

Appendix C: Parcel Zoning and Designations in the Special Policy Area

Appendix C is provided in two parts. The first part lists parcels by the sub-area of the SPA and includes information pertaining to zoning and previous land use designation approvals. Note that OPA 597 respecting the SPA was not approved by York Region and, hence, has not status. The second part of Appendix C includes excerpts of relevant sections of Comprehensive Zoning By-law 1-88 that apply to lands within the Woodbridge Special Policy Area.

¹ – Existing units refers to existing buildings as well as development that has Site Plan approval.

² – SPA ID refers to the SPA sub-areas (labelled 1 through 10).

³ - Application file numbers are noted as follows: OP.##.### denotes Official Plan Amendments, Z.##.### denotes Zoning By-law Amendments, DA.##.### denotes Site Plan applications.

⁴ - Contributing versus non-contributing buildings is explained on page 53 of the Woodbridge Heritage Conservation District Plan. Contributing buildings are characterized by all or most of eight elements that address not only architectural style, but also proximity to other heritage buildings.

Street Number	Street Name	Existing Development	Zoning	Existing Units (see 1 above)	Existing SPA ID (see 2 above)	Character Area	Active Applications (See 3 above)	Closed Applications (See 3 above)	Exceptions	OPA 240 Designation	OPA 440 Designation	OPA 597 Designation	Heritage Contribution (See 4 above)
201	Pine Grove Road	Hayhoe Mills (not operational)	EM1 OS1		1	7			9(98)	Industrial		Industrial	
229	Pine Grove Road	Part Hayhoe Mills complex Single detached building	R2 OS1		1	7				Industrial		Industrial	
170	Pine Grove Rd	Single detached (abandoned)	OS1		1	7			9(38)	Low Density Residential		Low Density Residential	
141	Pine Grove Road	Open Space	OS1		1	7				Drainage Tributary		Env. Protection Area	
142	Pine Grove Road	Single detached	OS1		1	7				Low Density Residential		Low Density Residential	
155	Pine Grove Road	Single detached	OS1	1	1	7				Low Density Residential		Env. Protection Area	

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161	Pine Grove Road	Single detached	OS1	1	1	7			9(396)	Low Density Residential, Drainage Tributary		Env. Protection Area	
165	Pine Grove Road	Vacant lot Storage Uses	OS1		1	7				Low Density Residential		Industrial	
180	Pine Grove Road	Parking lot	A (~75%) OS1 (~25%)		1	7				Low Density Residential Drainage Tributary		Low Density Residential Env. Protection Area	
192	Pine Grove Road	Single detached	R3	1	1	7				Drainage Tributary		Env. Protection Area	

Street Number	Street Name	Existing Development	Zoning	Existing Units	Existing SPA ID	Character Area	Active Applications	Closed Applications	Exceptions	OPA 240 Designation	OPA 440 Designation	OPA 597 Designation	Heritage Contribution
3	Birch Hill Road	Single detached	R3	1	2	4			9(213)	Low Density Residential			
8	Birch Hill Road	Single detached	R3	1	2	4				Low Density Residential			
9	Birch Hill Road	Single detached	R3	1	2	4			9(213)	Low Density Residential			
14	Birch Hill Road	Single detached	R3	1	2	4				Low Density Residential			
15	Birch Hill Road	Single detached	R3	1	2	4				Low Density Residential			
20	Birch Hill Road	Single detached	R3	1	2	4				Low Density Residential			
21	Birch Hill Road	Single detached	R3	1	2	4				Low Density Residential			
24	Birch Hill Road	Single detached	R3	1	2	4				Low Density Residential			

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Street Number	Street Name	Existing Development	Zoning	Existing Units	Existing SPA ID	Character Area	Active Applications	Closed Applications	Exceptions	OPA 240 Designation	OPA 440 Designation	OPA 597 Designation	Heritage Contribution
29	Birch Hill Road	Single detached	R3	1	2	4				Low Density Residential			
32	Birch Hill Road	Single detached	R3	1	2	4				Low Density Residential			
35	Birch Hill Road	Single detached	R3	1	2	4				Low Density Residential			
38	Birch Hill Road	Single detached	R3	1	2	4				Low Density Residential			
39	Birch Hill Road	Single detached	R3	1	2	4				Low Density Residential			
40	Birch Hill Road	Single detached	R3	1	2	4				Low Density Residential			
45	Birch Hill Road	Single detached	R3	1	2	4				Low Density Residential			
46	Birch Hill Road	Single detached	R3	1	2	4				Low Density Residential			
51	Birch Hill Road	Single detached	R3	1	2	4				Low Density Residential			
14	Nattress Avenue	Single detached	R3	1	2	4				Low Density Residential			
18	Nattress Avenue	Single detached	R3	1	2	4				Low Density Residential			
19	Nattress Avenue	Single detached	R3	1	2	4				Low Density Residential			
22	Nattress Avenue	Single detached	R3	1	2	4				Low Density Residential			
23	Nattress Avenue	Single detached	R3	1	2	4				Low Density Residential			
27	Nattress Avenue	Single detached	R3	1	2	4				Low Density Residential			

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28	Nattress Avenue	Single detached	R3	1	2	4				Low Density Residential			
29	Nattress Avenue	Single detached	R3	1	2	4				Low Density Residential			
32	Nattress Avenue	Single detached	R3	1	2	4				Low Density Residential			
6	Pine Ridge Avenue	Single detached	R3	1	2	4				Low Density Residential			
32	Pine Ridge Avenue	Single detached	R3	1	2	4				Low Density Residential			
37	Pine Ridge Avenue	Single detached	R3	1	2	4				Low Density Residential			
38	Pine Ridge Avenue	Single detached	R3	1	2	4				Low Density Residential			
41	Pine Ridge Avenue	Single detached	R3	1	2	4				Low Density Residential			
47	Pine Ridge Avenue	Single detached	R3	1	2	4				Low Density Residential			
50	Pine Ridge Avenue	Single detached	R3	1	2	4				Low Density Residential			
51	Pine Ridge Avenue	Single detached	R3	1	2	4				Low Density Residential			
58	Pine Ridge Avenue	Single detached	R3	1	2	4				Low Density Residential			
59	Pine Ridge Avenue	Single detached	R3	1	2	4				Low Density Residential			
62	Pine Ridge Avenue	Single detached	R3	1	2	4				Low Density Residential			
68	Pine Ridge Avenue	Single detached	R3	1	2	4				Low Density Residential			

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71	Pine Ridge Avenue	Single detached	R3	1	2	4				Low Density Residential			
72	Pine Ridge Avenue	Single detached	R3	1	2	4				Low Density Residential			
73	Pine Ridge Avenue	Single detached	R3	1	2	4				Low Density Residential			
104	Riverside Drive	Single detached	R3 OS1	1	2	4			9(1018)	Low Density Residential			
105	Riverside Drive	Single detached	R3 OS1	1	2	4				Low Density Residential			
111	Riverside Drive	Single detached	R3	1	2	4				Low Density Residential			
119	Riverside Drive	Single detached	R3	1	2	4				Low Density Residential			
120	Riverside Drive	Single detached	R3 OS1	1	2	4				Low Density Residential			
122	Riverside Drive	Single detached	R3 OS1	1	2	4				Low Density Residential			
128	Riverside Drive	Single detached	R3 OS1	1	2	4				Low Density Residential			
132	Riverside Drive	Single detached	R3 OS1	1	2	4				Low Density Residential			
135	Riverside Drive	Single detached	R3	1	2	4				Low Density Residential			
136	Riverside Drive	Single detached	R3 OS1	1	2	4			9(733)	Low Density Residential			
143	Riverside Drive	Single detached	R3	1	2	4				Low Density Residential			
146	Riverside Drive	Single detached	R3 OS1	1	2	4				Low Density Residential			

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147	Riverside Drive	Single detached	R3	1	2	4				Low Density Residential			
155	Riverside Drive	Single detached	R3	1	2	4				Low Density Residential			
156	Riverside Drive	Single detached	R3 OS1	1	2	4				Low Density Residential			
160	Riverside Drive	Single detached	R3 OS1	1	2	4				Low Density Residential			
162	Riverside Drive	Single detached	R3 OS1	1	2	4				Low Density Residential			
164	Riverside Drive	Single detached	R3 OS1	1	2	4				Low Density Residential			
165	Riverside Drive	Single detached	R3	1	2	4				Low Density Residential			
170	Riverside Drive	Single detached	R3 OS1	1	2	4			9(77)	Low Density Residential			
173	Riverside Drive	Single detached	R3	1	2	4				Low Density Residential			
136	Willis	Single detached	R3	1	2	4				Low Density Residential			
12	Woodview Road	Single detached	R3	1	2	4				Low Density Residential			
19	Woodview Road	Single detached	R3	1	2	4				Low Density Residential			
24	Woodview Road	Single detached	R3	1	2	4				Low Density Residential			
25	Woodview Road	Single detached	R3	1	2	4				Low Density Residential			
29	Woodview Road	Single detached	R3	1	2	4				Low Density Residential			

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33	Woodview Road	Single detached	R3	1	2	4				Low Density Residential			
35	Woodview Road	Single detached	R3	1	2	4				Low Density Residential			
43	Woodview Road	Single detached	R3	1	2	4				Low Density Residential			

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8234	Islington Avenue	Single detached	R2	1	3	7				Low Density Residential		Low Density Residential	
8238	Islington Avenue	Single detached	R2	1	3	7				Low Density Residential		Low Density Residential	
8244	Islington Avenue	Single detached	R2	1	3	7				Low Density Residential		Low Density Residential	
8246	Islington Avenue	Single detached	R2	1	3	7				Low Density Residential		Low Density Residential	
8250	Islington Avenue	Single detached	R2	1	3	7				Low Density Residential		Low Density Residential	
8254	Islington Avenue	Single detached	R2	1	3	7				Low Density Residential		Low Density Residential	
8258	Islington Avenue	Single detached	R2	1	3	7				Low Density Residential		Low Density Residential	
8201	Islington Avenue	Multi-residential (OPA 596)	RA2	155	3	7		19CDM-05V12 DA.03.073 OP.01.008 OP.99.020 65M-1110	9(1187)	Low Density Residential		High Density Residential	
2	Davidson Drive	Single detached	R2	1	3	7				Low Density Residential		Medium Density Residential	
11	Hartman Ave	Single detached	R2	1	3	7			9(499)	Low Density Residential		Low Density Residential	
15	Hartman Ave	Single detached	R2 OS1	1	3	7			9(499)	Low Density Residential Drainage Tributary		Low Density Residential Env. Protection Area	

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8265	Islington Ave	Single detached	R2 OS1	1	3	7				Low Density Residential Drainage Tributary		Medium Density Residential Env. Protection Area	
8142	Islington Avenue	Place of Worship	R2		3	7				Church Low Density Residential		Church	
8186	Islington Avenue	Single detached	R2	1	3	7				Low Density Residential Drainage Tributary		Low Density Residential	
8204	Islington Avenue	Single detached	R2	1	3	7				Low Density Residential Drainage Tributary		Medium Density Residential	
8210	Islington Avenue	Single detached	R2	1	3	7				Low Density Residential Drainage Tributary		Medium Density Residential	
8216	Islington Avenue	Single detached	R2	1	3	7				Low Density Residential Drainage Tributary		Medium Density Residential	
8222	Islington Avenue	Single detached	R2	1	3	7				Low Density Residential Drainage Tributary		Medium Density Residential	
8230	Islington Avenue	Single detached	R2	1	3	7				Low Density Residential Drainage Tributary		Medium Density Residential	
10	Wakelin Court	Single detached	R2	1	3	7				Low Density Residential		Low Density Residential	
19	Wakelin Court	Single detached	R2	1	3	7				Low Density Residential		Low Density Residential	

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20	Wakelin Court	Single detached	R2	1	3	7				Low Density Residential		Low Density Residential	
35	Waymar Heights Boulevard	Single-detached	R3 R1V	1	3	3				Low Density Residential			
47	Waymar Heights Boulevard	Single detached	R3 R1V	1	3	3				Low Density Residential			

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8077	Islington Ave	Medical Building	C1		4	7		DA.00.043		Low Density Residential		General Commercial	
8045	Islington Ave	Unknown	R1		4	7		A062/04		Low Density Residential Church		Low Density Residential Church	Contributing
8074	Islington Avenue	Retail	C1		4	7				Community Commercial		General Commercial	Non-Contributing
8086	Islington Avenue	Retail	C1		4	7			9(857)	Community Commercial		General Commercial	Contributing
33	Thistlewood Avenue	Seniors residence	RM2	30	4	7			9(751)	Low Density Residential			
8050	Islington Ave	Townhomes	RM2	24	5	7			9(410)	Drainage Tributary		Medium Density Residential	Non-Contributing
7961	Islington Ave	Singe detached	R3	1	6	7	Variance A258/08			Low Density Residential		High Density Residential	Contributing-Demo
8013	Islington Ave	Singe detached	R3 and OS1	1	6	7	Z.09.006			Low Density Residential		High Density Residential	Non-Contributing
7973	Islington Avenue	Single detached	R3	1	6	7			9(795)	Low Density Residential		High Density Residential	Contributing
7983	Islington Avenue	Single detached	R3	1	6	7				Low Density Residential		High Density Residential	Non-Contributing

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8025	Islington Avenue	Place of Worship	OS2 R3		6	7		A062/04		Church		Church Environmental Protection Area	
	Islington Avenue	Vacant Lot (located between 8013 and 7983)	R3		6	7				Low Density Residential		High Density Residential	
74	Tayok Drive	Single detached	R1 OS1	1	6	7				Low Density Residential Drainage Tributary			
82	Tayok Drive	Single detached	R1 OS1	1	6	7				Low Density Residential Drainage Tributary			
		Vacant	OS1		6	7						High Density Residential	
7730	Islington Ave	Commercial buildings plus parking lot area (separate parcel)	C1		7	5	OP.05.008 Z.05.014	OP.05.008 Z.05.014		General Commercial			
7676	Islington Avenue	Commercial buildings	C1		7	5		DA.97.039	9(999)	General Commercial			
7694	Islington Avenue	Commercial buildings	C1	0	7	5		Z.02.069 DA.02.060, DA.01.066	9(1160)	General Commercial			
7710	Islington Avenue	Commercial buildings	C1		7	5		Variance A282/02 and A54/02		General Commercial			
7720	Islington Avenue	Commercial buildings	C1		7	5			9(772)	General Commercial			
60	Legion Court	Single storey building	R1	0	7	5				Open Space			
5020	Hwy 7	Recreation facility	OS2		8	5				Recreation	Drainage Tributary		

Street Number	Street Name	Existing Development	Zoning	Existing Units	Existing SPA ID	Character Area	Active Applications	Closed Applications	Exceptions	OPA 240 Designation	OPA 440 Designation	OPA 597 Designation	Heritage Contribution
100	Arbors Lane	Multi-residential (small part of site in SPA, outside of building footprint)	RM2		9					Residential High Density	Residential High Density		
15	Clarence Street	Single detached	R3	1	9	9	Z.00.062 DA.00.004 DA.01.057			Residential Medium Density	Residential Medium Density		Contributing-Demo
23	Clarence Street	Single detached	R3	2	9	9		DA.20.79		Residential Medium Density	Residential Medium Density		DEMO
30	Clarence Street	Single detached	RA3	1	9	9	OPA 625 Z.08.045			Commercial	Mixed Use Commercial		DEMO
31	Clarence Street	Single detached	R3		9	9				Residential Medium Density	Residential Medium Density		Non-Contributing
36	Clarence Street	Single detached	RA3	1	9	9	OPA 625 Z.08.045			Commercial	Mixed Use Commercial		Contributing-Demo
37	Clarence Street	vacant	R3		9	9				Residential Medium Density	Residential Medium Density		
43	Clarence Street	Single-detached and one vacant lot	R3	1	9	9				Residential Low Density	Residential Low Density		
51	Clarence Street	Single-detached and one vacant lot	R3	1	9	9				Residential Low Density	Residential Low Density		Non- Contributing
57	Clarence Street	Single-detached and one vacant lot	R3	1	9	9				Residential Low Density	Residential Low Density		Non- Contributing
61	Clarence Street	Single-detached and one vacant lot	R3	1	9	9				Residential Low Density	Residential Low Density		Contributing
66	Clarence Street	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		Non- Contributing

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69	Clarence Street			1	9	9		Consent A046/05 Variance A034/07 Variance A241/05 Variance A242/05		Residential Low Density	Residential Low Density		
70	Clarence Street	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		Contributing
77	Clarence Street			1	9	9				Residential Low Density	Residential Low Density		
78	Clarence Street	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		Non- Contributing
80	Clarence Street				9	9				Residential Low Density	Residential Low Density		
83	Clarence Street	Single detached	R3	1	9	9		DA.06.056		Residential Low Density	Residential Low Density		80,83,84,94 (Non-Contributing) 69 (Contributing-Demo); 77(Contributing)
84	Clarence Street			1	9	9				Residential Low Density			
89	Clarence Street	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		Contributing-Demo
92	Clarence Street	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		Non- Contributing
93	Clarence Street	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		Contributing
97	Clarence Street	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		Contributing
98	Clarence Street	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		Non- Contributing

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101	Clarence Street	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		Contributing
102	Clarence Street	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		Contributing
109	Clarence Street	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		Contributing
110	Clarence Street	Single detached	R3	1	9	9				Residential Low Density			Non- Contributing
116	Clarence Street	Single detached	R3	1	9	9	DA.08.012			Residential Low Density	Residential Low Density		Non- Contributing
117	Clarence Street	Single detached	R3	1	9	9		DA.06.056		Residential Low Density	Residential Low Density		Contributing
124	Clarence Street	Single detached	R3	1	9	9		A343/02 Consent B045/02		Residential Low Density	Residential Low Density		Non- Contributing
126	Clarence Street				9	9		A267/02 Consent B045/02		Residential Low Density	Residential Low Density		
128	Clarence Street	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		Non- Contributing
129	Clarence Street	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		Non- Contributing
130	Clarence Street	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		Non- Contributing
132	Clarence Street	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		Non- Contributing
133	Clarence Street	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		Non- Contributing
137	Clarence Street	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		Contributing
138	Clarence Street	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		

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141	Clarence Street	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		Contributing
153	Clarence Street	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		Contributing
159	Clarence Street	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		Contributing
163	Clarence Street	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		Non-Contributing
169	Clarence Street	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		Contributing
175	Clarence Street	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		Contributing
181	Clarence Street	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		Non-Contributing
187	Clarence Street	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		Contributing
11	Meeting House Road	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
17	Meeting House Road	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
23	Meeting House Road	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
29	Meeting House Road	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
41	Meeting House Road	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
47	Meeting House Road	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
16	Park Drive	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		

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20	Park Drive	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
21	Park Drive	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
25	Park Drive	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
26	Park Drive	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
30	Park Drive	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
31	Park Drive	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
38	Park Drive	Single detached	R3	1	9	9			9(176)	Residential Low Density	Residential Low Density		
40	Park Drive	Single detached	R3	1	9	9			9(176)	Residential Low Density	Residential Low Density		
41	Park Drive	Single detached	R3	1	9	9			9(176)	Residential Low Density	Residential Low Density		
42	Park Drive	Single detached	R3	1	9	9			9(176)	Residential Low Density	Residential Low Density		
43	Park Drive	Single detached	R3	1	9	9			9(176)	Residential Low Density	Residential Low Density		
45	Park Drive	Single detached	R3	1	9	9			9(176)	Residential Low Density	Residential Low Density		
46	Park Drive	Single detached	R3	1	9	9			9(176)	Residential Low Density	Residential Low Density		
47	Park Drive	Single detached	R3	1	9	9			9(176)	Residential Low Density	Residential Low Density		
48	Park Drive	Single detached	R3	1	9	9			9(176)	Residential Low Density	Residential Low Density		

Appendix C. Woodbridge Special Policy Area Justification Report. April 2014.

Street Number	Street Name	Existing Development	Zoning	Existing Units	Existing SPA ID	Character Area	Active Applications	Closed Applications	Exceptions	OPA 240 Designation	OPA 440 Designation	OPA 597 Designation	Heritage Contribution
49	Park Drive	Single detached	R3	1	9	9			9(176)	Residential Low Density	Residential Low Density		
50	Park Drive	Single detached	R3	1	9	9			9(176)	Residential Low Density	Residential Low Density		
51	Park Drive	Single detached	R3	1	9	9			9(176)	Residential Low Density	Residential Low Density		
52	Park Drive	Single detached	R3	1	9	9			9(176)	Residential Low Density	Residential Low Density		
53	Park Drive	Single detached	R3	1	9	9			9(176)	Residential Low Density	Residential Low Density		
54	Park Drive	Single detached	R3	1	9	9			9(176)	Residential Low Density	Residential Low Density		
55	Park Drive	Single detached	R3	1	9	9			9(176)	Residential Low Density	Residential Low Density		
56	Park Drive	Single detached	R3	1	9	9			9(176)	Residential Low Density	Residential Low Density		
58	Park Drive	Single detached	R3	1	9	9			9(176)	Residential Low Density	Residential Low Density		

Street Number	Street Name	Existing Development	Zoning	Existing Units	Existing SPA ID	Character Area	Active Applications	Closed Applications	Exceptions	OPA 240 Designation	OPA 440 Designation	OPA 597 Designation	Heritage Contribution
14	Rosebury Lane	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
15	Rosebury Lane	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
18	Rosebury Lane	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
19	Rosebury Lane	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
22	Rosebury Lane	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
23	Rosebury Lane	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
26	Rosebury Lane	Single detached	R3	1	9	9			9(432)	Residential Low Density	Residential Low Density		
27	Rosebury Lane	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
30	Rosebury Lane	Single detached	R3	1	9	9			9(432)	Residential Low Density	Residential Low Density		
32	Rosebury Lane	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
36	Rosebury Lane	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
40	Rosebury Lane	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
44	Rosebury Lane	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
47	Rosebury Lane	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
48	Rosebury Lane	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		

Appendix C. Woodbridge Special Policy Area Justification Report. April 2014.

Street Number	Street Name	Existing Development	Zoning	Existing Units	Existing SPA ID	Character Area	Active Applications	Closed Applications	Exceptions	OPA 240 Designation	OPA 440 Designation	OPA 597 Designation	Heritage Contribution
50	Rosebury Lane	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
51	Rosebury Lane	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
54	Rosebury Lane	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
55	Rosebury Lane	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
59	Rosebury Lane	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
60	Rosebury Lane	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
63	Rosebury Lane	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
67	Rosebury Lane	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
71	Rosebury Lane	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
75	Rosebury Lane	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
79	Rosebury Lane	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
81	Rosebury Lane	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
85	Rosebury Lane	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
88	Rosebury Lane	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
91	Rosebury Lane	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		

Appendix C. Woodbridge Special Policy Area Justification Report. April 2014.

Street Number	Street Name	Existing Development	Zoning	Existing Units	Existing SPA ID	Character Area	Active Applications	Closed Applications	Exceptions	OPA 240 Designation	OPA 440 Designation	OPA 597 Designation	Heritage Contribution
92	Rosebury Lane	Single detached	R3	1	9	9			9(341)	Residential Low Density	Residential Low Density		
95	Rosebury Lane	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
97	Rosebury Lane	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
100	Rosebury Lane	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
101	Rosebury Lane	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
103	Rosebury Lane	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
105	Rosebury Lane	Single detached	R3	1	9	9		Variance A028/10		Residential Low Density	Residential Low Density		
107	Rosebury Lane	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
109	Rosebury Lane	Single detached	R3	1	9	9		Variance A018/09		Residential Low Density	Residential Low Density		
110	Rosebury Lane	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
111	Rosebury Lane	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
113	Rosebury Lane	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
114	Rosebury Lane	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
117	Rosebury Lane	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
118	Rosebury Lane	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		

Appendix C. Woodbridge Special Policy Area Justification Report. April 2014.

Street Number	Street Name	Existing Development	Zoning	Existing Units	Existing SPA ID	Character Area	Active Applications	Closed Applications	Exceptions	OPA 240 Designation	OPA 440 Designation	OPA 597 Designation	Heritage Contribution
121	Rosebury Lane	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
122	Rosebury Lane	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
134	Rosebury Lane	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
140	Rosebury Lane	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
146	Rosebury Lane	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
151	Rosebury Lane	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
4	Rosewood Court	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
8	Rosewood Court	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
9	Rosewood Court	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
11	Rosewood Court	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
12	Rosewood Court	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
15	Rosewood Court	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
16	Rosewood Court	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
19	Rosewood Court	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
20	Rosewood Court	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		

Appendix C. Woodbridge Special Policy Area Justification Report. April 2014.

Street Number	Street Name	Existing Development	Zoning	Existing Units	Existing SPA ID	Character Area	Active Applications	Closed Applications	Exceptions	OPA 240 Designation	OPA 440 Designation	OPA 597 Designation	Heritage Contribution
23	Rosewood Court	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		

Street Number	Street Name	Existing Development	Zoning	Existing Units	Existing SPA ID	Character Area	Active Applications	Closed Applications	Exceptions	OPA 240 Designation	OPA 440 Designation	OPA 597 Designation	Heritage Contribution
39	Wallace Street	Multi-residential	RA3	85	9	9		19CDM-02V01 DA.98.194	9(1094)	Residential Medium Density	Residential Medium Density		
43	Wallace Street	Single detached	R3	1	9	9	OP.08.001 Z.08.001	Consent B075/02		Residential Medium Density	Residential Medium Density		
49	Wallace Street	Single detached	R3	1	9	9	OP.08.001 Z.08.001			Residential Medium Density	Residential Medium Density		
57	Wallace Street	Single detached	R3	1	9	9	OP.08.001 Z.08.001			Residential Medium Density	Residential Medium Density		
65	Wallace Street	Single detached	R3	1	9	9	OP.08.001 Z.08.001			Residential Medium Density	Residential Medium Density		
73	Wallace Street	Single detached	R3	1	9	9	OP.08.001 Z.08.001			Residential Medium Density	Residential Medium Density		
81	Wallace Street	Single detached	R3	1	9	9		DA.00.002	9(1114)	Residential Low Density	Residential Medium Density		
95	Wallace Street	Single detached	R3	1	9	9				Residential Low Density	Residential Medium Density		
53	Woodbridge Avenue	Multi-residential	RA1	125	9	9			9(888)	Residential Medium Density	Residential High Density		Non-Contributing
56	Woodbridge Avenue	vacant	R3		9	9	Z.00.062 DA.01.057 DA.00.004			Residential Medium Density	Residential Medium Density		Non-Contributing
75	Woodbridge Avenue	Multi-residential	RA2	88	9	9	OPA 691 OP.06.009, Z.06.023 DA.09.038		9(1314)	Residential Medium Density	Residential High Density		Non-Contributing
83	Woodbridge Avenue	Multi-residential	RA2		9	9	OPA 691 OP.06.009, Z.06.023 DA.09.038		9(1314)	Residential Medium Density	Residential High Density		Non-Contributing

Appendix C. Woodbridge Special Policy Area Justification Report. April 2014.

Street Number	Street Name	Existing Development	Zoning	Existing Units	Existing SPA ID	Character Area	Active Applications	Closed Applications	Exceptions	OPA 240 Designation	OPA 440 Designation	OPA 597 Designation	Heritage Contribution
86	Woodbridge Avenue	Park, Commercial and detached residential	RA3	125	9	9	OPA 625 Z.08.045	OP.04.016 DA.02.057		Commercial	Mixed Use Commercial		Contributing-Demo
92	Woodbridge Avenue	Park	RA3		9	9	OPA 625 Z.08.045				Mixed Use Commercial		
93	Woodbridge Avenue	Office Structure	C1		9	9				Residential Medium Density	Residential High Density		Non-contributing
96	Woodbridge Avenue	Park	C4		9	9					Mixed Use Commercial		Contributing
97	Woodbridge Avenue	Office Structure?	C1		9	9					Residential High Density		Contributing-Demo
106	Woodbridge Avenue	Commercial establishment next to Market Lane	C4		9	9					Mixed Use Commercial		Non-Contributing
108	Woodbridge Avenue	Commercial establishment next to Market Lane	C4		9	9					Mixed Use Commercial		Non-Contributing
110	Woodbridge Avenue	Commercial establishment next to Market Lane	C4		9	9					Mixed Use Commercial		Non-Contributing
112	Woodbridge Avenue	Market Lane	C4		9	9	Z.06.079 OP.06.032				Mixed Use Commercial		Contributing-Demo
116	Woodbridge Avenue	Market Lane	C4		9	9	Z.06.079 OP.06.032				Mixed Use Commercial		Contributing-Demo
121	Woodbridge Avenue	Multi-residential	RA2	85	9	9			9(929)	Commercial	Residential High Density		Non-Contributing
124	Woodbridge Avenue	Market Lane	C4		9	9	Z.06.079 OP.06.032		9(348)		Mixed Use Commercial		Contributing
131	Woodbridge Avenue	Multi-residential	RA2	11	9	9				Commercial	Mixed Use Commercial		Non-Contributing

Appendix C. Woodbridge Special Policy Area Justification Report. April 2014.

Street Number	Street Name	Existing Development	Zoning	Existing Units	Existing SPA ID	Character Area	Active Applications	Closed Applications	Exceptions	OPA 240 Designation	OPA 440 Designation	OPA 597 Designation	Heritage Contribution
137	Woodbridge Avenue	Single detached	RA2	1	9	9		19CDM-99V02 DA.99.001		Commercial	Mixed Use Commercial		Contributing
140	Woodbridge Avenue		C4		9	9			9(348)		Mixed Use Commercial		Non-Contributing
141	Woodbridge Avenue	Multi-residential	RA2	76	9	9		19CDM-99V02 DA.99.001		Commercial	Mixed Use Commercial		Non-Contributing
145	Woodbridge Avenue		C1		9	9					Mixed Use Commercial		Non-Contributing
153	Woodbridge Avenue		C1		9	9					Mixed Use Commercial		Non-Contributing
159	Woodbridge Avenue		C1		9	9					Mixed Use Commercial		Contributing
		Surface Parking	C4		9	9					Mixed Use Commercial		
240	Clarence Street	Single detached	R2	1	10	9			9(631)	Low Density Residential			Non-Contributing
1	Claddamour Place	Single detached	R2	1	10	9				Low Density Residential			
5	Claddamour Place	Single detached	R2	1	10	9		Bldg Consent B047/08		Low Density Residential			
		Right of Way	R2		10	6							
		Golf course	Mostly OS1		10	6				Open Space			
		Golf course	OS1		10	6							

Excerpts from the Comprehensive Zoning By-Law Number 1-88, City of Vaughan

The following are excerpts of relevant sections of Comprehensive Zoning By-law 1-88 that apply to lands within the Woodbridge Special Policy Area. The structure of the excerpt below follows the section numbering in the Comprehensive Zoning By-law 1-88.

THE CORPORATION OF THE CITY OF VAUGHAN

BY-LAW NUMBER 1-88

A BY-LAW TO REGULATE THE USE OF LANDS AND THE CHARACTER, LOCATION AND USE OF BUILDINGS AND STRUCTURES WITHIN THE CITY OF VAUGHAN

“ **THE COMPREHENSIVE ZONING BY-LAW** “

THIS IS BY-LAW 1-88, PASSED BY THE COUNCIL OF THE CORPORATION OF THE TOWN OF VAUGHAN ON SEPTEMBER 19, 1988, AND INCORPORATES THE AMENDMENTS DIRECTED BY THE ONTARIO MUNICIPAL BOARD ORDER (R890005) ON THE 17th DAY OF JULY, 1989

THIS EDITION OF BY-LAW 1-88, CONSOLIDATES AND INCORPORATES THE AMENDMENTS ENACTED BY THE COUNCIL OF THE CORPORATION OF THE CITY OF VAUGHAN AND INCLUDES AMENDMENTS DIRECTED BY THE ONTARIO MUNICIPAL BOARD, THAT ARE IN FULL FORCE AND EFFECT AS OF THE 1ST DAY OF JANUARY, 2012.

THE CORPORATION OF THE CITY OF VAUGHAN

BY-LAW NUMBER 1-88

A By-law to consolidate zoning by-laws which regulate the use of lands and the character, location and use of buildings and structures in the City of Vaughan.

WHEREAS By-laws 2523 and 2961 of the former Township of Vaughan, By-law 980 of the former Village of Woodbridge, By-law 986 of the Township of King and certain other by-laws passed by the Town of Vaughan regulate the use of land and the character, location and use of buildings and structures in the Town of Vaughan, by virtue of the Regional Municipality of York Act;

AND WHEREAS from time to time further by-laws were passed amending the above-noted by-laws;

AND WHEREAS it is advisable to consolidate all of the existing by-laws, which regulate the use of land and the character, location and use of buildings and structures in the City of Vaughan, which are in force on the date hereof;

AND WHEREAS the matters herein set out are in conformity with the Vaughan Official Plan, which is approved and in force at this time;

AND WHEREAS there has been no amendment to the Vaughan Official Plan adopted by the Council but not approved at this time with which the matters are not in conformity;

NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1.0 INTERPRETATION AND ADMINISTRATION

1.1 TITLE

This By-law may be cited as "The Comprehensive Zoning By-law".

1.2 APPLICATION

The provisions of this By-law shall apply to the entire area within the corporate limits of the City of Vaughan:

- a) Except as otherwise provided herein, the provisions contained in this By-law shall prevail over the provisions of any other Zoning By-law which is in force in the City on the date of the passing of this By-law;
- b) In interpreting and applying the provisions of this By-law, they shall be held to be the minimum requirements for the promotion of health, safety, comfort, convenience and general welfare of the inhabitants of the City of Vaughan;
- c) If any provision of this By-law including any part of the zoning as shown on the zoning map, is for any reason held to be invalid, it is hereby declared to be the intention that all the remaining provisions shall remain in full force and effect until repealed, notwithstanding that one or more provisions shall have been declared to be invalid.

1.3 PENALTY

Any person convicted of a breach of the provisions of this By-law shall forfeit and pay, at the discretion of the convicting justice, a penalty not exceeding the sum as set out in the Planning Act, 1983.

1.4 INTERPRETATION

In this By-law:

- a) The word "shall" is mandatory and not permissive; the word "may" is permissive and not mandatory;
- b) Words used in the singular include the plural and words used in the plural include the singular;
- c) Words used in the present tense include the future tense and words used in the future tense include the present tense;

- d) The phrase "used for" includes "arranged for", "intended for", "maintained for", "designated for" or "occupied for".

1.5 ADMINISTRATION AND ENFORCEMENT

This By-law shall be administered by the Chief Building Official or by such other employee of the City as the Council may designate from time to time.

No person shall erect any building or structure or any part thereof without first obtaining from the Chief Building Official a Building Permit. An application for such permit shall provide the information prescribed by General Building Standards By-law, as amended.

1.6 REPEALS, CONTINUANCE OF LEGAL CONFORMING USES

All other restricted area by-laws in force in the municipality are hereby amended so as to give effect to the provisions of this By-law. Nothing in this By-law shall prevent the use of any land, building or structure, which on the date of the passing of this By-law was lawfully used or erected for any purpose prohibited by this By-law so long as it continues to be used for that purpose. Neither shall anything in this By-law prevent the use of land, building or structure if an application for a building permit has been filed with the Chief Building Official prior to the enactment of this By-law and if the application conforms to the existing effective zoning by-law so long as the building or structure when erected is used and continues to be used for the purpose for which it was erected and provided the erection of such building or structure is commenced within two years after the day of the passing of the by-law and such building or structure is completed within a reasonable time after the erection thereof is commenced.

An existing building or structure which has been lawfully erected but which does not conform to the zoning standards set out in Schedule "A" may be enlarged or extended provided the building or structure is used for the purpose permitted by this By-law in the zone in which it is located and further provided that such extension or enlargement complies with all such zone requirements.

1.7 SCHEDULE "E"

Schedule "E" consists of a series of plans which identify Subject Lands referred to in the numbered paragraphs forming Schedule "D"; ie. paragraph 527 in Schedule "D" contains the clause: "The following provisions shall apply to the "Subject Lands" as shown on Schedule E-582.

1.8 SCHEDULE "T"

Schedule "T" consists of a series of tables which set out the standards for the use of Subject Lands referred to in the numbered paragraphs forming Schedule "D"; ie. paragraph 527 in Schedule "D" contains the clause: "The Subject Lands shall comply with the zone standards as set out in Schedule T-43."

1.9 SCHEDULES "E" AND "T"

Schedules "E" and "T" shall be and hereby form part of this By-law.

2.0 DEFINITIONS

In this By-law:

ACCESSORY BUILDING - Means a subordinate building or structure, whether separate or attached, located on the same lot as the main building, the use of which is clearly incidental to that of the main building, not used for human habitation, and includes a private garage or carport.

AISLE - Means a vehicular accessway within an automobile parking area designated to provide access to a parking space.

ALL SEASON SPORTS FACILITY - Means a structure with a hemispherical roof or ceiling which is constructed of fabric type material and supported by an air pressure system in which sporting activities such as golf driving ranges, miniature golf, baseball, batting cages, roller blading/skating, bocce, soccer, racquet sports etc. are carried out. Accessory uses such as an eating establishment, office facilities and related retail sales are permitted. An all season sports facility shall not be located closer than 350 metres to a residential zone.

AMENITY AREA - Means space outside a dwelling unit within or outside the building designed for the passive enjoyment or active recreational needs of the residents.

ARCADE - Means a building or part of a building where at least three (3) mechanical, electronic or computerized machines, intended for use as a game, entertainment or amusement and including pinball machines, television games, shooting galleries, video games and other similar machines but not including machines used exclusively for vending merchandise or services or playing recorded music, are available for use by the public.

AUDITORIUM - Means part of a church, theatre or other public building, but not including a school which is assigned to the audience and used for lecturing, theatrical dance, athletic performances or similar activities.

AUTOBODY REPAIR SHOP - Means a building or place used for the care and major repair of motor vehicles including body work and paint work, but not including a motor vehicle sales establishment.

AUTOMOBILE GAS BAR - Means a building or place:

- i) where gasoline or other motor fuels and oil are kept for sale and for delivery directly into a motor vehicle;
- ii) does not include an automobile service station, a public garage, or a car wash;
- iii) which permits a convenience retail store in association with an automobile gas bar use, provided the maximum gross floor area of the convenience retail store does not exceed 280m²; and,
- iv) which permits a convenience eating establishment with drive-through as an accessory use to a convenience retail store, provided its size does not exceed a maximum gross floor area of 25% of the convenience retail store.

AUTOMOBILE SERVICE STATION - Means a building or place:

- i) where gasoline or other motor fuels are kept for sale and for delivery directly into a motor vehicle; and
- ii) for the performance of minor running repairs essential to the actual operation of motor vehicles and for the sale to the motoring public of goods usual to the trade; but
- iii) does not include a motor vehicle sales establishment, a public garage, a car wash or an autobody repair shop.

AUTOMOTIVE RETAIL STORE - Means a building or part of a building primarily engaged in the retail of vehicle parts, accessories, and tools where accessory uses may include service bays for performing specialized automotive related work, but do not include autobody repair work or paint work.

BANQUET HALL - Means a building or part of a building used for the purpose of entertaining a large assembly of people and where food and liquor may be provided and may also include accessory retail uses including and similar to a photography studio/service, travel agency, disc jockey service, videography service, flower or gift shop, tuxedo rental, limousine rental, provided the total combined floor area of all accessory uses does not exceed ten percent (10%) of the total gross floor area of the building. An eating establishment may be permitted provided the total floor area does not exceed twenty (20%) of the total gross floor area of the building.

BASEMENT - Means a storey, the floor of which is at least 0.75 metres below finished grade, provided that not more than one half of its height from the floor to the underside of the floor joists is below the finished grade.

BED AND BREAKFAST ESTABLISHMENT - Means an establishment within part of a single family detached dwelling that provides sleeping accommodation for guests, and may include meals, services, facilities and amenities for the exclusive use of guests, but excludes a hotel, motel or tourist home.

BINGO HALL - Means a building or part of a building where bingo is played, bingo being a specific game of chance in which prizes are awarded on the basis of designated numbers or symbols on a card conforming to numbers or symbols selected at random.

BODY-RUB PARLOUR - Includes any premises or part thereof where a body rub is performed, offered or solicited in pursuance of a trade, calling, business or occupation, but does not include any premises or part thereof where body rubs are performed for the purposes of medical or therapeutic treatment by persons otherwise duly qualified, licensed or registered so to do under the laws of the Province of Ontario.

BOWLING ALLEY - Means a building or part thereof consisting of bowling lanes and may include a billiard hall provided that billiard hall is operated in conjunction with the bowling alley

and that the floor area appurtenant to the billiard tables does not exceed twenty-five percent (25%) of the floor area appurtenant to the bowling lanes.

BUILDING - Means any structure, whether temporary or permanent, used or erected for shelter, accommodation or enclosure of persons, animals, materials or equipment, and shall not include a house trailer or mobile home.

BUILDING HEIGHT - Means the vertical distance between the average elevation of the finished grade at the front of the building (for the purpose of this definition, the front of the building shall be the wall containing the main entrance); and

i) in the case of a flat roof, the highest point of the roof surface;

ii) in the case of a mansard roof, the highest point on the roof surface;

iii) in the case of a gable, hip or gambrel roof, the mean height between the eaves and the highest point of the roof;

exclusive of any accessory roof construction such as a chimney, tower, steeple, elevator, mechanical room, or television antenna.

BUILDING HEIGHT (RV1 OLD VILLAGE RESIDENTIAL ZONE) - Means the vertical distance between the average elevation of the finished grade at the front of the building, exclusive of any artificial embankment, berm or raising of grades, in excess of the limits set out below, and;

i) in the case of a flat roof, the highest point of the roof surface;

ii) in the case of a mansard roof, the highest point on the roof surface;

iii) in the case of a gable, hip or gambrel roof, the mean height between the eaves and the highest point of the roof;

exclusive of any accessory roof construction such as chimney, tower, steeple, elevator, mechanical room, or television antenna. For the purpose of this definition, the front of the building is deemed to be the wall containing the main entrance.

For the purposes of this definition, grades may not be artificially raised in excess of the following:

The gradient of rear and front yards shall be limited to a maximum of 5% and a minimum of 2% within 6m of a dwelling unit. Artificial embankments and/or retaining walls shall not be permitted on a lot unless required to achieve proper drainage. Should such embankments be required, the maximum slope shall be limited to 3:1 and the corresponding grade differential shall not exceed 600 mm. The total grade differential achieved by retaining walls, embankments or a combination of retaining walls and embankments, shall not exceed 1.5m.

BUILDING SUPPLY OUTLET - Means a building or structure or part of a building or structure used for the sale of construction and related materials primarily to the construction industry and contractors with accessory retail sales to the general public.

CAR BROKERAGE - Means a building or part of a building used for sales/leasing/rental of passenger vehicles, **and shall not include the sale of automotive parts, mechanical repairs, or autobody repairs, or the outdoor display or storage of motor vehicles.**

CAR WASH - Means a building or part thereof used for the operation of automobile wash equipment with a capacity to wash more than ten (10) cars per hour and shall include coin-operated automobile washing establishments.

CATALOGUE SALES - Means a building or part of a building where goods and merchandise, are offered for sale through the use of a catalogue, and the main storage facilities for these items are separate and not visible to the public.

CELLAR - Means that portion of a building below the lowest storey which has more than one half of its height from the floor to the underside of floor joists below the finished grade.

CEMETERY - Means land that is set apart or used as a place for the interment of the dead or in which human bodies have been buried.

CHIEF BUILDING OFFICIAL - Means the officer or employee of the City of Vaughan appointed by Council as Chief Building Official pursuant to the Building Code Act.

CHURCH - Means a building dedicated to religious worship and includes a church or synagogue hall; a church or synagogue auditorium; a religious worship school; a convent and/or a monastery.

CITY - Means The Corporation of the City of Vaughan.

CLUB - Means a non-profit, non-commercial organization, which carries on social, cultural and welfare programs for the common betterment of the community and may contain a maximum of two (2) arcade machines or two (2) billiard tables and shall not include any commercial use as defined in this By-law.

COLD CELLAR - Means a room or area located entirely underneath an unenclosed porch (covered or uncovered), of which the height of the area or room may project a maximum of 1.2 metre above finished grade.

COLUMBARIUM - Means a structure designed for the purpose of storing the ashes of human remains that have been cremated.

COMMUNITY CENTRE - Means one (1) or more buildings to be used for community activities, including recreational and institutional uses and may include private or public commercial uses incidental thereto.

CONVENTION CENTRE - Means a building, or part of a building, designed to accommodate gatherings for specific events such as conferences, meetings, rallies, and may include assembly halls, food preparation, liquor and eating areas, theatres, a hotel and accessory retail uses.

CORRECTIONAL OR CRISES CARE GROUP HOME – Means a single detached dwelling unit occupied by not less than three, and not more than ten persons exclusive of staff, who live as a single housekeeping unit and require residential, sheltered, specialized or group care and which is licensed, approved or supervised by the Province of Ontario under any general or special Act, and which shall be maintained and operated primarily for:

- Persons who have been placed on probation under the Young Offenders Act, the Probation Act; the Criminal Code (Canada) as amended or any act passed to replace the foregoing Acts;
- Persons who have been released on parole under the Ministry of Correctional Services Act or the Parole Act (Canada) as amended or any act passed to replace the foregoing Acts;
- Persons who have been charged under the Young Offenders Act;
- Persons who require emergency care and transient or homeless persons;
- Persons requiring treatment and rehabilitation for addiction to drugs and alcohol;

A **CORRECTIONAL OR CRISES CARE GROUP HOME** does not include an **INSTITUTIONAL CARE FACILITY**.

CREMATORIUM - Means a building fitted with the proper appliances for the purpose of the cremation of human remains, and includes everything incidental or ancillary thereto.

DAY NURSERY - Means a day nursery as defined in the Day Nurseries Act, R.S.O. 1980, C.111.

DESIGNED MAXIMUM CAPACITY - Means the number of persons for which the floor area of a building or part thereof is designed but which shall not be less than the occupant load of the building or part thereof, as determined by Table 3.1.14.A of Regulation 87, R.S.O. 1980.

DRIVEWAY - Means a vehicular accessway providing access from a public highway to a building or property, a loading space, a parking area or a garage.

DRY CLEANING DEPOT - Means a building or a part of a building used for the purpose of receiving articles to be subjected to the process of dry cleaning at another location off-site, and shall not permit dry cleaning equipment on the property.

DRY CLEANING ESTABLISHMENT - Means a building where dry cleaning, dry-dyeing, cleaning or pressing of articles or goods or fabric is carried on, in which only non-flammable solvents are used and no obnoxious odour, noise or vibrations are emitted.

DWELLING, APARTMENT - Means a building consisting of four (4) or more dwelling units, the occupants of which have the right to use common halls, stairs, elevators and yards.

DWELLING, BLOCK TOWNHOUSE - Means a townhouse dwelling that is part of a condominium co-operative or rental project with a private internal traffic circulation system or direct access from a public street.

DWELLING, CONDOMINIUM - Means a dwelling unit which is part of a Corporation registered under the Condominium Act, or a predecessor thereof, where the dwelling units are under individual ownership, and the common elements of the property are owned by all of the owners as tenants in common.

DWELLING, CONVERTED - Means a dwelling erected prior to the passing of this By-law and altered to make a greater number of dwelling units and where each dwelling unit has a minimum gross floor area of 70 square metres, exclusive of public or common halls and stairways, the thickness of the outside walls, and rooms below grade.

DWELLING, DUPLEX - Means a dwelling divided horizontally into two (2) dwelling units each of which has an independent entrance either directly or through a common vestibule.

DWELLING, GROUP - Means a group of two (2) or more multiple family dwellings on the same lot or block of land.

DWELLING, MULTIPLE FAMILY - Means a building or part thereof containing three (3) or more dwelling units.

DWELLING, SEMI-DETACHED - Means a building containing two (2) single family dwellings.

DWELLING, SENIOR CITIZENS - Means an apartment building occupied by persons who have attained the age of sixty years.

DWELLING, SINGLE FAMILY DETACHED - Means a separate building containing only one (1) dwelling unit.

DWELLING, SPLIT LEVEL - Means a dwelling in which the first floor above finished grade is so constructed as to create two (2) or more different levels, the vertical distance between such levels being always less than a full storey.

DWELLING, STREET TOWNHOUSE - Means a townhouse dwelling in which each dwelling unit is situated on its own lot, which lot abuts a public street.

DWELLING, TOWNHOUSE - Means a building containing three (3) or more dwelling units, each of which has direct access from the outside ground level and shares two (2) above ground party walls with abutting dwelling units; and a unit at the end of a row of townhouse dwellings and sharing only one (1) above ground party wall shall also be a townhouse dwelling.

DWELLING UNIT - Means a room or a suite of two (2) or more rooms, designed or intended for use by a family, in which sanitary conveniences are provided and in which facilities are provided for cooking or the installation of cooking equipment.

EATING ESTABLISHMENT - Means a building or place where food and drink are prepared and offered for sale and served at the same table or counter where the food and drink are ordered and are to be consumed. Such establishment may include an outdoor patio as an accessory use thereto and may offer limited take-out and/or delivery services. Accessory billiard tables shall not be permitted within 300 metres of a public or private school.

EATING ESTABLISHMENT, CONVENIENCE - Means a building or place having seating of not less than 24 seats, where food and drink are prepared and offered for sale on a cafeteria-style, buffet or self-service basis for consumption within or outside of such building or place, and where customers do not eat at the same table or counter at which the food is ordered and/or obtained. Such establishments may include take-out and/or delivery services, and an outdoor patio as an accessory use thereto; and may be accessory to a bakery and/or delicatessen use, notwithstanding the minimum seating limitation, and provided that in an Industrial Zone, the accessory Convenience Eating Establishment is subject to the general provisions for accessory retail sales established in By-law 1-88. Accessory billiard tables shall not be permitted within 300 metres of a public or private school.

EATING ESTABLISHMENT, CONVENIENCE WITH DRIVE-THROUGH - Means a Convenience Eating Establishment having a drive-through component where food and drink are served for consumption on or off the premises.

EATING ESTABLISHMENT, TAKE-OUT - Means a building or place having limited seating not to exceed 24 seats, where food and drink are prepared and offered for sale to be primarily taken out or delivered for consumption off the premises.

EQUIPMENT SALES/RENTAL ESTABLISHMENT - Means a building or part of a building used for the display of new and/or used equipment, tools, construction equipment, implements, utensils, accessories, apparatus and other similar like things or objects offered for hire/rental/or sales.

EXISTING - Means existing as of the date of the passing of this By-law.

FAMILY - Means one (1) or more persons living in a dwelling unit as a single and non-profit housekeeping unit and includes roomers and/or boarders; but in no case shall the number of roomers and boarders exceed two (2) in total.

FINISHED GRADE - Means the average elevation of the finished ground level at the wall(s).

FLANKAGE - Means that portion of a side lot line that abuts a street line.

FLOODPLAIN - Means the horizontal area bordering a river, stream, or watercourse which would be susceptible to flooding during the Regional Storm.

FLOOR AREA - Means the total area devoted to a particular use within a building, measured to the exterior limits of that use.

FLOOR AREA, COMMERCIAL - Means the total floor area of a commercial building excluding any basement or cellar; the exterior walls of the building; fire and exit corridors; any furnace room, waste disposal, laundry room, or other maintenance spaces; any mezzanine spaces; administration or management offices; elevator and machine rooms; electrical and mechanical vaults and rooms and facilities related thereto; vertical transportation facilities; public washrooms; loading docks; truck receiving and delivery facilities; any public circulation area which constitutes an enclosed mall, court or arcade; any car parking areas above or below grade including parking structures.

FLOOR AREA, GROSS (G.F.A.) - Means the aggregate of the floor areas of all storeys of a building, measured to the exterior of the outside walls, but not including the areas of any cellar, or car parking area above or below grade within the building or within a separate structure.

FLOOR AREA, GROUND - Means the total area of the ground floor measured to the exterior of the outside walls at the lowest storey, excluding any private garage, porch, verandah or sunroom.

FUNERAL HOME - Means a premises with facilities for the preparation of the dead for burial or cremation, for the viewing of the body, and for funeral services.

GARDEN OR STORAGE SHED – Means a subordinate building or structure, and may include a cabana or gazebo, which is detached and located in the rear yard, not to be used for human habitation.

GOLF COURSE - Means a public or private area operated for the purpose of playing golf and does not include driving ranges.

GREENWAY - Means an additional boulevard abutting the road allowance, allowing vehicular access to a public highway. Greenway corridors are designed as linear green space.

GROSS VEHICLE WEIGHT (G.V.W.) - Means the weight of a vehicle plus a full load, as specified on the owner's vehicle registration.

HEALTH CENTRE - Means a building or part thereof which is used for the purpose of physical fitness, and may include a gymnasium, exercise room, steam room, sauna, racquet sports, swimming pool, or other related facilities, but not including a body rub parlour, or an all season sports facility.

HOME OCCUPATION - Means an occupation conducted in a dwelling unit and which:

- i) is clearly secondary to the use of the dwelling unit as a private principal residence;
- ii) does not change the external character of the dwelling unit as a private residence;
- iii) does not create or become a public nuisance, in particular in respect to noise, traffic or parking.

HOSPITAL, PRIVATE - Means a private hospital as defined by the Private Hospital Act, R.S.O., 1980, Chapter 410.

HOSPITAL, PUBLIC - Means a hospital as defined by the Public Hospital Act, R.S.O. 1980, Chapter 410.

HOTEL - Means a building(s) or part thereof on the same lot used to accommodate the travelling public for gain or profit, by supplying them with sleeping accommodation but without individual private cooking facilities.

INSTITUTIONAL CARE FACILITY – Means a Correctional or Crises Care Group Home containing 11 or more residents, exclusive of staff. Without limiting the generality of the foregoing an Institutional Care Facility may include a “halfway house”, a homeless shelter or a shelter for domestic abuse or such other institution as an emergency residence for persons referred by a hospital, court or government agency.

LANDSCAPING OR LANDSCAPED AREA - Means an area of land comprising trees, shrubs, flowers, grass or other horticultural elements. Landscaping may include paths, patios,

walkways, decorative stonework or other architectural elements designed to enhance the visual amenity of a property but does not include open storage display areas, parking or loading areas, or areas covered by driveways.

LANDSCAPING, SOFT - Means an area of land comprising trees, shrubs, flowers, grass or other horticultural elements.

LANDSCAPING, HARD - Means an area of land surfaced by materials such as unit pavers, patio stones, concrete, decorative stonework or other architectural elements designed to enhance the visual amenity of a property but does not include areas devoted to vehicular or pedestrian use such as parking or loading areas or driveways.

LANE - Means a public or private means of access which affords only a secondary means of access to an abutting property in addition to a public highway.

LIBRARY - Means a public library within the meaning of the Public Libraries Act, R.S.O. 1980, C.414.

LOADING SPACE - Means an off-street space or berth for the loading or off-loading of commercial vehicles, which space or berth is provided on the same lot upon which the principal use is located.

LOFT - Means the finished portion of a building between the roof and the ceiling of the top storey, located inside the sloping roof where the maximum floor area does not exceed 25% or 70m², whichever is the lesser, of the floor below.

LOT - Means a parcel of land fronting on a street separate from any abutting land to the extent that a consent contemplated by Section 49 of the Planning Act, R.S.O. 1983 would not be required for its conveyance. For the purpose of this paragraph, land defined in an application for a building permit shall be deemed to be a parcel of land and a reserve shall not form part of the lot.

LOT AREA - Means the horizontal area within the boundary lines of a lot.

LOT CORNER - Means a lot situated at the intersection of and abutting upon two (2) or more streets provided that the angle of intersection of such streets is not more than 135 degrees. For the purpose of this paragraph, a reserve abutting a street line shall be deemed to be a street, and a lot abutting a greenway block shall be deemed a corner lot and having an exterior lot line.

LOT COVERAGE - Means the percentage of the lot area covered by all buildings and structures above ground level, including accessory buildings, provided that the area of buildings shall be measured to the exterior of the outside walls, and shall not include projections such as eaves or decks which are not covered and not enclosed.

LOT DEPTH - Means the horizontal distance between the front and rear lot lines. Where these lines are not parallel, it shall be the length of a line joining the mid-points of the front and rear lot lines.

LOT FRONTAGE - Means the horizontal distance between the side lot lines of a lot measured on a line at right angles to the lot centre line at a point 6.4 metres back from the front lot line. The "lot centre line" means the line joining the mid-points of the front and rear lot lines, but in the case of a corner lot, means a line drawn perpendicular from the mid-point of the rear lot line to meet the front lot line. In the case of a corner lot with an abutting sight triangle the lot frontage shall be the distance between the extension of the exterior side lot line and the other side lot line measured on a line at right angles to the lot centre line 6.4 metres back from the front lot line.

LOT, INTERIOR - Means a lot other than a corner lot.

LOT LINE - Means any boundary of a lot.

LOT LINE, EXTERIOR - Means the lot line, on a corner lot, which is a street line and which is not the front lot line. For the purpose of this paragraph, a reserve abutting a street line shall be deemed to be a street and a lot abutting a greenway block shall be deemed to be a corner lot and having an exterior lot line.

LOT LINE, FRONT - Means the street line, provided that in the case of a corner lot, the shorter street line is deemed to be the front lot line and provided further that in the case of a corner lot which has an abutting sight triangle the centre point of the lot line abutting the sight triangle shall be deemed to be the point of intersection of the front and side lot lines. Where both lot lines are of equal length or where the lot abuts more than two (2) street lines, the front lot line shall be the line facing the main entrance of the building unless the lot is a through lot. A reserve abutting a street line shall be deemed to be a street for the purpose of this paragraph.

LOT LINE, REAR - Means the lot line most nearly opposite the front lot line, but if the side lot lines intersect, means the point of intersection.

LOT LINE, SIDE - Means any lot line other than the front lot line and the rear lot line.

LOT, THROUGH - Means a lot having two (2) lot lines which are not adjacent, abutting on two (2) streets. Except for the purposes of setback requirements, a through lot shall be deemed to front on only one (1) street. The front lot line shall be the one so designated in an application for a building permit.

MAIN BUILDING - Means the building in which is carried on the principle purpose for which the building lot is used, and in a Residential Zone the dwelling is the main building.

MAIN WALL - Means the exterior front, side or rear wall of a building, and all structural members essential to the support of a fully enclosed space or roof, where such members are nearer to a lot line than the said exterior wall.

MAUSOLEUM - Means a building or other structure used as a place for the interment of the dead in sealed crypts or compartments.

MEAT PACKING AND PROCESSING - Means a building or part of a building used for the packing, storing, sorting, handling, or processing of meat, for which all required approvals of the Ministry of the Environment and Energy and the York Region Health Unit have been obtained. A meat packing and processing use shall not include any accessory outside storage and all garbage and refuse shall be stored within the building or unit where the use is carried out. Where any such garbage or refuse is a putrecible material, it shall be stored in a refrigerated area prior to being sent for disposal. For the purposes of this definition: Meat shall mean any flesh or body parts obtained from all animals including, but not limited to beef, pork, fish, seafood, poultry and fowl and; meat packing and processing shall not include an abattoir or rendering plant or any use cited in Section 3.24 "Prohibited Uses", or an "Obnoxious Use", as defined.

MEZZANINE, CLOSED - Means a floor area located between the floor and ceiling of any room or storey, having partitions or other visual obstructions more than 1,070mm above the floor assembly.

MEZZANINE, OPEN - Means an open floor area located between the floor and the ceiling of any room or storey, having no partitions or other visual obstructions more than 1,070mm above the floor assembly.

MIXED USE DEVELOPMENT - Means a building:

- a) In which at least 70% of the gross floor area is used for business and professional offices and within which at least one of the following uses is found: bank or financial institution, personal service shop, retail store, eating establishment convenience; eating establishment, take-out, eating establishment, convenience; and health centre; or
- b) Used for a retail store or retail warehouse containing business and professional office space; or
- c) Containing business and professional offices; retail store or retail warehouse; and residential uses in combination.

MIXED USE DEVELOPMENT MAINSTREET - Means a building or part of a building that contains permitted commercial uses and residential uses in combination, excluding a hotel, motel or tourist home, provided that all main residential uses are located in a storey above the first storey, except for entrances and lobbies which are located on the first floor and accessory uses, such as but not limited to storage, mechanical and laundry facilities, which may be permitted to be located in a basement or cellar.

MIXING PLANT - Means a building or a structure or part of a building or structure where concrete, mortar, plaster or paving materials are mixed or batched or are weighed and measured for mixing off site, and shall not include the mixing of concrete, mortar, or plaster, accessory to a permitted use provided all mixing shall occur within a wholly enclosed building and with a maximum batching capacity of 3 cubic metres at any one time.

MOBILE HOME - Means a self-propelled dwelling unit or a mobile dwelling unit that is designed to be towed by a motor vehicle and includes such a unit which is jacked up with its running gear removed.

MODEL HOME - Means a building erected as a model of the dwelling units to be constructed in the plan of subdivision.

MOTEL - Means a building comprising not less than six (6) sleeping units or dwelling units, occupied or intended to be occupied temporarily by automobile tourists or transients, with each unit having its own parking space conveniently located on the site and each sleeping unit

being self-contained and having its own bathroom with water closet, wash basin and a bath or shower.

MOTOR VEHICLES SALES ESTABLISHMENT - Means a building or part of a building used for the sale and display of motor vehicles, including the sale of automotive parts, mechanical repairs and auto body repairs.

MULTI-UNIT BUILDING - Means a building having more than one (1) unit.

MUSEUM OR ART GALLERY - Means a building or part of a building used solely for the display of works of art or historical artifacts.

NURSING HOME - Means any premises maintained and operated for two (2) or more unrelated persons requiring nursing care.

OFFICE BUILDING - Means a building having more than one-storey used for business or professional office purposes. If an office building exceeds three (3) storeys in height, the following uses shall be permitted on the ground floor provided the combined total gross floor area of all such uses does not exceed fifteen percent (15%) of the gross floor area of the said office building:

- bank
- eating establishment
- eating establishment, convenience
- eating establishment, take-out
- health centre
- personal service shop
- pharmacy
- retail store
- a 'variety store' which shall mean a kiosk serving the daily or occasional needs of the employees in the office building with a variety of goods such as food snacks and beverages, sundries, tobacco, stationery, magazines and newspapers, but not including groceries, meats and produce, with no direct access to the exterior of the building and a gross floor area not exceeding fifty (50) square metres.

Notwithstanding the above, a pharmacy not exceeding 75m² shall be permitted in an office building not exceeding three (3) storeys in height.

For the purposes of this definition a partial second storey or a mezzanine level shall not be considered to constitute a storey.

OFFICE, BUSINESS OR PROFESSIONAL - Means the use of a building or part of a building in which one or more persons are employed in the administration, direction or management of a business, agency, brokerage or organization, or by professionally qualified persons and their support staff, and shall include but not be limited to an office of a regulated health professional, lawyer, dentist, architect, engineer, stock broker, accountant, real estate or insurance agency, veterinarian or a similar professional person's office but shall not include a veterinary clinic.

OPEN STORAGE - Means the leaving, placing or parking of goods, materials, machinery, equipment or vehicles on a lot and not covered by a structure for a period of more than 72 hours.

OUTDOOR PATIO - Means a designated outdoor area adjoining an eating establishment where food or drink are offered for sale and served at the same table where the food and drink are ordered and are to be consumed; or where food and drink are brought by the customer from within the eating establishment to an adjoining outdoor area for consumption.

OUTSIDE STORAGE - Means the leaving, placing or parking of goods, materials, machinery, equipment or vehicles on a lot and not covered by a structure in the EM2 Zone only.

PARKING GARAGE - Means a structure used for the parking of motor vehicles, including pedestrian aisles, lanes for the movement of vehicles and a way of access to and from a public highway.

PARKING LOT OR PARKING AREA - Means an area of land comprised of parking spaces and related aisles, manoeuvring areas and entrances and exits.

PARKING SPACE - Means a rectangular area measuring at least 2.7 metres by 6.0 metres, exclusive of any aisles or ingress and egress lanes, used for the temporary parking of motor vehicles, and shall include a private garage or carport and private driveway leading thereto.

PARKING SPACE, HANDICAPPED - Means an area measuring at least 3.9 metres by 6.0 metres, exclusive of any aisles or ingress and egress lanes used for the temporary parking of motor vehicles. If said parking space is adjacent to another handicapped space, the minimum area may be reduced to 3.2 metres by 6.0 metres.

PERSON - Means an individual, association, firm, partnership or incorporated company.

PERSONAL SERVICE SHOP - Means a building or part of a building in which persons are employed in furnishing services and otherwise administering to the individual and personal needs of persons, and includes a barber's shop, hair dressing establishment, a shoe repair shop, a tanning salon, a tailor or seamstress establishment, a beauty salon, a laundromat, a dry cleaning depot, a formal wear shop and other similar services, but does not include a body rub parlour.

PET GROOMING ESTABLISHMENT - Means a building or part of a building in which animals are groomed and where accessory products are sold (a maximum of 30% of the Gross Floor Area of the establishment can be devoted to accessory retail uses), and may also include pet obedience training and daily animal-sitting, but shall not include any overnight boarding of animal(s). Such a use must be conducted within a wholly enclosed building and may also be accessory to a veterinary clinic or pet shop.

PHARMACY - Means a building or part of a building where prescription drugs, pharmaceutical, health and beauty aid products, and other similar products administering to the individual and personal needs of persons are sold to the public and may include accessory sales of goods such as food snacks and beverages, sundries, tobacco, stationary, magazines and newspapers, but does not include groceries, meats and produce."

PIT - Means a pit as defined in the Pits and Quarries Control Act, R.S.O. 1980, C.378.

PLACE OF AMUSEMENT - Means an arcade that is not located within three hundred (300) metres of a school.

PLACE OF ENTERTAINMENT - Means a motion picture or other theatre, arena, auditorium, public hall, bowling alley, ice or roller skating rink, billiard hall, but not including a bingo hall.

A billiard hall shall not be located within 300 metres of a public or private school and shall not be located on a lot having a lot line directly abutting a lot zoned residential. Accessory billiard tables shall not be permitted within 300 metres of a public or private school.

PORCH, UNENCLOSED (COVERED OR UNCOVERED) - Means a platform with or without a foundation and with at least two sides open which is uncovered or covered by either a roof, balcony or enclosed space or room, with or without a foundation.

PRINT SHOP - Means a building or part of a building used for the primary purpose of reproducing material in a printed or electronic form and may also include the binding or processing of such material and including accessory retail sales.

PRIVATE HOME, DAY CARE - Means a "Private Home Day Care" as defined in the Day Nurseries Act, R.S.O. 1980, C.111, but only if carried on in a single family detached dwelling, provided:

- i) such a use shall service a maximum of five (5) children; and
- ii) no person, other than a person resident in the said dwelling plus no more than two (2) assistants (who may or may not reside in the said dwelling), shall operate in or from the said dwelling.

PRIVATE HOME TUTORING - Means a building or part of a building in which the proprietor provides private lessons to not more than four (4) students simultaneously.

PUBLIC GARAGE - Means a building which is used for the care, repair or equipping of motor vehicles, but does not include an autobody repair shop or a motor vehicle sales establishment.

PUBLIC HIGHWAY - Means a street or highway being a Provincial Highway or under the jurisdiction of the Regional Municipality of York, the Municipality of Metropolitan Toronto, or assumed by the City or being constructed under an Agreement with the City.

PUBLIC RECREATION FACILITY - Means an area or facility set aside for recreational purposes and may include playgrounds, tennis courts, lawn bowling greens, indoor and outdoor skating rinks, picnic areas, athletic fields, swimming pools, day camps, community centres and similar uses.

QUARRY - Means a quarry as defined in the Pits and Quarries Control Act, R.S.O. 1980, C.378.

REGIONAL STORM - Means a storm which would be the equivalent of "Hurricane Hazel".

REGULATED HEALTH PROFESSIONAL - Means a person registered under the Regulated Health Professions Act, S.O. 1991, C.18, or as a drugless practitioner under the Drugless Practitioners Act, R.S.O. 1990, C.D.18 including: Audiologists, Chiropractors, Chiropractors, Dental Hygienists, Dental Technologists, Denturists, Dentists, Dieticians, Massage Therapists, Medical Laboratory Technologists, Medical Radiation Therapists, Midwives, Naturopaths,

Nurses, Occupational Therapists, Opticians, Optometrists, Pharmacists, Physicians, Physiotherapists, Podiatrists, Psychologists, Respiratory Therapists, Speech Language Pathologists. A BODY-RUB PARLOUR may also be permitted as an accessory use to a REGULATED HEALTH PROFESSIONAL office provided such accessory use does not exceed a maximum of 30% of the total gross floor area of the REGULATED HEALTH PROFESSIONAL office, and provided that the main business access shall only be from an entrance in common with the principal REGULATED HEALTH PROFESSIONAL office.

RESERVE - Means a strip of land abutting a public highway and owned by the authority having jurisdiction over such highway.

RETAIL NURSERY - Means land or buildings where plants, shrubs, or trees and other associated products such as commercial fertilizers, insecticides and small garden tools may be offered for sale, but this shall not include the sale of farm implements or large machinery or equipment.

RETAIL WAREHOUSE - Means a building or part of a building in which goods and merchandise are displayed, stored and sold in a warehouse format. A warehouse format means a configuration where there is the integrated display, storage and sale of goods and merchandise, or a showroom with an associated warehouse component. A retail warehouse shall have a minimum gross floor area of 300 sq.m., except for a retail warehouse devoted primarily to the sale of prescription drugs, pharmaceuticals and health and beauty aids which shall have a minimum gross floor area of 1,500 sq.m.. A retail warehouse shall not include a gross floor area greater than 1,000 sq.m devoted, in the aggregate, to the storage, display and sale of food products. For greater clarity, a retail warehouse is not a supermarket or flea market.

SALVAGE YARD - Means land or buildings used for an automobile wrecking yard or premises for the keeping and/or storing of any of the following: used building products, waste paper, rags, bones, bottles, bicycles, automobile tires, old metal or other similar scrap material or salvage, or where any such material is bought, sold, exchanged, baled, packed, disassembled or handled.

SATELLITE DISH - Means any device used or intended to be used to send and/or receive signals to/from satellites.

SCHOOL, PRIVATE - Means a school other than a Public School or Technical School.

SCHOOL, PUBLIC - Means a public or separate school, high school, continuation school, technical school, college or university, or any other school established and maintained at public expense, and may include a Day Nursery operating within the school.

SCHOOL, TECHNICAL - Means a building or part of a building used to educate or train persons relating to a specific business or process, and may include a school operated for gain, including a secretarial school, language school, driving school, and data processing training centre.

SERVICE OR REPAIR SHOP - Means a building or part of a building used for the servicing or repairing of furnace or oil burners, water and air coolers, lawn care equipment, appliances, including small household appliances, dry cleaners and shall include the shop of a painter, plumber, carpenter, electrician, locksmith, tool sharpener, and other similar trades; but shall not include the repair or servicing of motor vehicles and heavy equipment, nor the manufacturing of articles, goods and materials, nor any other use otherwise classified or defined by this By-law. Accessory sales will be permitted, provided the display area does not exceed ten percent (10%) of the total Gross Floor Area devoted to the Service or Repair Shop, if separated by a solid wall.

SETBACK - Means the shortest distance between two (2) points specified in the phrase in which the term "setback" is used (subject to the special provisions set out in Schedule "A").

SHOPPING CENTRE - Means a building or a unified group of buildings on a lot designed, developed and managed as a single operating unit for which parking is provided in common off-street areas, as opposed to a business area comprising unrelated individual commercial establishments.

SIGHT TRIANGLE - Means the area of land abutting a corner lot enclosed by the projection of each street line.

STORE, CONVENIENCE RETAIL - Means a retail store servicing the daily or occasional needs of the patrons in the immediate area with a variety of goods such as milk and dairy products, groceries, meats, produce, carbonated beverages, sundries, tobacco, stationery, magazines and newspapers, with a gross floor area not exceeding 280 square metres.

STORE, RETAIL - Means a building or part of a building where goods, wares, merchandise, substances, articles or things are offered or kept for sale directly to the public at retail and includes a convenience retail store, but does not include a supermarket or an automotive retail store.

STORE, VIDEO - Means a building or part of a building where video tapes and DVD's and related equipment are kept for sale or rent, but shall not include an Adult Video Store as defined in the "Adult Videotape Store By-law".

STOREY - Means the portion of a building other than the cellar, basement or unfinished attic, which lies between the surface of the floor and the surface of the next floor above, and if there is no floor above it, then the surface next above it, provided its height is not less than 2.3 metres.

STREET - See "Highway, Public".

STREET LINE - Means the dividing line between a lot and a street or the dividing line between a lot and a reserve abutting a street.

STRUCTURE - Means anything that is erected which requires location on the ground or attached to something having a location on the ground, but does not include swimming pools constructed not more than 0.3 metres above finished grade.

STUDIO - Means a building or part of a building used for retail sales of art, handicrafts, pottery, ceramics, stained glass, knitwear, clothing and leather goods, excluding tanning hides or skins or similar artistic items, which may include accessory small-scale production, assembly and/or instruction, provided that the accessory production, assembly and/or instruction area shall not exceed 30% of the total gross floor area of the studio.

SUPERMARKET - Means an individual food store having a gross floor area in excess of 1000 square metres and which is used primarily for the sale of food but shall not include a retail warehouse.

SWIMMING POOL - Means a privately owned outdoor swimming pool which includes any body of water or pool located outdoors on privately owned property contained in part or in whole by artificial means and used or intended for swimming, diving or bathing, but does not include:

- a) a farm pond; or,
- b) a body of water or pool that is less than 0.9m ± inches in height or depth, or a combination thereof.

TAVERN - Means a tavern as so defined by the "Liquor License Act" but does not include a hotel, motel or restaurant.
Accessory billiard tables shall not be permitted within 300 metres of a public or private school.

TRAILER - Means a mobile structure unit capable of being towed by a motor vehicle and which is primarily used to carry materials or goods but is not intended for habitation by humans and shall exclude a mobile home.

TRAILER, HOUSE - Means any vehicle so constructed that it is suitable for being attached to a motor vehicle for the purpose of being drawn or propelled by the motor vehicle, and capable of being used for the living, sleeping or eating accommodation of persons, notwithstanding that such vehicle is jacked-up or that its running gear is removed.

TRUCK TERMINAL - Means a building or place where trucks or transports are rented, leased, kept for hire or stored or parked for remuneration, or from which trucks or transports are dispatched for hire as common carriers, or which is a bonded or sufferance warehouse.

UNIT - Means a building or part of a building that is used for one (1) purpose by one (1) user.

USE, ACCESSORY - Means a use naturally and normally incidental, subordinate to and devoted exclusively to the main use on the same lot.

USE, AGRICULTURAL - Means any general farming or agricultural use which is not obnoxious to the public welfare including animal hospitals, apiaries, aviaries, berry or bush crops, animal husbandry, dog kennels or the breeding, boarding or sale of dogs or cats, field crops, forestry research station, goat or cattle dairies, mushroom farms, orchards, riding stables or academies, the raising of sheep or goats, the raising of swine, tree and shrub farms, and such uses or enterprises as are customarily carried on in the field of general agriculture.

USE, COMMERCIAL - Means the use of land, structure, or building for the purpose of buying and selling commodities or supplying of services as distinguished from such uses as manufacturing or assembling of goods, warehousing and construction.

USE EMPLOYMENT - Means the use of land, buildings or structures for the warehousing, manufacturing, processing or assembly of materials to finished products or by products, and may include other similar operations such as, but not limited to, data processing, research and development, and printing and publishing.

USE, INDUSTRIAL - Means the use of land, building or structures for the warehousing, manufacturing, processing or assembly of materials to finished products or by-products, including the storage of such materials and products.

USE, OBNOXIOUS - Means a use which, from its nature or operation creates a nuisance or is liable to become a nuisance or offensive by the creation of noise or vibration; or by reason of the emission of gas, fumes, dust or objectionable odour; or by reason of the unsightly storage of goods, wares, merchandise, salvage, refuse matter, waste or other material; and without limiting the generality of the foregoing shall include any uses which under the Public Health Act., R.S.O. 1980, Chapter 409 or regulations thereunder may be declared by the Local Board of Health or Council to be noxious or offensive trade, business or manufacture.

USE, RECREATIONAL - Means:

- i) The use of land for parks, playgrounds, racquet courts, lawn bowling greens, skating and curling rinks, athletic fields, picnic areas, swimming pools, day camps, community centres, snow skiing, walking trails and all similar uses, together with necessary and accessory buildings and structures; but
- ii) does not include a track for the racing of animals, motor vehicles, snowmobiles, motorcycles, golf driving ranges, miniature golf courses, or golf courses.

USE, RESIDENTIAL - Means the use of land, buildings or structures for human habitation.

VETERINARY CLINIC - Means a building or part of a building that is used solely by a veterinarian and his/her staff for the purpose of treatment of animals and providing facilities where the animals may be kept during the course of treatment.

WAREHOUSE - Means a building or part of a building where wares or goods are stored but shall not include a retail store.

WAYSIDE PIT - Means a temporary pit opened and used by a public road authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way. For the purpose of this definition, a public road authority means the Ontario Ministry of Transport, the Regional Municipality of York, and the City of Vaughan.

WAYSIDE QUARRY - Means a temporary quarry opened and used by a public road authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way. For the purpose of this definition, a public road authority means the Ontario Ministry of Transport, the Regional Municipality of York, and the City of Vaughan.

WOODLOT – Means a stand of trees zoned OS4 Open Space Woodlot Zone for the purposes of its preservation.

YARD - Means an uncovered space on a lot lying between a lot line and the nearest part of any building or structure or open storage use on the lot. In determining minimum yard requirements, the minimum horizontal distance from such lot lines, or the vertical extension of a lot line if measuring to an upper storey, to such part, shall be used and in the case of a corner lot with an abutting sight triangle, the triangle shall be deemed to be part of such the lot between the rear lot line of the lot and the nearest part of the nearest building or structure on the lot or the nearest open storage use on the lot.

YARD, EXTERIOR SIDE - Means a side yard immediately adjacent to a street line. For the purposes of this paragraph, a lot abutting a greenway block shall be deemed to be a corner lot, having an exterior lot line.

YARD, FRONT - Means a yard extending across the full width of the lot between the front lot line of the lot and the nearest part of the nearest building or structure or open storage use on the lot.

YARD, INTERIOR SIDE - Means the yard between the side lot line and the nearest part of any building or structure or open storage use extending from the front yard to the rear yard of a lot.

YARD, REAR - Means the yard extending across the full width of the lot between the rear lot line of the lot and the nearest part of the nearest building or structure on the lot or the nearest open storage use on the lot.

YARD, REQUIRED - Means a minimum yard required by this By-law.

YARD, SIDE - Means the yard between the side lot line and the nearest part of any building or structure extending from the front yard to the rear yard of a lot.

ZONE - Means a designated area of land used as shown on the schedules to this By-law.

2.1 OAK RIDGES MORAINÉ DEFINITIONS

Section 2.0 of this By-law contains terms and definitions, which apply throughout the defined area of this By-law. Section 2.1 contains additional terms and definitions which shall also apply within the area designated "Oak Ridges Moraine Area" on Key Maps 2C, 2D, 2E, 2F, 2G, 3C, 3D, 3E, 3F, 3G, and 4G.

FOREST MANAGEMENT- Means the management of woodlands including accessory uses such as construction and maintenance of forest access roads and maple syrup production facilities,

- (a) for the production of wood and wood products, including maple syrup
- (b) to provide outdoor recreation opportunities,
- (c) to maintain, and where possible improve or restore, conditions for wildlife and
- (d) to protect water supplies.

HYDROLOGICALLY SENSITIVE FEATURE - Means permanent or intermittent streams; wetlands; kettle lakes; seepage areas and springs.

KEY NATURAL HERITAGE FEATURES - Means wetlands; significant portions of the habitat of endangered, rare, and threatened species; fish habitat; areas of natural and scientific interest (life science); significant valleylands; significant woodlands; significant wildlife habitat; sand barrens, savannahs, and tallgrass prairies.

OAK RIDGES MORAINÉ AREA - Means the area of land designated by Ontario Regulation 1/02 as being the Oak Ridges Moraine Area, being the land designated as Part 1 on a plan entitled "Plan of the Boundary of the Oak Ridges Moraine Area" and filed on October 22, 2001, with the Office of the Surveyor General of Ontario in the Ministry of Natural Resources. Containing 190,328 hectares, more or less, and being composed of land in the geographic townships listed in the schedule to Ontario Regulation 1/02.

OAK RIDGES MORAINÉ TRAIL is a recreational trail system along the Oak Ridges Moraine, and includes the following uses; non motorized trail uses; parking, signage, washrooms and interpretive facilities to support access to the trail system; fencing to define and protect the trails; works to improve access to the trail system and remove barriers to its use, for the benefit of all including persons with disabilities including the use of motorized wheel chairs; works to protect ecologically sensitive portions of the trail system; conservation and erosion control to protect or restore key natural heritage features and Hydrologically sensitive features and related ecological functions along the trail system.

OAK RIDGES MORAINÉ UNSERVICED PARK - Means a park that provides recreational opportunities and facilities, including playing fields, but without outdoor lighting, accessory commercial facilities, paved parking lots or permanent water or sewer facilities.

TRANSPORTATION, INFRASTRUCTURE, & UTILITIES - Includes public highways, transit lines, railways and related facilities, gas and oil pipelines, sewage and water service systems and lines, power transmission and telecommunication lines; bridges, interchanges, stations, and other structures, above or below ground, that are required for the facilities listed above, and associated rights-of-ways.

USE, OAK RIDGES MORAINÉ AGRICULTURAL - Means growing crops, including nursery and horticultural crops; raising livestock and other animals, including poultry and fish, for food and fur; aquaculture; agro-forestry and maple syrup production.

USE, OAK RIDGES MORAINÉ LOW INTENSITY RECREATIONAL - Means recreational uses which have minimal impact on the natural environment, and require very little terrain or vegetation modification and few, if any buildings or structures, including but not limited to the following: non-motorized trails, natural heritage appreciation, unserviced camping on public lands, and accessory uses including trails, boardwalks, footbridges, fences, docks, and picnic facilities.

4.3 R1 RESIDENTIAL ZONE

Uses Permitted

Single Family Detached Dwelling

4.4 R2 RESIDENTIAL ZONE

Uses Permitted

Single Family Detached Dwelling

4.5 R3 RESIDENTIAL ZONE

Uses Permitted

Single Family Detached Dwelling

4.9 RM2 MULTIPLE RESIDENTIAL ZONE

Uses Permitted

Apartment Dwelling
Multiple Family Dwelling
Block Townhouse Dwelling
Day Nursery

4.10 RA1 APARTMENT RESIDENTIAL ZONE

Uses Permitted

Apartment Dwelling
Day Nursery

4.11 RA2 APARTMENT RESIDENTIAL ZONE

Uses Permitted

Apartment Dwelling
Day Nursery

4.12 RA3 APARTMENT RESIDENTIAL ZONE

Uses Permitted

Apartment Dwelling
Day Nursery

4.13 R1V OLD VILLAGE RESIDENTIAL ZONE

Uses Permitted

Single Family Detached Dwelling

4.14 RH RESIDENTIAL HOLDING ZONE

Lands zoned Residential Holding shall be used only for the purposes of raising field crops provided that no structure shall be erected thereon without amendment to this By-law.

5.2 C1 RESTRICTED COMMERCIAL ZONE

Uses Permitted

Commercial

Any of the following uses, provided such use is conducted wholly within an enclosed building without any drive-in service or curb service, and provided further that no manufacturing or processing is carried on:

Automotive Retail Store
Banking or Financial Institution
Boating Showroom
Business or Professional Office
Club or Health Centre
Eating Establishment
Eating Establishment, Convenience
Eating Establishment, Take-Out
Funeral Home
Hotel
Laboratory
Motor Vehicle Sales Establishment
Office Building
Personal Service Shop
Photography Studio
Place of Entertainment
Radio Transmission Establishment
Retail Store
Service or Repair Shop
Video Store

Where any combination of the above uses is developed on a site, the parking requirements shall be subject to the shopping centre parking standard as set out in Subsection 3.8(a) of this By-law provided that the gross floor area of any or all eating establishment uses does not exceed twenty percent (20%) of the total gross floor area of the development.

Notwithstanding the above, only outdoor patio uses accessory to an eating establishment, including take-out and convenience, shall be permitted outside of a wholly enclosed building.

Institutional

Auditorium
Lodge, Association or Institutional Hall
Nursing Home
Public or Private Hospital

Recreational

Recreational uses, as defined in Section 2.0.

5.5 C4 NEIGHBOURHOOD COMMERCIAL ZONE

Uses Permitted

The following uses shall be permitted only if they are carried on entirely within a shopping centre and with no open storage:

Commercial

Bank or Financial Institution
Brewers Retail Outlet
Business or Professional Office
Club or Health Centre
Eating Establishment
Eating Establishment, Convenience
Eating Establishment, Take-Out
L.C.B.O. Outlet
Personal Service Shop
Pet Grooming Establishment, to be contained within a wholly enclosed building
Photography Studio
Place of Entertainment
Retail Store
Service or Repair Shop
Supermarket
Veterinary Clinic
Video Store

6.2 EM1 - PRESTIGE EMPLOYMENT AREA ZONE

6.2.1 Uses Permitted

- a) The uses permitted are as follows, provided they are within a wholly enclosed building and with no outside storage:

- Employment Use
 - Accessory Retail Sales to an Employment Use
 - Accessory Office Uses to an Employment Use
 - Banquet Hall, in a Single Unit Building, subject to Section 3.8
 - Bowling Alley, subject to Section 3.8
 - Business and Professional Offices, not including regulated health professional
 - Club, Health Centre, provided that the use is not located in a building which abuts a provincial highway, excepting Highway #7
 - Convention Centre, Hotel, Motel, subject to Section 3.8
 - Funeral Home in a Single Unit building and subject to Section 3.8
 - Car Brokerage
 - Office Building
 - Recreational Uses, including a golf driving range and miniature golf course
 - Service and Repair Shop
 - Any public garage legally existing as of the date of enactment of By-law 80-95.
- b) A multi unit building as defined in Section 2.0 other than office building, shall be permitted on a lot abutting:
- i) Highway #400 and Highway #427, provided that the minimum unit size shall be 465 sq.m;
 - ii) Highway #7, Highway #407, Weston Road, Jane Street, Rutherford Road and Pine Valley Drive provided that the minimum unit size shall be 274 sq.m;
 - iii) Notwithstanding i) and ii) above, one eating establishment, or eating establishment convenience, or eating establishment take-out having a maximum floor area of 185 sq.m shall only be permitted.

Notwithstanding Subsection 6.2.1 (a), only outdoor patio uses accessory to an eating establishment, including take-out and convenience, shall be permitted outside of a wholly enclosed building.
 - iv) Notwithstanding i) and ii) above, one Personal Service Shop having a maximum floor area of 185m² shall be permitted.

Institutional

CORRECTIONAL OR CRISES CARE GROUP HOME as defined in Section 2

7.2 OS1 OPEN SPACE CONSERVATION ZONE

Uses Permitted

Any use set out in Subsection 7.1.2 above, provided recreational uses, as defined in Section 2.0, shall be open to the general public.

7.2.1 Structures Within the OS1 Zone

No building or structure other than for conservation or flood control projects is permitted within the OS1 Open Space Conservation Zone.

7.2.2 Rezoning of OS1 Lands

Notwithstanding any other provisions contained in this Section, any lands in the OS1 Open Space Conservation Zone shall only be rezoned when such lands are filled to the satisfaction of the Metropolitan Toronto and Region Conservation Authority and the City.

7.2.3. Calculation of Zone Requirements

No lands in an OS1 Open Space Conservation Zone shall be used in calculating the lot frontage, lot area, coverage or yards required by this By-law for uses for adjacent zones.

7.3 OS2 OPEN SPACE PARK ZONE

Uses Permitted

As set out in Subsection 7.1.2 above.

8.0 A - AGRICULTURAL ZONE

8.1 AGRICULTURAL ZONE REQUIREMENTS

No person shall within an A Agricultural Zone use any land or erect, alter or use any building or structure except for a purpose hereinafter set forth, and in compliance with the following provisions and with any applicable provisions contained in Section 3.0 (General Provisions - All Zones), and in said Schedule A".

8.2 USES PERMITTED

Agricultural

Agricultural Uses as defined in Section 2.0
Veterinary Clinic

Residential

Single Family Detached Dwelling

Home Occupation

As permitted in Subsection 4.1.5

Institutional

Church
Community Centre
Day Nursery
Public Library
Public or Private Hospital
School

CORRECTIONAL OR CRISES CARE GROUP HOME as defined in Section 2, only permitted in Agricultural Zone located within the "Rural Area - General" boundary or "Employment Areas" defined in OPA 400, as amended.

An institution owned and operated by a religious, educational or charitable institution supported in whole or in part by public funds but not including an Institutional Care Facility as defined in Section 2.0.

Recreational

Bowling Green
Curling Rink
Private or Municipal Swimming or Wading Pool
Skating Rink
Tennis Court

Commercial

- Retail Nursery Use on a lot which was legally so used on September 19, 1988
- Seasonal fruit, vegetable, flower or farm product sales outlet, provided such produce is a product of the farm on which the outlet is located
- Woodlot

Cottage Industries

Artist's Studio
Production and Sale of Pottery and Ceramics, Woodworking Crafts and Leather Crafts, provided that:

- i) Such use shall only be permitted within a residential dwelling or accessory building;
- ii) Not more than three (3) persons shall be engaged in the use and at least one (1) of them shall reside on the property;
- iii) Such use shall not occupy more than twenty-five percent (25%) of the building in which it is located;
- iv) Only one (1) cottage industry use is permitted per lot;
- v) Parking shall be provided in accordance with the provisions of Subsection 3.8;
- vi) No outside storage shall be permitted.

Other Uses

Wayside Pit
Wayside Quarry

ZONE REQUIREMENT TABLE
SCHEDULE "A" TO BY-LAW 1-88

ZONE	PERMITTED USE CATEGORY	MINIMUM LOT FRONTAGE (m)	LOT AREA (minimums unless otherwise noted) (m ² unless otherwise noted)	MINIMUM YARD				MAXIMUM LOT COVERAGE (%)	MINIMUM LOT DEPTH (m)	MAXIMUM BUILDING HEIGHT (m)	MAXIMUM GROSS FLOOR AREA (m ²)	MINIMUM SETBACK FROM AN "R" ZONE TO ANY BUILDING STRUCTURE OR OPEN STORAGE USE (m)
				FRONT (m)	REAR (m)	INTERIOR SIDE (m)	EXTERIOR SIDE (m)					
RR	SINGLE FAMILY DETACHED DWELLING	45	4000	15	15	4.5	9	10	-	9.5	-	-
R1V	SINGLE FAMILY DETACHED DWELLING	30	845	9.0 ^{1,6}	7.5	1.5 ^{1,6}	9 ¹	20 ¹⁶	-	9.5 ⁶	-	-
R1	SINGLE FAMILY DETACHED DWELLING	18	540 ¹²	7.5	7.5	1.5 ⁶	4.5 ²	35 ¹²	-	9.5	-	-
R2	SINGLE FAMILY DETACHED DWELLING	15	450	4.5 ^{2,6}	7.5	1.2 ⁶	4.5 ²	40	-	9.5	-	-
R3	SINGLE FAMILY DETACHED DWELLING	12	360	4.5 ^{2,6}	7.5	1.2 ⁶	4.5 ²	40	-	9.5	-	-
R4	SINGLE FAMILY DETACHED DWELLING SEMI DETACHED DWELLING	9/ unit	270/ unit	4.5 ^{2,6}	7.5	1.2 ^{3,4,6}	4.5 ²	45	-	9.5	-	-
R5	SINGLE FAMILY DETACHED DWELLING SEMI DETACHED DWELLING	7.5/ unit	225/ unit	4.5 ^{2,6}	7.5	1.2 ^{3,4,6}	4.5 ²	50	-	11	-	-
RM1	STREET TOWNHOUSE DWELLING	6/ unit	180/ unit	4.5 ²	7.5	1.5 ^{3,4,6}	4.5 ²	50	-	11	-	-
RM2	BLOCK TOWNHOUSE DWELLING, APARTMENT DWELLING, MULTIPLE FAMILY DWELLING	30	230/ unit	4.5 ²	4.5	1.5	4.5 ²	50	-	11	-	-
RA1	APARTMENT DWELLING	30	170/ unit	4.5	7.5	4.5 ⁵	7.5	-	-	16.5	-	-
RA2	APARTMENT DWELLING	30	80/ unit	7.5	7.5	4.5 ⁵	7.5	-	-	44	-	-
RA3	APARTMENT DWELLING	30	67/ unit	7.5	7.5	4.5 ⁵	7.5	-	-	44	-	-
C1	RESTRICTED COMMERCIAL	-	-	9	15	-	9	50	60	11	-	9
C2	GENERAL COMMERCIAL	-	-	15	15	6	9	30	60	11	-	13.5 ¹⁰
C3	LOCAL COMMERCIAL	-	8100 ^{max.}	11	9	9	11	33	60	11	1860	9
C4	NEIGHBOURHOOD COMMERCIAL	-	25000 ^{max.}	11	15	11	11	33	60	11	7000	22.5
C5	COMMUNITY COMMERCIAL	-	25000 ^{max.}	11	15	11	11	33	60	11 ⁷	-	22.5
C6	HIGHWAY COMMERCIAL	60	-	15	15	10	15	30	60	11 ⁷	-	13.5 ¹⁰
C7	SERVICE COMMERCIAL	65	8000	9	22	6	9	-	-	11 ⁷	-	20
C8	OFFICE COMMERCIAL	65	8000	9	22	6	9	-	-	11 ⁷	-	20
EM1	PREST.EMPLOYMENT AREA ABUTTING MAJOR ROADS ⁸	65	8000	6 ¹⁴	12	6 ¹⁵	6 ¹⁴	60	-	15 ¹³	-	20
EM1	PREST.EMPLOYMENT AREA	36	3000	6 ¹⁴	12	6 ¹⁵	6 ¹⁴	60	-	15 ¹³	-	20
EM2	GENERAL EMPLOYMENT AREA	34	3000	6 ¹⁴	12	6 ¹⁵	6 ¹⁴	-	-	15 ¹³	-	20
EM2-A	RESTRICTED EMPLOYMENT AREA	65	8000	6 ¹⁴	12	6 ¹⁵	6 ¹⁴	-	-	15 ¹³	-	20
EM3	RETAIL WAREHOUSE EMPLOYMENT AREA	34	3000	6 ¹⁴	12	6 ¹⁵	6 ¹⁴	60	-	15 ¹³	-	20
EM4	EMPLOYMENT AREA TRANSPORTATION ZONE	-	-	15	12	9 ¹⁵	15	60	60	15	-	150
M1	RESTRICTED INDUSTRIAL	35	3000	9	15	6	9	-	-	11 ⁷	-	60
M1	RESTRICTED INDUSTRIAL ABUTTING MAJOR ROADS ⁸	65	8000	9	22	6	9	-	-	11 ⁷	-	60
M2	GENERAL INDUSTRIAL	36	3000	9	15	6	9	-	-	11 ⁷	-	60
M3	TRANSPORTATION INDUSTRIAL	-	-	15	15	9	15	60	60	11	-	150
M4	PITS & QUARRIES INDUSTRIAL	-	-	15	15	9	15	60	60	11	-	150
M5	DISPOSAL INDUSTRIAL	-	-	15	15	9	15	60	60	11	-	150
PBM1	PARKWAY BELT RESTRICTED INDUSTRIAL ABUTTING MAJOR ROADS ⁸	35 65	3000 8000	9 9	15 22	6 6	9 9	20 ⁹ 20 ⁹	-	11 11	-	60 60
PBM7	PARKWAY BELT INDUSTRIAL ABUTTING MAJOR ROADS ⁸	35 65	3000 8000	9 9	15 22	6 6	9 9	20 ⁹ 20 ⁹	-	6 11	-	60 60
ORM	OAK RIDGES MORAINÉ USES	100	10ha	15	15	15	15	5	-	11	-	-
OS1	OPEN SPACE CONSERVATION	-	-	15	15	15	15	-	-	11	-	-
OS2	OPEN SPACE PARK	-	-	15	15	15	15	-	-	11	-	-
OS5	OPEN SPACE ENVIRONMENTAL PROTECTION USES	-	-	15	15	15	15	5	-	9.5	-	-
PB1	PARKWAY BELT OPEN SPACE	20	-	15	15	15	15	-	-	11	-	-
PB1(S)	PARKWAY BELT LINEAR FACILITIES	20	-	15	15	15	15	20	-	11	-	-
PB2	PARKWAY BELT COMPLEMENTARY USE	20	-	15	15	15	15	10	-	11	-	-
A	AGRICULTURAL - RESIDENTIAL	100	10ha	15	15	9	15	5	-	11	-	-
	- COMMERCIAL	-	-	15	15	15	15	20	-	11	-	15
	- FARMING	100	10ha	15	15	9	15	10	-	11	-	15
ALL ZONES	INSTITUTIONAL & RECREATION USES	20	-	15	15	15	15	20	-	11	-	-

SCHEDULE "A"

(Continued)

Notes

1. The sum of the side yards calculated from the main building shall not exceed 15 metres.
2. Provided that the minimum setback to a garage which faces a lot line shall be 6.4 metres.
3. No minimum yard shall be required between an attached pair of dwelling units, except where the common wall is entirely below grade.
4. The minimum side yard on one side can be reduced to 0.3 metres, where it abuts a side yard of a minimum of 1.2 metres, except where the side yard abuts a non-residential use.
5. Except for buildings in excess of 11 metres in height, the interior side yard requirement shall be a minimum of 7.5 metres or half the height, whichever is greater.
6. Except where a single family detached dwelling is erected without an attached garage or carport, the minimum side yard requirements of one interior yard be 4.5 metres, or the front yard shall be a minimum of 11 metres.
7. A building may exceed 11 metres provided the minimum interior side yard is increased by 0.3 metres for every 0.6 metres of additional building height in excess of 11 metres.
8. Abutting Provincial Highway #7, Highway #400, Jane Street, Langstaff Road and Weston Road, or a 0.3 metre reserve abutting said highways and streets.
9. Any building existing on July 19, 1978, may be enlarged to a maximum lot coverage of 25%, excluding parking areas.
10. Except that a car wash or outdoor storage use shall be set back a minimum of 60 metres from any residential zone.
11. Where the existing front yard is greater than 9 metres, such existing front yard shall be the minimum, provided that said yard may be reduced by a maximum of 10% and provided further that in no case shall the minimum front yard be less than 9 metres.
12. This provision shall only apply to lots in Plans of Subdivision created, pursuant to Section 50 of the Planning Act, 1983, after December 31, 1990. Areas zoned R1 Residential Zone prior to December 31, 1990, shall be required to provide a minimum lot area of 700 m² with a maximum coverage of 30%, unless otherwise provided.
13. A building may exceed 15 metres provided the minimum interior side yard is increased by 0.3 metres for every 0.6 metres of additional building height in excess of 15 metres.
14. Except where the minimum landscape requirement provided for in Subsection 6.1.6 b) is greater, the minimum front or exterior side yard shall be 9 metres.
15. The minimum interior side yard requirement may be reduced to 3 metres where a mutual driveway is provided.
16. The maximum lot coverage may be increased to 23% provided that the maximum building height does not exceed one-storey with a loft and 7.0m.