

# Attachment-5 Existing Zoning, Zoning By-law (1995)-14864



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Planning and Building Services - Development Planning  
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**Existing Zoning Designation  
Zoning By-law (1995) - 14864  
151 Bristol Street**

# Attachment-5 continued

## Existing Zoning Regulations, Zoning By-law (1995)-14864

### Residential Single Detached (R.1B) Regulations

#### Section 5 – Residential Zones

##### 5.1 Residential Single Detached (R.1) Zones

###### 5.1.1 Permitted Uses

The following are permitted **Uses** within the R.1A, R.1B, R.1C, and R.1D **Zones**:

- **Single Detached Dwelling**
- **Additional Residential Dwelling Unit** in accordance with Section 4.15.1 (amended by (2020)-20555)
- **Bed and Breakfast** establishment in accordance with Section 4.27
- **Day Care Centre** in accordance with Section 4.26
- **Group Home** in accordance with Section 4.25
- **Home Occupation** in accordance with Section 4.19
- **Lodging House Type 1** in accordance with Section 4.25 (added/amended by 18116)

###### 5.1.2 Regulations

Within the Residential 1 (R.1) **Zones**, no land shall be **Used** and no **Building** or **Structure** shall be erected or **Used** except in conformity with the applicable regulations contained in Section 4 - General Provisions, the regulations listed in Table 5.1.2, and the following:

- 5.1.2.1 Despite Row 7 of Table 5.1.2, where a **Garage, Carport** or **Parking Space** is not provided in accordance with Section 4.13.2.1, one **Side Yard** shall have a minimum dimension of 3 metres. (added/amended by 15378)
- 5.1.2.2 Despite any required **Side Yard** on a residential **Lot, Carports** shall be permitted provided that no part of such **Carport** is located closer than 0.6 metres to any **Side Lot Line**. (added/amended by 15006)
- 5.1.2.3 In the event that there is a transformer easement on a particular **Lot**, portions of the **Single Detached Dwelling** may be required to be **Setback** further than specified in Row 6 of Table 5.1.2 in order that a minimum separation of 3 metres may be maintained between the transformer easement and any part of the **Dwelling**. (added/amended by 20134)
- 5.1.2.4 Despite Rows 6 and 8 of Table 5.1.2, **Buildings** or **Structures** located on **Through Lots** shall have a **Setback** the same as the nearest adjacent **Main Building** and in accordance with Section 4.24.
- 5.1.2.5 Despite Row 4 of Table 5.1.2, the minimum **Lot Frontage** for a **Corner Lot** in a R.1D Zone shall be 12 metres.
- 5.1.2.6 Despite Row 4 of Table 5.1.2, the **Lots** located within Defined Area Map Number 66 of Schedule "A" of this **By-law** shall have a minimum **Lot Frontage** of the average **Lot Frontage** established by the existing **Lots** within the same **City Block Face**, but in no case less than 9 metres. Nothing in this section shall require the minimum **Lot Frontage** to be greater than

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the minimum **Lot Frontage** established in Table 5.1.2. Where the average **Lot Frontage** of the existing **Lots** on the **Block Face** cannot be determined, the minimum **Lot Frontage** shall be as indicated in Table 5.1.2. (added/amended by 15006)

- 5.1.2.7 Despite Row 6 of Table 5.1.2, the minimum **Front** or **Exterior Side Yard** for dwellings located within Defined Area Map Number 66 of Schedule "A" of this **By-law**, shall be (added/amended by 15006):
- i. The minimum **Front Yard** or **Exterior Side Yard** shall be 6 metres or the average of the **Setbacks** of the adjacent properties. Where the off-street **Parking Space** is located within a **Garage** or **Carport**, the **Setback** for the **Garage** or **Carport** shall be a minimum of 6 metres from the **Street Line**. (added/amended by 15006, 15378, 17187 and 19691)
  - ii. In accordance with Section 4.6 and 5.1.2.3; and
  - iii. In accordance with the Ontario Building Code, as amended from time to time or any successor thereof, regulations for above ground electrical conductor clearances to **Buildings**.

Where a road widening is required in accordance with Section 4.24, the calculation of the required **Front** or **Exterior Side Yard** shall be as set out in Section 5.1.2.7, provided that the required **Front** or **Exterior Side Yard** is not less than the new **Street Line** established by the required road widening.

- 5.1.2.8 Despite Row 7 of Table 5.1.2, properties **Zoned** R.1B or R.1C with **Buildings** over 2 **Storeys** located within Defined Area Map Number 66 of Schedule "A" of this **By-law** shall have a minimum **Side Yard** requirement of 1.5 metres. (added/amended by 15006)
- 5.1.2.9 Deleted by 15006
- 5.1.2.10 Despite Row 7 of Table 5.1.2 in the R.1A **Zone**, where a **Building** has a one **Storey** portion and a 1.5 to 2 **Storey** portion, the required **Side Yard** shall be 1.5m from the **Side Lot Line** to the foundation wall of the 1 **Storey** portion and 2.4m from the **Side Lot Line** to the wall of the 1.5 to 2 **Storey** portion. (added/amended by 15692)
- 5.1.2.11 Where **Lots** have less than 12 metres of **Frontage**, the **Garage** is limited to a maximum of 55% of the **Lot** width (as measured at the **Front Yard Setback**). (added/amended by 17187 and 18116)

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TABLE 5.1.2 – Regulations Governing R.1 Zones  
(added/amended by 15006, 15378, 17187, 18116, 19063, 19691)

1	Residential Type	Single Detached Dwellings	Single Detached Dwellings	Single Detached Dwellings	Single Detached Dwellings
2	<b>Zones</b>	R.1A	R.1B	R.1C	R.1D
3	<b>Minimum Lot Area</b>	555 m2	460 m2	370 m2	275 m2
4	<b>Minimum Lot Frontage</b>	18 metres and in accordance with Section 5.1.2.6.	15 metres and in accordance with Section 5.1.2.6.	12 metres and in accordance with Section 5.1.2.6.	9 metres and in accordance with Sections 5.1.2.5 and 5.1.2.6.
5	<b>Maximum Building Height</b>	3 <b>Storeys</b> and in accordance with Section 4.18.	3 <b>Storeys</b> and in accordance with Section 4.18.	3 <b>Storeys</b> and in accordance with Section 4.18.	3 <b>Storeys</b> and in accordance with Section 4.18.
6	<b>Minimum Front Yard</b>	6 metres and in accordance with Sections 4.6, 4.24, 5.1.2.3, 5.1.2.4 and 5.1.2.7.	6 metres and in accordance with Sections 4.6, 4.24, 5.1.2.3, 5.1.2.4 and 5.1.2.7.	6 metres and in accordance with Sections 4.6, 4.24, 5.1.2.3, 5.1.2.4 and 5.1.2.7.	6 metres and in accordance with Sections 4.6, 4.24, 5.1.2.3, 5.1.2.4 and 5.1.2.7.
6a	<b>Minimum Exterior Side Yard</b>	4.5 metres and in accordance with Sections 4.6, 4.24, 4.28, 5.1.2.3, 5.1.2.4 and 5.1.2.7.	4.5 metres and in accordance with Sections 4.6, 4.24, 4.28, 5.1.2.3, 5.1.2.4 and 5.1.2.7.	4.5 metres and in accordance with Sections 4.6, 4.24, 4.28, 5.1.2.3, 5.1.2.4 and 5.1.2.7.	4.5 metres and in accordance with Sections 4.6, 4.24, 4.28, 5.1.2.3, 5.1.2.4 and 5.1.2.7.
7	<b>Minimum Side Yard</b>				
	1 to 2 <b>Storeys</b>	1.5 metres	1.5 metres	1.2 metres	0.6 metres and in accordance with Sections 5.1.2.1 and 5.1.2.2.
	Over 2 <b>Storeys</b>	2.4 metres and in accordance with Sections 5.1.2.1 and 5.1.2.2.	2.4 metres and in accordance with Sections 5.1.2.8, 5.1.2.1 and 5.1.2.2.	1.2 metres and in accordance with Sections 5.1.2.8, 5.1.2.1 and 5.1.2.2.	

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8	Minimum <b>Rear Yard</b>	7.5 metres or 20% of the <b>Lot Depth</b> , whichever is less and in accordance with Section 5.1.2.4.	7.5 metres or 20% of the <b>Lot Depth</b> , whichever is less and in accordance with Section 5.1.2.4.	7.5 metres or 20% of the <b>Lot Depth</b> , whichever is less and in accordance with Section 5.1.2.4.	7.5 metres or 20% of the <b>Lot Depth</b> , whichever is less and in accordance with Section 5.1.2.4.
9	Accessory <b>Buildings or Structures</b>	In accordance with Section 4.5.			
10	<b>Fences</b>	In accordance with Section 4.20.			
11	Off-Street Parking	In accordance with Section 4.13.			

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12	<p><b>Minimum Landscaped Open Space</b></p>	<p>The <b>Front Yard</b> on any <b>Lot</b>, excepting the <b>Driveway (Residential I)</b> shall be landscaped and no parking shall be permitted within this <b>Landscaped Open Space</b>. Despite the definition of <b>Landscaped Open Space</b>, a minimum area of 0.5 metres between the <b>Driveway (Residential I)</b> and nearest <b>Lot Line</b> must be maintained as landscaped space in the form of grass, flowers, trees, shrubbery, natural vegetation and indigenous species.</p>	<p>The <b>Front Yard</b> on any <b>Lot</b>, excepting the <b>Driveway (Residential I)</b> shall be landscaped and no parking shall be permitted within this <b>Landscaped Open Space</b>. Despite the definition of <b>Landscaped Open Space</b>, a minimum area of 0.5 metres between the <b>Driveway (Residential I)</b> and nearest <b>Lot Line</b> must be maintained as landscaped space in the form of grass, flowers, trees, shrubbery, natural vegetation and indigenous species.</p>	<p>The <b>Front Yard</b> on any <b>Lot</b>, excepting the <b>Driveway (Residential I)</b> shall be landscaped and no parking shall be permitted within this <b>Landscaped Open Space</b>. Despite the definition of <b>Landscaped Open Space</b>, a minimum area of 0.5 metres between the <b>Driveway (Residential I)</b> and nearest <b>Lot Line</b> must be maintained as landscaped space in the form of grass, flowers, trees, shrubbery, natural vegetation and indigenous species.</p>	<p>The <b>Front Yard</b> on any <b>Lot</b>, excepting the <b>Driveway (Residential I)</b> shall be landscaped and no parking shall be permitted within this <b>Landscaped Open Space</b>. Despite the definition of <b>Landscaped Open Space</b>, a minimum area of 0.5 metres between the <b>Driveway (Residential I)</b> and nearest <b>Lot Line</b> must be maintained as landscaped space in the form of grass, flowers, trees, shrubbery, natural vegetation and indigenous species.</p>
13	<p>Garbage, Refuse and Storage</p>	<p>In accordance with Section 4.9.</p>			

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14	<b>Garages</b>	<p>For those <b>Lots</b> located within the boundaries indicated on Defined Area Map Number 66, attached <b>Garages</b> shall not project beyond the main front wall of the <b>Building</b>. Where a <b>Roofed Porch</b> is provided, the <b>Garage</b> may be located ahead of the front wall of the dwelling (enclosing <b>Habitable Floor Space</b> on the first floor) equal to the projection of the <b>Porch</b> to a maximum of 2 metres.</p>	<p>For those <b>Lots</b> located within the boundaries indicated on Defined Area Map Number 66, attached <b>Garages</b> shall not project beyond the main front wall of the <b>Building</b>. Where a <b>Roofed Porch</b> is provided, the <b>Garage</b> may be located ahead of the front wall of the dwelling (enclosing <b>Habitable Floor Space</b> on the first floor) equal to the projection of the <b>Porch</b> to a maximum of 2 metres.</p>	<p>For those <b>Lots</b> located within the boundaries indicated on Defined Area Map Number 66, attached <b>Garages</b> shall not project beyond the main front wall of the <b>Building</b>. Where a <b>Roofed Porch</b> is provided, the <b>Garage</b> may be located ahead of the front wall of the dwelling (enclosing <b>Habitable Floor Space</b> on the first floor) equal to the projection of the <b>Porch</b> to a maximum of 2 metres.</p>	<p>For those <b>Lots</b> located within the boundaries indicated on Defined Area Map Number 66, attached <b>Garages</b> shall not project beyond the main front wall of the <b>Building</b>. Where a <b>Roofed Porch</b> is provided, the <b>Garage</b> may be located ahead of the front wall of the dwelling (enclosing <b>Habitable Floor Space</b> on the first floor) equal to the projection of the <b>Porch</b> to a maximum of 2 metres.</p>
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