TOWN OF Tecumseh
ONTARIO · CANADA



Comprehensive Zoning By-law

By-law No. 2026-050 | September 2026

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How To Use This By-law

This User Guide is provided for information purposes, to assist readers in navigating the Town of Tecumseh's Comprehensive Zoning By-law and how to apply provisions to a specific property of interest. It does not form part of the Comprehensive Zoning By-law.

Structure of the Zoning By-law

The Comprehensive Zoning By-law is divided into a series of sections:

Section 1 – General Scope and Administration

Section 1 describes how the Zoning By-law is to be interpreted, and how the By-law is to be administered by the Town of Tecumseh.

Section 2 – Definitions

Section 2 provides specific definitions for commonly used terms in the By-law, all permitted uses, and other technical terms used in the Comprehensive Zoning By-law. These definitions ensure that the Comprehensive Zoning By-law is being interpreted and applied consistently.

Section 3 – Zone Classification

Section 3 provides an overview of all zones and corresponding zone symbols, along with an overview of how to interpret the schedules of the Zoning. This includes information regarding properties with Holding Symbols, Suffices, and Exception Zones.

Section 4 – General Provisions

Section 4 provides general provisions which may be applicable to all zones, one or more categories or zones, or to specific uses, and additional requirements for specific situations. The reader should identify all general provisions that are applicable to their situation.

Section 5 – Specific Use Regulations

Section 5 includes policies related to specific uses associated with permitted uses to provide for additional provisions related to each specific use.

Section 6 – Parking and Access

Section 6 provides the minimum parking, loading and bicycle parking spaces requirements for uses permitted in the Zoning By-law.

Sections 7 to 14 – Zone Categories (Permitted Uses and Zone Regulations)

The Zoning By-law establishes several zones which permit certain uses, as well as requirements for the location and character of buildings and structures. Section 7 to 14 detail the permitted uses and zone regulations in each zoning category, including any applicable Exception Zones.

How to Determine a Property's Zoning and Identify Applicable Regulations

To determine the zoning and regulations that apply to a specific property, such as the uses that are permitted or lot and building requirements, follow these steps:

Step 1 – Identify the Property's Zoning on Schedule "A"

To determine the zoning for a property, you should first identify the property of interest on Schedule "A" (the Zoning Map). The Zoning Map is available as a PDF Schedule to the Comprehensive Zoning By-law and is also available for review through the online and interactive mapping website on the Town's website. Amendments to the Zoning By-law result in changes to the zone mapping. Please confirm with Town of Tecumseh staff that zoning is current.

Zone boundaries are outlined in red on the Zoning Map. Each property is associated with a Zone Symbol (e.g., IN, R3, OS). The legend on the Zoning Map explains the Zone Symbols and other elements shown on the map. The following summarizes the meaning of different types of Zone Symbols that you may see on the Zoning Map.

- Each Zone Symbol corresponds to a specific Section in this By-law (Sections 7 to 14) which details permitted uses, lot and building requirements, and additional provisions that apply to all properties within that Zone.
- If a Zone Symbol is followed by the letters LS in brackets (LS), then the property is subject to specific requirements along Lake St. Clair found in Section 4.2 of this By-law. This is known as a suffix zone.
- If a dash and a number follow the Zone Symbol, then the property is subject to property specific provisions under an Exception Zone. The provisions for each individual Exception Zone are found in Sections 7 to 14, respectively.
- If an (H) symbol is before the Zone Symbol, then the property is subject to a Holding Symbol. Where a Holding Symbol applies, no development can occur and only legally existing uses are permitted on the property, until such time that the holding is lifted. Section 3.2.9 of this By-law sets of the requirements to lift a Holding Symbol.

Step 2 – Check if the Property is Subject to Schedule "B", "C" or "D"

Schedule "B" illustrates key natural features within Tecumseh. If the property is within the Natural Environment Overlay, make note of it and refer to Section 4.4 of this By-law.

Schedule "C" shows areas along Tecumseh Road that are subject to additional requirements as referred to under Section 8 of this By-law. This applies special restrictions to uses and buildings in the Town's Main Street Area.

Schedule "D" shows areas where short term rental accommodations are permitted in accordance with Section 5.15.

Step 3 – Identify Permitted Uses and Lot & Building Requirements

Once the applicable Zone Symbol for the property of interest is identified, you should refer to Sections 7 to 14 to identify the types of uses that are permitted on the property under the applicable Zone.

Next, you should understand the requirements for lots and buildings which apply to a proposed development. In Sections 7 to 14, lot and building requirements are organized under a series of tables. Different types of permitted uses may have different requirements.

If a property has an Exception Zone applied, as identified in Step 1, the Exception Zone provisions may include specific permitted uses and lot and building requirements for the property that differ from Section 7 to 14 and should be reviewed.

Step 4 – Determine Applicable Provisions

It is important to review all sections of the By-law to determine the provisions that apply to a particular use, development, or property. The provisions of Sections 4, 5, and 6 apply to all Zones or specific permitted uses, unless specifically stated otherwise.

Property owners should always consult with Town of Tecumseh staff to confirm zoning information and determine the approval requirements for a particular project. If the provisions of the Zoning By-law cannot be met, a Minor Variance or Zoning By-law Amendment application may be required.

List of Amendments

Last Date of Consolidation: September 15, 2026

The following Table lists all the approved amendments to the Comprehensive Zoning By-law following the date of adoption of this By-law.

List of Amendments		
By-law Number	**Summary of Amendment (Description or Exception Number, as applicable)**	**Date Passed by Town Council**

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1.0 General Scope and Administration

1.1 Title

.1 This By-law may be cited as the “Comprehensive Zoning By-law for the Town of Tecumseh”. Reference to the “Zoning By-law” and “this By-law” within this document shall mean the “Comprehensive Zoning By-law” for the Town of Tecumseh, as amended, unless otherwise specified.

1.2 Application of this By-law

.1 The provisions of this By-law apply to all lands within the boundaries of the Corporation of the Town of Tecumseh as shown as the **defined area** on Schedule “A” of this By-law.

.2 The purpose of this By-law is to regulate the **use** of land, **buildings**, and **structures**, and to regulate the **erection** of **buildings** and **structures** in accordance with the authority granted by the *Planning Act*.

1.3 Compliance

1.3.1 Compliance with this By-law

.1 No person shall use any land, **building**, or **structure**, or erect any **building** or **structure**, except in accordance with the provisions of this By-law.

1.3.2 Compliance with Other Regulations

.1 Nothing in this By-law exempts compliance with other by-laws, legislation, or the requirement to obtain any license, permission, permit, authority, or approval required by this By-law, and any other by-law or legislation.

1.4 Severability

.1 Should any section, clause, provision, or Schedule of this By-law be held by a court of competent jurisdiction to be invalid, all remaining sections, clauses, provisions, or Schedules of this By-law shall not be affected.

1.5 Existing Uses, Lots, Buildings, and Structures

1.5.1 Legal Non-Conforming Uses

.1 Nothing in this By-law applies to prevent the **use** of any land, **building**, or **structure** for any purpose prohibited by this By-law if such land, **building**, or **structure** was lawfully **used** for such purpose on the effective date of this By-law, provided it continues to be **used** for that purpose.

1.5.2 Legal Non-Complying Buildings, Structures, and Features

.1 Where an **existing building** or **structure** is located on a **lot** having less than the minimum frontage or area required by this By-law, or has less than the minimum **setback**, **front yard**, **side yard**, **rear yard**, **floor area**, or flood protection required by this By-law, or greater than the maximum **height** permitted by this By-law, the said **building** or **structure** may be enlarged, reconstructed, repaired, renovated, or replaced provided that:

- .a the **use** is permitted by this By-law;
- .b the reconstruction, repair or renovation of existing **buildings** or **structures**, or any part thereof, does not further reduce an existing **setback**, **front yard** **side yard**, **floor area** or flood protection measures having less than the minimum or maximum (as the case may be) as required by this By-law;
- .c any new addition or enlargement complies with the minimum **setback**, **yards** and flood protection measure requirements of the applicable **zone**;
- .d any replacement on other than the original foundation complies with the minimum **setback**, **yard**, **floor area**, flood protection measure requirements of the applicable **zone**; and
- .e all other applicable provisions in this By-law are complied with.

.2 Where any portion of a **drive-through**, **driveway**, **parking area**, **parking space**, **bicycle parking space**, **electric vehicle space** or **loading space** does not currently meet the requirements of this By-law, any portion of said feature may be enlarged or otherwise altered provided the enlargement or **alteration** does not further contravene the requirements of this By-law.

.3 Where the movement of the water's edge changes a **zone** according to the provision of Subsection 3.2.5.b and such change results in a situation whereby a **building** or **structure** previously complying to the provisions of this By-

law does not then comply, the affected **building** or **structure** shall be exempted from compliance with such provision(s) as is (are) thereby offended.

.4 A **lot** in existence prior to the effective date of this By-law that does not meet the **lot area** and/or **lot frontage** requirements of the applicable **zone**, may be **used** and **buildings** thereon may be erected, enlarged, repaired, or renovated, provided the **use** conforms with the By-law and the **buildings** and **structures** comply with the requirements of this By-law.

.5 Where a **lot**, **building**, **structure** or required **parking space** is deemed to be deficient of any requirement of this By-law, and that deficiency is expressly the result of acquisition or expropriation of land by a **public authority**, the **lot**, **building**, **structure** or required **parking space** shall be deemed to comply with the requirements of this By-law.

1.6 Administration and Enforcement

.1 This By-law shall be administered by the Chief Building Official or Director of Development Services, or any other person as designated by Council, and shall be enforced by the Chief Building Official, By-law Enforcement Officers, or any other person as designated by Council.

.2 The Chief Building Official or By-law Enforcement Officers are hereby authorized to enter at all reasonable hours for the purposes of inspection upon any property or premises.

.3 Every person who contravenes a provision of this By-law and, if the person is a corporation, every director or officer of the corporation who knowingly concurs in the contravention, is guilty of an offence and on conviction is liable to fines under the *Planning Act*.

.4 In case the whole or any part of any **building** or **structure** is, or is to be **used**, erected, structurally altered, enlarged, or extended, or the whole of any part of any **lot** is to be **used** in contravention of this By-law, such contravention may be restrained by action pursuant to the applicable law in force at the time of such contravention.

1.7 Transition

1.7.1 Existing Building Permits

.1 Nothing in this By-law prevents the **erection** of a **building** or **structure** in accordance with a building permit application submitted prior to the date of passing of this By-law and deemed complete, provided the building permit is in accordance with all prior zoning by-laws that affected the lot before this By-law came into effect.

.2 This By-law is deemed to be modified to the extent necessary to permit a **building** or **structure** that is erected in accordance with clause .1 of this Subsection.

1.7.2 Existing Planning Applications

.1 Nothing in this By-law shall prevent the **erection** of a **building** or **structure** in accordance with any minor variance or site plan that has been submitted and deemed complete by the Town or approved or conditionally approved by the relevant approval authority before the date of passing of this By-law, provided the application complies with all prior zoning by-laws that affected the **lot** or block before this By-law came into effect.

.2 This By-law is deemed to be modified to the extent necessary to permit a **building** or **structure** that is **erected** in accordance with clause .1 of this Subsection.

1.7.3 Lapse of Transition Provisions

.1 Subsections 1.7.1 and 1.7.2 shall be deemed to be repealed 5 years from the date of passing of this By-law. This provision shall not require an amendment to this By-law to take effect.

1.8 Technical Revisions

.1 Provided the purpose, effect, intent, and meaning of this By-law are in no way altered or affected, the following technical revisions to this By-law are permitted without a zoning by-law amendment:

- .a Changes to the numbering, format, arrangement and order of text, tables, schedules and maps.
- .b Additions to and revisions of technical information on the schedules, including but not limited to topographic information, road labels, notes, legends, colours, shading, and title blocks.
- .c Corrections to punctuation, grammar, typographic, stylistic, spelling, or mathematical calculation errors.
- .d Changes to illustrations and diagrams which do not form an operative part of the By-law.
- .e Changes to any reference to legislation or regulations or sections thereof approved by another **public authority** which shall include any amendments or successor legislation.

1.9 Interpretation

1.9.1 Multiple Uses on a Lot

.1 Where this By-law permits more than one **use** on any **lot**, any combination of **uses** may be provided on the **lot**, provided all provisions of this By-law are complied with, as applicable to each **use**.

1.9.2 Illustrations

.1 Illustrations are included for convenience purposes only and do not form part of this By-law. Notwithstanding this provision, illustrations, diagrams, tables, and maps that are explicitly identified with a Figure or Table number in this By-law shall form an operative part of this By-law.

1.9.3 Reference Aids

.1 Reference aids such as the table of contents, margin notations, headers, and footers are included for convenience purposes only and do not form part of this By-law.

Margin notations contained within grey boxes such as this example are provided to help explain elements of the By-law and are not an operative part of the By-law.

1.9.4 Measurement Tolerances

.1 Unless the text expressly provides otherwise, any measurement provided for in this By-law has a tolerance of plus or minus 0.05 m in the case of linear measurement, and/or plus or minus 0.5% in the case of area measurement.

1.9.5 Conflicts

.1 Where there is conflict between any provisions of this By-law that apply to a circumstance, the more restrictive provision shall apply.

1.9.6 Definitions and Word Usage

.1 Wherever a term appears in the text of this By-law in bold letters, the term is intended to have a meaning set out for it in Section 2.0. Wherever a term appears in the text of this By-law in regular font, it is intended to have a meaning ordinarily attributed to it in the English language.

.2 When a verb is defined in Section 2.0, the definition applies to all tenses of the verb.

.3 Unless otherwise defined by this By-law, the words and phrases used in this By-law shall have their normal and ordinary meaning.

.4 The word ‘shall’ and ‘must’ are mandatory.

.5 The word ‘use’ when used as a verb, ‘to use’ or ‘used’ shall have corresponding meanings.

.6 The word ‘used’ includes ‘arranged, designed, or intended to be used’.

.7 The word ‘alter’ includes ‘alteration’.

.8 Words used in the singular include the plural and words used in the plural include the singular.

1.9.7 Abbreviations

.1 The following abbreviations and terms, where used in this By-law, shall have the same meaning as if the word were printed in full:

.a ‘m’ means metres;

.b ‘ha’ means hectares;

.c ‘m^2’ means square metres;

.d ‘min.’ means minimum; and

.e ‘max.’ means maximum.

2.0 Definitions

2.1 Interpretation

.1 Throughout this By-law, any bolded word is defined in Section 2.2 to provide clarity and to ensure that the By-law and its intent are applied consistently.

.2 Where a **use** is defined, it shall not be interpreted to include any other defined **use** unless it is stated in the definition to the contrary.

2.2 Defined Terms

In this By-law, unless the context otherwise requires, the following terms when used shall have the meanings assigned to them as follows:

A

Abattoir means the penning and slaughtering of live animals and the preliminary processing of animal carcasses and may include the packing, further processing, and storing of the product on the **premises**.

Accessory means incidental, subordinate, and devoted exclusively to a **principal use**, **building** or **structure**, as applicable within the context in which the term accessory is used.

Additional Residential Unit means an independent **dwelling unit** that is located within or on the same **lot** as a **detached dwelling**, **semi-detached dwelling**, or **street townhouse dwelling** and includes units within the **primary dwelling** and includes a detached **additional residential unit** in a separate **building** on the same **lot**.

Adult Entertainment Parlours means any **premises** or part thereof in which is provided, in pursuance of a trade, calling, business or occupation, services appealing to or designed to appeal to erotic or sexual appetites or inclinations.

Agri-Tourism means farm-related tourism **uses** that promote the enjoyment, information, education or activities related to the **principal** farm operation on a **lot**, including but not limited to processing demonstrations, make-your-own operations, pick-your-own produce operations, farm machinery and equipment exhibitions (on a temporary basis), tours, petting

zoos, hayrides and sleigh rides, small-scale farm theme playgrounds and small-scale educational establishments.

Agriculture means the growing of crops, including nursery and horticultural crops; **farm greenhouses**, raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; equestrian facility; aquaculture; apiaries; agri-forestry; maple syrup production; and associated on-farm buildings and structures including, but not limited to livestock facilities, manure storages, and value-retaining agriculture uses.

Agricultural Processing Use means **premises** in which agricultural products directly from farms are preserved, graded, stored, or otherwise processed for consumption by humans or animals, and may include a flour mill, dairy processing, **sawmill**, egg grading, fruit and vegetable storage, or grain elevator, but does not include an **abattoir**.

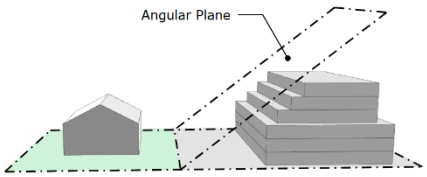
Agricultural Warehouse means **premises** for the storage and refrigeration of agricultural produce and may include facilities for wholesale distribution.

Agricultural Research Facility means **premises** for agricultural research and may include related activities and **uses accessory** to agricultural research.

Alter means when used in reference to a **building**, **structure** or part thereof, shall mean to change any one or more of the internal or external dimensions of such **building** or **structure** or to change the type of construction of the exterior walls or roof thereof. When **used** in reference to a **lot**, the word alter means to increase or decrease the width, depth or area thereof or to increase or decrease the width, depth of area of any **yard**, **setback**, **landscaped open space** or **parking area**, or to change the location of any boundary of such **lot** with respect to a **street**, whether such **alteration** is made by conveyance or alienation of any portion of said lot, or otherwise.

Ancillary means secondary and smaller than other **principal uses** but is not **accessory** to the principal **use**.

Angular Plane means a flat surface extending from a **lot line** and projecting over a **lot**, at a specified angle measured up from the horizontal, through which no part of a **building** or **structure** on the **lot** may penetrate. The angular plane is to be measured from a point at-grade on the identified **lot line**, and then a 45-degree plane is established over the subject **lot**.



Animal Hospital means **premises** in which facilities are provided for the treatment or prevention of disease and injury to animals where shelter may be provided within the **building** during the period of treatment.

Area of Operation means, in relation to an **on-farm diversified use**, all associated **buildings**, landscaped area, berms, well and septic systems, **parking areas** and dedicated laneways, and shall exclude **existing**

laneways and **parking areas** shared with the **principal agriculture use** on the same **lot**.

Artisan Studio means the production, display, exhibition, or sale of handmade material arts, and may include photographs, paintings, drawings, prints, sculptures, flowers, or similar artisan goods.

Assembly Hall means **premises** in which facilities are provided for such purposes as meetings for civic, educational, political, religious or social activities and may include a banquet hall or private club.

Attached when used in relation to a **building**, means a **building** or portion thereof that depends on structural support by a common division wall or walls supporting an adjacent **building** or **buildings**.

Auction Establishment means **premises** in which the **principal** facilities provided are for the storage, display and subsequent sale of goods and articles, including, but not limited to antiques, farm equipment, and livestock by way of auction.

Automobile Body Shop means a **building** or **structure used** primarily for making repairs or alterations to the body or paint work of any **vehicle**.

Automobile Repair mean an establishment for the repair or the replacement of parts in a **vehicle** and, without limiting the generality of the foregoing, includes the repair, replacement or reconditioning of mufflers, exhaust systems, shock absorbers, transmissions, gears, brakes, clutch assemblies, steering assemblies, radiators, heating or cooling systems, ignition systems, electrical systems, the installation of undercoating, engine tuning, lubrication and engine conversion or replacement, but does not include an **automobile body shop**, an impounding yard, or an **automobile service station**.

Automobile Rental mean **premises** where **vehicles** are stored and rented to the public.

Automobile Sales and Services means **premises** where new and/or used **vehicles** are stored or displayed for the purpose of sale, lease or hire and shall include the storage and sale of automotive accessories together with **automobile repair**.

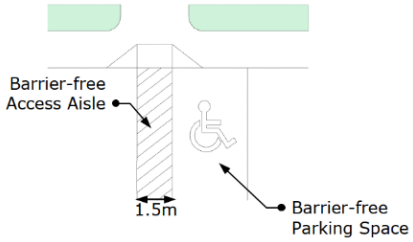
Automobile Service Station means a **building** or place were gasoline or other motor fuels are kept for sale and for delivery directly into **vehicles**, and may also include a **building** or place where minor running repairs, cleaning and maintenance essential to the actual operation of **vehicles** and the sale to the motoring public of goods usual to the trade are performed, and may also include an **accessory automobile washing establishment**.

Automobile Washing Establishment means a **building** or **structure**, or part thereof, containing facilities for washing, cleaning or drying **vehicles**, which includes a self-service automobile washing establishment.

B

Balcony means an **unenclosed** or partially enclosed attached platform projecting from the face of a wall that is only directly accessible from within a **building**, surrounding by a partial wall or railing where required and without direct access to grade.

Barrier-Free Parking Space means an unobstructed rectangular area for the exclusive use of temporary parking of a **vehicle** for persons with disabilities and displaying a permit granted from the **Province** but shall not include a **driveway** or aisle.



Barrier-Free Access Aisle means an area abutting a **barrier-free parking space** to provide unobstructed pedestrian access to and from a **barrier-free parking space**.

Bed and Breakfast means an **accessory use** within a **detached dwelling** that is the principal residence of the proprietor of the establishment that provides sleeping accommodation (including breakfast and other meals, services, facilities and amenities for the exclusive use of guests) for the traveling or vacationing public. A bed and breakfast does not include a **hotel** or **group home**.

Boathouse means a detached **accessory building** which is designed or used for the sheltering of a boat or other form of watercraft and/or **accessory use** for storage of household equipment incidental to the residential occupancy but shall not include habitable rooms.

Bicycle Parking Space means an area that is provided and maintained for the purpose of temporary storage of a bicycle.

Building means any **structure** or structural system whether temporary or permanent, consisting of any two of a wall, floor, and roof, **used** or **erected** for the shelter, accommodation or enclosure of persons, animals, materials or equipment, or serving the function thereof.

Building, Main means the **building** in which the **principal use** of the **lot** or **building** is carried out.

Building Supply Centre means **premises** for the storage, sale, rental and lease of equipment and supplies used in construction.

C

Cannabis Processing Facility, Industrial means **premises** for production of secondary products, processing, testing, destroying, packaging and/or shipping of cannabis which is authorized by a license issued by and/or registration/registered by the Federal Minister of Health, pursuant to the *Cannabis Act* (Canada) and its Regulations, as amended, or any successors thereto and shall exclude the growing and destroying of cannabis.

Carport means a roofed **structure** intended for the temporary storage of a **vehicle** built in conjunction with and **attached** to a **dwelling**. No more than 2 sides may consist of a solid or enclosed wall, nor shall there be any type of door where the automobile enters. A carport shall only be **attached** to the **dwelling** on one side.

Cemetery mean **premises** for the interment of human remains and includes a mausoleum, columbarium or other **structure** intended for the interment of human remains and shall include a cemetery as defined in the *Funeral, Burial and Cremation Services Act*, 2002, or its successor legislation.

Commercial Self-Storage means **premises** for the storage of goods, materials, equipment and personal belongings in a wholly enclosed **building.**

Commercial Vehicle means a **vehicle** having attached to it a truck or delivery body and used for delivery, transport, haulage, or service, and shall include any vehicle or **trailer** used for commercial purposes, including an ambulance, hearse, fire apparatus, tractor, or any bus or **vehicle** designed or used to transport 10 or more persons.

Community Facility means **premises** for indoor and outdoor recreational, institutional, community and social services, cultural activities, and may include a community centre, arena, library, or museum.

Community Garden means a communal garden provided for the **use** of the public to produce flowers, herbs, fruits or vegetables and activities associated with gardening, but does not include any processing or packaging, commercial sales, or the raising of livestock or animals including poultry.

Conservation Use means the **use** of land dedicated towards the protection, stewardship and management of natural heritage features and functions, hydrological features and functions, ecological features and functions, and for the purposes of this By-law, includes the **structures** of a **public authority** used only for managing the resource and for managing natural hazards, such as flood and slope control.

Contractor's Yard mean **premises** for the purpose of storing contracting or construction equipment and material or performing shop work or assembly work by any building trade or other contractor and shall include facilities for the administration or management of the contracting business.

County means the Corporation of the County of Essex.

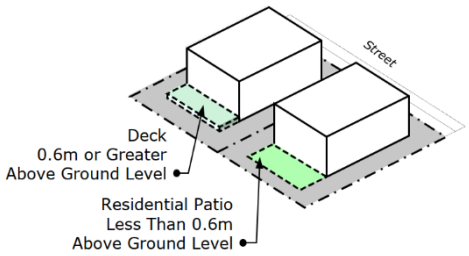
County Road means a street under the jurisdiction of the County of Essex.

D

Day Care Centre means a day care centre as defined in the *Child Care and Early Years Act,* as amended.

Day Care, Private Home means a place wherein the temporary care of children is provided and is operated as an **accessory use** within a **dwelling** in accordance and licensed under the *Child Care and Early Years Act*, as amended, or any successor, or any other applicable Provincial legislation, and the provisions of this By-law.

Deck means an attached or freestanding platform, 0.6 m or greater above ground level, with at least one side open, with or without access directly to grade.



Defined Area means all lands subject to this By-law as delineated on Schedule "A".

Driveway means a vehicular accessway providing access from a **street** to a **building** or property, a **loading space**, a **parking area**, **carport** or a **private garage**.

Drive-Through mean **premises** for the provision of prepared food and beverages where the food or drink is served to customers who are inside their vehicles, or the provision of self-serve facilities which are accessed by customers who are inside their **vehicles**, such as an Automated Teller Machine as part of a **financial institution**, a drive-through pharmacy or an **automobile washing establishment**.

Drugless Practitioner means a drugless practitioner within the meaning of the *Drugless Practitioners Act*, as amended.

Dry Cleaning Establishment means a **building used** for the purpose of receiving articles of clothing to be subjected to the process of dry cleaning, dyeing or cleaning elsewhere on the **premises** if the processing element is restricted to closed, unvented dry cleaning equipment, and for pressing and/or distribution of any such articles or goods which have been subjected to any such process.

Dwelling means any **building** containing one or more **dwelling units**.

a) **Dwelling, Apartment** means a **dwelling** containing 4 or more **dwelling units** which have a common entrance, and the occupants are permitted to use common elements such as hallways, stairs, elevators, yard, and amenity areas.

b) **Dwelling, Cluster Townhouse** means a **townhouse dwelling** in which each **dwelling unit** is not located on its own **lot** and where each **dwelling unit** does not have individual access from a public **street**.

c) **Dwelling, Detached** means a completely detached **dwelling unit**.

d) **Dwelling, Duplex** means a **building** that is divided horizontally into 2 **dwelling units**, each of which has an independent entrance either directly or through a common vestibule.

e) **Dwelling, Live-Work** means a **dwelling** containing a non-residential **use** that is operated by at least one resident of the associated **dwelling unit**.

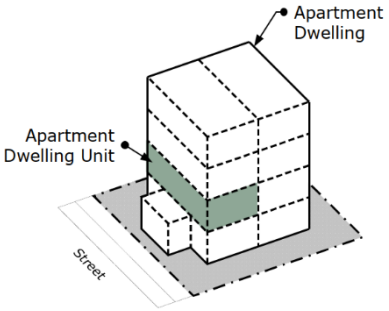
f) **Dwelling, Semi-Detached** means a **building** that is divided vertically into 2 **dwelling units** each of which has an independent entrance.

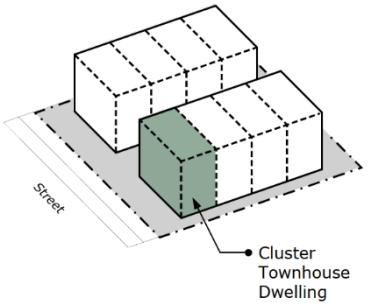
g) **Dwelling, Stacked Townhouse** means a **dwelling** containing 4 or more **dwelling units**, where each **dwelling unit** is separated horizontally and which may also include **dwelling units** separated vertically, and where all **dwelling units** have a private access via an exterior entrance.

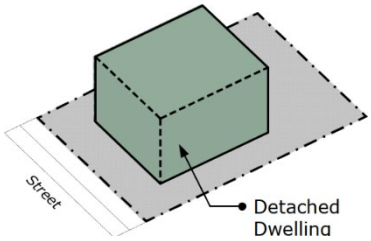
h) **Dwelling, Street Townhouse** means a **townhouse dwelling** where **each dwelling unit** is located on its own **lot** with frontage on a public **street**.

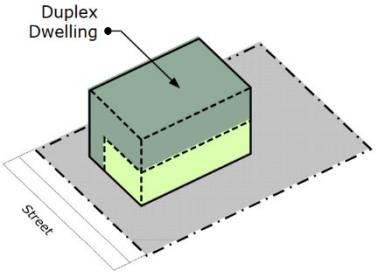
i) **Dwelling, Townhouse** means a **building** that is divided vertically above **established grade** into 4 or more **dwelling units** where each **dwelling unit** is **attached** with another **dwelling unit** by a common wall, which may be a garage wall and where each **dwelling unit** has an independent entrance to the **front yard** and **rear yard** immediately abutting the front and rear wall of the unit.

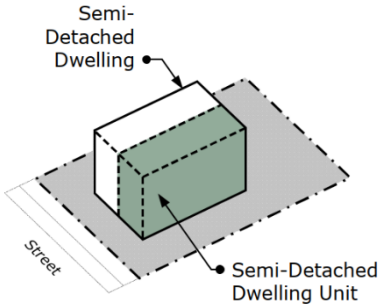
j) **Dwelling, Triplex** means a **building** that is divided horizontally or vertically into 3 **dwelling units**, each of which has an independent entrance either directly or through a common vestibule.

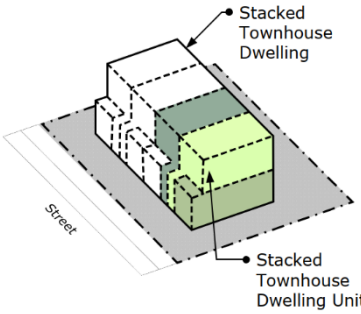












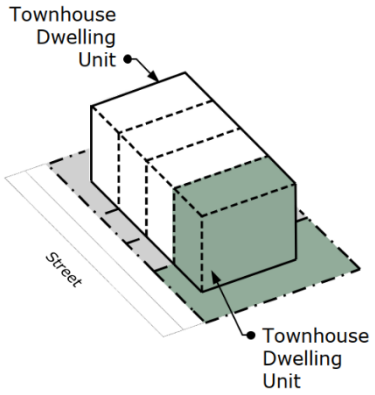
Dwelling Unit means one or more habitable rooms designed, occupied, or intended to be occupied as living quarters as a self-contained unit and shall, at a minimum, contain sanitary facilities, accommodation for sleeping and a kitchen.

a) **Dwelling Unit, Accessory** means a **dwelling unit** that is **accessory** to a non-residential **use** on a **lot**.

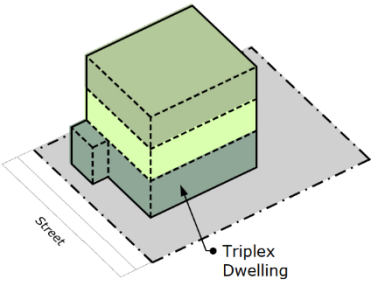
b) **Dwelling Unit, Apartment** means a **dwelling unit** contained in an **apartment dwelling**.

c) **Dwelling Unit, Semi-Detached** means a **dwelling unit** within a **semi-detached dwelling**.

d) **Dwelling Unit, Townhouse** means a **dwelling unit** within a **townhouse dwelling**.



E



Electric Vehicle Supply Equipment means the equipment, components, infrastructure, and associated **structures** used to provide electric charging capability to an electric or plug-in **vehicle** in one or more **parking spaces**.

Emergency Service means a public organization that responds to and deals with emergencies when they occur, including those that provide police, ambulance, and firefighting services.

Erect means to do anything pertaining to the building, construction, reconstruction, installation, enlargement, structural **alteration** or repair of a **building** or **structure**, and shall include any preliminary physical operations such as excavating, grading, piling, cribbing, filling or draining, the relocation of a **building** or **structure**, the installation of a building unit fabricated or removed from elsewhere, and demolition or removal of a **building** or any part thereof, and further includes any work for which a building permit is required. “Erected” and “erection” shall have a corresponding meaning.

Entertainment Use means the provision of entertainment or amusement to the public and does not necessarily require active participation by the user and shall include, movie theatres, cinemas, venues for live theatre or dance performances, concert or lecture halls, museums, exhibition space or galleries, bingo/gaming and other similar **assembly halls**, and shall also include public dance halls, indoor sports, miniature golf and amusement arcades, but shall not include an **adult entertainment parlour**.

Established Building Line means a straight line joining the nearest point of a wall of **buildings** on directly abutting adjacent **lots**, in accordance with the provisions and calculation method as stated in this By-law where the term is used.

Existing means legally existing as of the date of the passing of this By-law.

F

Farm Café and Shop means a café or commercial **retail** space that is **accessory** to the permitted **agriculture uses** on the **lot** and shall primarily include the sale of value-added products produced by the farm.

Farm Feed and Supply Store means **premises** for the **retail** sale of goods, merchandise, and livestock feed that are normal and incidental to an **agriculture use**.

Farm Greenhouse Worker Dwelling means a **dwelling** associated with a **farm greenhouse** that is **used** for the housing of farm workers and is inspected by the relevant public health authority as a condition of its **use** as such and where those workers primarily work on the **farm greenhouse lot** upon which the **dwelling** is situated.

Farm Help Dwelling means a **building** or **structure** for the permanent housing of farm employees of the **principal agriculture use**.

Farm Implement Sales and Service Establishment means **premises** where farm implements and related equipment are serviced, repaired, and sold, leased or rented.

Farm Micro-Brewery and Distillery means **premises** on a farm for the making of beers, spirits, ciders and wines from grains, hops, crops, and fruit grown primarily as part of the **principal agriculture use**, and may include a tasting and hospitality area, retail sales of the products produced on site, and an **ancillary restaurant**.

Farm Produce Outlet means a **use accessory** to an **agriculture use** which consists of the **retail** sale of agricultural products, raised, grown, or processed by the property owner or an agricultural operation conducted on the farm.

Farmer's Market means **premises** where open stalls or sale areas, are leased, rented or otherwise provided to individual vendors principally for the retail sale of agricultural products, including fruit, vegetables, meat, poultry, fish, dairy products, as well as plants and flowers and which may include the accessory sale of a limited range of canned or preserved products or other food products requiring minimal processing such as maple syrup, cheese, butter, refreshments or baked goods to the general public as well as the sale of handmade crafts and art.

Financial Institution means an establishment which provides money management services directly to the public, including a bank, trust company, credit union, securities dealer, finance companies, and stockbrokers.

Fitness Centre means a **building** or part thereof, in which facilities are provided for recreational athletic activities including, but not limited to, bodybuilding and exercise classes.

Flood and Erosion Control means works built specifically for the management of water and associated erosion control within a defined watershed or sub-watershed.

Floor Area means the total habitable **floor area** within a **building** measured from the outside of the exterior walls or the centreline of a common or party wall, but excluding any attached **accessory structure**, terrace, verandah, unfinished attic, basement, cellar, open or enclosed **porch** or sunroom, unless such sunroom or enclosed **porch** is an integral part of the **building** and habitable in all seasons, and excluding any **floor area** with a ceiling **height** of less than 2.0 m.

Floor Area, Gross means the aggregate of the **floor areas** of all the storeys of a **building** including the **floor area** of any basement, where the floor areas are measured between the exterior faces of the exterior walls of the **building** at each floor level but excluding parking areas within the **building**.

Forestry Use means the general raising and harvesting of wood and, without limiting the generality of the foregoing, includes the raising and cutting of fuel wood, pulp wood, lumber, Christmas trees and other forest products.

Fuel Depot means the bulk storage, distribution or supply of fuel, excluding an **automobile service station**.

Funeral Home means a **building** or part thereof wherein a licensed undertaker prepares corpses for interment and may include a chapel for funeral services.

G

Garage, Private means a **building** or part of a **building used** or intended for the temporary parking or storage of a **vehicle**, **commercial vehicle**, and/or **recreational vehicle** as **accessory** to a **dwelling unit** and includes a **carport**.

Garden Suite means a one unit detached residential **structure**, containing a bathroom and kitchen facilities, that is **ancillary** to an **existing** residential **structure** and that is designed to be portable and can meet the standards of the Ontario Building Code and is **used** for temporary accommodation.

Golf Course means **premises** operated for the purpose of playing golf and which may include **ancillary uses** such as a clubhouse, pro shop,

restaurant, meeting rooms, **banquet hall**, driving range, putting green and maintenance facilities.

Grade, Established means with reference to a **building** or **structure**, the average level of proposed or finished ground adjoining a **building** at all exterior walls.

Greenhouse, Cannabis means **premises** for growing and destroying of cannabis for which is authorized by a license issued by and/or registration/registered by the Federal Minister of Health, pursuant to the *Cannabis Act* (Canada) and its Regulations, as amended from time to time, or any successors thereto.

Greenhouse, Farm means a **building** that is **used** for growing plants in regulated temperatures, humidity, and ventilation. A farm greenhouse can range from a small room carrying a few plants over the winter, to an immense heated **building** called a hothouse or conservatory, covering acres of ground and used for growing fruits, vegetables or flowers and which includes **accessory uses** such as **farm greenhouse worker dwellings**, parking, packing, shipping, warehousing and **agricultural research facilities**. A farm greenhouse shall exclude a **cannabis greenhouse**.

Ground Floor means the storey that has its floor located at or nearest to **established grade**.

Ground Floor Height means the height of the **ground floor,** where it faces any **front lot line** or **exterior lot line**.

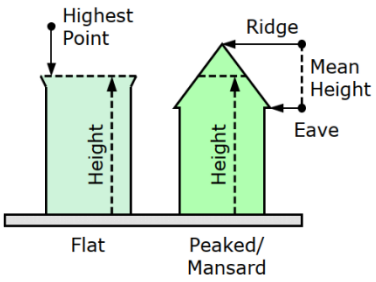
Group Home means a **dwelling** occupied by not more than 10 persons exclusive of staff, who live as a single housekeeping unit in a facility licensed, approved and supervised in accordance with the requirements of the Province.

H

Hazardous Lands means property or lands that could be unsafe for development due to naturally occurring processes. Along **shorelines**, this means the land, including that covered by water, between the international boundary, where applicable, and the furthest landward limit of the flooding hazard, erosion hazard or dynamic beach hazard limits. Along the **shorelines** of large inland lakes, this means the land, including that covered by water, between a defined offshore distance or depth and the furthest landward limit of the flooding hazard, erosion hazard or dynamic beach hazard limits. Along river, stream and small inland lake systems, this means the land, including that covered by water, to the furthest landward limit of the flooding hazard or erosion hazard limits.

Hazardous Sites means property or lands that could be unsafe for development and **site alteration** due to naturally occurring hazards. These may include unstable soils (sensitive marine clays [leda], organic soils) or unstable bedrock (karst topography).

Height, when used with reference to a **building** or **structure**, means the greatest vertical distance measured from the **established grade** adjacent to the exterior walls of the **building** or **structure** to:



a) in the case of a flat roof, provided that the roof slope is less than 20 degrees, the highest point of the roof surface;

b) in the case of a mansard, one slope, pitched, hip, or gabled roof, the mean height level between the eaves and the ridge; and

c) in the case where dormers comprise over 40% of the total roof surface, the highest point of the roof surface.

Notwithstanding, where **height** is intended to be regulated in **storeys** as may be set out in this By-law, **height** shall mean the number of **storeys**.

Home Industry means an **accessory use** for gain or profit that is **accessory** to a **dwelling unit** or **agriculture use**.

Home Occupation means any occupation which is carried on as an accessory use and conducted wholly within a **dwelling unit**.

Hospital means **premises** established for the treatment of persons afflicted with or suffering from sickness, disease or injury, for the treatment of convalescent or chronically ill persons that is approved under the *Public Hospitals Act* as a public hospital.

Hotel means **premises** in which rooms are provided for overnight accommodation of the travelling public and includes a motel. A hotel does not include a **bed and breakfast** or **short-term rental accommodation**.

I

Industrial Use means the manufacturing, processing, assembling, making, preparing, inspecting, ornamenting, finishing, treating, altering, repairing, industrial bio-digesting, warehousing, storing, packing or adapting for sale any goods, substance, article or thing, or any part thereof, and the indoor storage of building and construction equipment and materials, as distinguished from the buying and selling of commodities and the supplying of personal services.

J

K

Kennel means the housing, grooming, breeding, boarding, training or sale of 4 or more dogs and which may include overnight accommodation.

L

Landscaped Open Space means land situated at grade which is unoccupied and unobstructed by any a **building** or **structure**, used for permeable soft landscaping including vegetation such as trees, shrubs, hedges, ornamental plantings, grass, ground cover and other similar permeable surfaces, and excluding gravel, river rock, artificial grass, or similar materials.

Lane or **Laneway** means a right-of-way not intended for general traffic circulation that provides **vehicle** access to an abutting **lot** but does not include a **street** or **private street**.

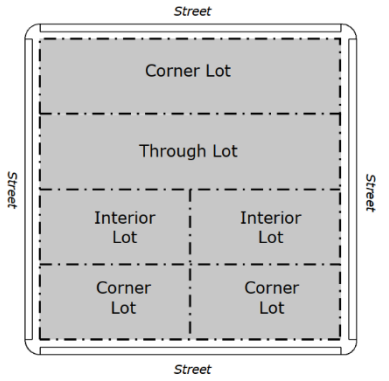
Livestock Facility means the keeping or housing of livestock. A livestock facility shall also include all manure or material storages and anaerobic digesters.

Loading Space means a space or bay located on a **lot** which is used or intended to be used for the temporary parking of any commercial, industrial or institutional vehicle while loading or unloading persons, animals, goods, merchandise, or materials used in connection with the main use of the **lot** or any **building** thereon, and which has unobstructed access to a street or lane.

Lodging House means a **dwelling** where five or more persons, not including a resident owner of the property, may rent a unit and where the kitchen and other areas of the **dwelling** are shared amongst the persons occupying the **dwelling**.

Long Term Care Facility means a facility which provides care and services for people who are no longer able to live independently or who require on-site nursing care, 24-hour supervision or personal support and licensed under the *Long-Term Care Homes Act*.

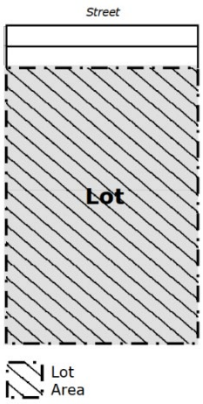
Lot means a parcel or tract of land capable of being conveyed as a separate parcel pursuant to the provisions of the *Planning Act*, as amended, but shall not include a right-of-way, easement or reserve.



a) **Corner Lot** means a **lot** situated at the intersection of and abutting on 2 or more **streets** provided that the angle of intersection of such streets is not more than 135 degrees.

b) **Interior Lot** means a **lot** other than a **corner lot** which is situated between adjacent **lots** and has access to one street.

c) **Through Lot** means a **lot** bounded on 2 opposite sides by **streets**, provided, however, that if any lot qualifies as being both a **corner lot** and a **through lot** as defined by this By-law, such **lot** shall be deemed a **corner lot** for the purposes of this By-law.



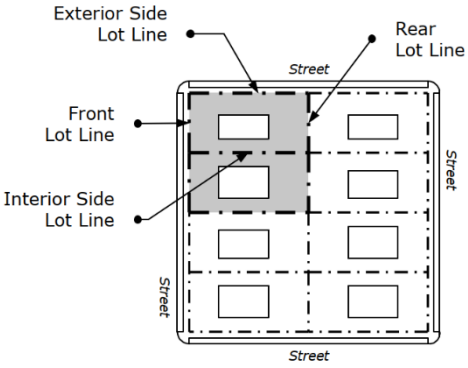
Lot Area means the total horizontal area within the **lot lines** of a **lot**.

Lot Coverage means the percentage of the **lot area** covered by all **buildings** and **structures** above the **established grade**, excluding outdoor **swimming pools**, **unenclosed decks**, and unroofed **residential patios**.

Lot Depth means the horizontal distance between the midpoints of the **front lot line** and **rear lot line**. Where there is no **rear lot line**, lot depth means the horizontal distance between the midpoint of the **front lot line** with the apex of the triangle formed by the **side lot lines**.

Lot Frontage means the horizontal distance between the **side lot lines** measured at right angles. Where the **front lot line** is not a straight line, or where the **side lot lines** are not parallel, the **lot frontage** shall be measured by a line 7.5 m away from and parallel to the chord of the **lot frontage** and extending into the **lot**. For the purposes of this By-law, the chord of the **lot frontage** is a straight line joining the 2 points where the **side lot lines** intersect the **front lot lines**.

Lot Line means any boundary of a **lot**:



a) **Exterior Side Lot Line** means a **side lot line** which abuts the **street** on a **corner lot**.

b) **Front Lot Line** means:

   i. In the case of an **interior lot**, the **lot line** dividing the **lot** from the **street**.

   ii. In the case of a **corner lot**, the shorter **lot line** abutting the **street** unless each **lot line** is of equal length in which case the **front lot line** shall be **lot line** shall be the **lot line** where the **principal** access to the **lot** is provided.

iii. In the case of a **through lot**, the **front lot line** shall be **lot line** where the **principal** access to the **lot** is provided.

c) **Interior Side Lot Line** means any **side lot line** that is not an **exterior side lot line**.

d) **Rear Lot Line** means the **lot line** farthest from and opposite the **front lot line**. In the case of a triangular **lot**, the **rear lot line** refers to the point of intersection of the **side lot lines**. In the case of a **lot** with more than one **lot line** opposite the **front lot line, the** rear lot line shall be a point where the lot lines intersect and that is furthest from the **front lot line**.

e) **Side Lot Line** means the **lot line** other than a **front** or **rear lot line**.

M

Marina means **premises**, with or without **buildings**, providing facilities or services for boats or persons travelling by boat, and operated on a commercial basis or by a company or group of persons such as a club, and may include slips, docks, moorings, boat waste disposal arrangements, fuelling facilities, boat storage, the sale, rental or repair of boats, boat motors or boat accessories and the provision of refreshments.

Market Garden means a **use accessory** to an **agriculture use** which consists of the **retail** sale of agricultural products, raised, grown or processed by the property owner or an **agriculture** operation conducted on the farm.

Medical Clinic means **premises** for the examination, diagnosis and/or treatment of outpatients by regulated health professionals as well as **accessory uses** such as associated laboratories, facilities and equipment, drug and optical dispensing to outpatients, and the **accessory** sales of medical supplies and equipment.

Micro-Brewery means **premises** for the small-scale production of beer, wine, or cider, produced for consumption off-premises, or on-site consumption when located in combination with a permitted **restaurant**.

Micro-Distillery means **premises** for the small-scale production of spirits produced for consumption off-premises, or on-site consumption when located in combination with a permitted **restaurant**.

Mobile Home means any **dwelling** that is designed to be mobile and constructed or manufactured to provide a permanent residence for one or more persons in accordance with C.S.A. Standard Z240 or Z241.

Municipality means The Corporation of the Town of Tecumseh.

Mushroom Operation means **premises** for the growing of mushrooms in a climatically controlled environment.

N

Navigable Waterway means water bodies determined to be navigable under common law.

Nursery and Garden Centre means the **use** of land, **buildings** or **structures** or part thereof where trees, shrubs or plants are grown or stored for the purpose of transplanting, for use as stocks for buildings or grafting or for the purpose of retail or wholesale, together with the sale of soil, planting material, fertilizers and similar materials.

O

Office means a **building** or part of a **building** where administrative and clerical functions are carried out in the management of a business, profession, organization or public administration.

On-Farm Diversified Use means a type of use that is secondary to a **principal agriculture use** on the same **lot** and is limited in area.

Outside Display and Sales Area means an area outside of a **building** or **structure**, **used** in conjunction with a business located on the same **lot**, for the orderly display of completely assembled or finished products, merchandise, or the supply of services, made available for sale or rent in conjunction with the **principal use** on the **lot**.

Outside Storage means the storage of goods in the open air and in unenclosed portions of **buildings** which are open to the air on the sides.

P

Park means open space specifically defined or set aside for both active and **passive recreational uses**; and includes all landscaping, facilities and apparatus, playing fields, trails, utilities, **buildings** and other **structures** that are consistent with the general purposes of parkland, including community gardens.

Parking, Public means **parking area** as a principal use, which is an open area, other than a street, or a **building** or **structure used** for the temporary parking of 2 or more **vehicles** for profit or gain.

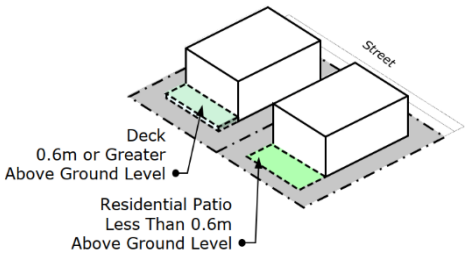
Parking Aisle means the area used by **vehicles** for access to and from all off-street **parking spaces** but does not include an access **driveway**.

Parking Area means an area or areas of land or a **building** or **structure** or part thereof which is provided and maintained for the purpose of temporary parking or storing of **vehicles accessory** to a permitted **use.**

Parking Lot means the **principal use** of a **lot** for the purposes of providing public **vehicle** parking, whether for gain or profit.

Parking Space means a defined area, exclusive of aisles or **driveways**, enclosed in a **building** or **structure** or unenclosed, and set aside for the parking of a **vehicle**.

Parking Structure means a **building** or **structure**, or part of a **building** or **structure**, **used** for the temporary parking of **vehicles**, but shall not include a **private garage**.



Patio, Residential means a surface treatment, terrace, **deck** or similar **structure** less than 0.6 m above ground level.

Patio, Restaurant means a space that is not wholly enclosed, whether covered, **used** for the temporary seating of patrons for the purposes of providing food and/or beverage service.

Place of Worship means a **building** dedicated to religious worship and may include such **accessory uses** as a nursery school, convent, monastery or hall or auditorium.

Planting Strip means a strip of land abutting a **lot line used** for no other purpose than **soft landscaping** and which may also include a fence. A planting strip may be traversed by walkways or **driveways** and shall be located outside of the **sight visibility triangle**. A planting strip may form part of any required **landscaped open space**.

Porch means an **unenclosed**, covered platform with direct access to the ground that is **attached** to a **dwelling**.

Premises means the whole or parts of land, **buildings**, or **structures** occupied, **used** or intended to be occupied or **used**.

Principal means primary, as distinguished from **accessory**, **ancillary**, or incidental.

Printing Establishment means **premises** for the primary purpose of printing, lithographing, duplicating or publishing.

Province or **Provincial** means the Province of Ontario.

Public Authority means Federal, Provincial, Regional, District or Municipal agencies and includes any commission, board, authority or department established by any such agency.

Public Use means any **use** of lands, **buildings** or **structures** by a **public authority** or another party that has the authorization of a **public authority**.

Q

R

Recreational Use means outdoor recreational facilities, with or without an **accessory building** or **structure**, including sport fields, parks and playgrounds, tracks, skateboard parks, commercial food services, commercial recreation services, and outdoor swimming pools, but shall not include a **golf course**.

Recreational Use, Commercial means **premises used** for athletic and leisure activities and may include a **fitness centre**, racquet club, bowling alley, arena, curling rink, indoor facility **used** for golf, baseball or soccer, indoor playground or pool, and businesses such as music, martial arts and dance schools, but shall not include a **golf course**.

Recreational Use, Passive means **recreational uses** which have minimal impact on the natural environment and require little terrain or vegetation modification and few **buildings** or **structures**, including but not limited to non-motorized trail uses, natural heritage appreciation, un-serviced camping on public and institutional land, and associated **accessory uses**.

Recreational Vehicle means a specially designed vehicle used for recreation purposes, whether it is required to be licensed or is jacked up or its running gear removed, including an all-terrain vehicle, a snowmobile, a camper or tent trailer, a motor home, a boat or boat trailer.

Recreational Vehicle Sales, Service and Storage means **premises** where new and/or used recreational vehicles, are stored or displayed for the purpose of sale, lease or hire and shall include the storage and sale of accessories together with the repair and service of recreational vehicles and boats.

Restaurant means a **building** or part thereof where food is prepared and offered for sale to the public for consumption on site or for take-out.

Research and Development Facility means **premises** for research, investigation, testing or experimentation, but not facilities for the manufacture or sale of products, except as **accessory** to the **principal use**.

Retail means **premises** where goods, wares, merchandise, substances, articles or things are offered and kept for sale directly to the public.

Retirement Home means a residence providing accommodation primarily for retired persons or couples where each private bedroom or living unit has a separate private bathroom and separate entrance from a common hall or directly to outside and where common facilities for the preparation and consumption of food shall be provided, and common lounges, recreation rooms and medical care facilities shall also be provided.

S

School, Commercial means **premises**, operated for gain or profit, in which is provided professional training and instruction in a trade, skill or service including secretarial skills, vocational skills, aviation, dog training, banking, commercial arts, automobile driving, language, modelling, business, hairdressing, beauty, cooking, culture, dancing or music, but does not include a **private** or **public school**, **fitness centre** or a **recreational use**.

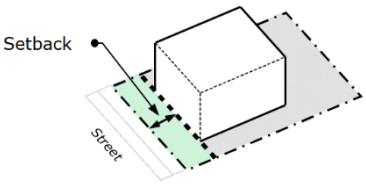
School, Public means an educational establishment operating under the jurisdiction of a **public authority**.

School, Private means an educational establishment other than a **public school** or **commercial school**.

Service Commercial Use means a place where the main function is offering a service for a fee for personal and household needs. This term includes, but is not limited to banks and credit unions, domestic pet services, pharmacies, travel agencies, photography studios or print shops, jewellers, body art and piercings, florists, optical dispensaries, personal care such as from an esthetician, barber, or hairstylist, and care of apparel such as a tailor, cobbler, self-service laundry, or dry-cleaning drop-off. The **accessory** retailing of products related to the above is also permitted.

Service Trade Establishment means **premises** where an individual who performs electrical, plumbing, carpentry or other similar trade work, primarily off-site, may store materials and may have an accessory office.

Setback means the distance between a **lot line** and the nearest part of any main wall of any **building**, **structure**, or any other feature on the **lot**, excluding permitted encroachments.

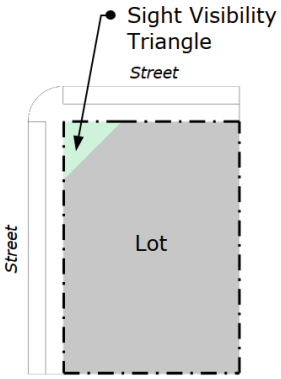


Shipping Container means a new or used standardized metal commercial shipping or cargo container that is fully enclosed and designed to be used interchangeably between 2 or more modes of transportation for the shipment and/or storage of goods and material.

Shoreline means any **lot line** or part thereof which abuts a waterbody.

Shoreline Structure means any **building** or **structure** such as a **boathouse**, boat port, pump house, dock or wharf in any **yard** abutting a waterbody and includes **buildings** and **structures** that are attached to the land that forms the bed of a navigable waterway.

Short Term Rental Accommodation means the commercial **use** of a **dwelling unit** or portion thereof to provide sleeping accommodations for any period of less than 28 consecutive days but does not include a **bed and breakfast establishment** or **hotel** as defined separately.



Sight Visibility Triangle means an area free of **buildings** or **structures**, and which area is to be determined by measuring, from the point of intersection or projection of **street lines** on a **corner lot**, the distance required by this By-law along each such **street line** and joining such points with a straight line. The triangular-shaped land between the intersecting **street lines** and the straight line joining the points, the required distance along the **street lines** is the sight visibility triangle.

Site Alteration means activities which alter the existing grade of land through the removal, placement, relocation, or movement of fill that would change the landform and natural vegetative characteristics of land, in accordance with the Dumping and Grading By-law, as may be amended from time to time.

Site Plan means a site plan as approved by or subject to approval by the Municipality in accordance with its Site Plan Control By-law, as may be amended from time to time.

Stacking Lane means a continuous on-site queuing lane that includes tandem **stacking spaces** for motorized vehicles which is separated from other vehicular traffic and pedestrian circulation, by barriers, markings or signs.

Stacking Space means a portion of a **stacking lane** which provides standing room for **vehicles** in a queue and, without limiting the generality of the foregoing, includes any part of a queue for a **restaurant**, an **automobile washing establishment**, a **financial institution** where a **drive-through** is permitted by this By-law.

Storey means that portion of a **building** situated between any floor, ceiling or roof next above, provided that any portion of a **building** partly below grade level shall not be deemed a storey unless its ceiling is at least 50% above **established grade** or less than 2.0 m in **height**.

Stormwater Management Facility means **premises** for the temporary storage and treatment of stormwater runoff.

Street means a **public street** or **private street**.

Street, Private means a private right-of-way providing a means of access to **lots** abutting thereon and is not owned by a **public authority** and includes roads maintained by a common element condominium corporation.

Street, Public means a public right-of-way providing a means of access to **lots** abutting thereon and owned by a **public authority**.

Street Line means the boundary line of a **street**, representing the dividing line between a **lot** and a **street**.

Structure means anything that is **erected**, built or constructed of parts joined together or any such erection fixed to or structurally supported by the soil and/or any other structure. For the purposes of clarity, a **structure** shall include a **deck**, **porch**, and **balcony,** but shall not include a **residential patio**.

Please consult with Section 4.8 and 4.9 of this By-law for a list of permitted encroachments and height exceptions of specific types of structures on a property.

Swimming Pool means a **structure** which creates an artificial body of water above or below grade, used for bathing, swimming or diving but shall not include ponds or a body of water or pool that is less than 0.46 m in height or depth, or a combination thereof.

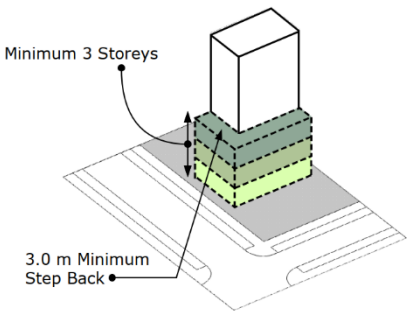
T

Trailer means any vehicle so constructed that it is suitable for being attached to a **vehicle** for the purpose of being drawn or propelled by the **vehicle**.

Transportation Depot means **premises** for the dispatch, storage or maintenance of **vehicles**, **commercial vehicles**, trucks, trailers or containers, and which may include towing services/operations, overnight accommodation for truck and **recreational vehicles**, associated washing facilities/establishments, customs facilities, weigh stations and similar facilities **used** in conjunction with the storage, dispatch, maintenance of **vehicles**.

U

Upper Storey Step Back means the horizontal distance that a portion of a **building** is recessed from the main wall in the **storeys** below.



Unenclosed means, when referencing to a **deck**, **residential patio**, or **porch**, a **structure** with no walls and no roof.

Use means, when used as a noun, the purpose for which a lot or **building** or **structure**, or any combination thereof is designed, arranged, intended, occupied or maintained and “uses” shall have corresponding meanings.

V

Value-Added Farm Use means any activity or process that is completed by the farm operator, which alters the original agricultural product or commodity grown on site and may be supplemented by off-farm inputs, and may include bagging, packaging, grain drying and milling, bio-product production, bundling, pre-cutting, cooking and baking and marketing activities.

Vehicle means a self-propelled wheeled means of transport for the transportation of passengers and/or goods and without limiting the generality of the foregoing, includes automobiles, motorcycles, trucks, buses, ambulances, hearses, motor homes, tractors, self-propelled farm machinery and trailers.

W

Warehouse means the housing, storage, adapting for sale, packaging or wholesale distributing of goods, wares, merchandise, foodstuff, substances, articles or things, but does not include a fuel storage tank except as an accessory use.

Waste Processing Facility means **premises** in or upon which waste is shredded, baled, pulverized, composted, separated or otherwise treated or altered to facilitate its further transfer, processing, utilization or disposal, and in accordance with a Certificate of Approval issued by the **Province**.

Waste Transfer Facility mean **premises** where waste is collected and temporarily stored so that it can be batched and shipped to a recycling centre or waste disposal site.

Wayside Pit and Quarry means a temporary pit or quarry opened and used by a **public authority** solely for the purpose of a particular public road project or contract or public road construction and not located on the road right-of-way.

Wholesale Establishment means **premises** primarily for resale or brokering of goods to retailers, to business users, or to other wholesalers and not directly to consumers.

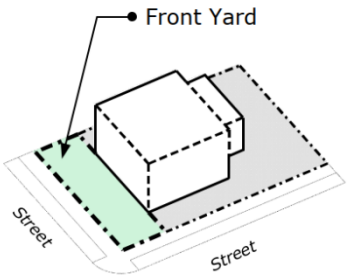
Workshop means **premises** for a trade, craft or guild for the manufacture in small quantities of goods and products.

X

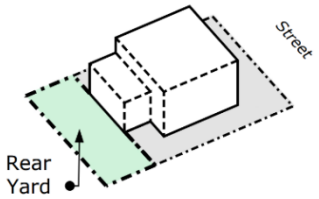
Y

Yard means an open space on a lot with a **main building** or **structure**, unoccupied, uncovered and unobstructed from the ground upward except by such **accessory buildings**, **structures** or **uses** as are specifically permitted elsewhere in this By-law. In determining **yard** measurements, the minimum horizontal distance between the **main building** or **structure** and the respective **lot lines** measured perpendicular from the **lot line** shall be used.

a) **Yard, Exterior Side** means the **side yard** of a **corner lot** which extends from the **front yard** to the **rear yard** between the **exterior lot line** and the nearest wall of any **main building** or **structure**. The minimum **exterior side yard** means the minimum depth of an **exterior side yard** on a **lot** between the **exterior side lot line** and the nearest wall of any **main building** or **structure** on the **lot**.



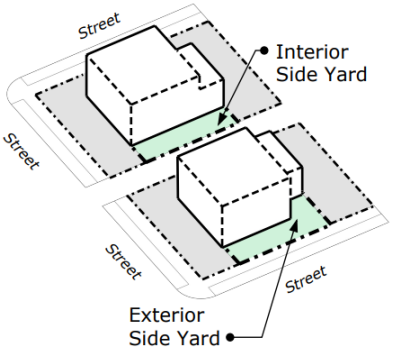
b) **Yard, Front** means a **yard** extending across the full width of a **lot** between the **front lot line** and the nearest wall of any **building** or **structure** on the **lot**. The minimum **front yard** means the minimum depth of a **front yard** on a **lot** between the **front lot line** and the nearest wall of any **main building** or **structure** on the **lot**.



c) **Yard, Interior Side** means a **side yard** other than an **exterior side yard**.

d) **Yard, Rear** means a **yard** extending across the full width of a **lot** between the **rear lot line** and the nearest wall of any **building** or **structure** on the **lot**. The minimum **rear yard** means the minimum depth of a **rear yard** on a **lot** between the **rear lot line** and the nearest wall of any **main building** or **structure** on the **lot**.

e) **Yard, Side** means a **yard** extending from the **front yard** to the **rear yard** of a **lot** between a **side lot line** and the nearest wall of any **building** or **structure** on the **lot**. The minimum **side yard** means the minimum width of a **side yard** on a lot between a **side lot line** and the nearest wall of any **main building** or **structure** on the **lot**.



Z

Zone means a designated area of land use shown on Schedule “A” and established and designated by this By-law for the purposes of a specific use or group of uses that are **erected** and maintained in accordance with the provisions of this By-law.

Zone Boundary means the spatial extent of a **zone**, as shown on Schedule “A” of this By-law.

3.0 Zone Classification

3.1 Establishment of Zones

.1 Table 3-1 establishes a series of **zones** and places all lands within the **defined area** of this By-law in one or more of the following **zones**. Throughout the By-law, the **zones** may be referred to by their Zone Name or by their corresponding Zone Symbol as established in Table 3-1.

Table 3-1: Establishment of Zones

Zone Name	Zone Symbol
Residential Zones	
Residential Hamlet	RH
Residential One	R1
Residential Two	R2
Residential Three	R3
Tecumseh Hamlet Residential One	TR1
Tecumseh Hamlet Residential Two	TR2
Tecumseh Hamlet Residential Three	TR3
Mixed-Use Zones	
Mixed-Use	MS
Tecumseh Hamlet Mixed-Use	TMS
Commercial Zones	
General Commercial	CG
Highway Service Centre	CS
Business Zones	
Business Park	BP
Business Corridor	BC
Agricultural Zones	
Agriculture	AG
Agriculture (No Residence)	AN
Agriculture Service	AS
Community Use Zones	
Institutional	IN
Open Space	OS
Natural Environment Zone	
Natural Environment	NE
Future Development Zone	
Future Development	FD

3.2 Schedules

3.2.1 Schedule "A" – Zone Maps

.1 The location, extent, and boundaries of all **zones** are shown on Schedule "A" and form part of this By-law.

3.2.2 Schedule "B" – Natural Environment Overlay

.1 The requirements of Section 4.4 are applicable to the Natural Environment Overlay as shown on Schedule "B" which forms part of this By-law.

3.2.3 Schedule "C" – Frontage Areas

.1 The requirements of Section 8.5.1 are applicable to the Frontage Areas as shown on Schedule "C" which forms part of this By-law.

3.2.4 Schedule "D" – Short Term Rental Accommodation Provisions

.1 The requirements of Section 5.15 are applicable to the "lots where short term rental accommodations are permitted" as shown on Schedule "D" which forms part of this By-law.

3.2.5 Interpretation of Zone Schedules

.1 The following provisions shall apply when determining the boundary or extent of any zone shown on Schedule "A":

- .a Where a **zone boundary** is shown as following a street or lane, or a public use such as a railway, transmission line, or pipeline, the **zone boundary** shall be the centreline of the applicable feature, unless otherwise noted.
- .b Where a **zone boundary** is shown as following the **shoreline** of a waterbody, the **zone boundary** shall follow the water's edge of such **shoreline**, and in the event that the water's edge changes, the boundary shall be taken as having moved with the water's edge.
- .c Where a **zone boundary** is shown as approximately following lot lines shown on a registered plan of subdivision or lots registered in the appropriate Registry Office or Land Titles Office, the boundary shall follow such lot lines.
- .d Where a **zone boundary** is shown as following the limits of the Municipality, the limits of the **zone boundary** shall be the limits of the Municipality.

.e Where none of the above provisions apply, the **zone boundary** shall be scaled from the attached Schedules.

.2 The applicability of the Natural Environment Overlay shown on Schedule “B” and Short Term Rental Accommodation Provisions shown Schedule “D” shall be scaled from the map.

.3 The following provisions shall apply when determining the applicability of frontage areas shown on Schedule “C":

.a The Active Frontage Areas shown on Schedule “C”, which forms part of this By-law, are intended to follow existing or planned **street lines**. Active Frontage Areas establish requirements for the **buildings** that front onto the roads indicated. The requirements shall be interpreted as applying to any portion of a **building** that fronts a **street line** that is shown as being subject to the requirement on Schedule “C”.

3.2.6 Multiple Zones

.1 Where a **lot** is subject to 2 or more **zones**, each portion of that **lot** shall be subject to the applicable permitted **uses** and standards, excluding the minimum **lot area** and **lot coverage**, for the applicable **zone** applying to that portion of the **lot**.

.2 **Parking spaces**, **driveways**, and **parking aisles** required by this By-law may be provided anywhere on the same **lot** that is subject to 2 or more **zones**, unless otherwise provided.

3.2.7 Suffix Zones

.1 Where a zone symbol shown on Schedule “A” is followed by the (LS) suffix, the affected lands shall be subject to the provisions of Section 4.2 of this By-law with respect to Lake St. Clair Sightlines.

3.2.8 Exception Zones

.1 Where a zone symbol shown on Schedule “A” is followed by a hyphen (-) and a number, the affected lands shall be subject to the special provisions of the corresponding exception zone under Sections 7 to 14 of this By-law.

.2 An exception zone is a base **zone** that has been modified by adding, deleting, or otherwise amending any permitted **uses**, prohibited **uses**, or other regulations for the lands to which the exception zone applies. The requirements of an exception **zone** take precedence over all other provisions of this By-law where there is a conflict. By default, the remainder of the provisions of this By-law shall apply unless explicitly stated in the exception zone in Section 7 to 14.

3.2.9 Holding Symbols

Where a zone symbol shown on Schedule "A" contains a Holding Symbol (H), the following provisions shall apply:

.1 Unless otherwise specified in a By-law passed pursuant to Section 36 of the *Planning Act*, only the following **uses** shall be permitted until such time as the Holding Symbol (H) is removed by an amendment to this By-law passed pursuant to Section 36 of the *Planning Act*, as amended:

- .a **Agriculture uses**;
- .b **Forestry use**;
- .c **Home occupation**; and
- .d Legally **existing uses**.

.2 No **buildings** or **structures** shall be permitted where a Holding Symbol (H) applies, except for:

- .a **Existing buildings** and **structures**, including enlargements to existing dwellings; and
- .b **Accessory buildings** or **structures** to a permitted **use**.

.3 Council may amend the By-law to remove the Holding Symbol (H) from all parts of the land or in stages.

.4 Where Council has passed a By-law under Section 36 of the *Planning Act* outlining site-specific conditions for removing the Holding Symbol (H), the removal of the Holding Symbol (H) shall be in accordance with the stated conditions.

4.0 General Provisions

The following general provisions apply to the entire **defined area**.

4.1 Accessory Buildings and Structures

4.1.1 General

.1 Where this By-law provides for a permitted **use**, that **use** shall include any **accessory uses**, **buildings**, or **structures**.

.2 An **accessory building** or **structure** shall not be **used** for human habitation, except where specifically permitted by this By-law.

.3 A **building** or **structure** shall not be considered **accessory** if **attached** to the **main building**. For clarity, and without limiting the generality of the foregoing, an **attached private garage** shall be considered part of the **main building** and therefore shall be subject to the **lot** and **building** requirements for the **main building**, as required by the applicable **zone**. This By-law also contains other specific requirements for **private garages** (refer to subsection 7.9.1).

.4 Unless otherwise specifically provided by this By-law, the **accessory building** or **structure** shall be located on the same **lot** as the **principal use**.

.5 The requirements for any **additional residential units** shall be in accordance with Section 5.2 and shall not be subject to the requirements of Section 4.1.

4.1.2 Setbacks

.1 Unless specifically provided by this By-law, no **accessory building** or **structure** shall be built closer to the **front lot line** or **exterior side lot line** than the minimum distance required by this By-law for the **main building** on the **lot**.

.2 Unless specifically provided by this By-law, no **accessory building** or **structure** shall be built closer than 1.5 m to the **main building** on **lot**.

.3 No **accessory building** or **structure** shall be built closer than 1.2 m to the **rear lot line** or **interior side lot line**, except:

.a **Detached private garages** or **carports** are permitted to be attached and located to abut a mutual **lot line**.

.b Where a **lot line** abuts a public **laneway**, an **accessory building** or **structure** may be located not less than 0.5 m to the **lot line** abutting the public **laneway**.

.c Any **accessory building** or **structure** that is no greater than 15.0 m^2 in **floor area** and no greater than 2.5 m in **height** shall be permitted to be located up to 0.6 m to the **lot line**.

.d Any circumstances as specifically indicated in this By-law.

4.1.3 Height

.1 In any Residential **zone**, an **accessory building** or **structure** shall not exceed 4.5 m in **height**.

.2 In all other **zones**, an **accessory building** or **structure** shall not exceed 11.0 m in **height**.

4.1.4 Lot Coverage and Size

.1 In any Residential **zone**, the maximum **lot coverage** for **accessory buildings** and **structures** shall be 10% of the **lot area** or 100.0 m^2, whichever is less.

.2 In all other **zones**, the maximum **lot coverage** for **accessory buildings** and **structures** shall be 10% of the **lot area**.

4.2 Lake St. Clair Sightlines (LS) Suffix

.1 The Lake St. Clair Sightlines (LS) Suffix shown on Schedule "A" applies to all **lots** within a Residential **zone** north of Riverside Drive along Lake St. Clair. The suffix modifies other provisions of this By-law. All other provisions of this By-law shall continue to apply. In the event of a conflict between the overlay and any other section of this By-law, the more restrictive requirement shall apply.

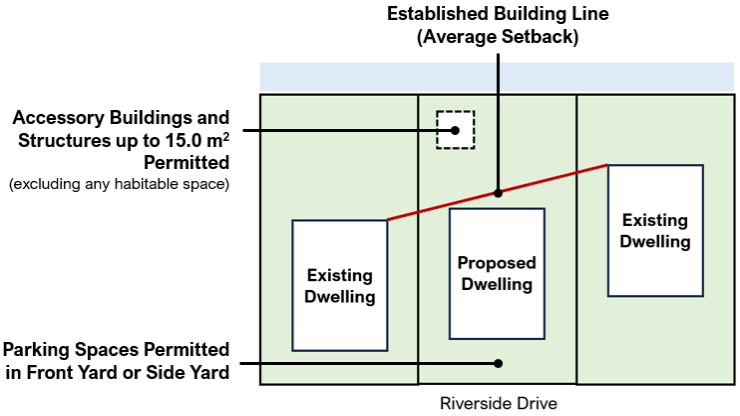
.2 Where a **lot** in a Residential **zone** is subject to the (LS) suffix as shown on Schedule "A", the following requirements shall apply:

.a No part of any new **dwelling** or any addition to an existing **dwelling**, or **accessory building** or **structure**, shall extend beyond the **established building line** except as provided in this Section. For the purpose of this paragraph only, the **established building line** shall refer to the straight line joining the nearest point of the wall that is closest to Lake St. Clair, of the adjacent **dwelling**, to the nearest point of the wall that is closest to Lake St. Clair of the next adjacent **dwelling** on the other side of the subject property. In the event that either abutting **lot** is vacant, the **established building line** shall be drawn from a point 15.0 m back from the water's side of the shore protection work.

.b Notwithstanding Section 4.2.2.a, an **accessory building** or **structure** excluding any habitable space may be located beyond the **established building line** and within the **rear yard** referred to in .a, provided: that the **building** or **structure** is no greater than 15.0 m^2 in **floor area**, is no greater than 2.5 m in height, and is **setback** at least 9.0 m from the **shoreline** and is located at least 1.2 m from any interior **side lot line**. For clarity, an above ground **swimming pool** shall be permitted provided it meets these requirements.

.c A detached **private garage** or **carport** may be permitted within the **front yard** provided the minimum **front yard** requirements of the **zone** are complied with and shall be **setback** a minimum 1.2 m from the **side lot line**.

.d All **parking spaces** shall be located in a **private garage**, **carport**, or **driveway** located in the **front yard** or **side yard**.



4.3 Minimum Distance Separation

.1 Notwithstanding any other **yard** or **setback** provisions of this By-law, no residential, institutional, commercial, or **industrial use**, located on a separate **lot** and permitted within an Agricultural **zone** or any **zone** in which **agriculture uses** are permitted, shall be **erected** or **altered** unless it complies with the Minimum Distance Separation I (MDS I) setback from a **livestock facility**. The MDS I setback shall be calculated using the formulas published by the Province, as may be amended from time to time.

.2 Notwithstanding any other yard and **setback** provisions of this By-law, no **building** or **structure** used or intended to be used for the raising, breeding, or keeping of livestock or manure storage shall be established or enlarged on a **lot** except in

accordance with the requirements of the Minimum Distance Separation II (MDS II) setback. The MDS II setback shall be calculated using the formulas published by the Province, as may be amended from time to time.

4.4 Natural Environment Overlay

The following provisions shall apply to all lands within the Natural Environment Overlay as shown on Schedule "B":

.1 Permitted **uses** shall be in accordance with the applicable **zone**.

.2 Existing **buildings** and **structures** shall be permitted.

.3 Any **existing building** or **structure** may be enlarged, replaced, rebuilt, or altered.

.4 No new **buildings**, including **accessory buildings**, are permitted, except that new **buildings** and **structures** associated with an **agriculture use** are permitted.

.5 Notwithstanding the provisions of this Section, where the Town has approved an Environmental Impact Statement in accordance with Section 4.9.4.1 of the Official Plan within lands subject to the Natural Environment Overlay, any new **buildings** and **structures** shall be permitted in accordance with the requirements of this By-law.

4.5 Natural Hazards

4.5.1 Hazardous Lands and Hazardous Sites

.1 The following **uses** shall be prohibited in lands identified as hazardous lands or hazardous sites, as determined by the Municipality in consultation with the relevant Conservation Authority:

- .a Institutional **uses** including hospitals, **long-term care facilities**, **retirement homes**, **day care centres** and **public** and **private schools**;
- .b Essential **emergency services** including fire, police, ambulance stations and electrical substations; and
- .c **Uses** associated with disposal, manufacture, treatment or storage of hazardous substances.

4.5.2 Lake St. Clair Floodprone Area

.1 Notwithstanding any other provision of this By-law to the contrary, no part of any **building** or **structure** shall be **erected** on lands located within the Lake St. Clair Shoreline Floodprone Area, as shown on Schedule "A" of this By-law, unless:

.a The lowest opening of any such **building** or **structure** has a minimum building elevation prescribed in a permit issued by the relevant Conservation Authority in consultation with the **Municipality**; and

.b The **setback** of the nearest wall of any such **building** or **structure** from the water's edge is prescribed in a permit issued by the relevant Conservation Authority in consultation with the **Municipality**.

.2 No part of any **dwelling** including an **additional residential unit** shall be **erected** within 30.0 m of the **shoreline** of Lake St. Clair where **flood and erosion control facilities** and shoreline protection works have not been constructed.

.3 Where **flood and erosion control facilities** and shoreline protection works have been constructed, no part of any **dwelling** including an **additional residential unit** shall be **erected** with 15.0 m of the **shoreline**.

.4 Notwithstanding Section 4.5.2.1, **structures** within a **marina**, such as gas pumping stations and water-based boating slips, shall be exempt from the **setback**. The precise location of such **structures** shall be in accordance with an approved **site plan**.

.5 The **uses** prohibited by Section 4.5.1 shall also be prohibited in the Lake St. Clair Floodprone Area.

4.5.3 Inland Floodplain Development Control Area

The following provisions shall apply to all lands within the Inland Floodplain Development Control Area (shown on Schedule "A" or to lands determined by the relevant Conservation Authority):

.1 Notwithstanding any other provision of this By-law, no **building** or **structure** shall be **erected**, enlarged, or reconstructed or **site alteration** undertaken in the Inland Floodplain Development Control Area shown on Schedule "A" without a permit issued by the relevant Conservation Authority, if required.

.2 The **uses** prohibited by Section 4.5.1 shall also be prohibited in the Inland Floodplain Development Control Area.

4.5.4 Inland Watercourses and Municipal Drains

.1 Notwithstanding any other provision of this By-law:

.a No part of any **building** or **structure**, other than a permeable fence of a design satisfactory to the **Municipality** in consultation with the relevant Conservation Authority, shall be constructed closer to an inland watercourse or municipal drain than the minimum

distance established by the applicable Conservation Authority, measured inland from the top of bank.

.b Where a permit from the **Municipality** in consultation with the relevant Conservation Authority is not required, the minimum setback between any **building** or **structure** from a covered municipal drain shall be 8.0 m from the centreline of the covered municipal drain, and 8.0 m from the nearest top of bank for an open municipal drain plus the depth of the open municipal drain, measured from the nearest top of bank of the open municipal drain. This **setback** provision shall not apply to a fence of water permeable design and construction.

4.6 Parking of Commercial Vehicles in Residential Zones

.1 In a Residential **zone**, the parking of a **commercial vehicle** on each **lot** shall be permitted subject to the following requirements:

.a The parking of a **commercial vehicle** shall only be permitted in a **private garage** or **driveway**.

.b A maximum of 1 **commercial vehicle** shall be permitted to be parked on the **driveway**.

.c Where parked in a **driveway**, the maximum dimensions of a **commercial vehicle**, including any attached equipment or accessories, shall not exceed 7.0 m in length.

.2 Notwithstanding Subsection 4.6.1, on any vacant **lot** in a Residential **zone**, the parking or storage of a **commercial vehicle** on a vacant **lot** with no **principal dwelling** shall be prohibited.

.3 The provisions of this subsection shall not apply to restrict the normal use of the temporary parking of a **commercial vehicle** associated with construction activities, deliveries or similar temporary activities normally associated with a residential **use**.

.4 The parking or storage of any disengaged tractor trailer cabs without running equipment shall be prohibited in all Residential zones unless parked or stored in a fully enclosed **building** or **private garage**.

4.7 Parking of Recreational Vehicles and Trailers in Residential Zones

Where a recreational vehicle or equipment is kept on a trailer, the recreational vehicle and trailer together is counted as one recreational vehicle.

Where a legally existing recreational vehicle or trailer does not meet the requirements of this By-law, it is permitted to be parked and stored on a lot, subject to the legal non-conforming regulations of this By-law.

The following provisions shall apply to the parking or storage of **recreational vehicles** and **trailers** in any Residential **zone**:

.1 Notwithstanding the provisions of this Section, any **recreational vehicle** or **trailer** is permitted to be stored in a fully enclosed **private garage** or **accessory building** as **accessory** to a **dwelling**.

.2 The parking of a **recreational vehicle** or **trailer** on any vacant **lot** shall be prohibited.

.3 The parking or storage of any **recreational vehicle** or **trailer** shall not result in a deficiency in meeting the required minimum number of **parking spaces** in accordance with this By-law.

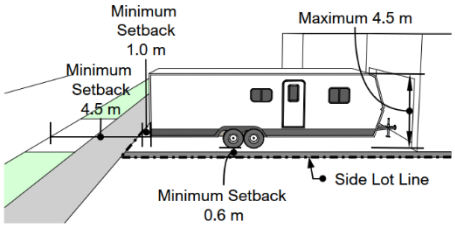
.4 One **recreational vehicle** or **trailer** shall be permitted to be parked or stored on a **driveway** located within the **front yard**, provided:

.a The maximum height of a **recreational vehicle** or **trailer** shall be 4.5 m;

.b The minimum **setback** of a **recreational vehicle** or **trailer** to the paved surface of the roadway shall be 4.5 m;

.c The minimum **setback** of a **recreational vehicle** or **trailer** to a sidewalk or multi-use trail shall be 1.0 m; and

.d The minimum **setback** of a **recreational vehicle** or **trailer** to the **interior side lot lines** or **exterior side lot lines** shall be 0.6 m.



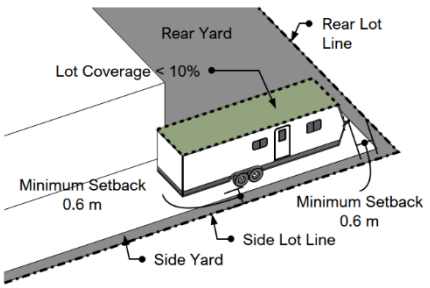
.5 Notwithstanding the provisions of Section 4.7.4, the provisions of subsection .b shall not apply to a **recreational vehicle** or **trailer** temporarily parked on a **driveway** located within the front yard for a period of 15 days in a calendar year.

.6 Notwithstanding the provisions of this Section, **recreational vehicles** or **trailers** shall be permitted to be parked or stored in the **interior side yard** and **rear yard**, provided:

.a The maximum height of a **recreational vehicle** or **trailer** shall be 4.5 m;

.b The total **lot coverage** for all **recreational vehicles** and **trailers** on the **lot** (excluding any **recreational vehicles** and **trailers** stored in a fully enclosed **building**) does not exceed 10%; and

.c The **recreational vehicle** or **trailer** is not located within 0.6 m of any **side lot line** or **rear lot line**.



4.8 Permitted Encroachments and Projections

.1 No portion of any minimum required **yard** shall be permitted to be encroached or otherwise obstructed by any **building**, **structure**, or feature or part thereof, except in accordance with Table 4-1 or elsewhere specifically by this By-law. Where a type of minimum required **yard** is not identified in Column 2 ("Yard") of Table 4-1, an encroachment is not permitted in that **yard**.

.2 Unless otherwise expressly stated by Table 4-1, a minimum distance of 0.6 m shall be required from any permitted encroachment to the nearest **lot line**.

Table 4-1: Permitted Yard and Setback Encroachments

Building, Structure or Part Thereof	Yard	Permitted Encroachment into a Minimum Required Yard
Air conditioners, heat pumps, air vents, gas meters, and similar small-scale utility and related equipment	**Rear yard, exterior side yard** and **interior side yard**	For all **dwelling unit** types, excluding **stacked townhouse** and **back-to-back townhouses:** 1.2 m but no closer than 0.6 m from any **lot line**
	Any minimum **yard**	For **stacked townhouse** and **back-to-back townhouses:** 1.2 m but no closer than 0.6 m from any **lot line**
Architectural elements including sills, belt courses, cornices, chimney breasts, cantilevered floor areas, dormers, pilasters or parapets	Any minimum **yard**	0.6 m
Balcony in conjunction with an **apartment dwelling**	Any minimum **yard**	1.5 m, but no closer than 1.5 m from the interior **side lot line**; or Where **dwelling units** are **attached**, 0.0 m from the **lot line** along which the **dwelling units** are **attached**.
Balcony in conjunction with a **dwelling**, other than an **apartment dwelling**	**Front yard, rear yard**, and **exterior side yard**	1.5 m; or Where **dwelling units** are **attached**, 0.0 m from the **lot line** along which the **dwelling units** are **attached**.
Barrier-free ramp or wheelchair lift	Any minimum **yard**	Up to 0.0 m from any **lot line**
Chimneys and gas fireplace projections with a maximum width of 2.0 m	Any minimum **yard**	0.6 m, but no closer than 1.2 m from any lot line
Residential patio	Any minimum **yard**	Up to 0.6 m from any **lot line**

An air conditioner, heat pump, gas meter, and similar small-scale utility and related equipment may be located on a permitted balcony or porch encroachment in a front yard.

Table 4-1: Permitted Yard and Setback Encroachments		
Building, Structure or Part Thereof	**Yard**	**Permitted Encroachment into a Minimum Required Yard**
Decks, inclusive of stairs, which are at or below the **first storey**	**Rear yard** and **interior side yard**	Up to 2.4 m into the required rear yard; or Where **dwelling units** are **attached**, 0.0 m from the **lot line** along which the **dwelling units** are **attached**, provided that a fence of at least 1.6 m is maintained along the common **lot line** for the length of the **deck**, measured from the surface of the **deck**.
Eaves, eavestroughs, and gutters	Any minimum **yard**	0.6 m
Fuel fired appliances, generators, and pool equipment	**Rear yard, exterior side yard** and **interior side yard**	0.6 m, but no closer than 1.2 m from any **lot line**
Porches not exceeding one storey in **height** (inclusive of access stairs from grade)	**Front yard** and **rear yard**	3.0 m, including eaves and cornices; or Where **dwelling units** are **attached**, 0.0 m from the **lot line** along which the **dwelling units** are **attached**.
Rain barrels and cisterns	Any minimum **yard**	1.2 m
Restaurant patio	**Front yard**, **rear yard** or **exterior side yard**	Up to 0.0 m from the **front lot line** or **exterior lot line**
Steps or stairs providing access to a below grade entrance	**Interior side yard**, **exterior side yard** or **rear yard**	Up to 0.3 m from any **lot line**
Unenclosed Emergency Escape	**Rear yard** and **interior side yard**	1.5 m, at a maximum width of 4.5 m
Window bays and window wells	**Front yard, rear yard**, and **exterior side yard**	1.0 m, at a maximum width of 3.0 m
	Interior side yard	0.6 m, at a maximum width of 3.0 m

.3 Notwithstanding the **yard** and **setback** provisions of this By-law, drop awnings, clothes poles, flag poles, garden trellises, fences, retaining walls, satellite dishes, signs erected in accordance with the provisions of the **Municipality's** By-law regulating signs, or other similar **accessory structures** and

vegetation shall be permitted in any minimum required **yard** or in the area between the **road** or **street line** and the required **setback** of this By-law.

.4 A railway spur shall be permitted within any required **side yard** or **rear yard** in a Business **zone**, but not within a required **planting strip** area.

4.9 Permitted Height Exceptions

.1 The **height** requirements of this By-law shall not apply to the following structures:

- .a an air conditioner duct;
- .b a flagpole;
- .c a clock tower or belfry;
- .d a chimney;
- .e ornamental architectural features, such as but not limited to, cupolas, dormers, skylights, and weathervanes;
- .f an elevator equipment room, mechanical penthouse, or rooftop mechanical equipment;
- .g a barn, grain elevator, silo, grain bin, fertilizer tower, or other **accessory structures**, excluding any **dwelling**, related to an **agriculture use**;
- .h a light standard;
- .i a radio, communications, or television tower or antenna;
- .j a spire or steeple associated with a **place of worship**;
- .k a water tank or water tower; and,
- .l a wind turbine used within an Agriculture **zone**.

.2 A roof-mounted solar energy device shall be permitted to encroach into the maximum **height** required in any **zone** by 0.3 m. For clarity, a ground-mounted solar energy device shall comply with the requirements for **accessory buildings** and **structures**.

.3 A wind turbine within any **zone**, except an Agriculture **zone**, shall be subject to the provisions of this By-law for **accessory structures**.

4.10 Prohibited Uses in All Zones

The following **uses** shall be prohibited in all **zones** within the **defined area**, unless otherwise expressly permitted by this By-law:

.1 A salvage or scrap yard, wrecking yard, automobile salvage yard, a waste disposal site or **waste processing facility**, a **waste transfer facility**, a recycling facility or composting operation, the collection of junk, any refuse, scrap iron, or other scrap metals;

.2 The keeping of derelict **vehicles** in a wrecked, discarded, dismantled, inoperative or abandoned condition and the storing of **vehicles** for the purpose of salvaging parts therefrom is prohibited, unless it specifically forms part of a permitted **use** within a particular **zone**;

.3 **Uses** not listed as permitted **uses** in a **zone** or **defined area** in this By-law shall be prohibited in such **zone** or **defined area**;

.4 The industrial manufacture, storage or distribution of coal, rock oil, fuel oil, burning fluid gas, naphtha, benzene, gasoline, dynamite, dualene, nitroglycerine, gunpowder, petroleum products or other combustible or inflammable or liquid material which is likely to create danger to health, or danger from fire or explosion, except as otherwise provided for in this By-law;

.5 **Adult entertainment parlours**;

.6 **Mobile homes**, except where they are specifically listed as a permitted use in a **zone**; and/or

.7 The **use** of a truck, **recreational vehicle**, transport trailer, bus, coach, streetcar body, or other **vehicle** for human habitation shall be prohibited, whether the same is mounted on wheels.

4.11 Setbacks from Railways

.1 No portion of a **dwelling unit** shall be **erected** closer than 30.0 m to the railroad right-of-way limit.

4.12 Shoreline Structures

.1 Notwithstanding any other provision of this By-law, a **shoreline structure** may be **erected** and **used** in the **rear yard** of a **lot** abutting a **navigable waterway**, provided that:

.a A **shoreline structure** shall not be located closer than 1.2 m to the **interior side lot line** or **exterior side lot line**; and

.b No **shoreline structure** shall exceed 1.2 m in **height** measured from the **shoreline** or **established grade**, whichever is less.

4.13 Sight Visibility Triangles

.1 Notwithstanding any other provision of this By-law, no **building** or **structure**, including a fence, sign or **driveway**, shall be **erected** within a 9.0 m **sight visibility triangle** and no shrubs or foliage shall be planted or maintained which exceeds a **height** of 0.5 m above the centreline grade of the intersecting **streets**.

.2 Notwithstanding Section 4.13.1, a **sight visibility triangle** shall not be required in any Main Street (MS) **zone**.

4.14 Street Frontage Required

.1 In addition to all other provisions of this By-law, no person shall be permitted to **erect** any **building** or **structure** on any **lot** in any **zone** unless the **lot** has frontage on a **public street** or **private street**.

.2 Notwithstanding subsection .1, a **building** or **structure** may be **erected** and **used** on the following **lots** which do not have **lot frontage** on a **public street**:

.a An **existing lot** within a registered plan of subdivision in which the **street** has not been assumed by the **Municipality** but in which the **street** is to be assumed under the terms of a subdivision agreement; and

.b An **existing lot** with access by way of a legal private right-of-way.

4.15 Swimming Pools

An indoor swimming pool located within a fully enclosed building is not subject to the provisions of this section and are subject to the zone requirements or requirements for accessory buildings and structures.

.1 An outdoor **swimming pool** shall be permitted as an **accessory use** to any permitted **dwelling**.

.2 An outdoor **swimming pool** shall not be permitted in the **front yard** or **exterior side yard**.

.3 An outdoor **swimming pool** shall be permitted in a **rear yard** and **interior side yard**, provided that:

.a The maximum height of such **swimming pool** shall be 1.2 m above the **established grade** of the ground both adjoining and within 4.0 m of the **swimming pool**.

.b The **swimming pool** shall not be located within 1.2 m of an **interior side lot line** or **rear lot line**, measured from the inside wall of the **swimming pool**.

.c In a Residential **zone**, a **swimming pool** shall not be located closer than 4.5 m to any **exterior side lot line**.

.4 An outdoor **swimming pool erected** in any **zone** shall comply with the Town's Fence By-law.

.5 An outdoor **swimming pool** shall not be included in the calculation of **lot coverage**.

4.16 Uses Permitted in All Zones

4.16.1 Public Uses

.1 The requirements of this By-law shall not apply to the **use** of any land, or the **erection** or **use** of any **building** or **structure** by a **public authority** for **public use**, subject to the following requirements:

.a A **building** or **structure** required for any purpose identified in this Section shall be permitted in any **zone**, provided that the parking, **lot** and **building** requirements of the **zone** in which the **use**, **building** or **structure** is located are satisfied.

.b **Outside storage accessory** to any **use** identified in this Section shall be prohibited, unless otherwise expressly permitted in the **zone** in which the **lot** is located. Where **outside storage** is expressly permitted, it shall be subject to Section 5.12 of this By-law.

.c A **stormwater management facility** in ownership of a **public authority** shall be permitted in any **zone**, except any Agricultural **zone**, in accordance with the requirements of the **zone** in which the **use** is located.

.2 Nothing in this By-law shall prevent the installation of a community mailbox, street, watermain, sanitary sewer main, storm sewer, gas main, pipeline or overhead or underground hydro, and telecommunications line provided that the location of such main or line has been approved by the **Municipality** as may be required or is undertaken by a **public authority**.

4.16.2 Other Uses

.1 Temporary **buildings** and **structures** normal and incidental to construction shall be permitted in all **zones**, provided that a valid building permit has been issued by the **Municipality** where a building permit is required. These temporary **buildings** and **structures** shall only be permitted so long as they are necessary for any work in progress which has been neither finished nor abandoned, and for which a building permit remains in force.

5.0 Specific Use Regulations

5.1 Accessory Dwelling Units (Non-Residential Uses)

Where permitted by this By-law, an **accessory dwelling unit** to a non-residential **use** shall be subject to the following provisions:

.1 A maximum of one **accessory dwelling unit** shall be permitted on the same **lot** as the **principal use**.

.2 The **accessory dwelling unit** shall have an independent **building** entrance that is separate from the **building** entrance provided for the non-residential **use**.

.3 The **gross floor area** of the **accessory dwelling unit** shall not exceed 50% of the **gross floor area** of all other non-residential **uses** on the **lot**.

.4 An **accessory dwelling unit** shall be a minimum of 3.0 m from any non-residential **building** on the same **lot**.

.5 An **accessory dwelling unit** shall not be permitted on the same lot as any **automobile service establishment**.

.6 The **accessory dwelling unit** shall have a separate **parking space** as provided in parking requirements of Section 6.

5.2 Additional Residential Units

5.2.1 Additional Residential Units in Agricultural Zones and Unserviced Lots

Where permitted by this By-law, **additional residential units** shall be in accordance with the following provisions:

.1 In any Agricultural **zone** or on any **lot** without full municipal water and sanitary services, a maximum of one **additional residential unit** is permitted on each **lot** in accordance with the following criteria:

- .a The **additional residential unit** is located in the **principal dwelling** on the **lot** and is not located in an **accessory building**.
- .b There is no other **additional residential unit**, a **garden suite**, **farm greenhouse worker dwelling,** or **farm help dwelling** on the **lot**.

.c The **additional residential unit** is limited to a maximum of 50% of the **gross floor area** of the **principal dwelling** except that it may occupy the whole of a **basement**.

.d The **additional residential unit** meets the other requirements of this section.

.e There are adequate services available to serve the **additional residential unit** including municipal water and septic system that meets applicable requirements of the Ontario Building Code.

5.2.2 Additional Residential Units in Residential Zones

Where permitted by this By-law, **additional residential units** shall be in accordance with the following provisions:

.1 Up to two **additional residential units** shall be permitted on each lot in conjunction with any **detached dwelling**, **semi-detached dwelling** or **townhouse dwelling**, where the **use** is permitted in any **zone**, other than in the circumstances referred to by subsection 5.2.1. A maximum of 1 of the 2 **additional residential units** is permitted to be contained in a separate **accessory building**.

.2 Notwithstanding any other provision of this By-law, where one or more permitted **additional residential units** are provided on any **lot**, the maximum **lot coverage** shall be the greater of 45% or the requirement of the applicable **zone**.

.3 The **lot** and **building** requirements for the **principal dwelling** of the applicable **zone** shall apply to any **additional residential unit** that is **attached** to or contained within the **principal dwelling**.

.4 The **additional residential unit** shall have its own exterior entrance separate from the exterior entrance to the **principal dwelling uni**t but shall not be permitted on a façade of the **building** that faces a public street or private road.

.5 Any detached **additional residential unit** as permitted by subsection .2 is permitted in accordance with the following:

.a There is no other **garden suite** or **additional residential unit** in any **accessory building** on the **lot**.

.b There is a minimum 3.0 m separation from any other **building** containing a **dwelling unit**.

.c A detached **additional residential unit** shall only be permitted in a **rear yard** and **interior side yard**, except within the Lake St. Clair Sightlines (LS) Overlay in which case a detached **additional residential unit** shall only be permitted in the **front yard** or **interior side yard**.

.d A detached **additional residential unit** shall not be closer than 1.5 m to any **interior side** or **rear lot line**.

.e Notwithstanding, if the detached **additional residential unit** is located above the **first storey** of an **accessory building** abutting a rear **laneway**, shall not be closer than 0.5 m from the **rear lot line**.

.f Notwithstanding, **additional residential units** associated with a detached **private garage** or **carport** in conjunction with a **semi-detached dwelling** or **townhouse dwelling** are permitted to be **attached** and abut a mutual **lot line**.

.g A detached **additional residential unit** shall not be closer than 3.0 m to the **side lot line** and **rear lot line** in the case of a 2-storey **additional residential unit** having windows facing or adjacent to the **side lot line** or **rear lot line**.

.h A detached **additional residential unit** shall not be closer than 3.0 m to the **principal dwelling** on the same **lot**.

.i The maximum **height** of a detached **additional residential unit** shall be 6.5 m.

.j The maximum **gross floor area** of a detached **additional residential unit** shall be 100.0 m^2 and no greater than 50% of the **principal dwelling**.

.k A detached **additional residential unit** shall connect to and use the municipal sanitary and water services located on the **lot** for the **principal dwelling**.

.l A detached **additional residential unit** shall require a permit from the relevant Conservation Authority if it is located within the limit of regulated area of a Conservation Authority.

.6 Parking shall be provided for **additional residential units** in accordance with Section 6 of this By-law.

.7 Any **additional residential unit** shall require a permit from the relevant Conservation Authority if within the limit of regulated area of a Conservation Authority.

5.3 Bed and Breakfast

Where permitted by this By-law, a **bed and breakfast** shall be in accordance with the following provisions:

.1 A **bed and breakfast** shall only be permitted in a **detached dwelling**.

.2 The **bed and breakfast** shall be operated by the person or persons whose principal residence is in the **detached dwelling**.

.3 Parking shall be provided in accordance with Section 6.

.4 A **bed and breakfast** shall be limited to a maximum of 3 guest rooms.

5.4 Drive-Throughs

Where permitted by this By-law, a **drive-through** shall be provided in accordance with the following provisions:

.1 For clarity, a **drive-through** shall only be a permitted **use** where it is specifically identified as such in the permitted **uses** tables of this By-law, and only as an **accessory use** to a permitted **principal commercial use**.

.2 The minimum number of **stacking spaces** shall be in accordance with the following:

.a For an automatically operating **automobile washing establishment**, a minimum of 3 **stacking spaces** shall be provided in advance of the **automobile washing establishment,** and no **stacking spaces** shall be required in conjunction with a manually operated **automobile washing establishment**;

.b For a **restaurant**, a minimum of 10 **stacking spaces** shall be provided, including the space at the pick-up window; or

.c For all other main **uses** with **drive-through** service, such as a **financial institution**, a minimum of 3 **stacking spaces** shall be provided in advance of each **drive-through** service window or self-serve facility.

.3 A **stacking space** shall be a minimum of 5.5 m in length and 3.0 m in width.

.4 **Stacking spaces** shall not be included in the calculation of required parking and shall not be located within any **parking aisle** or **driveway**.

5.5 Group Homes

Where permitted by this By-law, a **group home** shall be in accordance with the following provisions:

.1 A **group home** shall be serviced with a public water supply and shall have adequate sanitary services.

.2 **Parking spaces** shall be provided in accordance with Section 6.

.3 The **group home** shall comprise the sole **use** of the **dwelling**.

.4 The **group home** shall be in accordance with the provisions of the applicable **zone**.

.5 The **group home** shall be subject to Provincial approval or licensing as may be required.

5.6 Home Industries

Where permitted by this By-law, a **home industry** shall be subject to the following provisions:

.1 A **home industry** shall include the following uses:

- .a **Artisan studio**;
- .b Carpentry shop;
- .c Machine shop;
- .d Welding;
- .e Repair shop for appliances and **vehicles**; and
- .f Electrical, plumbing and building contractor shops.

.2 A **home industry** shall be wholly located within an **accessory building** or **structure**.

.3 **Parking spaces** shall be provided in accordance with Section 6 of this By-law.

.4 A **home industry** shall have a maximum of 3 employees, where at least one employee shall be a resident of the **principal dwelling unit**.

.5 An **accessory building** or **structure used** for a **home industr**y shall be subject to the general provisions for **accessory buildings** and **structures** of this By-law.

.6 A **home industry** shall have a maximum **gross floor area** of 70.0 m^2.

.7 Advertising or signs shall not be permitted to be displayed on a lot, except in accordance with the Municipality's Signage By-law where it relates specifically to **home industries**.

.8 **Outside storage** and an **outside display area accessory** to a **home industry** shall be prohibited.

.9 A **home industry** that includes an **obnoxious use** shall be prohibited.

5.7 Home Occupations

Where permitted by this By-law, a **home occupation** shall be subject to the following provisions:

.1 A **home occupation** shall be conducted entirely within the **dwelling unit** and shall not be permitted in any detached **accessory building** or **structure**, except that within a Residential **zone**, an **attached private garage** shall be permitted to be **used** for a **home occupation**, provided that the minimum number of **parking spaces** as required by this By-law are complied with.

.2 A **home occupation** in any **dwelling unit**, excluding **apartment dwellings** and **stacked townhouse dwellings**, shall include the following **uses**:

- .a **Artisan studio**;
- .b Drugless practitioner;
- .c **Private home day care**;
- .d **Service commercial use**;
- .e Home-based food processing; and
- .f Instruction, including personal fitness, music, dance, tutoring, cooking, and similar activities.

.3 A home **office** shall be permitted as a **home occupation** in any type of **dwelling unit**. A home **office** in any **apartment dwelling** or **stacked townhouse dwelling** shall not include any clients or visitors.

.4 A **home occupation** shall be operated solely by the person or persons whose principal residence is the **dwelling** in which the **home occupation** is operated.

.5 A **home occupation** shall not occupy more than 20% of the **gross floor area** of the **dwelling unit**.

.6 **Parking spaces** shall be provided in accordance with Section 6 of this By-law. No additional **parking spaces** shall be required for a **home occupation** that does not include any clients, students, or visitors.

.7 **Outside storage** of goods or materials associated with the **home occupation** is prohibited.

.8 Advertising or signs shall not be permitted to be displayed on a lot, except in accordance with the Municipality's Signage By-law where it relates specifically to **home occupations**. For clarity, illuminated signs, or signs greater than 0.5 m^2 in area shall not be permitted.

.9 The **home occupation** shall not create or become a public nuisance due to noise, dust, traffic, or parking.

.10 Other than art, crafts and antiques, or goods produced or repaired on site, there shall be no goods, wares or merchandise offered or exposed for sale, or sold or kept for sale in the **dwelling**, and no mechanical or other equipment used or kept except those customarily employed in a **dwelling** for domestic or household purposes or for **use** by those uses deemed a **home occupation**.

5.8 Kennels

Where permitted by this By-law, a **kennel** shall be in accordance with the following provisions:

.1 Any portion of a **kennel** shall be located a minimum of 90.0 m from any Residential **zone** or **dwelling unit** located on a separate **lot**.

.2 A **kennel** shall not be **used** for human habitation.

5.9 Mushroom Operations

Where permitted by this By-law, a **mushroom operation** shall be in accordance with the following provisions:

.1 A **building** or **structure** used for a **mushroom operation** shall be setback a minimum 60.0 m from the **front lot line**.

.2 No stockpiles of waste, manure, fertilizer, or compost shall be permitted within 90.0 m of any **dwelling**, including a **farm help dwelling** or **farm greenhouse worker dwelling**.

.3 A **mushroom operation** shall be subject to an approved **site plan**.

5.10 On-Farm Diversified Uses

5.10.1 General

Where permitted by this By-law, **on-farm diversified uses** shall be in accordance with the following provisions:

.1 An **on-farm diversified use** shall be located on the same **lot** containing a **principal agriculture use**.

.2 The **area of operation** for an **on-farm diversified use** shall not exceed a combined total of 1.0 ha (10,000.0 m^2) or 2% of the **lot area** on which the **use** is proposed, whichever is less, provided that:

- .a The maximum **gross floor area** for all **buildings** and **structures** shall be 20% of the **area of operation**.
- .b In calculating the **area of operation**, 100% of the area needed for **parking spaces** and **outside storage** for the **on-farm diversified use** shall be included.
- .c In calculating the **area of operation**, where an **on-farm diversified use uses** an **existing** access **laneway** or **parking area**, the area of the **laneway** or **parking area** shall not be included.

.3 An **on-farm diversified use** shall be subject to the Minimum Distance Separation (MDS) I Formulae where an **on-farm diversified use** includes an **agri-tourism**, **on-farm shop or café**, food service use or provides overnight accommodations.

.4 All **outside storage** for an **on-farm diversified use** shall be in accordance with the **outside storage** provisions of this By-law.

.5 The total enclosed **gross floor area** of a **lot** devoted to **retail uses** shall not exceed 50% of the **floor area** of all **buildings** and **structures used** in conjunction with the **on-farm diversified use**. This provision shall not apply to a **farm produce outlet**.

.6 The services required for the proposed **on-farm diversified use** are provided on the same **lot**, to the satisfaction of the **Municipality**.

5.10.2 Agri-Tourism

.1 Any **agri-tourism use** shall be subject to the following provisions, in addition to the requirements of Section 5.10.1:

.a An agricultural event venue that is not in accordance with the definition of **agri-tourism** or is intended to host events more than 2 times per calendar year shall only be permitted on a temporary basis by way of a Temporary Use By-law pursuant to Section 39 of the *Planning Act*.

.b Lands **used** for **agriculture** and simultaneously **used** as part of **agri-tourism** shall not be included in the calculation of the **area of operation**.

5.11 Restaurant Patios

Where permitted by this By-law, a **restaurant patio** shall be in accordance with the following provisions:

.1 A **restaurant patio** shall not be permitted in any **yard** abutting a Residential **zone**.

.2 The area **used** for a **restaurant patio** shall be included in the calculation of **lot coverage**.

.3 Parking shall be provided for a **restaurant patio** in accordance with the provisions of Section 6 of this By-law.

.4 Notwithstanding Subsection 5.11.3, a **restaurant patio** that is operated on a seasonal basis for no longer than eight consecutive months within a calendar year shall not be required to provide additional **parking spaces** above that required for the **principal use** on the **lot**.

.5 Where a **restaurant patio** covers a portion of a **parking area**, it shall not result in a deficiency in meeting the minimum required **parking spaces** for **existing uses** on the **lot**.

5.12 Outside Storage

Where permitted by this By-law, **outside storage** shall only be permitted in accordance with the following provisions:

.1 **Outside storage** shall be subject to the requirements of this section and not subject to the **accessory building** and **structure** requirements of Section 4.1.

.2 **Outside storage** shall only be permitted as an **accessory use** where it is permitted by this By-law.

.3 **Outside storage** shall not be permitted on a vacant **lot**.

.4 **Outside storage** shall not be permitted in any required minimum **yard** directly abutting a Residential, Community Use, Future Development, or Natural Environment **zone**.

.5 **Outside storage** shall not be permitted within 18.0 m of any **street line**.

.6 The maximum **height** of an **outside storage** area and its materials/goods shall be:

- .a In any Commercial **zone**, 5.0 m;
- .b In any **zone** other than a Commercial **zone**, the maximum **height** of the **building** as per the **zone** requirements; and
- .c The maximum **height** requirements of this subsection shall not apply to stored construction equipment.

.7 **Outside storage** shall comply with all minimum **yard** requirements of the applicable **zone**, except that in any Business Park **zone**, the minimum **rear yard setback** and minimum **interior side yard setback** for **outside storage** shall be 0.0 m where the **lot line** abuts another Business Park **zone**.

.8 **Outside storage** shall not be permitted in any **front yard**.

.9 **Outside storage** shall not obstruct any minimum required **parking space**, **parking aisle**, or **loading space**.

5.13 Outside Display and Sales Area

Where permitted by this By-law, an **outside display and sales area** shall only be permitted in accordance with the following provisions:

.1 An **outside display and sales area** shall be permitted in any **yard** and subject to the required minimum **yard** in a **zone**.

.2 No **outside display and sales area** shall be permitted in any required minimum **setback** directly abutting a Residential or Future Development **zone**.

.3 An **outside display and sales area** shall not obstruct any:

- .a Minimum required **parking space** or **loading space**;
- .b **Sight visibility triangle**;
- .c **Parking aisle**; or
- .d Required landscaping.

.4 An **outside display and sales area** shall include the parking of **vehicles** or **commercial vehicles** for sale or awaiting repair in association with a permitted **use**.

.5 Any areas used for permitted **outside display and sales areas** shall be in addition to and separate from such areas as may be required by this By-law for the provision of off-street **parking spaces** and **loading spaces**.

5.14 Shipping Containers

Where permitted by this By-law, **shipping containers** shall only be permitted in accordance with the following provisions:

The provisions of this By-law do not apply to the use or repurposing of a shipping container as a building material in accordance with the Ontario Building Code.

.1 S**hipping containers** shall only be permitted as an **accessory use** and shall not be permitted as **accessory** to, or in conjunction with, a **dwelling**.

.2 The use of a **shipping container** for human habitation shall be prohibited.

.3 Notwithstanding any other provision of this By-law, a **shipping container** may be temporarily placed on a **lot** in any **zone**:

- .a For a period of not more than 30 days for temporary storage, loading and unloading of the **shipping container**.
- .b For a period of not more than 1-year when **used** in conjunction with construction activities for which a building permit has been issued by the **Municipality**.

5.15 Short Term Rental Accommodations

Where permitted by this By-law, a **short term rental accommodation** shall only be permitted in accordance with the following provisions:

.1 A **short term rental accommodation** shall only be permitted within a **dwelling unit** on a **lot** as shown on Schedule “D” and in accordance with the permitted **uses** of the Residential and Mixed-Use **zones**.

.2 Notwithstanding Subsection 5.15.1, a **short term rental accommodation** that existed on the day of passing of this By-law shall be permitted provided it has been continually **used** for this purpose.

.3 A maximum of one **short term rental accommodation** shall be permitted on a **lot**.

.4 Parking and access shall be provided in accordance with Section 6.0 of this By-law.

6.0 Parking and Access

6.1 Parking Space Requirements

6.1.1 Parking Space Rates

.1 No **building** or **structure** may be **erected,** and no **use** may be established or changed to another **use** unless the minimum number of **parking spaces** for **vehicles** is provided and maintained on the same **lot** in accordance with Table 6-1.

.2 Notwithstanding the requirements of Table 6-1, a change in **use** in any **existing building** as of the date of passing of this By-law from any non-residential **use** to another non-residential **use** shall not be required to provide any additional parking, provided the new **use** is permitted.

.3 Where the calculation of the required number of **parking spaces** in Table 6-1 results in a fraction, the value shall be rounded up to the next whole number.

.4 When any **building** or **structure** accommodates more than 1 type of **use**, the **parking space** requirement for the whole **building** shall be the sum of the requirements for the separate parts of the **building** occupied by the separate **uses**, including any **accessory uses** with a defined **parking space** requirement in Table 6-1.

.5 On a **lot** with a **detached dwelling**, **semi-detached dwelling**, **duplex dwelling**, **triplex dwelling**, or **townhouse dwelling**, a private **driveway** devoted to the **dwelling unit** and located on the **lot** may be included in calculating the minimum number of **parking spaces**.

Table 6-1: Minimum Parking Space Requirements

Use	Minimum Number of Required Parking Spaces
Residential Uses	
Detached Dwelling **Semi-Detached Dwelling**	2.0 **parking spaces** per **dwelling unit**
Apartment Dwelling **Accessory Dwelling Unit** **Duplex Dwelling** **Triplex Dwelling** **Townhouse Dwelling** **Stacked Townhouse Dwelling** **Live-Work Dwelling**	1.25 **parking spaces** per **dwelling unit**

Table 6-1: Minimum Parking Space Requirements	
Use	**Minimum Number of Required Parking Spaces**
Additional Residential Unit	1.0 **parking space** for the first **additional residential unit** in addition to the parking required for the **principal dwelling**, and no additional parking required for other **additional residential units**
Group Home	1.0 **parking space** per 3 supervised **group home** residents that can be accommodated in the **group home**
Lodging House	2.0 **parking spaces** per **lodging house**
Short Term Rental Accommodation	1.0 **parking space** per **short term rental accommodation**
Commercial and Business Uses	
Animal Hospital	1.0 **parking space** per 25.0 m^2 of **gross floor area**
Assembly Hall	1.0 **parking space** per 100.0 m^2 of **gross floor area**
Automobile Sales and Services Establishment	1.0 **parking space** per 27.0 m^2 of **gross floor area** plus 1.0 **parking space** per service bay
Automobile Repair Establishment	
Automobile Washing Establishment	
Bed and Breakfast	1.0 **parking space** per guest room, in addition to the parking required for the **principal dwelling**
Building Supply Centre	1.0 **parking space** per 25.0 m^2 of **gross floor area**
Commercial Service	1.0 **parking space** per 18.0 m^2 of **gross floor area**
Day Care Centre	1.0 **parking space** per 25.0 m^2 of **gross floor area**
Dry Cleaning Establishment	1 **parking space** per 25.0 m^2 of **gross floor area**
Entertainment Use	1.0 **parking space** per 25.0 m^2 of **gross floor area**
Financial Institution/Office	1.0 **parking space** per 25.0 m^2 of **gross floor area**
Fitness Centre **Commercial Recreational Use**	1.0 **parking space** per 30.0 m^2 of **gross floor area**
Funeral Home	1.0 **parking space** per 25.0 m^2 of **gross floor area**
Hospital	1.0 **parking space** for every 2 beds or 36.0 m^2 of **gross floor area**, whichever is greater
Hotel	1.0 **parking space** per suite or guest room. For any **uses** provided as an **accessory use** to the **hotel** and are open to the public, such as a **restaurant**, parking requirements shall be calculated

Table 6-1: Minimum Parking Space Requirements	
Use	**Minimum Number of Required Parking Spaces**
	separately for each **use** in accordance with the parking requirements of Table 6-1. For clarity, any **accessory uses** provided for **use** by guests only shall not be subject to an additional parking requirement, such as a fitness facility provided for **use** by **hotel** guests.
Industrial Cannabis Processing Facility	1.0 **parking space** per 2.0 ha of growing area, plus 1.0 **parking space** per 30.0 m^2 of dedicated office, loading, and processing space
Industrial Use	1.0 **parking space** per 120.0 m^2 of **gross floor area**
Kennel	1.0 **parking space** per 25.0 m^2 of **gross floor area**
Live-Work Units (Non-Residential Component)	1.0 **parking space** per 25.0 m^2 of **gross floor area**
Medical Clinic	1.0 **parking space** per 25.0 m^2 of **gross floor area**
Micro-Brewery and **Micro-Distillery**	1.0 **parking space** per 25.0 m^2 of **gross floor area**
Nursery and Garden Centre	1.0 **parking space** per 50.0 m^2 of **gross floor area**
Printing Establishment	1.0 **parking space** per 50.0 m^2 of **gross floor area**
Recreational Vehicle Sales, Service and Storage	1.0 **parking space** per 25.0 m^2 of **gross floor area**
Restaurant	1.0 **parking space** per 10.0 m^2 of **gross floor area** devoted to public use
Retail	1.0 **parking space** per 22.0 m^2 **of gross floor area**
Service Trade Establishment	1.0 **parking space** per 30.0 m^2 of **gross floor area**
Transportation Depot	
Warehouse	
Wholesale Establishment	1.0 **parking space** per 25.0 m^2 of **gross floor area**
Agricultural Uses	
Agri-Tourism	1.0 **parking spaces** per 40.0 m^2 of **gross floor area** dedicated to any **building** or **structure accessory** to the **agri-tourism use**
Agriculture	No minimum requirement. Where applicable, parking for a **detached dwelling** shall be provided.
Farm Greenhouse **Agricultural Cannabis Processing Facility**	1.0 **parking space** per 2.0 ha of growing area, plus 1.0 **parking space** per 30.0 m^2 of dedicated office, loading, and processing space

Table 6-1: Minimum Parking Space Requirements	
Use	**Minimum Number of Required Parking Spaces**
Agricultural Processing	1.0 **parking space** per 120.0 m^2 of **gross floor area**
Agricultural Warehouse	
Agricultural Research Facility	
Farm Feed and Supply Store	
Farm Implement Sales and Services Establishment	
Farmer's Market	
On-Farm Diversified Use	
Community Uses	
Community Facility **Recreational Use**	1.0 **parking space** per 30.0 m^2 of **gross floor area** or a minimum of 10.0 **parking spaces,** whichever is greater
Golf Course	1.0 **parking space** per hole
Long Term Care Facility	1.0 **parking space** per 4 beds
Place of Worship	1.0 **parking space** per 30.0 m^2 of **gross floor area**
Public School **Private School**	Elementary school: 1.5 **parking spaces** per classroom Secondary school: 3.0 **parking spaces** per classroom
Research and Development Facility	1.0 **parking space** per 120.0 m^2 of **gross floor area**

6.2 General Parking Area and Driveway Requirements

6.2.1 General Parking Requirements

.1 The temporary parking of a **vehicle** as **accessory** to any **use** shall only be permitted in a **parking space**, **parking area** or **driveway** that is in accordance with the requirements of this By-law. In any Residential **zone**, **vehicle** parking shall only be permitted in a **private garage**, **carport**, or located on a **driveway** that meets the requirements of this By-law.

.2 In any Residential or Agricultural zone, **parking spaces** shall be permitted to be located within the **driveway**. In any other zone, **parking spaces** shall be provided within a **parking area**.

.3 Every **parking space** shall be accessible from an unobstructed **driveway** or **parking aisle**. Notwithstanding this, tandem parking shall be permitted for any required **parking spaces** in any Residential **zone**.

6.2.2 Parking Spaces

.1 The minimum dimensions of a **parking space** shall be 2.7 m by 5.7 m, which shall be exclusive of any **parking aisles** or ingress and egress lanes, useable for the temporary parking or storage of **vehicles** and may include a **private garage**.

.2 The minimum dimensions of a parallel **parking space** shall be 2.8 m by 6.7 m.

.3 A required **parking space** shall be unobstructed and free of any **structures** and encroachments.

.4 **Parking areas** shall be located no closer to any **lot line** than the greater of 1.5 m or the applicable **planting strip** requirement as specified in the zone provisions.

6.2.3 Driveways and Parking Aisles

.1 Each **parking space** shall be accessed either directly by a **driveway** or a **parking aisle** that provides access to a **street**. Any **parking aisle** shall have a minimum width of 4.5 m.

.2 In any Residential or Mixed-Use **zone**, **driveways** shall be in accordance with the following:

.a The maximum width of a **driveway** shall be the greater of 40% of the **lot line** abutting the **street** that the **driveway** traverses or 7.62 m, but in no case larger than 9.15 m wide and in no case shall the maximum **driveway** width be restricted to less than 2.7 m in width.

.b The minimum distance between a **driveway** and any **lot line** shall be 0.5 m. Notwithstanding, where any **semi-detached dwelling units** are **attached**, there shall be no minimum separation.

.c The minimum distance between a **driveway** and any intersection of **street lines** shall be 6.0 m.

.d The minimum angle of intersection between a **driveway** and a **street line** shall be 60 degrees.

.e Each **lot** shall have a maximum of two **driveways**.

.3 For the purposes of this Section, the width of a **driveway** shall be measured along a line drawn perpendicular to the path of travel of a **vehicle** at the widest point of the **driveway**.

.4 Ingress and egress to and from **parking areas** and **parking spaces** in any other **zone** shall be provided by means of unobstructed **driveways** at least 2.8 m in width, but no more than 9.0 m in width, measured at the **street line**.

.5 The minimum distance between any part of a **driveway** and a **lot line** shall be 0.5 m, save and except the **lot line** over which the **driveway** traverses or a mutual **lot line** between 2

attached dwellings in which case there shall be no required minimum distance.

.6 The minimum distance between a **driveway** and an intersection of **street lines**, measured along the **street line** intersected by such **driveway**, shall be 9.15 m.

.7 The minimum angle of intersection between a **driveway** and a **street line** shall be 60 degrees.

.8 No **driveway** shall be permitted within a **sight visibility triangle**.

6.2.4 Parking Area and Driveway Surfaces

.1 Approaches or **driveways** to any **parking area**, other than that required for a **detached dwelling**, **semi-detached dwelling**, **duplex dwelling**, **townhouse dwelling,** or **triplex dwelling** shall be defined by a curb of concrete or rolled asphalt and the limits of the **parking area** shall be defined by a fence, curb or other suitable obstruction designed to provide a neat appearance.

.2 In all **zones** except any Agriculture or Future Development **zone**, a **parking area** and any **driveway** connecting any **parking area** with a **street** shall be constructed of asphalt, concrete, permeable paving, Portland cement, or similar materials, and with provisions for drainage facilities. In an Agricultural or Future Development **zone**, any **parking area** or **driveway** surface shall be treated to prevent raising of loose dust or particles.

6.3 Barrier-Free Parking

.1 The minimum number of **barrier-free parking spaces** shall be provided on a **lot** in accordance with Ontario Regulation 191/11, as may be amended from time to time.

Table 6-2: Barrier-Free Parking Requirements

Total Number of Required Parking Spaces (Section 6.1)	Minimum Number of Barrier-Free Parking Spaces
Less than 10	0
10 to 25	1
25 to 99	2
100 to 149	3
150 to 199	4
200 and over	1 space for every 50 **parking spaces**

.2 **Barrier-free parking spaces** shall be included in the calculation of the total **parking space** requirements in Table 6-1.

.3 **Barrier-free parking spaces** shall be designated with a painted accessibility insignia and a vertically mounted sign.

.4 **Barrier-free parking spaces** shall be located closest to the principal **building** entrance that is accessible from the parking area.

.5 **Barrier-free parking spaces** shall be accessible by a **barrier-free access aisle** and shall be free of any encroachment. A **barrier-free access aisle** may be shared by 2 adjacent **barrier-free parking spaces**.

.6 The minimum dimensions of a **barrier-free parking space** and **barrier-free access aisle** shall be provided in accordance with Table 6-3.

Table 6-3: Barrier-Free Parking Space and Aisle Dimensions

Minimum Dimension	Type A Space	Type B Space
Minimum Width (m)	3.6	2.7
Minimum Length (m)	5.7	5.7
Minimum Vertical Clearance (m)	2.7	2.7
Minimum Barrier-Free Access Aisle Width (m)	1.5	1.5
Minimum Barrier-Free Access Aisle Length (m)	5.7	5.7

.7 In calculating the total minimum **barrier-free parking space** requirement, the total number of **barrier-free parking spaces** shall be interpreted in accordance with the following:

.a Where an even number of **barrier-free parking spaces** are required, an equal number of Type A and Type B **barrier-free parking spaces** shall be provided.

.b Where an odd number of **barrier-free parking spaces** are required, the number of **barrier-free parking spaces** must be divided equally between Type A and Type B **barrier-free parking spaces**, with the remainder provided as a Type B **barrier-free parking space**.

6.4 Loading Space Requirements

6.4.1 Loading Space Rates

.1 A minimum number of **loading spaces** shall be provided and maintained on a **lot** in accordance with Table 6-4.

Table 6-4: Minimum Loading Space Requirements

Gross Floor Area or Total Number of Loading Spaces	Loading Space Requirement
Commercial, Institutional, or Business **Uses**	
Less than 500 m²	0
501 m² to 2,500 m²	1

Table 6-4: Minimum Loading Space Requirements	
Gross Floor Area or Total Number of Loading Spaces	**Loading Space Requirement**
Greater than 2,500 m²	2
Apartment Dwellings	
Less than or equal to 30 **dwelling units**	0
Greater than 30 **dwelling units**	1
Farm Greenhouses	
Per 4.0 ha of growing area	1

6.4.2 Loading Space Standards

.1 Loading spaces shall be provided on the same **lot** as **building** or **structure** which requires such **loading spaces** but shall not form part of any **driveway**.

.2 A **loading space** shall be at least 3.7 m by 9.0 m with a minimum of 4.2 m of **height** clearance.

.3 A **loading space** shall be unobstructed and free from any **structures** and encroachments.

.4 Access to **loading spaces** shall be by means of a **driveway** at least 6.0 m in width contained within the **lot** on which the l**oading spaces** are located within or adjoining the **zone** in which the **use** is located.

.5 **Loading spaces** and **driveway** approaches shall be surfaced with concrete, asphalt, crushed stone, gravel, or a combination thereof with a stable surface treated to prevent the raising of dust or loose particles.

.6 The **loading space** shall be accessed by a private **driveway** or a **parking area**.

.7 **Loading spaces** shall not be permitted within a **front yard**.

6.5 Bicycle Parking Requirements

.1 The owner or occupant of any **development** that exceeds 10 **dwelling units** or 1000 m^2 **gross floor area** of non-residential **uses erected** in conjunction with those **uses** listed in Table 6-5 shall provide and maintain **bicycle parking spaces** in accordance with Table 6-5.

.2 The requirements of Section 6.5 shall only apply to new **gross floor area** that did not exist on the date of passing of this By-law. Further, changes in **use** in any **existing building** as of the date of passing of this By-law shall not be required to comply with this Section provided the **use** is permitted in the **zone**.

Table 6-5: Minimum Bicycle Parking Space Requirements	
Use	**Minimum Number of Required Bicycle Parking Spaces**
Commercial and Business Uses	
Office	1.0 space per 300.0 m^2 of **gross floor area**
Restaurant	1.0 space per 400.0 m^2 of **gross floor area**
Retail	1.0 space per 300.0 m^2 of **gross floor area**
Institutional Uses	
Public School or **Private School**	1.0 space per 10 students of design capacity and 2.0 spaces per 35 employees
Community Facility	1.0 space per 200.0 m^2 of **gross floor area**
Residential Uses	
Apartment Dwellings **Stacked Townhouse Dwellings**	0.5 spaces per **dwelling unit**
Live-Work Dwelling	0.5 space per **dwelling unit**
Agriculture Uses	
Agri-Tourism Use	5.0 spaces
Farm Micro-Brewery and Distillery	5.0 spaces

.3 Where the calculation of the required number of **bicycle parking spaces** results in a fraction, the value shall be rounded up to the next whole number.

.4 When a **building** or **structure** accommodates more than 1 type of **use**, as defined in this By-law, the **bicycle parking space** requirement for the whole **building** shall be the sum of the requirements for the separate parts of the **building** occupied by the separate **uses**.

.5 When a **building** or **use** has an insufficient number of **bicycle parking spaces** at the date of passing of this By-law to comply with the requirements herein, this By-law shall not be construed to require that the deficiency be made up prior to the construction of any addition. No addition or expansion may be built, however, and no change of **use** may occur, the effect of which would be an increase in that deficiency.

.6 A **bicycle parking space** shall be an unobstructed space with dimensions of at least 0.6 m by 1.8 m. A bicycle rack shall be provided to enable a bicycle to be locked in place.

.7 **Bicycle parking spaces** shall be accessed by an unobstructed aisle with a minimum width of 1.5 m.

.8 Notwithstanding any other provision of this By-law, **bicycle parking spaces** shall be permitted in any **yard**, but not closer than 0.6 m to any **lot line** and shall not be located within a **sight visibility triangle**.

6.6 Electric Vehicle Parking

.1 A minimum of 20% of the minimum required parking spaces for **apartment dwelling units** as may be required by Section 6.1 shall be designed to permit the future installation of **electric vehicle supply equipment** or shall be supplied with **electric vehicle supply equipment**.

.2 Subsection 6.6.1 shall only apply in conjunction with the development of new **buildings** that did not exist on the date of passing of this By-law. Further, a change in **use** in any **existing building** as of the date of passing of this By-law shall not be required to comply with this Subsection provided the **use** is permitted in the **zone**.

.3 Subsection 6.6.1 shall only apply where there are at least 10 **parking spaces** required in conjunction with the development.

.4 Parking spaces that are supplied with operational **electric vehicle supply equipment** shall be clearly demarcated as an electric vehicle parking space.

.5 Portions of **electric vehicle supply equipment** that are located above grade are permitted to encroach into the minimum dimensions of the associated **parking space**, provided the equipment does not encroach by more than 0.25 m into the minimum width or length of the **parking space** as required by this By-law, and the encroachment only affects the specific **parking space** associated with the equipment.

7.0 Residential Zones

For convenience, Table 7-0 lists the Residential **zones.**

Table 7-0: List of Residential Zones	
Zone Name	**Zone Symbol**
Residential Hamlet	RH
Residential One	R1
Residential Two	R2
Residential Three	R3
Tecumseh Hamlet Residential One	TR1
Tecumseh Hamlet Residential Two	TR2
Tecumseh Hamlet Residential Three	TR3

7.1 Permitted Uses (RH, R1-R3 Zones)

Uses permitted in the following Residential **zones** are denoted by a "P" in the column applicable to that **zone** and corresponding with the row for a specific **use** in Table 7-1.

Table 7-1: Permitted Uses in the Residential Zones					
Use	**Zone**				**Applicable Specific Use Regulations**
	RH	**R1**	**R2**	**R3**	
RESIDENTIAL USES					
Detached Dwelling	P	P	P		
Semi-Detached Dwelling			P		
Duplex Dwelling			P		
Triplex Dwelling			P		
Street Townhouse Dwelling			P	P	
Cluster Townhouse Dwelling			P	P	
Stacked Townhouse Dwelling				P	
Apartment Dwelling				P	
Retirement Home				P	
Group Home	P	P	P	P	See Section 5.5
Additional Residential Unit	P	P	P	P	See Section 5.2
Short Term Rental Accommodation		P	P	P	See Section 5.15
SPECIFIED ACCESSORY USES					
Community Garden	P	P	P	P	
Home Occupation	P	P	P	P	See Section 5.7

7.2 Permitted Uses (Tecumseh Hamlet Residential Zones)

Uses permitted in the following Residential **zones** are denoted by a "P" in the column applicable to that **zone** and corresponding with the row for a specific **use** in Table 7-2.

Table 7-2: Permitted Uses in the Tecumseh Hamlet Residential Zones

Use	Zone			Applicable Specific Use Regulations
	TR1	TR2	TR3	
RESIDENTIAL USES				
Detached Dwelling	P			
Semi-Detached Dwelling	P			
Duplex Dwelling		P		
Triplex Dwelling		P		
Street Townhouse Dwelling		P		
Cluster Townhouse Dwelling		P		
Stacked Townhouse Dwelling		P	P	
Apartment Dwelling		P	P	
Retirement Home		P	P	
Long Term Care Facility		P	P	
Group Home	P	P	P	See Section 5.5
Additional Residential Unit	P	P	P	See Section 5.2
SPECIFIED ACCESSORY USES				
Community Garden	P	P	P	
Home Occupation	P	P	P	See Section 5.7

7.3 Lot Requirements (RH, R1-R3 Zones)

Lots in the following Residential **zones** must be in accordance with the requirements set out in Table 7-3.

Table 7-3: Lot Requirements for Residential Zones

Standards	Zone			
	RH	R1	R2	R3
Detached Dwellings, Group Homes				
Minimum **Lot Area** (m^2)	1,858.0	450.0	450.0	-
Minimum **Lot Frontage** (m)	30.0	15.0	15.0	-
Maximum **Lot Coverage**	20%	40%	40%	-
Semi-Detached Dwellings				
Minimum **Lot Area** per **dwelling unit** (m^2)	-	-	225.0	-
Minimum **Lot Frontage** per **dwelling unit** (m)	-	-	9.0	-
Maximum **Lot Coverage**	-	-	40%	-
Duplex Dwellings				
Minimum **Lot Area** (m^2)	-	-	500.0	-
Minimum **Lot Frontage** (m)	-	-	15.0	-
Maximum **Lot Coverage**	-	-	50%	-
Triplex Dwellings				
Minimum **Lot Area** (m^2)	-	-	500.0	-
Minimum **Lot Frontage** (m)	-	-	15.0	-
Maximum **Lot Coverage**	-	-	50%	-
Street Townhouse Dwellings				
Minimum **Lot Area** per **dwelling unit** (m^2)	-	-	165.0	165.0
Minimum **Lot Frontage** per **dwelling unit** (m)	-	-	6.0	6.0
Maximum **Lot Coverage**	-	-	50%	50%
Cluster Townhouse Dwellings				
Minimum **Lot Area** for the development (m^2)	-	-	900.0	900.0
Minimum **Lot Frontage** for the development (m)	-	-	30.0	30.0
Minimum **Dwelling Unit** Width (m)	-	-	6.0	6.0
Maximum **Lot Coverage** for the development	-	-	50%	50%
Stacked Townhouse Dwellings, **Apartment Dwellings** and **Retirement Homes**				
Minimum **Lot Area** (m^2)	-	-	-	900.0
Minimum **Lot Frontage** (m)	-	-	-	20.0
Maximum **Lot Coverage**	-	-	-	50%

7.4 Lot Requirements (Tecumseh Hamlet Residential Zones)

Lots in the following Residential **zones** must be in accordance with the requirements set out in Table 7-4.

Table 7-4: Lot Requirements for Tecumseh Hamlet Residential Zones

Standards	Zone		
	TR1	TR2	TR3
Detached Dwellings, Group Homes			
Minimum **Lot Area** (m^2)	450.0	-	-
Minimum **Lot Frontage** (m)	15.0	-	-
Maximum **Lot Coverage**	45%	-	-
Semi-Detached Dwellings			
Minimum **Lot Area** per **dwelling unit** (m^2)	225.0	-	-
Minimum **Lot Frontage** per **dwelling unit** (m)	9.0	-	-
Maximum **Lot Coverage**	45%	-	-
Duplex Dwellings			
Minimum **Lot Area** (m^2)	-	500.0	-
Minimum **Lot Frontage** (m)	-	15.0	-
Maximum **Lot Coverage**	-	45%	-
Triplex Dwellings			
Minimum **Lot Area** (m^2)	-	500.0	-
Minimum **Lot Frontage** (m)	-	15.0	-
Maximum **Lot Coverage**	-	45%	-
Street Townhouse Dwellings			
Minimum **Lot Area** per **dwelling unit** (m^2)	-	165.0	-
Minimum **Lot Frontage** per **dwelling unit** (m)	-	5.5	-
Maximum **Lot Coverage**	-	50%	-
Cluster Townhouse Dwellings			
Minimum **Lot Area** for the development (m^2)	-	900.0	-
Minimum **Lot Frontage** for the development (m)	-	30.0	-
Minimum **Dwelling Unit** Width (m)	-	5.5	-
Maximum **Lot Coverage** for the development	-	50%	-
Stacked Townhouse Dwellings, **Apartment Dwellings** and **Retirement Homes**			
Minimum **Lot Area** (m^2)	-	-	900.0
Minimum **Lot Frontage** (m)	-	-	20.0
Maximum **Lot Coverage**	-	-	50%

7.5 Building Requirements (RH, R1-R3 Zones)

Any **use**, **building** or **structure** permitted in any of the following Residential **zones** in Table 7-1 must also meet the requirements set out in Table 7-5.

Table 7-5: Building Requirements for Residential Zones

Standards	Zone			
	RH	R1	R2	R3
Detached Dwellings, Duplex Dwellings, and Triplex Dwellings				
Maximum **Height** (m)	11.0	11.0	11.0	-
Minimum **Front Yard** (m)	10.5	7.5	4.5	-
Minimum **Rear Yard** (m)	9.0	7.5	7.5	-
Minimum **Exterior Side Yard** (m)	5.0	4.5	4.5	-
Minimum **Interior Side Yard** (m)	1.8	1.2	1.2	-
Semi-Detached Dwellings				
Maximum **Height** (m)	-	-	11.0	-
Minimum **Front Yard** (m)	-	-	4.5	-
Minimum **Rear Yard** (m)	-	-	7.5	-
Minimum **Exterior Side Yard** (m)	-	-	4.5	-
Minimum **Interior Side Yard** (m)	-	-	1.2 (2)	-
Street Townhouse Dwellings and Cluster Townhouse Dwellings				
Maximum **Height** (m)	-	-	11.0	11.0
Minimum **Front Yard** (m)	-	-	4.5	7.5
Minimum **Rear Yard** (m)	-	-	7.5	10.6
Minimum **Exterior Side Yard** (m)	-	-	4.5	4.5
Minimum **Interior Side Yard** (m)	-	-	1.2	3.0
Minimum Separation Between detached **Buildings** Containing **Dwelling Units**	-	-	3.0	3.0
Stacked Townhouse Dwellings and Apartment Dwellings				
Maximum **Height** (m)	-	-	-	14.0
Minimum **Front Yard** (m)	-	-	-	9.0
Minimum **Rear Yard** (m)	-	-	-	7.5 (1)
Minimum **Exterior Side Yard** (m)	-	-	-	6.0
Minimum **Interior Side Yard** (m)	-	-	-	6.0
Minimum Separation Between detached **Buildings** Containing **Dwelling Units**	-	-	-	3.0

Additional Regulations to Table 7-5

1. Where the R3 **zone** abuts any R1 or R2 **zone**, an **angular plane** shall apply from the **rear lot line** and **interior side lot line**.

2. The minimum **interior side yard** shall be 0.0 m where **dwelling units** are **attached**.

7.6 Building Requirements (Tecumseh Hamlet Residential Zones)

Any **use**, **building** or **structure** permitted in any of the following Residential **zones** in Table 7-2 must also meet the requirements set out in Table 7-6.

Table 7-6: Building Requirements for Residential Zones

Standards	Zone		
	TR1	TR2	TR3
Detached Dwellings, Duplex Dwellings, and Triplex Dwellings			
Maximum **Height** (m)	9.0	11.0	-
Minimum **Front Yard** (m)	6.0	6.0	-
Minimum **Rear Yard** (m)	7.5	7.5	-
Minimum **Exterior Side Yard** (m)	4.5	4.5	-
Minimum **Interior Side Yard** (m)	1.2	1.2	-
Semi-Detached Dwellings			
Maximum **Height** (m)	9.0	-	-
Minimum **Front Yard** (m)	6.0	-	-
Minimum **Rear Yard** (m)	7.5	-	-
Minimum **Exterior Side Yard** (m)	4.5	-	-
Minimum **Interior Side Yard** (m)	1.2 (2)	-	-
Street Townhouse Dwellings and Cluster Townhouse Dwellings			
Maximum **Height** (m)	-	12.0	12.0
Minimum **Front Yard** (m)	-	6.0	6.0
Minimum **Rear Yard** (m)	-	10.6	10.6
Minimum **Exterior Side Yard** (m)	-	4.5	4.5
Minimum **Interior Side Yard** (m)	-	3.0	3.0
Minimum Separation Between detached **Buildings** Containing **Dwelling Units**	-	3.0	3.0
Stacked Townhouse Dwellings and Apartment Dwellings			
Maximum **Height** (m)	-	-	18.0
Minimum **Front Yard** (m)	-	-	6.0
Minimum **Rear Yard** (m)	-	-	7.5 (1)
Minimum **Exterior Side Yard** (m)	-	-	4.5
Minimum **Interior Side Yard** (m)	-	-	4.5
Minimum Separation Between detached **Buildings** Containing **Dwelling Units**	-	-	3.0

Additional Regulations to Table 7-6

1. Where the TR3 **zone** abuts any TR1, TR2, R1, R2, or R3 **zone**, an **angular plane** shall apply from the **rear lot line** and **interior side lot line**.

2. The minimum **interior side yard** shall be 0.0 m where **dwelling units** are **attached**.

7.7 Access and Landscaping Requirements (RH, R1-R3 Zones)

Any **use**, **building** or **structure** permitted in any of the following Residential **zones** in Table 7-1 must also meet the requirements set out in Table 7-7.

Table 7-7: Landscaping Standards for Residential Zones

Standards	Zone			
	RH	R1	R2	R3
Minimum **Landscaped Open Space in any Front Yard** and **Exterior Side Yard**	50%	35%	25%	25%
Minimum **Planting Strip** width along an **interior side lot line** or **rear lot line** abutting a Residential **zone** (m)	-	-	-	4.5

7.8 Access and Landscaping Requirements (Tecumseh Hamlet Residential Zones)

Any **use**, **building** or **structure** permitted in any of the following Residential **zones** in Table 7-2 must also meet the requirements set out in Table 7-8.

Table 7-8: Landscaping Standards for Residential Zones

Standards	Zone		
	TR1	TR2	TR3
Minimum **Landscaped Open Space in any Front Yard** and **Exterior Side Yard**	35%	25%	25%
Minimum **Planting Strip** width along an **interior side lot line** or **rear lot line** abutting a Residential **zone** (m)	-	-	4.5

7.9 Other Zone Requirements

7.9.1 Setbacks to a Private Garage

.1 Notwithstanding any provision of this By-law, the minimum **setback** between any portion of a **private garage** and a **street line** from which the **private garage** receives access shall be 6.0 m.

7.10 Residential One (R1) Exception Zones

All provisions of the R1 zone shall apply except that:

7.10.1 R1-1

.1 The minimum front yard shall be 8.3 m.

.2 The minimum rear yard shall be 13.7 m.

7.10.2 R1-2

.1 The permitted uses shall include semi-detached dwellings and duplex dwellings in accordance with the lot requirements and building requirements of the R2 zone.

7.10.3 R1-3

.1 The permitted uses shall include a heating and cooling contracting establishment within existing buildings or structures.

.2 No outside storage and no outside display of goods and materials shall be permitted.

7.10.4 R1-4

.1 The minimum lot frontage shall be 19.8 m.

.2 The minimum interior side yard width shall be:

- .a East side yard: 1.8 m.
- .b West side yard: 4.3 m.

7.10.5 R1-5

.1 The minimum lot frontage shall be 21.9 m.

.2 The minimum interior side yard shall be:

- .a East side yard: 1.8 m.
- .b West side yard: 4.3 m.

7.10.6 R1-6

.1 A maximum of 46.4 m^2 of the existing 230.6 m^2 detached accessory structure shall be permitted to be used for the following uses:

- .a General/professional office;
- .b Pet groomer;
- .c Bakery/catering service; and
- .d Yoga studio

.2 A minimum of three parking spaces shall be established for the permitted uses in the accessory structure.

7.10.7 R1-7

.1 The permitted uses shall be limited to:

.a A printing establishment, a service shop, a repair depot, a warehouse or storage facility, a woodworking shop, a pool sales and service establishment with related indoor display and accessory office area, a concrete contractor's office with associated indoor storage construction equipment and material.

.b A tree cutting/service. Maintenance establishment with accessory office.

.2 No additional buildings and structures (including any accessory building or structure) shall be permitted on lands subject to this exception and no expansions to existing buildings or structures shall be permitted.

.3 Outdoor storage shall only be permitted in conjunction with the permitted uses set out in this exception and shall only be permitted in the rear yard.

7.10.8 R1-8

.1 The minimum lot area shall be 380.0 m^2 per dwelling unit.

.2 The minimum lot frontage shall be 6.4 m per dwelling unit.

.3 The maximum lot coverage shall be 35%.

.4 The minimum interior side yard shall be 1.2 m, plus 0.6 m for each additional storey about the first storey, and 0.0 m where there is common dividing wall.

.5 A maximum of one driveway shall be permitted per dwelling unit, having a maximum width of 5.15 m and no minimum distance between the dividing lot line.

7.10.9 R1-9

.1 The permitted uses shall be limited to:

.a An existing detached dwelling

.b A printing establishment, a service shop, a machine shop, a weld shop, a repair depot, a tool and die and mold shop, manufacturing of small electrical or machine components, a warehouse or storage facility and a woodworking shop.

.2 No outdoor storage shall be permitted.

7.10.10 R1-10

.1 The following uses shall be permitted only within an existing accessory building not exceeding 130.0 m^2 in floor area: a printing establishment, a service shop, a machine shop, a weld shop, a repair depot, a tool and die or mould shop, manufacturing of small electrical or machine components, a warehouse or storage facility and a woodworking shop.

.2 The zone provisions for the existing accessory building on the lot shall be:

.a The minimum side yard shall be 6.0 m.

.b The minimum rear yard shall be 15.0 m from top of bank of Pike Creek.

.c The maximum building height shall be 10.0 m.

.d The minimum separation distance from a dwelling unit shall be 15.0 m.

.3 No additional accessory buildings shall be permitted.

.4 No outdoor storage shall be permitted.

7.10.11 R1-11

.1 No dwelling shall be erected closer than 13.7 m to the right-of-way of a railway.

7.10.12 R1-12

.1 The minimum rear yard shall be 1.21 m.

7.10.13 R1-13

.1 The permitted uses shall include two additional detached dwellings.

7.10.14 R1-14

.1 The permitted uses shall include an existing general or professional office building and two accessory dwelling units above and four existing accessory dwelling units to the rear of said building.

7.10.15 R1-15

.1 The permitted uses shall include accessory boat docks for the exclusive non-commercial use of residents in Marine Drive and Cove Drive dwellings.

7.10.16 R1-16

.1 The permitted uses shall include one additional detached dwelling.

7.10.17 R1-17

.1 The permitted uses shall include a semi-detached dwelling.

.2 The minimum lot area shall be 306.0 m^2 per dwelling unit.

.3 The minimum lot frontage shall be 7.4 m per dwelling unit.

.4 The maximum lot coverage shall be 45%.

.5 The minimum landscape open space shall be 30%.

.6 The maximum building height shall be 10.6 m.

.7 The minimum front yard shall be 7.6 m.

.8 The minimum side yard shall be 1.2 m, plus 0.6 m for each additional storey above the first storey, and no requirement where there is a common dividing wall.

.9 The minimum rear yard shall be 7.6 m.

7.10.18 R1-18

.1 The permitted uses shall include one stand-alone additional residential unit.

.2 The permitted standalone shall be subject to the following regulations:

.a The maximum height shall be 4.5 m

.b The maximum floor area shall be 100.0 m^2 as a stand-alone ARU or 73.0 m^2 as part of an attached garage.

.c The minimum distance from front lot line shall be 60.0 m.

.d The minimum distance from side lot lines shall be 6.0 m.

.e The minimum distance from rear lot line shall be 50.0 m.

7.10.19 R1-19

.1 The minimum lot area shall be 789.6 m^2.

.2 The minimum lot frontage shall be 18.28 m.

.3 The minimum front yard shall be 7.62 m.

.4 The minimum interior side yard shall be 1.8 m.

.5 The following encroachments into a required yard shall be permitted:

	Structure	Required Yard in Which Projection is Permitted	Amount of Encroachment Allowed
a)	Sills, belt courses, cornices, eaves, gutters, chimneys, or pilasters	Interior side yards All other yards	0.6 m 0.91 m
b)	Fire escapes and exterior staircases	Rear yards	3.0 m

	Structure	Required Yard in Which Projection is Permitted	Amount of Encroachment Allowed
c)	Window bay and awnings	Interior side yards All other yards	0.6 m 0.91 m
d)	Balconies/Patios	Front and rear yards	2.4 m
e)	Roofed unenclosed porches	Front and rear yards Exterior side yards	2.4 m 1.5 m
f)	Furnace and air conditioning units	Rear and exterior side yards	1.5 m
g)	Television towers but not satellite dishes	Rear and exterior side yards	0.91 m
h)	Cantilevers	Front and rear yards	0.6 m
i)	Steps	Interior side yards All other yards	0.6 m 2.4 m

7.10.20 R1-20

.1 The minimum lot area shall be 557.4 m^2 per dwelling unit.

.2 The minimum lot frontage shall be 13.4 m per dwelling unit.

.3 The maximum lot coverage shall be 42%, including accessory structures.

.4 The minimum interior side yard shall be 3.0 m and 0.0 m where there is a common dividing wall.

.5 A patio, delineated by an ornamental wall not greater than 0.91 m in height, shall be permitted to project into the required front yard by a maximum of 3.66 m.

7.10.21 R1-21

.1 The minimum lot area shall be 557.4 m^2.

.2 The minimum lot frontage shall be 15.24 m.

.3 The minimum front yard shall be 7.62 m.

.4 The minimum interior side yard shall be 1.2 m, plus 0.6 m for each additional storey above the first storey.

.5 The following encroachments into a required yard shall be permitted:

	Structure	Required Yard in Which Projection is Permitted	Amount of Encroachment Allowed
a)	Sills, belt courses, cornices, eaves, gutters, chimneys, or pilasters	Interior side yards All other yards	0.6 m 0.91 m
b)	Fire escapes and exterior staircases	Rear yards	3.0 m
c)	Window bay and awnings	Interior side yards All other yards	0.6 m 0.91 m
d)	Balconies/Patios	Front and rear yards	2.4 m
e)	Roofed unenclosed porches	Front and rear yards Exterior side yards	2.4 m 1.5 m
f)	Furnace and air conditioning units	Rear and exterior side yards	1.5 m
g)	Television towers but not satellite dishes	Rear and exterior side yards	0.91 m
h)	Cantilevers	Front and rear yards	0.6 m
i)	Steps	Interior side yards All other yards	0.6 m 2.4 m

7.10.22 R1-22

.1 The maximum lot coverage shall be 50%.

7.10.23 R1-23

.1 The permitted uses shall include semi-detached dwellings.

.2 The minimum lot area shall be 1,000.0 m^2 per dwelling unit.

.3 The minimum lot frontage shall be 11.5 m per dwelling unit.

.4 The minimum interior side yard shall be 1.2 m, plus 0.6 m for each additional storey directly above the first storey, and no requirement where there is a common dividing wall.

.5 A maximum of one doorway shall be permitted on the front façade of each semi-detached dwelling. The permitted singular doorway on the front façade may serve the primary dwelling unit or an additional residential unit.

.6 A minimum of 45% of the front yard shall be landscaped open space.

7.10.24 R1-24

.1 The minimum lot area shall be 370.0 m^2.

.2 The minimum lot frontage shall be 9.0 m.

.3 The minimum interior side yard shall be 1.1 m, plus 0.6 m for each additional storey directly above the first storey.

7.10.25 R1-25

.1 The minimum lot area shall be 370.0 m^2.

.2 The minimum lot frontage shall be 9.0 m.

7.11 Residential Two (R2) Exception Zones

All provisions of the R2 zone shall apply except that:

7.11.1 R2-1

.1 The permitted uses shall include a multiple dwelling consisting of four attached dwelling units.

7.11.2 R2-2

.1 The permitted uses shall be limited to multi-unit residential uses and accessory uses.

.2 The permitted building and structures shall include four multi-unit dwellings, each containing no greater than six dwelling units and accessory buildings and structures.

.3 The minimum lot area shall be 5000.0 m^2.

.4 The minimum lot frontage shall be 50.0 m.

.5 The maximum lot coverage shall be 25%.

.6 The minimum landscaped open space shall be 30%.

.7 The maximum building height shall be 3 storeys.

.8 The minimum front yard shall be 12.0 m.

.9 The minimum interior side yard shall be 3.0 m.

.10 The minimum exterior side yard shall be 7.5 m.

.11 The minimum rear yard shall be 15.0 m.

.12 The permitted parking provisions shall be limited to 1.5 parking spaces per dwelling unit.

7.11.3 R2-3

.1 The permitted uses shall include a multiple dwelling consisting of four attached dwelling units in an existing structure.

7.11.4 R2-4

.1 The permitted uses shall include semi-detached dwellings, townhouse dwellings, and senior citizens housing.

.2 The minimum lot area shall be:

- .a Detached dwellings: 465.0 m^2
- .b Semi-detached dwellings: 370.0 m^2
- .c Townhouse dwellings: 232.0 m^2
- .d Senior citizens housing: 0.8 ha.

.3 The minimum lot frontage shall be:

- .a Detached dwellings: 15.24 m.
- .b Semi-detached dwellings: 9.1 m.
- .c Townhouse dwellings: 6.0 m.
- .d Senior citizens housing: 60.96 m

.4 The maximum lot coverage shall be:

- .a Detached dwellings: 40%
- .b Semi-detached dwellings: 45%
- .c Townhouse and senior citizen housing: 50%

.5 The minimum landscaped open space shall be 30%.

.6 The maximum building height shall be 4 storeys for senior citizens housing and 10.6 m for all other uses.

.7 The maximum front yard shall be 7.6 m.

.8 The minimum interior side yard shall be:

- .a Detached dwellings: 1.2 m plus 0.3 m for each storey above the first storey
- .b Semi-detached dwellings: 1.2 m plus 0.3 m for each storey above the first storey and no requirement where there is common dividing wall
- .c Townhouse dwellings: 1.5 m plus 0.3 m for each storey above the first storey and no requirement where there is common dividing wall
- .d Senior citizens housing: 4.5 m.

.9 The minimum exterior side yard shall be 6.0 m for senior citizens' housing and 4.5 m for all other uses.

.10 The minimum rear yard shall be 7.6 m.

7.11.5 R2-5

.1 The permitted uses shall include a multiple dwelling consisting of five attached dwelling units in an existing structure.

7.11.6 R2-6

.1 No part of any main building shall be permitted within 15.2 m of the rear lot line.

.2 Accessory structures shall be permitted within 15.2 m of the rear yard, provided such accessory structures are:

- .a In accordance with all of provisions for accessory structures of this By-law.
- .b Are not connected to the main building by any type of underground trench, conduit, or corridor of any kind.
- .c Do not have footings that penetrate the soil beyond 45 cm measured from grade.
- .d Measured from grade.

.3 Private outdoor swimming pools shall be prohibited.

7.11.7 R2-7

.1 The permitted uses shall not exceed more than ninety-six (96) attached residential units and accessory uses.

.2 The permitted buildings and other structures shall include the buildings and structures for the permitted uses.

.3 The minimum yard dimensions of main buildings shall include no part of any building built closer than 4.8 m to any private road and no closer than 6.1 m to any lot line.

.4 The minimum yard dimensions for accessory buildings shall include no part of any accessory building or structure built closer than 3.0 m to any private road and no closer than 0.9 m to any lot line.

.5 The maximum lot coverage shall be 40%, including accessory structures.

.6 The maximum building height shall be 12.1 m.

7.11.8 R2-8

.1 The permitted uses shall be limited to 36 townhouse dwelling units and accessory uses.

.2 The minimum lot area shall be 446.0 m^2 per unit.

.3 The minimum lot frontage shall be in accordance with corresponding site plan agreement.

.4 The minimum front yard shall be 7.62 m from the private road.

.5 The minimum interior side yard shall be 4.57 m between the buildings.

.6 The minimum exterior side yard shall be 3.6 m from the private road.

.7 The minimum rear yard shall be 12.0 m using the private road as a municipal road for the purpose of calculating yard requirements.

.8 The maximum lot coverage shall be 45%, including accessory structures.

7.11.9 R2-9

.1 The permitted uses shall include a maximum of 45 multi-unit dwelling units.

7.11.10 R2-10

.1 The minimum lot area shall be 232 m^2.

.2 The minimum lot frontage shall be 8.5 m.

.3 The minimum front yard shall be 2.74 m.

.4 The minimum interior side yard shall be 2.74 m., except that no minimum side yard shall be required between the common vertical wall dividing one dwelling unit from the adjoining dwelling unit.

.5 The minimum exterior side yard shall be 2.74 m.

.6 The minimum rear yard shall be 7.62 m.

.7 The maximum building height shall be 9.7 m.

.8 The maximum lot coverage shall be 55%, including accessory structures.

.9 No part of any building shall be built closer than 6.0 m to Brighton Road.

7.11.11 R2-11

.1 The permitted uses shall include a semi-detached dwelling and accessory boat docks.

.2 The minimum lot area shall be 232.0 m^2.

.3 The minimum lot frontage shall be 12.0 m per dwelling unit.

.4 The minimum front yard shall be 3.0 m.

.5 The minimum interior side yard shall be 1.5 m., except that no minimum side yard shall be required between the common vertical wall dividing one dwelling unit from the adjoining dwelling unit.

.6 The minimum rear yard shall be 7.62 m.

.7 The maximum building height shall be 9.7 m.

.8 The maximum lot coverage shall be 55%, including accessory structures.

7.11.12 R2-12

.1 The maximum lot area shall be 609.0 m^2.

7.11.13 R2-13

.1 The permitted uses shall include a semi-detached dwelling.

.2 The minimum lot area shall be 295.0 m^2 per dwelling unit.

.3 The minimum lot frontage shall be 7.5 m per dwelling unit.

.4 The minimum lot coverage shall be 40%.

.5 The minimum interior side yard shall be 1.2 m, plus 0.6 m for each additional storey above the first storey, and 0.0 m where there is a common dividing wall.

7.11.14 R2-14

.1 No part of any main building shall be permitted within 15.2 m of the rear lot line.

.2 Accessory structures shall be permitted within 15.2 m of the rear yard, provided such accessory structures are:

- .a In accordance with all of provisions for accessory structures of this By-law.
- .b Are not connected to the main building by any type of underground trench, conduit, or corridor of any kind.
- .c Do not have footings that penetrate the soil beyond 45.0 cm measured from grade.
- .d Measured from grade.

.3 Private outdoor swimming pools shall be prohibited.

7.12 Residential Three (R3) Exception Zones

All provisions of the R3 zone shall apply except that:

7.12.1 R3-1

.1 The permitted uses shall be limited to apartment dwellings and accessory uses.

.2 The minimum lot area shall be 400.0 m^2.

.3 The minimum lot frontage shall be 15.0 m.

.4 The maximum lot coverage shall be 80%.

.5 The maximum height shall be 6 storeys.

.6 The minimum front yard shall be 3.0 m.

.7 The minimum rear yard shall be 9.0 m.

.8 The minimum interior side yard shall be 4.5 m. for buildings 3 storeys and greater in height and 3.0 m. for buildings less than 3 storeys in height.

.9 The minimum exterior side yard shall be 3.0 m.

.10 The minimum upper storey step-back shall be 3.0 m.

.11 Any part of a surface parking lot shall be prohibited in the front yard and exterior side yard. This shall not apply to prevent the location of any driveway on a lot.

7.12.2 R3-2

.1 The permitted uses shall be limited to two multi-unit dwellings containing no more than 166 apartment dwelling units each.

.2 The minimum lot frontage shall be 0.0 m.

.3 The maximum building height shall be 6 storeys.

.4 The minimum distance from Future Westlake Drive Road Allowance and Minimum Northerly Yard shall be 105.0 m.

.5 The minimum southerly yard shall be 90.0 m.

.6 The minimum easterly yard shall be 65.0 m.

.7 The minimum westerly yard shall be 65.0 m.

.8 The minimum landscaped open space shall be 25%.

.9 The minimum number of loading spaces shall be 2.

.10 The minimum number of parking spaces shall be 400.

7.12.3 R3-3

.1 The permitted uses shall include a clinic.

7.12.4 R3-4

.1 The permitted buildings and structures shall be limited to:

- .a One, two-storey townhouse dwelling containing a maximum of 5 dwelling units.
- .b Two, two-storey townhouse dwellings containing a maximum of 3 dwelling units each.
- .c Three, two-storey townhouse dwellings containing a maximum of 4 dwelling units each.
- .d Two, two-storey stacked townhouse dwelling containing a maximum of 16 dwelling units.

.2 The minimum lot area shall be 1.8 ha.

.3 The minimum lot frontage shall be 30.0 m.

.4 The maximum lot coverage shall be 30%.

.5 The minimum landscaped open space shall be 30%.

.6 The maximum building heights shall be 2 storeys.

.7 The minimum front yard shall be 7.5 m for townhouse dwellings and 37.0 m for stacked townhouse dwellings.

.8 The minimum eastern yard shall be 10.0 m for townhouse dwellings and the northern stacked townhouse dwelling and 40.0 m for the central stacked townhouse dwelling.

.9 The minimum southern yard shall be 14.0 m for townhouse dwellings and 40.0 m for stacked townhouse dwellings.

.10 The minimum western yard shall be 10.0 m for townhouse dwellings and 45.0 m for stacked townhouse dwellings.

.11 The minimum setback from the OS zone shall be 2.3 m.

.12 One accessory parking garage not exceeding 550 m^2 shall be permitted no closer than 10.0 m from any lot line.

.13 A minimum of 1.5 parking spaces per dwelling unit shall be provided.

7.12.5 R3-5

.1 The permitted building and structures shall be limited to three multiple unit dwellings containing not more than six dwelling units each; and accessory buildings and structures.

.2 The minimum lot area shall be 2800 m^2.

.3 The minimum lot frontage shall be 39.0 m.

.4 The minimum lot coverage shall be 35%.

.5 The minimum landscaped open space shall be 25%.

.6 The maximum building height shall be 10.6 m.

.7 The minimum yard for the:

- .a Northerly yard shall be 4.5 m.
- .b Southerly yard shall be 4.5 m.
- .c Easterly yard shall be 3.0 m.
- .d Westerly yard shall be 18.0 m.

.8 A 2.74 m buffer strip shall be provided along the westerly and southerly lot lines.

7.12.6 R3-6

.1 The permitted building and structures shall be limited to four multiple-unit dwellings containing not more than six dwelling units each; and accessory buildings and structures.

.2 The minimum lot area shall be 3,800 m^2.

.3 The minimum lot frontage shall be 37.0 m.

.4 The maximum lot coverage shall be 35%.

.5 The minimum landscaped open space shall be 30%.

.6 The maximum building height shall be 10.6 m.

.7 The minimum yard for the:

.a Northerly yard shall be 3.0 m.

.b Southerly yard shall be 6.0 m.

.c Easterly yard shall be 3.0 m.

.d Westerly yard shall be 16.0 m.

7.12.7 R3-7

.1 The permitted uses shall be limited to a retirement home with no more than 115 units.

.2 The minimum lot area shall be 10,117.1 m^2.

.3 The minimum lot frontage shall be 88.3 m.

.4 The maximum lot coverage shall be 40%.

.5 The minimum landscape open space shall be 30%.

.6 The minimum front yard shall be 21.3 m.

.7 The minimum rear yard shall be 0.0 m.

.8 The minimum eastern side yard for the east-west wing on the southerly portion of the property shall be 20.1 m.

.9 The minimum eastern side yard for the east-west wing on the northerly portion of the property shall be 40.2 m.

.10 The minimum western side yard shall be 0.0 m.

.11 The maximum height for the east-west wing on the northerly portion of the property shall be 2 storeys.

.12 The maximum height for all other parts of the main building shall be 4 storeys.

.13 The minimum number of parking spaces shall be 1 space per 3 beds, including barrier-free parking spaces.

.14 No minimum yard setback shall be required for balconies adjacent to the western side lot line or rear lot line.

.15 A roofed vehicular drop-off structure shall be permitted to project into the required front yard for a distance of 15.2 m.

7.12.8 R3-8

.1 The permitted uses shall be limited to 1 apartment dwelling not exceeding 23 apartment dwelling units and accessory uses.

.2 The maximum building height shall be 10.8 m.

.3 The minimum side yard shall be 4.0 m.

.4 The minimum rear yard shall be 11.5 m.

.5 The minimum number of parking spaces shall be 1.5 parking spaces per dwelling unit.

7.12.9 R3-9

.1 The permitted uses shall be limited to:

- .a An apartment dwelling with no greater than 65 apartment dwelling units;
- .b Eating establishments located within the first storey of the apartment dwelling;
- .c Personal service shops located within the first storey of the apartment dwelling;
- .d A marina and boat docks accessory to the apartment dwelling use as well as a maximum of 12 transient boat slips; and
- .e Uses accessory to the foregoing.

.2 The minimum lot area shall be 12,140.6 m^2.

.3 The minimum lot frontage shall be 91.4 m.

.4 The maximum lot coverage shall be 20%.

.5 The minimum landscaped open space shall be 20%.

.6 The minimum front yard shall be 7.62 m.

.7 The minimum rear yard for the:

- .a First storey shall be 7.62 m.
- .b Second and third storey shall be 12.1 m.
- .c Fourth and fifth storey shall be 24.38 m.

.8 The minimum side yard for the:

- .a Eastern side yard shall be 15.24 m.
- .b Western side yard shall be 39.6 m.

.9 The maximum height shall be 19.8 m, and not greater than five storeys, except that the maximum height of the north-easterly 139.35 m^2 of the east-west wing shall not be greater than four storeys.

.10 The commercial uses within the first storey of the apartment dwelling shall not exceed 603.8 m^2 of the total floor area.

.11 The Lake St. Clair Floodprone Area and Setbacks from Watercourses Provisions shall include:

- .a No part of any building or structure other than a permeable fence, shall hereafter be erected within 15.24 m of the Pike Creek, measured from the top of bank.

.b No part of any building or structure other than a permeable fence, shall hereafter be erected within 7.9 m of the marina/canal area of the property, measured from the top of bank.

.c Notwithstanding the above paragraph, structures related to the marina facilities located on the property which are deemed by the municipality to be more appropriately located near the water's edge, shall be exempt from the setback. The precise location of such structures shall be in accordance with approved site plans.

.12 The permitted parking provisions shall include minimum number of parking spaces for residential uses as 1.5 spaces per dwelling unit and the minimum number of parking spaces for commercial uses shall be 1 space per 18.6 m^2 of building area.

.13 The minimum size of regular parking spaces shall be 2.7 m by 5.4 m, exclusive of aisles or driveways. The minimum size of barrier free parking spaces shall be 4.1 m by 5.4 m, exclusive of aisles or driveways.

7.12.10 R3-10

.1 The permitted uses shall be limited to a maximum of 60 apartment dwelling units.

.2 No part of any building shall be built closer than 6.0 m to any private road and no closer than 6.0 m to any lot line.

.3 The maximum lot coverage shall be 45% for only main buildings.

.4 The maximum building height shall be 12 m and 4 storeys.

.5 The minimum number of parking spaces shall be 1.5 per dwelling unit.

7.12.11 R3-11

.1 The permitted uses shall be limited:

.a One multi-unit dwelling contained not more than four dwelling units;

.b One multi-unit dwelling containing not more than six dwelling units; and

.c Accessory buildings and structures.

.2 The minimum lot area shall be 2510.98 m^2.

.3 The minimum lot frontage shall be 30.48 m.

.4 The maximum lot coverage shall be 35%.

.5 The minimum landscaped open space shall be 30%.

.6 The maximum building height for the four-unit dwelling shall be 4.57 m.

.7 The maximum building height for the six-unit dwelling shall be 11.58 m.

.8 The minimum yard dimensions for the four-unit dwelling shall be:

- .a Northerly yard: 7.62 m
- .b Southerly yard: 50.29 m
- .c Easterly yard: 1.83 m
- .d Westerly yard: 1.68 m

.9 The minimum yard dimensions for the six-unit dwelling shall be:

- .a Northerly yard: 48.77 m
- .b Southerly yard: 7.31 m
- .c Easterly yard: 2.44 m
- .d Westerly yard: 11.58 m

.10 Notwithstanding Section 4.8 of this By-law, the following shall apply:

- .a Roofed patios associated with the four-unit dwelling shall be permitted to project into the required northerly yard a maximum of 3.66 m; and
- .b Balconies associated with the six-unit dwelling shall be permitted to project into the required southerly yard a maximum of 2.74 m.

7.12.12 R3-12

.1 The permitted uses shall include:

- .a One detached dwelling; and
- .b One multiple unit dwelling containing not more than six dwelling units.

.2 The minimum lot area shall be 1,300.0 m^2.

.3 The minimum lot frontage shall be 33.0 m.

.4 The maximum lot coverage shall be 50%.

.5 The minimum landscaped open space shall be 29%.

.6 The maximum building height shall be:

- .a 5.0 m for a detached dwelling
- .b 11.5 m for a multiple unit dwelling

.7 The minimum yards for a detached dwelling shall be:

- .a Northerly yard: 24.0 m
- .b Southerly yard: 1.5 m
- .c Easterly yard: 17.0 m
- .d Westerly yard: 5.0 m

.8 The minimum yards for a multiple unit dwelling shall be:

- .a Northerly yard: 3.0 m

.b Southerly yard: 11.6 m

.c Easterly yard: 16.0 m

.d Westerly yard: 4.7 m

.9 One accessory carport parking structure shall be permitted within the easterly yard having a maximum area of 180.0 m^2 and shall not be closer than 1.6 m to the easterly lot line and 1.5 m from the northerly and southerly lot lines.

.10 Balconies associated with the multiple unit dwelling shall be permitted to project into the required easterly and westerly yards a maximum of 2.75 m.

7.13 Residential Hamlet (RH) Exception Zones

All provisions of the RH zone shall apply except that:

7.13.1 RH-1

.1 The minimum front yard shall be 7.5 m.

7.13.2 RH-2

.1 The permitted uses shall include sale at wholesale and retail of all types of electrical and plumbing hardware, supplies and equipment, the storage thereof and the operation of an electrical and/or plumbing and/or mechanical contracting firm, including accessory uses.

7.13.3 RH-3

.1 The permitted uses shall include the sale and storage of produce.

7.13.4 RH-4

.1 The permitted uses shall include a post office.

7.14 Tecumseh Hamlet Residential 1 (TR1) Exception Zones

All provisions of the TR1 zone shall apply except that:

7.14.1 TR1-1

.1 The permitted uses shall also include:

.a One detached dwelling with an attached garage. The permitted attached garage shall have a floor area not greater than 94 m^2,

.b Accessory uses, including the storage and restoration of vintage vehicles for non-commercial, personal purposes, in accordance with the regulations of this exception.

.2 The minimum lot area shall be 1.9 ha.

.3 The minimum lot frontage shall be 145 m.

.4 All accessory uses, buildings, and structures shall be subject to the requirements of Section 4.1 of this By-law, except that the combined total floor area of accessory buildings and structures shall not exceed 1,230 m^2.

.5 Notwithstanding any other provision of this By-law, the following additional provisions shall apply to the storage and restoration of vintage vehicles for non-commercial, personal purposes on lands subject to this exception:

.a No greater than 173 vintage vehicles for non-commercial, personal purposes shall be stored.

.b Outside storage shall only be permitted for vintage vehicles for non-commercial, personal purposes and the area used for outside storage of such vehicles shall not exceed a maximum area of 1,832 m^2.

.c A maximum of one existing storage building with a floor area of 278 m^2 and one additional building to be constructed after the adoption of the by-law introducing this provision with a floor area not greater than 892 m^2 shall be permitted for the indoor storage and restoration of vintage vehicles for non-commercial, personal purposes and such new building shall be set back from all lot lines a minimum of 40 m.

.d The storage and restoration of vintage vehicles shall be for personal use only and shall not be for commercial use.

7.15 Tecumseh Hamlet Residential 2 (TR2) Exception Zones

All provisions of the TR2 zone shall apply except that:

7.15.1 TR2-1

.1 The maximum height shall be three storeys.

7.16 Tecumseh Hamlet Residential 3 (TR3) Exception Zones

All provisions of the TR3 zone shall apply except that:

7.16.1 TR3-1

.1 The minimum lot area shall be 3.57 ha.

8.0 Mixed-Use Zones

For convenience, Table 8-0 lists the Mixed-Use **zone(s).**

Table 8-0: List of Mixed-Use Zones	
Zone Name	**Zone Symbol**
Mixed-Use	MS
Tecumseh Hamlet Mixed-Use	TMS

8.1 Permitted Uses

Uses permitted in the Mixed-Use **zones** are denoted by a "P" in the column applicable to that **zone** and corresponding with the row for a specific **use** in Table 8-1.

Table 8-1: Permitted Uses in the Mixed-Use Zones			
Use	**Zone**		**Applicable Specific Use Regulations**
	MS	**TMS**	
RESIDENTIAL USES			
Apartment Dwelling	P	P	
Detached Dwelling	E (1)		
Group Home	P	P	See Section 5.5
Live-Work Dwelling (2)	P	P	
Long Term Care Facility	P	P	
Retirement Home	P	P	
Short Term Rental Accommodation	P		See Section 5.15
NON-RESIDENTIAL USES			
Animal Hospital	P	P	
Assembly Hall	P	P	
Artisan Studio	P	P	
Commercial School	P	P	
Community Facility	P	P	
Community Garden	P	P	
Day Care Centre	P	P	
Entertainment Use	P	P	
Fitness Centre	P	P	
Financial Institution	P	P	
Hotel	P	P	See Section 8.5.2
Medical Clinic	P	P	
Micro-Brewery	P	P	
Office	P	P	

Table 8-1: Permitted Uses in the Mixed-Use Zones			
Use	**Zone**		**Applicable Specific Use Regulations**
	MS	**TMS**	
Parking Lot	P	P	
Restaurant	P	P	
Retail	P	P	
Service Commercial Use	P	P	
SPECIFIED ACCESSORY USES			
Accessory Dwelling Unit	P	P	See Section 5.1
Home Occupation	P	P	See Section 5.7
Restaurant Patio	P	P	See Section 5.11
Outside Display and Sales Area	P	P	See Section 5.13

Additional Regulations to Table 8-1

1. **Additional residential units** and detached **additional residential units** in accordance with Section 5.2 of this By-law shall be permitted in conjunction with an **existing detached dwelling**.

2. Non-residential **uses** permitted in a **live-work dwelling** shall be limited to those non-residential **uses** permitted in the MS or TMS **zone**.

8.2 Lot Requirements

Any **use**, **building**, or **structure** permitted in any Mixed-Use **zone** in Table 8-1 must be in accordance with the requirements set out in Table 8-2.

Table 8-2: Lot Requirements for Mixed-Use Zones		
Standards	**Zone**	
	MS	**TMS**
Minimum **Lot Area** (m^2)	400.0	400.0
Minimum **Lot Frontage:**		
Where the **building height** is 3 **storeys** or less	15.0	15.0
Where the **building height** is 4 **storeys** or greater	20.0	-
Maximum **Lot Coverage**	80%	80%

8.3 Building Requirements

Any **use**, **building** or **structure** permitted in any Mixed-Use **zone** in Table 8-1 must also meet the requirements set out in Table 8-3.

Table 8-3: Building Requirements for Mixed-Use Zones		
Standards	**Zone**	
	MS	**TMS**
Minimum **Height**	2 storeys	2 storeys
Maximum **Height**	6 storeys	3 storeys
Minimum **Upper Storey Step Back** required above the third **storey** (m)	3.0	-
Minimum **Front Yard** (m)	0.0	0.0
Maximum **Front Yard** (m)	5.0	5.0
Minimum **Rear Yard** (m)	7.5 (1)	7.5 (1)
Minimum **Exterior Side Yard** (m)	3.0	3.0
Minimum **Interior Side Yard** (m) for **buildings** 3 **storeys** and greater in **height**	4.5	4.5
Minimum **Interior Side Yard** (m) for **buildings** less than 3 **storeys** in **height**	3.0 (2)	3.0 (2)

Additional Regulations to Table 8-3

1. Where the MS **zone** abuts any R1 or R2 **zone**, an **angular plane** shall apply from the **rear lot line** and **interior side lot line**.

2. Where vehicular access is required directly from the **street**, the minimum **interior side yard** shall be 4.5 m.

8.4 Access and Landscaping Requirements

Any **use**, **building** or **structure** permitted in any Mixed-Use **zone** in Table 8-1 must also meet the requirements set out in Table 8-4.

Table 8-4: Access and Landscaping for Mixed-Use Zones		
Standards	**Zone**	
	MS	**TMS**
Minimum **Landscaped Open Space** on the **lot**	20%	20%
Minimum **Planting Strip** width along a **rear lot line** abutting any Residential **zone** (m)	3.0	3.0

8.5 Other Zone Requirements

8.5.1 Active Frontage Area Requirements

.1 On any **lot** with an active frontage area as indicated on Schedule "C", the following provisions shall apply to the entire **lot**:

.a The minimum **ground floor height** shall be 4.5 m;

.b At least 75% of the main wall facing the **street line** shall be located no greater than 5.0 m of the **street line;**

.c The minimum **parking spaces** required on a **lot** may be provided in a **parking lot** or **parking structure**;

.d Any part of a surface **parking lot** shall be prohibited in the **front yard** and **exterior side yard**. This shall not apply to prevent the location of any **driveway** on a **lot**;

.e **Dwelling units** shall not be permitted on the **ground floor** of a **building** within 15.0 m of the **street line**; and

.f Areas devoted to hallways, common amenity areas, entrances / foyers, hydro transformer rooms, and lobbies / seating areas and similar common areas associated with **dwelling units** on the **lot** shall be permitted to encompass a maximum of 30% of the **gross floor area** of a **building** on the **first storey** that is located within 15.0 m of the **street line**.

8.5.2 Special Regulations for Hotels

.1 The maximum **height** of a **hotel** shall be 20.0 m.

.2 Notwithstanding subsection .1, the maximum **height** of a **hotel** shall be 15.0 m on a **lot** that abuts any Residential **zone** and subject to an **angular plane** from the **rear lot line** and **interior side lot line**.

8.6 Mixed-Use (MS) Exception Zones

All provisions of the MS zone shall apply except that:

8.6.1 MS-1

.1 The permitted uses shall include the existing trucking business including the stockpiling of granular materials, and accessory uses within existing buildings.

8.6.2 MS-2

.1 The permitted uses shall be limited to a parking lot.

.2 A buffer strip with a minimum width of 0.9 m shall be provided abutting the side lot lines, where abutting a residential zone.

8.6.3 MS-3

.1 A maximum of 40 apartment dwelling units with 150 m^2 of ground floor commercial floor area shall be permitted.

.2 The maximum height shall be 17.0 m.

.3 The minimum front yard shall be 1.0 m.

.4 The minimum upper storey setback shall be 5.0 m.

.5 The minimum eastern side yard shall be 3.0 m.

.6 The minimum western side yard shall be 10.0 m.

.7 The minimum rear yard shall be 30.0 m.

.8 A minimum of 59 parking spaces shall be required.

8.7 Tecumseh Hamlet Mixed-Use (TMS) Exception Zones

All provisions of the TMS zone shall apply except that:

8.7.1 [Not In Use]

9.0 Commercial Zones

For convenience, Table 9-0 lists the Commercial **zones.**

Table 9-0: List of Commercial Zones	
Zone Name	**Zone Symbol**
General Commercial	CG
Highway Service Centre	CS

9.1 Permitted Uses

Uses permitted in the Commercial **zones** are denoted by a "P" in the column applicable to that **zone** and corresponding with the row for a specific **use** in Table 9-1.

Table 9-1: Permitted Uses in the Commercial Zones			
Use	**Zone**		**Applicable Specific Use Regulations**
	CG	**CS**	
COMMERCIAL USES			
Animal Hospital	P		
Artisan Studio	P		
Assembly Hall	P		
Automobile Body Shop		P	
Automobile Repair Establishment	P	P	
Automobile Rental Establishment	P	P	
Automobile Sales and Service	P	P	
Automobile Service Station	P	P	
Automobile Washing Establishment	P	P	
Commercial School	P		
Community Facility	P		
Day Care Centre	P		
Dry Cleaning Establishment	P	(as per Section 9.5.2)	
Entertainment Use	P		
Financial Institution	P	(as per Section 9.5.2)	
Fitness Centre	P	(as per Section 9.5.2)	
Fuel Depot		P	
Funeral Home	P		
Hotel	P	P	Section 9.5.1
Medical Clinic	P	(as per Section 9.5.2)	
Nursery and Garden Centre	P		

Table 9-1: Permitted Uses in the Commercial Zones			
Use	**Zone**		**Applicable Specific Use Regulations**
	CG	**CS**	
Office	P		
Place of Worship	P		
Recreational Vehicle Sales, Service and Storage Establishment	P	P	
Research and Development Facility	P	(as per Section 9.5.2)	
Restaurant	P	P	
Retail	P	P	
Service Commercial Use	P	(as per Section 9.5.2)	
Transportation Depot		P	
Warehouse		P	
SPECIFIED ACCESSORY USES			
Accessory Dwelling Unit	P		See Section 5.1
Drive-Through	P	P	See Section 5.4
Outside Display and Sales Area	P	P	See Section 5.13
Outside Storage	P	P	See Section 5.12
Restaurant Patio	P	P	See Section 5.11

9.2 Lot Requirements

Any **use**, **building**, or **structure** permitted in any Commercial **zone** in Table 9-1 must be in accordance with the requirements set out in Table 9-2.

Table 9-2: Lot Requirements for Commercial Zones		
Standards	**Zone**	
	CG	**CS**
Minimum **Lot Area**	0.4 ha.	46 ha.
Minimum **Lot Frontage (m)**	22.0	100.0
Maximum **Lot Coverage**	50%	50%

9.3 Building Requirements

Any **use**, **building** or **structure** permitted in any Commercial **zone** in Table 9-1 must also meet the requirements set out in Table 9-3.

Table 9-3: Building Requirements for Commercial Zones

Standards	Zone	
	CG	CS
Maximum **Building Height** (m)	10.5 (1)	10.5
Minimum **Front Yard** (m)	6.0	30.0
Minimum **Rear Yard** (m)	7.5	20.0
Minimum **Exterior Side Yard** (m)	4.5	20.0
Minimum **Interior Side Yard** (m)	4.5	4.5

Additional Regulations to Table 9-3

1. Where the CG **zone** abuts any R1 or R2 **zone**, an **angular plane** shall apply from the **rear lot line** and **interior side lot line**.

9.4 Access and Landscaping Requirements

Any **use**, **building** or **structure** permitted in any Commercial **zone** in Table 9-1 must also meet the requirements set out in Table 9-4.

Table 9-4: Access and Landscaping Requirements for Commercial Zones

Standards	Zone	
	CG	CS
Minimum **Landscaped Open Space** on the **lot**	20%	10%
Minimum **Planting Strip** width along an **interior side lot line** or **rear lot line** abutting any Residential, Mixed-Use, or Future Development **zone** (m)	3.0	-

9.5 Other Zone Requirements

9.5.1 Special Regulations for Hotels

.1 The maximum **height** of a **hotel** shall be 20.0 m.

.2 Notwithstanding subsection .1, the maximum **height** of a **hotel** shall be 15.0 m on a **lot** that abuts any Residential **zone** and subject to an **angular plane** from the **rear lot line** and **interior side lot line**.

9.5.2 Other Permitted Uses and Requirements Applicable to the Highway Service Centre (CS) Zone

.1 In addition to the uses permitted in the CS **zone**, the following **ancillary uses** shall be permitted. The maximum **gross floor area** for these **uses** shall not exceed a total of 50% of all other **principal uses** on the **lot**.

.a **Fitness centre**;

.b **Financial institution**;

.c **Medical clinic**; and

.d **Service commercial uses** including a **dry cleaning establishment**.

.2 A **research and development facility** shall be permitted in the CS **zone** in the form of an autonomous **vehicle** testing facility.

9.6 General Commercial (CG) Exception Zones

All provisions of the CG zone shall apply except that:

9.6.1 CG-1

.1 The minimum lot area shall be 1.2 ha.

.2 A minimum of 9 parking spaces and one barrier-free parking space shall be provided.

9.6.2 CG-2

.1 The permitted uses shall include an existing detached dwelling.

9.6.3 CG-3

.1 The permitted uses shall include a landscaping business, banks, credit unions, trust companies and other financial institutions, clinic, commercial recreation, entertainment establishment, convenience retail store, craft industry, specialty workshops, day nursery, adult day care centres, offices, general or professional, personal service shop, music school, laundry or dry cleaning establishments, coin-operated or otherwise, restaurants, private club, private school, animal hospitals in wholly enclosed buildings and accessory uses.

.2 The minimum landscaped open space shall be 15%.

.3 The minimum front yard shall be:

.a For main buildings: 9.0 m.

.b For an outdoor patio: 0.0 m.

.4 A buffer strip with a minimum of 1.2 m and consisting of a solid privacy fence and/or continuous unpierced hedgerow shall be provided abutting the side and rear lot lines.

.5 A minimum of 47 parking spaces shall be provided.

.6 The only outdoor storage shall be outdoor storage associated with the landscaping business and shall be limited to the parking/storage of vehicles, trailers and equipment related to the landscaping business.

9.6.4 CG-4

.1 The permitted uses shall exclude restaurants, taverns, hotels, and residential uses.

.2 The minimum front yard shall be 0.0 m.

.3 The maximum height shall be 1 storey.

.4 The minimum side yard where the yard abuts a commercial zone or a street shall be 0.0 m and 6.0 m where the yard abuts a residential zone.

.5 The minimum rear yard shall be 0.0 m where the yard abuts a commercial zone and 6.0 m where the yard abuts a residential zone.

.6 A buffer strip with a maximum width of 6.0 m shall be provided along the side and rear lot lines abutting a residential zone.

.7 There shall be no minimum parking space setback or buffer strip requirements along Revland Drive where a parking space abuts Revland Drive.

9.6.5 CG-5

.1 The permitted uses shall be limited to commercial self-storage units, a parking area, and accessory uses.

.2 The minimum front yard shall be 0.0 m.

.3 The maximum height shall be 1 storey.

.4 The minimum side yard where the yard abuts a commercial zone or a street shall be 0.0 m and 6.0 m where the yard abuts a residential zone.

.5 The minimum rear yard shall be 0.0 m where the yard abuts a commercial zone and 6.0 m where the yard abuts a residential zone.

.6 A buffer strip with a maximum width of 6.0 m shall be provided along the side and rear lot lines abutting a residential zone.

.7 There shall be no minimum parking space setback or buffer strip requirements along Revland Drive where a parking space abuts Revland Drive.

.8 Outside storage shall be prohibited.

9.6.6 CG-6

.1 The maximum hotel building height shall be 5 storeys.

.2 The minimum distance from future Westlake Drive Road Allowance shall be 3.0 m.

.3 The minimum southerly yard shall be 3.0 m.

.4 The minimum northerly yard shall be 7.5 m.

.5 The minimum easterly side yard shall be 6.0 m.

.6 The minimum westerly side yard shall be 4.5 m.

.7 The minimum number of loading spaces shall be 2.

.8 The minimum number of parking spaces shall be 165.

9.6.7 CG-7

.1 The permitted uses shall be limited to a clinic, convenience store, day nursery and adult day care centre, financial institution, health studio, offices (general or professional), personal service shop, professional studio, restaurant (including a drive-through), retail stores, taverns, and accessory uses.

9.6.8 CG-8

.1 A maximum of two areas for the outdoor display of finished goods/products such as garden sheds, seasonal items or landscape ornaments shall be permitted along the side lot line where it abuts the side yard of the residential lot fronting onto the north side of Westlake Drive. Construction or landscaping materials such as lumber, stone, or soil shall be prohibited.

.2 Each outdoor display area shall not exceed 4.5 m by 12.1 m in dimension and shall be setback a minimum of 5.0 m from the side lot line.

.3 A minimum of 79 parking spaces and 2 barrier-free parking spaces shall be provided;

.4 The parking area situated immediately north of Westlake Drive shall be a minimum of 11 m from the side lot line where it abuts the side yard of the residential lot fronting onto the north side of Westlake Drive; and

.5 Development shall be subject to an approved site plan.

9.6.9 CG-9

.1 The maximum building height shall be 1 storey with allowance for ground floor height appropriate for a large-scale retail use.

.2 The permitted buildings and structures shall be limited to one stand-alone large format retail use with a minimum gross floor area of 5,000 m^2, along with additional uses in standalone buildings which may include automobile service stations, automobile washing establishments, fitness centres, and medical clinics.

9.6.10 CG-10

.1 The permitted uses shall include a private sailing club, private outdoor boat storage, and other accessory uses.

9.6.11 CG-11

.1 The maximum building height shall be 2 storeys.

.2 Dwelling units shall be prohibited at ground level.

.3 Any part of a surface parking lot shall be prohibited in the front yard and exterior side yard. This shall not apply to prevent the location of any driveway on a lot.

.4 The permitted uses shall exclude an automobile body shop, automobile repair establishment, automobile rental establishment, automobile sales and service, automobile service station, and automobile washing establishment.

9.6.12 CG-12

.1 The permitted uses shall include those existing uses permitted in the AS zone, excluding an abattoir.

9.6.13 CG-13

.1 The permitted uses shall include an office, general or professional, a restaurant, a tire store, a tire repair, sales, and towing service operation.

9.6.14 CG-14

.1 The permitted uses shall include a custom automobile restoration and body repair facility, contractor’s yard with associated indoor/outdoor storage and accessory uses.

9.6.15 CG-15

.1 The permitted uses shall include an electrical utility facility.

9.6.16 CG-16

.1 The permitted uses shall also include the sale and service of motorcycles and powersport vehicles including, but not limited, ATVs, jet skis, and dirt bikes.

.2 A minimum of 19 parking spaces and one barrier-free parking space shall be provided.

9.6.17 CG-17

.1 The permitted uses shall include:

.a A landscaping contracting business

.b The existing detached dwelling including accessory uses, buildings and structures, subject to the provisions of the Residential Hamlet zone

9.7 Highway Service Centre (CS) Exception Zones

All provisions of the CS zone shall apply except that:

9.7.1 [Not In Use]

10.0 Business Zones

For convenience, Table 10-0 lists the Business **zones**.

Table 10-0: List of Business Zones	
Zone Name	**Zone Symbol**
Business Park	BP
Business Corridor	BC

10.1 Permitted Uses

Uses permitted in the Business **zones** are denoted by a "P" in the column applicable to that **zone** and corresponding with the row for a specific **use** in Table 10-1.

Table 10-1: Permitted Uses in the Business Zones			
Use	**Zone**		**Applicable Specific Use Regulations**
	BP	**BC**	
PRINCIPAL USES			
Assembly Hall		P	
Automobile Body Shop	P	P	
Automobile Sales and Service		P	
Automobile Service Station		P	
Automobile Rental		P	
Automobile Repair Establishment	P	P	
Building Supply Centre	P	P	
Cannabis Processing Facility, Industrial	P	P	
Commercial Recreational Use		P	
Contractor's Yard	P	P	
Financial Institution		P	
Industrial Use	P	P	
Micro-Distillery		P	
Office		P	
Printing Establishment	P	P	
Research and Development Facility	P (1)	P	
Restaurant		P	
Service Trade Establishment	P	P	
Transportation Depot	P	P	
Warehouse	P	P	
Wholesale Establishment		P	

Table 10-1: Permitted Uses in the Business Zones			
Use	**Zone**		**Applicable Specific Use Regulations**
	BP	**BC**	
SPECIFIED ACCESSORY USES			
Accessory Office	P	P	See Section 10.5
Ancillary Retail	P	P	See Section 10.5
Outside Storage	P	P	See Section 5.12
Restaurant Patio		P	See Section 5.11
Shipping Container	P	P	See Section 5.14

Additional Regulations to Table 10-1

1. This **use** shall only be permitted as **ancillary** to an **industrial use**.

10.2 Lot Requirements

Any **use**, **building**, or **structure** permitted in any Business **zone** in Table 10-1 must be in accordance with the requirements set out in Table 10-2.

Table 10-2: Lot Requirements for Business Zones		
Standards	**Zone**	
	BP	**BC**
Minimum **Lot Area** (m^2)	500.0	500.0
Minimum **Lot Frontage** (m)	30.0	30.0
Maximum **Lot Coverage**	50%	50%

10.3 Building Requirements

Any **use**, **building** or **structure** permitted in any Business **zone** in Table 10-1 must also meet the requirements set out in Table 10-3.

Table 10-3: Building Requirements for Business Zones		
Standards	**Zone**	
	BP	**BC**
Maximum **Height** (m)	15.0	15.0
Minimum **Front Yard** (m)	9.0 (1)	12.0
Minimum **Rear Yard** (m)	9.0	6.0
Minimum **Exterior Side Yard** (m)	12.0 (2)	12.0
Minimum **Interior Side Yard** (m)	6.0 (2) (3)	6.0

Additional Regulations to Table 10-3

1. Where the **front yard** abuts any **zone** other than a Business **zone**, the **setback** shall be 18.0 m.

2. Where the **exterior side yard** or **interior side yard** abuts any **zone** other than a Business **zone**, the **exterior side yard** or **interior side yard** shall be 18.0 m.

3. The minimum **interior side yard** may be 6.0 m on one side and 3.0 m on the other side.

10.4 Access and Landscaping Requirements

Any **use**, **building** or **structure** permitted in any Business **zone** in Table 10-1 must also meet the requirements set out in Table 10-4.

Table 10-4: Access and Landscaping Standards for Business Uses

Standards	Zone	
	BP	BC
Minimum **Landscaped Open Space**	10%	20%
Minimum **Planting Strip** width along an **interior side lot line** or **rear lot line** abutting a Residential or Future Development **zone** (m)	3.0	3.0

10.5 Other Zone Requirements

10.5.1 Accessory Office Uses in Business Zones

.1 In any Business Park **zone**, the maximum **gross floor area** of an **accessory office** shall be 15% of the **gross floor area** of the associated principal employment **use**.

.2 Notwithstanding Section 10.5.1.1, where the associated **principal** employment **use** is primarily conducted outdoors, the maximum **gross floor area** of an **accessory office** shall be 100.0 m^2.

10.5.2 Ancillary Retail Uses in Business Zones

.1 Any goods, material, equipment, or other items that are sold, leased, rented, or displayed in an **ancillary retail use** in the Business Park **zone** shall be produced by the associated employment **use** and shall be located on the same **lot**.

.2 In the Business Park **zone**, the maximum **gross floor area** of **ancillary retail uses** on the **lot** shall be 15% of the associated **principal** employment **use**.

10.6 Business Park (BP) Exception Zones

All provisions of the BP zone shall apply except that:

10.6.1 BP-1

.1 The permitted uses shall be limited to blueprinting and printing establishments, building supplies centre or lumber yard, commercial grain handling and storage facility, establishments for the storage or processing of agricultural produce, existing agricultural uses, food catering services, manufacturing of small electrical or machine components, offices and retail or wholesale outlets related to permitted industrial uses, carried on in the same building, service shops, tool and die companies, warehousing, special light industrial uses, accessory buildings or uses, including a dwelling unit.

.2 The maximum lot coverage shall be 50%.

10.6.2 BP-2

.1 The permitted uses shall include a waste disposal area.

10.6.3 BP-3

.1 The permitted uses shall include a waste disposal area.

10.6.4 BP-4

.1 The permitted uses shall include an outside storage yard.

.2 The minimum lot area shall be 1.6 ha.

.3 The maximum outside storage yard area for the storage of port-a-johns as a main use shall be 557.5 m^2.

10.6.5 BP-5

.1 The permitted uses shall include general or business and/or professional offices and accessory uses.

.2 The minimum number of parking spaces shall be 17.

10.6.6 BP-6

.1 The permitted uses shall include offices, general or professional.

10.6.7 BP-7

.1 The permitted uses shall include:

.a A garden supply centre and a home improvement store.

.b A medical marihuana production facility, as regulated by Federal and/or Provincial regulations.

.2 A maximum of 24 parking spaces shall be permitted within the front yard.

.3 Any front yard that is not used for driveways or parking spaces shall be used for landscaping.

10.6.8 BP-8

.1 The permitted uses shall include industrial/construction trade training facility with associated offices and union hall and accessory uses.

10.6.9 BP-9

.1 The permitted uses shall include offices, general or professional and accessory buildings or uses.

10.6.10 BP-10

.1 The permitted uses shall include the sale, rental and repair of construction and home repair related vehicles and equipment and accessory uses, including retail propane sales.

.2 The permitted buildings and other structures shall include buildings and other structures.

.3 The outside display of goods and materials shall be permitted in the front and exterior side yards, except for that portion of those yards that are a required buffer strip in accordance with this By-law.

10.6.11 BP-11

.1 The permitted uses shall include the existing commercial recreational establishment.

10.6.12 BP-12

.1 The permitted uses shall also include the following uses:

.a Cinemas, bowling alleys, bingo halls, health studios, and other commercial recreation and entertainment establishments; assembly halls; private clubs;

.b Hotels;

.c Home improvement and furnishing stores; home and auto supply stores; warehouse retail stores; nursery and garden stores; catalogue stores; building supply centres and lumber yards;

.d Wholesale businesses;

.e Automobile sales and service establishments; boat and recreation vehicle sales and service establishments; automobile rental establishments; automobile repair garages; automobile service stations; gas bars;

.f Retail and convenience stores, restaurants;

.g Business service establishments; data processing establishments; duplicating shops; printing establishments; repair and rental establishments; commercial storage units;

.h Clinics; animal clinics;

.i Offices, general and professional; financial institutions; professional studies; day nurseries; personal service shops; funeral homes; and

.j Accessory uses.

10.7 Business Corridor (BC) Exception Zones

All provisions of the BC zone shall apply except that:

10.7.1 BC-1

.1 The permitted uses shall include an automobile and truck service station and restaurant.

.2 The maximum lot coverage shall be 40%.

.3 The maximum building height shall be 12.0 m.

.4 The minimum front yard shall be 12.0 m.

.5 The minimum side yard shall be 12.0 m.

.6 The minimum rear yard shall be 13.5 m.

.7 A strip of land not less than 6.0 m in width along the front line shall be adequately landscaped through provision of grass, trees, or shrubs.

.8 A maximum of 225 parking spaces shall be permitted.

.9 A maximum of two driveway accesses onto County Road 46 shall be permitted, with each driveway being at least 6.0 m width.

10.7.2 BC-2

.1 The permitted uses shall include the storing, parking, and dispatching of truck tractors and trailers, accessory uses, including offices.

.2 All components of the storing, parking, and dispatching of truck tractors and trailers use shall be located a minimum of 12.0 m from the front lot line.

10.7.3 BC-3

.1 The permitted uses shall be limited to truck/transport terminal, accessory offices, and an accessory dwelling unit.

.2 No more than 15 transport trucks/trailers shall be parked or stored on lands subject to this exception.

.3 The parking or storage of transport trucks/trailers shall be prohibited on the southerly 74.6 m of the property and this area shall only be used as landscaped open space.

.4 A buffer strip having a minimum width of 5.48 m shall be provided immediately adjacent to the easterly lot line for its entire length.

10.7.4 BC-4

.1 The permitted uses shall include a medical clinic.

10.7.5 BC-5

[Not in Use]

10.7.6 BC-6

.1 The permitted uses shall also include the following uses:

- .a Cinemas, bowling alleys, bingo halls, health studios, and other commercial recreation and entertainment establishments; assembly halls; private clubs;
- .b Hotels;
- .c Home improvement and furnishing stores; home and auto supply stores; warehouse retail stores; nursery and garden stores; catalogue stores; building supply centres and lumber yards;
- .d Wholesale businesses;
- .e Automobile sales and service establishments; boat and recreation vehicle sales and service establishments; automobile rental establishments; automobile repair garages; automobile service stations; gas bars;
- .f Retail and convenience stores, restaurants;
- .g Business service establishments; data processing establishments; duplicating shops; printing establishments; repair and rental establishments; commercial storage units;
- .h Clinics; animal clinics;
- .i Offices, general and professional; financial institutions; professional studies; day nurseries; personal service shops; funeral homes; and
- .j Accessory uses.

11.0 Agricultural Zones

For convenience, Table 11-0 lists the Agricultural **zones.**

Table 11-0: List of Agricultural Zones	
Zone Name	**Zone Symbol**
Agriculture	AG
Agriculture (No Residence)	AN
Agriculture Service	AS

11.1 Permitted Uses

Uses permitted in the Agricultural **zones** are denoted by a "P" in the column applicable to that **zone** and corresponding with the row for a specific **use** in Table 11-1.

Table 11-1: Permitted Uses in the Agricultural Zones				
Use	**Zone**			**Applicable Specific Use Regulations**
	AG	**AN**	**AS**	
Agriculture, including **Farm Greenhouses**	P	P	P	See Section 11.5.2
Conservation Use	P	P	P	
Kennel	P	P	P	
Nursery	P	P	P	
Wayside Pit and Quarry	P	P	P	
AGRICULTURE-RELATED USES				
Abattoir			P	
Agricultural Processing			P	
Agricultural Warehouse			P	
Agricultural Research Facility			P	
Animal Hospital			P	
Auction Establishment			P	
Farm Feed and Supply Store			P	
Farm Implement Sales and Services Establishment			P	
Farmer's Market			P	
RESIDENTIAL USES				
Accessory Dwelling Unit			P	See Section 5.1
Additional Residential Unit	P			See Section 5.2
Detached Dwelling	P			
Farm Greenhouse Worker Dwelling	P (2)	P (2)	P (2)	

Table 11-1: Permitted Uses in the Agricultural Zones				
Use	**Zone**			**Applicable Specific Use Regulations**
	AG	**AN**	**AS**	
ON-FARM DIVERSIFIED USES				
Agri-Tourism (1)	P	P	P	See Section 5.10
Farm Café and Shop (1)	P	P	P	See Section 5.10
Farm Micro-Brewery and Distillery (1)	P	P	P	See Section 5.10
Home Industry (1)	P	P	P	See Section 5.10
Market Garden (1)	P	P	P	See Section 5.10
Restaurant Patio (1)	P	P	P	See Section 5.10
Value-Added Farm Use (1)	P	P	P	See Section 5.10
SPECIFIED ACCESSORY USES				
Ancillary Retail			P	
Home Occupation	P			See Section 5.7
Shipping Container	P		P	See Section 5.14

Additional Regulations to Table 11-1

1. This **use** shall only be permitted as an **on-farm diversified use**.

2. This **use** shall only be permitted on the same **lot** as a **farm greenhouse**.

11.2 Lot Requirements

Any **use**, **building**, or **structure** permitted in any Agricultural **zone** in Table 11-1 must be in accordance with the requirements set out in Table 11-2.

Table 11-2: Lot Requirements for Agricultural Zones			
Standards	**Zone**		
	AG	**AN**	**AS**
Minimum **Lot Area** (ha.)	40	20	0.2
Minimum **Lot Frontage** (m)	150	150	30 (1)
Maximum **Lot Coverage**	20%	20%	50%

Additional Regulations to Table 11-2

1. The minimum **lot frontage** shall be 60.0 m where the **lot frontage** is on a **County Road**.

11.3 Building Requirements

Any **use**, **building** or **structure** permitted in any Agricultural **zone** in Table 11-1 must also meet the requirements set out in Table 11-3.

Table 11-3: Building Requirements for Agricultural Zones

Standards	Zone		
	AG	AN	AS
Maximum **Height** (m)	10.5	10.5	10.5
Minimum **Front Yard** (m)	15.0	15.0	10.5
Minimum **Rear Yard** (m)	15.0	15.0	7.5
Minimum **Exterior Side Yard** (m)	6.0	6.0	6.0
Minimum **Interior Side Yard** (m)	6.0	6.0	4.5

11.4 Access and Landscaping Requirements

Any **use**, **building** or **structure** permitted in any Agriculture **zone** in Table 11-1 must also meet the requirements set out in Table 11-4.

Table 11-4: Access and Landscaping Requirements for Agriculture Zones

Standards	Zone		
	AG	AN	AS
Minimum **Planting Strip** width on any **interior side lot line** or **rear lot line** abutting a Residential, Institutional, or Open Space **zone** (m)	-	-	3.0
Minimum **Landscaped Open Space**	-	-	10%

11.5 Other Zone Requirements

11.5.1 Existing or New Undersized Lots in the Agriculture (AG) Zone

Notwithstanding any other provision of the Agriculture (AG) **zone**, the **use**, erection, or expansion of a **detached dwelling** in the AG **zone** shall be permitted on a **lot** with frontage on a public **street** where the minimum **lot area** is 1,860.0 m^2, subject to the following requirements:

.1 The minimum **lot area** shall be as **existing** up to a maximum of 0.5 ha**.**

.2 The minimum **lot frontage** shall be 30.0 m.

.3 The maximum **lot coverage** shall be 25%.

.4 The minimum **interior side yard** and **exterior side yard setback** shall be 3.0 m.

11.5.2 Additional Regulations for Farm Greenhouses in Agricultural Zones

The following regulations apply to **farm greenhouses** in any Agricultural **zone**, subject to an approved **site plan**:

.1 The maximum **lot coverage** shall be 80%.

.2 The minimum **front yard**, **side yard**, and **rear yard** shall be 15.0 m.

.3 **Loading spaces** shall be located a minimum of 15.0 m from any **dwelling**.

11.6 Agriculture (AG) Exception Zones

All provisions of the AG zone shall apply except that:

11.6.1 AG-1

.1 The permitted uses shall include a trucking and excavating business.

11.6.2 AG-2

.1 The permitted uses shall include a private school.

11.6.3 AG-3

.1 The permitted uses shall include a truck or transport terminal within an existing building or structure.

11.6.4 AG-4

.1 The permitted uses shall include:

- .a A nursery and garden centre, a landscaping establishment, including topsoil use.
- .b Accessory uses, including trucking exclusively associated with the permitted uses.
- .c One detached dwelling.

.2 The minimum lot area shall be 4.5 ha.

.3 The minimum lot frontage shall be 225 m.

.4 The maximum height of outside storage shall be 10.0 m.

11.6.5 AG-5

.1 The permitted uses shall include poultry cutting, processing, and packaging facility.

.2 The permitted uses shall exclude an abattoir.

11.6.6 AG-6

.1 The permitted uses shall include one detached additional residential unit, subject to the following requirements:

.2 The maximum height shall be 6.5 m.

.3 The minimum front yard shall be 40.0 m.

.4 The maximum distance from the primary dwelling shall be 30.0 m.

.5 The maximum floor area shall be 100.0 m^2.

11.6.7 AG-7

.1 The maximum lot area shall be 5,500.0 m^2.

11.6.8 AG-8

.1 The permitted uses shall include one detached additional residential unit (ARU) subject to the following requirements:

.a The maximum height shall be 6.5 m.

.b The maximum distance from the primary dwelling shall be 30.0 m.

.c The maximum floor area shall be 104.0 m^2.

11.6.9 AG-9

.1 The permitted uses shall include a place of worship and accessory uses.

11.6.10 AG-10

.1 The permitted uses shall include a place of worship and cultural centre.

11.6.11 AG-11

.1 The permitted uses shall include the existing place of worship and accessory uses.

11.6.12 AG-12

.1 The permitted uses shall include a telecommunications facility.

11.7 Agriculture – No Residence (AN) Exception Zones

All provisions of the AN zone shall apply except that:

11.7.1 AN-1

.1 The minimum lot area shall be 16.0 ha.

11.7.2 AN-2

.1 Livestock intensive agricultural operations shall be prohibited within structures in existence as of March 12, 2013.

11.7.3 AN-3

.1 The permitted uses shall include single family residential uses, household occupation or agricultural household occupation and livestock agricultural operations.

11.7.4 AN-4

.1 The minimum lot frontage shall be 62.0 m.

.2 The minimum lot area shall be 18.0 ha.

11.8 Agriculture Service (AS) Exception Zones

All provisions of the AS zone shall apply except that:

11.8.1 AS-1

.1 The permitted uses shall include:

.a A flower, lawn and garden centre which shall include the growing of bedding plants and flowers and the manufacture of lawn ornaments, along with the storage and sale of same; together with the storage and sale of accessory items associated with the flower, lawn and garden care (e.g. peat moss, fertilizer, flowerpots, planters etc.)

.b The existing detached dwelling, including accessory uses, buildings and structures permitted in accordance with the RH zone.

.2 The minimum side yards shall be as existing.

11.8.2 AS-2

.1 The permitted uses shall include a restaurant

11.8.3 AS-3

.1 The permitted uses shall include a gas bar, including the accessory sale of cold drinks, packaged food, tobacco and similar convenience goods for customers and provision of courtesy service such as informational material and restroom facilities.

11.8.4 AS-4

.1 The permitted uses shall include a tire repair and towing service operation, truck repairs, and a truck or transport terminal only within existing buildings and structures.

12.0 Community Use Zones

For convenience, Table 12-0 lists the Community Use zones**.**

Table 12-0: List of Community Use Zones	
Zone Name	**Zone Symbol**
Institutional	IN
Open Space	OS

12.1 Permitted Uses

Uses permitted in the Community Use **zones** are denoted by a "P" in the column applicable to that **zone** and corresponding with the row for a specific **use** in Table 12-1.

Table 12-1: Permitted Uses in the Community Use Zones			
Use	**Zone**		**Applicable Specific Use Regulations**
	IN	**OS**	
Assembly Hall	P		
Cemetery	P		
Commercial School	P		
Community Facility	P	P	
Community Garden	P	P	
Conservation Use		P	
Day Care Centre	P		
Emergency Service	P		
Golf Course		P	
Hospital	P		
Long Term Care Facility	P		
Park		P	
Place of Worship	P		
Private School	P		
Public School	P		
Public Parking		P	
Recreational Use		P	
Retirement Home	P		
Stormwater Management Facility		P	
SPECIFIED ACCESSORY & ANCILLARY USES			
Accessory Dwelling Unit	P		Section 5.1
Ancillary Retail	P		

12.2 Lot Requirements

Any **use**, **building**, or **structure** permitted in any Community Use **zone** in Table 12-1 must be in accordance with the requirements set out in Table 12-2.

Table 12-2: Lot Requirements for Community Use Zones		
Standards	**Zone**	
	IN	**OS**
Maximum **Lot Coverage**	50%	30%

12.3 Building Requirements

Any **use**, **building** or **structure** permitted in any Community Use **zone** in Table 12-1 must also meet the requirements set out in Table 12-3.

Table 12-3: Building Requirements for Community Use Zones		
Standards	**Zone**	
	IN	**OS**
Maximum **Height** (m)	10.5	10.5
Minimum **Front Yard** (m)	7.5	7.5
Minimum **Rear Yard** (m)	7.5	7.5
Minimum **Exterior Side Yard** (m)	4.5	4.5
Minimum **Interior Side Yard** (m)	6.0	3.0

12.4 Access and Landscaping Requirements

Any **use**, **building** or **structure** permitted in any Community Use **zone** in Table 12-1 must also meet the requirements set out in Table 12-4.

Table 12-4: Access and Landscaping Requirements for Community Use Zones		
Standards	**Zone**	
	IN	**OS**
Minimum **Landscaped Open Space**	15%	-
Minimum **Planting Strip** width on any **interior side lot line** or **rear lot line** abutting a Residential, Institutional, or Open Space **zone** (m)	3.0	-

12.5 Institutional (IN) Exception Zones

All provisions of the IN zone shall apply except that:

12.5.1 IN-1

.1 The permitted uses shall include a church, a church rectory, a church hall, and accessory uses, one accessory dwelling unit which contains a common kitchen and living room and not more than ten bedrooms with separate bathrooms.

12.5.2 IN-2

.1 The permitted uses shall be limited to an open space buffer area that shall only be used for landscaping.

.2 Buildings and structures shall not be permitted, with the exception of a fence associated with the open space buffer area.

12.5.3 IN-3

.1 The permitted uses shall include a gymnasium/ auditorium that is attached to and associated with a school and/or private school, accessory uses and parking areas.

.2 The minimum westerly yard shall be 2.0 m.

.3 The minimum easterly yard shall be 21.3 m.

.4 The minimum southerly depth shall be 14.93 m.

.5 The maximum building height shall be 8.0 m.

.6 The minimum number of parking spaces shall be 10.

12.5.4 IN-4

.1 The minimum westerly yard shall be 2.0 m.

.2 The minimum yard where it abuts a residential use or zone shall be 3.3 m.

.3 The maximum building height shall be 8.0 m.

12.6 Open Space (OS) Exception Zones

All provisions of the OS zone shall apply except that:

12.6.1 OS-1

.1 The permitted uses shall include a school.

12.6.2 OS-2

.1 The permitted uses shall include the transmission lines of Ontario Hydro, walking trails, bicycle paths, active recreation areas, and parkland.

.2 No buildings or structures shall be permitted except for transmission lines on Ontario Hydro.

.3 The use of any lands for any purpose other than transmission lines shall be subject to the approval and regulations of Ontario Hydro.

12.6.3 OS-3

.1 The permitted uses shall include a landscaping buffer that may comprise a berm with tree plantings, a multi-use pathway, and associated stormwater management features.

.2 The minimum lot area shall be 0.4 ha.

13.0 Natural Environment Zone

For convenience, Table 13-0 lists the Natural Environment zone(s).

Table 13-0: List of Natural Environment Zones	
Zone Name	**Zone Symbol**
Natural Environment	NE

13.1 Permitted Uses

Uses permitted in the Natural Environment **zones** are denoted by a "P" in the column applicable to that **zone** and corresponding with the row for a specific permitted **use** in Table 13-1.

Where the symbol "E" is shown in Table 13-1, the **use** shall only be permitted on the **lot** in the corresponding **zone** if the **use** was legally **existing** and **used** on the **lot** on the effective date of this By-law.

Table 13-1: Permitted Uses in the Natural Environment Zones		
Use	**Zone**	**Applicable Specific Use Regulations**
	NE	
Conservation Use	P	
Passive Recreational Use	P	
Public Park	P	
Stormwater Management Facility	E	

13.2 Lot Requirements

Any **use**, **building**, or **structure** permitted in any Natural Environment **zone** in Table 13-1 must be in accordance with the requirements set out in Table 13-2.

Table 13-2: Lot Requirements for Natural Environment Zones	
Standards	**Zone**
	NE
Minimum **Lot Area**	No requirement
Minimum **Lot Frontage**	No requirement

13.3 Building Requirements

Any **use**, **building** or **structure** permitted in any Natural Environment **zone** in Table 13-1 must also meet the requirements set out in Table 13-3.

Table 13-3: Building Requirements for Natural Environment Zones

Standards	Zone
	NE
Maximum **Height** (m)	-
Minimum **Front Yard** (m)	-
Minimum **Rear Yard** (m)	-
Minimum **Exterior Side Yard** (m)	-
Minimum **Interior Side Yard** (m)	-

13.4 Natural Environment (NE) Exception Zones

All provisions of the NE zone shall apply except that:

13.4.1 [Not In Use]

14.0 Future Development Zone

For convenience, Table 14-0 lists the Future Development zone.

Table 14-0: List of Future Development Zone	
Zone Name	**Zone Symbol**
Future Development	FD

14.1 Permitted Uses

Uses permitted in the Future Development **zone** are denoted by a "P" in the column applicable to that **zone** and corresponding with the row for a specific permitted **use** in Table 14-1.

Where the symbol "E" is shown in Table 14-1, the **use** shall only be permitted on that portion of a **lot** in the corresponding **zone** if the **use** was legally **existing** and **used** on the **lot** on the effective date of this By-law.

Table 14-1: Permitted Uses in the Future Development Zone		
Use	**Zone**	**Applicable Specific Use Regulations**
	FD	
Agriculture, excluding any **livestock facilities** and excluding **farm greenhouses**	P	
Conservation Use	P	
Passive Recreational Use	P	
SPECIFIED ACCESSORY USES		
Farm Produce Outlet	P	
Outside Storage	E	See Section 5.12
Shipping Container	E	See Section 5.14

14.2 Lot Requirements

Any **use**, **building**, or **structure** permitted in any Future Development **zone** in Table 14-1 must be in accordance with the requirements set out in Table 14-2.

Table 14-2: Lot Requirements for Future Development Zones	
Standards	**Zone**
	FD
Minimum **Lot Area**	As legally **existing**
Minimum **Lot Frontage**	As legally **existing**

14.3 Building Requirements

Any **use**, **building** or **structure** permitted in any Future Development **zone** in Table 14-1 must also meet the requirements set out in Table 14-3.

Table 14-3: Building Requirements for Future Development Zones

Standards	Zone
	FD
Maximum **Height** (m)	11.0
Minimum **Front Yard** (m)	15.0
Minimum **Rear Yard** (m)	15.0
Minimum **Exterior Side Yard** (m)	6.0
Minimum **Interior Side Yard** (m)	6.0

14.4 Future Development (FD) Exception Zones

All provisions of the FD zone shall apply except that:

14.4.1 [Not In Use]

15.0 Enactment

15.1 Repeal of By-laws

Save and except to give effect to the transition clauses established in Section 1.7 of this By-law, the following former Zoning By-laws adopted under the *Planning Act*, as amended, as they apply to any part of the **defined area**, are hereby repealed.

.1 By-law No. 1746 of the former Town of Tecumseh;

.2 By-law No. 2065 of the former Village of St. Clair Beach; and

.3 By-law No. 85-18 of the former Township of Sandwich South.

This By-law shall take effect from the date of passing thereof, subject to the provisions of Section 34 of the *Planning Act*.

15.2 Effective Date

This By-law shall come intro force and effect on the date of its final passing. If any appeals are received in accordance with the *Planning Act*, as amended, this By-law shall come into force and effect except for those lands or sections of this By-law that are subject to the appeals.

15.3 Enactment

Read a first and second time this 11th day of August, 2026.

Gary McNamara, Mayor

Robert Auger, Clerk

Read a third and final time this 15th day of September, 2026.

Gary McNamara, Mayor

Robert Auger, Clerk

Town of Tecumseh
Zoning By-law 2026-050

Schedule A

Legend

- Municipal Boundary
- Hamlet Se t lement Area

Lake St. Clair

RIVERSIDE DR
LITTLE RIVER BLVD
LACASSE BLVD
LESPERANCE RD
MANNING RD
TECUMSEH RD
LANOUETTE ST
BANWELL RD
12TH CONCESSION RD
BASELINE RD
11TH CONCESSION RD
NORTH TALBOT RD
SOUTH TALBOT RD
WALKER RD
HOWARD AVE

1 Tecumseh North
2
3
4
5 Oldcastle
6 Maidstone
7

22
43
42
401
17
46
3
34
8

MTO lands not subject to this by-law

CITY OF WINDSOR

MUNICIPALITY OF LAKESHORE

TOWN OF AMHERSTBURG

TOWN OF ESSEX

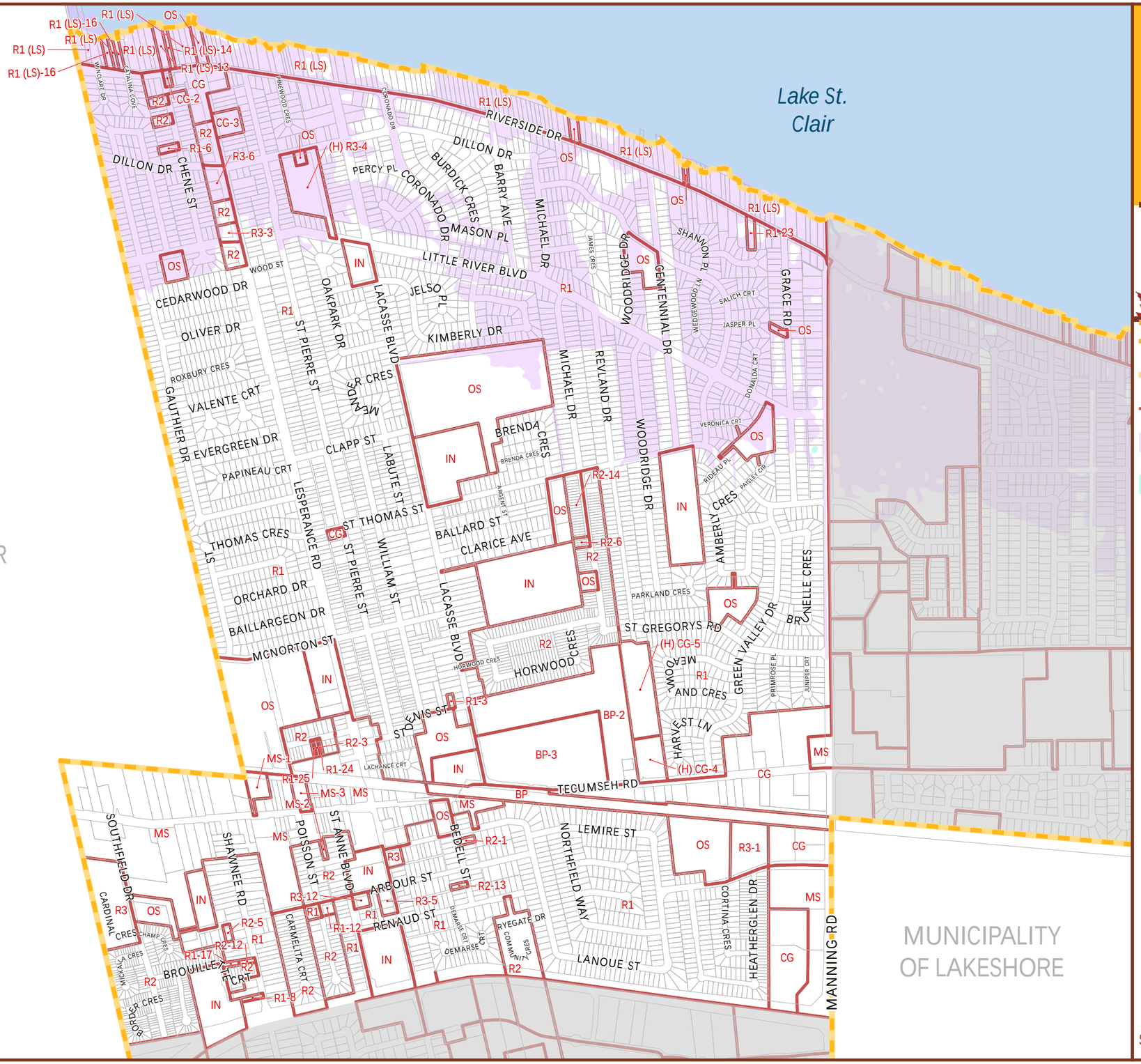
0 0.5 1 2 3 km

September 2026

Source: Province of Ontario, Town of Tecumseh | Coordinate System: NAD 1983 UTM Zone 17N

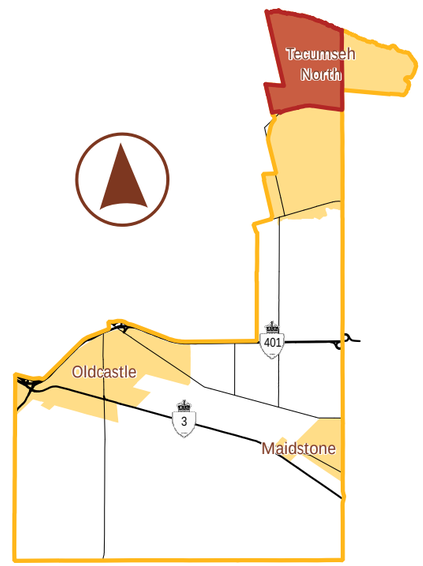
Town of Tecumseh
Zoning By-law 2026-050

Schedule A
Map 1



Legend

- Municipal Boundary
- Hamlet Se t lement Area
- Zoning Boundary
- Lake St. Clair Floodprone Area
- Inland Floodplain Development Control Area



0 150 300 450 600 750 m

September 2026

TOWN OF Tecumseh ONTARIO · CANADA

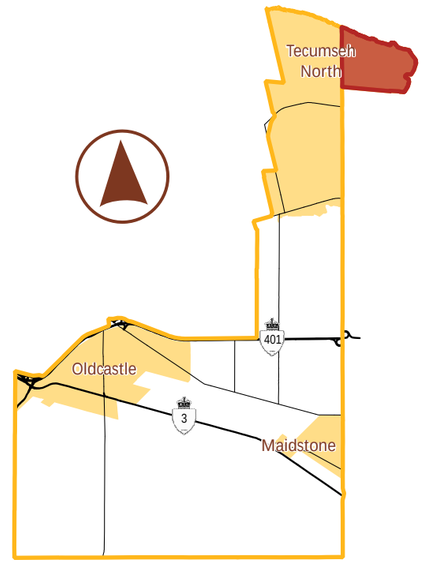
Source: Province of Ontario, Town of Tecumseh | Coordinate System: NAD 1983 UTM Zone 17N

Town of Tecumseh
Zoning By-law 2026-050

Schedule A
Map 2

Legend

- Municipal Boundary
- Hamlet Se t lement Area
- Zoning Boundary
- Lake St. Clair Floodprone Area
- Inland Floodplain Development Control Area



September 2026

TOWN OF Tecumseh ONTARIO · CANADA

Source: Province of Ontario, Town of Tecumseh | Coordinate System: NAD 1983 UTM Zone 17N

Lake St. Clair

Pike Creek

MUNICIPALITY OF LAKESHORE

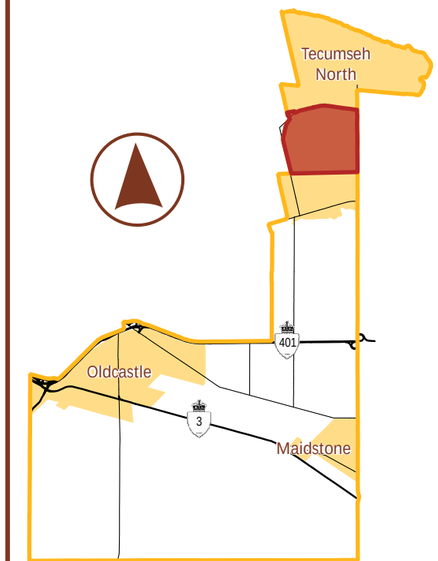
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Town of Tecumseh
Zoning By-law 2026-050

Schedule A
Map 3

Legend

- Municipal Boundary
- Hamlet Se t lement Area
- Zoning Boundary



September 2026

Source: Province of Ontario, Town of Tecumseh | Coordinate System: NAD 1983 UTM Zone 17N

CITY OF WINDSOR

MULBERRY DR
WESTLAKE DR
LESSARD ST
CHORNOBY CRES
CALVARY CRT
KAVANAGH DR
MAYRAND CRES
SHAWNEE RD
HEBERT ST
GOUIN ST
DESLIPPE DR
LESPERANCE RD
VICKERY LN
CANDLEWOOD DR
ST AGNES DR
CHARLENE LN
ST ANNE ST
SHAWNEE RD
MURRAY CRES
ST MARTIN CRES
ROXANNE DR
EUGENI ST
MECONI DR
FUNARO CRES
NORTH PACIFIC AVE
CORBI LN
BANWELL RD
INTERSECTION RD
DESRO DR
SYLVESTRE DR
JAMSYL DR
MANNING RD

22

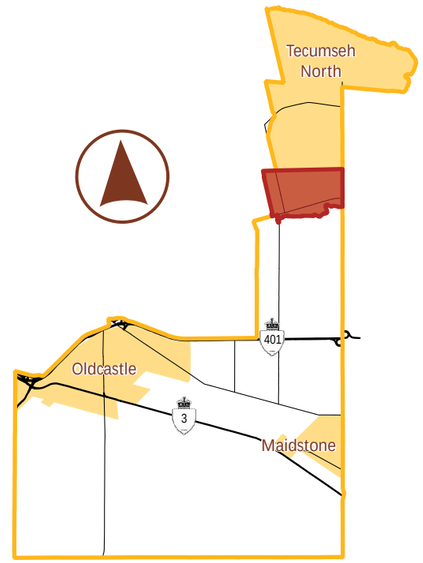
CG-8 CG (H) CG CG-6 BC OS
(H) TR1 (H) R1 (H) OS (H) TR3 (H) TR2 (H) TR2-1 (H) OS (H) TR1 (H) CG-9 (H) TR3 (H) TR3-1 (H) TMS (H) IN
R1 R3-2 (H) R2 (H) R1-2 IN OS (H) R1 R1-11 R1-1 (H) R3 FD
BP BP-12 BP-5 (H) BP BC BC-6 BP-1 BP-11 BP-10 BC-6 (H) OS (H) R1-2 (H) R3 (H) R2 OS
TR1 TR2 TR3 TMS OS IN R1 R2 R3 R1-1 R1-11 BC BP BP-1 BP-5 BP-10 BP-11 BC-6 FD

Town of Tecumseh
Zoning By-law 2026-050

Schedule A
Map 4

Legend

- Municipal Boundary
- Hamlet Se t lement Area
- Zoning Boundary
- Inland Floodplain Development Control Area
- Subject to Zoning By-law 85-18



0 90 180 270 360 450 m

September 2026

TOWN OF Tecumseh ONTARIO · CANADA

Source: Province of Ontario, Town of Tecumseh | Coordinate System: NAD 1983 UTM Zone 17N

BANWELL RD
SOUTH PACIFIC AVE
HOLMES CRES
DOCHERTY DR
LESPERANCE RD
ST ALPHONSE ST
SHIELDS ST
BLUEBERRY CRT
STRAWBERRY DR
WILDBERRY CRES
ELDERBERRY CRT
MANNING RD
JILLIAN CRT
LE BOEUF AVE
ODESSA DR
CRANBROOK CRES
12TH CONCESSION RD
GREEN CRT
SHIFF DR
EMMA MARIA CRES
DIMU DR
43
42
CITY OF WINDSOR
OS-2
(H) TR1
(H) TR2
(H) TR3
(H) IN
(H) OS
(H) R1
(H) TR1-1
(H) CG-11
(H) OS-1
(H) BC
(H) CG
NE
OS
IN
IN-2
BC
BC-2
BC-3
BC-4
CG
R1
R1-4
R1-5
R1-7
R1-9
R1-10
R1-22
R2-2
R3-8

Town of Tecumseh
Zoning By-law 2026-050

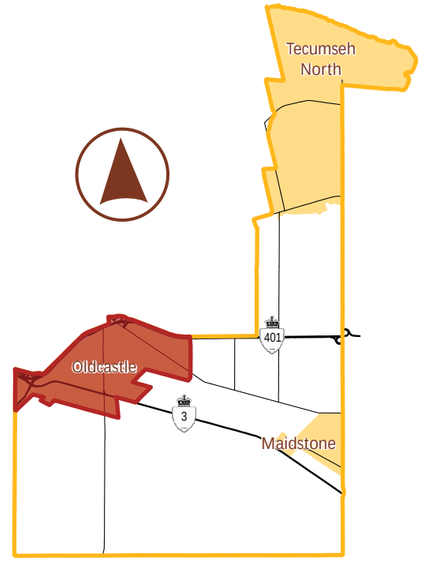
Schedule A
Map 5

CITY OF WINDSOR

MTO lands not subject to this by-law

Legend

- Municipal Boundary
- Hamlet Se t lement Area
- Zoning Boundary
- Inland Floodplain Development Control Area



0 200 400 600 800 1,000 m

September 2026

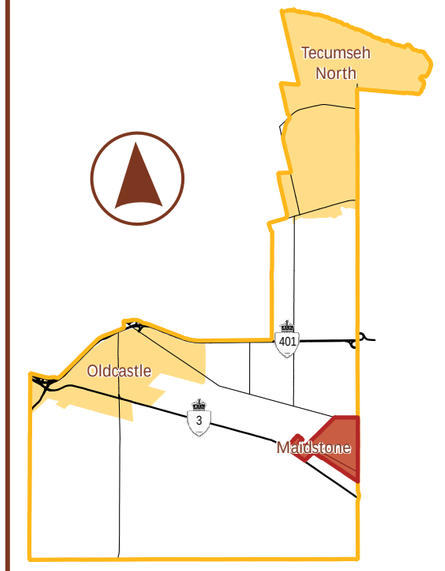
Source: Province of Ontario, Town of Tecumseh | Coordinate System: NAD 1983 UTM Zone 17N

Town of Tecumseh
Zoning By-law 2026-050

Schedule A
Map 6

Legend

- Municipal Boundary
- Hamlet Se t lement Area
- Zoning Boundary
- Inland Floodplain Development Control Area



0 90 180 270 360 450 m

September 2026

TOWN OF Tecumseh ONTARIO · CANADA

Source: Province of Ontario, Town of Tecumseh | Coordinate System: NAD 1983 UTM Zone 17N

Town of Tecumseh
Zoning By-law 2026-050

Schedule A
Map 7

CITY OF WINDSOR

MUNICIPALITY OF LAKESHORE

TOWN OF LASALLE

TOWN OF ESSEX

MTO lands not subject to this by-law

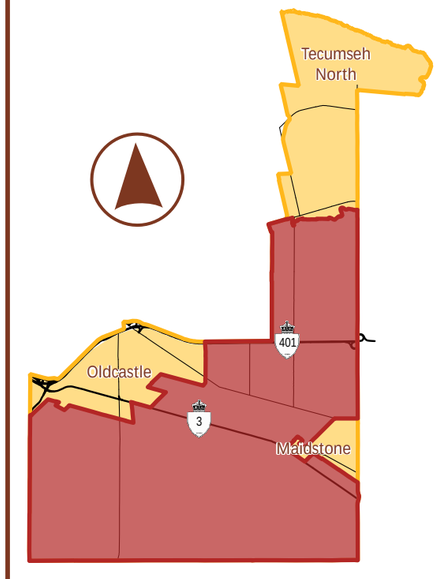
BASELINE RD
SOUTH TALBOT RD
SEXTON SDRD
SERVICE RD
OLDCASTLE RD
SNAKE LN
MALDEN RD
HOWARD AVE
HOLDEN RD
WALKER RD
8TH CONCESSION RD
9TH CONCESSION RD
10TH CONCESSION RD
11TH CONCESSION RD
12TH CONCESSION RD
MANNING RD

42
46
3
17
401

AG-1
AN-2
AS
AG-9
AG
AN
NE
(H) CS
AS-4
AN-3
AS-3
AG-12
AN-1
AS-1
(H) CG
AG-2
AG-8
AG-3
AG-4
AG-5
AG-11
AG-7
AN-4
OS
AG-6
AG-10
AS-2

Legend

- Municipal Boundary
- Hamlet Se t lement Area
- Zoning Boundary
- Inland Floodplain Development Control Area



0 520 1,040 1,560 2,080 2,600 m

September 2026

Source: Province of Ontario, Town of Tecumseh | Coordinate System: NAD 1983 UTM Zone 17N

Town of Tecumseh
Zoning By-law 2026-050

Schedule B
Natural Environment Overlay

Legend

- Municipal Boundary
- Hamlet Se t lement Area
- Natural Environment Overlay

Lake St. Clair

RIVERSIDE DR
LITTLE RIVER BLVD
LACASSE BLVD
MANNING RD
TECUMSEH RD
LANOIE ST
22
Tecumseh North
LESPERANCE RD
BANWELL RD
43
42
12TH CONCESSION RD
BASELINE RD
11TH CONCESSION RD
MANNING RD

CITY OF WINDSOR

MUNICIPALITY OF LAKESHORE

401
NORTH TALBOT RD
Oldcastle
MTO lands not subject to this by-law
17
46
3
SOUTH TALBOT RD
WALKER RD
HOWARD AVE
Maidstone
34
SOUTH TALBOT RD
8

TOWN OF AMHERSTBURG

TOWN OF ESSEX

0 0.5 1 2 3 km

September 2026

Source: Province of Ontario, Town of Tecumseh | Coordinate System: NAD 1983 UTM Zone 17N

CITY OF WINDSOR

ST JACQUES ST

FIRST ST

ST PIERRE ST

WILLIAM ST

ST DENIS ST

LACASSE BLVD

LACHANCE CRT

LESPERANCE RD

TECUMSEH RD

SHAWNEE RD

POISSON ST

REMIE ST

ST ANNE BLVD

LANOUE ST

BEDELL ST

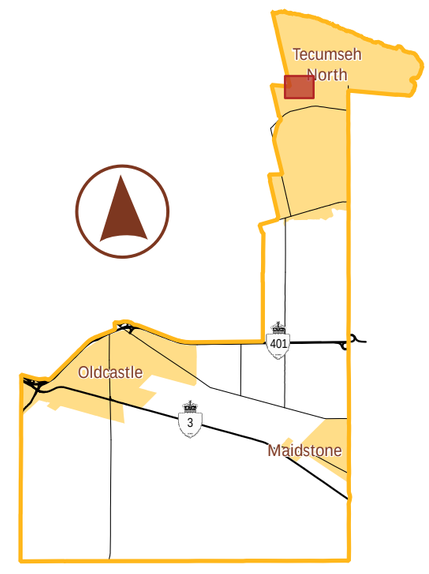
ARBOUR ST

Town of Tecumseh
Zoning By-law 2026-050

Schedule C
Active Frontage Area

Legend

- Municipal Boundary
- Hamlet Settlement Area
- Active Frontage Area



0 50 100 150 m

September 2026

TOWN OF Tecumseh ONTARIO · CANADA

Source: Province of Ontario, Town of Tecumseh | Coordinate System: NAD 1983 UTM Zone 17N

Town of Tecumseh
Zoning By-law 2026-050

Schedule D
Short Term Rental Accommodation Provisions

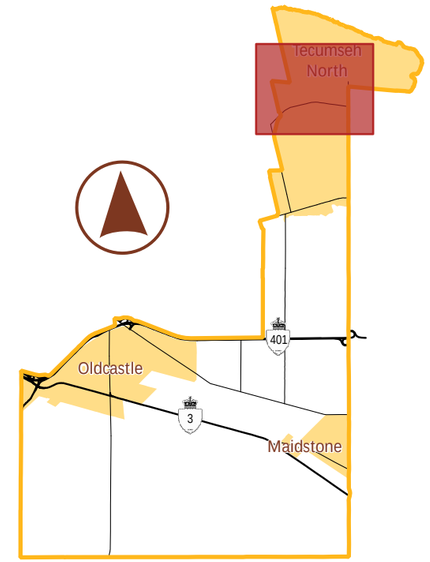
CITY OF WINDSOR

MUNICIPALITY OF LAKESHORE

GAUTHIER DR
EVERGREEN DR
CLAPP ST
LABUTE ST
ST THOMAS CRES
ST THOMAS ST
LESPERANCE RD
ST PIERRE ST
WILLIAM ST
LACASSE BLVD
CLARICE AVE
MICHAEL DR
REVLAND DR
WOODRIDGE DR
ORCHARD DR
MCNORTON ST
HORWOOD CRES
ST GREGORYS RD
AMBERLY CRES
GRACE RD
ST THOMAS ST
MEADOWLAND CRES
GREEN VALLEY DR
MANNING RD
DAVID CRES
GRANT AVE
HAYES AVE
LAKEWOOD CRES
FAIRWAY CRES
GORDON AVE
CADA CRES
JASON CRT
ST GREGORYS RD
ST DENIS ST
FIRST ST
TECUMSEH RD
DRESDEN PL
LEMIRE ST
BEDELL ST
ST ANNE BLVD
ARBOUR ST
RENAUD ST
POISSON ST
SHAWNEE RD
SOUTHFIELD DR
BROUILLETTE CRT
NORTHFIELD WAY
LANOUE ST
HEATHERGLEN DR
22
WESTLAKE DR
CHORNOBY CRES
CALVARY CRT
LESPERANCE RD
SHAWNEE RD
HEBERT ST
GOUIN ST
DESLIPPE DR
DESRO DR
SYLVESTRE DR
JAMSYL DR
SYLVESTRE DR
MANNING RD
BANWELL RD

Legend

- Municipal Boundary
- Hamlet Settlement Area
- Short Term Rental Area (400 m)
- Lots where short term rental accommodations are permitted



0 100 200 300 400 500 m

September 2026

Source: Province of Ontario, Town of Tecumseh | Coordinate System: NAD 1983 UTM Zone 17N