sup>2</sup> GFA
Business Office	1 for each 45 m <sup>2</sup> GFA
Church (including a Church Hall)	1 for each 5.5 m <sup>2</sup> GFA uses as a church, chapel or sanctuary AND 1 for each 36 m <sup>2</sup> GFA not used as a church, chapel or sanctuary
Club	1 for each 22.5 m <sup>2</sup> GFA
Coin Operated Car Wash	0
College Student Residence	1 for each 4 beds
Collision Shop	1 for each 45 m <sup>2</sup> GFA
Combined Use Building – Dwelling Units	1.25 for each dwelling unit
Commercial School	2.5 for each classroom or teaching area AND 1 for each 22.5 m <sup>2</sup> of GFA of cafeteria, auditorium, gymnasium and other area of assembly
Confectionary	1 for each 45 m <sup>2</sup> GFA for the first 2,700 m <sup>2</sup> GFA AND 1 for each additional 180 m <sup>2</sup>
Confectioner's Shop	1 for each 22.5 m <sup>2</sup> GFA
Contractor's Office	1 for each 45 m <sup>2</sup> GFA used as a business office AND 1 for each 200 m <sup>2</sup> GFA used as a warehouse
Convenience Store	1 for each 22.5 m <sup>2</sup> GFA
Convent or Monastery	1 for each 4 beds
Correctional Facility	1 for each 2 beds
Day Nursery	1.5 for each classroom or teaching area
Double-duplex Dwelling	4
Drive-through Food Outlet	1 for each 22.5 m <sup>2</sup> GFA
Drive-through Restaurant	1 for each 7.5 m <sup>2</sup> GFA
Duplex Dwelling	2

<b>TABLE 24.20.5.1 - REQUIRED PARKING SPACES</b>	
<b>USE</b>	<b>PARKING RATE - MINIMUM</b>
Elementary School	1.5 for each classroom or teaching area
Entertainment Lounge	1 for each 7.5 m <sup>2</sup> GFA
Exhibition Hall	1 for each 36 m <sup>2</sup> GFA
Financial Office	1 for each 45 m <sup>2</sup> GFA
Food Convenience Store	1 for each 22.5 m <sup>2</sup> GFA
Fraternity or Sorority House	1 for each 4 beds
Funeral Home	1 for each 5.5 m <sup>2</sup> GFA used for a chapel, sanctuary or reposing room
Games Arcade	1 for each 22.5 m <sup>2</sup> GFA
Garden Centre	1 for each 22.5 m <sup>2</sup> GFA
Gas Bar	1 for each 45 m <sup>2</sup> GFA
General Salvage Operation	1 for each 45 m <sup>2</sup> GFA for the first 2,700 m <sup>2</sup> GFA AND 1 for each additional 180 m <sup>2</sup>
Group Home	1
Health Studio	1 for each 36 m <sup>2</sup> GFA
Heavy Repair Shop	1 for each 45 m <sup>2</sup> GFA for the first 2,700 m <sup>2</sup> GFA AND 1 for each additional 180 m <sup>2</sup>
Hospital	1 for each bed
Hotel	1 for each guest room AND 1 for each 22.5 m <sup>2</sup> GFA used for a restaurant, convention hall, meeting room and other places of assembly.
Library	1 for each 45 m <sup>2</sup> GFA
Light Repair Shop	1 for each 45 m <sup>2</sup> GFA
Lodging House	1 for each 6 beds
Major Commercial Centre (exclusive of a hotel or motel)	1 for each 22.5 m <sup>2</sup> GFA
Marina	0.5 for each 1 boat docking space AND 1 for each 1 boar anchorage space
Material Transfer Centre	1 for each 45 m <sup>2</sup> GFA for the first 2,700 m <sup>2</sup> GFA AND 1 for each additional 180 m <sup>2</sup>
Medical Office	1 for each 13.5 m <sup>2</sup> GFA
Micro-brewery	1 for each 45 m <sup>2</sup> GFA
Minor Commercial Centre	1 for each 22.5 m <sup>2</sup> GFA and when the combined GFA of all restaurants and entertainment lounges Exceeds 30% of the GFA of the Centre, 1 for each 7.5 m <sup>2</sup> GFA of all restaurants and entertainment lounges in excess thereof
Mobile Home	1

<b>TABLE 24.20.5.1 - REQUIRED PARKING SPACES</b>	
<b>USE</b>	<b>PARKING RATE - MINIMUM</b>
Motel	1 for each guest room AND 1 for each 22.5 <sup>2</sup> GFA used for a restaurant, convention hall, meeting room and other places of assembly
Motor Vehicle Dealership	1 for each 45 m <sup>2</sup> GFA
Motor Vehicle Salvage Operation	1 for each 45 m <sup>2</sup> GFA for the first 2,700 m <sup>2</sup> GFA AND 1 for each additional 180 m <sup>2</sup>
Multiple Dwelling containing a maximum of 4 Dwelling units	1 for each dwelling unit
Multiple Dwelling containing a minimum of 5 Dwelling units	1.25 for each dwelling unit
Museum	1 for each 45 m <sup>2</sup> GFA
Outdoor Market	0
Pawnshop	1 for each 22.5 m <sup>2</sup> GFA
Personal Service Shop	1 for each 22.5 m <sup>2</sup> GFA
Pharmacy	1 for each 22.5 m <sup>2</sup> GFA
Place of Entertainment and Recreation	1 for each 36 m <sup>2</sup> GFA
Power Generation Plant	1 for each 200 m <sup>2</sup> GFA
Professional Studio	1 for each 45 m <sup>2</sup> GFA
Public Hall	1 for each 7.5 m <sup>2</sup> GFA
Residential Care Facility	1 for each 4 beds
Restaurant	1 for each 7.5 m <sup>2</sup> GFA
Retail Store	1 for each 22.5 m <sup>2</sup> GFA
Secondary School	1.5 for each classroom or teaching area AND 1 For each 22.5 m <sup>2</sup> of GFA of cafeteria , auditorium, gymnasium and other area of assembly
Self-storage Facility	2
Semi-Detached Dwelling	1 for each dwelling unit
Service Station	1 for each 45 m <sup>2</sup> GFA
Shelter	1 for each 6 beds
Single –unit Dwelling	1
Stacked Dwelling Unit	1 for each dwelling unit
Take-Out Food Outlet	1 for each 22.5 m <sup>2</sup> GFA
Temporary Outdoor Vendor’s Site	0
Theatre	1 for each 6 seats
Tourist Home	1 for each guest room AND 1 for each 22.5 m <sup>2</sup> GFA used for a restaurant, convention hall, meeting room and other places of assembly

<b>TABLE 24.20.5.1 - REQUIRED PARKING SPACES</b>	
<b>USE</b>	<b>PARKING RATE - MINIMUM</b>
Townhome Dwelling having an attached garage or carport	1 for each dwelling unit
Townhome Dwelling having an attached garage or carport	1.25 for each dwelling unit
University Student Residence	1 for each 4 beds
Veterinary Clinic	1 for each 13.5 m <sup>2</sup> GFA
Veterinary Office	1 for each 13.5 m <sup>2</sup> GFA
Warehouse	1 for each 200 m <sup>2</sup> GFA
Wholesale Store	1 for each 45 m <sup>2</sup> GFA
Workshop	1 for each 45 m <sup>2</sup> GFA for the first 2,700 m <sup>2</sup> GFA AND 1 for each additional 180 m <sup>2</sup>
All other commercial uses not specifically listed	1 for each 36 m <sup>2</sup> GFA
All other industrial uses not specifically listed	1 for each 45 m <sup>2</sup> GFA for the first 2,700 m <sup>2</sup> GFA AND 1 for each additional 180 m <sup>2</sup> GFA

(AMENDED by B/L 144-2015, Nov. 6, 2015)

## 24.20.7 CALCULATION OF REQUIRED PARKING SPACES

- .1 The required number of parking spaces for each use listed in Tables 24.20.1.1, 24.20.3.1 and 24.20.5.1 is calculated as follows:
  - .1 The gross floor area of that part of a building designed and used for a parking area, parking space, visitor parking space, accessible parking space, bicycle parking space, loading space, automatic car wash or coin-operated car wash is not included in the calculation of required number of vehicle parking spaces.
  - .2 If a parking rate is expressed as a ratio of parking spaces to the gross floor area, the parking space requirement for a use is to be calculated by dividing the applicable gross floor area of the use by the applicable parking rate.
  - .3 If the calculation of the number of required parking spaces results in a number containing a fraction, the number shall be rounded DOWN to the nearest whole number, but in no case may there be less than one parking space, except when the parking rate is zero.
  - .4 If a building is occupied or proposed to be occupied by more than one main use, the required parking for each main use is calculated on the basis of the percentage of gross floor area devoted to that use plus the equivalent percentage of any common areas and shared accessory uses in the building.

- .5 If a Combined use Building is occupied in part by a Minor Commercial Centre or a Major Commercial Centre, the total required number of parking spaces is the sum of the required number of parking spaces for each Dwelling Unit and for the Minor Commercial Centre of a Major Commercial Centre.

#### **24.20.10 SIZE OF PARKING SPACE**

- .1 Each parking space shall have a minimum length of 5.5 metres and a minimum width of 2.5 metres, except where one side of the parking space is flanked by a wall or fence, each parking space shall have a minimum length of 5.5 metres and a minimum width of 3.5 metres.

#### **24.22 VISITOR PARKING SPACE PROVISIONS**

##### **24.22.1 REQUIRED VISITOR PARKING SPACES**

- .1 For a Townhome Dwelling without an attached garage or carport, Multiple Dwelling with a minimum of five dwelling units, or Dwelling Units in a Combined Use Building, a minimum of 15 percent of parking spaces shall be marked as visitor parking.
- .5 If the calculation of the number of visitor parking spaces results in a number containing a fraction, the number shall be rounded DOWN to the nearest whole number, but in no case shall there be less than one visitor parking space and one required parking space.

##### **24.22.10 SIZE OF VISITOR PARKING SPACE**

- .1 Each visitor parking space shall have a minimum length of 5.5 metres and a minimum width of 2.5 metres, except where one side of the parking space is flanked by a wall or fence, each visitor parking space shall have a minimum length of 5.5 metres and a minimum width of 3.5 metres.

#### **24.24 ACCESSIBLE PARKING SPACE PROVISIONS [ZNG/4046] (AMENDED by B/L 48-2014, April 15, 2014)**

##### **24.24.1 REQUIRED ACCESSIBLE PARKING SPACES**

- .1 There shall be provided accessible parking spaces as shown in Table 24.24.1:

<b>TABLE 24.24.1 – REQUIRED ACCESSIBLE PARKING SPACES</b>		
<b>TOTAL NUMBER OF PARKING SPACES IN PARKING AREA</b>	<b>REQUIRED NUMBER OF ACCESSIBLE PARKING SPACES – MINIMUM</b>	
	<b>TYPE A</b>	<b>TYPE B</b>
1 to 25	1 space	0
26 to 100	2 percent of parking spaces	2 percent of parking spaces
101 to 200	1.5 percent of parking spaces	0.5 space plus 1.5 percent of parking spaces
201 to 1,000	0.5 space plus 1 percent of parking spaces	1 space plus 1 percent of parking spaces
1,001 or more	5 spaces plus 0.5 percent of parking spaces	5.5 spaces plus 0.5 percent of parking spaces

- .2 If the calculation of the number of required Type A and Type B accessible parking spaces results in a number containing a fraction, the number shall be rounded up to the nearest whole number:

#### **24.24.10 SIZE OF ACCESSIBLE PARKING SPACE**

- .1 A Type A accessible parking space shall have a minimum width of 3.5 metres and a minimum length of 5.5 metres.
- .2 A Type B accessible parking space shall have a minimum width of 2.5 metres and a minimum length of 5.5 metres.

#### **24.24.15 ACCESS AISLES**

- .1 An access aisle, that is the space between or beside accessible parking spaces that allows persons with disabilities to get in and out their vehicles, shall be provided for all accessible parking spaces.
- .2 An access aisle may be shared by two accessible parking spaces and shall have a minimum width of 1.5 metres, extend the full length of the accessible parking space and be marked with high tonal contrast diagonal lines.

#### **24.24.20 CURB CUT OR RAMP FOR ACCESSIBLE PARKING SPACE**

- .1 Where a parking area is bounded by perimeter curbing which separates the principal pedestrian entrance of a building from the parking area, there shall be provided and maintained at least one curb cut or ramp that has a minimum width of 1.2 metres and a maximum slope of 1:8 where elevation is less than 7.5 cm or 1:10 where elevation is 7.5 cm to 20 cm.
- .2 The curb cut or ramp shall be designed and located to provide unobstructed access between an accessible parking space and the principal pedestrian building entrance. This provision does not preclude the construction of perimeter curbing around the parking area as required by this by-law except insofar as is required to satisfy this provision.

#### **24.26 LOCATION OF PARKING, VISITOR PARKING OR ACCESSIBLE PARKING SPACES**

- .1 For all dwellings or dwelling units in a combined use building, all required parking spaces, visitor parking spaces and accessible parking spaces shall be located on the same lot as the dwellings or dwelling units they are intended to serve.
- .2 For industrial uses in Manufacturing Districts, and for a university or college, all required parking spaces and accessible parking spaces shall be located entirely within a radius of 300 metres of the nearest lot line of the lands occupied by the use they are intended to serve.
- .3 For all other non-residential uses, all required parking spaces and accessible parking spaces shall be located entirely within a radius of 120 metres of the nearest lot line of the lands occupied by the use they are intended to serve.
- .4 A parking space, visitor parking space or accessible parking space is permitted in a required side or rear yard.

- .5 A parking space, visitor parking space or accessible parking space is prohibited in a required front yard or required landscaped open space yard, except on a lot occupied by a single-unit dwelling, semi-detached dwelling, duplex dwelling or a townhome dwelling unit, a parking space, visitor parking space or accessible parking space is permitted in a required front yard.
- .6 For the lands bound by the Detroit River to the north, Walker Road to the east, Ottawa Street to the south and Lincoln Road to the west (identified as the Walkerville Heritage Area on Schedule G: Civic Image of the City of Windsor Official Plan) a parking space, visitor parking space or accessible parking space is prohibited in a front yard , except for any parking space, visitor parking space or accessible parking space existing in a front yard before September 15, 2010.
- .7 For the lands comprising Part of Lot 114, concession 1 and Lots 1 to 11 and Lots 15 to 19 Registered Plan 1100, situated on the east and west sides of Prado Place (identified as the Prado Place Heritage Area on Schedule G: Civic Image of the City of Windsor Official Plan) a parking space, visitor parking space or accessible parking space is prohibited in a front yard, except for any parking space, visitor parking space or accessible parking space existing in a front yard before December 28, 2006.
- .8 The parking of a vehicle within 6 metres of the intersection of any two streets is prohibited, except where the vehicle is parked within a parking garage.
- .9 A parking space, visitor parking space or accessible parking space is prohibited from encroaching into a public walkway, sidewalk or trail.

## **24.28 FRONT YARD PAVING AND SURFACING IN RESIDENTIAL DISTRICTS**

### **24.28.1 IN ANY RESIDENTIAL DISTRICT:**

- .1 A walkway, driveway or access area necessary for access to a parking space may cross a required front yard. That part of the required front yard not used for a walkway, driveway, access area, or, where permitted by this by-law, a parking space, shall be used exclusively as a landscaped open space yard.
- .3 For a single-unit dwelling, semi-detached dwelling, duplex dwelling or townhome dwelling unit, the total area of the required front yard occupied by a hard surface for the purpose of a walkway, driveway, access area or a parking space or any combination thereof cannot exceed:
  - .1 for a lot having a width of 9 metres or greater: 50% of the required front yard area; or
  - .2 for a lot having a width of less than 9 metres: 50% of the required front yard area plus 5% for each 1 metre decrease in lot width below 9 metres to a maximum of 70% of the required front yard area.
- .5 All driveways, access areas and parking spaces, shall be paved and maintained with a hard surface consisting of paving brick or block, asphalt, concrete or any combination thereof.

**24.30 BICYCLE PARKING SPACE PROVISIONS**

**24.30.1 REQUIRED BICYCLE PARKING SPACES**

.1 There shall be provided bicycle parking spaces as shown in Table 24.30.1:

<b>TABLE 24.30.1 – REQUIRED BICYCLE PARKING SPACES</b>	
<b>TOTAL NUMBER OF PARKING SPACES IN PARKING AREA</b>	<b>REQUIRED NUMBER OF BICYCLE PARKING SPACES – MINIMUM</b>
1 to 9	0
10 to 19	2
20 or more	2 for the first 19 spaces plus 1 for each additional 20 parking spaces

.7 If the calculation of the number of required bicycle parking spaces results in a number containing a fraction, the number shall be rounded UP to the nearest whole number.

**24.30.10 SIZE OF BICYCLE PARKING SPACE**

.1 Each bicycle parking space shall have a minimum dimension of 0.6 metres by 2.5 metres.

**24.30.20 LOCATION OF BICYCLE PARKING SPACE**

- .1 All bicycle parking spaces shall be located on the same lot as the use they are intended to serve.
- .2 Each bicycle parking space shall be paved and maintained with a hard surface consisting of paving brick or block, asphalt, concrete or any combination thereof and having thereon a corrosion resistant metal bicycle storage rack capable of accommodating a bicycle in a secure manner.
- .3 Each bicycle parking space shall be located in a manner which will not hamper the movement of persons or vehicles. The following provisions apply:
  - .1 When located on a walkway or sidewalk, each bicycle parking space shall be located a minimum of 2 metres from a building entrance or an accessible parking space;
  - .2 A bicycle parking space is prohibited within a daylight corner or a required yard.
- .4 Required bicycle parking spaces provided inside a building or located so as not to be visible from the major access area to the lot shall be identified by an Information and Operational Sign as set out in the City of Windsor Sign By-law.

**24.40 LOADING SPACE PROVISIONS**

**24.40.1 REQUIRED LOADING SPACES**

.1 That part of a building that is designed and used for a parking area, parking space, visitor parking space, accessible parking space, bicycle parking space or loading space shall not be included in the calculation of required loading spaces.

- .3 For any Power Generation Plant or Self-storage Facility there shall be provided one loading space.
- .5 For any Multiple Dwelling with five or more dwelling units or a Residential Care Facility, there shall be provided loading spaces as follows:

<b>GROSS FLOOR AREA</b>	<b>REQUIRED NUMBER OF LOADING SPACES</b>
750m <sup>2</sup> or less	0
Over 750 m <sup>2</sup> to 7,000m <sup>2</sup>	1
Over 7,500 m <sup>2</sup> to 15,000 m <sup>2</sup>	2
Over 15,000m <sup>2</sup> to 22,500m <sup>2</sup>	3
Over 22,500m <sup>2</sup>	4

- .7 For any other building there shall be provided loading spaces as follows:

<b>GROSS FLOOR AREA</b>	<b>REQUIRED NUMBER OF LOADING SPACES</b>
275m <sup>2</sup> or less	0
Over 275m <sup>2</sup> to 2,500m <sup>2</sup>	1
Over 2,500m <sup>2</sup> to 7,500m <sup>2</sup>	2
Over 7,500 m <sup>2</sup> to 15,000m <sup>2</sup>	3
Over 15,000m <sup>2</sup>	4

#### **24.40.10 SIZE OF LOADING SPACE**

- .1 Each loading space shall have a minimum length of 7.5 metres, a minimum width of 3.0 metres and a minimum height clearance of 3.5 metres throughout its length and width.

#### **24.40.20 LOCATION OF LOADING SPACE**

- .1 All loading spaces shall be located on the same lot as the use or building they are intended to serve.
- .2 A loading space may be located within a parking area or may have direct access from either a manoeuvring aisle or a collector aisle, provided, that the loading space is located and designed so as not to hamper the safe movement of people and operation of vehicles within the parking area and the loading space and access area thereto complies with subsection (2) to (7) of Section 25 in this By-law.
- .3 A loading space or access area thereto is prohibited within 6 metres of the point of intersection of two streets, a street and an alley, or a street and a railway right-of-way or in a required front yard or landscaped open space yard.

## **24.50 STACKING SPACE PROVISIONS**

### **24.50.1 REQUIRED STACKING SPACES**

- .1 Stacking spaces shall be provided on the following basis:
  - .1 Automatic Car Wash – a minimum of 10 stacking spaces in advance of and a minimum of 1 stacking space at the terminus of each wash line.
  - .2 Coin-operated Car Wash – a minimum of 2 stacking spaces in advance of and a minimum of 1 stacking space at the terminus of each wash stall.
  - .3 Drive-through Restaurant or a Drive-through Food Outlet – a minimum of 12 stacking spaces in advance of the pick-up window.
  - .4 Any other drive-through service – a minimum of 5 stacking spaces in advance of each drive-through service window or self-serve facility.
  - .5 Each fuel pump island erected as part of a Service Station or Gas Bar – a minimum of 1 stacking space in advance of the pump island and 1 stacking space at the terminus of the pump island.
  - .6 Each propane fuel facility that provides service to the public – a minimum of 1 stacking space adjacent to each propane fuelling pump.
- .2 A parking space, accessible parking space or visitor parking space is not a stacking space.

### **24.50.10 SIZE OF STACKING SPACE**

- .1 Each stacking space shall have a minimum length of 5.5 metres and a minimum width of 3.0 metres.
- .2 An aisle or portion thereof used exclusively for the accommodation of stacking spaces shall have a minimum width of 3.5 metres.

### **24.50.20 LOCATION OF STACKING SPACE**

- .1 All stacking spaces shall be located on the same lot as the use they are intended to serve.
- .2 The use of a required yard, required manoeuvring aisle, required collector aisle, parking space, or accessible parking space for a stacking space or part thereof is prohibited.
- .3 A screening fence having a minimum height of 1.2 metres shall be provided so as to prevent the penetration of light from headlights into a habitable room window which faces the stacking spaces and is not separated a minimum of 20 metres therefrom.
- .4 For a Drive-through Food Outlet or a Drive-through Restaurant constructed after November 1, 2004, all stacking spaces shall have a minimum separation 30 metres from a Dwelling or Dwelling Unit located in a Residential or Institutional Zoning District, except:
  - .1 where there is a noise barrier wall having a minimum height of 1.8 metres or a building wall located between the stacking spaces and the dwelling or dwelling unit, the minimum separation shall be 15 metres;
  - .2 for a Drive-through Restaurant or Drive-through Food Outlet that existed on a lot on or before November 1, 2004, or its replacement on the same lot.

## **SECTION 25 - PARKING AREA PROVISIONS**

(Amended by: B/L 9057, Jul 7/1987; B/L 12429, Jan 8/1996; B/L 33-2001, Oct 23/2001, OMB Order No. 1716, OMB Case No. PL010233; B/L 370-2001, Nov 15/2001; B/L 167-2003, Jun 27/2003; B/L 167-2003, Jun 27/2003; B/L 132-2011, Aug 5/2011; B/L 53-2012, Jun 1/2012) [ZNG/4249]; B/L 18-2015, March 4, 2015

### **25.1 APPLICATION**

- .1 The provisions in this Section apply to the construction or maintenance of a parking area containing five or more parking spaces, accessible parking spaces, visitor parking spaces or combination thereof in all zoning districts in this by-law.

### **25.5 GENERAL PROVISIONS**

#### **25.5.1 PROHIBITIONS**

- .1 The parking or display of a motor vehicle within a landscaped open space yard, landscaped open space island or parking area separation is prohibited.
- .5 The placement of a refuse bin within a parking area and within 6.0 metres of the point of intersection of any two streets or any street and an access area; within a required parking space, required accessible parking space or required visitor parking space; or in a manner so as to hamper the movement or prevent the safe operation of a motor vehicle utilizing the parking area is prohibited.

#### **25.5.10 CONSTRUCTION AND MAINTENANCE OF PARKING AREA**

- .1 All parking spaces, visitor parking spaces and accessible parking spaces shall be accessible directly and exclusively from a parking aisle.
- .3 A curb shall bound the perimeter of a parking area and shall separate a landscaped open space yard, landscaped open space island or parking area separation from the parking area.
- .5 Any curb shall be constructed of poured in place concrete, shall be continuous and shall have a minimum width and height of 15.0 centimetres. Precast concrete, rubber, plastic or other curbing or a parking stop that is not continuous is prohibited.
- .7 A parking area shall be graded and drained into a municipal sewer system to prevent the runoff of surface water onto a street, alley or abutting properties.
- .9 A parking area shall be paved with a hard surface consisting of paving brick or block, asphalt, concrete or any combination thereof, and shall be maintained in good condition.
- .11 Any lighting used to illuminate a parking area shall be full cut-off lighting.
- .13 For any part of a parking area that is located less than 4.50 metres from a dwelling unit on an abutting lot, a screening fence with a minimum height of 1.20 metres shall be provided along the lot line on which the parking area is located.
- .15 Where a parking area abuts an alley that provides access to the parking area, a screening fence that is located within 6.00 metres of the access area shall have a height of 0.90 metres.
- .17 Subject to Section 25.5.1.5, a refuse bin may be located within a parking area and shall be fully screened by a screening fence having a minimum height of 1.80 metres.

**25.5.20 PARKING AREA SEPARATION**

- .1 A parking area separation shall be provided as shown in Table 25.5.20.1:

<b>TABLE 25.5.20.1 – PARKING AREA SEPARATION</b>		
<b>PARKING AREA FROM</b>		<b>MINIMUM SEPARATION</b>
.1	Huron Church Road between the south limit of College Avenue and the north limit of the EC Row Expressway	10.00 m
	Save and except for Parts 4 and 5, Plan 12R-12366 and Part Lots 1346 to 1360, Part Lot 1820 and Part Block A, Registered Plan 1059 (situated on the west side of Huron Church Road, north of Tecumseh Road West)	3.00 m
.2	Any other street	3.00 m
.3	An interior lot line or alley	0.90 m
.4	A rear lot line on a lot located in a Commercial District 3.9	10.00 m
.5	A building wall in which is located a main pedestrian entrance facing the parking area	2.00 m
.6	A building wall containing a habitable room window or containing both a main pedestrian entrance and a habitable room window facing the parking area where the building is located on the same lot as the parking area	4.50 m

- .5 The area forming the parking area separation shall be maintained exclusively as a landscaped open space yard.

**25.5.30 ACCESS AREA**

- .1 Ingress to a parking area from a street or alley or egress from a parking area to a street or alley shall be by way of an access area.
- .2 An access area may cross a required yard or a required landscaped open space yard.
- .3 An access area exclusively serving a loading space or serving a building in a Manufacturing District 1 or Manufacturing District 2 shall have one or more one-way lanes. Each lane shall have a minimum width of 3.50 metres and a maximum width of 6.50 metres.
- .4 An access area for all other uses shall have one or more one-way lanes. Each lane shall have a minimum width of 3.50 metres and a maximum width of 4.50 metres.
- .5 The width of each lane in an access area shall be measured a maximum of 3.00 metres from the lot line the access area crosses.
- .6 The width of the access area where it crosses the lot line shall be a minimum of the measurement in Section 25.5.30.5.

**25.5.40 COLLECTOR AISLE**

- .1 A collector aisle is prohibited within a street or alley.
- .2 A collector aisle shall be designed to prevent any vehicle that utilizes the collector aisle from entering upon a street or alley except by way of an access area.
- .3 A collector aisle that has a length of less than 50.00 metres shall have a minimum width of 6.00 metres for the entire length of the collector aisle.
- .4 A collector aisle that has a length of 50.00 metres or more shall have a minimum width of 7.50 metres for the entire length of the collector aisle.
- .5 Where a collector aisle is perpendicular to a parking space, accessible parking space or visitor parking space, the minimum separation between the collector aisle and a parking space, accessible parking space or visitor parking space shall be 3.00 metres.
- .6 Where a collector aisle is parallel to a parking space, accessible parking space or visitor parking space, the minimum separation between the collector aisle and a parking space, accessible parking space or visitor parking space shall be 2.50 metres.
- .7 The area forming the separation between a collector aisle and a parking space, accessible parking space or visitor parking space shall be maintained exclusively as a landscaped open space yard.

**25.5.50 PARKING AISLE**

- .1 A parking aisle is prohibited within a street and shall be designed to prevent any motor vehicle that utilizes the parking aisle from entering upon a street except by way of an access area.
- .2 A parking aisle located, in whole or in part, within an alley shall have a minimum width in conformity with Table 25.5.50.3. Where a parking aisle is not located, in whole or in part, within an alley, the parking aisle shall be designed to prevent any motor vehicle that utilizes the parking aisle from entering upon the alley except by way of an access area.
- .3 The minimum width of a parking aisle shall be as follows:

<b>TABLE 25.5.50.3 – MINIMUM PARKING AISLE WIDTH</b>		
<b>ANGLE OF PARKING SPACE RELATIVE TO THE PARKING AISLE (IN DEGREES)</b>		<b>MINIMUM WIDTH OF A PARKING AISLE</b>
.1	30.0°	3.50 metres
.2	45.0°	4.50 metres
.3	60.0°	5.50 metres
.4	90.0°	6.00 metres
.5	All angles and widths not indicated above are deemed to be the next highest angle and width indicated.	

- .4 A parking aisle having a width of less than 5.50 metres shall be designed to provide one-way movement of vehicles by providing a vehicular ingress at one end and a vehicular egress at the opposite end.

- .5 Where a parking aisle has a length of 50.00 metres or more and intersects with another parking aisle, there shall be a minimum 2.50 metre wide landscaped open space island at the intersection of the parking aisles.

**25.10 PUBLIC PARKING AREA PROVISIONS**

**25.10.1** The provisions in Section 25.5 and the following additional provisions shall apply to a public parking area:

- .1 A shelter for parking attendants with a maximum gross floor area of 5.00 square metres and a maximum building height of 3.00 metres may be erected within a public parking area. All other buildings within a public parking area are prohibited;
- .2 A public parking area within any required yard of any dwelling or combined use building is prohibited; and
- .3 The sale, lease, rental, display or repair of motor vehicles within a public parking area is prohibited.

**25.20 PARKING GARAGE PROVISIONS**

**25.20.1** The provisions in Section 25.1, Section 25.5.1, Section 25.5.10, Section 25.5.30, Sections 25.5.40.3 to 25.5.40.6 inclusive, and the following additional provisions shall apply to a parking garage:

- .1 A minimum separation of 6.00 metres shall be provided between an access ramp and an access area.
- .2 Perimeter screening shall be provided at each level of an above ground parking garage so as to prevent the projection of light from headlights into habitable room windows that face the parking garage and are not separated there from by a street.”

“D. A. BURR  
MAYOR

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J. B. ADAMAC  
ACTING CITY CLERK

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First Reading - March 31, 1986  
Second Reading - March 31, 1986  
Third Reading - March 31, 1986