

- a. PERMANENT SINGLE-FAMILY DWELLING HOUSE AND NON-RESIDENTIAL BUILDING, STRUCTURE OR USE ON THE SAME LOT - AREA AND FRONTAGE REQUIREMENT

Where a permanent single-family detached dwelling house is to be erected or a building or structure is altered or used for the purpose of a permanent single-family detached dwelling on a lot in a Non-Residential Zone, in conjunction with a permitted non-residential use, the minimum lot area and frontage requirements for the residential and non-residential uses shall be the minimum lot area and frontage requirements for the permitted non-residential use or 2,787 square metres of area and 46 metres of frontage, whichever is the greater.

- b. SINGLE-FAMILY DWELLING HOUSE AND NON-RESIDENTIAL BUILDING ON THE SAME LOT - SPATIAL SEPARATION REQUIREMENTS

Where a single-family dwelling house is erected or any building or structure is altered or used for the purposes of a single-family detached dwelling on a lot in a Non-Residential Zone in conjunction with a permitted non-residential use, such single-family detached dwelling shall not be erected, altered or used within 8 metres of the non-residential use on the lot.

- c. FARM ORIENTED RESIDENTIAL DEVELOPMENT

Notwithstanding the minimum lot area and frontage requirements of this By-law for the Rural (RU) and Rural Buffer (RB) Zones, lots having a minimum area of 0.4 hectare and a minimum frontage of 46 metres are permitted in the Rural (RU) and Rural Buffer (RB) Zones. However, such lots may only be created under the following conditions:

- i. Deleted by By-law Number 2209-2009-PL
- ii. FARM CONSOLIDATION

A bona-fide farmer, who enlarges his farm operation by acquiring an additional farm, may be permitted to sever a parcel of land upon which a surplus farmhouse is in existence on the acquired farm, provided such farmhouse is not needed for a farm employee's dwelling.

- iii. Deleted by By-law Number 1823-2003-PL.

- d. MINIMUM LANDSCAPED OPEN SPACE

No minimum landscaped open space shall be required for agricultural uses or intensive agricultural uses.

By-law
No. 1823-2003-PL
2029-2009-PL
3396-2026

e. SECOND DWELLING HOUSE ON FARM

On any farm, a bona-fide farmer may be permitted to establish a second permanent dwelling house or a portable manufactured dwelling house (not including a trailer), for farm related purposes, on the existing farm property, provided such dwelling house is only used for the accommodation of persons employed on such farm and provided further that such second dwelling house is located within the existing farm building cluster, that the Minimum Distance Separation Formulae, as amended, revised, or replaced from time to time is complied with and that all other zone provisions and requirements of this By-law are complied with.

By-law
No. 1823-2003-PL
3396-2026

f. MINIMUM GROSS FLOOR AREA - PORTABLE MANUFACTURED DWELLING HOUSE

Deleted by By-law Number 3396-2026

By-law
No. 2209-2009-PL

g. INTERIOR SIDE YARD - PERMANENT DWELLING HOUSE

Minimum width shall be 5 metres on one side, 1.2 metres on the other side, plus 0.6 metres on the narrow side for each additional or partial storey above the first. However, where there are piped water and sanitary sewer facilities and a garage or carport is attached to or is within the main building, or the lot is a corner lot, the minimum width of the interior side yards shall be 1.2 metres plus 0.6 metres for each additional or partial storey above the first. However, there shall be a minimum of 2.4 metres between buildings on adjacent lots.

By-law
No. 1223-93-PL
2209-2009-PL

h. INTERIOR SIDE YARD - SEMI-DETACHED DWELLING HOUSE/LINKED DWELLING HOUSE

Minimum width shall be 3 metres for the side that is not attached to the other dwelling unit. However, where a garage or carport is attached to or is within the main building, the minimum width of the interior side yard shall be 1.4 metres plus 0.6 metres for each additional or partial storey above the first.

i. Semi-Detached Dwelling House

Minimum width shall be 3 metres for the side that is not attached to the other semi-detached dwelling unit. However, where a garage or carport is attached to or within the main building, the minimum width of the interior side yard shall be 1.2 metres plus 0.6 metres for each additional or partial storey above the first.

ii. Linked Dwelling House

Minimum width shall be 3 metres for the side that is not attached to the other semi-detached dwelling unit. However, where a garage or carport is attached to or within the main building and the linked dwellings are only connected at some point below grade, the minimum width of the interior side yard shall be 1.2 metres plus 0.6 metres for each additional or partial storey above the first and the minimum horizontal distance between each linked dwelling house shall be 1.2 metres.

i. LOT AREA AND FRONTAGE - ROW TOWNHOUSES

The minimum lot area and frontage shall be the sum of the requirements for each dwelling unit on the lot as follows:

	<u>Area</u>	<u>Frontage</u>
i. For each dwelling unit in the case where the dwelling unit has two walls attached to adjoining units.	180 square metres	6 metres
ii. For each dwelling unit in the case where the dwelling unit has only one wall attached to an adjoining unit and the other wall abuts a required interior side yard	270 square metres	9 metres
iii. For each dwelling unit in the case where the dwelling unit has only one wall attached to an adjoining unit and the other wall abuts a required exterior side yard.	420 square metres	14 metres

By-law
No. 1223-93-PL

j. LOT AREA AND FRONTAGE - SEMI-DETACHED DWELLING HOUSE

The minimum lot area for each of the two dwelling units in a semi-detached dwelling house shall be 325 square metres with a minimum lot frontage of 9 metres for each dwelling unit.

k. LOT AREA - APARTMENT

The minimum lot area shall be 93 square metres per dwelling unit plus 46 square metres per bedroom.

By-law
No. 1223-93-PL

l. DWELLING UNIT AREA - APARTMENT

i. Minimum for a bachelor unit	32 square metres
ii. Minimum for a dwelling unit containing one bedroom	51 square metres
iii. Minimum for a dwelling unit containing two bedrooms	60 square metres
iv. Minimum for a dwelling unit containing three bedrooms plus 9 square metres for each bedroom in excess of three	79 square metres

By-law
No. 1212-93-PL

m. SENIOR CITIZEN'S HOUSING - DWELLING UNITS SIZE

Deleted by By-law No. 1212-93-PL

n. GROSS GUEST ROOM AREA - BOARDING OR LODGING HOUSE

The minimum gross guest room area for each room in a boarding or lodging house shall be 23 square metres.

o. SPECIAL YARD PROVISIONS

Any permanent or seasonal single-family dwelling house, erected prior to the passing of this By-law, and having a setback of one or more yards that is or are less than required under the provisions and requirements of this By-law, may be altered provided that the setback or the yard or yards that are less than required are not further reduced.

p. SPECIAL YARD PROVISIONS - BOARDING OR LODGING HOUSE

Any permanent single-family dwelling house containing not less than 140 square metres of dwelling unit area, erected prior to the passing of this By-law and having a setback of one or more yards that is or are less than required under the provisions and requirements of this By-law for a boarding or lodging house may be permitted, provided that the setback of the yard or yards that are less than required are not further reduced.

q. DWELLING UNIT IN PORTION OF NON-RESIDENTIAL BUILDING

In accordance with the corresponding provisions for the principle permitted non-residential building in which the dwelling unit is located.

By-law
No. 555-82-PL

r. HIGH WATER MARK

Notwithstanding the yard and setback provisions of this By-law to the contrary no principal or main building or buildings on a lot shall be erected within 20 metres of the high water mark of Lake Simcoe or Talbot River. This provision shall not apply to accessory buildings or structures which comply with the applicable provisions of this By-law.

s. GENERAL PROVISIONS

All provisions of Section 10: "GENERAL PROVISIONS" of this By-law, where applicable to any land, building, structure, use or activity, shall be complied with.

t. MINIMUM DISTANCE BETWEEN DWELLING HOUSES ON SAME LOT

The minimum distance between dwellings on the same lot shall be as follows:

- | | | |
|------|---|-----------|
| i. | between two exterior walls which contain no windows to habitable rooms | 6 metres |
| ii. | between two exterior walls, one of which contains windows to habitable rooms. | 9 metres |
| iii. | between two exterior walls both of which contain windows to habitable rooms. | 15 metres |

Notwithstanding the above clauses (i), (ii) and (iii) hereof, the minimum distance between two exterior walls shall be increased by the width of any driveway or walk which may separate such walls.

u. PROXIMITY TO NON-RESIDENTIAL USES

Notwithstanding any other provision of this By-law to the contrary, where a new dwelling house or dwelling unit is to be erected, after the date of this By-law, the following provisions shall apply:

i. EXTRACTIVE INDUSTRIAL (M4) ZONE

Repealed by By-law No. 439-80-PL.

By-law
No. 1823-2003-PL
3396-2026

ii. FARM

No building or structure that includes a dwelling unit shall be constructed or used on a lot unless it complies with Minimum Distance Separation Formulae (MDS I).

iii. WASTE DISPOSAL INDUSTRIAL (M5) ZONE

No new dwelling house or dwelling unit, situated on another lot, shall be erected, after the date of passing of this By-law within 457 metres of a Waste Disposal Industrial (M5) Zone involving the operation of a sewage lagoon; 402 metres of an operation involving a sewage treatment plant; or, 60 metres of an operation involving a sanitary landfill site.

Notwithstanding the above, in the vicinity of the former Village of Cannington, the minimum spatial separation distance between a Waste Disposal Industrial Zone and a new dwelling unit or dwelling house shall be 305 metres.

Notwithstanding the above, in the vicinity of the former Village of Beaverton, the minimum spatial separation distance between a Waste Disposal Industrial Zone and a new dwelling unit or dwelling house shall be 230 metres.

v. MINIMUM DWELLING UNIT AREA - CONVERTED DWELLING HOUSE

Deleted by By-law 3396-2026

w. MAXIMUM NUMBER OF DWELLING UNITS - NON-RESIDENTIAL BUILDING

A maximum of one (1) dwelling unit shall only be permitted in a portion of a non-residential building within a commercial zone except in the case of the General Commercial (C1) or Hamlet Commercial (HC) Zones where more than one dwelling unit may be permitted in a portion of a non-residential building in accordance with the provisions of this By-law establishing minimum dwelling unit area requirements.

By-law
No. 658-83-PL

x. SPECIAL YARD PROVISIONS, PLANS M-1125 AND M-1184

Notwithstanding the minimum front yard depth, exterior side yard width, rear yard depth and setback provisions of Restricted Area By-law No. 287-78-PL, as otherwise amended, for the Residential Type No. 1 (R1) Zone, to the contrary, for Registered Plan Numbers M-1125 and M-1184, located in the former Village of Cannington, the following minimum front yard, exterior side yard, rear yard and setback provisions shall apply:

- i. Minimum Front Yard Depth Requirement 7.6 metres
- ii. Minimum Exterior Side Yard Width Requirement 7.6 metres
- iii. Minimum Setback From Township Street Centreline 17.6 metres
- iv. Minimum Rear Yard Depth Requirement 7.6 metres