

NORTH YORK BY-LAW NUMBER	07625
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ONTARIO

THE ONTARIO MUNICIPAL BOARD

P.F.M-1248.

IN THE MATTER OF Section 390 of "The
Municipal Act" (R.S.O. 1950, Chapter
243),

- and -

IN THE MATTER OF an application by
the Corporation of the Township of
North York for approval of By-law
8365, a By-law to amend the Zoning
By-law 7625, as amended, and for final
approval of By-law 7625 as amended.

B E F O R E:

R. C. Rowland,
Vice-Chairman,

- and -

C. F. Nunn,
Member.

Wednesday, the Twenty-fourth
day of June, A.D. 1953.

UPON THE APPLICATION OF the Corporation of the
Township of North York, and the Board having, pursuant to
the appointment, and notice of the Hearing, given in
accordance with the directions of the Board, conducted at
its Chambers, 67 College Street, in the City of Toronto,
a public hearing of the said application for consideration
of By-law 8365, intituled: "A By-law to amend By-law
7625, as amended," on the 20th and the 21st day of May,
A.D. 1953, in the presence of Counsel for the Corporation,
Counsel for various interested property owners, and other
interested property owners in person, and upon completion
of the evidence adduced, and the arguments of Counsel, and
the Board having permitted the Council of the Corporation
to amend the said By-law and a certified copy of such
Amending By-law 8428 having been duly filed and the Board
having directed there should be no further Notices in
connection with the said Amending By-law 8428; and the
Board having reserved its decision until this day.



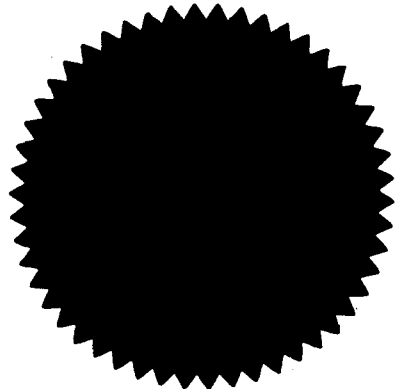
THE ONTARIO MUNICIPAL BOARD

P.F.M-1248.

THE BOARD ORDERS that the said Amending By-law 8365, intituled "A By-law to amend By-law 7625, as amended", (excepting thereout and therefrom all of sub-section XII of Section 23, all reference to Plan 3736, York, in Sub-section XXV of Section 23, and all of Sub-section XXIX of Section 23, which sub-sections and the inclusion of Plan 3736 are not approved), and the said Amending By-law 8428 be and the same are hereby approved and that By-law 7625 as amended, be and the same is hereby approved without further notice or hearing.

THE BOARD DECLARES that the said Amending By-laws 8365 and 8428 and the Township of North York Zoning By-law 7625, as amended and as approved, conform to the Official Plan of the Township of North York.

R. B. Howard
VICE-CHAIRMAN.





P.F.M.-71

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THE ONTARIO MUNICIPAL BOARD

IN THE MATTER OF Section 390 of "The Municipal Act" (R.S.O. 1950, Chapter 243), and

IN THE MATTER OF an application by the Corporation of the Township of North York for approval of its Zoning By-law Number 7625 intituled: "A By-law to regulate the use of lands and the use, bulk, height and location of buildings, and to prohibit certain uses of certain lands and buildings in the Township of North York", as amended by By-law Number 7956 passed the 11th day of September, A.D. 1952.

B E F O R E :

L.R. Cumming, M.A.
Chairman

W.J. Moore, O.L.S.
Vice-Chairman

Friday, the Twenty-sixth
day of September, A.D. 1952.

UPON THE APPLICATION of the Corporation of the Township of North York, and the Board having, pursuant to appointment, and notice of the hearing having been given in accordance with the directions of the Board, conducted a public hearing at its Chambers, 67 College Street, in the City of Toronto, of an application for consideration of its proposed By-law Number 7625 before final passage thereof, and this said application having come on for hearing on the -

26th day of February, A.D. 1952
27th day of February, A.D. 1952
28th day of February, A.D. 1952
29th day of February, A.D. 1952

5th day of March, A.D. 1952
6th day of March, A.D. 1952
10th day of March, A.D. 1952
11th day of March, A.D. 1952

in the presence of Counsel for the Corporation, Counsel for various interested property owners, and other interested property owners in person, and upon completion of the evidence adduced, and the arguments of Counsel, and the Board having reserved its decision in order to permit the Council of the Corporation to amend the said proposed By-law prior to its final passage in accordance with the suggestions made by the Board after hearing the objections of interested owners, and such amendments having been duly made and the



P.F.M.-71

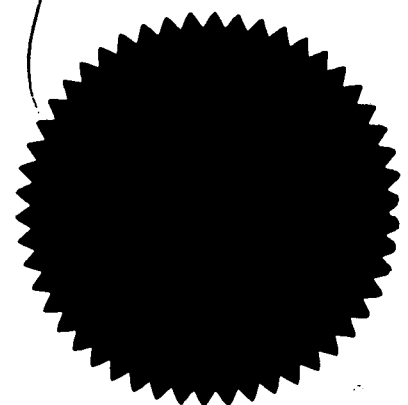
ONTARIO
THE ONTARIO MUNICIPAL BOARD

- 2 -

proposed By-law having been finally passed on the 25th day of June, A.D. 1952, in the form approved by the Board, and a certified copy thereof having been duly filed together with an application for approval of the said By-law as passed, and the Board having directed that there should be notice of the further hearing of the said application and such notice having been duly given as directed by the Board, and the said further hearing having been held on July 11th, 1952, in the presence of Counsel for the said Corporation, Counsel for certain property owners, and other interested property owners in person, and the said council having further amended the said By-law Number 7625 in order to correct errors and omissions disclosed at the said last mentioned hearing and having filed with the Board a certified copy of an amending By-law Number 7956, passed the 11th day of September, A.D. 1952.

THE BOARD ORDERS that the said By-law Number 7625, intituled: "A By-law to regulate the use of lands and the use, bulk, height and location of buildings, and to prohibit certain uses of certain lands and buildings in the Township of North York" read a first and second time on the 30th day of January, A.D. 1952, and read a third time and finally passed on the 25th day of June, A.D. 1952, and the said amending By-law Number 7956 passed on the 11th day of September, A.D. 1952 (excepting therefrom and thereout subsection (iv) of Section 4, which subsection is not approved), be and the same are hereby approved until the 24th day of June, A.D. 1953, without further notice or hearing.


CHAIRMAN





P.F.M.-71

THE ONTARIO MUNICIPAL BOARD

IN THE MATTER OF Section 390 of "The Municipal Act"
(R.S.O. 1950, C. 243), and

IN THE MATTER OF an Order of the Board dated the
26th day of September, 1952, granting approval of
By-law Number 7625 of the Corporation of the Town-
ship of North York as amended by By-law Number
7956 of the said corporation, until the 24th day
of June, A.D. 1953, and

IN THE MATTER OF an application by the said corp-
oration for an extension of the period of approval
granted by the said order pending the disposition
of the application of the said corporation for
corresponding amendments of its official plan
pursuant to The Planning Act 1946 as amended.

B E F O R E :

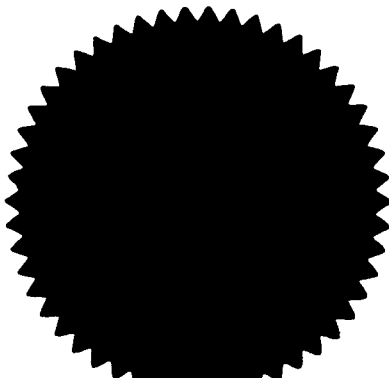
L.R. Cumming, Q.C.
Chairman

L.J. Moore, O.L.S.
Vice-Chairman

)
)
) Monday, the Twenty-second
) day of June, A.D. 1953.
)

UPON THE APPLICATION OF the Corporation of the Town-
ship of North York and upon reading the Order of the Board herein
dated the 26th day of September, 1952, and the said corporation
having subsequent to the said order adopted certain by-laws further
amending the said By-law 7625 and having duly applied for approval
thereof, and the said applications having been heard and the decision
of the Board reserved, and it further appearing that the said corp-
oration has applied for certain amendments of its official plan and
that the said last mentioned application is now pending before the
Honourable, the Minister of Planning and Development;

THE BOARD ORDERS that the period of approval set forth
in its said order dated the 26th day of September, 1952, which period
expires on the 24th day of June, 1953, be and the same is hereby
extended until the 6th day of July, A.D. 1953 without further notice
or hearing.



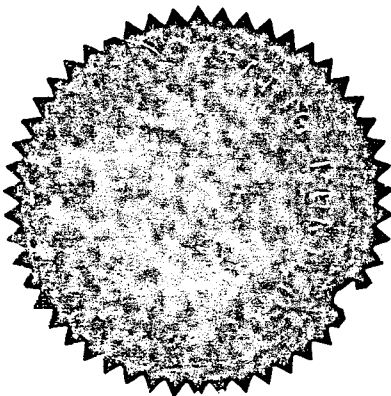

CHAIRMAN



P.F.M. 1248

THE ONTARIO MUNICIPAL BOARD

AND THE BOARD DECLARES that the said amending
by-law as approved by this order conforms to the official
plan of the Township of North York.



R. E. Randall
VICE-CHAIRMAN.

my 20
1933

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THE ONTARIO MUNICIPAL BOARD

P.F,M-71
P.F.M. 1248

IN THE MATTER OF section 390
of "The Municipal Act" (R.S.O.
1950, Chapter 243),

- and -

IN THE MATTER OF an application
of The Corporation of the Town-
ship of North York for approval
of By-law 7956, a by-law to amend
Zoning By-law 7625, as amended,
and for final approval of By-law
7625, as amended.

B E F O R E:

R.C. ROWLAND,
Vice-Chairman,

- and -

C. F. NUNN,
Member.

Wednesday, the Twenty-fourth
day of June, A.D. 1953.

UPON THE APPLICATION of the Corporation of the Township of North York for approval of its Restricted Area By-law 7956, passed the 11th day of September, 1952, amending By-law 7625, and the Board having by an order bearing even date herewith given final approval of By-law 7625 aforesaid, and it appearing that approval of By-law 7956, of which temporary approval has heretofore been given, was inadvertently omitted from the approval given by the previous order of this Board bearing even date herewith as aforesaid,

THE BOARD ORDERS that Restricted Area By-law 7956 of the Corporation of the Township of North York, passed on the 11th day of September, 1952, be and the same is hereby approved.

M E M O R A N D U M

March 18, 1963

RE: By-law 7625 and certain amendments thereto, and Ontario Municipal Board Orders of Approval

This memorandum sets forth the situation with respect to the original of By-law 7625 and certain amendments thereto, also O.M.B. Orders approving such by-laws.

We now have on file in this office the following documents:

- (1) The original of By-law 7625 as read a first and second time only, January 30, 1952.
- (2) The original of By-law 7625 as read a first and second time only, January 30, 1952 and read a third time and finally passed June 25, 1952.
- (3) The original of By-law 7956 to amend By-law 7625; read a third time and finally passed September 11, 1952.
- (4) The original of By-law 8365 to amend By-law 7625; read a third time and finally passed April 22, 1953.
- (5) The original of By-law 8428 to amend By-laws 8365 and 7625; read a third time and finally passed May 19, 1953.
- (6) The duplicate original of Ontario Municipal Board Order P.F.M. 71 dated September 26, 1952 approving By-law 7625 and By-law 7956 (excepting therefrom and thereout Subsection (IV) of Section 4, which subsection is not approved) until June 24, 1953.
- (7) The duplicate original of Ontario Municipal Board Order P.F.M. 71 dated June 22, 1953, extending the approval granted by the Order of the Board dated September 26, 1952 until July 6, 1953.
- (8) The duplicate original of Ontario Municipal Board Order P.F.M. 1248 dated June 24, 1953, approving By-laws 7625, 8365 and 8428 and declaring that By-laws 8365 and 8428 and By-law 7625 as amended, and as approved, conform to the Official Plan of the Township of North York.
- (9) The duplicate original of Ontario Municipal Board Order P.F.M. 71 and P.F.M. 1248 dated June 24, 1953, approving By-law 7956 and declaring that the said amending by-law conforms to the Official Plan of the Township of North York. (The duplicate original of this Order is appended to By-law 7956.)

ER:mm



Deputy Clerk

cc: Planning Board

INTER-DEPARTMENTAL CORRESPONDENCE

Township of North York

To Mr. A. G. Standing From Mr. C. Frank Moore

Re Zoning By-Law 7625

It has been the intention of the Planning Board to suggest to Council that this By-Law shall be placed in the Registry Office and the Land Titles Office as soon as we obtain the Order from The Ontario Municipal Board and we can provide the necessary copies for such purpose.

RECEIVED

SEP 25 1952

OFFICE
North York

Date Sept. 25, 1952.

C.F.M.

INTER-DEPARTMENTAL CORRESPONDENCE

Township of North York

Mr. C. F. Moore, Q.C., Solicitor
To Mr. W. R. Kinnear, Planning Engineer From Clerk
Re Zoning By-law 7625

For some years previous to the passing of By-law 7625, many area restriction by-laws were passed by Council, and when approved by the Ontario Municipal Board, were registered in the Registry Office. It was often said that this was notice to the world of the existence of such by-laws.

No doubt this point has been discussed elsewhere, but at the moment, I am wondering what our position is insofar as By-law 7625, amending these restriction by-laws as registered, has not been registered or deposited at the Registry Office.

Is there any information that we might have on this point just so we may fully understand what has taken place, or proposed to be done in this regard, if anything?

September 24th, 1952.
Date.....

INTER-DEPARTMENTAL CORRESPONDENCE

TOWNSHIP OF NORTH YORK

DATE: February 4th, 1960.

TO: Mr. W.S. Rogers, Q.C.,
Township Solicitor

FROM: Clerk

RE: By-law 7625 and Certain Amendments thereto and Ontario Municipal Board Orders of Approval.

Following our conversation in your office last week, this memorandum is being written to clarify the situation with respect to the original of By-law 7625 and certain amendments thereto, also Ontario Municipal Board Orders approving such by-laws.

We now have on file in this office the following:

- (1) The original of By-law 7625 as read a first and second time only, January 30th, 1952.
- (2) The original of By-law 7625 as read a first and second time only, January 30th, 1952, and read a third time and finally passed June 25th, 1952.
- (3) The original of By-law 7956 to amend By-law 7625, read a third time and finally passed September 11th, 1952.
- (4) The original of By-law 8365 to amend By-law 7625, read a third time and finally passed April 22nd, 1953.
- (5) The original of By-law 8428 to amend By-laws 8365 and 7625, read a third time and finally passed May 19th, 1953.
- (6) The duplicate original of Ontario Municipal Board Order P.F.M.71 dated September 26th, 1952 approving By-law 7625 and By-law 7956 (excepting therefrom and thereout Subsection (IV) of Section 4 which subsection is not approved) until June 24th, 1953.
- (7) The duplicate original of Ontario Municipal Board Order P.F.M.71 dated June 22nd, 1953, extending the approval granted by the Order of the Board dated September 26th, 1952 until July 6th, 1953.
- (8) The duplicate original of Ontario Municipal Board Order P.F.M.1248 dated June 24th, 1953, approving By-laws 7625, 8365 and 8428 and declaring that By-laws 8365 and 8428 and By-law 7625 as amended, and as approved, conform to the Official Plan of the Township of North York.

It would appear that we, therefore, have in our possession Boards Orders finally approving all of the By-laws recited above, with the exception of By-law 7956.

CLERK

Mr. O.R. Chapman, Sol.

T O W N S H I P O F N O R T H Y O R K

BY-LAW NO. 7625

A ZONING BY-LAW

<u>SECTION NO.</u>	<u>SYMBOL</u>	<u>TITLE</u>	<u>PAGE NO.</u>
1		Title.....	1
2		Definitions.....	1
3		Schedules.....	17
4		Districts.....	17
5		Zones.....	19
6		District Provisions.....	22
7	R	General Provisions for One-Family Detached Dwelling Zone.....	27
8	R-R	Rural Residential Zones.....	33
9	R-A	Suburban Residential Zones.....	38
10	R1	One-Family Detached Dwelling First Density Zone.....	44
11	R2	One-Family Detached Dwelling Second Density Zone.....	46
12	R3	One-Family Detached Dwelling Third Density Zone.....	49
13	R4	One-Family Detached Dwelling Fourth Density Zone.....	55
14	R5	One-Family Detached Dwelling Fifth Density Zone.....	58
15	RM	General Provisions for Multiple-Family Dwelling Zones.....	61
16	RM1	Multiple-Family Dwelling First Density Zone.....	64
17	RM2	Multiple-Family Dwelling Second Density Zone.....	67
18	RM3	Multiple-Family Dwelling Third Density Zone.....	70
19	RM4	Multiple-Family Fourth Density Zone.....	75
20	RM5	Multiple-Family Dwelling Fifth Density Zone.....	80
21	G	Greenbelt Zone.....	86
22	C	General Provisions for Commercial Zones.....	88
23	C1	General Commercial Zones.....	95
24	C2	Local Shopping Centre Zone.....	100
25	C3	District Shopping Centre.....	104
26	C4	Restricted Commercial Zone.....	107
27	C5	Service Shop Zone.....	110
28	M	General Provisions for Industrial Zones.....	114
29	M1	Warehousing Zones.....	120
	M2	Manufacturing Zones.....	120
	M3	Storage Yard Zone.....	120
	M4	Railway Zone.....	121
30	A	Airport Hazard Area Zones.....	122
31	O	General Provisions for Open Space Zones.....	123
32	O1	Public Park Zone.....	125
33	O2	Private Open Space Zone.....	126
34	O3	Semi-Public Open Space Zone.....	127
35		Administration.....	128
36		Continuation of Existing Regulations.....	129
37		Validity.....	130

DEFINITIONS

- 2.4 "Apartment" - See "Dwelling, Multiple-Family". (RM) Apartment
- 2.4.1 "Apartment Hotel" shall mean a building or portion of a building used mainly for the purpose of furnishing living quarters for families by the month or more than a month, and not for any period of less than a month, and having at least six suites of rooms for rent, and having a restaurant or dining room, but shall not include an hotel or ordinary lodging house. (RM5) Apartment Hotel
- 2.4.2 "Apartment House" - See "Dwelling, Multiple Family". (RM) Apartment House
- 2.5 "Automobile Service Station" shall mean an automobile service station as defined by "The Ontario Municipal Act, R.S.O. 1950, Sec. 388, S.S. 122A". (C1) Automobile Service Station
- 2.6 "Basement" shall mean the storey or portions of storeys of a building in which the floor is thirty (30) or more inches, but less than one-half of the height from the floor to the ceiling, below the average level of the natural ground adjoining such storey, or portions of storeys respectively. In locations where the said level is lower than that of the sidewalk, roadway, boulevard or natural ground in front of it, it may, at the discretion of the Building Inspector, be considered as higher, according to the extent to which such lower ground is filled in with clean earth. Basement
- 2.7 "Block" shall mean all land fronting on one side of a street between the nearest streets, intersecting, meeting or crossing the aforesaid street. Block
- 2.7.1 "Block (on a registered plan)" shall mean a parcel of land on a registered plan, which parcel is indicated by the word and letter "Block A", "B", "C" or as the case may be. Block (on a registered plan)
- 2.8 "Board" shall mean the Planning Board of the Township of North York. Board
- 2.9 "Boarding or Lodging House" shall mean a dwelling in which lodging with or without meals is supplied for gain, but shall not include an hotel, hospital, children's home, nursing home, home for the aged or other similar establishments. (RM5) Boarding or Lodging House

- 2.10 "Building Height" shall mean the vertical distance between the established grade, and Building Height
- in the case of a flat roof, the highest point of the roof surface, or
- in the case of a mansard roof the deck line, or
- in the case of a gabled, hip or gambrel roof, the mean height level between eaves and ridge,
- and a penthouse, tower, cupola, steeple or other roof structure which is used only as an ornament upon or to house the mechanical equipment of any building shall be disregarded in calculating the height of such building.
- 2.11 "Building By-law" shall mean the Building By-law No. 6110 of the Township of North York. Building By-law
- 2.11.1 "Building Inspector" shall mean that Township Official who is charged from time to time with the duty of enforcing the Building By-law. Building Inspector
- 2.12 "Building Line, Established" shall mean the average distance from the street line of existing buildings in any block where more than half the frontage has been built upon. Building Line, Established
- 2.13 "Business Office" shall mean any building or part of a building in which one or more persons are employed in the management, direction or conducting of an agency, business, brokerage, labour or fraternal organization, and shall exclude such uses as retail sale, manufacture, assembly or storage of goods, or places of assembly and amusement. (C1) Business Office
- 2.14 "Car Sales Lot" shall mean a lot where motor vehicles are stored or displayed for the purpose of sale or hire, and shall not include a public or private garage, automobile service station, parking lot or parking station. (C5) Car Sales Lot
- 2.14.1 "Car Washing Establishment" shall mean a building for washing or cleaning motor vehicles for gain and shall not include a public garage or automobile service station. (C5) Car Washing Establishment

2.15	"Cellar" - See "Basement"	Cellar
2.16	"Cemetery and Columbarium" shall mean a cemetery and columbarium within the meaning of "The Cemetery Act, R.S.O. 1950, Chap. 46". (R-R, R-A, 03).	Cemetery and Columbarium
2.17	"Children's Shelter" shall mean a children's shelter within the meaning of "The Children's Protection Act, R.S.O. 1950, Chap. 53". (RM5)	Children's Shelter
2.18	"Church" shall mean a building set aside by any religious organization for public worship. (R-R, R-A, R1)	Church
2.19	"Clinic" shall mean a building or part of a building used for the surgical or therapeutical treatment of human beings. (RM5)	Clinic
2.20	"Commercial Use, General" shall mean the use of land, structure or building for the purposes of buying and selling of commodities and supplying of services as distinguished from such uses as manufacturing or assembling of goods, warehousing and construction. (C1)	Commercial Use, General
2.21	"Commercial Club" shall mean any club other than a private club. (C1)	Commercial Club
2.21.1	"Commercial School" shall mean any school or organization where instruction is given for profit or gain. (C1)	Commercial School
2.22	"Committee" shall mean the Committee of Adjustment of the Township of North York.	Committee
2.23	"Community Centre" shall mean a building or part of a building used for community activities which shall not be used for any commercial purpose. (R4, G, 0)	Community Centre
2.24	"Community, Planned" shall mean an area of one hundred (100) acres which is planned or used as a unit for residential use, and which may include accessory commercial uses.	Community Planned
2.25	"Contractor's Yard or Shop, Class A" shall mean a yard or shop of any contractor or contractor's supplier where light equipment and materials are stored, or where a contractor may perform shop or assembly work, but shall not include a Contractor's Yard or Shop, Class B, or any other yard or shop otherwise classified or defined in this By-law. (C5)	Contractor's Yard or Shop, Class A

- | | | |
|--------|--|------------------------------------|
| 2.25.1 | "Contractor's Yard or Shop, Class B" shall mean a yard or shop for the storage of any heavy machinery, plant or equipment such as any cranes, ploughs, tractors, pile drivers, road making equipment, wrecker's or steel erector's equipment, and building and construction material. (M2) | Contractor's Yard or Shop, Class B |
| 2.26 | "Council" shall mean the Council of the Corporation of the Township of North York. | Council |
| 2.27 | "Court" shall mean an open, uncovered, unoccupied space appurtenant to a building and bounded on two or more sides thereby. (RM) | Court |
| 2.27.1 | "Court, Inner" shall mean a court enclosed on all sides by exterior walls of a building or by exterior walls and lot lines on which walls are permissible under this By-law. (RM) | Court, Inner |
| 2.27.2 | "Court, Outer" shall mean a court extending to a street line or opening upon any front, side or rear yard. (RM) | Court, Outer |
| 2.28 | "Coverage" shall mean that percentage of the land or lot area covered by buildings. | Coverage |
| 2.29 | "Custom Workshop" shall mean a building or part of a building used by a trade, craft or guild for the manufacture in small quantities of made-to-order articles. There shall not be more than twelve persons employed in manufacturing in any workshop. (C1) | Custom Workshop |
| 2.30 | "Day Nursery" shall mean a day nursery within the meaning of "The Day Nurseries Act, R.S.O. 1950, Chap. 88". (R4) | Day Nursery |
| 2.31 | "District" shall mean all those areas in the Township of North York numbered 1 to 14 as shown on Schedule "A" hereto. | District |
| 2.32 | "Dwelling" shall mean any building or part thereof, used in whole or in part as the home, residence or sleeping place of one or more persons, either continuously, permanently, temporarily or transiently. (R) | Dwelling |
| 2.32.1 | "Dwelling, Converted" shall mean a dwelling altered to make a greater number of dwelling units. (RM) | Dwelling, Converted |

DEFINI-
TIONS

- | | | |
|--------|--|---|
| 2.32.2 | "Dwelling, Double Duplex" shall mean two attached duplex dwelling houses, (RM) | Dwelling,
Double
Duplex |
| 2.32.3 | "Dwelling, Duplex or Two-Family Detached" shall mean a two-storey building divided horizontally or vertically into two dwelling units. (RM) | Dwelling,
Duplex or
Two-Family
Detached |
| 2.32.4 | "Dwelling, Multiple-Family or Apartment House" shall mean a separate building containing three or more dwelling units and shall not include a multiple attached dwelling. (RM) | Dwelling,
Multiple-
Family or
Apartment
House |
| 2.32.5 | "Dwelling, One-Family Detached" shall mean a separate building accommodating but a single family and having front, rear and two (2) side yards. (R) | Dwelling,
One-Family
Detached |
| 2.32.6 | "Dwelling, Semi-Detached" shall mean a building divided vertically into two dwelling units. (RM) | Dwelling,
Semi-
Detached |
| 2.32.7 | "Dwelling Unit" shall mean a separate set of living quarters designed or intended for use or used by an individual or one family alone, and which shall include at least one room and separate kitchen and sanitary conveniences, with a private entrance from outside the building or from a common hallway or stairway inside. (R) | Dwelling
Unit |
| 2.32.8 | "Dwelling, Single-Family" shall mean a building occupied or intended to be occupied by one single family alone and containing only one kitchen. (R) | Dwelling,
Single-
Family |
| 2.32.9 | "Dwelling Unit Area" shall mean the floor area of a dwelling unit measured within the interior faces of the exterior walls of the dwelling unit. | Dwelling
Unit Area |
| 2.33 | "Erect" shall mean erect, build, construct, re-construct or enlarge and shall include:- | Erect |

the removal of a structure and its relocation, and

any physical operation such as excavating, filling or draining preparatory to commencing the work of erecting a building or structure as aforesaid,

and the words "erected and "erection" shall have a corresponding meaning,

DEFINI-
TIONS

- | | | |
|--------|---|--------------------|
| 2.34 | "Essential Services" shall mean the erection, alteration, operation or maintenance of any works or structure either above or below the ground by municipal, provincial or federal departments, boards or commissions, or public utilities corporation. | Essential Services |
| 2.35 | "Existing" shall mean existing as of the 30th day of January 1952. | Existing |
| 2.36 | "Family" shall mean a group of two or more persons living together and inter-related by bonds of consanguinity, marriage or legal adoption, occupying a dwelling unit, and shall include non-paying guests and domestic servants. | Family |
| 2.37 | "Farm" shall mean an area of land of a minimum of twenty (20) acres which is used principally for agricultural uses by the owner or tenant. | Farm |
| 2.38 | "First Floor" shall mean the floor of a building approximately at or first above the established grade. | First Floor |
| 2.39 | "Floor Area" shall mean the maximum habitable area contained within the outside walls or outside finished furred partitions thereof excluding, in the case of a dwelling, any private garage, porch, verandah, sunroom, unfinished attic and basement. | Floor Area |
| 2.40 | "Front" shall mean that elevation of a building which is opposite the main access street. | Front |
| 2.41 | "Garage, Community" shall mean a building or part thereof used by residents in the vicinity for the storage of private passenger motor vehicles only, wherein neither servicing for profit is conducted, nor storage of commercial vehicles is permitted. (R5, RM) | Garage, Community |
| 2.41.1 | "Garage, Private" shall mean a building or part thereof not over one storey or fifteen (15) feet in height, used for the storage of private passenger motor vehicles wherein neither servicing for profit is conducted nor storage of commercial vehicles is permitted. (R) | Garage, Private |

2.41.2	"Garage, Public" shall mean a public garage within the meaning of "The Ontario Municipal Act R.S.O. 1950, Chap..243, Sec. 388, S.S. 121 A". (C1)	Garage, Public
2.42	"Grade, Established" shall mean the average elevation of the surface of the ground at the base of a structure or of the main front wall of a building, exclusive of any embankment in lieu of steps. On streets where a sidewalk is provided by the municipality it shall be the elevation of the sidewalk grade as fixed by the municipality.	Grade, Established
2.43	"Group Housing" shall mean two or more separate, multiple-family dwellings placed on the same parcel of land, arranged around two or three sides of a court. (RM)	Group Housing
2.44	"Ground Floor Area" - See "Floor Area"	Ground Floor Area
2.45	"Hereafter" shall mean after the date of the passing of any applicable provision of this By-law.	Hereafter
2.46	"Herein" shall mean in this By-law, and shall not be limited to any particular section of this By-law.	Herein
2.47	"Hospital, Private" shall mean a private hospital as defined by "The Private Hospitals Act, R.S.O. 1950, Chap..289". (R-R, R-A, RM3)	Hospital, Private
2.47.1	"Hospital, Public" shall mean an institution as defined by "The Public Hospitals Act, R.S.O. 1950, Chap. 307". (R-R, R-A, RM3)	Hospital Public
2.48	"Hotel" shall mean a building or part of a building in which a minimum of six rooms is provided for renting as dwellings, usually on a temporary or transient basis, with no facilities for cooking or housekeeping therein; but with a public dining room. (C1)	Hotel
2.49	"Industrial Uses" shall mean the use of land, building or structure designed for the purpose of manufacturing.	Industrial Uses

2.50	"Lane" shall mean a public or private means of access not more than thirty (30) feet wide and which affords only a secondary means of access to abutting property.	Lane
2.51	"Lodging House" - See "Boarding House" (RM5)	Lodging House
2.52	"Lot (in general)" shall mean, except for residential purposes, a parcel of land which fronts or abuts on a street, and may have erected thereon, in accordance with the provisions of this By-law, a structure or building, with such open space as is required by this By-law.	Lot (in general)
2.52.1	"Lot Area" shall mean the total horizontal area within the lot lines of a lot.	Lot Area
2.52.2	"Lot, Corner" shall mean a lot situated at the intersection of two or more streets having an angle of intersection of not more than one hundred and thirty-five degrees (135°).	Lot, Corner
2.52.3	"Lot, Corner, Reversed" shall mean a corner lot, the side street line of which is substantially a continuation of the front line of the lot to its rear.	Lot, Corner, Reversed
2.52.4	"Lot, Depth of" shall mean the horizontal distance between the front and rear lot lines. Where these lines are not parallel, it shall be the length of a line joining the mid points of the front and rear lot lines.	Lot, Depth of
2.52.5	"Lot, Farm" shall mean a parcel of land of not less than twenty (20) acres which on the 30th day of January 1952 was assessed and used for agricultural purposes.	Lot, Farm
2.52.6	"Lot Frontage" shall mean the horizontal distance between the side lot lines; where such lot lines are not parallel, the lot frontage shall be the distance between the side lot lines measured on a line twenty-five (25) feet back from the front lot line and parallel to it.	Lot Frontage
2.52.7	"Lot Line, Front" shall mean the line that divides a lot from the street, provided that in the case of a corner lot, the shorter lot line that so abuts a street shall be deemed to be the front line of the lot, and the longer line that so abuts shall be termed the side line of the lot.	Lot Line, Front

2.52.8	"Lot Line, Rear" shall mean the lot line opposite the front lot line.	Lot Line, Rear
2.52.9	"Lot Lines, Side" shall mean any lot lines other than the front lot line or the rear lot line.	Lot Lines, Side-
2.52.10	"Lot, Registered" shall mean a lot described in accordance with and within a registered plan of subdivision, but shall not include any land, which although within a registered plan of subdivision has been declared by By-law No. 4818 as amended to be not within a registered plan of subdivision for the purpose of "The Planning Act, R.S.O. 1950, Chap. 277", Sec. 24.	Lot, Registered
2.52.11	"Lot, Residential" shall mean a parcel of land, having lot frontage and lot area in accordance with the zone and district requirements of this By-law and which fronts or abuts on a street. It shall also include parcels of land having lesser frontage and area than required herein, provided that the said parcels are held under distinct and separate ownership from adjoining lots, according to the register for lands in the Land Titles or Registry Office on or prior to the 15th day of December 1950.	Lot, Residential
2.52.12	"Lot, Through" shall mean a lot other than a corner lot, having separate frontages on two streets.	Lot, Through
2.52.13	"Lot, Width" shall mean the horizontal distance between side lot lines; the distance shall be measured perpendicularly from the line joining the centre of the front and rear lot lines at a point twenty-five (25) feet from the front lot line.	Lot Width
2.53	"Market Garden" shall mean land used for the growing of vegetables, berry fruit crops, flowers and mushrooms, nurseries and nursery sales stations and greenhouses. (R-R, R-A, G, O)	Market Garden
2.53.1	"Motel" shall mean an hotel in one building or in two or more connected detached buildings, used twelve months each year and operating under "The Tourist Establishment Act 1950", "Act Respecting the Regulations of Tourist Camps, 1946" and "The Liquor Licence Act 1946" but which may or may not include a public dining room.	Motel
2.54	"Municipal Yard" shall mean any land and buildings owned by the municipality, or any local board or commission, and used for the storage, maintenance and repair of equipment used in connection with civic works.	Municipal Yard
2.55	"Net Area or Curtilage" shall mean that area of a lot unoccupied by any building.	Net Area or Curtilage

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| 2.56 | "Non-Conforming Use" shall mean the use of land, structure or building which does not comply with the provisions of this By-law for the district and zone in which such land, structure or building is situated. | Non-Conforming Use |
| 2.57 | "Obnoxious" shall mean a use which, from its nature or operation, creates a nuisance or is liable to become a nuisance or offensive by the creation of noise or vibration; or by reason of the emission of gas, fumes, dust or objectionable odour; or by reason of the unsightly storage of goods, wares, merchandise, salvage, refuse matter, waste or other material; and without limiting the generality of the foregoing shall include any uses which under "The Public Health Act R.S.O. 1950. Chap. 306" or regulations thereunder, may be declared by the Local Board of Health or Council to be a noxious or offensive trade, business or manufacture. | Obnoxious |
| 2.58 | "Occupancy, Change of" shall mean the discontinuance of the existing use of land, structure, building or premises and the substitution therefor of a different kind or class of use. | Occupancy, Change of |
| 2.59 | "Occupied" shall include arranged, designed, built, altered, converted to, rented, leased or intended to be occupied and maintained. | Occupied |
| 2.59.1 | "Occupied Lands" shall mean lands used for any purpose except agricultural purposes, gardens, parks, playgrounds, recreational grounds not operated for profit. | Occupied Lands |
| 2.60 | "Open Space" shall mean an unoccupied space open to the sky, on the same lot with the building. | Open Space |
| 2.61 | "Parking Lot, Public" shall mean a lot or portion thereof other than an automobile sales lot, used for the temporary storage or parking of six (6) or more motor vehicles for hire and gain. | Parking Lot, Public |
| 2.61.1 | "Parking Space" shall mean an area of not less than two hundred (200) square feet, exclusive of driveways or aisles, for the temporary parking or storage of motor vehicles. | Parking Space |
| 2.61.2 | "Parking Station" shall mean a lot or lots or portion thereof, required in accordance with the provisions of this By-law for the temporary storage or parking of motor vehicles accessory or incidental to uses in Commercial, Industrial, Residential and Open Space Zones, and shall not include the storage or parking of motor vehicles for hire and gain, or display, sales. (RM, C, M, O, G) | Parking Station |

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| 2.62 | "Person" shall include individual, association firm, partnership or incorporated company. | Person |
| 2.63 | "Personal Service Shop" shall mean a building or part of a building in which not more than twelve persons are employed in furnishing services and otherwise administering to the individual and personal needs of persons, and without limiting the generality of the foregoing may include such establishments as barber shops, beauty parlours, hand laundries, hairdressing shops, shoe repair and shoe shining shops, valets and depots for collecting dry cleaning and laundry. (C) | Personal Service Shop |
| 2.64 | "Professional Office" shall mean any office where professionally qualified persons, technical assistants and clerical staffs are employed and where clients or patients go for advice, consultation or treatment. A business which is an accessory to the above uses will be permitted. (C) | Professional Office |
| 2.65 | "Public Uses" shall mean the use of land, buildings or structures by civic, religious, educational, charitable, fraternal, social or recreational societies, agencies, boards or committees, so long as the activity is not conducted for a profit, and any business use is accessory to the main use. | Public Uses |
| 2.66 | "Quarry" shall mean any pit or excavation made for the purpose of searching for or removal for gain of any soil, earth, clay, marl, sand, gravel, limestone, slate, granite or other rocks. (M2) | Quarry |
| 2.67 | "Recreational Area" shall mean an area set aside for public recreational purposes, and may include playgrounds, tennis courts, lawn bowling greens, indoor or outdoor skating and hockey rinks, picnic areas, athletic fields, swimming pools, day camps, community centres, bathing beaches and similar uses. | Recreational Area |
| 2.67.1 | "Recreational Use" shall mean a use of land and buildings as a recreational area. (G) | Recreational Use |
| 2.68 | "Religious Institutions" shall include buildings designed, adapted or used for dwellings by religious orders, and may include a private chapel, mother house, or other uses incidental thereto. (R-R, R-A, RM) | Religious Institutions |

- 2.69 "Residential Use, One-Family Detached" shall mean the use of land for the erection of a one-family detached dwelling. It may include the erection of an accessory building which may not be used for human habitation; but may not include an apartment, apartment hotel, multiple dwelling, hostel, hotel, lodging house, tourist camp or cabins, summer camp, trailer camp, motel or any institutional use. (R) Residential Use, One-Family Detached
- 2.69.1 "Residential Use, Multiple-Family Dwelling" shall mean the use of land for the erection of multiple-family dwellings. It may include the erection of an accessory building which may not be used for human habitation, and institutional uses, but may not include a hostel, hotel, lodging house, tourist camp or cabins, summer camp or trailer camp. (RM) Residential Use, Multiple-Family Dwelling
- 2.69.2 "Residential Hotel" shall mean a dwelling occupied by permanent guests only and not by transients and may include restaurants, news-stands and other accessory services, primarily to serve its occupants and only incidentally the public. (RM5) Residential Hotel
- 2.70 "Retail Store" shall mean a building where commodities of which at least 80% are new, are stored, warehoused or kept for sale in limited quantities as opposed to the wholesale disposal of such commodities. (C1) Retail Store
- 2.71 "Salvage Yard" shall mean land or buildings used for an automobile wrecking yard or premises, the keeping and storing of waste paper, rags, bones, bottles, bicycles, automobile tires, old metal and other scrap material and salvage and where such materials are bought, sold, exchanged, baled, packed, disassembled or handled. (M2) Salvage Yard
- 2.72 "Sanitarium" shall mean an institution for the care and treatment of mental and nervous diseases, licensed under "The Private Sanitaria Act, R.S.O. 1950, Chap. 290". (R-R, R-A, RM3-5) Sanitarium
- 2.73 "Service Shop" shall mean a building or part of a building and whether conducted in conjunction with a retail shop or not, for the repair, sale or servicing of articles or materials as opposed to the manufacturing of the same. (C5) Service Shop

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| 2.74 | "Set-back" shall mean, when used in reference to an upper portion of a building or structure, the setting back of the outer walls of such upper portion from the building line or lines. | Set-back |
| 2.75 | "Shopping Centre", shall mean a group of commercial establishments conceived, designed, developed and managed as a unit in accordance with the provisions of this By-law and related in location, size and type to the surrounding trade area which it serves, as opposed to a business area comprising unrelated individual commercial establishments. (C2, C3) | Shopping Centre |
| 2.76 | "Stable, Commercial" shall mean a stable other than a private stable. (R-R) | Stable, Commercial |
| 2.76.1 | "Stable, Private" shall mean a detached accessory building for the keeping of horses, mules, donkeys or ponies owned by the occupants of the premises and not kept for remuneration, hire or sale. | Stable, Private |
| 2.77 | "Storey" shall mean that portion of a building other than a cellar included between the surface of any floor and the surface of the floor, roof, deck or ridge next above it, except an attic storey. | Storey |
| 2.77.1 | "Storey, First" shall mean the lowest storey of a building. | Storey, First |
| 2.77.2 | "Storey, Attic or Storey, Half" shall mean that portion of a building situated within the roof or having its floor level not lower than four feet (4') below the line where the roof and outer walls meet, and having a roof not steeper than forty-five degrees (45°) above the horizontal. | Storey, Attic or Storey Half |
| 2.78 | "Street" shall mean a highway as defined by "The Highway Traffic Act" and "The Municipal Act", and without limiting the generality thereof shall include a lane, alley, park, square, public drive and a public place, or a part of any of them. | Street |
| 2.79 | "Structure" shall mean anything that is erected, built or constructed of parts joined together. | Structure |
| 2.79.1 | "Structural Alterations: shall mean any change in the supporting members of a building such as bearing walls, columns, beams or girders and partitions. | Structural Alterations |

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|--------|--|-----------------|
| 2.80 | "Summer Camp" shall mean a summer camp licensed as such by the Department of Health for Ontario under "The Public Health Act, R.S.O.1950, Chap. 306, Sec. 51, S.S. (z) (h)". | Summer
Camp |
| 2.80.1 | "Tourist Home" shall mean a dwelling in which persons are harboured, received or lodged for hire for a single night or for less than a week at one time, and shall not include an hotel or private hospital. | Tourist
Home |
| 2.80.2 | "Tourist Camp: shall mean a tourist camp as defined by "The Ontario Municipal Act, R.S.O. 1950, Chap. 243, Sec. 413, S.S. 12 (a) (i)". | Tourist
Camp |
| 2.80.3 | "Trailer Camp" shall mean a trailer camp as defined by "The Ontario Municipal Act, R.S.O. 1950, Chap. 243, Sec. 413, S.S. 12 (a) (i)". | Trailer
Camp |
| 2.81 | "Use" shall mean the purpose for which land or a building or structure is arranged, designed or intended or for which either land or a building or structure is or may be occupied or maintained. | Use |
| 2.81.1 | "Used" shall include "arranged", "designed" or "intended to be used". | Used |
| 2.82 | "Yard" shall mean any open uncovered, unoccupied space appurtenant to a building, with the exception of a court, In determining yard measurements, the minimum horizontal measurement shall be used except as herein provided. | Yard |
| 2.82.1 | "Yard, Front" shall mean a yard extending across the full width of the lot between the front line and the nearest wall of any building or structure on the lot. | Yard,
Front |
| 2.82.2 | "Yard, Rear" shall mean a yard extending across the full width of the lot between the rear lot line and the nearest wall of any building or structure on the lot. | Yard,
Rear |
| 2.82.3 | "Yard, Side" shall mean a yard extending from the front yard to the rear yard between the side lot line and the nearest wall of any building or structure on the lot. | Yard, Side |
| 2.83 | "Zone" shall mean an area within which, in accordance with the provisions of this By-law, certain uses of lands, buildings and structures are permitted and certain others are prohibited; and where yards and other open spaces are required; and where lot areas, building height limits and other requirements are established; all of the foregoing being identical for the zone and district in which they apply. | Zone |

2.84

In this By-law the word "shall" is mandatory and not directory.

2.84.1

In this By-law, words used in the present tense include the future; words in the singular number include the plural; words in the plural include the singular number.

SECTION 3 - SCHEDULES

SCHEDULES

Schedules "A", "B", "C" and "D" with notations and references shown thereon are hereby declared to be part of this By-law and are described as follows:-

<u>Schedule</u>	<u>Title</u>	<u>Scale</u>
"A"	District Map	1" - 1000'
"B"	Key Zoning Map	1" - 1000'
"C"	Detailed Zoning Map (Nos. 1-50 incl.)	1" - 200'
"D"	Airport Hazard Zoning Map	1" - 1000'

SECTION 4 - DISTRICT PROVISIONS

DISTRICT
PROVISIONS

For the purpose of this By-law the Township shall be, and the same is hereby divided into fourteen (14) districts as shown on Schedule "A".

4.1

BOUNDARIES OF DISTRICTS

BOUNDARIES
OF DISTRICTS

The boundaries of Districts No. 1 - 14 inclusive shall be as follows:-

<u>District No.</u>	<u>Boundaries</u>
	the centre line of -
1	Steeles Avenue, Toronto-Barrie Highway, Sheppard Avenue, Humber River.
2	Steeles Avenue, Keele Street. Sheppard Avenue, Toronto-Barrie Highway.
3	Steeles Avenue, Bathurst Street, Toronto By-pass Highway, Keele Street.
4	Steeles Avenue, Bayview Avenue, Toronto By-pass Highway, Bathurst Street.
5	Steeles Avenue, Victoria Park Avenue, Toronto By-pass Highway, Bayview Avenue.

4.1
(cont'd)

<u>District No.</u>	<u>Boundaries</u>
6	Toronto By-pass Highway, Victoria Park Avenue, existing Hydro-Electric Power Commission right-of-way south of Eglinton Avenue, west branch of the Don River, Leslie Street.
7	Existing Hydro-Electric Power Commission right-of-way south of Eglinton Avenue, the boundary of the Town of Leaside, the boundary of the Township of East York, Victoria Park Avenue.
8	Toronto By-pass Highway, Leslie Street, north boundary of the Town of Leaside, Bayview Avenue.
9	Toronto By-pass Highway, Bayview Avenue, north boundaries of the City of Toronto, north boundary of the Village of Forest Hill, Toronto and York Roads Commission's Spadina Road extension.
10	Toronto By-pass Highway, Spadina Road extension, north boundary of the Village of Forest Hill, north boundary of the Township of York, southern extension of the Barrie Highway as shown on Schedule "A".
11	Sheppard Avenue, Keele Street, Toronto By-pass Highway, Toronto-Barrie Highway.
12	Sheppard Avenue, Toronto-Barrie Highway, Toronto By-pass Highway, Humber River, north limit of Township Lot 14, Concession 6 West of Yonge Street, east line of Main Street.
13	Toronto By-pass Highway, south extension of Toronto-Barrie Highway as shown on Schedule "A", Jane Street, north boundary of the Town of Weston, Humber River.
14	South extension of the Toronto-Barrie Highway as shown on Schedule "A", north boundary of the Township of York, east boundary of the Town of Weston, Jane Street.

SECTION 5 - ZONES

ZONES

5.1

CLASSIFICATION OF ZONES

CLASSIFICA-
TION OF
ZONES

For the purpose of this By-law, the following zones shall be and the same are hereby established within the districts of the Township of North York:-

CLASS	ZONE	SYMBOL
1. <u>RESIDENTIAL</u>	Rural Residential	R-R
	Suburban "	R-A
One-family	First Density "	R1
Detached	Second " "	R2
Dwelling	Third " "	R3
	Fourth " "	R4
	Fifth " "	R5
2. <u>RESIDENTIAL</u>	First " "	RM1
	Second " "	RM2
Multiple-family	Third " "	RM3
Dwellings	Fourth " "	RM4
	Fifth " "	RM5
3. <u>RESIDENTIAL</u>	Greenbelt "	G
4. <u>COMMERCIAL</u>	General Commercial	C1
	Local Shopping Centre	C2
	District " "	C3
	Restricted Commercial	C4
	Service Shops	C5
5. <u>INDUSTRIAL</u>	Warehousing	M1
	Manufacturing	M2
	Storage Yards	M3
6. <u>TRANSPORTATION</u>	Railway	M4
	Airport Hazard	A
7. <u>OPEN SPACE</u>	Public Park	O1
	Private Open Space	O2
	Semi-Public "	O3

5.2

INTERPRETATION OF ZONING MAPS

INTERPRETA-
TION OF
ZONING MAPS

5.2.1

Zoning Maps

The extent and boundaries of all the said zones are shown on Schedules "B" and "C".

Zoning Maps

5.2.2

Symbols of the Zones

Symbols
of the
Zones

The above symbols used herein refer to the kinds of buildings and structures, uses of buildings and structures, and of land, permitted by this By-law in the said districts and zones.

Whenever in this By-law the word "Zone" is used, preceded by any district number and symbol, such combination shall refer to each and every area within the said district and zone shown by the said symbols on Schedules "A", "B", "C" and "D".

5.2.3

Boundaries of the Zones

Boundaries
of the Zones

Where any uncertainty exists as to the boundary of any zone as shown on Schedules "A", "B", "C" and "D", the following provisions shall apply:-

- (a) where a zone boundary is indicated as following a street or lane, the boundary shall be the centre line of such street or lane,
- (b) where a zone boundary is indicated as approximately following lot lines shown on a registered plan of subdivision, the boundary shall follow such lot lines,
- (c) where a zone boundary is indicated as approximately parallel to any street line, and the distance from the street line is not indicated, such district boundary shall be construed as being parallel to such street line, and the distance therefrom shall be according to the scale shown on the Zoning Maps.

5.2.4

Street or Right-of-Way: Allocation or Division

Street or
Right-of-Way
Allocation
or Division

A street, lane, railway right-of-way, electrical transmission line right-of-way or watercourse shown on Schedules hereto, unless otherwise indicated shall be included within the zone of adjoining property on either side thereof and where such street, lane, right-of-way or watercourse serves as a boundary between two or more different zones, the centre line of such street, lane or right-of-way or watercourse, and extending in the general direction of the long dimension thereof, shall be considered the boundary between zones.

5.2.5

Closed Street or Lane

Closed Street
or Lane

In the event of any street or lane shown on the Schedules hereto being closed, the property formerly in said closed street or lane shall be included in the zone of the adjoining property on either side of the said closed street or lane. In the event of the said street or lane having been a boundary between two or more different zones, the new zone boundary shall be the former centre line of said closed street or lane.

SECTION 6 - DISTRICT PROVISIONS

DISTRICT
PROVISIONS

6.1 NON-CONFORMING USE

Non-Conform-
ing Use

No person shall within any of the districts or zones of the Township herein defined, use any land or erect or use any building or structure except in conformity with the provisions of this By-law respecting the district or zone in which such land, building or structure is located or respecting the district or zone in which it is proposed to erect the building or structure, unless an application to the Council for such use or erection was pending on January 30th, 1952.

6.1.1 Continuation of Use

Continuation
of Use

Nothing herein shall apply to any land, lot, building or structure, which on the 30th day of January 1952 was used or erected for any purpose prohibited by this By-law so long as it continues to be used for that purpose, nor shall this By-law apply to any building or structure, the plans for which were approved by the Building Inspector prior to January 30th, 1952, so long as the building or structure, when erected is used for the purpose for which the building permit was issued.

6.2 RESTORATION TO A SAFE CONDITION

RESTORATION
TO A SAFE
CONDITION

Nothing in this By-law shall prevent the strengthening or restoration to a safe condition of any building or structure or part of any such building or structure, provided such alteration or repair will not increase the height, size or volume or change the use of such building or structure.

6.3 LICENSES, PERMITS AND OTHER BY-LAWS

LICENSES,
PERMITS AND
OTHER BY-LAWS

Nothing in this By-law shall exempt any person from complying with the requirements of the Building By-law or any other by-law in force within the Township, or to obtain any license, permission, permit, authority or approval required by this or any other by-law of the Township unless hereinafter specifically stated.

6.4

REDUCTION OF LOT AREA

REDUCTION OF
LOT AREA

No person shall reduce any lot built upon in area, either by the conveyance or alienation of any portion thereof or otherwise, so that the coverage will exceed the maximum permitted by this By-law, and the yards provided will be less than the minimum permitted by this By-law for the zone in which such lot is located.

6.5

REDUCTION OF YARDS

REDUCTION OF
YARDS

6.5.1

When any part of a lot is required by this By-law to be reserved as a yard or other open space, it shall continue to be so used regardless of any change in the ownership of the lot or any part thereof, and shall not be deemed to form a part of an adjacent lot for the purpose of computing the area thereof available for building purposes.

6.5.2

Where a lot abuts upon a lane, one-half of the width of the said lane may be considered a part of such lot for the purpose of computing the area of such lot, and for the purpose of computing the depth of any rear yard required under this By-law.

6.5.3

In the case of a building on a reversed corner lot, the minimum distance from the side lot line on the street side shall be fifty per cent (50%) of the distance from the front lot line required from the buildings on lots in the rear of such corner lot (excluding key lots) but such side yard need not exceed ten feet (10').

6.6

LOTS ON BOUNDARY LINE

LOTS ON
BOUNDARY
LINE

Save as provided in Section 5.2.3 where a lot is contiguous to a boundary line of two different zones, any side yard or rear yard which is directly adjacent to the said boundary line in the least restricted zone shall be increased in minimum width or depth to the average of the required minimum width and depth of such yards in the two different zones.

6.7

YARD ENCROACHMENTS

YARD
ENCROACH-
MENTS

Every part of any required yard shall be open and unobstructed by any structure, from the ground to the sky, except for unenclosed porches, sills, belt courses, cornices, eaves or gutters, provided however, that the same shall not project more than eighteen inches (18") into any required yard.

6.7
(cont'd)

Fire escapes shall be permitted to side and rear yards only. Exterior stairways shall be permitted in rear yards only, and balconies shall be permitted in front and rear yards only.

Fire escapes, stairways and balconies which are open and unenclosed may project not more than five feet (5') into a yard where permitted. Chimneys and pilasters may project not more than eighteen inches (18") into a required yard.

6.8

USES OF LOTS WITHOUT BUILDINGS

USES OF LOTS
WITHOUT
BUILDINGS

Where a lot is occupied for permitted uses without buildings or structures thereon, the side yards and front yards required herein for the district and zone within which such lot is located, shall be provided and maintained, except when the lot is used for garden purposes or public playgrounds.

6.9

STREETS AS REAR YARDS

STREETS AS
REAR YARDS

In the case of a through lot, either line separating such lot from a street may be designated as the front lot line. In such cases a portion of the street adjacent to the rear lot line may be deemed to form a part of the rear yard, provided that at least twenty feet (20') of such rear yard shall be provided on the lot independently of such street.

6.10

SPECIAL USES PERMITTED

SPECIAL USES
PERMITTED

The following uses are permitted in all zones in the Township

6.10.1

Uses incidental to Construction

Uses
incidental -
to Construc-
tion

- (a) a construction camp or other such temporary work camp for so long only as the same is necessary for work in progress which has neither been finished nor abandoned,
- (b) a tool shed, scaffold or other building or structure incidental to construction on the premises, for so long as the same is necessary for work in progress which has neither been finished nor abandoned,
- (c) a sign having an area of not more than fifty (50) square feet incidental to construction on the premises.

6.10.2 Accessory and Incidental Uses

Accessory
and Inci-
dental Uses

- (a) a watermain or sewer, either maintained by or authorized by a competent public authority,
- (b) a "No Trespassing" or other announcement or sign other than an advertisement, if not more than two (2) square feet in area,
- (c) the structures and works of The Hydro-Electric Power Commission of Ontario and The Hydro-Electric Commission of the Township of North York, and land uses in connection therewith, provided however that such structures in or adjacent to Residential Zones shall be screened and the property in which they are situated shall be landscaped in conformity with the standards of the area,
- (d) buildings or structures for essential services, provided however that such buildings or structures are erected to conform with the established residential character of the zone in which they are situated,
- (e) a statue, monument, cenotaph, fountain or other such memorial or ornamental structure,
- (f) any properly authorized traffic sign or signal, any public election list or government proclamation.

6.10.3 Height of Certain Buildings and Structures not Restricted

Height of
Certain
Buildings
and Struc-
tures not
Restricted

The provisions of this By-law shall not apply to limit the height of any silo, windmill or other farm building or structure, or of any belfry or church spire, or of any ornamental dome, cupola or clock tower or water storage tank, except as set out in Schedule "D" hereto.

6.11 SPECIAL USES PROHIBITED

SPECIAL USES
PROHIBITED

6.11.1 Storing of Dangerous Materials

Storing of
Dangerous
Materials

No person shall use any land, building or structure and no person shall erect any building or structure in any zone for any of the following commercial or industrial uses without the approval of the Committee of Adjustment: the storage of or the use in manufacturing of coal oil, water oil, rock oil, fuel oil, burning fluid, naphtha, benzole, benzine, gasoline, dynamite, dualin, nitro glycerine or gunpowder, petroleum or other similar combustible or inflammable or dangerous liquid or material.

DISTRICT
PROVISIONS

6.11.2	<u>Open Air Motion Picture Theatres and Tracks for the racing of Motor Vehicles or Motor Cycles</u> No person shall use any land, building or structure, and no person shall erect any building or structure in the Township for the purpose of the operation of an open air motion picture theatre or a track for the racing of motor vehicles or motor cycles.	Open Air - Motion Picture Theatres and Tracks for the racing of Motor Vehicles or Motor Cycles
6.12	<u>CONTINUATION OF AGRICULTURAL USES</u> Nothing herein contained shall prevent the use of any land, building or structure for agricultural purposes or additions to such building or structure, provided such land was used for such purposes prior to December 15th, 1950. Such additions shall be subject to the following provisions:-	CONTINUATION OF AGRICULTURAL USES
6.12.1	<u>Uses Permitted</u> (a) one-family residential buildings and the dwellings of staff employed on the premises, (b) any building or structure incidental and accessory to agricultural uses.	Uses Permitted
6.12.2	<u>Yard Requirements</u> The minimum distance of any building from any lot line shall be fifty feet (50').	Yard Requirements
6.12.3	<u>Floor Area of Main Residential Building</u> 1 storey : minimum 950 sq.ft. 1½ storey : minimum 1100 sq.ft. 2 storey : minimum 1250 sq.ft.	Floor Area of Main Residential Building
6.12.4	<u>Floor Area of Staff Buildings</u> 1 storey : minimum 800 sq.ft. 1½ storey : minimum 950 sq.ft. 2 storey : minimum 1100 sq.ft.	Floor Area of Staff Buildings
6.12.5	<u>Height of Residential Building</u> - maximum 35 ft.	Height of Residential Building
6.12.6	<u>Lot Coverage</u> All buildings, including accessory buildings, shall not cover more than thirty per cent (30%) of the farm lot.	Lot Coverage

SECTION 7 - GENERAL PROVISIONS FOR ONE-FAMILY
DETACHED DWELLING ZONES (R)

The following provisions shall apply
in all One-family Detached Dwelling Zones (R):-

No person shall hereafter use any land,
building or structure, and no person shall erect
any building or structure except in accordance
with the following provisions:-

7.1 DWELLING SHALL FRONT ON A STREET

DWELLING
SHALL FRONT
ON A STREET

Any dwelling erected shall be deemed
to front upon the street opposite the principal
entrance, or if such entrance is not opposite
a street, the dwelling shall be deemed to front
upon the street from which it gains its principal
entrance.

7.1.1 Minimum Street Width

Minimum
Street
Width

No person shall in any "R" Zone, use
or erect any dwelling on any land if the street
upon which the land fronts has a lesser width
than 66 ft.

7.1.2 Exception to Street Width

Exception to
Street Width

Notwithstanding the provisions of
Section 7.1.1, nothing in this By-law shall
prevent the erection of dwellings on lands which
front on the following streets which are less
than 66 ft. in width:-

Enid Crescent
Romar Crescent
Maple Avenue
Fifth Street
Valley Road
Mill Street
Old Yonge Street
Maple Leaf Drive
Grandview Avenue
Victory Drive
Bainbridge Avenue
Norris Place
Westview Avenue
Firth Road
Drewry Avenue
Blake Avenue
Newtonbrook Boulevard
Centre Avenue
Cummer Avenue
Bishop Avenue

7.2 USE OF LOTS

USE OF LOTS

7.2.1 Lots having the Required Frontage and Area

Lots having
the Required
Frontage and
Area

No person shall erect more than one one-family detached dwelling on any lot having a frontage and area equal to or less than required by the provisions of this By-law.

7.2.2 Lots having Less than the Required Frontage and Area

Lots having
Less than the
Required
Frontage and
Area

Lots within a Registered Plan

Lots within
a Registered
Plan

Notwithstanding the provisions of Section 7.2.1 of this By-law, where a lot is described in accordance with and is within a registered plan of subdivision on or prior to December 15th, 1950, and has less frontage and area than is required by this By-law, and represents the total ownership of the owner held prior to December 15th, 1950, nothing shall prevent the use of such lot for the erection of a one-family detached dwelling provided that yards, coverage, floor area and height provisions which exist on seventy-five percent of the lots in the block are complied with.

7.2.2.1 Lots not within a Registered Plan

Lots not
within a
Registered
Plan

Notwithstanding the provisions of Section 7.2.1 of this By-law where a lot is not described in accordance with and is not within a registered plan of subdivision on or prior to December 15th, 1950, and has less frontage and area than is required by this By-law, and represents the total ownership of the owner held prior to December 15th, 1950, nothing shall prevent the use of the said lot for the erection of one one-family detached dwelling provided that yards, coverage, floor area and height provisions of the zone and district in which the said lot is situated are complied with, and provided that the following frontage and area provisions are also complied with:-

- (a) If the lot is served by municipal water supply and sanitary sewer system

Minimum Frontage - 40 ft.
Minimum Area - 4000 sq.ft.

- 7.2.2.1 (b) If the lot is served by municipal water
(cont'd) supply only

Minimum Frontage - 40 ft.
Minimum Area - 6000 sq.ft.

- (c) If the lot is served by neither municipal
water supply and sanitary sewer system

Minimum Frontage - 60 ft.
Minimum Area - 15000 sq.ft.

- 7.2.3 Registered Lots having Frontage and Area
greater than required

Registered
Lots having
Frontage and
Area greater
than required

If a registered lot has a greater
frontage and area than is required by the pro-
visions of this By-law, more than one one-family
detached dwelling may be erected on the said lot.

- 7.2.4 Increase of Frontage and Area of Registered
Lots having less Frontage and Area than
required

Increase of
Frontage and
Area of
Registered
Lots having
less Frontage
and Area than
required

The frontage and area of a registered
lot may be increased by the conveyance of the
whole or portions of adjoining lots provided
that all the provisions of this By-law applicable
to the zone and district in which the lots are
situated are complied with for each lot.

7.3 YARD REQUIREMENTS

YARD
REQUIREMENTS

7.3.1 Front Yards for Key Lots

Front Yards
for Key Lots

The minimum distance from the front wall of the main building to the front lot line of a key lot shall be the average of the corresponding distance for the adjoining interior lot, and the required distance from the side lot line on the street side of the building on the adjoining reversed corner lot. Where existing buildings on either or both of the adjoining lots are located nearer to the front or side lot lines than the distances required above, the average of distances established by such existing buildings shall be used in computing the front yard for a key lot.

7.3.2 Buildings erected between Existing Buildings

Buildings
erected
between
Existing
Buildings

Notwithstanding the provisions of Sections 10-14 inclusive of this By-law, the yards of any building erected between existing buildings on the same block shall comply with the corresponding yards of the existing buildings.

7.3.3 Yard Encroachments

Yard
Encroach-
ments

No person shall obstruct in any manner whatsoever any front yard required to be provided by the provisions of this By-law, but this provision shall not apply to prevent the construction or location of an uncovered platform having a maximum projection of five feet (5') from the main front wall of the nearest building.

7.3.4 Uses not Permitted

Uses not
Permitted

No person shall use any part of any yard herein required, except a rear yard, for any accessory building or for the parking or storage of vehicles.

7.4 EXTERNAL DESIGN OF BUILDINGS

EXTERNAL
DESIGN OF
BUILDINGS

No person shall erect on lots in any block within a housing project, dwellings, more than twenty per cent (20%) of which are similar in external design with respect to the following: size and location of openings, doors, windows, projecting balconies and colour or type of surface materials. Buildings similar in external design shall not be built upon adjoining lots.

7.5 ACCESSORY BUILDINGS

ACCESSORY
BUILDINGS

7.5.1 Location

Location

Except as may be provided herein all accessory buildings which are not part of the main building shall be erected in the rear yard and shall be at least nine inches (9") from the nearest lot line and shall not occupy more than ten per cent of the area of the lot.

7.5.1.1 Contiguous to a Lane

Contiguous
to a Lane

Where a lane exists at the rear of the lot the accessory building may be located on the rear lot line.

7.5.2 Part of Main Building

Part of Main
Building

Any accessory building except a stable may be erected as part of the main building provided all 'yard' and area requirements of this By-law are complied with.

7.5.3 Prior to Erection of Main Building

Prior to
Erection of
Main Build-
ing

No accessory building shall be erected prior to the erection of the main building on the same lot except where it is necessary for the storage of tools and materials for use in connection with the construction of the principal building or structure, and no such accessory building shall, prior to the erection of the principal building, be used for any purpose other than such storage.

7.5.4 Restriction as to Height

Restriction
as to Height

No accessory building shall exceed a height of fifteen feet (15') except one accessory to an agricultural use.

7.6 PARKING SPACE FACILITIES REQUIRED

PARKING
SPACE FACILI-
TIES RE-
QUIRED

7.6.1 For Dwellings

Dwellings

A minimum of one parking space for each dwelling unit shall be provided.

7.6.2 For Churches and Church Halls

Churches and
Church Halls

One parking space shall be provided on the church or church hall site for each twelve seats in excess of one hundred seats. Where the

7.6.2 seating is provided by open benches, every
(cont'd) twenty inches (20") of bench space shall be
considered as one seat for the purposes of this
By-law.

7.6.2.1 Exemption

Exemption

Notwithstanding anything herein
contained for any church site which has been
purchased or is subject to an offer or option
to purchase on January 30th, 1952, the following
provisions shall apply: one parking space on
the church site for each twenty (20) seats in
excess of 200 seats, provided however, that when
the seating is by open benches every twenty
inches (20") of bench space shall be considered
as one seat.

SECTION 8 - RURAL RESIDENTIAL ZONES (R-R)

The following provisions shall apply in all Rural Residential Zones (R-R):-

No person shall hereafter use any land, building or structure and no person shall erect any building or structure except in accordance with the following provisions, if no municipal water supply and sanitary sewer system exists:-

8.1	<u>USES PERMITTED</u>	USES PERMITTED
8.1.1	<u>Residential</u> - One-family detached dwelling and accessory living quarters for staff employed on the premises and for non-paying guests.	Residential
8.1.2	<u>Agricultural</u> - Agricultural uses including field crops, truck gardening, berry or bush crops, tree crops, flower gardening, nurseries, orchards, aviaries, apiaries and mushroom farms, farms for grazing, breeding, raising or training horses, dog kennels or the breeding, boarding or sale of dogs and any other similar uses or enterprises customarily carried on in the field of general agriculture and not obnoxious to the public welfare.	Agricultural
8.1.3	<u>Home Occupation</u> - The office of a physician, dentist or drugless practitioner located in the one-family detached dwelling used by such physician, dentist or drugless practitioner as his private residence. Such office to be used for consultation and emergency treatment only, but shall not be in the nature of a clinic or private hospital.	Home Occupation
8.1.4	<u>Recreational</u> - Parks, playgrounds, community centres and recreational buildings operated and owned by a public authority, golf courses (but not driving tees or ranges, miniature courses and similar uses operated for commercial purposes).	Recreational
8.1.5	<u>Institutional</u> - (a) churches, public and private schools, educational and religious institutions, research laboratories under the jurisdiction of the University of Toronto or a government authority,	Institution- al

(b) public and private hospitals, sanatoria and clinics as defined by "The Private Hospitals Act", "The Private Sanatoria Act" and "The Public Hospitals Act".

8.1.5 (cont'd) (a) a cemetery, mausoleum, columbarium, together with any chapel or other building appurtenant and incidental to such use, including a crematorium shall be permitted in all "R-R" Zones, provided a license has been obtained in accordance with the provisions of "The Cemetery Act" and subject to the provisions of Section 8.8 of this By-law.

8.1.6 Business - (a) Stables, riding academies, animal hospitals and veterinary establishments, storing of farm vehicles and machinery used on the premises, storing of motor vehicles (other than farm machinery) provided that the number of vehicles stores does not exceed six.

Business

(b) Parking station incidental to an adjacent Commercial Zone, subject to the provisions of Section 24.4 of this By-law.

8.1.7 Accessory Buildings and Uses - A private garage, recreational building, greenhouse, bath house, swimming pool and private park if not used for commercial purposes.

Accessory Buildings and Uses

8.1.8 Signs - (a) One non-illuminated real estate sign advertising the sale, rental or lease of any building, structure or lot, and one non-illuminated trespassing, safety or caution sign not exceeding six square feet in area.

Signs

(b) A sign not exceeding one square foot in area indicating the name and profession of a doctor or dentist.

(c) A sign not exceeding twelve square feet in area advertising the farm products raised or produced on the premises.

8.2 AREA REQUIREMENTS FOR OTHER THAN INSTITUTIONAL USES

AREA REQUIREMENTS OTHER THAN INSTITUTIONAL USES

8.2.1 Lot Area - every lot or other parcel of land shall have a minimum area of five (5) acres for all uses permitted in this Section.

Lot Area

8.2.2 Lot Frontage - minimum 400 ft.

Lot Frontage

8.2.3 Lot Coverage - maximum all buildings 20%

Lot Coverage

8.2.4 Exceptions

Exceptions

Where a lot having a lesser frontage or area than is required herein is held under distinct and separate ownership from adjoining lots recorded with the Land Titles or Registry Office on or prior to December 15th, 1950, the following provisions shall apply:-

8.2.4.1 Area Requirements for other than Institutional Uses

Lot Area : minimum 15,000 sq.ft.
Lot Frontage : minimum 80 ft.
Lot Coverage : maximum all buildings 25%

8.3 YARD REQUIREMENTS FOR OTHER THAN INSTITUTIONAL USES

YARD REQUIREMENTS OTHER THAN INSTITUTIONAL USES

8.3.1 Front Yard - minimum 40 ft.

Front Yard

8.3.2 Side Yards - minimum each side 15 ft.

Side Yards

8.3.3 Rear Yard - minimum 25 ft.

Rear Yard

8.4 FLOOR AREA REQUIREMENTS FOR OTHER THAN INSTITUTIONAL USES

FLOOR AREA REQUIREMENTS FOR OTHER THAN INSTITUTIONAL USES

The following provisions with respect to floor area shall apply to any one-family detached dwelling being the main building on the premises:-

1 storey : minimum 950 sq.ft.
1½ storey : minimum 1100 sq.ft.
2 storey : minimum 1250 sq.ft.

8.5 HEIGHT OF RESIDENTIAL BUILDINGS

HEIGHT OF RESIDENTIAL BUILDINGS

Maximum - 35 ft.

8.6 STAFF DWELLINGS

STAFF DWELLINGS

Staff Dwellings shall comply with the minimum provisions for "R5" Zones.

8.7 REQUIREMENTS FOR INSTITUTIONAL USES

REQUIREMENTS
FOR INSTITU-
TIONAL USES

8.7.1 Yard Requirements

Yard
Requirements

Front Yard - minimum 40 ft.

Side Yards - a) churches - the combined width of the side yards shall be not less than 15% of the width of the lot but such side yards need not exceed the height of the building,

b) all other institutions - minimum each side, 10% of the width of the lot, but the width of such side yards need not exceed the height of the building.

8.7.2 Requirements for Parking Space Facilities

Requirements
for Parking
Space
Facilities

For churches, auditoria or educational institutions - one parking space for each ten (10) seats contained in said building. If there are no fixed seats, at least one parking space for each one hundred (100) square feet of floor area, exclusive of stage.

For hospitals - at least one parking space for each 1000 sq.ft. of floor area in the said building.

8.8 CEMETERIES, MAUSOLEUM, COLUMBARIUM, CREMATORIUM

CEMETERIES,
MAUSOLEUM,
COLUMBARIUM,
CREMATORIUM

Notwithstanding anything herein contained in Section 8.2 of this By-law, the following provisions shall prevail with respect to a cemetery, mausoleum and columbarium, and crematorium, together with any chapel or other buildings and structures appurtenant to such use:-

8.8.1 Lot Frontage - maximum 1,320 ft. when uninterrupted by through streets.

Lot Frontage

8.8.2 Lot Depth - maximum 1,320 ft. when uninterrupted by through streets.

Lot Depth

Lot Area

b) Minimum: 20 acres

Yard Requirements

8.8.5

Exception

Exception

8.9

LOTS SERVED BY MUNICIPAL WATER SUPPLY
AND SANITARY SEWER SYSTEM

LOTS SERVED
BY MUNICIPAL
WATER SUPPLY
AND SANITARY
SEWER SYSTEM

Notwithstanding anything contained in Sections 8.1 - 8.8 inclusive of this By-law, in an "R-R" Zone where a lot is served by municipal water supply and sanitary sewer system it may be divided into lots of lesser width and area than required for an "R-R" Zone provided that such division of land is carried out in accordance with the provisions of Subdivision Area Control By-law No. 4818 as amended, and complies with the provisions of the district and residential zone indicated in brackets under the Symbol "R-R" on the maps being Schedules "A", "B", "C" and "D" to this By-law, and hereafter all the provisions of this By-law applicable to the "R" Zones so indicated in brackets under the symbol "R-R" shall apply as shown on the maps being Schedules "A", "B", "C", and "D" to this By-law, and the provisions for "R-R" Zone shall no longer apply.

SECTION 9 - SUBURBAN RESIDENTIAL ZONES (R-A)

The following provisions shall apply in all Suburban Residential Zones (R-A):-

No person shall hereafter use any building, structure or land, and no person shall erect any building or structure if no municipal water supply and no sanitary sewer system exists except in accordance with the following provisions:-

9.1	<u>USES PERMITTED</u>	USES PERMITTED
9.1.1	<u>Residential</u> - a one-family detached dwelling and accessory living quarters for staff employed on the premises and for non-paying guests.	Residential
9.1.2	<u>Agricultural</u> - agricultural uses including field crops, truck gardening, berry or bush crops, tree crops, flower gardening, nurseries, orchards, aviaries, apiaries and mushroom farms, and any other similar uses or enterprises which are not obnoxious.	Agricultural
9.1.3	<u>Home Occupation</u> - the office of a physician, dentist or drugless practitioner located in the one-family detached dwelling used by such physician, dentist or drugless practitioner as his private residence. Such office to be used for consultation and emergency treatment only, but shall not be in the nature of a clinic or private hospital.	Home Occupation
9.1.4	<u>Recreational</u> - parks, playgrounds, community centres and other recreational buildings operated and owned by a public authority, golf courses, (but not driving tees or ranges, miniature courses and similar uses operated for commercial purposes).	Recreational
9.1.5	<u>Institutional</u> - (a) churches, public and private schools, educational and religious institutions, public libraries, research laboratories under the jurisdiction of the University of Toronto or a government authority.	Institutional

(b) public and private hospitals, sanatoria and clinics as defined by "The Private Hospitals Act". "The Private Sanitaria Act" and "The Public Hospitals Act".

SECTION 12 - ONE-FAMILY DETACHED DWELLING
THIRD DENSITY ZONE (R'3)

The following provisions shall apply in all One-family Detached Dwelling Third Density Zones (R3):-

No person shall hereafter use any building, structure or land and no person shall erect any building or structure except in accordance with the following provisions:-

12.1	<u>USES PERMITTED</u>	USES PERMITTED
12.1.1	<u>Residential</u> - one-family detached dwellings and accessory buildings incidental thereto.	Residential
12.1.2	<u>Home Occupation</u> - the offices of physicians, dentists or drugless practitioners located in the one-family detached dwellings used by such physicians, dentists or drugless practitioners as their private residences, such offices to be used for consultation and emergency treatment only, but shall not be in the nature of clinics or private hospitals.	Home Occupation
12.1.3	<u>Recreational</u> - parks, playgrounds operated by the Township, golf courses (but not driving tees or ranges, miniature courses and similar uses operated for commercial purposes).	Recreational
12.1.4	<u>Signs</u> - one non-illuminated real estate sign advertising the sale, rental or lease of any building, structure or lot and one non-illuminated trespassing, safety or caution sign not exceeding two square feet in area, a sign indicating the name of a physician, dentist or drugless practitioner not exceeding one square foot in area.	Signs
12.1.5	<u>Institutional</u> - schools (public and separate), churches, church halls, Sunday schools, libraries.	Institutional

12.2	<u>LOT FRONTAGE</u>	LOT FRONTAGE
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No person shall hereafter erect a one-family detached dwelling upon land which was not within a registered plan of subdivision prior to January 30th, 1952 except in accordance with the following provisions for lot frontage:-

12.2.1 In Districts No. 1, 2, 3, 6, 9, 10 and 11

In Districts
No. 1, 2, 3,
6, 9, 10
and 11

1. Minimum if served by municipal water supply and sanitary sewer system - 60 ft.
2. Minimum if served by municipal water supply only - 75 ft.
3. Minimum if served by neither municipal water supply nor sanitary sewer system - 200 ft.

12.2.2 In District No. 4

In District
No. 4

1. Minimum if served by municipal water supply and sanitary sewer system - 50 ft.
2. Minimum if served by municipal water supply only - 60 ft.
3. Minimum if served by neither municipal water supply nor sanitary sewer system - 200 ft.

12.2.3 In District No. 5

In District
No. 5

1. Minimum if served by municipal water supply and sanitary sewer system - 65 ft.
2. Minimum if served by municipal water supply only - 80 ft.
3. Minimum if served by neither municipal water supply nor sanitary sewer system - 200 ft.

12.2.4 In District No. 8

In District
No. 8

1. Minimum if served by municipal water supply and sanitary sewer system - 70 ft.
2. Minimum if served by municipal water supply only - 85 ft.
3. Minimum if served by neither municipal water supply nor sanitary sewer system - 200 ft.

12.2.5 In District No. 12

In Dis-
trict
No. 12

1. Minimum if served by municipal water supply and sanitary sewer system - 90 ft.
2. Minimum if served by municipal water supply only - 100 ft.
3. Minimum if served by neither municipal water supply nor sanitary sewer system - 200 ft.

12.3 LOT AREA

Lot Area

No person shall hereafter erect a one-family detached dwelling upon land which was not within a registered plan of subdivision prior to January 30th, 1952 except in accordance with the following provisions for lot area:-

12.3.1 In Districts No. 1, 2, 3, 6, 9, 10 and 11

In Dis-
tricts
No. 1,2,
3,6,9,10
and 11

1. Minimum if served by municipal water supply and sanitary sewer system - 7500 sq.ft.
2. Minimum if served by municipal water supply only -10000 sq.ft.
3. Minimum if served by neither municipal water supply nor sanitary sewer system - 2 acres

12.3.2 In District No. 4

In Dis-
trict
No. 4

1. Minimum if served by municipal water supply and sanitary sewer system - 6500 sq.ft.
2. Minimum if served by municipal water supply only - 8000 sq.ft.
3. Minimum if served by neither municipal water supply nor sanitary sewer system - 2 acres

12.3.3 In Districts No. 5, 8 and 12

In Dis-
tricts
No. 5,8
and 12

1. Minimum if served by municipal water supply and sanitary sewer system -15000 sq.ft.
2. Minimum if served by municipal water supply only -20000 sq.ft.
3. Minimum if served by neither municipal water supply nor sanitary sewer system - 2 acres

12.4	<u>YARDS</u>	Yards
	Front Yard - minimum 25 ft.	
	Side Yards - minimum each side: 4 ft. for one-storey building, 2 ft. additional for each additional storey or portion thereof on that side where the building is elevated beyond one storey.	
	Rear Yard - minimum 25 ft.	
12.5	<u>FLOOR AREA OF DWELLING</u>	Floor Area of Dwelling
12.5.1	<u>In Districts No. 1, 6, 8, 9, 11 and 12</u>	In Dis- tricts No.1,6,8, 9,11 and 12
	1 storey - minimum 1100 sq.ft.	
	1½ storey - minimum 1250 sq.ft.	
	2 storey - minimum 1400 sq.ft.	
12.5.2	<u>In Districts No. 3, 4, 5 and 10</u>	In Dis- tricts No.3,4, 5 and 10
	1 storey - minimum 800 sq.ft.	
	1½ storey - minimum 950 sq.ft.	
	2 storey - minimum 1100 sq.ft.	
12.5.3	<u>In District No. 2</u>	In Dis- trict No. 2
	1 storey - minimum 950 sq.ft.	
	1½ storey - minimum 1100 sq.ft.	
	2 storey - minimum 1250 sq.ft.	
12.6	<u>LOT COVERAGE</u>	Lot Coverage
	Maximum all buildings - 35%	
12.7	<u>HEIGHT OF BUILDINGS</u>	Height of Buildings
	Maximum - 35 ft.	
12.7.1	<u>Supplementary Height Requirements</u>	Supple- mentary Height Require- ments
	Notwithstanding anything herein con- tained, no person shall erect on the lots hereafter defined any one-family detached dwelling less than two storeys in height:-	
12.7.1.1	<u>Lands Formerly under By-law No. 5488 (two storey)</u>	Lands Formerly under By-law No.5488 (two storey)
	ALL AND SINGULAR those certain parcels of land situated, lying and being in the Town- ship of North York in the County of York, being and composed of:-	

12.7.1.1 The following Lots on Registered Plan No. 1965
(cont'd)

228, 229, 230, 231, 232, 233, 234, 235, 236,
237, 238, 239, 240, 241, 242, 243, 244, 245,
246, 247, 248, 361, 362, 363, 364, 365, 366,
367, 368, 369, 370.

The following Lots on Registered Plan No. 2391

113, 114, 115

The following Lots on Registered Plan No. 2470

4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16,
17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28.

The following Lots on Registered Plan 2647

41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52,
53, 54, 55, 56, 57, 58.

12.7.1.2 Lands Formerly under By-law No. 692 (one and one-half storey)

The area bounded on the north by the south limit of Lawrence Avenue East, on the north-east by the south-west limit of Lawrence Avenue East, on the east by the west limit of Bayview Avenue, on the south by the south limit of Registered Plan No. 1534 and on the west by the existing boundary line of the City of Toronto.

Lands Form-
erly under
By-law No.
692 (one and
one-half
storey)

12.7.2 Notwithstanding anything herein contained, no person shall erect within the lands hereafter defined, any one-family detached dwelling of less than one and one-half storeys in height provided that the upper storey shall be not less than 60% of the ground floor area.

12.7.2.1 Lands formerly under By-law No. 4052

ALL AND SINGULAR those certain parcels and tracts of land situated, lying and being in the Township of North York in the County of York, and being composed of:

Lands Form-
erly under
By-law No.
4052

FIRSTLY: All lots as shown on Registered Plan No. 2044 and Registered Plan No. 3172, save and except thereout frontage on Bathurst Street to a depth of one hundred and fifty feet measured easterly therefrom.

12.7.2.1 (cont'd) SECONDLY: All lots shown upon Registered Plan No. 2456, save and except thereout the lands on the east side of Bathurst Street to a depth of one hundred and fifty feet measured therefrom.

THIRDLY: All lots on Registered Plan No. 2571

FOURTHLY: All lots on Registered Plan No. 2395

FIFTHLY: All lots shown on Registered Plan No. 1841

SIXTHLY: All lots shown on Registered Plan No. 2631

12.7.2.2 Lands Formerly under By-law No. 2126

That portion of the Township of North York shown as the Edgcombe Park Subdivision and being all the lots laid out by Registered Plan No. 1505.

Lands Form-
erly under
By-law No.
2126

SECTION 13 - ONE-FAMILY DETACHED DWELLING
FOURTH DENSITY ZONE (R4)

The following provisions shall apply in all One-family Detached Dwelling Fourth Density Zones (R4):-

No person shall hereafter use any building, structure or land and no person shall erect any building or structure except in accordance with the following provisions:-

13.1	<u>USES PERMITTED</u>	USES PERMITTED
13.1.1	<u>Residential</u> - one-family detached dwellings and accessory buildings incidental thereto.	Residential
13.1.2	<u>Home Occupation</u> - the offices of physicians, dentists or drugless practitioners located in the one-family detached dwellings used by such physicians, dentists or drugless practitioners as their private residences, such offices to be used for consultation and emergency treatment only, but shall not be in the nature of clinics or private hospitals.	Home Occupation
13.1.3	<u>Recreational</u> - parks, playgrounds operated by the Township, golf courses (but not driving tees or ranges, miniature courses and similar uses operated for commercial purposes), athletic clubs, badminton clubs, lawn bowling clubs, tennis clubs, social clubs, community centres.	Recreational
13.1.4	<u>Institutional</u> - schools (public, separate and private), day nurseries, colleges, churches, church halls, Sunday schools, libraries, museums, art galleries, fraternal societies.	Institution- al
13.1.5	<u>Accessory</u> - private and community garages.	Accessory
13.1.6	<u>Signs</u> - one non-illuminated real estate sign advertising the sale, rental or lease of any building, structure or lot and one non-illuminated trespassing, safety or caution sign not exceeding two square feet in area, a sign indicating the name and profession of a physician, dentist or drugless practitioner, not exceeding one square foot in area.	Signs

13.2	<u>AREA REQUIREMENTS</u>	AREA REQUIREMENTS
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No person shall hereafter erect a one-family detached dwelling upon land which was not within a registered plan of subdivision prior to January 30th, 1952, except in accordance with the following provisions:-

13.2.1 Lot Frontage

Lot
Frontage

1. Minimum if served by municipal water supply and sanitary sewer system - 50 ft.
2. Minimum if served by municipal water supply only - 50 ft.
3. Minimum if served by neither municipal water supply nor sanitary sewer system - 200 ft.

13.2.2 Lot Area

Lot
Area

1. Minimum if served by municipal water supply and sanitary sewer system - 6000 sq.ft.
2. Minimum if served by municipal water supply only - 7500 sq.ft.
3. Minimum if served by neither municipal water supply nor sanitary sewer system - 2 acres

13.2.3 Yards

Yards

Front Yard - minimum 25 ft.
Side Yards - minimum each side: 4 ft. for one-storey building, 2 ft. additional for each additional storey or portion thereof on the side where additional storey exists.
Rear Yard - minimum 25 ft.

13.2.4 Lot Coverage

Lot
Coverage

Maximum all buildings - 35%

13.2.5 Floor Area

Floor Area

13.2.5.1 In Districts No. 1, 2, 5, 6, 9, 10, 11, 12, 13 and 14

Districts No.
1, 2, 5, 6, 9,
10, 11, 12,
13 and 14

- 1 storey - minimum 950 sq.ft.
- 1½ storey - minimum 1100 sq.ft.
- 2 storey - minimum 1250 sq.ft.

13.2.5.2 In District No. 4

In District
No. 4

- 1 storey - minimum 800 sq.ft.
- 1½ storey - minimum 950 sq.ft.
- 2 storey - minimum 1000 sq.ft.

13.2.5.3 In District No. 3

In District
No. 3

- 1 storey - minimum 850 sq.ft.
- 1½ storey - minimum 1000 sq.ft.
- 2 storey - minimum 1150 sq.ft.

13.2.6 Height of Buildings

Height of
Buildings

Maximum - 35 ft.

SECTION 14 - ONE-FAMILY DETACHED DWELLING
FIFTH DENSITY ZONE (R5)

The following provisions shall apply in all One-family Detached Dwelling Fifth Density Zones (R5):-

No person shall hereafter use any building, structure or land and no person shall erect any building or structure except in accordance with the following provisions:-

14.1	<u>USES PERMITTED</u>	USES PERMITTED
14.1.1	<u>Residential</u> - one-family detached dwellings and accessory buildings incidental thereto.	Residential
14.1.2	<u>Home Occupation</u> - the offices of physicians, dentists or drugless practitioners located in the one-family detached dwellings used by such physicians, dentists or drugless practitioners as their private residences, such offices to be used for consultation and emergency treatment only, but shall not be in the nature of clinics or private hospitals.	Home Occupation
14.1.3	<u>Institutional</u> - schools (public, separate, private or nursery), colleges, churches, church halls, Sunday schools, libraries, museums, art galleries, fraternal organizations.	Institutional
14.1.4	<u>Recreational</u> - parks, playgrounds operated by the Township, golf courses (but not driving tees or ranges, miniature courses and similar uses operated for commercial purposes), athletic clubs, badminton clubs, lawn bowling clubs, tennis clubs, social clubs, community centres.	Recreational
14.1.5	<u>Signs</u> - one non-illuminated real estate sign advertising the sale, rental or lease of any building, structure or lot and one non-illuminated trespassing, safety or caution sign not exceeding two square feet in area; a sign indicating the name and profession of a physician, dentist or drugless practitioner not exceeding one square foot in area; a sign not exceeding two square feet in area advertising rooms to let, tourist accommodation or similar uses.	Signs
14.1.6	<u>Accessory</u> - private and community garages.	Accessory

9.1.5 (cont'd) (c) cemeteries, crematoria,
columbarium and mausoleum.

9.1.6 Business - riding stables or academies, animal hospitals and veterinary establishments, storing of farm vehicles and machinery used on the premises, storing of motor vehicles (other than farm machinery) provided that the number of vehicles stores does not exceed six,

Business

a parking station contiguous to an adjacent Commercial Zone subject to the provisions of Section 24.4 of this By-law.

9.1.7 Accessory Buildings and Uses - a private garage, recreation building, greenhouse, bath house, swimming pool and private park if not used for commercial purposes.

Accessory
Buildings and
Uses

9.1.8 Signs - one non-illuminated real estate sign advertising the sale, rental or lease of any building, structure or lot, and one non-illuminated trespassing, safety or caution sign not exceeding six square feet in area,

a sign not exceeding one square foot in area indicating the name and profession of a doctor, dentist or drugless practitioner,

a sign not exceeding twelve square feet in area advertising farm products raised or produced on the premises.

9.2 AREA REQUIREMENTS

AREA
REQUIREMENTS

9.2.1 Lot Area - every lot or other parcel of land shall have a minimum area of two (2) acres for all uses permitted in this Section.

Lot Area

9.2.2 Lot Frontage - minimum 200 ft.

Lot Frontage

9.2.3 Exceptions - where a lot has less width or less area than herein required and was held in separate ownership on or prior to December 15th, 1950, such lot may be occupied for any use permitted in this Section except for riding stables or academies, animal hospitals and institutional uses.

Exceptions

9.3 YARD REQUIREMENTS OTHER THAN INSTITUTIONAL USES

YARD
REQUIREMENTS

9.3.1 Front Yard - minimum 40 ft.

9.3.2 Side Yards - minimum 6 ft. one side,
 minimum 14 ft. other side

9.3.3 Rear Yard - minimum 25 ft.

9.4 LOT COVERAGE OTHER THAN INSTITUTIONAL USES

LOT
COVERAGE

Maximum all buildings 25%

9.5 FLOOR AREA REQUIREMENTS OTHER THAN INSTITUTIONAL USES

FLOOR AREA
REQUIREMENTS

The following provisions with respect
to floor area shall apply to any one-family
detached dwelling being the main building on
the premises:-

1 storey : minimum 950 sq.ft.
1½ storey : minimum 1100 sq.ft.
2 storey : minimum 1250 sq.ft.

9.6. HEIGHT OF RESIDENTIAL BUILDINGS

HEIGHT OF
RESIDENTIAL
BUILDINGS

Maximum - 35 ft.

9.6.1 STAFF DWELLINGS

STAFF
DWELLINGS

Staff Dwellings shall comply with the
minimum provisions for "R5" Zones.

9.7 EXCEPTIONS

EXCEPTIONS

Where a lot having a lesser frontage
or area than is required herein was held under
distinct and separate ownership from adjoining
lands according to the Register for Lands in the
Land Titles or Registry Office on or prior to
December 15th, 1950, the following provisions
shall apply:-

9.7.1 Area Requirements

Area
Requirements

Lot Area : minimum 12000 sq.ft.
Lot Frontage : minimum 80 ft.
Lot Coverage : maximum all buildings 25%

9.8 REQUIREMENTS FOR INSTITUTIONAL USES

REQUIREMENTS
FOR INSTITU-
TIONAL USES

9.8.1 Yard Requirements

Yard
Requirements

Front Yard - minimum 40 ft.

Side Yards - (a) churches - the combined width of the side yards shall be not less than 15% of the width of the lot but such side yards need not exceed the height of the building,

(b) all other institutions - minimum each side, 10% of the width of the lot, but the width of such side yards need not exceed the height of the building.

9.8.2 Requirements for Parking Space Facilities

Requirements
for Parking
Space
Facilities

For churches, auditoria or educational institutions - one parking space for each ten seats contained in said building. If there are no fixed seats, at least one parking space for each 100 square feet of floor area (exclusive of stage).

For hospitals - at least one parking space for each 1,000 square feet of floor area in said buildings.

9.8.3 Building Height Limit - maximum 35 ft.

Building
Height Limit

9.9 CEMETERIES, MAUSOLEUM, COLUMBARIUM, CREMATORIUM

CEMETERIES,
MAUSOLEUM,
COLUMBARIUM,
CREMATORIUM

Notwithstanding anything contained in Section 9.3 of this By-law, the following provisions shall prevail with respect to a cemetery, mausoleum and columbarium, together with any chapel including a crematorium or other buildings and structures appurtenant to such use:-

9.9.1 Lot Frontage - maximum 1,320 ft. when uninterrupted by through streets.

Lot Frontage

9.9.2 Lot Depth - maximum 1,320 ft. when uninterrupted by through streets.

Lot Depth

9.9.3

Lot Area - (a) Maximum: with the intent that no cemetery shall be established which will interfere with the future street pattern of the Township, no area larger than forty acres may be used for cemetery purposes unless each parcel of not more than forty acres is bounded on all sides by through streets. Such streets shall conform to the Official Plan of the Township and unless already dedicated to and assumed by the Province of Ontario or the Toronto and York Roads Commission, shall be built to Township specifications by the owner of the cemetery.

Lot Area

(b) Minimum : 20 acres.

9.9.4

Yard Requirements - any building or structure save a memorial stone, a monument or a boundary fence shall be at least one hundred feet (100') from the nearest lot line.

Yard
Requirements

9.10

LOTS SERVED BY MUNICIPAL WATER SUPPLY AND SANITARY SEWER SYSTEM

Notwithstanding anything contained in Sections 9.1 - 9.9 inclusive of this By-law, in an "R-A" Zone where a lot is served by municipal water supply and sanitary sewer system it may be divided into lots of lesser width and area than required for an "R-A" Zone provided that such division of land is carried out in accordance with the provisions of Subdivision Area Control By-law No. 4818 as amended, and complies with the provisions of the district and residential zone indicated in brackets under the Symbol "R-A" on the maps being Schedules "A", "B", "C" and "D" to this By-law, and hereafter all the provisions of this By-law applicable to the "R" Zones so indicated in brackets under the symbol "R-A" shall apply as shown on the maps being Schedules "A", "B", "C" and "D" to this By-law, and the provisions for "R-A" Zone shall no longer apply.

LOTS SERVED
BY MUNICI-
PAL WATER
SUPPLY AND
SANITARY
SEWER SYSTEM

9.11

LANDS FORMERLY UNDER BY-LAW NO. 2202

Notwithstanding anything contained in Sections 9.1 - 9.5 inclusive of this By-law, for those lands included in the "R-A" Zone, being Parts of Lots 5, 6 and 7, Concession 2 East of Yonge Street, and those lands described in

LANDS FORM-
ERLY UNDER
BY-LAW 2202

9.11 accordance with Registered Plan 2801 and formerly under By-law No. 2202, no person shall hereafter use any land, building or structure or erect any building or structure, except in accordance with the following provisions:-

9.11.1 Uses Permitted - (a) Residential: one-family detached dwelling,

Uses
Permitted

(b) Accessory Buildings and
Uses: a private garage, accessory living quarters for staff employed on the premises or non-paying guests, recreation building, greenhouse, bath house, swimming pool.

9.11.2 Area Requirements

Area
Requirements

Lot Area - minimum 2 acres.

9.11.3 Yard Requirements

Yard
Requirements

Front Yard - minimum 40 ft.

Side Yards - minimum 6 ft. one side
minimum 14 ft. other side

Rear Yard - minimum 25 ft .

9.11.4 Lot Coverage - maximum 30%

Lot Coverage

9.11.5 Floor Area

Floor Area

The following provisions with respect to floor area shall apply to any one-family detached dwelling being the main building on the premises:-

1 storey : minimum 1500 sq.ft.
1½ storey : minimum 1650 sq.ft.
2 storey : minimum 1800 sq.ft.

provided however, that any dwelling erected shall have a minimum cubic content of 35,000 cubic feet.

9.11.6 Building Height Limit - maximum 35 ft.

Building
Height Limit

SECTION 10 - ONE-FAMILY DETACHED DWELLING
FIRST DENSITY ZONE (R1)

The following provisions shall apply in all One-family Detached Dwelling First Density Zones (R1):-

No person shall hereafter use any building, structure or land and no person shall erect any building or structure except in accordance with the following provisions:-

10.1	<u>USES PERMITTED</u>	USES PERMITTED
10.1.1	<u>Residential</u> - one-family detached dwellings and accessory buildings incidental thereto.	Residential
10.1.2	<u>Home Occupation</u> - the office of a physician, dentist or drugless practitioner located in the one-family detached dwelling used by such physician, dentist or drugless practitioner as their private residence, such office to be used for consultation and emergency treatment only, but shall not be in the nature of a clinic or private hospital.	Home Occupation
10.1.3	<u>Recreational</u> - parks, playgrounds operated by the Township, golf courses (but not driving tees or ranges, miniature course and similar uses operated for commercial purposes.	Recreational
10.1.4	<u>Signs</u> - one non-illuminated real estate sign advertising the sale, rental or lease of any building, structure or lot; one non-illuminated safety or caution sign not exceeding two square feet in area; a sign indicating the name and profession of a physician, dentist or drugless practitioner, not exceeding one square foot in area.	Signs
10.1.5	<u>Institutional</u> - schools (public and separate), churches, church halls, Sunday schools, libraries.	Institu- tional

10.2	<u>AREA REQUIREMENTS</u>	AREA REQUIRE- MENTS
	No person shall hereafter erect a one-family detached dwelling upon land which was not within a registered plan of subdivision prior to January 30th, 1952, except in accordance with the following provisions:-	

10.2.1 Lot Frontage

1. Minimum if served by
municipal water supply and
sanitary sewer system - 100 ft.
2. Minimum if served by
municipal water supply only - 100 ft.
3. Minimum if served by
neither municipal water sup-
ply nor sanitary sewer
system - 200 ft.

10.2.2 Lot Area

Lot Area

1. Minimum if served by
municipal water supply and
sanitary sewer system - 12000 sq.ft.
2. Minimum if served by
municipal water supply only - 1 acres
3. Minimum if served by
neither municipal water sup-
ply nor sanitary sewer
system - 2 acres

10.2.3 Yard Requirements

Yard
Require-
ments

Front Yard - minimum 40 ft.

Side Yards - minimum 6 ft. one side
minimum 14 ft. other side

Rear Yard - minimum 25 ft.

10.2.4 Lot Coverage - maximum 25%

Lot
Coverage

10.2.5 Floor Area

Floor Area

- 1 storey : minimum 1500 sq.ft.
- 1½ storey : minimum 1650 sq.ft.
- 2 storey : minimum 1800 sq.ft.

10.2.6 Height of Buildings - maximum 35 ft.

Height of
Buildings

SECTION 11 - ONE-FAMILY DETACHED DWELLING
SECOND DENSITY ZONE (R2)

The following provisions shall apply in all One-family Detached Dwelling Second Density Zones (R2):-

No person shall hereafter use any building, structure or land and no person shall erect any building or structure except in accordance with the following provisions:-

11.1	<u>USES PERMITTED</u>	USES PERMITTED
11.1.1	<u>Residential</u> - one-family detached dwellings and accessory buildings incidental thereto.	Residential
11.1.2	<u>Home Occupation</u> - the offices of physicians, dentists or drugless practitioners located in the one-family detached dwellings used by such physicians, dentists or drugless practitioners as their private residences, such offices to be used for consultation and emergency treatment only, but shall not be in the nature of clinics or private hospitals.	Home Occupation
11.1.3	<u>Recreational</u> - parks, playgrounds operated by the Township, golf courses (but not driving tees or ranges, miniature courses and similar uses operated for commercial purposes).	Recreational
11.1.4	<u>Signs</u> - one non-illuminated real estate sign advertising the sale, rental or lease of any building, structure or lot and one non-illuminated trespassing, safety or caution sign not exceeding two square feet in area, a sign indicating the name and profession of a physician, dentist or drugless practitioner, not exceeding one square foot in area.	Signs
11.1.5	<u>Institutional</u> - schools (public and separate), churches, church halls, Sunday schools, libraries.	Institutional

11.2	<u>AREA REQUIREMENTS</u>	AREA REQUIREMENTS
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No person shall hereafter erect a one-family detached dwelling upon land which was not within a registered plan of subdivision prior to January 30th, 1952, except in accordance with the following provisions:-

11.2.1 Lot Frontage

1. Minimum if served by municipal water supply and sanitary sewer system - 70 ft.
2. Minimum if served by municipal water supply only - 75 ft.
3. Minimum if served by neither municipal water supply nor sanitary sewer system - 200 ft.

11.2.2 Lot Area with the exception of Lots in District No. 10

Lot
Area

1. Minimum if served by municipal water supply and sanitary sewer system -10500 sq.ft.
2. Minimum if served by municipal water supply only -11250 sq.ft.
3. Minimum if served by neither municipal water supply nor sanitary sewer system - 2 acres

11.2.3 Floor Area with the exception of Lots in District No. 10

Floor
Area

- 1 storey - minimum 1200 sq.ft.
- 1½ storey - minimum 1350 sq.ft.
- 2 storey - minimum 1500 sq.ft.

11.2.4 Yards

Yards

- Front Yard - minimum 30 ft.
Side Yards - minimum 6 ft. for one storey building, 2 ft. additional for each additional storey or portion thereof
Rear Yard - minimum 25 ft.

11.2.5 Lot Coverage - maximum all buildings 30%

Lot
Coverage

11.2.6 Height of Buildings - maximum 35 ft.

Building
Height

11.3 DISTRICT NO. 10 (Lot Area and Floor Area Requirements)

In District No. 10 the following provisions shall apply with respect to Lot Area and Floor Area:-

District
No. 10

11.3.1 Lot Area - minimum 20,000 sq.ft.

Lot Area

11.3.2 Floor Area

Floor
Area

- 1 storey - minimum 950 sq.ft.
- 1½ storey - minimum 1100 sq.ft.
- 2 storey - minimum 1250 sq.ft.

14.2 AREA REQUIREMENTS

AREA
REQUIREMENTS

No person shall hereafter erect a one-family detached dwelling upon land which was not within a registered plan of subdivision prior to January 30 th, 1952, except in accordance with the following provisions:-

14.2.1 Lot Frontage

Lot Frontage

1. Minimum if served by
municipal water supply and
sanitary sewer system - 50 ft.
2. Minimum if served by
municipal water supply only - 60 ft.
3. Minimum if served by
neither municipal water
supply nor sanitary sewer
system - 200 ft.

14.2.2 Lot Area

Lot Area

1. Minimum if served by
municipal water supply and
sanitary sewer system - 6000 sq.ft.
2. Minimum if served by
municipal water supply only - 7500 sq.ft.
3. Minimum if served by
neither municipal water
supply nor sanitary sewer
system - 2 acres

14.2.3 Yard Requirements

Yard
Requirements

Front Yard - minimum 25 ft.

Side Yards - minimum each side 4 ft. for
one-storey building, 2 ft.
additional for each additional
storey or portion thereof.

Rear Yard - minimum 25 ft.

14.2.5 Floor Area

Floor Area

- 1 storey : minimum 800 sq.ft.
- 1½ storey : minimum 950 sq.ft.
- 2 storey : minimum 1100 sq.ft.

14.2.6 Height of Buildings - maximum 35 ft.

Height of
Buildings

SECTION 15 - GENERAL PROVISIONS FOR MULTIPLE-FAMILY DWELLING ZONES (RM)

The following provisions shall apply in all Multiple-Family Dwelling Zones (RM):-

No person shall hereafter use any land, building or structure and no person shall erect any building or structure except in accordance with the following provisions:-

15.1

MUNICIPAL SERVICES REQUIRED

Municipal
Services
Required

Notwithstanding anything herein contained, no person shall hereafter erect, alter or use, in whole or in part, any building or structure for multiple-family dwelling purposes in any zone on land on which municipal water supply and sanitary sewer services are not available.

15.2

MINIMUM STREET WIDTH

Minimum
Street Width

No person shall hereafter erect any multiple-family dwelling, and no person shall use any building, structure or land for the purpose of a multiple-family dwelling, unless the land upon which the said building is situated, erected or proposed to be erected fronts on a street having a width of not less than 66 ft.

15.3

EXTERNAL DESIGN OF BUILDINGS

External
Design of
Buildings

No person shall erect on lots in any block within a housing project, dwellings more than twenty per cent (20%) of which are similar in external design with respect to the following: size and location of openings, doors, windows, projecting balconies and colour or type of surface materials. Buildings similar in external design shall not be built upon adjoining lots.

15.4

REQUIREMENTS FOR PARKING FACILITIES

Requirements
for Parking
Facilities

The following parking space shall be provided and maintained for each building which is erected on land permitted for the use of multiple-dwellings after January 30th, 1952:-

One parking space of a minimum area of 200 sq.ft. shall be provided for the use of the occupants for each dwelling unit in the building or buildings within such building or buildings or at the rear yard thereof, on the same lot in accordance with the provisions applicable to the zone and district in which the lot is situated. Such parking space shall have unobstructed access to a public street or lane.

15.4.1 Surface of Parking Space

Surface of
Parking
Space

The parking space shall be maintained with a stable surface which is treated so as to prevent the raising of dust or loose particles; it may be constructed of crushed stone, slag, gravel or cinders, having an asphaltic or portland cement binder, or any permanent type of surfacing with provision for drainage facilities which comply with the requirements of the Township Engineer.

15.4.2 Distance from Lot Line

Distance
from Lot
Line

No vehicle shall be parked in the front yard or side yard in any "RM" Zone.

15.4.3 One-Family Dwellings

One-Family
Dwellings

Such off-street parking space as is required by the provisions for the corresponding one-family detached dwellings shall be provided for one-family detached dwellings situated in a Multiple-family Dwelling Zone (RM)..

15.4.4 Churches and Church Halls

Churches
and Church
Halls

One parking space shall be provided on the church or church hall site for each twelve seats in excess of one hundred seats. Where the seating is provided by pews, every twenty inches (20") of bench space shall be considered as one seat for the purposes of this By-law.

Notwithstanding anything contained in this Section, any church site which has been purchased, or is subject to an offer or option to purchase on January 30th, 1952, shall comply with the following provisions: one parking space shall be provided on the church site for each twenty (20) seats in excess of 200 seats. Where the seating is provided by open benches, every twenty inches (20") of bench space shall be considered as one seat for the purposes of this By-law.

15.5

SIGNS

Signs

Within all Multiple-family Dwelling Zones (RM), no signs shall be permitted except the following:-

One non-illuminated real estate sign advertising the sale, rental or lease of any building, structure or lot, not exceeding six (6) square feet in area; one non-illuminated trespassing, safety or caution sign not exceeding two (2) square feet in area; a sign indicating the name and profession of a physician, dentist or drugless practitioner.

15.6

CERTAIN USES NOT RESTRICTED

Certain
Uses not
Restricted

Save with respect to the requirements for yards, and save as herein otherwise specifically provided, the provisions of this By-law shall not apply in any Multiple-family Dwelling Zone (RM) to the following uses:-

15.6.1

Institutional Uses - a bulletin board for a public hospital, private hospital, home for the aged, children's home, sanitarium or other such institutional use, if situated on the premises and either attached to the building or at least ten feet (10') from the nearest street line, and of an area of not more than twelve (12) square feet, and either non-illuminated or illuminated by indirect means only.

Institu-
tional Uses

SECTION 16 - MULTIPLE-FAMILY DWELLINGS
FIRST DENSITY ZONE (RM1)

The following provisions shall apply in all Multiple-family Dwelling First Density Zones (RM1):-

No person shall hereafter use any building, structure or land and no person shall erect any building or structure except in accordance with the following provisions:-

16.1	<u>USES PERMITTED</u>	Uses Permitted
	Dwellings, Semi-detached Dwellings, Duplex Group Housing	
	Private garages and accessory buildings only in accordance with the provisions of Section 7.5 of this By-law. If the garage has a wall common with the main building, it shall not be considered an accessory building.	
	All uses permitted in an R1 Single-Family Residential Zone subject to the provisions therefor, except that the total number of vehicles parked or stored on a lot used for a one-family detached dwelling shall not exceed two.	
16.2	<u>DWELLINGS, SEMI-DETACHED, TWO-FAMILY DETACHED and DUPLEX FOR EACH SUCH BUILDING</u>	Dwellings, Semi-Detached, Two-Family Detached and Duplex
16.2.1	<u>Lot Area</u> - minimum 10,000 sq.ft.	
16.2.2	<u>Lot Coverage</u> - maximum all buildings 25%	
16.2.3	<u>Lot Frontage</u> - minimum 85 ft.	
16.2.4	<u>Yard Requirements</u> -	
	Front Yard - minimum 35 ft.	
	Side Yards - minimum each side 10 ft.	
	Rear Yard - minimum 35 ft.	
16.2.5	<u>Floor Area</u> - minimum each dwelling unit 1100 sq.ft.	
16.2.6	<u>Height of Buildings</u> - maximum 35 ft.	

16.3 GROUP HOUSING

GROUP
HOUSING

Group housing shall be permitted, provided that the land so used shall be under one ownership and shall have an area of at least twenty (20) acres. When used for group housing, such land shall be deemed to be one lot, and no sale of portions of land shall be permitted unless the land is described in accordance with and is within a registered plan of subdivision. Where any building or portion thereof is alienated or sold, it shall not be used until such building or portion thereof fronts on a street.

The following types of buildings shall be permitted on sites where group housing is permitted: duplexes, double duplexes.

- | | | |
|----------|--|---------------------------------------|
| 16.3.1 | <u>Area Requirements</u> - minimum 20 acres or 500 sq. ft. of lot area for each rentable space of 100 sq.ft., whichever is greater. | Area
Requirements |
| 16.3.2 | <u>Distance from all Lot Lines</u> - minimum 30 ft. | Distance from
Lot Lines |
| 16.3.3 | <u>Distance between Buildings</u> - minimum, the height of the buildings when not forming courts. | Distance be-
tween Build-
ings. |
| 16.3.4 | <u>Courts</u> | Courts |
| 16.3.4.1 | <u>Outer Court</u> - width of outer court for buildings, minimum 40 ft,

depth of outer court bounded by walls on three sides shall be not more than one and one-half times the width, but in any case, where such bounding walls are continuous, the court depth shall not exceed 100 ft. | |
| 16.3.4.2 | <u>Outer Court (Partially Enclosed)</u>

When an outer court is partially enclosed by projections, the sum of said projections shall not exceed 25% of the greatest required court width. | |
| 16.3.4.3 | <u>Inner Court</u> - prohibited | |
| 16.3.5 | <u>Floor Area of Dwelling Units</u>

One-family dwelling unit : minimum 1000 sq.ft. | Floor Area of
Dwelling
Units |
| 16.3.6 | <u>Height of Buildings</u> - maximum 35 ft. | Building Height |

16.4

REQUIREMENTS FOR PARKING FACILITIES

REQUIREMENTS
FOR PARKING
FACILITIES

For each dwelling unit one parking space of two hundred (200) square feet shall be provided within the buildings or on the lot. Not more than fifty per cent (50%) of the yard space shall be used for such purposes. At least fifty per cent (50%) of the parking space shall be provided within the buildings or in garages.

SECTION 17 - MULTIPLE-FAMILY DWELLINGS
SECOND DENSITY ZONE (RM2)

The following provisions shall apply in all Multiple-family Dwelling Second Density Zones (RM2):-

No person shall hereafter use any building, structure or land and no person shall erect any building or structure except in accordance with the following provisions:-

17.1	<u>USES PERMITTED</u>	Uses Permitted
	Dwellings, Semi-detached Dwellings, Duplex Group Housing	
	Private garages and accessory buildings only in accordance with the provisions of Section 7.5 of this By-law. If the garage has a wall common with the main building, it shall not be considered an accessory building.	
	All uses permitted in R1 and R2 One-family Residential Zones subject to the provisions therefor, but the total number of vehicles parked or stored on a lot used for a one-family detached dwelling shall not exceed two.	
17.2	<u>DWELLINGS, SEMI-DETACHED, TWO-FAMILY DETACHED AND DUPLEX FOR EACH SUCH BUILDING</u>	Dwellings, Semi-Detached, Two-Family Detached and Duplex
17.2.1	<u>Lot Area</u> - minimum 9,000 sq.ft.	
17.2.2	<u>Lot Coverage</u> - maximum all buildings 25%	
17.2.3	<u>Lot Frontage</u> - minimum 75 ft.	
17.2.4	<u>Yard Requirements</u>	
	Front Yard - minimum 35 ft.	
	Side Yards - minimum 8 ft. each side	
	Rear Yard - minimum 25 ft.	
17.2.5	<u>Floor Area</u> - minimum 1,000 sq.ft. for each dwelling unit.	
17.2.6	<u>Height of Buildings</u> - maximum 35 ft.	

17.3 GROUP HOUSING

Group
Housing

Group Housing shall be permitted provided that the land used for group housing shall be under one ownership and have an area of at least five (5) acres. When so used, such land shall be deemed to be one lot and no sales of portions of land shall be permitted unless the land is described in accordance with and is within a registered plan of subdivision. When any building or portion thereof is alienated or sold, it may not be used until such building or portion thereof fronts on a street.

The following types of buildings shall be permitted on sites where group housing is permitted in RM2 Zones: one-family detached dwellings permitted in R1 and R2 Zones, semi-detached dwellings, two-family detached dwellings, duplexes and double duplexes.

17.3.1 Area Requirements - minimum five (5) acres or 400 sq.ft. of lot area for each rentable space of 100 sq.ft., whichever is greater.

17.3.2 Distance from all Lot Lines - minimum 30 ft.

17.3.3 Distance between Buildings - the height of the buildings when not forming courts.

17.3.4 Courts

Courts

17.3.4.1 Outer Court - width of outer court for buildings, minimum 40 ft.

depth of outer court bounded by walls on three sides shall be not more than one and one-half times the width, but in any case, where such bounding walls are continuous, the court depth shall not exceed 100 ft.

17.3.4.2 Outer Court, Partially Enclosed

When an outer court is partially enclosed by projections, the sum of said projections shall not exceed twenty-five per cent (25%) of the greatest required court width.

17.3.4.3 Inner Court - prohibited

17.3.5 Floor Area of Dwelling Units

One-family dwelling unit - minimum 900 sq.ft.

17.3.6 Height of Buildings - maximum 35 ft.

17.3.7 Requirements for Parking Facilities

Requirements
for Parking
Facilities

For each dwelling unit one parking space of two hundred (200) square feet shall be provided within the buildings or on the lot. Not more than fifty per cent (50%) of the yard space shall be used for such purposes. At least fifty per cent (50%) of the parking space shall be provided within the buildings or in garages.

SECTION 18 - MULTIPLE-FAMILY DWELLING
THIRD DENSITY ZONE (RM3)

The following provisions shall apply in all Multiple-family Dwelling Third Density Zones (RM3), and shall be applicable to each building erected therein:-

No person shall hereafter use any building, structure or land and no person shall erect any building or structure except in accordance with the following provisions:-

18.1

USES PERMITTED

Uses
Permitted

Residential

Dwelling, Semi-detached
Dwelling, Duplex
Dwelling, Converted
Dwelling, Double Duplex
Apartment House

All uses permitted in R1, R2 and R3 Zones subject to the provisions therefor, but the total number of vehicles parked or stored on a lot used for a one-family detached dwelling shall not exceed two

Accessory

Private garages and accessory buildings only in accordance with the provisions of Section 7.5 of this By-law. If the garage has a wall common with the main building, it shall not be considered an accessory building.

Institutional

schools (public, private, separate and nursery), collegiates, colleges, churches, church halls, religious institutions, Sunday schools, museums, libraries, art galleries, public and private hospitals and sanitarium, fraternal organizations.

18.2 DWELLING, SEMI-DETACHED, TWO-FAMILY DETACHED
AND DUPLEX FOR EACH SUCH BUILDING

Dwelling,
Semi-
Detached,
Two-Family
Detached
and Duplex

18.2.1 Lot Area - minimum 8,125 sq.ft.

18.2.2 Lot Coverage - maximum all buildings 35%

18.2.3 Lot Frontage - minimum 65 ft.

18.2.4 Yard Requirements

Front Yard - minimum 25 ft.
Side Yards - minimum one side for driveway 8 ft.
 minimum other side 6 ft.
Rear Yard - minimum 25 ft.

18.2.5 Floor Area - minimum 900 sq.ft. for each dwelling unit.

18.2.6 Height of Buildings - maximum 35 ft.

18.3 DOUBLE DUPLEX

DOUBLE
DUPLEX

18.3.1 Lot Area - minimum 9,375 sq.ft.

18.3.2 Lot Coverage - maximum all buildings 35%

18.3.3 Lot Frontage - minimum 75 ft.

18.3.4 Yard Requirements

Front Yard - minimum 25 ft.
Side Yards - minimum one side for driveway 8 ft.
 minimum other side 6 ft.
Rear Yard - minimum 25 ft.

18.3.5 Floor Area - minimum 900 sq.ft. for each dwelling unit.

18.3.6 Height of Buildings - maximum 35 ft.

18.4 GROUP HOUSING

GROUP
HOUSING

Group housing shall be permitted provided that the land used for group housing shall be under one ownership and have an area of at least two (2) acres. When so used, such land shall be deemed to be one lot and no sales of portions of land shall be permitted unless the land is described in accordance with and is within a registered plan of subdivision. When any building or portion thereof is alienated or sold, it may not be used until such building or portion thereof fronts on a street.

The following types of buildings shall be permitted where group housing is permitted in "RM3" Zones: one-family detached dwellings permitted in "R3" Zones, semi-detached dwellings, duplexes, double duplexes, apartment houses.

- | | | |
|----------|--|------------------------------|
| 18.4.1 | <u>Area Requirements</u> - minimum two (2) acres or 300 sq.ft. of lot area for each rentable space of 100 sq.ft. whichever is greater. | Area Requirements |
| 18.4.2 | <u>Distance from all Lot Lines</u> - minimum height of the buildings. | Distance from Lot Lines |
| 18.4.3 | <u>Distance between Buildings</u> - not less than the height of the buildings when not forming courts. | Distance between Buildings |
| 18.4.4 | <u>Courts</u> | Courts |
| 18.4.4.1 | <u>Outer Court</u> - width of outer court for buildings minimum 40 ft.

depth of outer court bounded by walls on three sides shall be not more than one and one-half times the width, but in any case, where such bounding walls are continuous, the court depth shall not exceed one hundred feet (100'). | |
| 18.4.4.2 | <u>Outer Court, Partially Enclosed</u>

When an outer court is partially enclosed by projections, the sum of said projections shall not exceed twenty-five per cent (25%) of the greatest required court width. | |
| 18.4.4.3 | <u>Inner Court</u> - prohibited | |
| 18.4.5 | <u>Floor Area of Buildings</u>

The total floor area of buildings, including all dwelling and accessory buildings on the lot shall not exceed twice the net area of the lot. | Floor Area of Buildings |
| 18.4.6 | <u>Floor Area of Dwelling Units</u>

One-family dwelling unit - minimum 600 ft. | Floor Area of Dwelling Units |
| 18.4.7 | <u>Height of Buildings</u> - maximum 35 ft. | |

18.4.8 Requirements for Parking Facilities

Requirements
for Parking
Facilities

For each dwelling unit one parking space of two hundred (200) square feet shall be provided within the buildings or on the lot. Not more than fifty per cent (50%) of the yard space shall be used for such parking purposes. At least fifty per cent (50%) of the parking space shall be provided within the buildings or in garages.

18.5 APARTMENT HOUSES

APARTMENT
HOUSES

18.5.1 Area Requirements - minimum 10,000 sq.ft. or 300 sq.ft. for every 100 sq.ft. of rentable space, whichever is greater.

Area
Requirements

18.5.2 Lot Coverage - maximum 35%

Lot Coverage

18.5.3 Lot Frontage - minimum 65 ft.

Lot Frontage

18.5.4 Floor Area of Dwellings

Floor Area
of Dwellings

One-family dwelling unit - minimum 700 sq.ft.

18.5.5 Height of Buildings - maximum 35 ft.

Height of
Buildings

18.5.6 Requirements for Parking Facilities

Requirements
for Parking
Facilities

For each dwelling unit one parking space of two hundred (200) square feet shall be provided within the buildings or on the lot. Not more than fifty per cent (50%) of the yard space shall be used for such purposes. At least fifty per cent (50%) of the parking space shall be provided within the buildings or in garages.

18.6 INSTITUTIONAL USES

INSTITU-
TIONAL USES

For institutional uses permitted in Section 18.1 of this By-law the following provisions shall apply:-

18.6.1 Yard Requirements

Yard
Requirements

Front Yard - minimum 25 ft.
Side Yards - minimum each side 10 ft.
Rear Yard - minimum 25 ft.

18.6.2 Height of Buildings - maximum 3 storeys

Building
Height

18.6.3 Requirements for Off-Street Parking Facilities

Requirements
for Parking
Facilities

18.6.3.1 Hospitals and Sanitaria - one parking space
shall be provided for every three hundred
(300) sq.ft. of bedroom area.

18.6.3.2 Museums, Libraries and Art Galleries - parking
space shall be provided equal to the
ground floor area of the building

18.6.3.3 Fraternal Organizations - one parking space
shall be provided for each one hundred (100)
sq.ft. of floor space.

SECTION 19 - MULTIPLE-FAMILY DWELLING,
FOURTH DENSITY ZONE (RM4)

The following provisions shall apply in all Multiple-family Dwelling Fourth Density Zones (Rm4), and shall be applicable to each building erected therein:-

No person shall hereafter use any building, structure or land and no person shall erect any building or structure except in accordance with the following provisions:-

19.1

USES PERMITTED

Uses
Permitted

Residential

Dwelling, Semi-detached
Dwelling, Duplex
Dwelling, Double Duplex
Dwelling, Converted
Apartment House
Group Housing
Multiple-attached dwelling.

All uses permitted in R1, R2, R3 and R4 Zones subject to the provisions therefor, but the total number of vehicles parked or stored on a lot used for a one-family detached dwelling shall not exceed two.

Accessory

Private garages and accessory buildings only in accordance with the provisions of Section 7.5 of this By-law. If the garage has a wall common with the main building, it shall not be considered an accessory building.

Institutional

schools (public, private, separate and nursery), collegiates, colleges, churches, church halls, religious institutions, Sunday schools, museums, libraries, art galleries, public and private hospitals and sanitarium, fraternal organizations.

19.2

DWELLING, SEMI-DETACHED, TWO-FAMILY DETACHED
AND DUPLEX FOR EACH SUCH BUILDING

Dwelling,
Semi-
Detached,
Two-Family
Detached and
Duplex

19.2.1

Lot Area

- minimum 7,500 sq.ft.

19.2.2

Lot Coverage

- maximum all buildings 35%

19.2.3

Lot Frontage

- minimum 60 ft.

19.2.4 Yard Requirements

- Front Yard - minimum 25 ft.
- Side Yards - minimum one side for driveway 8 ft.
minimum other side 6 ft.
- Rear Yard - minimum 25 ft.

19.2.5 Floor Area - minimum 800 sq.ft. for each dwelling unit

19.2.6 Height of Buildings - maximum 35 ft.

19.3 DOUBLE DUPLEX DWELLING

Double
Duplex
Dwelling

19.3.1 Lot Area - minimum 8,750 sq.ft.

19.3.2 Lot Coverage - maximum all buildings 35%

19.3.3 Lot Frontage - minimum 70 ft.

19.3.4 Yard Requirements

- Front Yard - minimum 25 ft.
- Side Yards - minimum one side for driveway 8 ft.
minimum other side 6 ft.
- Rear Yard - minimum 25 ft.

19.3.5 Floor Area - minimum 800 sq.ft. for each dwelling unit.

19.3.6 Height of Building - maximum 35 ft.

19.4 APARTMENT HOUSE

Apartment
House

19.4.1 Area Requirements - minimum 9,000 sq.ft. or 250 sq.ft. for each 100 sq.ft. of rentable space whichever is greater.

19.4.2 Lot Coverage - maximum all buildings 35%

19.4.3 Lot Frontage - minimum 60 ft.

19.4.5 Yard Requirements

Front Yard - minimum 25 ft.
Side Yards - minimum each side 10 ft.
Rear Yard - minimum 25 ft.

19.4.6 Floor Area

One-family dwelling unit - minimum 650 sq.ft.

19.4.7 Height of Buildings - maximum 35 ft.

19.4.8 Requirements for Parking Facilities

For each dwelling unit one parking space of two hundred (200) square feet shall be provided within the buildings or on the lot. Not more than fifty per cent (50%) of the yard space shall be used for such purposes. At least fifty per cent (50%) of the parking space shall be provided within the buildings or in garages.

19.5 MULTIPLE-ATTACHED DWELLINGS

MULTIPLE
ATTACHED
DWELLINGS

19.5.1 Area Requirements - minimum 3,000 sq.ft. for each dwelling unit.

19.5.2 Lot Coverage - maximum all buildings 20%

19.5.3 Yard Requirements

Front Yard - minimum 25 ft.
Side Yards - minimum each side 12.5 ft.
Rear Yard - minimum 25 ft.

19.5.4 Floor Area - minimum 750 sq.ft. for each dwelling unit.

19.5.5 Height of Buildings - maximum 35 ft.

19.5.6 Number of Dwelling Units per Building - maximum 6

19.5.7 Requirements for Parking Facilities

For each dwelling unit one parking space of two hundred (200) square feet shall be provided within the buildings or on the lot. Not more than fifty per cent (50%) of the yard space shall be used for such purposes. At least fifty per cent (50%) of the parking space shall be provided within the building or in garages.

19.6

GROUP HOUSING

GROUP
HOUSING

Group housing shall be permitted provided that the land so used shall be under one ownership and shall have an area of at least two (2) acres. When so used, such land shall be deemed to be one lot, and no sales of portions of land shall be permitted unless the land is described in accordance with and is within a registered plan of subdivision. When any building or portion thereof is alienated or sold, it shall not be used until such building or portion thereof fronts on a street.

The following types of buildings shall be permitted on sites where group housing is permitted in "RM4" Zones:- one-family detached dwellings permitted in "R4" Zones, semi-detached dwellings, duplexes, double duplexes, apartment houses, and multiple-attached dwellings.

19.6.1

Area Requirements - minimum two acres or 250 sq.ft. of lot area for each ventable space of 100 sq.ft. whichever is greater.

Area
Requirements

19.6.2

Distance from all Lot Lines - minimum the height of the buildings.

Distance from
Lot Lines

19.6.3

Distance between Buildings - minimum the height of the buildings when not forming courts.

Distance
between
Buildings.

19.6.4

Courts

Courts

19.6.4.1

Outer Court - width of outer court for buildings minimum 35 ft.

depth of an outer court bounded by walls on three sides shall be not more than one and one-half times the width, but in any case where such bounding walls are continuous the court depth shall not exceed 100 ft.

19.6.4.2

Outer Court, Partially Enclosed

When an outer court is partially enclosed by projections the sum of the said projections shall not exceed 25% of the greatest court width.

19.6.4.3

Inner Court - prohibited

19.6.5	<u>Floor Area of Dwelling Units</u> One-family dwelling unit - minimum 650 sq.ft.	Floor Area of Dwelling Units
19.6.6	<u>Height of Buildings</u> - maximum 35 ft.	
19.6.7	<u>Requirements for Parking Facilities</u> For each dwelling unit one parking space of two hundred square feet (200) shall be provided within the buildings or on the lot. Not more than fifty per cent (50%) of the yard space shall be used for such purposes. At least fifty per cent (50%) of the parking space shall be provided within the building or in garages.	Requirements for Parking Facilities
19.7	<u>INSTITUTIONAL USES</u> For institutional uses permitted in "RM4" Zones in Section 19.1 of this By-law, the following provisions shall prevail:-	INSTITUTIONAL USES
19.7.1	<u>Yard Requirements</u> Front Yard - minimum 25 ft. Side Yards - minimum each side 10 ft. Rear Yard - minimum 25 ft.	Yard Requirements
19.7.2	<u>Height of Buildings</u> - maximum 3 storeys	Building Height
19.7.3	<u>Requirements for Off-street Parking Facilities</u>	Requirements for Off-street Parking Facilities
19.7.3.1	<u>Hospitals and Sanitaria</u> - one parking space shall be provided for every three hundred (300) square feet of bedroom area.	
19.7.3.2	<u>Museums, Libraries and Art Galleries</u> - parking space shall be provided equal to the ground floor area of the building.	
19.7.3.3	<u>Fraternal Organizations</u> - one parking space shall be provided for each one hundred (100) square feet of floor area.	

SECTION 20 - MULTIPLE-FAMILY DWELLING
FIFTH DENSITY ZONE (RM5)

The following provisions shall apply in all Multiple-family Dwelling Fifth Density Zones (RM5), and shall be applicable to each building erected therein:-

No person shall hereafter use any building, structure or land and no person shall erect any building or structure except in accordance with the following provisions:-

20.1

USES PERMITTED
Residential

Uses
Permitted

Dwelling, Semi-detached
Dwelling, Duplex
Dwelling, Double Duplex
Dwelling, Converted
Apartment House
Apartment or Residential Hotel
Multiple-attached Dwelling
Group Housing
Boarding House

All uses permitted in R1, R2, R3, R4 and R5 Zones subject to the provisions therefor, but the total number of vehicles parked or stored on a lot used for a one-family detached dwelling shall not exceed two.

Accessory

Private garages and accessory buildings only in accordance with the provisions of Section 7.5 of this By-law. If the garage has a wall common with the main building, it shall not be considered an accessory building.

Institutional

Schools, (public, private, separate and nursery), collegiates, colleges, churches, church halls, religious institutions, Sunday schools, museums, libraries, art galleries, clinics, public and private hospitals and sanatoria, fraternal organizations, children's shelter.

20.2 DWELLING SEMI-DETACHED, TWO-FAMILY DETACHED
AND DUPLEX FOR EACH SUCH BUILDING

Dwelling,
Semi-
Detached,
Two-Family
Detached
and Duplex

20.2.1 Lot Area - minimum 6,900 sq.ft.

20.2.2 Lot Coverage - maximum all buildings 35%

20.2.3 Lot Frontage - minimum 60 ft.

20.2.4 Yard Requirements

- Front Yard - minimum 25 ft.
- Side Yards - minimum one side for driveway 8 ft.
minimum other side 6 ft.
- Rear Yard - minimum 25 ft.

20.2.5 Floor Area - minimum 700 sq.ft. for each dwelling unit

20.2.6 Height of Buildings - maximum 35 ft.

20.3 DOUBLE DUPLEX DWELLING

Double
Duplex
Dwelling

20.3.1 Lot Area - minimum 8,750 sq.ft.

20.3.2 Lot Coverage - maximum all buildings 35%

20.3.3 Lot Frontage - minimum 70 ft.

20.3.4 Yard Requirements

- Front Yard - minimum 25 ft.
- Side Yards - minimum one side for driveway 8 ft.
minimum other side 6 ft.
- Rear Yard - minimum each dwelling unit 700 sq.ft.

20.3.5 Floor Area - minimum each dwelling unit 700 sq.ft.

20.3.6 Height of Buildings - maximum 35 ft.

20.4 APARTMENT HOUSE

Apartment
House

20.4.1 Area Requirements - minimum 7,500 sq.ft. or 200 sq.ft. for each 100 sq.ft. of rentable space whichever is greater.

20.4.2 Lot Coverage - maximum all buildings 30%

20.4.3 Lot Frontage - minimum 60 ft.

20.4.4 Yard Requirements

Front Yard - minimum 25 ft.
Side Yards - minimum one side for driveway 8 ft.
 minimum other side 6 ft.
Rear Yard - minimum 25 ft.

20.4.5 Floor Area

One-family dwelling unit - minimum 550 sq.ft.

20.4.6 Height of Buildings - maximum 35 ft.

20.4.7 Requirements for Parking Facilities

For each dwelling unit one parking space of two hundred (200) square feet shall be provided within the buildings or on the lot. Not more than fifty per cent (50%) of the yard space shall be used for such purposes. At least fifty per cent (50%) of the parking space shall be provided within the building or in garages.

20.5 MULTIPLE-ATTACHED HOUSING

MULTIPLE-
ATTACHED
HOUSING

20.5.1 Area Requirements - minimum 2,500 sq.ft. for each dwelling unit.

20.5.2 Lot Coverage - maximum all buildings 20%

20.5.3 Yard Requirements

Front Yard - minimum 25 ft.
Side Yards - minimum each side 12.5 ft.
Rear Yard - minimum 25 ft.

20.5.4 Floor Area - minimum each dwelling unit 750 sq.ft.

20.5.5 Height of Buildings - maximum 35 ft.

20.5.6 Number of Dwelling Units per Building - maximum 6

20.5.7 Requirements for Parking Facilities

For each dwelling unit, one parking space of two hundred (200) square feet shall be provided within the buildings or on the lot. Not more than fifty per cent (50%) of the yard space shall be used for such purposes. At least fifty per cent (50%) of the parking space shall be provided within the buildings or in garages.

20.6 GROUP HOUSING

GROUP
HOUSING

Group housing shall be permitted provided that land used for group housing shall be under one ownership and shall have an area of at least two (2) acres. When so used, such land shall be deemed to be one lot and no sale of portions of land shall be permitted unless the land is described in accordance with and is within a registered plan of subdivision. When any building or portion thereof is alienated or sold, it shall not be used until such building or portion thereof fronts on a street.

The following types of buildings shall be permitted on sites where group housing is permitted in "RM5" Zones: one-family detached dwellings permitted in "R5" Zones, semi-detached dwellings, duplexes, double duplexes, apartment houses, and multiple-attached dwellings.

20.6.1 Area Requirements - minimum two (2) acres or 250 sq.ft. of lot area for each rentable space of 100 sq.ft. whichever is greater.

20.6.2 Distance from all Lot Lines - minimum 30 ft.

20.6.3 Distance between Buildings - the minimum distance between buildings shall be the height of the buildings when not forming courts.

20.6.4 Courts

Outer Court - width of outer court, minimum 40 ft.

the depth of an outer court bounded by walls on three sides shall be not more than one and one-half times the width, but in any case, where such bounding walls are continuous, the court depth shall not exceed 100 ft.

20.6.4.2 Outer Court, Partially Enclosed

When an outer court is partially enclosed by projections, the sum of said projections shall not exceed twenty-five per cent (25%) of the greatest required court width.

20.6.4.3 Inner Court - prohibited

20.6.5 Floor Area of Buildings - the total floor area of the buildings including all dwellings and accessory buildings on the lot shall not exceed three (3) times the net area of the lot.

20.6.6 Floor Area of Dwelling Units

One-family dwelling unit - minimum 550 sq.ft.

20.6.7 Height of Buildings - maximum 35 ft.

20.6.8 Requirements for Parking Facilities

For each dwelling unit one parking space of two hundred (200) square feet shall be provided within the buildings or on the lot. Not more than fifty per cent (50%) of the yard space shall be used for such purposes. At least fifty per cent (50%) of the parking space shall be provided within the buildings or in garages.

20.7 INSTITUTIONAL USES

INSTITU-
TIONAL USES

For institutional uses permitted in "RM5" Zones in Section 20.1 of this By-law, the following provisions shall apply:-

20.7.1 Yard Requirements

Front Yard - minimum 25 ft.
Side Yards - minimum each side 10 ft.
Rear Yard - minimum 25 ft.

20.7.2 Height of Buildings - maximum 3 storeys

20.7.3 Requirements for Off-Street Parking Facilities

- 20.7.3.1 Hospitals and Sanitaria - one parking space shall be provided for every three hundred (300) sq.ft. of bedroom area.
- 20.7.3.2 Museums, Libraries and Art Galleries - parking space shall be provided equal to the ground floor area of the building.
- 20.7.3.3 Fraternal Organizations - one parking space shall be provided for each one hundred (100) sq.ft. of floor area.

SECTION 21 - GREENBELT ZONE (G)

The following provisions shall apply in the Greenbelt Zone (G):-

21.1	<u>USES PERMITTED</u>	Uses
	No person shall hereafter use any building, structure or land, and no person shall erect any building or structure except for the following uses:-	
21.1.1	<u>Agricultural</u> - agricultural, buildings and structures for public park or conservation authorities, and parking stations accessory thereto.	Agricultural
21.1.2	<u>Residential</u> - one-family detached dwelling.	Residential
21.1.3	<u>Business</u> - nil.	Business
21.1.4	<u>Recreational</u> - parks, playgrounds operated by the municipality or conservation authority, tennis courts, bowling greens, stadia, swimming pools, golf courses but not driving tees or ranges, miniature courses and similar uses operated for commercial purposes. Private recreational use is permitted if not for hire or gain nor an admittance fee charged.	Recreational
21.1.5	<u>Institutional</u> - nursery schools.	Institutional
21.1.6	<u>Public</u> - monuments, bandstands.	Public
21.1.7	<u>Accessory Uses</u> - private garages, greenhouses.	Accessory Uses
21.2	<u>AREA REQUIREMENTS</u>	Area Requirements
21.2.1	<u>Lot Frontage</u> - minimum, 150 ft.	
21.2.2	<u>Lot Area</u> - for each dwelling unit, minimum 2 ac.	
21.3	<u>YARD REQUIREMENTS</u>	Yard Requirements
21.3.1	<u>Front Yard</u> - distance from front lot line, minimum - 50 ft.	
21.3.2	<u>Side Yards</u> - distance from side lot line, minimum - 25 ft.	
21.3.3	<u>Rear Yard</u> - distance from rear lot line, minimum - 25 ft.	

21.4

FLOOR AREA OF DWELLINGFloor
Area

one-storey building - minimum 1500 sq.ft.
 $1\frac{1}{2}$ storey building - minimum 1650 sq.ft.
2 storey building - minimum 1800 sq.ft.

SECTION 22 - GENERAL PROVISIONS FOR COMMERCIAL
ZONES C1, C2, C3, C4 and C5

The following provisions shall apply
in all Commercial Zones (C):-

General
Provisions
for
Commercial
Zones

No person shall hereafter use any building,
structure or land, nor erect any building or
structure in a Commercial Zone (C) except in
accordance with the following provisions:-

22.1

LANE OR RIGHT-OF-WAY AS ZONE BOUNDARY

Lane or
Right-of-
way as
Zone
Boundary

Where either the limit of a public or
private lane or public driveway or right-of-
way constitutes the boundary or part of the
boundary between a Commercial Zone and a
Residential Zone, no person shall use any
land or erect or use any building or structure
on any land in a Commercial Zone which fronts
on such lane, driveway or right-of-way for any
commercial use except parking or loading if the
only means of access to such land is by way of
such lane, driveway or right-of-way.

22.2

ACCESSORY BUILDINGS ON CORNER LOTS

Accessory
Buildings
on Corner
Lots

In any Commercial Zone which is contigu-
ous to a Residential Zone, no person shall erect
an accessory building on a corner lot at a
lesser distance from the street line on which
adjoining residential lots front than the depth
of the front yard required for a dwelling on
the adjoining lot which is in a Residential
Zone.

22.3

REQUIREMENTS FOR PARKING FACILITIES

Require-
ments for
Parking
Facilities

With the exception of those lands
referred to in Section 22.61 of this By-law, any
person who erects a building or structure
in a Commercial Zone after the 30th day of
January 1952 shall provide with the said
building or structure, parking facilities of
which the ratio to the area covered by buildings
shall be not less than 2:1, with adequate access
of minimum width 20 feet to a street which is
not within a Residential Zone. However, if the
amount of off-street parking space required in
the following table is greater, this shall
determine the amount of parking space required.

22.3.1 Table of Additional Parking Space Requirements

Table of
Additional
Parking Space
Requirements

22.3.1.1 For a theatre, auditorium, stadium recreational establishment or other similar use involving the assembly of persons, one automobile parking space for each six seats or similar vantage accommodation.

22.3.1.2 For multiple-storey commercial building devoted to retail trade, merchandising or similar use - one automobile parking space for each three hundred square feet of ground floor area, and one parking space for each five hundred square feet of upper floor area.

22.3.1.3 For a multiple-storey office building, professional building or similar use in which there is no retail or merchandising establishment, one parking space for each three hundred square feet of floor area for a one-storey building, and one parking space for each seven hundred and fifty square feet of upper floor area.

22.3.1.4 For a restaurant or similar place of dispensing food, drink or refreshments - one parking space for each fifty square feet of floor area devoted to patron use.

22.3.1.5 For an hotel, hospital or similar use - one parking space for each five hundred square feet of bedroom area.

22.3.1.6 For churches and church halls - parking space shall be provided in accordance with the provisions of Sections 7.6.2 and 7.6.2.1 of this By-law.

22.3.1.7 For Residential buildings - in all Commercial Zones parking space shall be provided in accordance with the general provisions of one-family detached or multiple-family dwellings (Sections 7.6.1 and 15.4, 15.4.1, 15.4.2 and 15.4.3 of this By-law.

22.4 PARKING STATIONS IN A COMMERCIAL ZONEParking
Stations in
a Commer-
cial Zone

22.4.1 For a commercial use parkingspace may be provided within a parking station contiguous to the lot on which the buildings are situated and accessory and incidental to the commercial use. No such parking station shall be used for the repair or servicing of vehicles for hire or gain.

22.4.2 Parking Stations in a Residential ZoneParking
Stations in
a Residen-
tial Zone

Land in a Residential Zone contiguous to a Commercial Zone may be used for the purpose of a parking station accessory and incidental to a commercial use. No such parking station shall be used for the repair or servicing of vehicles for hire or gain or a taxi cab stand.

22.5 LOADING SPACELoading
Space

For every building or structure hereafter erected in a Commercial Zone for the purpose of a retail store, including a department store, a market, a cartage or express or passenger terminal, an hotel or a hospital or any other purpose similarly involving the frequent shipping, loading or unloading of persons, animals or goods, wares or merchandise, there shall be provided and maintained by the owner of the building at the premises, loading facilities on land that is not part of a highway, comprised of one or more loading spaces 30 feet long, 12 feet wide and having a vertical clearance of at least 14 feet with access to a lane of minimum width 20 feet; or street and according to the floor area of the building or structure as follows:-

<u>FLOOR AREA OF BUILDINGS</u>	<u>NUMBER OF LOADING SPACES</u>
3,000 sq.ft. or less	1 loading space
from and including 3,001 sq.ft. to and including 80,000 sq.ft.	2 loading spaces
from and including 80,001 sq.ft. to and including 150,000 sq.ft.	3 loading spaces
over 150,000 sq.ft.	3 loading spaces plus 1 loading space for each additional 100,000 sq.ft.

22.6	<u>EXEMPTIONS</u>	Exemptions
22.6.1	<p><u>Lots within a Block on which Buildings Exist</u></p> <p>Notwithstanding anything herein contained under Sections 22, 23, 24, 25, 26 and 27 of this By-law, commercial buildings hereafter erected on lots within a block situated in a commercial zone on which buildings have been erected prior to the passing of this By-law, and whether or not the lots are within a registered plan of subdivision, shall conform to the present prevailing standards of commercial buildings on the street upon which they front with respect to each of the following matters:-</p> <p>Maximum Building Height Minimum Lot Area Minimum Lot Frontage Maximum Lot Coverage Minimum Front Yard Depth Minimum Side Yard Width Minimum Rear Yard Depth Minimum Parking Space Minimum Loading Space</p>	Lots within a Block on which Buildings Exist
22.6.2	<p><u>Registered Lots with Depth of 125 Feet or Less</u></p> <p>Notwithstanding anything herein contained under Sections 22 to 27 inclusive of this By-law, for those lots situated in a Commercial Zone and which are described within a registered plan of subdivision prior to the passing of this By-law, and which have a lot depth of 125 ft. or less, the following provisions shall apply:-</p> <p>Front Yard Depth - minimum 20 ft.</p> <p>Rear Yard Depth - minimum 25 ft.</p> <p>Where the rear lot line is the boundary between the said commercial zone and a residential zone, the minimum distance of a building from such lot line shall be 30 ft. If a lane 20 ft. wide or more is provided in the rear of the said lot, the minimum distance of a building from the rear lot line shall be 20 ft.</p>	Registered Lots with Depth of 125 Feet or Less

22.7 AUTOMOBILE SERVICE STATIONS

Automobile
Service
Stations

The following provisions shall apply to automobile service stations and public garages, if written approval has been obtained from Council:-

22.7.1 Lot Sizes: on an Inside Lot on a Street with or without Sidewalks

Width- minimum 100 ft.

Depth- as shown on Schedule "C", Zoning Map, otherwise minimum 200 ft.

22.7.2 : on a Corner Lot at the Intersection of a Highway and a Major Street, the Pump being at an angle or parallel to the Street Line

Width - minimum 125 ft.

Depth - as shown on Schedule "C", Zoning Map, otherwise minimum 200 ft.

22.7.3 Location of Pump

Location of
Pump

(a) Minimum distance of pump from centre line of street upon which the lot fronts shall be 53 ft., provided however, that on a street which is 66 ft. or less in width the pumps may be placed not less than 43 ft. from the centre line of the nearest street upon which the lot fronts, provided that the owner of the land gives an undertaking (in a form which complies with the Registry Act, R.S.O. 1950, Chapter 336, as amended), that he will, upon request of Council, remove the pump at his own expense to a distance of not less than 53 ft. from the centre line of the street, and does further consent to the registration of such agreement on the title to the said lands.

(b) Minimum distance of pump from daylight corner - 10 ft.

The daylight corner referred to in this Section shall be provided by measuring a distance of 50 ft. in both directions from the intersection of the street lines.

22.7.4

Ramps

Ramps

- (a) Minimum distance between ingress and egress ramps - 10 ft.
- (b) Minimum width of ramp - 35 ft.
- (c) Minimum distance between ramps on any street - 10 ft.
- (d) Minimum distance from the intersection of the street lines to any ramp on either street - 10 ft.
- (e) Minimum interior angle of ramps to street line - 30 degrees.

Maximum interior angle of ramps to street line - 90 degrees.

22.8

SIGNS

Signs

The following signs shall be permitted in any "C" Zones provided that a building permit has been obtained from the Building Inspector and the provisions of the Building By-law No. 6110 are complied with:-

22.8.1

Business Signs: advertising a bona fide business or service conducted on the premises. The total area of signs on a building erected on the street line shall not exceed 200 sq.ft. for each fifty feet of lot frontage, except that on a corner building, the sign area of which may be displayed on a side residential street shall be limited to 50 sq.ft. if the building is erected on the street line. No sign shall be displayed on a rear wall of a building so that it is visible from a contiguous Residential Zone.

In all Commercial Zones where business buildings have not been erected on or prior to January 30th, 1952 and where buildings may be erected on the street line, signs shall be affixed flat against the walls of the said buildings or may project therefrom over the street right-of-way not more than 18 inches.

- | | | |
|--------|--|--|
| 22.8.2 | <u>Roof Signs</u> may be installed provided that if such sign is visible from the contiguous Residential Zone, no flashing or intermittent illumination is used. | Roof
Sign |
| 22.8.3 | <u>Outdoor Advertising Display - Poster Panel Display Signs and Billboards</u>
are permitted provided that:-

(a) written approval has been obtained from Council

(b) yard requirements are complied with

(c) if illuminated, they shall not glare into the path of oncoming vehicles or into a Residential Zone, and if visible from the contiguous Residential Zone, no flashing or intermittent illumination may be used | Poster
Panel
Signs and
Billboards |

SECTION 23 - GENERAL COMMERCIAL ZONES (C1)

No person shall hereafter use any building, structure or land, and no person shall hereafter erect any building or structure in a General Commercial Zone (C1), except in accordance with the following provisions:-

23.1	<u>USES PERMITTED</u>	Uses Permitted
23.1.1	<u>Residential</u> - all uses permitted for lands and buildings in a Residential Zone and provided that the lot is served by municipal water supply and sanitary sewer system; and if the lot is used for dwelling purposes exclusively, such dwellings shall be any of the classes permitted in accordance with the provisions of "RM5". Zones for the district in which the lot is situated.	Residen- tial
23.1.2	<u>Dwellings over Stores</u> - dwellings in business buildings or over stores or offices, provided that the lot is served by municipal water supply and sanitary sewer system.	Dwellings over Stores
23.1.3	<u>Commercial</u> - retail stores, trades and services and professions,	Commer- cial

banks, business offices, studios,

dry cleaning and laundry collecting stations for work to be done elsewhere, automatic laundry shops, custom workshops making articles or products to be sold at retail on the premises,

motels, hotels, apartment hotels, taverns, theatres, assembly halls, commercial clubs, billiard parlours, bowling alleys, commercial bath houses, motor sales rooms, but no motor vehicle body repair shops are permitted,

public garages, public parking lots and automobile service stations, provided however that a permit for the same has been obtained from Council,

undertaking establishments,

but no salvage yard or commercial quarry shall be permitted,

- 23.1.4 Institutional Uses - a private club, lodge, fraternity or sorority house, labour union hall, a home for the aged or infirm, children's home, public hospital or private hospital.

Institutional
Uses

23.2 AREA REQUIREMENTS

AREA
REQUIREMENTS

The following lot areas and yards shall be provided and maintained appurtenant to every building and structure in "C1" Zones:-

- 23.2.1 Lot Area - three (3) times the area to be covered by buildings, except for residential buildings for which residential provisions shall prevail as set forth in Section 23.1.1 of this By-law.

Lot Area

23.2.2 Yard Requirements

Yard
Requirements

Front Yard - distance from front lot line, minimum 32 ft.

Rear Yard - distance from rear lot line, minimum 25 ft.

- 23.2.3 Lot Depth - minimum 200 ft.

Lot Depth

23.2.4 Requirements for Dwellings over Stores

Dwellings
over Stores

23.2.4.1 Area Requirements

Lot Area - minimum 100 sq.ft. for every 100 sq.ft. of rentable space.

- 23.2.4.2 Floor Area of Dwelling Unit - minimum 600 sq.ft.

- 23.2.4.3 Coverage - for each dwelling unit, 50% of the roof area over the stores shall be free of all structures from the floor level of the dwelling unit.

- 23.2.4.4 Accessory Building - no accessory building shall be permitted on corner lots.

23.3 EXCEPTION TO YARD REQUIREMENTS

EXCEPTION TO
YARD REQUIRE-
MENTS

Notwithstanding the foregoing, for that area described as Block "A", Registered Plan 3705, and that part of Lot 20, Concession 1 West of Yonge Street situated north of said Block "A" and east of Lot 1, Plan 3705, no building or structure shall be erected nearer to the street line of Yonge Street than the following line:-

23.3.1 The north-east corner of the Loblaw Groceteria Company Limited building being the southerly limit of the proposed building line between said building and a point on the said north line of Finch Avenue West - a distance of thirty-two feet (32') westerly on the south-east angle of Lot One (1), Plan 3454

23.3.1.1 Location of Commencing Point, being North-East Corner of Building of Loblaw Groceteria Company Limited

Commencing at a point where a one inch square bar has been planted in the westerly street line on Yonge Street as widened by Registered Plan 3705 being also a distance of one hundred feet (100') southerly from the north-east angle of Block "A" of said Plan 3705 along its easterly limit,

THENCE south seventy-three degrees, two minutes ($73^{\circ} 2''$) west thirteen feet seven inches ($13' 7''$) to a point which is the intersection of the said line and the new proposed building line,

THENCE southerly thirty-four feet eleven and one-quarter inches ($34' 11\frac{1}{4}''$) to the north-east corner of the building which is also a distance of twelve feet seven and one-half inches ($12' 7\frac{1}{2}''$) from said westerly limit of Yonge Street.

23.4 REQUIREMENTS FOR PARKING FACILITIES

Requirements
for Parking
Facilities

A minimum parking space shall be provided, the ratio of which to the area covered by buildings shall be not less than 2:1, such parking space shall be provided on the same lot or lots on which the buildings are situated or on an adjacent lot or parking station.

23.4.1 Where a lane is provided in a registered plan of subdivision, minimum parking space shall be equal to area covered by buildings. Front and rear yards may be included in calculating parking space requirements.

23.4.2

Supplementary Parking Regulations

Supplementary
Parking
Regulations

- (a) Parking areas shall be used for the parking of passenger vehicles only, and vehicles required for operations incidental to business conducted within the commercial buildings.
 - (b) No charge shall be made for parking within such premises.
 - (c) No commercial business involving the repair or servicing of vehicles shall be permitted thereon, nor the sale or display thereof shall be conducted from or upon such premises.
 - (d) No buildings or structures shall be erected on the land designated for parking space or parking station in the building permit or on the plans approved by the Building Inspector.
 - (e) No advertising signs shall be erected on the parking station and not more than one directional sign at each point of ingress and egress may be erected which may also bear the name of the business. Such signs shall not exceed twenty square feet in area, nor an overall height above the ground of fifteen feet (15') and shall not project beyond the lot lines of the shopping centre.
 - (f) The parking space shall be maintained with a stable surface which is treated so as to prevent the raising of dust or loose particles; it may be constructed of crushed stone, slag, gravel or cinders, having an asphaltic or portland cement binder, or any permanent type of surfacing with provisions for drainage facilities which complies with the requirements of the Township Engineer.
 - (g) Where lighting facilities are provided, they shall be so arranged as to deflect the light away from the Residential or Greenbelt Zones which are adjacent to the Commercial Zones.
-

23.5

PUBLIC PARKING LOT REQUIREMENTS

PUBLIC
PARKING LOT
REQUIREMENTS

- (a) Buildings - no building except one shelter for attendants may be erected upon any public parking lot; and such shelter shall not exceed twelve feet in height nor sixty-four square feet in area.
- (b) Signs - no sign shall be erected on any public parking lot except one directional sign at each point of ingress or egress, and no such sign shall exceed twelve square feet in area, or bear any wording except the name of the operator and words indicating that it is a public parking lot and the fee for parking.
- (c) Lights - every light used to illuminate such public parking lot and every directional sign shall be arranged so that the light is deflected away from any adjacent premises.
- (d) Access - every such parking lot shall be provided with adequate ingress and egress from and to a street or lane.
- (e) Surface of Parking Lot - the parking space shall be maintained with a stable surface which is treated so as to prevent the raising of dust or loose particles; it may be constructed of crushed stone, slag, gravel or cinders, having an asphaltic or portland cement binder, or any permanent type of surfacing with provision for drainage facilities which complies with the requirements of the Township Engineer.
- (f) Where a parking lot is situated along and adjoins the boundary of a Residential or Green-belt Zone and is not separated therefrom by any street, a continuous unpierced masonry wall three feet (3') in height shall be erected at least three feet (3') from the lot line.
- (g) Wherever such a wall is erected, all the land between the said wall and the boundaries of the Commercial Zones shall be kept free from refuse or debris and shall be landscaped with at least one hedgerow of hardy shrubs, not less than five feet in height, placed next to the wall, and the remainder of such land shall be lawn. All such landscaping shall be maintained in a healthy, growing condition, neat and orderly in appearance.

23.5
(cont'd)

- (h) In all cases where such a protective wall extends to a lane which is a means of ingress and egress to a parking area, it shall be permissible to end the wall not more than ten feet (10') from such lane line in order to permit a wider means of access to the parking area.

SECTION 24 - LOCAL SHOPPING CENTRE ZONE (C2)

The following provisions shall apply in all Local Shopping Centre Zones (C2):-

No person shall hereafter use any building, structure or land, and no person shall erect any building or structure hereafter in any "C2" Zone except in accordance with the following provisions:-

24.1

USES PERMITTED

Uses
Permitted

Commercial - all commercial uses permitted in "C1" Zones with the exception of hotels, taverns, shops for custom work, commercial bath houses, motor sales rooms, public garages and automobile service stations, car washing establishments, motor vehicle body repair shops and undertaking establishments.

All businesses shall be conducted within wholly enclosed buildings.

No salvage yard or commercial quarry shall be permitted.

24.2

AREA REQUIREMENTS

Area
Requirements

The land may be in one ownership, or if in several ownerships, all owners shall individually and jointly comply with the provisions set forth herein, in respect of yards and parkingspace.

24.2.1

Area - three (3) times the area occupied by buildings within the said land

24.2.1.1

Lot Depth - minimum 200 ft.

Lot
Depth
Yard
Requirements

24.2.2

Yard Requirements

Front Yard - minimum 36 ft.

Side Yards - where the "C2" Zone is contiguous to the side lot lines of lots within a Residential Zone, all buildings shall be located at a minimum distance of twenty-five feet (25') from the side lot lines, otherwise twenty feet (20').

- 24.2.2 (cont'd) Rear Yard - minimum twenty feet (20') except where the lot within the "C2" Zone is contiguous to the rear lot lines of residential lots, or where a rear lot line in a "C2" Zone is on the opposite side of the street from a Residential Zone, all buildings shall be located at a minimum of forty-five feet (45') from the rear lot line.

24.3 REQUIREMENTS FOR PARKING FACILITIES

REQUIREMENTS
FOR PARKING
FACILITIES

A minimum parking space shall be provided, the ratio of which to the area covered by buildings shall be not less than 2:1. Such parking space shall be provided on the same lot or lots where buildings are situated. All parking space shall be provided within a parking station.

24.4 SUPPLEMENTARY PARKING REGULATIONS

SUPPLEMENTARY
PARKING
REGULATIONS

- (a) parking areas shall be used for the parking of private passenger vehicles only, and vehicles required for operations incidental to business conducted within the shopping centre.
- (b) No commercial business involving the repair or servicing of vehicles shall be permitted thereon, nor the sale or display thereof shall be conducted from or upon such premises.
- (d) No buildings or structures shall be erected on the land designated for parking space or parking station in the building permit or on the plans approved by the Building Inspector.
- (e) No advertising signs shall be erected on the parking lot or lots and not more than one directional sign at each point of ingress and egress may be erected which may also bear the name of the shopping centre. Such signs shall not exceed twenty (20) square feet in area nor an overall height above the ground of fifteen feet, and shall not project beyond the lot lines of the shopping centre.

24.4
(cont'd)

- (f) At least one entrance and one exit for vehicles shall be provided to land used for parking, and shall be by means of streets or lanes adjacent to or extending only through Commercial or Industrial Zones, or by private roadways extending through such zones. All such roadways shall be surfaced in a manner at least equivalent to that which is required in Section 24.4 (j) of this By-law.
- (g) Where a parking lot is situated along and adjoins the boundary of a Residential or Greenbelt Zone, and is not separated therefrom by any street, a continuous unpierced masonry wall three feet (3') in height shall be erected at least three feet (3') from the lot line.
- (h) Wherever such a wall is erected, all the land between the said wall and the boundaries of the Commercial Zones shall be kept free from refuse or debris and shall be landscaped with at least one hedgerow of hardy shrubs, not less than five feet (5') in height, placed next to the wall, and the remainder of such land shall be lawn. All such landscaping shall be maintained in a healthy, growing condition, neat and orderly in appearance.
- (i) In all cases where such a protective wall extends to a lane which is a means of ingress and egress to a parking area, it shall be permissible to end the wall not more than ten feet (10') from such lane line in order to permit a wider means of access to the parking area.
- (j) The parking space shall be maintained with a stable surface which is treated so as to prevent the raising of dust or loose particles; it may be constructed of crushed stone, slag, gravel or cinders, having an asphaltic or portland cement binder, or any permanent type of surfacing with provision for drainage facilities which complies with the requirements of the Township Engineer.
- (k) Where lighting facilities are provided, they shall be so arranged as to deflect the light away from Residential or Greenbelt Zones which are adjacent to Commercial Zones.

SECTION 25 - DISTRICT SHOPPING CENTRE (C3)

The following provisions shall apply in all District Shopping Centre Zones (C3):-

No person shall hereafter use any building, structure or land and no person shall erect any building or structure except in accordance with the following provisions:-

25.1

USES PERMITTED

USES
PERMITTED

All uses permitted in "C2" Zones and the following: taverns, motor vehicle sales rooms, public garages in which all business is conducted within a wholly enclosed building, and a public library.

No salvage yard or commercial quarry shall be permitted

25.2

AREA REQUIREMENTS

AREA
REQUIREMENTS

The land may be in one ownership, or if in several ownerships, all owners shall individually and jointly comply with the provisions set forth herein.

25.2.1

Area - three (3) times the area to be occupied by buildings within the said zone.

Area

25.2.2

Lot Depth - minimum 200 ft.

Lot Depth

25.2.3

Yard Requirements

Yard
Requirements

Front Yard - minimum 36 ft.

Side Yards - minimum twenty feet (20') except where the Commercial Zone is contiguous to the side lot lines of lots within a Residential Zone, all buildings shall be located at a minimum distance of twenty-five feet (25') from the side lot lines.

Rear Yard - minimum twenty feet (20'), except where a lot within a Commercial Zone is contiguous to the rear lot lines of residential lots, all buildings shall be located at a minimum distance of forty-five feet (45') from the rear lot line.

25.3

REQUIREMENTS FOR PARKING FACILITIES

REQUIREMENTS
FOR PARKING
FACILITIES

A minimum parking space shall be provided, the ratio of which to the area covered by buildings shall be not less than 2:1. Such parking space shall be provided on the same lot where buildings are situated. All parking space shall be provided within a parking station.

25.4

SUPPLEMENTARY PARKING REGULATIONS

SUPPLEMENTARY
PARKING
REGULATIONS

- (a) Parking areas shall be used for the parking of passenger vehicles and vehicles required for operations incidental to the business conducted within the shopping centre.
- (b) No charge shall be made for parking within such premises.
- (c) No commercial business involving the repair or servicing of vehicles shall be permitted thereon, nor the sale or display thereof shall be conducted from or upon such premises.
- (d) No buildings or structures shall be erected on the land designated in the building permit for parking space or parking station, and on the plans approved by the Building Inspector.
- (e) No advertising signs shall be erected on the parking lot or lots and not more than one directional sign at each point of ingress and egress may be erected which may also bear the name of the shopping centre. Such signs shall not exceed twenty square feet in area, nor an overall height above the ground of fifteen feet, and shall not project beyond the lot lines of the shopping centre.
- (f) At least one entrance and one exit for vehicles shall be provided to land used for parking, and shall be by means of streets or lanes adjacent to or extending only through Commercial or Industrial Zones, or by private roadways extending through such zones. All such roadways shall be surfaced in a manner at least equivalent to that which is required in Section 25.4 (j) of this By-law.

25.4
(cont'd)

- (g) Where a parking lot is situated along and adjoins the boundary of Residential or Greenbelt Zones, and is not separated therefrom by any street, a continuous unpierced masonry wall three feet (3') in height shall be erected at least three feet (3') from the lot line.
- (h) Wherever such a wall is erected, all the land between the said wall and the boundaries of the Commercial Zone shall be kept free from refuse and debris, and shall be landscaped with at least one hedgerow of hardy shrubs not less than five feet (5') in height placed next to the wall, and the remainder of such land shall be lawn. All such landscaping shall be maintained in a healthy, growing condition, neat and orderly in appearance.
- (i) In all cases where such a protective wall extends to a lane which is a means of ingress and egress to a parking area, it shall be permissible to end the wall not more than ten feet (10') from such lane line, in order to permit a wider means of access to the parking area.
- (j) The parking space shall be maintained with a stable surface which is treated so as to prevent the raising of dust or loose particles; it may be constructed of crushed stone, slag, gravel or cinders, having an asphaltic or portland cement binder, or any permanent type of surfacing with provisions for drainage facilities which complies with the requirements of the Township Engineer.
- (k) Where lighting facilities are provided, they shall be so arranged as to reflect the light away from Residential or Greenbelt Zones which are adjacent to the Commercial Zones.

SECTION 26 - RESTRICTED COMMERCIAL ZONE (C4)

The following provisions shall apply in all Restricted Commercial Zones (C4):-

No person shall hereafter use any building, structure or land and no person shall erect any building or structure except in accordance with the following provisions:-

26.1	<u>USES PERMITTED</u>	Uses Permitted
	All uses permitted in "C2" and "C3" Zones and the following: buildings for a regional, commercial and terminal centre with facilities for the storage of goods and distribution of same by trucks, and the residence only of a caretaker or persons employed on the maintenance staff of the land, buildings and equipment thereof.	
26.2	<u>AREA REQUIREMENTS</u>	Area Requirements
26.2.1	<u>Lot Area</u> - minimum three times the area to be covered by buildings.	
26.2.2	<u>Yard Requirements</u>	Yard Requirements
	<u>Front Yard</u> - distance from front lot line, minimum 100 ft.	
	<u>Side Yards</u> - distance from side lot lines, minimum 25 ft.	
	<u>Rear Yard</u> - distance from rear lot line, minimum 25 ft.	
26.2.3	<u>Lot Coverage</u> - maximum all buildings 33%	Lot Coverage
26.3	<u>Building Height Limit</u> - maximum 60 ft.	Building Height Limit
26.4	<u>REQUIREMENTS FOR PARKING FACILITIES</u>	Requirements for Parking Facilities
	A minimum parking space shall be provided, the ratio of which to the area covered by buildings shall be not less than 2:1. Such parking space shall be provided on the same lot or lots where buildings are situated. All parking space shall be provided within a parking station.	

26.5

SUPPLEMENTARY PARKING REGULATIONS

SUPPLEMENTARY
PARKING
REGULATIONS

- (a) Parking areas shall be used for the parking of passenger vehicles and vehicles required for operations incidental to business conducted on the premises.
- (b) No charge shall be made for parking within such premises.
- (c) No commercial business involving the repair or servicing of vehicles shall be permitted thereon except for the vehicles required for the operation of the business conducted on the premises; nor the sale or display thereof shall be conducted from or upon such premises.
- (d) No buildings or structures shall be erected on the land designated for parking space or parking station in the building permit and on plans approved by the Building Inspector.
- (e) No advertising signs shall be erected on the parking lot or lots and not more than one directional sign at each point of ingress or egress may be erected which may also bear the name of the business. Such signs shall not exceed twenty square feet in area nor an overall height above the ground of fifteen feet, and shall not project beyond the lot lines of the Commercial Zone.
- (f) At least one entrance and one exit for vehicles shall be provided to land used for parking and shall be by means of streets or lanes adjacent to or extending only through Commercial or Industrial Zones or by private roadways extending through such zones. All such roadways shall be surfaced in a manner at least equivalent to that which is required in Section 26.5 (j) of this By-law.
- (g) Where a parking lot is situated along and adjoins the boundary of a Residential or Greenbelt Zone and is not separated therefrom by any street, a continuous unpierced masonry wall three feet (3') in height shall be erected at least three feet (3') from the lot line.

26.5
(cont'd)

- (h) Wherever such a wall is erected, all the land between the said wall and the boundaries of the Commercial Zone shall be kept free from refuse and debris, and shall be landscaped with at least one hedgerow of hardy shrubs, not less than five feet (5') in height, placed next to the wall and the remainder of such land shall be lawn. All such landscaping shall be maintained in a healthy, growing condition, neat and orderly in appearance.
- (i) In all cases where such a protective wall extends to a lane which is a means of ingress and egress to a parking area, it shall be permissible to end the wall not more than ten feet (10') from such lane line, in order to permit a wider means of access to the parking area.
- (j) The parking space shall be maintained with a stable surface which is treated so as to prevent the raising of dust or loose particles; it may be constructed of crushed stone, slag, gravel or cinders, having an asphaltic or portland cement binder, or any permanent type of surfacing with provision for drainage facilities which comply with the requirements of the Township Engineer.
- (k) Where lighting facilities are provided, they shall be so arranged as to deflect the light away from Residential or Greenbelt Zones which are adjacent to the Commercial Zones.

SECTION 27 - SERVICE SHOP ZONE (C5)

The following provisions shall apply in all Service Shop Zones (C5):-

No person shall hereafter use any building, structure or land and no person shall erect any building or structure in a "C5" Zone except in accordance with the following provisions:-

27.1 USES PERMITTED

USES
PERMITTED

27.1.1 Residential Dwellings over Stores - for which the provisions of Sections 23.1.2 and 23.2.4 - 23.2.4.4 inclusive of this By-law shall prevail.

27.1.2 Commercial - service shops, banks, business offices, studios, dry cleaning and laundry collecting agencies, laundries, billiard parlours, bowling alleys, motor sales rooms, car sales lots, motor vehicle body repair shops, public garages in which all business is conducted within a wholly enclosed building, public parking lots subject to the provisions of Section 23.5 of this By-law, and contractor's yard or shop, Class "A".

27.2 AREA REQUIREMENTS

AREA
REQUIREMENTS

The following lot areas, yards, height and coverage shall be provided and maintained by the owner, appurtenant to every building and structure hereafter erected in "C5" Zones:-

27.2.1 Lot Area - minimum three times (3) the area to be covered by buildings.

Lot Area

27.2.2 Lot Depth - minimum 200 ft.

Lot Depth

27.2.3 Yard Requirements

Yard
Requirements

Front Yard - distance from front lot line, minimum 32 ft.

Side Yards - distance from side lot lines, minimum 10 ft.

Rear Yard - distance from rear lot line, minimum 25 ft.

27.2.4 Building Height Limit - maximum 35 ft.Building
Height27.2.5 Lot Coverage - maximum all buildings, 33%

Lot Coverage

27.3 REQUIREMENTS FOR PARKING FACILITIESREQUIREMENTS
FOR PARKING
FACILITIES

A minimum parking space shall be provided, the ratio of which to the area covered by buildings shall be not less than 2:1. Such parking space shall be provided on the same lot where buildings are situated. All parking space shall be provided within a parking station.

27.4 SUPPLEMENTARY PARKING REGULATIONSSUPPLEMEN-
TARY PARKING
REGULATIONS

- (a) Parking areas shall be used for the parking of passenger vehicles and vehicles required for operations incidental to business conducted within "C5" Zones.
- (b) No charge shall be made for parking within such premises.
- (c) No commercial business involving the repair or servicing of vehicles shall be permitted thereon, nor the sale or display thereof shall be conducted from or upon such premises.
- (d) No buildings or structures shall be erected on the lot or lots designated for parking space or parking station in the building permit and on the plans approved by the Building Inspector.
- (e) No advertising signs shall be erected on the parking lot or lots and not more than one directional sign at each point of ingress and egress may be erected, which may also bear the name of the business. Such signs shall not exceed twenty square feet in area nor an overall height above the ground of fifteen feet, and shall not project beyond the lot lines of the premises.

27.4
(cont'd)

- (f) At least one entrance and one exit for vehicles shall be provided to land used for parking and shall be by means of streets or through lanes adjacent to or extending only through Commercial or Industrial Zones, or by private roadways extending through such zones. All such roadways shall be surfaced in a manner at least equivalent to that which is required in Section 27.4 (j) of this By-law.
- (g) Where a parking lot lies along and adjoins the boundary of a Residential or Greenbelt Zone, and is not separated therefrom by any street, a continuous unpierced masonry wall three feet (3') in height shall be erected at least three feet (3') from the lot line.
- (h) Wherever such a wall is erected, all the land between the said wall and the boundaries of the Commercial Zone shall be kept free from refuse and debris, and shall be landscaped with at least one hedgerow of hardy shrubs not less than five feet (5') in height, placed next to the wall, and the remainder of such land shall be lawn. All such landscaping shall be maintained in a healthy, growing condition, neat and orderly in appearance.
- (i) In all cases where such a protective wall extends to a lane which is a means of ingress and egress to a parking area, it shall be permissible to end the wall not more than ten feet (10') from such lane line, in order to permit a wider means of access to the parking area.
- (j) The parking space shall be maintained with a stable surface which is treated so as to prevent the raising of dust or loose particles; it may be constructed of crushed stone, slag, gravel or cinders, having an asphaltic or portland cement binder, or any permanent type of surfacing with provision for drainage facilities which complies with the requirements of the Township Engineer.

- 27.4 (k) Where lighting facilities are provided
(cont'd) they shall be so arranged as to deflect
the light away from Residential or
Greenbelt Zones which are adjacent to
Commercial Zones.

27.5 Notwithstanding anything herein
contained under Section 27.2.3 of this By-law,
where a "C5" Zone is contiguous to a
Residential Zone, the provisions of Section
24.2.2 shall prevail with respect to front,
rear and side yards.

27.6 Notwithstanding anything herein
contained under Section 27.1 of this By-law,
no manufacturing or industrial operation
which is obnoxious by reason of the emission
of odour, dust, smoke, noise, fumes, cinders
vibration, refuse or water carried waste, nor
commercial gravel and sand pits and salvage
yards shall be permitted in any "C5" Zones.
This shall not include a second hand car
sales lot.

SECTION 28 - GENERAL PROVISIONS FOR INDUSTRIAL
ZONES (M1, M2, M3 and M4)

The following provisions shall apply
in all Industrial Zones (M):-

No person shall hereafter use any
building, structure or land and no person
shall erect any building or structure in any
Industrial Zone (M) except in accordance with
the following provisions:-

28.1	<u>USES PERMITTED</u>	USES PERMITTED
28.1.1	<u>Residential</u> - no residential building except the dwelling of a caretaker or persons employed on the maintenance staff of the land, buildings or equipment thereof. Such dwellings shall comply with the provisions for "R5" Zones within the district in which the land is situated.	
28.1.2	<u>Commercial</u> - no commercial building except banks, automobile service stations, public garages, service shops, restaurants, coffee shops, taverns, parking stations and other commercial uses if incidental to manufacturing operations as the principal use.	
28.1.3	<u>Industrial</u> - any manufacturing or industrial operation which is not obnoxious and which complies with the provisions of the zone in which the building, structure or land is situated.	
28.1.4	<u>Institutional</u> - none except those which are accessory and incidental to industrial operations.	
28.2	<u>CERTAIN USES NOT RESTRICTED</u> Public utilities and essential services.	USES NOT RESTRICTED

28.3

BUILDING HEIGHT LIMIT

Building
Height
Limit

Save as provided in Section 30
of this By-law (Airport Hazard Zone), no
other restrictions shall prevail.

28.4

AREA REQUIREMENTS

Area Re-
quirements

None

28.5

YARD REQUIREMENTS

Yard
Requirements

28.5.1

Front Yard - distance from front lot
line, minimum - 30 ft.

Where the opposite side of the street is
in a residential zone, the distance from
the front lot line shall be minimum 100 ft.

28.5.2

Side Yards - distance from side lot
lines, minimum - 10 ft.

At the boundary lines between Industrial and
Residential Zones, the distance of any
building from the side lot line shall be
minimum 20 ft.

28.5.3

Rear Yard - distance from rear lot line,
minimum - 25 ft.

At the boundary lines between Industrial and
Residential Zones, the distance of any
building from the rear lot line shall be
minimum 50 ft.

28.5.4 Front yards shall be open and shall be unobstructed by any structures or by storage of cars or goods from the ground to the sky.

Where a side yard or a rear yard is contiguous to a Residential Zone it shall be open, and shall be unobstructed by any structure or by storage of cars or goods from the ground to the sky.

Where a rear lot line in an Industrial Zone is contiguous to a railway, no rear yard shall be required.

28.6

EXCEPTIONS

Exceptions

Notwithstanding anything contained in Section 28.5 of this By-law, if a lot is described in accordance with and is within a registered plan of subdivision and has a width of 60 ft. or less and an area of 9,000 sq.ft. or less, the following provisions shall apply:-

Building Height Limit - maximum 35 ft.

Yard Requirements:

Front Yard - distance from the front lot line shall equal that of the buildings on the adjacent properties, or if such do not exist, a minimum of 15 ft.

Side Yards - distance from side lot lines, ten per cent (10%) of the width of the lot, but not less than 4 ft. on each side.

Rear Yard - distance from rear lot line, ten per cent (10%) of the depth of the lot, but not less than 15 ft.

28.6.1

Notwithstanding anything herein contained under Section 28.5 of this By-law, for the area defined by Registered Plan 3725, York, dated July 14th, 1949, the following provisions shall apply:-

28.6.1
(cont'd)

Yard Requirements:

Front Yard - distance from lot line

- (a) on lots fronting on Wilson Ave. - minimum 25 ft.
- (b) on lots fronting on the Toronto-Barrie Provincial Highway - minimum 75 ft.
- (c) on Clayson Rd. from the north limit of Bartor to the south limit of Manser Rd. - minimum 35 ft.
- (d) on lots fronting on Jethro Rd. - minimum 25 ft.
- (e) on lots fronting on any other street within the said subdivision - minimum 20 ft.

Side Yard - minimum 10 ft.

28.7

SIGNS

SIGNS

All signs shall be permitted in Industrial Zones which are incidental to the use carried on therein.

Nothing herein shall be deemed to prevent the use of land in an Industrial Zone for the erection of an outdoor advertising display sign or poster panel signs. All signs erected shall be subject to the issue of permits by Council

28.8

REQUIREMENTS FOR PARKING FACILITIESREQUIREMENTS
FOR PARKING
FACILITIES

A minimum parking space of at least 300 sq.ft. for each 400 sq.ft. of gross floor area shall be provided in all Industrial Zones on the same lot or lots where buildings are situated. Parking space shall be provided either within a building or parking station.

28.8.1

Supplementary Parking RegulationsSupplementary
Parking
Regulations

- (a) No other vehicles shall be parked or stored except the vehicles of employees and customers and vehicles required for the operation of the industry, and the parking station shall not be used for purposes other than parking.

28.8.1
(cont'd)

- (b) No commercial business involving the repair or servicing of vehicles shall be permitted thereon, except for the vehicles required for the operation of the industry
- (c) No building or structure shall be erected on the lot or lots or portions thereof which are designated as parking space or station in the building permit and on plans approved by the Building Inspector.
- (d) At least one entrance and one exit for vehicles shall be provided to land used for a parking station, and shall be by means of streets or lanes adjacent to or extending only through Commercial or Industrial Zones or by private lanes extending through such zones. All such lanes shall be surfaced in a manner at least equivalent to that which is required in Section 28.8.1 (h) of this By-law.
- (e) Where a parking station is contiguous to a Residential or Greenbelt Zone, a continuous unpierced masonry wall three feet (3') in height shall be erected at least three feet (3') from the lot line.
- (f) In all cases where such a protective wall extends to a public lane which is a means of ingress and egress to a parking station, it shall be permissible to end the wall not more than ten feet (10') from such lane line in order to permit a wider means of access to the parking station.
- (g) Wherever such a wall is erected, all the land between the said wall and the boundaries of the lot or lots of the parking station shall be kept free from refuse and debris and shall be landscaped with at least one hedge-row of hardy shrubs, not less than five feet (5') in height, placed next to the wall, and the remainder of such land shall be lawn. All such landscaping shall be maintained in a healthy, growing condition, neat and orderly in appearance.

- 28.8.1 (cont'd) (h) The parking space shall be maintained with a stable surface which is treated so as to prevent the raising of dust or loose particles; it may be constructed of crushed stone, slag, gravel or cinders, having an asphaltic or portland cement binder, or any permanent type of surfacing with provisions for drainage facilities which comply with the requirements of the Township Engineer.
- (i) Where lighting facilities are provided they shall be so arranged as to deflect the light away from Residential or Greenbelt Zones which are adjacent.

28.9 LOADING SPACE REQUIREMENTS

LOADING SPACE REQUIREMENTS

For every building or structure hereafter erected in an Industrial Zone, involving the frequent shipping, loading or unloading of persons, animals, goods, wares or merchandise, there shall be provided and maintained for the premises, loading facilities on land that is not part of a street, comprised of one or more loading spaces thirty feet long, twelve feet wide, and having a vertical clearance of at least fourteen feet, with access to a lane of minimum width twenty feet, or street, and in accordance with the floor area of the building or structure as follows:-

<u>FLOOR AREA</u>	<u>NUMBER OF LOADING SPACES</u>
3,000 sq.ft. or less	1
from and including 3,001 sq.ft. to and including 80,000 sq.ft.	2
from and including 80,001 sq.ft. to and including 150,000 sq.ft.	3
over 150,000 sq.ft.	3 loading spaces plus 1 loading space for each additional 100,000 sq.ft.

SECTION 29 - USES IN INDUSTRIAL ZONES (M)

29.1

WAREHOUSING ZONES (M1)

WAREHOUSING
ZONES (M1)

No person shall hereafter use any building, structure or land, and no person shall erect any building or structure in any "M1" Zone except in accordance with the following provisions:-

29.1.1

Uses Permitted

Uses
Permitted

Industrial - warehousing and storage of goods and materials only within enclosed structures,

assembly of manufactured products
such as:-

- (a) apparel and finished textile or fabric products,
- (b) paper and allied products
- (c) furniture and finished lumber products
- (d) light metal products such as precision instruments, watches, radios, television sets.

29.2

MANUFACTURING ZONES (M2)

MANUFACTURING
ZONES (M2)

No person shall hereafter use any building, structure or land or erect any building or structure in any "M2" Zone, except in accordance with the following provisions:-

29.2.1

Uses Permitted

Uses
Permitted

Those uses only permitted in "M1" Zones and manufacturing or industrial operations within enclosed structures or buildings.

29.3 STORAGE YARD ZONES (M3)

STORAGE YARD
ZONES (M3)

No person shall hereafter use any building, structure or land or erect any building or structure in any "M3" Zone except in accordance with the following provisions:-

29.3.1 Uses Permitted

Uses
Permitted

Those uses permitted in "M1" and "M2" Zones and any other industrial operations including commercial quarries and contractors' yards, Class "B".

29.4 RAILWAY ZONES (M4)

RAILWAY
ZONES (M4)

No person shall hereafter use any building, structure or land or erect any building or structure in any "M4" Zone except in accordance with the following provisions:-

29.4.1 Uses Permitted

Uses
Permitted

Those uses only permitted under "The Railway Act" or any other Act governing railway operations.

SECTION 30 - AIRPORT HAZARD AREA ZONES (A)

The following provisions shall apply in all Airport Hazard Area Zones (A):-

No person shall hereafter use any building, structure or land and no person shall erect any building or structure except in accordance with the following provisions:-

30.1

USES PERMITTED

USES
PERMITTED

Those uses which are permitted in the districts and zones indicated by the symbols on the maps being Schedules "A", "B", "C" and "D" to this By-law.

30.2

HEIGHT LIMIT

HEIGHT
LIMIT

No person shall hereafter in any "A" Zones, erect any building, structure, tower, pole or wire, or permit the growth of any tree so that any part thereof exceeds the height limit indicated on the map being Schedule "D" hereto.

30.3

ZONES OF LANDS WHICH CHANGED OWNERSHIP

ZONES OF
LANDS WHICH
CHANGED
OWNERSHIP

When any land or portion thereof which on or prior to January 30th, 1952 is included within an airport under the ownership or jurisdiction of the Department of Transport, is conveyed to ownership other than that of the Department of Transport, such land or portion thereof shall be subject to the provisions of this By-law which apply to lands of those zones which are situated on the opposite side if fronting on an existing street, or if fronting on a new street, to the provisions which apply to the nearest zones.

SECTION 31 - OPEN SPACE ZONES (01, 02 and 03)

GENERAL PROVISIONS FOR OPEN SPACE ZONES

General
Provisions

The following provisions shall apply
in all Open Space Zones (0):-

No person shall hereafter use any
building, structure or land or erect any
building or structure, except in compliance
with the following provisions.

31.1 USES PERMITTED

Uses
Permitted

The following uses shall be permitted
in addition to the specific provisions for 01,
02 and 03 Zones:-

31.1.1 Agricultural

Agricul-
tural

31.1.2 Residential - one-family detached dwelling
and the dwelling only of a caretaker or
persons employed on the maintenance staff of
the land, buildings and equipment therefor.
Such dwelling shall comply with the minimum
provisions set forth in Section 32.2 of this
By-law (Continuation of Agricultural Uses).

Resi-
dential

31.1.3 Signs - no advertising display or poster panel
signs shall be permitted on any land within
"0" Zones except public notices and those
notices concerning recreational activities to
be conducted on the premises. Signs shall
not exceed six square feet in area, except direc-
tional signs for parking spaces at each point of
ingress and egress. Such signs shall not
exceed twenty square feet in area, nor an
overall height above the ground of fifteen feet.

Signs

31.2 YARD REQUIREMENTS

Yard
Require-
ments

Any building or structure shall be
at least one hundred feet (100') from the
nearest lot line.

31.3 OFF-STREET PARKING SPACE

Off-Street
Parking
Space

In all "0" Zones, public parking space
may be provided as accessory to any of the
permissible uses which shall comply with the
following provisions:-

31.3.1 Limitation of Use of Parking Space

Limitation
of Use of
Parking
Space

- (a) Parking space shall be used for temporary parking of passenger vehicles only.
- (b) No commercial business involving the repair of or service to vehicles shall be permitted thereon, nor the sale of display thereof shall be conducted from or upon such premises.
- (c) No buildings or structures shall be erected on land designated for parking space or parking lot or lots except a shelter not more than fifteen feet (15') in height and not more than fifty (50) square feet in area for the use of attendants thereon.

31.3.2 Surface of Parking Space

Surface of
Parking
Space

Parking space shall be maintained with a stable surface which is treated so as to prevent the raising of dust or loose particles. It may be constructed of crushed stone, slag, gravel or cinders, having an asphaltic or portland cement binder, or any similar permanent type of surfacing with provision for drainage facilities which comply with the requirements of the Township Engineer.

31.3.3 Access

Access

At least one entrance and one exit for vehicles shall be provided to land used for public parking lots or stations. Access to parking spaces shall be by means of streets or lanes which shall be surfaced in a manner at least equivalent to that which is required in Section 31.3.2 of this By-law.

31.3.4 Lighting

Lighting

Where lighting facilities are provided they shall be so arranged as to deflect the light away from Residential or Greenbelt Zones which are adjacent to the "O" Zones.

SECTION 32 - PUBLIC PARK ZONES (01)

The following provisions shall apply in all Public Park Zones (01):-

No person shall hereafter use any building, structure or land or erect any building or structure except in accordance with the following provisions:-

32.1	<u>USES PERMITTED</u>	Uses Permitted
32.1.1	<u>Residential</u> - one-family detached dwelling and the dwelling only of a caretaker or persons employed on the maintenance staff of the land, buildings and equipment therefor.	
32.1.2	<u>Commercial</u> - refreshment pavilion or booth when owned and operated by a public authority.	
32.1.3	<u>Recreational</u> - (a) a public park, including therein one or more athletic fields, field houses, community centres, bleachers, open or closed swimming and wading pools, greenhouses, botanical gardens, zoological gardens, band stands, skating rinks, tennis courts, bowling greens, boat liveries and bathing stations, (b) a public playground (c) a playlot (d) a golf course.	
32.1.4	<u>Accessory</u> - any use accessory to any of the foregoing uses.	
32.1.5	<u>Institutional</u> - public schools and day nurseries.	
32.2	<u>AREA REQUIREMENTS FOR RESIDENTIAL USE</u>	Area Require- ments
32.2.1	<u>Lot Area</u> - minimum 2 acres.	
32.2.2	<u>Yards</u> - the minimum distance of any building from any lot line shall be fifty feet (50').	
32.2.3	<u>Floor Area of Main Residential Building</u> 1 storey : minimum 950 sq.ft. 1½ storey : minimum 1100 sq.ft. 2 storey : minimum 1250 sq.ft.	
32.2.4	<u>Floor Area of Staff Buildings</u> 1 storey : minimum 800 sq.ft. 1½ storey : minimum 950 sq.ft. 2 storey : minimum 1100 sq.ft.	
32.2.5	<u>Height of Residential Building</u> - maximum 35 ft.	
32.2.6	<u>Lot Coverage</u> - all buildings, including accessory buildings shall not cover more than thirty per cent (30%) of the lot.	

SECTION 33 - PRIVATE OPEN SPACE ZONES (02)

The following provisions shall apply in all 02 Zones:-

No person shall hereafter use any building, structure or land, or erect any building or structure except in compliance with the following provisions:-

33.1

USES PERMITTEDUses
Permitted

Those uses which are permitted in "01" Zones, and

- (a) a radio and television transmission tower, and a building for the operation of mechanical equipment incidental to the operation thereof,
- (b) a club house and other buildings incidental and accessory to the operation of a golf course.

SECTION 34 - SEMI-PUBLIC OPEN SPACE ZONES (03)

The following provisions shall apply in all 03 Zones:-

No person shall hereafter use any building, structure or land, or erect any building or structure, except in accordance with the following provisions:-

34.1	<u>USES PERMITTED</u>	Uses Permitted
	A cemetery, mausoleum and columbarium, together with any chapel or other buildings appurtenant to and incidental to such use, including a crematorium shall be permitted in all "03" Zones, provided a license has been obtained in accordance with the provisions of "The Cemetery Act" and subject to compliance with the following provisions:-	
34.2	<u>AREA REQUIREMENTS</u>	Area Require- ments
34.2.1	<u>Lot Area</u>	
	With the intent that no cemetery shall be established which will interfere with the future street pattern of the Township, no area larger than forty acres may be used for cemetery purposes unless each parcel of not more than forty acres is bounded on all sides by through streets. Such streets shall conform to the Official Plan of the Township, and unless already dedicated to and assumed by the Province of Ontario or the Toronto and York Roads Commission, shall be built to Township specifications by the owner of the cemetery.	
34.2.2	<u>Lot Frontage</u> - maximum when uninterrupted by through streets	- 1,330 ft.
34.2.3	<u>Lot Depth</u> - maximum when uninterrupted by through streets	- 1,330 ft.
34.3	<u>YARD REQUIREMENTS</u>	Yard Require- ments
	Notwithstanding anything contained under Section 31.1.4 of this By-law, a memorial stone or a monument which is less than ten feet (10') in height may be erected three feet (3') from the nearest lot line..	

SECTION 35

35.

ADMINISTRATION

Administration

This By-law shall be administered by the Building Inspector, and no permit for the use of land or for the erection or use of any building or structure, and no certificate of occupancy or approval of application for any municipal license within the jurisdiction of the Council shall be issued or given, where the proposed building, structure (including a sign), or use is in violation of any provision of this By-law.

35.2

No person shall change the existing use of any land, building or structure to a different class or kind of use unless and until he shall have obtained from the Building Inspector a statement in writing certifying that the new use is in accordance with the provisions of this By-law.

35.3

Application and Plans

Application
and Plans

In addition to the requirements of the Building By-law, every application for a building permit shall be accompanied by plans, in duplicate, drawn to a scale of either 10' to the inch or 20' to the inch, based upon an actual survey by an Ontario Land Surveyor, showing the true shape and dimensions of the lot to be used, or upon which it is proposed to erect any building or structure, and showing the proposed location, height and dimensions of the building or structure or work in respect of which the permit is applied for, and the location of every building or structure already erected on or partly on such lot, together with a block plan, and a statement, signed by the owner or his agent duly authorized thereunto in writing filed with the Building Inspector, which statement shall set forth in detail the current and intended use of each building and structure or part thereof, the sanitary facilities available and all information necessary to determine whether or not every such building and structure conforms with the aforesaid requirements of this By-law. The lot, and the location of every building and structure thereon shall be staked out on this ground before construction is started.

35.4

The lack of a survey, or a mistake, does not relieve any person from liability for not complying with provisions of this or any other By-law of the Township of North York, i.e., responsibility is not upon the Township Corporation, whose rights are preserved even in the case of a mistake of its own official.

35.5

INSPECTION OF PREMISES

Inspection
of
Premises

The Building Inspector or any officer or employee of the Township acting under his direction is hereby authorized to enter, at all reasonable hours, upon any property or premises in or about which there is reason to believe that the provisions of this By-law are not being complied with, and for the purpose of carrying out his duties under this By-law.

35.6

VIOLATIONS AND PENALTIES

Every person who uses any land, or erects or uses any building or structure in a manner contrary to any requirements of this By-law, or who causes or permits such use or erection, or who violates any provision of this By-law or causes or permits a violation, shall, upon conviction therefor, forfeit and pay a penalty not exceeding fifty (\$50.00) dollars (exclusive of costs) for each such offence, and every such penalty shall be recoverable under The Summary Convictions Act.

36.

SECTION 37

CONTINUATION OF EXISTING REGULATIONS

Continuation
of Existing
Regulations

By-laws No. 7071, and all amendments thereto, and all By-laws in force within the Township of North York regulating the use of lands and the use, bulk, height, and location of buildings shall be and the same are amended insofar as it is necessary to give effect to the provisions of this By-law, and the provisions of this By-law shall govern.

SECTION 37

VALIDITY

Should any section, clause or provision of this By-law be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the By-law as a whole or any part thereof, other than the part so declared to be invalid.

This By-law shall come into force upon receiving the approval of The Ontario Municipal Board and the issue of its formal order thereof and the said Board declaring that the said By-law conforms to the Official Plan of the Township, as amended.

Read a first and second time this 30th day of January, A.D., 1952.

Nelson A. Boylen
Reeve.

A. B. Scadding
Clerk

Read a third time and finally passed this ^{25th} day
of *June* A.D. 1952.

Nelson A. Boylen
Reeve

A. B. Scadding
Clerk

Passed June 25th 1952

TOWNSHIP OF NORTH YORK

A
BY-LAW

No. 7625

See drawer marked

"Special By-laws"

for Original and Copy

Amended by By-law 845-2001
992-2004
1056-2004
1119-2004
1142-2004(OMB)
145-2005
168-2005
196-2005(OMB)
255-2005
442-2005
459-2005(OMB)
468-2005(OMB)
685-2005
700-2005

733-2005(OMB)
735-2005(OMB)
736-2005(OMB)
815-2005

