

TABLE OF CONTENTS

SECTION 1 – General Scope and Administration

- 1.1 Title
- 1.2 Conformity and Compliance with the By-Law
- 1.3 Compliance with Other Legislation
- 1.4 Application
- 1.5 Validity
- 1.6 Effective Date
- 1.7 Repeal of Existing By-laws
- 1.8 Zoning Occupancy Certificate
- 1.9 Technical Revisions to the Zoning By-law
- 1.10 Contents of This By-law

SECTION 2 – Interpretation, Classification, and Limits of Zones

- 2.1 Interpretation
 - 2.1.1 Word Usage
 - 2.1.2 Defined Terms
 - 2.1.3 References to Acts
 - 2.1.4 Use of Tables
- 2.2 Zones, Zoning Grid Schedules, and Appendices
 - 2.2.1 Reference to Zone Categories
 - 2.2.2 Zoning Grid Schedules
 - 2.2.3 Grand River Conservation Authority Regulated Area
- 2.3 Limits of Zones

SECTION 3 – Definitions

SECTION 4 – General Regulations

- 4.1 Accessory Buildings and Structures
- 4.2 Accessory Uses
- 4.3 Bonusing
- 4.4 Condominiums
 - 4.4.1 Standard Condominiums
 - 4.4.2 Vacant Land Condominiums
 - 4.4.3 Common Element Condominiums
- 4.5 Corner Visibility Triangles, Corner Visibility Areas and Driveway Visibility Triangles
- 4.6 Frontage on a Street
- 4.7 Home Occupation
 - 4.7.1 Regulations for Home Occupations
 - 4.7.2 Permitted Home Occupation Uses
- 4.8 Non-Compliance as a Result of Land Acquisition
- 4.9 Group Homes
- 4.10 Correctional Group Homes
- 4.11 Location of Lodging Houses
- 4.12 Number of Dwellings per Lot
 - 4.12.1 ~~One Additional Dwelling Unit (Attached) Second Dwelling Units (Attached)~~
 - 4.12.2 ~~Two Additional Dwelling Units (Attached) Second Dwelling Units (Detached)~~
 - 4.12.3 Additional Dwelling Units (Detached)——

- 4.13 Permitted Projections above Height Restrictions
- 4.14 Permitted Projections into Required Yards
 - 4.14.1 Architectural Features
 - 4.14.2 Balconies
 - 4.14.3 Canopies
 - 4.14.4 Decks
 - 4.14.5 Heating, Ventilation, and Air Conditioning Equipment
 - 4.14.6 Pools and Hot Tubs
 - 4.14.7 Porches
 - 4.14.8 ~~Restaurant~~ Patios, Decks, and Outdoor Recreation
 - 4.14.9 Satellite Dishes and Antennas
 - 4.14.10 Steps and Access Ramps
- 4.15 Permitted Uses
 - 4.15.1 Automotive Detailing and Repair Operation, and Heavy Repair Operation
 - 4.15.2 Construction Uses
 - 4.15.3 Drive-Through Facilities
 - 4.15.4 Food Cart
 - 4.15.5 Gas Station
 - 4.15.6 Model Home
 - 4.15.7 Public Uses and Utilities
 - 4.15.8 Shipping Container
 - 4.15.9 Towing Compounds
 - 4.15.10 Temporary Sales Centre
- 4.16 Setbacks from railways
- 4.17 Two or more zones on a lot
- 4.18 Visual Barrier
- 4.19 Transition to Low-Rise Residential

SECTION 5 – Parking, Loading, and Stacking

- 5.1 Applicability
- 5.2 Parking Provisions
- 5.3 Parking Space and Parking Lot Provisions
 - 5.3.1 Parking Space Dimensions
 - 5.3.2 Location of Parking Spaces for Non-Residential Uses and Mixed Use Buildings
 - 5.3.3 Location of Parking Spaces for Residential Uses
 - 5.3.4 Location of Parking Spaces on the Ground Floor of a Building
- 5.4 Driveway and Garage Provisions for Residential Uses
- 5.5 Bicycle Parking Stall Provisions
- 5.6 Minimum and Maximum Parking Space Provisions
- 5.7 Parking Requirements for mixed-use buildings & Developments
- 5.8 Electric Vehicle Parking Space Provisions
- 5.9 Barrier-Free Accessible Parking Space Provisions
- 5.10 Loading Space Provisions
- 5.11 Stacking Provisions
- 5.12 Equipment and Vehicle Storage Provisions
 - 5.12.1 Commercial Vehicles and Equipment
 - 5.12.2 Major Recreational Equipment
 - 5.12.3 Utility Trailers
 - 5.12.4 Vehicles with a Snow Plough Blade

SECTION 6 – Urban Growth Centre (UGC) Zones

6.1 [Reserved]

SECTION 7 – Residential (RES) Zones

7.1 Applicable Zones~~[Reserved]~~

7.2 Permitted Uses

7.3 Regulations

7.4 Outdoor Storage

7.5 Other Applicable Regulations and Sections—

SECTION 8 – Mixed Use (MIX) Zones

- 8.1 Applicable Zones
- 8.2 Permitted Uses
- 8.3 Regulations
- 8.4 Visual Barrier
- 8.5 Outdoor Storage
- 8.6 Location of Parking Spaces and Loading Spaces

SECTION 9 – Commercial (COM) Zones

- 9.1 Applicable Zones
- 9.2 Permitted Uses
- 9.3 Regulations
- 9.4 Visual Barrier
- 9.5 Outdoor Storage

SECTION 10 – Employment (EMP) Zones

- 10.1 Applicable Zones
- 10.2 Permitted Uses
- 10.3 Regulations
- 10.4 Visual Barrier
- 10.5 Outdoor Storage
- 10.6 Location of Parking Spaces and Loading Spaces

SECTION 11 – Institutional (INS) Zones

- 11.1 Applicable Zones
- 11.2 Permitted Uses
- 11.3 Regulations
- 11.4 Visual Barrier
- 11.5 Outdoor Storage

SECTION 12 – Agriculture (AGR) Zones

- 12.1 Applicable Zones
- 12.2 Permitted Uses
- 12.3 Regulations

SECTION 13 – Natural Heritage Conservation (NHC) Zones

- 13.1 Applicable Zones
- 13.2 Permitted Uses

SECTION 14 – Existing Use Floodplain (EUF) Zones

- 14.1 Applicable Zones
- 14.2 Permitted Uses
- 14.3 Regulations
- 14.4 Underground Parking Facilities

SECTION 15 – Open Space and Recreation (OSR) Zones

- 15.1 Applicable Zones
- 15.2 Permitted Uses
- 15.3 Regulations

SECTION 16 – Major Infrastructure and Utility (MIU) Zones

- 16.1 Applicable Zones
- 16.2 Permitted Uses
- 16.3 Regulations
- 16.4 Visual Barrier
- 16.5 Outdoor Storage

SECTION 17 – Overlays

- 17.1 Applicable Overlays
- 17.2 Regulations
 - 17.2.1 Flooding Hazard
 - 17.2.2 Slope Erosion Hazard
 - 17.2.3 Significant Wildlife Habitat and Significant Landforms
 - 17.2.4 Ecological Restoration Areas

SECTION 18 – Transition Provisions

- 18.1 General Transition Matters
- 18.2 Complete Application Transition Matters
- 18.3 Transition Sunset Clause

SECTION 19 – Site Specific Provisions

- 19.1 Site Specific Provisions

SECTION 20 – Holding Provisions

- 20.1 Holding Provisions

SECTION 21 – Temporary Use Provisions

- 21.1 Temporary Use Provisions

APPENDIX A – Zoning Grid Schedules

APPENDIX B – Grand River Conservation Authority Regulated Area