

TABLE OF CONTENTS

Cover Page

List of Amendments **i.-v.**

1. ADMINISTRATION

1.1 Title 1-1

1.2 Area Affected 1-1

1.3 Existing Zoning By-laws..... 1-1

1.4 Enforcement 1-1

1.5 Coming into Force 1-1

2. ZONES, ZONING SCHEDULES, ZONE BOUNDARIES AND REGULATIONS

2.1 Zones..... 2-1

2.2 Zoning Schedules 2-2

2.3 Determining Zone Boundaries 2-3

2.4 Use and Regulatory Tables 2-4

2.5 Exception Zones 2-4

2.6 Water Restriction Zones 2-4

2.7 Flood Vulnerable Areas 2-5

2.8 Holding Zones..... 2-5

2.9 Temporary Use Zones 2-14

2.10 Compound Zones 2-14

2.11 Overlay Zones 2-15

2.12 Waste Disposal Area and Waste Disposal Area of Influence..... 2-17

2.13 Consolidation and Correction..... 2-17

3. GENERAL PROVISIONS

3.1	Application	3-1
3.2	Frontage on a Street.....	3-1
3.3	Services	3-1
3.4	One Dwelling Per Lot.....	3-1
3.5	Accessory Farm Dwelling Unit	3-1
3.6	Accessory Buildings and Structures	3-2
3.7	Utilities and Public Facilities.....	3-3
3.8	Mechanical Systems	3-3
3.9	Temporary Construction Uses/Other Temporary Buildings.....	3-3
3.10	Household Sales.....	3-4
3.11	Road Reserves	3-4
3.12	Storage of Recreational Vehicles and Equipment.....	3-4
3.13	Non-Conforming Buildings, Uses and Lots	3-4
3.14	Restoration to a Safe Condition	3-5
3.15	Existing Undersized Lots	3-5
3.16	Existing Buildings.....	3-5
3.17	Lots Reduced by Government Action	3-5
3.18	Non-Conforming Buildings and Uses in the Oak Ridges Moraine Conservation Plan Area (ENV, FH and ORM Zones)	3-6
3.19	Previously Authorized by Zoning in the Oak Ridges Moraine Conservation Plan Area	3-8
3.20	Environmental (ENV) & Flood Hazard (FH) Zones in the Oak Ridges Moraine Conservation Plan Area	3-9
3.21	Sight Triangles.....	3-10

3.22 Permitted Yard Encroachments	3-10
3.23 Parking Standards	3-12
3.24 General Parking Area Regulations	3-16
3.25 Loading Space Requirements.....	3-19
3.26 Home Industry Uses	3-21
3.27 Home Occupations	3-22
3.28 Additional Residential Units	3-23
3.29 Conservation Uses	3-27
3.30 Deck Regulations.....	3-27
3.31 Lot Coverage Exemptions.....	3-27
3.32 Residential Setback from Rail Corridors	3-27
3.33 Temporary Sales Centres and Model Homes	3-28
3.34 Multiple Zoned Properties – Access	3-29
3.35 Multiple Zoned Properties – Uses and Regulations	3-29
3.36 Conditional Building Permit Issuance in any Zone.....	3-30
3.37 Temporary Buildings or Structures	3-30
3.38 Height and Density Bonuses.....	3-30
3.39 Minimum Distance Separation Formulae.....	3-30
3.40 Exceptions to Height requirement.....	3-31
3.41 Accessory Outdoor Storage.....	3-31
3.42 Swimming Pools and Hot Tubs.....	3-32
3.43 Development Regulations Tables from Town’s Former By-law 87-34.....	3-33
4. RURAL AND ENVIRONMENTAL ZONES	
4.1 Permitted Uses, Buildings and Structures.....	4-1
4.2 Regulations.....	4-5

4.3	Exceptions.....	4-6
5.	TRADITIONAL RESIDENTIAL ZONES	
5.1	Permitted Uses, Buildings and Structures.....	5-1
5.2	Regulations.....	5-3
5.3	Special Regulations	5-4
5.4	Exceptions	5-4
5A.	NEW RESIDENTIAL ZONES	
5A.1	Permitted Uses, Buildings and Structures.....	5A-1
5A.2	Regulations.....	5A-3
5A.3	Exceptions	5A-5
6.	COMMERCIAL ZONES	
6.1	Permitted Uses, Buildings and Structures.....	6-1
6.2	Regulations.....	6-5
6.3	Mixing Formula for the CM2 Zone	6-7
6.4	Exceptions	6-7
7.	EMPLOYMENT ZONES	
7.1	Permitted Uses, Buildings and Structures.....	7-1
7.2	Regulations.....	7-5
7.3	Exceptions	7-8
8.	OTHER ZONES	
8.1	Permitted Uses, Buildings and Structures.....	8-1
8.2	Regulations.....	8-2
8.3	Exceptions	8-3
9.	DEFINITIONS	9-1

10. APPENDICES

By-law Illustrations

11. SCHEDULES

Schedule 1	Key Map
Schedules 2 - 57	Zoning Maps
Schedule 58	Wellhead Protection Areas Key Map
Schedules 59 - 61	Wellhead Protection Area Maps
Schedule 62	Landform Conservation Areas
Schedule 63	Areas of High Aquifer Vulnerability
Schedule 64	Downtown Parking Reduction Area