



# The Municipal Corporation of the Town of Fort Erie

## By-law No. 144-2021

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### Being a By-law to Amend Zoning By-law No. 129-90 to Implement Official Plan Amendment No. 56, being the Crystal Beach Secondary Plan

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**Whereas** By-law No. 129-90 as amended, being the Comprehensive Zoning By-law for the Town of Fort Erie was passed on May 28, 1990, and

**Whereas** Report No. PDS-14-2018 was considered and approved at the Council-in-Committee meeting held on February 20, 2018, to initiate the Secondary Plan process for the Crystal Beach Secondary Plan, and

**Whereas** Subsection 34 (12) of the *Planning Act*, R.S.O. 1990, c.P.13, provides that the Council, before the passing of a by-law under this section of the Act, shall ensure that sufficient information is made available to the public to generally understand the zoning proposal, to hold an open house and to hold a public meeting, and

**Whereas** in accordance with Subsection 34 (12) of the *Planning Act*, R.S.O. 1990, c.P.13, an Open House was held respecting the proposed implementing amendments to Comprehensive Zoning By-law No. 129-90, as amended, on May 18, 2021, and notice of such was published in the Fort Erie Post on April 29, 2021 and May 6, 2021, together with comprehensive circulation of the notice pursuant to the municipal notification policy approved by Council on May 6, 2013, and

**Whereas** in accordance with Subsection 34 (12) of the *Planning Act*, R.S.O. 1990, c.P.13 a Public Meeting was held respecting the proposed implementing amendments to Comprehensive Zoning By-law No. 129-90, as amended, on June 21, 2021, and notice of such was published in the Fort Erie Post on May 27, 2021, together with comprehensive circulation of the notice pursuant to the municipal notification policy approved by Council on May 6, 2013, and

**Whereas** Report No. PDS-47-2021 was considered and approved at the Council-in-Committee meeting held on June 21, 2021, to approve Official Plan Amendment No. 54 (Crystal Beach Secondary Plan) and related amendments to Zoning By-law No. 129-90, as amended, and

**Whereas** Report No. PDS-86-2021 was considered and approved at the Council-in-Committee meeting held on September 13, 2021 to approve the Crystal Beach Secondary Plan Amendment No. 54 (OPA 54) and amendments to the Town Zoning By-law 129-90 to implement OPA 54, and

**Whereas** Subsection 24 (2) and 24 (2.1) of the *Planning Act*, R.S.O. 1990, c.P.13, provides that the Council may pass a by-law that does not conform to the Official Plan on lands that are the subject of an adopted amendment, and that once the amendment comes into effect, the by-law shall then conform, and

**Whereas** Subsection 26 (9) of the *Planning Act*, R.S.O. 1990, c.P.13, requires the Council of the Municipality to amend all zoning by-laws that are in effect in the municipality to ensure they conform with the official plan revisions within three years, and

**Whereas** it is deemed desirable to proceed with the implementing amendments to the Comprehensive Zoning By-law 129-90, as amended, pursuant to Section 24(2) and 26(9) of the *Planning Act*, R.S.O. 1990, c.P.13.

**Now therefore** the Municipal Council of The Corporation of the Town of Fort Erie enacts as follows:

1. **That** Zoning By-law No.129-90, as amended, is further amended by changing the zoning of certain lands as shown on the attached Appendix "1" ("Map 8", "Map D-6", "Map 9" and "Map 20"), and Appendix "2" (Schedule F).
2. **That** Zoning By-law No.129-90, as amended, is further amended by adding to Section 14 – "Residential Multiple 1 (RM1) Zone" - "Exceptions to the Residential Multiple 1 (RM1) Zone" the following exceptions:

**"RM1-677 (144-2021) – All lands bounded by Queen's Circle, Shannon Road South, Ulster Lane and Providence Lane, all lands bounded by Queens Circle, Ulster Lane, Loomis Crescent and Belfast Road North, All Lands bounded by Queens Circle, Shannon Road North, Loomis Crescent and Munster Lane, All lands bounded by Queens Circle, Munster Lane, Belfast Road South and Windsor Lane, 122, 125 & 124 Belfast Road North, 0-16196, 318, 323 & 324 Derby Road, 15 & 17 Loomis Crescent and 56 Shannon Road North.**

These lands are zoned "Residential Multiple 1 (RM1-677) Zone" and all of the provisions that relate to lands zoned "Residential Multiple 1 (RM1) Zone" by this by-law shall apply to those lands zoned "Residential Multiple 1 (RM1-677) Zone", subject to the following special provisions:

- a) that notwithstanding the Permitted Uses of Subsection 14.2 and the requirements of Subsection 14.4, single detached dwellings are prohibited except:
  - i. on existing lots with up to, and no greater than 12 m of frontage, and shall be no less and no greater than 2 storeys or 9m in height
  - ii. max. driveway width - 4m
  - iii. min. front yard without attached garage – 6m
  - iv. min. int. side yard - 1.2m and min. ext. side yard 2m
  - v. max. coverage - 40%
  - vi. max density up to 55u/ha
- b) that notwithstanding the permitted uses of Subsection 14.2 and the requirements of Subsection 14.5, semi-detached dwellings shall be subject to the following supplemental or modified regulations:
  - i. min. frontage - on lots with no less than 12m and no greater than 18m of frontage
  - ii. max. height – 9m
  - iii. min. lot area – 210 sq.m. per dwelling
  - iv. min. unit width 4.6m without attached garage and 6m with attached garage

- v. max. driveway width for each semi dwelling - 3m
  - vi. min. front yard without attached garage – 6m
  - vii. min. front yard with attached garage - 6m to garage and 3m to dwelling main wall
  - viii. min. rear yard - 6m
  - ix. min. int. side yard - 1.2m and min. ext. side yard 2m
  - x. max density up to 55u/ha
- c) that notwithstanding the permitted uses of Subsection 14.2 and the requirements of Subsection 14.6, duplex dwellings shall be subject to the following supplemental or modified regulations:
- i. min. frontage - on lots with no less than 12m and no greater than 18m of frontage
  - ii. max. height – 9m
  - iii. min. lot area - 210 sq.m per dwelling
  - iv. max. driveway width for each duplex dwelling - 3m
  - v. min. front yard - 6m
  - vi. min. rear yard - 6m
  - vii. min. int. side yard - 1.2m and min. ext. side yard 2m
  - viii. max density up to 55u/ha
- d) that notwithstanding the permitted uses of Subsection 14.2 and the requirements of Subsection 14.7, triplexes and fourplexes shall be subject to the following supplemental or modified regulations:
- i. min. lot frontage - 18m and 20m for corner lots;
  - ii. min. lot area - 550 sq.m.
  - iii. max. driveway width - 50% of the frontage and/or ext. side yard
  - iv. min. height - 2 storeys or 9m
  - v. max. height 3 storeys or 12m
  - vi. min. rear yard - 6m
  - vii. min. int. side yard - 1.2m for 2 storeys, 1.5m for 3 storey and min. ext. side yard 2m
  - viii. max density up to 55u/ha
- e) that notwithstanding the permitted uses of Subsection 14.2 and requirements of Section 14.3, townhouses shall be subject to the following supplemental or modified regulations:
- i. min. frontage - 8m for corner lots
  - ii. min. lot area - 180 sq.m., 220 sq.m for interior end units and 240 sq.m. for corner lots.
  - iii. max. driveway width - 50% frontage of individual units to a max. of 6m
  - iv. min. height - 2 storeys or 9m and maximum height 3 storeys or 12m
  - v. max. coverage - 60%
  - vi. min. int. side yard - 1.2m for 2 storeys, 1.5m for 3 storey and min. ext. side yard 2m
  - vii. max. density – 75 un/ha.
- f) that notwithstanding the permitted uses of Subsection 14.2, apartments are a permitted use and shall be subject to Section 15.3 and 15.4 except for the following supplemental or modified regulations:

- i. min. lot frontage - 20m and 22m for corner lots or through lots
- ii. min. lot area per dwelling unit – not applicable
- iii. min. lot area - 900 sq.m.
- iv. max. coverage - 40% (same)
- v. min. front yard - 4.5m
- vi. min. int. side yard - 4.5m
- vii. min. ext. side yard - 4.5m
- viii. min. rear yard - 12m
- ix. min. height - 2 storeys or 9m and maximum height 3 storeys or 12m
- x. max. density - 75 un/ha.
- xi. min. planting strip - 1.5m adjacent to street allowance
- xii. parking prohibited in front yard; and further
- xiii. No driving lane shall be closer than 0.5 metres to any lot line abutting any Residential Zone
- xiv. No parking area shall be closer than 1.5 metres to any rear or side lot line”

**“RM1-678 (144-2021) - Northeast Corner of Elmwood Avenue and Rebstock Road - 4042 Rebstock Road and 116 Elmwood Avenue (Planing Mill Site)**

These lands are zoned “Residential Multiple 1 (RM1-678) Zone”, and all of the provisions that relate to lands zoned “Residential Multiple 1(RM1) Zone” by this by-law shall apply to those lands zoned “Residential Multiple 1 (RM1-678) Zone” subject to the following special provisions:

- a) Notwithstanding the list of Permitted Uses in Section 14.2, these lands may only be used for the following:
  - i. semi-detached dwellings
  - ii. street, stacked and block townhouse dwellings
  - iii. apartments
- b) Minimum site density for all combined unit types shall be 50 un/ha.
- c) Maximum site density for all combined unit types shall be 75 un/ha.
- d) Applications shall be subject to approval of urban design guidelines.
- e) Regulations for semi-detached as per Section 13.4 except that:
  - i. min. lot frontage - 9m, 10.5m for corner lot
  - ii. min. lot area - 280 sq.m. and 320 sq.m. for corner unit
  - iii. max. building height - 2 storeys or 9m
  - iv. max. driveway width - 50% of lot frontage
- f) Regulations for townhouses as per Section 14.3 except that:
  - i. min. lot frontage - 7.5m, 9m for interior end and 10m for corner
  - ii. min. lot area for corner lot - 180 sq.m., 220 sq.m for interior end units and 240 sq.m. for corner lots.
  - iii. max. building height - 2 storeys or 9m
  - iv. max. driveway width - 50% of lot frontage
  - v. max. density – 75 un/ha
- g) Regulations for apartment as per Section 15.3 except that:
  - i. min. lot area per dwelling unit – not applicable
  - ii. min. lot area - 0.31 ha.
  - iii. max. height - 3 storeys or 12m



- iv. max. density – 75 un/ha”

**“RM1-679 (144-2021) 271 Ridgeway Road (former Fire Station No. 6)**

These lands are zoned “Residential Multiple 1 (RM1-679) Zone”, and all of the provisions that relate to lands zoned “Residential Multiple 1 (RM1) Zone” by this by-law shall apply to those lands zoned “Residential Multiple 1 (RM1-679) Zone”, subject to the following special provisions:

- a) Notwithstanding the list of Permitted Uses in Section 14.2, these lands may only be used for the following:
  - i. street and stacked townhouse dwellings
  - ii. apartments
  - iii. institutional
- b) Minimum site density for all combined unit types shall be 50 un/ha.
- c) Maximum site density for all combined unit types shall be 100 un/ha.
- d) The provisions of Section 15.3 “Regulations for Apartment Dwellings and Assisted Living House” shall apply to any apartments located on the lands except that:
  - i. max. building height - 3 storeys or 12m
  - ii. min. lot area per dwelling unit – not applicable
  - iii. max. density – 50 un/ha
- e) The provisions of Section 31.3 “Regulations” shall apply to the any institutional use permitted in Section 31.2 for these lands.
- f) In addition to residential use, the site and existing building may be considered for General Commercial (C2) use as defined in the implementing by-law Section 20.”

**“RM1-680 (144-2021) 145 Derby (former Crystal Beach Public School Site)**

These lands are zoned “Residential Multiple 1 (RM1-680) Zone”, and all of the provisions that relate to lands zoned “Residential Multiple 1(RM1) Zone” by this by-law shall apply to those lands zoned “Residential Multiple 1 (RM1-680) Zone”, subject to the following special provisions:

- a) Notwithstanding the list of Permitted Uses in Section 14.2, these lands may only be used for the following:
  - i. semi-detached dwellings
  - ii. street and stacked townhouse dwellings
  - iii. apartments
  - iv. institutional - as per paragraph f)
  - v. Storm Water Management facilities
- b) An Apartment shall be required for this site and shall be subject to Section 15.3 “Regulations for Apartment Dwellings and Assisted Living House” except that:
  - i. the maximum building height of any apartment shall not exceed 4 storeys
  - ii. minimum number of required apartment units shall be 32
  - iii. min. lot area per dwelling unit – not applicable
- c) Minimum site density for all combined unit types shall be 50 un/ha.
- d) Maximum site density for all combined unit types shall be 75 un/ha.

- e) Applications shall be subject to approval of urban design guidelines.
- f) The provisions of Section 31.3 “Regulations” shall apply to the any institutional use permitted in Section 31.2, as part of ground floor use of an apartment building.”

**“RM1-681 (144-2021) 3990, 4000, 4008, 4012 and 4020 Rebstock Road (Lands immediately west of former Crystal Beach Public School (CBPS) Site)**

These lands are zoned “Residential Multiple 1 (RM1-681) Zone”, and all of the provisions that relate to lands zoned “Residential Multiple 1(RM1) Zone” by this by-law shall apply to those lands zoned “Residential Multiple 1 (RM1-681) Zone”, subject to the following special provisions:

- a) Notwithstanding the list of Permitted Uses in Section 14.2, these lands may only be used for the following:
  - i. semi-detached dwellings
  - ii. street, block or stacked townhouse dwellings
- b) Regulations for semi-detached as per Section 13.4 except that:
  - i. max. building height – 3 storeys or 12m
- c) Regulations for townhouses as per Section 14.3 except that:
  - i. max. building height – 3 storeys or 12m
- d) Minimum site density for all combined unit types shall be 50 un/ha.
- e) Maximum site density for all combined unit types shall be 75 un/ha.
- f) Applications shall be subject to approval of urban design guidelines.”

**“RM1-682 (144-2021) 122 Ridgeway Road (Crystal Beach Motel)**

These lands are zoned “Residential Multiple 1 (RM1-682) Zone”, and all of the provisions that relate to lands zoned “Residential Multiple 1(RM1) Zone” by this by-law shall apply to those lands zoned “Residential Multiple 1 (RM1-682) Zone”, subject to the following special provisions:

- a) Notwithstanding the Medium Residential policies of this plan, these lands are permitted to continue operating with existing use (hotel/motel uses).
- b) Notwithstanding the list of Permitted Uses in Section 14.2, these lands may only be used for the following:
  - i. semi-detached dwellings
  - ii. street, stacked and block townhouse dwellings
  - iii. apartments
- c) Minimum site density for all combined unit types shall be 50 un/ha.
- d) Maximum site density for all combined unit types shall be 100 un/ha.
- e) Applications shall be subject to approval of urban design guidelines.
- f) Regulations for semi-detached as per Section 13.4 except that:
  - ii. min. lot frontage - 9m, 10.5m for corner lot
  - iii. min. lot area - 280 sq.m. and 320 sq.m. for corner unit
  - iv. max. building height – 2 storeys or 9m
  - v. max. driveway width - 50% of lot frontage

- g) Regulations for townhouses as per Section 14.3 except that:
  - ii. min. lot frontage - 7.5m, 9m for interior end and 10m for corner
  - iii. min. lot area for corner lot - 180 sq.m., 220 sq.m for interior end units and 240 sq.m. for corner lots.
  - iv. max. building height - 3 storeys or 12m
  - v. max. driveway width - 50% of lot frontage
  - vi. max. density – 50 un/ha
- h) Regulations for apartment as per Section 15.3 except that:
  - i. min. lot area - 0.6487 ha.
  - ii. min. lot area per dwelling unit – not applicable
  - iii. setback from Ridgeway Road – min. 9m and max. 12m
  - iv. setback from north and east property limit – min. 18m
  - v. max. height - 4 storeys or 16m
  - vi. max. density – 100 un/ha”

**“RM1-683 (144-2021) 14 Ridgeway Road (Lands north of St. George Catholic Church)**

These lands are zoned “Residential Multiple 1 (RM1-683) Zone”, and all of the provisions that relate to lands zoned “Residential Multiple 1(RM1) Zone” by this by-law shall apply to those lands zoned “Residential Multiple 1 (RM1-683) Zone”, subject to the following special provisions:

- a) Notwithstanding the list of Permitted Uses in Section 14.2, these lands may only be used for the following:
  - i. Street, stacked and block townhouse dwellings
  - ii. apartments
- b) Minimum site density for all combined unit types shall be 50 un/ha.
- c) Maximum site density for all combined unit types shall be 100 un/ha.
- d) Applications shall be subject to approval of urban design guidelines.
- e) Regulations for townhouses as per Section 14.3 except that:
  - i. max. building height - 3 storeys or 12m
  - ii. max. driveway width - 50% of lot frontage
- f) Regulations for apartment as per Section 15.3 except that:
  - i. min. lot area - 0.9814 ha.
  - ii. min. lot area per dwelling unit – not applicable
  - iii. setback from Ridgeway Road – min. 9m and max. 18m
  - iv. max. height - 4 storeys or 16m
  - v. max. density – 100 un/ha”

**“RM1-684 (144-2021) 0-15850 Rebstock Road (east of Crystal Ridge Park)**

These lands are zoned “Residential Multiple 1 (RM1-684) Zone”, and all of the provisions that relate to lands zoned “Residential Multiple 1(RM1) Zone” by this by-law shall apply to those lands zoned “Residential Multiple 1 (RM1-684) Zone”, subject to the following special provisions:

- a) Notwithstanding the list of Permitted Uses in Section 14.2, these lands may only be used for the following:

- i. semi-detached dwellings
  - ii. street, stacked and block townhouse dwellings
  - iii. apartments (required)
- b) Minimum site density for all combined unit types shall be 25 un/ha.
- c) Maximum site density for all combined unit types shall be 50 un/ha.
- d) Applications shall be subject to approval of urban design guidelines.
- e) Regulations for semi-detached as per Section 13.4 except that:
  - i. min. unit width - 8m
  - ii. min. front yard from private road - 6m
  - iii. min. rear yard 6m to property line,
  - iv. min. rear yard separation between buildings - 12m back-to-back or 7.5m back to sidewall
  - v. min. side yard separation between buildings - 3m
  - vi. max. building height - 2 storeys or 9m
  - vii. max. driveway width - 50% of unit width
- f) Regulations for townhouses as per Section 14.3 except that:
  - i. min. unit width - 7.5m
  - ii. min. front yard from private road - 6m
  - iii. min. rear yard - 6m to property line,
  - iv. min. rear yard separation between buildings - 12m back-to-back or 7.5m back to sidewall
  - v. min. side yard separation between buildings – 3m or 4.5m from property line
  - vi. max. building height - 3 storeys or 12m
  - vii. max. driveway width - 3m
- g) Regulations for required apartments as per Section 15.3 except that:
  - i. min. lot area per dwelling unit – not applicable
  - ii. the maximum building height of any apartment shall not exceed 3 storeys or 12m
  - iii. setback from north property line – min. 4.5m
  - iv. setback from west property line – min. 6m
  - v. setback from south property line – min. 30m
  - vi. setback from east property line – min. 50m”

**“RM1-685 (144-2021) – Lands on east side of Ridge Road South, north of Shore Breeze Condominiums - 272, 278, 282 Ridge Road South & 0 Brunswick Avenue**

These lands are zoned “Residential Multiple 1 (RM1-685) Zone”, and all of the provisions that relate to lands zoned “Residential Multiple 1(RM1) Zone” by this by-law shall apply to those lands zoned “Residential Multiple 1 (RM1-685) Zone”, subject to the following special provisions:

- a) Notwithstanding the list of Permitted Uses in Section 14.2, these lands may only be used for the following:
  - i. semi-detached dwellings
  - ii. duplex dwellings
  - iii. street, stacked and block townhouse dwellings
  - iv. apartments
- b) Minimum site density for all combined unit types shall be 25 un/ha.

- c) Maximum site density for all combined unit types shall be 35 un/ha.
- d) Regulations for semi-detached as per Section 13.4 except that:
  - i. min. unit width - 8m
  - ii. min. front yard from private road - 6m
  - iii. min. rear yard - 6m to property line,
  - iv. min. rear yard separation between buildings - 12m back-to-back or 7.5m back to sidewall
  - v. min. side yard separation between buildings – 3m
  - vi. max. building height - 2 storeys or 9m
  - vii. max. driveway width - 50% of unit width
- e) Regulations for duplex dwellings as per Section 13.5 except that:
  - i. max. building height - 2 storeys or 9m
- f) Regulations for townhouses as per Section 14.3 except that:
  - i. min unit width - 7.5m
  - ii. min. front yard from private road - 6m
  - iii. min. rear yard - 6m to property line,
  - iv. min. rear yard separation between buildings - 12m back-to-back or 7.5m back to sidewall
  - v. min. side yard separation between buildings – 3m or 4.5m from property line
  - vi. max. building height - 2 storeys or 9m
  - vii. max. driveway width – 3m
- g) Regulations for apartment as per Section 15.3 except that:
  - i. min. lot area - 0.5400 ha.
  - ii. min. lot area per dwelling unit – not applicable
  - iii. max. height - 3 storey or 12m
- h) Notwithstanding permitted uses in paragraph a) herein, if development proceeds on a public through road, detached dwellings shall be permitted subject to Regulations of Section 12.3 except that:
  - i. min. lot area - 300 sq.m and 350 sq.m. for corner lot
  - ii. max. building height - 2 storeys or 9m”

**“RM1-686 (144-2021) Multiple Parcels East of South Coast Village between Graeber and Ryan Avenues (3771, 0-15281, 3765, 3757 & 3767 Graeber Avenue, 0-15290 Erie Road East and 3748 & 3758 Ryan Avenue)**

These lands are zoned “Residential Multiple 1 (RM1-686) Zone”, and all of the provisions that relate to lands zoned “Residential Multiple 1(RM1) Zone” by this by-law shall apply to those lands zoned “Residential Multiple 1 (RM1-686) Zone”, subject to the following special provisions:

- a) Notwithstanding the list of Permitted Uses in Section 14.2, these lands may only be used for the following:
  - i. semi-detached dwellings on a new public road
  - ii. street townhouse dwellings on a new public road
- b) Notwithstanding the list of Permitted Uses in paragraph a) herein, single detached dwellings may only be permitted if demonstrating minimum density requirements are

being achieved on assembled lands of not less than 0.5 ha, and that any detached dwelling be subject to Section 12B.2 and 12B.3.

- c) Minimum site density for all combined unit types shall be 25 un/ha.
- d) Maximum site density for all combined unit types shall be 50 un/ha.
- e) Regulations for semi-detached as per Section 13.4 except that:
  - i. min. lot frontage - 9m, 10.5m for corner lot
  - ii. min. lot area - 245 sq.m., 280 sq.m for corner lot
  - iii. max. lot coverage - 50%
  - iv. min. front yard - 6m to garage and 4.5m to other parts of the dwelling
  - v. min. rear yard - 6m
  - vi. min. side yard - 1.5m
  - vii. min. ext. side yard - 3m
  - viii. max. building height - 2 storeys or 9m
  - ix. max. driveway width - 50% of unit width
- f) Regulations for street townhouses as per Section 14.3 except that:
  - i. min. unit frontage – 7.5m
  - ii. min. lot area – 210 sq.m.
  - iii. max. lot coverage - 50%
  - iv. min. front yard – 6m to garage and 4.5m to other parts of the dwelling
  - v. min. rear yard - 6m
  - vi. min. side yard – 1.5m
  - vii. min. ext. side yard – 3m
  - viii. max. building height - 2 storeys or 9m
  - ix. max. driveway width - 50% of unit width
  - x. max. density – 50 un/ha.”

**“RM1-687 (144-2021) Lands West of the intersection of Ryan Avenue and Graeber Avenue (3723, 3731, 0-15284 & 3747 Graeber Avenue, 0-15289 Erie Road East and 3740 Ryan Avenue)**

These lands are zoned “Residential Multiple 1 (RM1-687) Zone”, and all of the provisions that relate to lands zoned “Residential Multiple 1(RM1) Zone” by this by-law shall apply to those lands zoned “Residential Multiple 1 (RM1-687) Zone”, subject to the following special provisions:

- a) Notwithstanding the list of Permitted Uses in Section 14.2, these lands may only be used for the following:
  - i. street townhouse dwellings
  - ii. block townhouse dwellings
  - iii. stacked townhouse dwellings
- b) Minimum site density shall be 25 un/ha.
- c) Maximum site density shall be 50 un/ha.
- d) Regulations for street townhouses as per Section 14.3 except that:
  - i. min. unit frontage – 7.5m
  - ii. min. lot area – 210 sq.m.
  - iii. max. lot coverage - 65%

- iv. min. front yard – 6m to garage and 4.5m to other parts of the dwelling
  - v. min. rear yard - 6m
  - vi. min. int. side yard – 1.5m
  - vii. min. ext. side yard – 3.0m
  - viii. max. building height - 2 storeys or 9m
  - ix. max. driveway width - 50% of unit width
  - x. max. Density – 50 un/ha
- e) Regulations for block townhouses as per Section 14.3 except that:
- i. min. unit frontage – 6m
  - ii. min. front yard – 4.5m to communal driveway or parking area
  - iii. min. rear yard - 6m to property line,
  - iv. min. rear yard separation between buildings - 12m back-to-back or 7.5m back to sidewall
  - v. min. side yard separation between buildings – 3m
  - vi. min. ext. side yard – 3.0m
  - vii. max. building height - 2 storeys or 9m
- f) Regulations for stacked townhouses same as paragraph e) herein”

**“RM1-688 (144-2021) Crystal Beach Tennis and Yacht Club - Westerly Land along Erie Road**

These lands are zoned “Residential Multiple 1 (RM1-688) Zone”, and all of the provisions that relate to lands zoned “Residential Multiple 1 (RM1) Zone” by this by-law shall apply to those lands zoned “Residential Multiple 1 (RM1-688) Zone”, subject to the following special provisions:

- a) Notwithstanding the list of Permitted Uses in Section 14.2, these lands may only be used for the following:
- i. block townhouse dwellings
  - ii. stacked townhouse dwellings
  - iii. apartments
- b) Minimum site density for all combined unit types shall be 25 un/ha.
- c) Maximum site density for all combined unit types shall be 50 un/ha.
- d) Regulations for block townhouses as per Section 14.3 except that:
- i. min. unit frontage – 7.5m
  - ii. min. front yard – 4.5m (Erie Road)
  - iii. max. front yard setback - 6m (Erie Road)
  - iv. min. rear yard – 35m (south property line)
  - v. min. distance from dwelling to parking area – 6m
  - vi. min. int. side yard – 6m
  - vii. min. ext. side yard – 6m (to private road)
  - viii. max. building height - 3 storeys or 12m
  - ix. min. parking – 1 space per unit
- e) Regulations for stacked townhouses same as paragraph d) herein except that:
- i. max. building height - 3 storeys or 12m
- f) Regulations for apartments per Section 15.3 except that:
- i. min. lot area - 1.0 ha.

- ii. min. lot area per dwelling unit – not applicable
- iii. setback from Erie Road – min. 4.5m and max. 6m
- iv. min. rear yard – 35m (south property line)
- v. max. height - 3 storeys or 12m
- vi. min. parking – 1 space per unit
- vii. max. density – 50 un/ha”

**“RM1-689 (144-2021) Multiple Parcels between Crystal Beach Drive and Terrace Lane (3856, 0-15084, 0-15085 & 0-15086 Terrace Lane and 0-15097 Crystal Beach Drive)**

These lands are zoned “Residential Multiple 1 (RM1-689) Zone”, and all of the provisions that relate to lands zoned “Residential Multiple 1(RM1) Zone” by this by-law shall apply to those lands zoned “Residential Multiple 1 (RM1-689) Zone”, subject to the following special provisions:

- a) Notwithstanding the list of Permitted Uses in Section 14.2, these lands may only be used for the following:
  - i. semi-detached dwellings
  - ii. street townhouse dwellings
  - iii. block townhouse dwellings
  - iv. stacked townhouse dwellings
  - v. apartments
- b) Minimum site density for all combined unit types shall be 25 un/ha.
- c) Maximum site density for all combined unit types shall be 50 un/ha.
- d) Regulations for semi-detached as per Section 13.4 except that:
  - i. min. unit frontage – 9m
  - ii. min. lot area – 250 sq.m.
  - iii. max. lot coverage - 50%
  - iv. min. front yard – 4.5m and 6m to garage for lot fronting Crystal Beach Drive
  - v. min. front yard – 0m from Hazard limit for lots fronting Terrace Lane
  - vi. min. rear yard - 6m
  - vii. min. side yard – 1.5m
  - viii. max. building height - 3 storeys or 12m from dwelling unit main floor grade
  - ix. max. driveway width - 50% of unit width
- e) Regulations for street townhouses as per Section 14.3 except that:
  - i. min. unit frontage – 7.5m
  - ii. min. lot area – 210 sq.m.
  - iii. max. lot coverage - 50%
  - iv. min. front yard – 4.5m and 6m to garage for lot fronting Crystal Beach Drive
  - v. min. front yard – 0m from Hazard limit for lots fronting Terrace Lane
  - vi. min. rear yard - 6m
  - vii. min. ext. side yard – 1.5m
  - viii. max. building height - 3 storeys or 12m from dwelling unit main floor grade
  - ix. max. driveway width - 50% of unit width
- f) Regulations for block townhouses as per Section 14.3 except that:
  - i. min. unit frontage – 6m
  - ii. min. front yard – 6m to private road or parking area



- iii. min. rear yard - 6m to property line, 12m back-to-back or 7.5m back to sidewall
- iv. min. side yard separation between buildings – 1.5m
- v. min. ext. side yard – 6.0m
- vi. max. building height - 3 storeys or 12m
- vii. max. density 50 un/ha

g) Regulations for stacked townhouses same as paragraph f) herein.

h) Regulations for apartment as per Section 15.3 except that:

- i. min. lot area - 0.2600 ha. (excluding EP lands)
- ii. min. lot area per dwelling unit – not applicable
- iii. max. coverage - 50%
- iv. min. front yard – 7.5m to garage for lot fronting Crystal Beach Drive
- v. min. front yard – 0m from Hazard limit for lots fronting Terrace Lane
- vi. min. rear yard - 6m
- vii. max. height - 3 storey or 12m from building main floor entrance grade
- viii. max. density – 50 un/ha”

**“RM1-690 (144-2021) Vacant Lands Southeast Corner of Michener Rd. and Elmwood Ave. (0-17032 Elmwood Avenue)**

These lands are zoned “Residential Multiple 1 (RM1-690) Zone”, and all of the provisions that relate to lands zoned “Residential Multiple 1(RM1) Zone” by this by-law shall apply to those lands zoned “Residential Multiple 1 (RM1-690) Zone”, subject to the following special provisions:

- a) Notwithstanding the list of Permitted Uses in Section 14.2, these lands may only be used for the following:
  - i. semi-detached dwellings
  - ii. street townhouse dwellings
  - iii. block townhouse dwellings
  - iv. Stacked townhouses
- b) Minimum site density for all combined unit types shall be 25 un/ha.
- c) Maximum site density for all combined unit types shall be 50 un/ha.
- d) Regulations for semi-detached as per Section 13.4 except that:
  - i. max. height – 2 storeys (9m)
- i) Regulations for street townhouses as per Section 14.3 except that:
  - i. min. lot frontage – 7.5m
  - ii. min. lot frontage corner lot – 9.5m
  - iii. min. lot area – 210 sq.m.
  - iv. max. lot coverage - 50%
  - v. min. front yard – 4.5m and 6m to garage
  - vi. min. rear yard - 6m
  - vii. min. int. side yard – 1.5m
  - viii. min. ext. side yard – 3m
  - ix. max. building height 2 storeys or 9m
  - x. max. driveway width - 50% of unit width
  - xi. max. density 50 un/ha

- g) Regulations for block townhouses as per Section 14.3 except that:
  - i. min. unit frontage – 7.5m
  - ii. min. front yard – 6m to private road or parking area
  - iii. min. rear yard - 6m to property line, 12m back-to-back or 7.5m back to sidewall
  - iv. min. side yard separation between buildings – 3m
  - v. min. ext. side yard – 6.0m
  - vi. max. building height - 2 storeys or 9m
  - vii. max. density 50 un/ha
- h) Regulations for stacked townhouses same as paragraph g)”

**“RM1-691 (144-2021) 3901, 3899 and 3889 Rebstock Road (west of south-west corner of Rebstock and Ridgeway Road)**

These lands are zoned “Residential Multiple 1 (RM1-691) Zone”, and all of the provisions that relate to lands zoned “Residential Multiple 1(RM1) Zone” by this by-law shall apply to those lands zoned “Residential Multiple 1 (RM1-691) Zone”, subject to the following special provisions:

- a) Notwithstanding the list of Permitted Uses in Section 14.2, these lands may only be used for the following:
  - i. semi-detached dwellings
  - ii. street townhouse dwellings
  - iii. block and stacked townhouse dwellings
- b) Minimum site density for all combined unit types shall be 50 un/ha.
- c) Maximum site density for all combined unit types shall be 75 un/ha.
- d) Regulations for semi-detached as per Section 13.4 except that:
  - i. max. height – 2 storeys (9m)
- e) Regulations for street townhouses as per Section 14.3 except that:
  - i. min. lot frontage – 7.5m
  - ii. min. lot frontage corner lot – 9.5m
  - iii. min. lot area – 210 sq.m.
  - iv. max. lot coverage - 50%
  - v. min. front yard – 4.5m and 6m to garage
  - vi. min. rear yard - 6m
  - vii. min. int. side yard – 1.5m
  - viii. min. ext. side yard – 3m
  - ix. max. building height 3 storeys or 12m
  - x. max. driveway width - 50% of unit width
  - xi. max. density 50 un/ha
- f) Regulations for block and stacked townhouses as per Section 14.3 except that:
  - i. min. unit frontage – 7.5m
  - ii. min. front yard – 6m to private road or parking area
  - iii. min. rear yard - 6m to property line, 12m back-to-back or 7.5m back to sidewall
  - iv. min. side yard separation between buildings – 3m

- v. min. ext. side yard – 6.0m
- vi. max. building height - 3 storeys or 12m
- vii. max. density 50 un/ha”

**“RM1-692 (144-2021) 3949 Farr Avenue, 4015 Farr Avenue, 3980 Michener Road, 15 and 19 Derby Road (*Muni. Add. 3954 Michener Road*) - Lands bound by Farr Avenue, Derby and Michener Roads.**

These lands are zoned “Residential Multiple 1 (RM1-692) Zone”, and all of the provisions that relate to lands zoned “Residential Multiple 1(RM1) Zone” by this by-law shall apply to those lands zoned “Residential Multiple 1 (RM1-692) Zone”, subject to the following special provisions:

- a) Notwithstanding the list of Permitted Uses in Section 14.2, these lands may only be used for the following:
  - i. semi-detached dwellings
  - ii. street townhouse dwellings
  - iii. block and stacked townhouse dwellings
- b) Minimum site density for all combined unit types shall be 50 un/ha.
- c) Maximum site density for all combined unit types shall be 100 un/ha.
- d) Regulations for semi-detached as per Section 13.4 except that:
  - i. max. height – 2 storeys (9m)
- e) Regulations for street townhouses as per Section 14.3 except that:
  - xii. min. lot frontage – 7.5m
  - xiii. min. lot frontage corner lot – 9.5m
  - xiv. min. lot area – 210 sq.m.
  - xv. max. lot coverage - 50%
  - xvi. min. front yard – 4.5m and 6m to garage
  - xvii. min. rear yard - 6m
  - xviii. min. int. side yard – 1.5m
  - xix. min. ext. side yard – 3m
  - xx. max. building height 3 storeys or 12m
  - xxi. max. driveway width - 50% of unit width
  - xxii. max. density 100 un/ha
- f) Regulations for block and stacked townhouses as per Section 14.3 except that:
  - viii. min. unit frontage – 7.5m
  - ix. min. front yard – 6m to private road or parking area
  - x. min. rear yard - 6m to property line, 12m back-to-back or 7.5m back to sidewall
  - xi. min. side yard separation between buildings – 3m
  - xii. min. ext. side yard – 6.0m
  - xiii. max. building height - 3 storeys or 12m
  - xxiii. max. density 100 un/ha”

- 3. That** Zoning By-law No.129-90 as amended, is further amended by adding to Section 26B – “Core Mixed Use 2 (CMU2) Zone” - “Exceptions to the Core Mixed Use 2 (CMU2) Zone” the following exceptions:

**“CMU2-693 (144-2021) - Erie Road – North Side – Between 3952 Erie Road (incl.) and Oxford Avenue, up to Cambridge Road West / Park Place / Shannon Road South**

These lands are zoned “Core Mixed Use (2-CMU2-693) Zone”, and all of the provisions that relate to lands zoned “Core Mixed Use 2 (CMU2) Zone” by this by-law shall apply to those lands zoned “Core Mixed Use 2 (CMU2-693) Zone”, subject to the following special provisions:

- a) Notwithstanding the list of Permitted Uses in Section 26B.2, these lands may only be used for the following:

- Animal Hospital
- Bake shops
- Banks and Financial Institutions
- Brewer’s Retail Outlets
- Business or Professional Offices
- Building Supply and Sales
- Candy Kitchen
- Catering Establishment
- Clinics
- Commercial Schools
- Custom Brokers
- Day Nursery
- Dry Cleaning Outlets
- Eating Establishments
- Hotels
- Laundries and Laundromats
- LCBO Outlets
- Personal Service Shops
- Pharmacies
- Places of Entertainment, Recreation or Assembly
- Post Offices
- Printing Establishments
- Private parking lots
- Private or Commercial Clubs
- Public Libraries
- Public Parking Garages
- Public Parking Lots
- Religious, Fraternal or Public Institutions
- Retail Stores
- Service Shops
- Spa Services
- Studios
- Supermarkets
- Taverns
- Home occupations
- Dwelling Units on floors above main floor
- Uses, buildings and structures accessory to any permitted commercial use

- b) Regulations as per Section 26B.3 except that:
- i. minimum front yard – 1.0m

- ii. minimum exterior side yard – 1.0m
  - iii. building height as per paragraph c) herein
  - iv. minimum interior side yard adjacent to a residential zone – 1.5m
- c) Building Heights shall be regulated using a common point for reference in measurement. Heights will vary based on distance from the common or controlling reference point. (Refer to Schedule “F” of By-law 129-90 for general illustration details)
- Measured from the north limit of the Erie Road street allowance at property line for a distance perpendicular of 31m
- i. max. height - 3 storeys or 12m
  - ii. min. height - 2 storeys or 9m
  - iii. all other lands beyond 31m - maximum 2 storeys or 9m
- iv. A fourth storey is permitted if the subject parcel or consolidation of parcels are equal or greater that 2304m<sup>2</sup> and dimensioned at 48m wide and 48m deep. Each individual site or collection of sites must be reviewed independently and structured on the various properties affected by the setback. The submission of an Urban Design study is required.
- d) Notwithstanding requirements Section 6.21, a planting strip is not required between residential and non-residential zones where privacy fencing of not less than 1.8m is erected.
- e) Notwithstanding requirements of 6.20(I) to the contrary, ingress/egress, driveway, drive aisle and parking spaces are permitted within 0.5m of a residential zone.
- f) Notwithstanding 18.3(a) to the contrary, new ground floor residential use shall not be permitted.
- g) Notwithstanding the permitted uses of paragraph, a) herein, the lands municipally known as 266 Cambridge Road West (aka Cambridge Lane) may continue to be used for light manufacturing and assembly of rope, twine and other similar products within a fully enclosed building.”

**“CMU2-694 (144-2021) - Erie Road – North Side – east of Town Parking Lot - Between 3902 Erie Road (incl.) and 3916 Erie Road (incl.)**

These lands are zoned “Core Mixed Use 2 (CMU2-694) Zone”, and all of the provisions that relate to lands zoned “Core Mixed Use 2 (CMU2) Zone” by this by-law shall apply to those lands zoned “Core Mixed Use 2 (CMU2-694) Zone”, subject to the following special provisions:

- a) Notwithstanding the list of Permitted Uses in Section 26B.2, these lands may only be used for the following:
- Animal Hospital
  - Bake shops
  - Banks and Financial Institutions
  - Brewer’s Retail Outlets
  - Business or Professional Offices
  - Building Supply and Sales
  - Candy Kitchen

Catering Establishment  
 Clinics  
 Commercial Schools  
 Custom Brokers  
 Day Nursery  
 Dry Cleaning Outlets  
 Eating Establishments  
 Hotels  
 Laundries and Laundromats  
 LCBO Outlets  
 Personal Service Shops  
 Pharmacies  
 Places of Entertainment, Recreation or Assembly  
 Post Offices  
 Printing Establishments  
 Private parking lots  
 Private or Commercial Clubs  
 Public Libraries  
 Public Parking Garages  
 Public Parking Lots  
 Religious, Fraternal or Public Institutions  
 Retail Stores  
 Service Shops  
 Spa Services  
 Studios  
 Supermarkets  
 Taverns  
 Home occupations  
 Dwelling Units on floors above main floor  
 Uses, buildings and structures accessory to any permitted commercial use

- b) Regulations as per Section 26B.3 except that:
- i. minimum front yard – 1.0m
  - ii. minimum exterior side yard – 1.0m
  - iii. building height as per paragraph c) herein
  - iv. minimum interior side yard adjacent to a residential zone – 1.5m
- c) Building Heights shall be regulated using a common point for reference in measurement. Heights will vary based on distance from the common or controlling reference point. (Refer to Schedule “F” of By-law 129-90 for general illustration details)

Measured from the north limit of the Erie Road street allowance at property line for a distance perpendicular of 24m

- i. maximum height - 3 storeys or 12m
- ii. minimum height - 2 storeys or 9m
- iii. all other lands beyond 24m - maximum 2 storeys or 9m
- iv. A fourth storey is permitted if the subject parcel or consolidation of parcels are equal or greater than 2304m<sup>2</sup> and dimensioned at 48m wide and 48m deep. Each individual site or collection of sites must be reviewed independently and structured

on the various properties affected by the setback. The submission of an Urban Design study is required.

- d) Notwithstanding requirements Section 6.21, a planting strip is not required between residential and non-residential zones where privacy fencing of not less than 1.8m is erected.
- e) Notwithstanding requirements of 6.20(l) to the contrary, ingress/egress, driveway, drive aisle and parking spaces are permitted within 0.5m of a residential zone.
- f) Notwithstanding 18.3(a) to the contrary, new ground floor residential use shall not be permitted.”

**“CMU2-695 (144-2021) - Northwest corner of Erie Road and Belfast Road South – 3896 Erie Road**

These lands are zoned “Core Mixed Use 2 (CMU2-695) Zone”, and all of the provisions that relate to lands zoned “Core Mixed Use 2 (CMU2) Zone” by this by-law shall apply to those lands zoned “Core Mixed Use 2 (CMU2-695) Zone”, subject to the following special provisions:

- a) Notwithstanding the list of Permitted Uses in Section 26B.2, these lands may only be used for the following:

- Animal Hospital
- Bake shops
- Banks and Financial Institutions
- Brewer’s Retail Outlets
- Business or Professional Offices
- Building Supply and Sales
- Candy Kitchen
- Catering Establishment
- Clinics
- Commercial Schools
- Custom Brokers
- Day Nursery
- Dry Cleaning Outlets
- Eating Establishments
- Hotels
- Laundries and Laundromats
- LCBO Outlets
- Personal Service Shops
- Pharmacies
- Places of Entertainment, Recreation or Assembly
- Post Offices
- Printing Establishments
- Private parking lots
- Private or Commercial Clubs
- Public Libraries
- Public Parking Garages
- Public Parking Lots
- Religious, Fraternal or Public Institutions

Retail Stores  
 Service Shops  
 Spa Services  
 Studios  
 Supermarkets  
 Taverns  
 Home occupations  
 Dwelling Units on floors above main floor  
 Uses, buildings and structures accessory to any permitted commercial use

- b) Regulations as per Section 26B.3 except that:
- i. minimum front yard – 1.0m
  - ii. minimum exterior side yard – 1.0m
  - iii. building height as per paragraph c) herein
  - iv. minimum interior side yard adjacent to a residential zone – 1.5m
- c) Building Heights shall be regulated using a common point for reference in measurement. Heights will vary based on distance from the common or controlling reference point. (Refer to Schedule “F” of By-law 129-90 for general illustration details)

Measured from the north limit of the Erie Road street allowance at property line for a distance perpendicular of 24m

- i. maximum height - 3 storeys or 12m
  - ii. minimum height - 2 storeys or 9m
  - iii. all other lands beyond 24m - maximum 2 storeys or 9m
  - iv. A fourth storey is permitted if the subject parcel or consolidation of parcels are equal or greater than 2304m<sup>2</sup> and dimensioned at 48m wide and 48m deep. Each individual site or collection of sites must be reviewed independently and structured on the various properties affected by the setback. The submission of an Urban Design study is required.
- d) Notwithstanding requirements Section 6.21, a planting strip is not required between residential and non-residential zones where privacy fencing of not less than 1.8m is erected.
- e) Notwithstanding requirements of 6.20(I) to the contrary, ingress/egress, driveway, drive aisle and parking spaces are permitted within 0.5m of a residential zone.
- f) Notwithstanding 18.3(a) to the contrary, new ground floor residential use shall not be permitted.”

**“CMU2-696 (144-2021) – West side of Ridgeway Road, just north of Erie Road – 405 Ridgeway Road**

These lands are zoned “Core Mixed Use 2 (CMU2-696) Zone”, and all of the provisions that relate to lands zoned “Core Mixed Use 2 (CMU2) Zone” by this by-law shall apply to those lands zoned “Core Mixed Use 2 (CMU2-696) Zone”, subject to the following special provisions:

- a) Notwithstanding the list of Permitted Uses in Section 26B.2, these lands may only be used for the following:



Animal Hospital  
Bake shops  
Banks and Financial Institutions  
Brewer's Retail Outlets  
Business or Professional Offices  
Building Supply and Sales  
Candy Kitchen  
Catering Establishment  
Clinics  
Commercial Schools  
Custom Brokers  
Day Nursery  
Dry Cleaning Outlets  
Eating Establishments  
Hotels  
Laundries and Laundromats  
LCBO Outlets  
Personal Service Shops  
Pharmacies  
Places of Entertainment, Recreation or Assembly  
Post Offices  
Printing Establishments  
Private parking lots  
Private or Commercial Clubs  
Public Libraries  
Public Parking Garages  
Public Parking Lots  
Religious, Fraternal or Public Institutions  
Retail Stores  
Service Shops  
Spa Services  
Studios  
Supermarkets  
Taverns  
Home occupations  
Dwelling Units on floors above main floor  
Uses, buildings and structures accessory to any permitted commercial use

- b) Regulations as per Section 26B.3 except that:
  - i. minimum front yard – 1.0m
  - ii. minimum exterior side yard – 1.0m
  - iii. building height as per paragraph c) herein
  - iv. minimum interior side yard adjacent to a residential zone – 1.5m
- c) Building Heights shall be regulated using a common point for reference in measurement. Heights will vary based on distance from the common or controlling reference point. (Refer to Schedule "F" of By-law 129-90 for general illustration details)

Measured from the west limit of the Ridgeway Road street allowance at property line for a distance perpendicular of 20m

- i. maximum height - 4 storeys or 16m
  - ii. minimum height - 2 storeys or 9m
  - iii. all other lands beyond 20m - maximum 2 storeys or 9m
- d) Notwithstanding requirements Section 6.21, a planting strip is not required between residential and non-residential zones where privacy fencing of not less than 1.8m is erected.
- e) Notwithstanding requirements of 6.20(I) to the contrary, ingress/egress, driveway, drive aisle and parking spaces are permitted within 0.5m of a residential zone.
- f) Notwithstanding 18.3(a) to the contrary, new ground floor residential use shall not be permitted."

**"CMU2-697 (144-2021) – Northwest corner of Erie Road and Ridgeway Road – 3878 Erie Road)**

These lands are zoned "Core Mixed Use 2 (CMU2-697) Zone", and all of the provisions that relate to lands zoned "Core Mixed Use 2 (CMU2) Zone" by this by-law shall apply to those lands zoned "Core Mixed Use 2 (CMU2-697) Zone", subject to the following special provisions:

- a) Notwithstanding the list of Permitted Uses in Section 26B.2, these lands may only be used for the following:

Animal Hospital  
 Bake shops  
 Banks and Financial Institutions  
 Brewer's Retail Outlets  
 Business or Professional Offices  
 Building Supply and Sales  
 Candy Kitchen  
 Catering Establishment  
 Clinics  
 Commercial Schools  
 Custom Brokers  
 Day Nursery  
 Dry Cleaning Outlets  
 Eating Establishments  
 Hotels  
 Laundries and Laundromats  
 LCBO Outlets  
 Personal Service Shops  
 Pharmacies  
 Places of Entertainment, Recreation or Assembly  
 Post Offices  
 Printing Establishments  
 Private parking lots  
 Private or Commercial Clubs  
 Public Libraries

Public Parking Garages  
 Public Parking Lots  
 Religious, Fraternal or Public Institutions  
 Retail Stores  
 Service Shops  
 Spa Services  
 Studios  
 Supermarkets  
 Taverns  
 Home occupations  
 Dwelling Units on floors above main floor  
 Uses, buildings and structures accessory to any permitted commercial use

- b) Regulations as per Section 26B.3 except that:
  - i. minimum front yard – 1.0m
  - ii. minimum exterior side yard – 1.0m
  - iii. building height as per paragraph c) herein
  - iv. minimum interior side yard adjacent to a residential zone – 1.5m
- c) Building Heights shall be regulated using a common point for reference in measurement. Heights will vary based on distance from the common or controlling reference point. (Refer to Schedule “F” of By-law 129-90 for general illustration details)
 

Measured from the west limit of the Ridgeway Road street allowance at property line for a distance perpendicular of 42m

  - i. maximum height – 4.5 storeys or 19m
  - ii. minimum height - 2 storeys or 9m
  - iii. all other lands beyond 42m - maximum 3 storeys or 12m
- d) Notwithstanding requirements Section 6.21, a planting strip is not required between residential and non-residential zones where privacy fencing of not less than 1.8m is erected.
- e) Notwithstanding requirements of 6.20(I) to the contrary, ingress/egress, driveway, drive aisle and parking spaces are permitted within 0.5m of a residential zone.
- f) Notwithstanding 18.3(a) to the contrary, new ground floor residential use shall not be permitted.”

**“CMU2-698 (144-2021) – Northeast corner of Ridgeway Road and Ryan Avenue – 412 Ridgeway Road**

These lands are zoned “Core Mixed Use 2 (CMU2-697) Zone”, and all of the provisions that relate to lands zoned “Core Mixed Use 2 (CMU2) Zone” by this by-law shall apply to those lands zoned “Core Mixed Use 2 (CMU2-697) Zone”, subject to the following special provisions:

- a) Notwithstanding the list of Permitted Uses in Section 26B.2, these lands may only be used for the following:
  - Animal Hospital
  - Bake shops

Banks and Financial Institutions  
 Brewer's Retail Outlets  
 Business or Professional Offices  
 Building Supply and Sales  
 Candy Kitchen  
 Catering Establishment  
 Clinics  
 Commercial Schools  
 Custom Brokers  
 Day Nursery  
 Dry Cleaning Outlets  
 Eating Establishments  
 Hotels  
 Laundries and Laundromats  
 LCBO Outlets  
 Personal Service Shops  
 Pharmacies  
 Places of Entertainment, Recreation or Assembly  
 Post Offices  
 Printing Establishments  
 Private parking lots  
 Private or Commercial Clubs  
 Public Libraries  
 Public Parking Garages  
 Public Parking Lots  
 Religious, Fraternal or Public Institutions  
 Retail Stores  
 Service Shops  
 Spa Services  
 Studios  
 Supermarkets  
 Taverns  
 Home occupations  
 Dwelling Units on floors above main floor  
 Uses, buildings and structures accessory to any permitted commercial use

- b) Regulations as per Section 26B.3 except that:
- i. minimum front yard – 1.0m
  - ii. minimum exterior side yard – 1.0m
  - iii. building height as per paragraph c) herein
  - iv. minimum interior side yard adjacent to a residential zone – 1.5m
- c) Building Heights shall be regulated using a common point for reference in measurement. Heights will vary based on distance from the common or controlling reference point. (Refer to Schedule "F" of By-law 129-90 for general illustration details)

Measured from the east limit of the Ridgeway Road street allowance at property line for a distance perpendicular of 30m

- i. maximum height – 4.5 storeys or 19m

- ii. minimum height - 2 storeys or 9m
- iii. all other lands beyond 30m - maximum 2 storeys or 9m
- d) Notwithstanding requirements Section 6.21, a planting strip is not required between residential and non-residential zones where privacy fencing of not less than 1.8m is erected.
- e) Notwithstanding requirements of 6.20(l) to the contrary, ingress/egress, driveway, drive aisle and parking spaces are permitted within 0.5m of a residential zone.
- f) Notwithstanding 18.3(a) to the contrary, new ground floor residential use shall not be permitted.”

**“CMU2-699 (144-2021) – Southeast corner of Ridgeway Road and Graeber Avenue – 404 Ridgeway Road**

These lands are zoned “Core Mixed Use 2 (CMU2-699) Zone”, and all of the provisions that relate to lands zoned “Core Mixed Use 2 (CMU2) Zone” by this by-law shall apply to those lands zoned “Core Mixed Use 2 (CMU2-699) Zone”, subject to the following special provisions:

- a) Notwithstanding the list of Permitted Uses in Section 26B.2, these lands may only be used for the following:

- Animal Hospital
- Bake shops
- Banks and Financial Institutions
- Brewer’s Retail Outlets
- Business or Professional Offices
- Building Supply and Sales
- Candy Kitchen
- Catering Establishment
- Clinics
- Commercial Schools
- Custom Brokers
- Day Nursery
- Dry Cleaning Outlets
- Eating Establishments
- Hotels
- Laundries and Laundromats
- LCBO Outlets
- Personal Service Shops
- Pharmacies
- Places of Entertainment, Recreation or Assembly
- Post Offices
- Printing Establishments
- Private parking lots
- Private or Commercial Clubs
- Public Libraries
- Public Parking Garages
- Public Parking Lots
- Religious, Fraternal or Public Institutions

Retail Stores  
 Service Shops  
 Spa Services  
 Studios  
 Supermarkets  
 Taverns  
 Home occupations  
 Dwelling Units on floors above main floor  
 Uses, buildings and structures accessory to any permitted commercial use

- b) Regulations as per Section 26B.3 except that:
  - i. minimum front yard – 1.0m
  - ii. minimum exterior side yard – 1.0m
  - iii. building height as per paragraph c) herein
  - iv. minimum interior side yard adjacent to a residential zone – 1.5m
- c) Building Heights shall be regulated using a common point for reference in measurement. Heights will vary based on distance from the common or controlling reference point. (Refer to Schedule “F” of By-law 129-90 for general illustration details)
 

Measured from the east limit of the Ridgeway Road street allowance at property line for a distance perpendicular of 24.4m

  - i. maximum height - 3 storeys or 12m
  - ii. minimum height - 2 storeys or 9m
  - iii. all other lands beyond 24.4m - maximum 2 storeys or 9m
- d) Notwithstanding requirements Section 6.21, a planting strip is not required between residential and non-residential zones where privacy fencing of not less than 1.8m is erected.
- e) Notwithstanding requirements of 6.20(I) to the contrary, ingress/egress, driveway, drive aisle and parking spaces are permitted within 0.5m of a residential zone.
- f) Notwithstanding 18.3(a) to the contrary, new ground floor residential use shall not be permitted.”

**“CMU2-700 (144-2021) – East side of Belfast Road South between Erie Road and Cambridge Road East – 12, 16 & 18 Belfast Road South**

These lands are zoned “Core Mixed Use 2 (CMU2-700) Zone”, and all of the provisions that relate to lands zoned “Core Mixed Use 2 (CMU2) Zone” by this by-law shall apply to those lands zoned “Core Mixed Use 2 (CMU2-700) Zone”, subject to the following special provisions:

- a) Notwithstanding the list of Permitted Uses in Section 26B.2, these lands may only be used for the following:
 

Animal Hospital  
 Bake shops  
 Banks and Financial Institutions  
 Brewer’s Retail Outlets  
 Business or Professional Offices

Building Supply and Sales  
Candy Kitchen  
Catering Establishment  
Clinics  
Commercial Schools  
Custom Brokers  
Day Nursery  
Dry Cleaning Outlets  
Eating Establishments  
Hotels  
Laundries and Laundromats  
LCBO Outlets  
Personal Service Shops  
Pharmacies  
Places of Entertainment, Recreation or Assembly  
Post Offices  
Printing Establishments  
Private parking lots  
Private or Commercial Clubs  
Public Libraries  
Public Parking Garages  
Public Parking Lots  
Religious, Fraternal or Public Institutions  
Retail Stores  
Service Shops  
Spa Services  
Studios  
Supermarkets  
Taverns  
Home occupations  
Dwelling Units on floors above main floor  
Uses, buildings and structures accessory to any permitted commercial use

- b) Regulations as per Section 26B.3 except that:
  - i. minimum front yard – 1.0m
  - ii. minimum exterior side yard – 1.0m
  - iii. building height as per paragraph c) herein
  - iv. minimum interior side yard adjacent to a residential zone – 1.5m
- c) Building Heights shall be regulated using a common point for reference in measurement. Heights will vary based on distance from the common or controlling reference point. (Refer to Schedule “F” of By-law 129-90 for general illustration details)
  - i. maximum height - 3 storeys or 12m
  - ii. minimum height - 2 storeys or 9m
- d) Notwithstanding requirements Section 6.21, a planting strip is not required between residential and non-residential zones where privacy fencing of not less than 1.8m is erected.

- e) Notwithstanding requirements of 6.20(l) to the contrary, ingress/egress, driveway, drive aisle and parking spaces are permitted within 0.5m of a residential zone.
- f) Notwithstanding 18.3(a) to the contrary, new ground floor residential use shall not be permitted."

**"CMU2-701 (144-2021) – West side of Derby Road between Erie Road and Queens Circle**

These lands are zoned "Core Mixed Use 2 (CMU2-701) Zone", and all of the provisions that relate to lands zoned "Core Mixed Use 2 (CMU2) Zone" by this by-law shall apply to those lands zoned "Core Mixed Use 2 (CMU2-701) Zone", subject to the following special provisions:

- a) Notwithstanding the list of Permitted Uses in Section 26B.2, these lands may only be used for the following:

- Animal Hospital
- Bake shops
- Banks and Financial Institutions
- Brewer's Retail Outlets
- Business or Professional Offices
- Building Supply and Sales
- Candy Kitchen
- Catering Establishment
- Clinics
- Commercial Schools
- Custom Brokers
- Day Nursery
- Dry Cleaning Outlets
- Eating Establishments
- Hotels
- Laundries and Laundromats
- LCBO Outlets
- Personal Service Shops
- Pharmacies
- Places of Entertainment, Recreation or Assembly
- Post Offices
- Printing Establishments
- Private parking lots
- Private or Commercial Clubs
- Public Libraries
- Public Parking Garages
- Public Parking Lots
- Religious, Fraternal or Public Institutions
- Retail Stores
- Service Shops
- Spa Services
- Studios
- Supermarkets
- Taverns



Home occupations

Dwelling Units on floors above main floor

Uses, buildings and structures accessory to any permitted commercial use

- b) Regulations as per Section 26B.3 except that:
  - i. minimum front yard – 1.0m
  - ii. minimum exterior side yard – 1.0m
  - iii. building height as per paragraph c) herein
  - iv. minimum interior side yard adjacent to a residential zone – 1.5m
- c) Building Heights shall be regulated using a common point for reference in measurement. Heights will vary based on distance from the common or controlling reference point. (Refer to Schedule “F” of By-law 129-90 for general illustration details)
 

Measured from the west limit of the Derby Road street allowance at property line for a distance perpendicular of 24m

  - i. maximum height - 3 storeys or 12m
  - ii. minimum height - 2 storeys or 9m
  - iii. all other lands beyond 24m - maximum 2 storeys or 9m.
- d) Notwithstanding requirements Section 6.21, a planting strip is not required between residential and non-residential zones where privacy fencing of not less than 1.8m is erected.
- e) Notwithstanding requirements of 6.20(I) to the contrary, ingress/egress, driveway, drive aisle and parking spaces are permitted within 0.5m of a residential zone.
- f) Notwithstanding 18.3(a) to the contrary, new ground floor residential use shall not be permitted.
- g) Notwithstanding the permitted uses of paragraph, a) herein, the lands municipally known as 145 Lincoln Road West may continue to be used for light manufacturing / prefabrication and assembly of building/home renovation related materials for contractor use with materials storage fully contained within the existing building.”

**“CMU2-702 (144-2021) – East side of Derby Road between Erie Road and Queens Circle**

These lands are zoned “Core Mixed Use 2 (CMU2-702) Zone”, and all of the provisions that relate to lands zoned “Core Mixed Use 2 (CMU2) Zone” by this by-law shall apply to those lands zoned “Core Mixed Use 2 (CMU2-702) Zone”, subject to the following special provisions:

- a) Notwithstanding the list of Permitted Uses in Section 26B.2, these lands may only be used for the following:
  - Animal Hospital
  - Bake shops
  - Banks and Financial Institutions
  - Brewer’s Retail Outlets
  - Business or Professional Offices
  - Building Supply and Sales
  - Candy Kitchen
  - Catering Establishment

Clinics  
 Commercial Schools  
 Custom Brokers  
 Day Nursery  
 Dry Cleaning Outlets  
 Eating Establishments  
 Hotels  
 Laundries and Laundromats  
 LCBO Outlets  
 Personal Service Shops  
 Pharmacies  
 Places of Entertainment, Recreation or Assembly  
 Post Offices  
 Printing Establishments  
 Private parking lots  
 Private or Commercial Clubs  
 Public Libraries  
 Public Parking Garages  
 Public Parking Lots  
 Religious, Fraternal or Public Institutions  
 Retail Stores  
 Service Shops  
 Spa Services  
 Studios  
 Supermarkets  
 Taverns  
 Home occupations  
 Dwelling Units on floors above main floor  
 Uses, buildings and structures accessory to any permitted commercial use

- b) Regulations as per Section 26B.3 except that:
- i. minimum front yard – 1.0m
  - ii. minimum exterior side yard – 1.0m
  - iii. building height as per paragraph c) herein
  - iv. minimum interior side yard adjacent to a residential zone – 1.5m
- c) Building Heights shall be regulated using a common point for reference in measurement. Heights will vary based on distance from the common or controlling reference point. (Refer to Schedule “F” of By-law 129-90 for general illustration details)

Measured from the east limit of the Derby Road street allowance at property line for a distance perpendicular of 24m

- i. maximum height - 3 storeys or 12m
- ii. minimum height - 2 storeys or 9m
- iii. all other lands beyond 24m - maximum 2 storeys or 9m.”

**“CMU2-703 (144-2021) West end - Erie Road Corridor**

These lands are zoned “Core Mixed Use 2 (CMU2-703) Zone”, and all of the provisions that relate to lands zoned “Core Mixed Use 2 (CMU2) Zone” by this by-law shall apply to

those lands zoned “Core Mixed Use 2 (CMU2-703) Zone”, subject to the following special provisions:

- a) Notwithstanding the list of Permitted Uses in Section 26B.2, these lands may only be used for the following:
- Bake shops
  - Brewer’s Retail Outlets
  - Candy Kitchen
  - Day Nursery
  - Eating Establishments
  - Hotels
  - Laundries and Laundromats
  - LCBO Outlets
  - Personal Service Shops
  - Pharmacies
  - Places of Entertainment, Recreation or Assembly
  - Private parking lots
  - Private or Commercial Clubs
  - Public Parking Garages
  - Public Parking Lots
  - Retail Stores
  - Service Shops
  - Spa Services
  - Taverns
  - Home occupations
  - Dwelling Units on floors above main floor
  - Stand-alone commercial buildings
  - Uses, buildings and structures accessory to any permitted commercial use
- b) Regulations as per Section 26B.3 except that:
- i. minimum front yard – 1.0m
  - ii. minimum exterior side yard – 1.0m
  - iii. building height - measured from the north limit of the Erie Road street allowance at property line for a distance perpendicular of 31m (Refer to Schedule “F” of By-law 129-90 for illustration details)
    - 1) maximum height - 3 storeys or 12m
    - 2) minimum height - 2 storeys or 9m - except for standalone commercial which shall be permitted as 1 storey or 7.5m
    - 3) all other lands beyond 31m - maximum 2 storeys or 9m
  - iv. minimum interior side yard adjacent to a residential zone – 1.5m
  - v. A fourth storey is permitted if the subject parcel or consolidation of parcels are equal or greater than 2304m<sup>2</sup> and dimensioned at 48m wide and 48m deep. Each individual site or collection of sites must be reviewed independently and structured on the various properties affected by the setback. The submission of an Urban Design study is required.

- c) Notwithstanding requirements Section 6.21, a planting strip is not required between residential and non-residential zones where privacy fencing of not less than 1.8m is erected.
- d) Notwithstanding requirements of 6.20(l) to the contrary, ingress/egress, driveway, drive aisle and parking spaces are permitted within 0.5m of a residential zone.
- e) Notwithstanding 18.3(a) to the contrary, new ground floor residential use shall not be permitted.
- f) Notwithstanding Section 6.50 a) and c), the property at 4130 Erie Road shall be subject to the following additional regulations:
  - i. an outdoor patio used for the purpose of providing entertainment or amusement is permitted within 22 metres of a Residential Zone.
  - ii. no part of any outdoor patio shall be used for the amplification of sound for entertainment or amusement created by radio, television or any other musical or sound producing source of whatever kind.
  - iii. the maximum seating capacity of the outdoor patio shall be 90 persons.”

**“CMU2-704 (144-2021) - 4152 Erie Road**

These lands are zoned “Core Mixed Use 2 (CMU2-704) Zone”, and all of the provisions that relate to lands zoned “Core Mixed Use 2 (CMU2) Zone” by this by-law shall apply to those lands zoned “Core Mixed Use 2 (CMU2-704) Zone”, subject to the following special provisions:

- a) Notwithstanding the Zone Regulations in Section 26B.3, the mixed uses shall be subject to the following provisions:
  - i. Maximum lot coverage –No maximum
  - ii. Minimum Yard
    - 1. Where the yard abuts a Commercial Zone and access is available to the rear yard by a public or private lane, minimum nil;
    - 2. Where the yard abuts a Commercial Zone and no access is available to the rear yard except by means of the side yard, one yard shall have a minimum width of 4.0m, the other yard shall have a minimum width of nil;
    - 3. Where the yard abuts a street minimum 0.5 m; and
    - 4. Where a yard abuts any residential zone minimum 7.5 m.
  - iii. Minimum Rear Yard
    - 1. Where the yard abuts a Commercial or Industrial Zone and access is available to the rear of the building on the said lot by means of a public or private lane, minimum nil.  
Where the building contains residential accommodation of one or more storeys in height, minimum 0.5m.
    - 2. Where the yard abuts any Residential Zone, minimum 7.5m.
    - 3. Where the yard abuts a street, minimum 0.5m.
  - iv. Maximum Building Height- 4 storeys

- v. Minimum Landscaped Open Space -10%
- vi. Parking and Parking Garage
  - 1. To be located and accessed behind the front face of the building (Erie Road and Eastwood Avenue).
  - 2. On and off-site parking permitted.
  - 3. No parking required for commercial uses.
- vii. Minimum Setback for covered parking structure under occupied structure- 0.5m
- viii. Roof Pitch- 1 m in height to every 5m in depth.
- ix. Urban Design
  - 1. Porches/Balconies to be provided on the front face of Erie Road.
  - 2. An entry feature is required to the building. A main front door is required along Erie Road.
  - 3. Windows and doors must be arranged symmetrically along the front façade.
  - 4. The entry must be raised above grade.
  - 5. Upper Level windows should be embedded in the roof slope in the form of dormers.
- b) Notwithstanding the General Commercial Zone Regulations in Section 18.2 (b) and (f), the subject lands shall be subject to the following provisions:
  - b) Location - In the same building as the permitted commercial use(s) and in other than the basement or cellar. Dwelling units shall be permitted to occupy a maximum of 49% of the ground floor area of buildings, provided that no part of such dwelling unit, except for the entranceway has frontage onto a public street.
  - f) Residential Open Space - A minimum of 3 sq. m. of open area by way of private open-air balconies shall be provided on-site for the exclusive use of each dwelling unit.
- c) Notwithstanding the requirements of Subsection 6.20 D (i), ingress and egress, to and from the required parking spaces and areas, shall be provided by means of unobstructed driveways or passageways at least 3.0 m, where only one-way traffic is permitted and have a minimum width of 6 m but not more than 12m in perpendicular width where two-way traffic is permitted.
- d) Notwithstanding the Permitted Uses in Section 26B.2, these lands may also be used for apartment dwellings subject to the zone regulations in Section 15.3 and shall be subject to the following provisions:
  - i. Minimum Lot Area- 40 sq.m per unit
  - ii. Minimum Lot Coverage- No maximum
  - iii. Minimum Front Yard Setback- 0.5 m from Schooley Road
  - iv. Minimum Side Yard Setback- 7.5 m from northerly residential zone
  - v. Minimum Exterior Side Yard Setback- 0.5 m from Erie Road
  - vi. Minimum Rear Yard- 0.5 m from Eastwood Avenue

- vii. Maximum Building Height- 4 storeys
- viii. Landscaped Area-For every lot on which the buildings or structures are situated, there shall be provided and maintained on the lot at least 10 percent of the lot area as a landscaped area unused for access or maneuvering space or parking space or any other purpose other than landscaped area and playground
- ix. Roof Pitch- 1 m in height to every 5m in depth.
- x. Parking and Parking Garages
  - 1. Parking on the lot permitted in side yard only behind the front face of the building fronting onto Erie Road.
  - 2. On and off-site parking permitted.
- xi. Minimum Setback for covered parking under occupied structure- 0.5 m
- xii. Urban Design
  - 1. Porches/Balconies to be provided on the front face of Erie Road.
  - 2. An entry feature is required to the building. A main front door is required along Erie Road.
  - 3. Windows and doors must be arranged symmetrically along the front façade.
  - 4. The entry must be raised above grade.
  - 5. Upper Level windows should be embedded in the roof slope in the form of dormers.
- e) Notwithstanding the Zone provisions in Section 15.4 (a) the Minimum Distance between any abutting residential zone and driving lanes or parking areas, no driving lane shall be closer than 1.5 metres to any lot line abutting any Residential Zone.
- f) Notwithstanding the Permitted Uses in Section 26B.2, these lands may also be used for townhouse dwellings subject to the zone regulations in Section 14.3 and the following provisions:
  - i. Minimum Front Yard- 0.5 m from Schooley Road
  - ii. Minimum Exterior Side Yard -0.5 metres from Erie Road
  - iii. Minimum Setback from Residential Zone- 3m
  - iv. Minimum Rear Yard-7.5 m for units fronting onto Eastwood Avenue and 0.5 m from Eastwood Avenue for units fronting onto Erie Road
  - v. Maximum Building Height- 3 stories fronting onto Erie Road and 3 storeys fronting onto Eastwood Avenue
  - vi. Minimum Distance between buildings on same lot- 6m, except 3m between end walls and 6m between an end wall and a rear wall
  - vii. Maximum Density- 60 units/ha (viii) Maximum Lot Coverage-70%
  - viii. Minimum Landscaped Area-5% for block townhouses and 30% for street townhouses

- ix. Privacy Areas- Notwithstanding the yard requirements above, every dwelling unit shall have at least one area which serves as a privacy area adjacent to the dwelling unit, having a minimum depth of 3 m or by way of open-air balcony or patio.
- x. Parking and Parking Garage1. located behind the front face of the building for units fronting onto Erie Road. 2. 6 m to the garage for lots fronting onto Eastwood Avenue.
- xi. Minimum Setback covered parking under occupied structure- 0.5m
- xii. Roof Pitch- 1 m in height to every 5m in depth.
- xiii. Distance from building to internal driveways and parking areas- Any front or rear face of any townhouse shall be no closer than 0m to an internal driveway or parking area, and any side of any townhouse shall be no closer than 0m to an internal driveway or parking area
- xiv. Planting strips-0m
- xv. Urban Design
  - 1. Porches/Balconies to be provided on the front face of Erie Road.
  - 2. An entry feature is required to the building. A main front door is required along Erie Road.
  - 3. Windows and doors must be arranged symmetrically along the front façade.
  - 4. The entry must be raised above grade.
  - 5. Upper Level windows should be embedded in the roof slope in the form of dormers.

- g) Notwithstanding the provisions in Section 6.40, the subject lands shall be subject to the following special provisions:

Notwithstanding the yard provisions of this By-law to the contrary, porches, balconies, and patios may project into required yards in residential zones as follows:

	Height of Platform		
	0 m to 0.5 m Above grade (uncovered)	Between 0.5 m and 1.5 m or covered 0 m to 0.5 m above grade	Above 1.5 m above grade
Minimum setback to exterior side lot line	0 m	0 m	0 m
Minimum setback to interior side lot line	Required building setback		
Minimum setback to rear lot line	0 m	0 m	0 m
Minimum setback to front lot line	0 m	0 m	0 m

4. **That** Zoning By-law No.129-90 as amended, is further amended by adding to Section 19 – “Local Commercial (C1) Zone” - “Exceptions to the Local Commercial (C1) Zone” the following exceptions:

**“C1-705 (144-2021) - 74 Queen’s Circle**

These lands are zoned "Local Commercial (C1-705) Zone" and all of the provisions that relate to lands zoned "Local Commercial (C1) Zone" by this by-law shall apply to those lands zoned "Local Commercial (C1-705) Zone", subject to the following special provisions:

- a) minimum easterly interior side yard setback shall not be less than 0.64 metres.
- b) minimum rear yard setback shall not be less than 0.82 metres.
- c) minimum front yard setback shall not be less than 2.5 metres.
- d) minimum westerly exterior side yard setback shall not be less than 1.08 metres
- e) that in addition to the permitted uses set out in Subsection 19.2, these lands may also be used for an eating establishment and take-out restaurant.
- f) that notwithstanding the requirements of Subsection 18.2 General Commercial Provisions, one dwelling unit shall be permitted on the ground floor with a maximum floor area of 176 square metres.
- g) that notwithstanding the requirements of Subsection 6.20 (I) Parking Area Location on the Lot, the parking area shall not be located closer than 0 metres to the northerly property line and 1.1 metres to the easterly street line.
- h) that notwithstanding the permitted uses of Subsection 19.2 and regulations of 19.3, the property may be used in its entirety as Medium Density Residential as defined under RM1-677.”

**“C1-706 (144-2021) - 2 Queen’s Circle**

These lands are zoned "Local Commercial (C1-706) Zone" and all of the provisions that relate to lands zoned "Local Commercial (C1) Zone" by this by-law shall apply to those lands zoned "Local Commercial (C1-706) Zone", subject to the following special provisions:

- a) that in addition to the permitted uses set out in Subsection 19.2, these lands may also be used for a Post Office.
- b) that notwithstanding the permitted uses of Subsection 19.2 and regulations of 19.3, the property may be used in its entirety as Medium Density Residential as defined under RM1-677.”

**“C1-707 (144-2021) - 6 Queen’s Circle**

These lands are zoned "Local Commercial (C1-707) Zone" and all of the provisions that relate to lands zoned "Local Commercial (C1) Zone" by this by-law shall apply to those lands zoned "Local Commercial (C1-707) Zone", subject to the following special provisions:



- a) that notwithstanding the permitted uses set out in Subsection 19.2, these lands may only be used for:
  - i. Personal Service Shop
  - ii. Professional or Business Offices
  - iii. Dwelling Unit
- b) that notwithstanding the regulations of Subsection 19.3, a residential dwelling is permitted on part of the main floor.
- c) that notwithstanding the permitted uses of Subsection 19.2 and regulations of 19.3, the property may be used in its entirety as Medium Density Residential as defined under RM1-677.”

**5. That Zoning By-law No.129-90 as amended, is further amended by adding to Section 33 – “Open Space (OS) Zone” - “Exceptions to the Open Space (OS) Zone” the following exceptions:**

**“OS-710 (144-2021) - 99 & 109 Ridge Road South (Crystal Ridge Park), and 0-17073 & 0-17074 Ashwood Avenue (Elizabeth Street Park)**

These lands are zoned “Open Space (OS-710) Zone” and all of the provisions that relate to lands zoned “Open Space (OS) Zone” by this by-law shall apply to those lands zoned “Open Space (OS-710) Zone”, subject to the following special provision:

- a) that notwithstanding the permitted uses set out in Subsection 33.2, these lands may also be used for any public purpose permitted by “Section 32.2 Permitted Uses” in the Public (P) Zone.”

**“OS-711 (144-2021) - 4155 (in part) Erie Road (Bay Beach Waterfront Park)**

These lands which were amended by changing the zoning to General Commercial Holding C2-427 (H) by By-law No. 26-10 are zoned “Open Space (OS-711) Zone”. These lands zoned “Open Space (OS-711) Zone” and all of the provisions that relate to the lands zoned “Open Space (OS) Zone” by this by-law shall apply to those lands zoned “Open Space (OS -711) Zone”, subject to the following special provision:

- a) Notwithstanding the list of Permitted Uses in Section 33.2, these lands shall only be used for public waterfront park.

**“OS-712 (144-2021) 4168 Erie Road – Open Space**

These lands are zoned "Open Space (OS-712) Zone" and all of the provisions that relate to lands zoned "Open Space (OS) Zone" by this by-law shall apply to those lands zoned "Open Space (OS-712) Zone ", subject to the following special provisions:

- b) that notwithstanding the permitted uses set out in Subsection 33.2, these lands may also be used for a public parking lot.”

**“OS-713 (144-2021) 0-16255 Lincoln Road West – Open Space**

These lands are zoned "Open Space (OS-713) Zone" and all of the provisions that relate to lands zoned "Open Space (OS) Zone" by this by-law shall apply to those lands zoned "Open Space (OS-713) Zone", subject to the following special provision:

- a) that notwithstanding the permitted uses set out in Subsection 33.2, these lands may also be used for a public parking lot.”

6. **That** Zoning By-law No.129-90 as amended, is further amended by inserting in Section 12B – “Residential 2B (R2B) Zone” a new Subsection titled “Exceptions to the Residential 2B (R2B) Zone”, and adding the following exception:

**“R2B-714 (144-2021) - 316 Ridgeway Road**

These lands are zoned "Residential 2B (R2B-714) Zone" and all of the provisions that relate to lands zoned "Residential 2B (R2B) Zone" by this by-law shall apply to those lands zoned " Residential 2B (R2B-714) Zone”, subject to the following special provisions:

- a) Notwithstanding the permitted uses set out in Section 12B - Residential 2B (R2B) Zone, these lands are permitted to continue operating the existing use (welding/fabrication shop).
- b) The retail uses as listed under Section 19 - Local Commercial (C1) Zone, 19.2 Permitted Uses, are permitted as follows:
  - Convenience retail stores
  - Personal service shops
  - Day nurseries
  - Florists
  - Pharmacies
  - Professional or Business Offices
  - Video Outlet Sales and Rental Shops
  - Bake Shops
  - Spa Services
  - Dwelling Units
  - Uses, buildings and structures accessory to a permitted use, excluding open storage.”

7. **That** “Map 8”, “Map D-6”, “Map 9” and “Map 20” of Schedule “A” to Zoning By-law No. 129-90, as amended, are repealed and replaced with “Map 8”, “Map D-6”, “Map 9” and “Map 20” attached hereto as “Appendix “1”.
8. **That** “Schedule F – Building Height Illustration for CMU2-(Site Specific) Zones Along Erie Road, Derby Road and Ridgeway Road” attached hereto as “Appendix “2” is inserted immediately following Schedule “E” of Zoning By-law No. 129-90, as amended and Section 4 - “Schedules to the Zoning By-law” is amended by inserting Section 4.7 as follows:

**“4.7 SCHEDULE “F” – BUILDING HEIGHT ILLUSTRATION FOR CMU2-693 TO CMU2-703 ZONES ALONG ERIE ROAD, DERBY ROAD AND RIDGEWAY ROAD.**

Illustration for interpretation of the Controlling setbacks applied along certain roads in Crystal Beach.”

- 9. That** the Clerk of the Town is authorized to effect any minor modifications, corrections or omissions solely of an administrative, numerical, grammatical, semantical or descriptive nature to this by-law or the schedules after the passage of this by-law.

**Read a first, second and third time and finally passed this 22<sup>nd</sup> day of November, 2021.**

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Mayor

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Clerk

I, Carol Schofield, the Clerk, of The Corporation of the Town of Fort Erie hereby certifies the foregoing to be a true certified copy of By-law No. 144-2021 of the said Town. Given under my hand and the seal of the said Corporation, this day of \_\_\_\_\_, 2021



SEE MAP 6

# TOWN OF FORT ERIE ZONING BY-LAW 129-90

## SCHEDULE 'A' - MAP 8

- A - Agricultural Zone
- C1 - Local Commercial Zone
- C2 - General Commercial Zone
- C2A - Central Business District Commercial Zone
- C3 - Highway Commercial Zone
- C4 - Automobile Service Station Zone
- C5 - Recreational Commercial Zone
- C6 - Regional Centre Commercial Zone
- C7 - Rural Commercial Zone
- CMU1 - Core Mixed Use 1 Zone
- CMU2 - Core Mixed Use 2 Zone
- CMU3 - Core Mixed Use 3 Zone
- CMU4 - Core Mixed Use 4 Zone
- CMU5 - Core Mixed Use 5 Zone
- CMU6 - Core Mixed Use 6 Zone
- DI - Dry Industrial Zone
- DP - Dune Protection Zone
- EI - Extractive Industrial Zone
- EP - Environmental Protection Zone
- ECU - Existing Commercial Use Zone
- EOS - Existing Open Space Zone
- H - Hazard Zone
- I - Institutional Zone
- IN - Industrial Zone
- INS - Motorsports Speedway Zone
- ND - Neighbourhood Development Zone
- OS - Open Space Zone
- P - Public Zone
- PI - Prestige Industrial Zone
- R1 - Residential 1 Zone
- R2 - Residential 2 Zone
- R2A - Residential 2A Zone
- R2B - Residential 2B Zone
- R3 - Residential 3 Zone
- RM1 - Residential Multiple 1 Zone
- RM2 - Residential Multiple 2 Zone
- RR - Rural Residential Zone
- RU - Rural Zone
- UFC - Urban Entertainment Centre Zone
- WR - Waterfront Residential Zone
- WRR - Waterfront Rural Residential Zone
- (H) - Holding Zone

- Proposed Zoning Change
- RM2 - New Zoning Label
- EC - Environmental Conservation Overlay Zone
- Zone Designation Boundary
- Floodproofing Area 1
- Property Boundary
- Urban Boundary

0 400 m



Planning & Development  
Services

Last Revised:  
November 5, 2021

Lake Erie

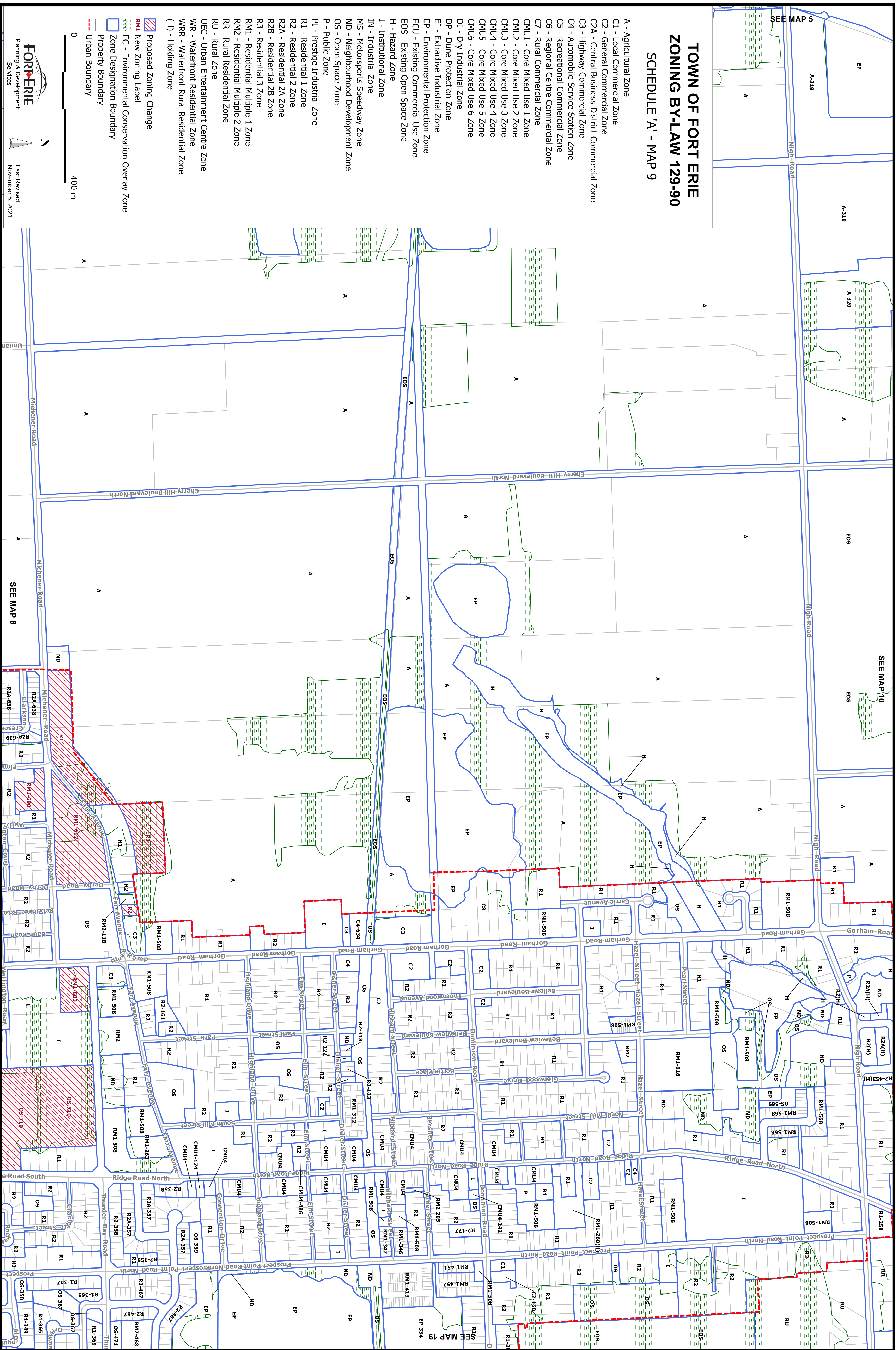
SEE MAP 9

SEE MAP 20







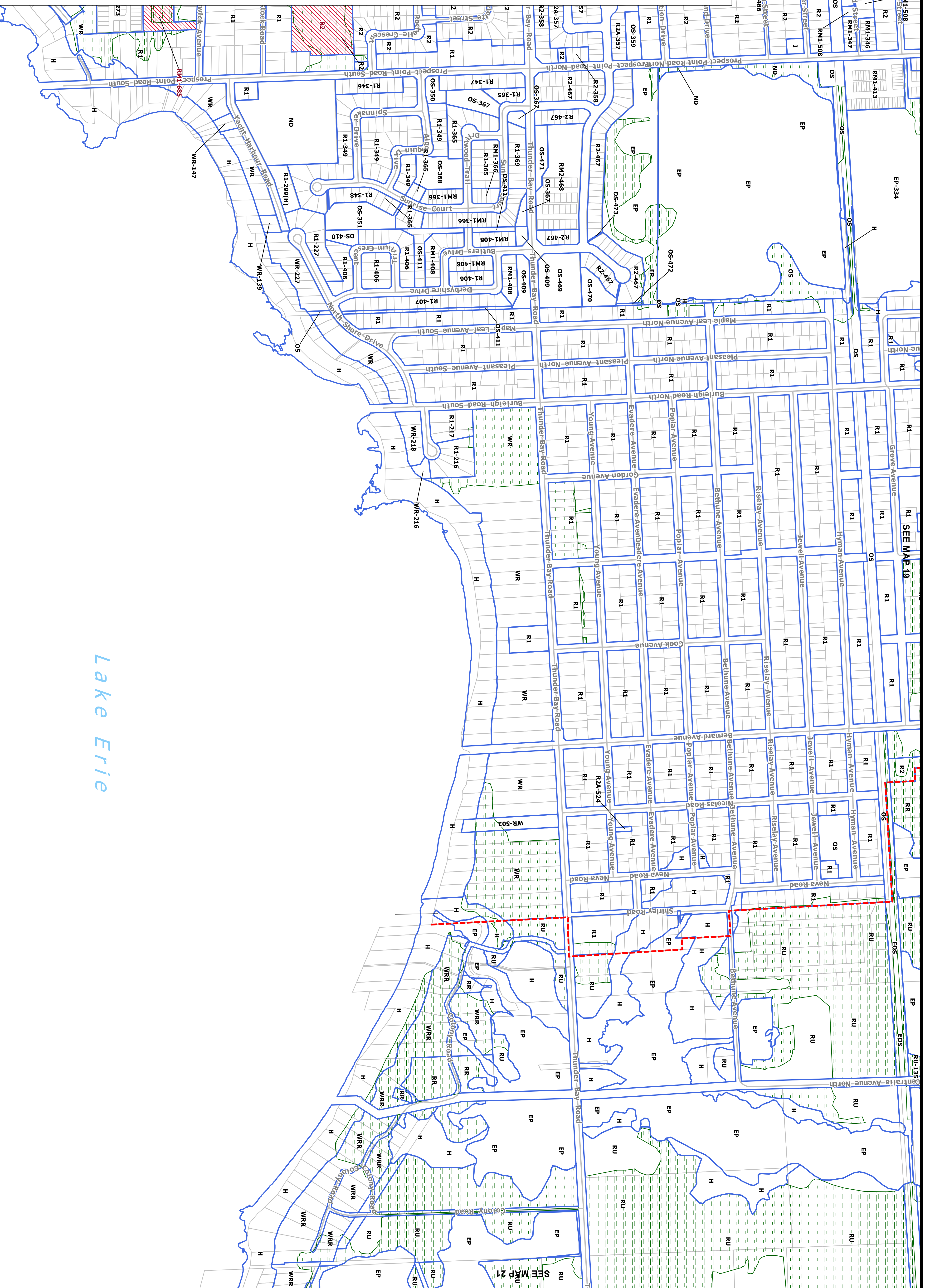
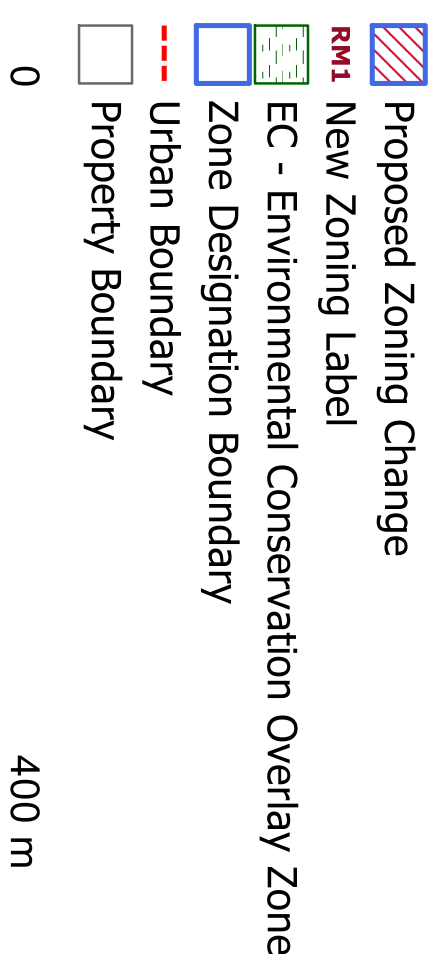




# TOWN OF FORT ERIE ZONING BY-LAW 129-90

SCHEDULE 'A' - MAP 20

- |   |
|---|
| A - Agricultural Zone                           |
| C1 - Local Commercial Zone                      |
| C2 - General Commercial Zone                    |
| C2A - Central Business District Commercial Zone |
| C3 - Highway Commercial Zone                    |
| C4 - Automobile Service Station Zone            |
| C5 - Recreational Commercial Zone               |
| C6 - Regional Centre Commercial Zone            |
| C7 - Rural Commercial Zone                      |
| CMU1 - Core Mixed Use 1 Zone                    |
| CMU2 - Core Mixed Use 2 Zone                    |
| CMU3 - Core Mixed Use 3 Zone                    |
| CMU4 - Core Mixed Use 4 Zone                    |
| CMU5 - Core Mixed Use 5 Zone                    |
| CMU6 - Core Mixed Use 6 Zone                    |
| D1 - Dry Industrial Zone                        |
| DP - Dune Protection Zone                       |
| EI - Extractive Industrial Zone                 |
| EP - Environmental Protection Zone              |
| ECU - Existing Commercial Use Zone              |
| EOS - Existing Open Space Zone                  |
| H - Hazard Zone                                 |
| I - Institutional Zone                          |
| IN - Industrial Zone                            |
| MS - Motorsports Speedway Zone                  |
| ND - Neighbourhood Development Zone             |
| OS - Open Space Zone                            |
| P - Public Zone                                 |
| P1 - Prestige Industrial Zone                   |
| R1 - Residential 1 Zone                         |
| R2 - Residential 2 Zone                         |
| R2A - Residential 2A Zone                       |
| R2B - Residential 2B Zone                       |
| R3 - Residential 3 Zone                         |
| RM1 - Residential Multiple 1 Zone               |
| RM2 - Residential Multiple 2 Zone               |
| RR - Rural Residential Zone                     |
| RU - Rural Zone                                 |
| UEC - Urban Entertainment Centre Zone           |
| WR - Waterfront Residential Zone                |
| WRR - Waterfront Rural Residential Zone         |
| (H) - Holding Zone                              |





SCHEDULE 'F' – BUILDING HEIGHT ILLUSTRATION FOR CMU2-693 to CMU2-703 ZONES  
ALONG ERIE ROAD, DERBY ROAD AND RIDGEWAY ROAD  
TOWN OF FORT ERIE COMPREHENSIVE ZONING BY-LAW 129-90  
OFFICE CONSOLIDATION

The following illustration is supplied for EXAMPLE purposes to help with interpretation of the CONTROLLING setback being applied along several roads in Crystal Beach's main roads. Details of setbacks and the roads the Controlling Setback applies to are found under Site Specific Core Mixed Use Zones CMU2-693, CMU2-694, CMU2-695, CMU2-696, CMU2-697, CMU2-698, CMU2-699, CMU2-700, CMU2-701, CMU2-702 and CMU2-703 as implemented by By-law 144-2021.

The illustration is typical and guides most instances where the Controlling Setback is applied. However, each specific site or collection of sites must be reviewed independently and structured on the various properties affected by the setback.

