

ZONE REQUIREMENTS TABLE

Schedule F to By-Law 500A-74, as amended (further amended by By-law 500GD-91)

ZONE		PERMITTED USES		MINIMUM LOT REQUIREMENTS				MINIMUM YARD REQUIREMENTS				MINIMUM DWELLING FLOOR AREA			
Section	Symbol		Type	Frontage	Area	Depth	Maximum Lot Coverage	Front	Interior Side	Exterior Side	Rear	1 Storey	2 Storey	Maximum Building Height	Accessory Building Yards
4	A	a)	Rural	38.10 m (125 ft)	4.05 ha (10 ac)	---	15% (see i)	15.24 m (50 ft)	3.05 m (10 ft)	9.14 m (30 ft)	15.24 m (50 ft)	92.90 m ² (1000 ft ²)	139.35 m ² (1500 ft ²)	10.67 m (35 ft)	----
		b)	Residential (lots created by consent)	60.96 m (200 ft)	3716 m ² (40,000 ft ²)	60.96 m (200 ft)	15%	15.24 m (50 ft)	3.05 m (10 ft)	9.14 m (30 ft)	15.24 m (50 ft)	92.90 m ² (1000 ft ²)	139.35 m ² (1500 ft ²)	10.67 m (35 ft)	3.05 m (10 ft)
5	RR	a)	Rural	38.10 m (125 ft)	2.02 ha (5 ac)	---	15% (see i)	15.24 m (50 ft)	3.05 m (10 ft)	9.14 m (30 ft)	15.24 m (50 ft)	92.90 m ² (1000 ft ²)	139.35 m ² (1500 ft ²)	10.67 m (35 ft)	3.05 m (10 ft)
		b)	Residential	60.96 m (200 ft)	3716 m ² (40,000 ft ²)	60.96 m (200 ft)	15%	15.24 m (50 ft)	3.05 m (10 ft)	9.14 m (30 ft)	15.24 m (50 ft)	92.90 m ² (1000 ft ²)	139.35 m ² (1500 ft ²)	10.67 m (35 ft)	3.05 m (10 ft)
			Residential – Niagara Parkway north of Dee Road	60.96 m (200 ft)	3716 m ² (40,000 ft ²)	60.96 m (200 ft)	15%	15.24 m (50 ft)	3.05 m (10 ft)	9.14 m (30 ft)	15.24 m (50 ft)	148.64 m ² (1600 ft ²)	204.34 m ² (2,200 ft ²)	10.67 m (35 ft)	3.05 m (10 ft)
			Residential – Siemens Subdivision	38.10 m (125 ft)	4064.38 m ² (43,750 ft ²)	106.68 m (350 ft)	15%	12.19 m (40 ft)	1.52 m (5 ft)	---	7.62 m (25 ft)	111.48 m ² (1200 ft ²)	167.22 m ² (1800 ft ²)	10.67 m ² (35 ft)	3.05 m (10 ft)
		c)	Open Space	60.96 m (200 ft)	0.81 ha (2 ac)	91.44 m (300 ft)	15%	15.24 m (50 ft)	3.05 m (10 ft)	9.14 m (30 ft)	15.24 m (50 ft)	---	---	10.67 m ² (35 ft)	3.05 m (10 ft)
		d)	Institutional	60.96 m (200 ft)	3716 m ² (40,000 ft ²)	60.96 m (200 ft)	15%	15.24 m (50 ft)	3.05 m (10 ft)	9.14 m (30 ft)	15.24 m (50 ft)	---	---	10.67 m ² (35 ft)	3.05 m (10 ft)
6	RS	a)	Residential	30.48 m (100 ft)	1858 m ² (20,000 ft ²)	60.96 m (200 ft)	15% (see i)	15.24 m (50 ft)	3.05 m (10 ft)	9.14 m (30 ft)	15.24 m (50 ft)	92.90 m ² (1000 ft ²)	167.22 m ² (1800 ft ²)	10.67 m (35 ft)	3.05 m (10 ft)
		b)	Registered Plan - Sheppard	30.48 m (100 ft)	1858 m ² (20,000 ft ²)	60.96 m (200 ft)	15%	12.19 m (40 ft)	1.52 m (5 ft)	3.05 m (10 ft)	7.62 m (25 ft)	111.48 m ² (1200 ft ²)	167.22 m ² (1800 ft ²)	10.67 m (35 ft)	1.52 m (5 ft)
		c)	Open Space	45.72 m (150 ft)	2787 m ² (30,000 ft ²)	60.96 m (200 ft)	15%	15.24 m (50 ft)	3.05 m (10 ft)	9.14 m (30 ft)	15.24 m (50 ft)	---	---	10.67 m (35 ft)	3.05 m (10 ft)
		d)	Institutional	38.10 m (125 ft)	2322.5 m ² (25,000 ft ²)	60.96 m (200 ft)	15%	15.24 m (50 ft)	3.05 m (10 ft)	9.14 m (30 ft)	15.24 m (50 ft)	---	---	10.67 m ² (35 ft)	3.05 m (10 ft)

7	RC		Zone requirements as established pursuant to Section 7 of this By-law.												
8	R1	a)	Residential - water & sewer	18.29 m (60 ft)	668.88 m ² (7200 ft ²)	36.58 m (120 ft)	33%	7.62 m (25 ft)	1.52 m (5 ft)	4.57 m (15 ft)	7.62 m (25 ft)	92.90 m ² (1000 ft ²)	139.35 m ² (1500 ft ²)	10.67 m (35 ft)	1.52 m (5 ft)
			- water & no sewer	60.96 m (200 ft)	3716 m ² (40,000 ft ²)	60.96 m (200 ft)	15%	7.62 m (25 ft)	3.05 m (10 ft)	4.57 m (15 ft)	7.62 m (25 ft)	92.90 m ² (1000 ft ²)	139.35 m ² (1500 ft ²)	10.67 m (35 ft)	1.52 m (5 ft)
			- no water, no sewer	60.96 m (200 ft)	3716 m ² (40,000 ft ²)	60.96 m (200 ft)	15%	7.62 m (25 ft)	3.05 m (10 ft)	4.57 m (15 ft)	7.62 m (25 ft)	92.90 m ² (1000 ft ²)	139.35 m ² (1500 ft ²)	10.67 m (35 ft)	1.52 m (5 ft)
		d)	Institutional	36.58 m (120 ft)	1393.5 m ² (15,000 ft ²)	38.10 m (125 ft)	15%	7.62 m (25 ft)	3.05 m (10 ft)	4.57 m (15 ft)	7.62 m (25 ft)	---	---	10.67 m (35 ft)	1.52 m (5 ft)
9	R2	a)	Residential (serviced) - single	18.29 m (60 ft)	668.88 m ² (7200 ft ²)	36.58 m (120 ft)	33%	7.62 m (25 ft)	1.52 m (5 ft)	4.57 m (15 ft)	7.62 m (25 ft)	92.90 m ² (1000 ft ²)	139.35 m ² (1500 ft ²)	10.67 m (35 ft)	1.52 m (5 ft)
			Residential (serviced) - semi	9.14 m (30 ft)	334.44 m ² (3600 ft ²)	36.58 m (120 ft)	33%	7.62 m (25 ft)	See ii	4.57 m (15 ft)	7.62 m (25 ft)	92.90 m ² (1000 ft ²)	139.35 m ² (1500 ft ²)	10.67 m (35 ft)	1.52 m (5 ft)
		b)	Institutional	36.58 m (120 ft)	1393.5 m ² (15,000 ft ²)	38.10 m (125 ft)	33%	7.62 m (25 ft)	3.05 m (10 ft)	4.57 m (15 ft)	7.62 m (25 ft)	---	---	10.67 m (35 ft)	1.52 m (5 ft)
10	R3	a)	Residential serviced areas	30.48 m (100 ft)	1161.25 m ² (12,500 ft ²)	38.10 m (125 ft)	33%	7.62 m (25 ft)	3.05 m (10 ft)	4.57 m (15 ft)	7.62 m (25 ft)	See iii	See iii	10.67 m (35 ft)	1.52 m (5 ft)
		b)	Institutional	36.58 m (120 ft)	1393.5 m ² (15,000 ft ²)	38.10 m (125 ft)	15%	7.62 m (25 ft)	3.05 m (10 ft)	4.57 m (15 ft)	7.62 m (25 ft)	---	---	10.67 m (35 ft)	1.52 m (5 ft)
11	RM4	a)	Residential water & sewer	18.29 m (60 ft)	See iv	---	33%	7.62 m (25 ft)	7.62 m (25 ft)	7.62 m (25 ft)	7.62 m (25 ft)	See iii	See iii	10.67 m (35 ft)	50% of bldg. height
		b)	Institutional	36.58 m (120 ft)	1393.5 m ² (15,000 ft ²)	38.10 m (125 ft)	15%	7.62 m (25 ft)	3.05 m (10 ft)	4.57 m (15 ft)	7.62 m (25 ft)	---	---	10.67 m (35 ft)	1.52 m (5 ft)
12	C1	a)	Residential	---	---	---	---	---	---	---	---	---	---	---	---
		b)	Commercial	15.24 m (50 ft)	464.5 m ² (5000 ft ²)	30.48 m (100 ft)	50%	4.57 m (15 ft)	1.22 m (4 ft)	4.57 m (15 ft)	7.62 m (25 ft)	---	---	10.67 m (35 ft)	Rear: 7.62 m (5 ft) Side: 1.22 m (4 ft)
		c)	Institutional	36.58 m (120 ft)	1393.5 m ² (15,000 ft ²)	38.10 m (125 ft)	15%	7.62 m (25 ft)	3.05 m (10 ft)	4.57 m (15 ft)	7.62 m (25 ft)	---	---	10.67 m (35 ft)	1.52 m (5 ft)
		d)	Commercial (Old Town)	9.14 m (30 ft)	278.7 m ² (3,000 ft ²) (500PE-01)	30.48 m (100 ft)	75%	---	1.22 m (4 ft)	1.22 m (4 ft)	4.57 m (15 ft)	---	---	10.67 m (35 ft)	1.22 m (4 ft)

12A	C2	a)	Residential	---	---	---	---	---	---	---	---	---	---	---	---
		b)	Commercial	18.29 m (60 ft)	1114.8 m ² (12,000 ft ²)	60.96 m (200 ft)	50%	15.24 m (50 ft)	3.05 m (10 ft)	7.62 m (25 ft)	7.62 m (25 ft)	---	---	10.67 m (35 ft)	See v
		c)	Institutional	18.29 m (60 ft)	1114.8 m ² (12,000 ft ²)	60.96 m (200 ft)	50%	15.24 m (50 ft)	3.05 m (10 ft)	7.62 m (25 ft)	7.62 m (25 ft)	---	---	10.67 m (35 ft)	See v
13	C3	a)	Residential	---	---	---	---	---	---	---	---	---	---	---	---
		b)	Commercial	18.29 m (60 ft)	1114.8 m ² (12,000 ft ²)	60.96 m (200 ft)	50%	15.24 m (50 ft)	3.05 m (10 ft)	7.62 m (25 ft)	7.62 m (25 ft)	---	---	10.67 m (35 ft)	See v
		c)	Open Space	18.29 m (60 ft)	836.1 m ² (9000 ft ²)	45.72 m (150 ft)	50%	15.24 m (50 ft)	3.05 m (10 ft)	9.14 m (30 ft)	7.62 m (25 ft)	---	---	10.67 m (35 ft)	See v
		d)	Institutional	18.29 m (60 ft)	836.1 m ² (9000 ft ²)	45.72 m (150 ft)	50%	15.24 m (50 ft)	3.05 m (10 ft)	7.62 m (25 ft)	7.62 m (25 ft)	---	---	10.67 m (35 ft)	See v
14	C4	a)	Residential	---	---	---	---	---	---	---	---	---	---	---	---
		b)	Commercial	18.29 m (60 ft)	668.88 m ² (7200 ft ²)	36.58 m (120 ft)	50%	4.57 m (15 ft)	1.22 m (4 ft)	4.57 m (15 ft)	7.62 m (25 ft)	---	---	10.67 m (35 ft)	See v
		c)	Open Space	36.58 m (120 ft)	1672.2 m ² (18,000 ft ²)	45.72 m (150 ft)	20%	15.24 m (50 ft)	3.05 m (10 ft)	9.14 m (30 ft)	7.62 m (25 ft)	---	---	10.67 m (35 ft)	1.52 m (5 ft)
15	M1	a)	Residential	---	---	---	---	---	---	---	---	---	---	---	---
		b)	Commercial - sewer	60.96 m (200 ft)	3716 m ² (40,000 ft ²)	60.96 m (200 ft)	50%	15.24 m (50 ft)	3.05 m (10 ft)	9.14 m (30 ft)	7.62 m (25 ft)	---	---	10.67 m (35 ft)	See v
			Commercial – no sewer	60.96 m (200 ft)	3716 m ² (40,000 ft ²)	60.96 m (200 ft)	25%	15.24 m (50 ft)	3.05 m (10 ft)	9.14 m (30 ft)	7.62 m (25 ft)	---	---	10.67 m (35 ft)	See v
		c)	Industrial – sewer	60.96 m (200 ft)	3716 m ² (40,000 ft ²)	60.96 m (200 ft)	50%	15.24 m (50 ft)	3.05 m (10 ft)	9.14 m (30 ft)	7.62 m (25 ft)	---	---	10.67 m (35 ft)	See v
			Industrial – no sewer	60.96 m (200 ft)	3716 m ² (40,000 ft ²)	60.96 m (200 ft)	25%	15.24 m (50 ft)	3.05 m (10 ft)	9.14 m (30 ft)	7.62 m (25 ft)	---	---	10.67 m (35 ft)	See v
		d)	Open Space	36.58 m (120 ft)	1672.2 m ² (18,000 ft ²)	45.72 m (150 ft)	20%	15.24 m (50 ft)	3.05 m (10 ft)	9.14 m (30 ft)	7.62 m (25 ft)	---	---	10.67 m (35 ft)	See v

16	M2	a)	Residential	---	---	---	---	---	---	---	---	---	---	---	---
		b)	Commercial	60.96 m (200 ft)	3716 m ² (40,000 ft ²)	60.96 m (200 ft)	25%	15.24 m (50 ft)	3.05 m (10 ft)	9.14 m (30 ft)	7.62 m (25 ft)			10.67 m (35 ft)	See v
		c)	Industrial	60.96 m (200 ft)	3716 m ² (40,000 ft ²)	60.96 m (200 ft)	25%	15.24 m (50 ft)	3.05 m (10 ft)	9.14 m (30 ft)	7.62 m (25 ft)			10.67 m (35 ft)	See v
17	M3	a)	Industrial	Zone requirements as established pursuant to Section 21 of this By-law.											
18	OS	a)	Open Space	---	---	---	5%	15.24 m (50 ft)	3.05 m (10 ft)	9.14 m (30 ft)	7.62 m (25 ft)			10.67 m (35 ft)	See v
19	INST	a)	Residential	---	---	---	---	---	---	---	---	---	---	---	---
		b)	Open Space	36.58 m (120 ft)	1393.5 m ² (15,000 ft ²)	38.1 m (125 ft)	15%	15.24 m (50 ft)	3.05 m (10 ft)	9.14 m (30 ft)	7.62 m (25 ft)	---	---	10.67 m (35 ft)	See v
		c)	Institutional	36.58 m (120 ft)	1393.5 m ² (15,000 ft ²)	38.1 m (125 ft)	15%	15.24 m (50 ft)	3.05 m (10 ft)	9.14 m (30 ft)	7.62 m (25 ft)	---	---	10.67 m (35 ft)	See v
20	PDH	a)	Rural	38.10 m (125 ft)	12.02 ha (5 ac)	60.96 m (200 ft)	15%	15.24 m (50 ft)	3.05 m (10 ft)	9.14 m (30 ft)	15.24 m (50 ft)	---	---	10.67 m (35 ft)	
		b)	Residential - sewer	18.29 m (60 ft)	668.88 m ² (7200 ft ²)	36.58 m (120 ft)	33%	7.62 m (25 ft)	1.52 m (5 ft)	4.57 m (15 ft)	7.62 m (25 ft)	---	---	10.67 m (35 ft)	1.52 m (5 ft)
			Residential – no sewer	60.96 m (200 ft)	3716 m ² (40,000 ft ²)	60.96 m (200 ft)	15%	15.24 m (50 ft)	3.05 m (10 ft)	9.14 m (30 ft)	15.24 m (50 ft)	---	---	10.67 m (35 ft)	3.02 m (10 ft)

Notes:

	i	Greenhouses may be extended to a total maximum coverage of 50%. The 50% lot coverage requirement includes ALL buildings on the property. (500PE-01)
	ii	Minimum interior side for a party wall on a property line – 0'. All other interior yards = 1.52 m (5 ft)
	iii	Minimum unit area of 55.74 m ² (600 ft ²) for one bedroom plus 13.93 m (150 ft) per each additional bedroom. (500PE-01)
	iv	Multiple dwelling – lot size shall be 696.75 m ² (7500 ft ²) for the first unit plus 232.25 m ² (2500 ft ²) for each additional unit.
	v	Same as main building yards but shall not be located in a front yard.