



Town of LaSalle

# Comprehensive Zoning By-law 8600, as amended

*Office Consolidation March 26, 2024*



THE CORPORATION OF THE TOWN OF LASALLE  
COMPREHENSIVE ZONING BY-LAW 8600

A By-law to regulate the use of land, and the character, location and use of buildings and structures in the Town of LaSalle:

- a) WHEREAS the Council of the Corporation of the Town of LaSalle deems it expedient to implement the Official Plan in effect for the Town of LaSalle;
- b) WHEREAS authority is granted under Section 34 of the Planning Act, as amended, to pass this By-law; and,
- c) NOW THEREFORE the Council of the Corporation of the Town of LaSalle enacts as follows:

By-law 8600 was originally Read a first and second and Finally Passed this the 24th day of August 2021.

1st Reading -	August 24th, 2021	“Marc Bondy” Mayor
2nd Reading -	August 24th, 2021	
3rd Reading -	August 24th, 2021	“J. Astrologo” Clerk

Office Consolidation including all amendments up to and including By-law 8870 was originally READ a first and second time and FINALLY PASSED this 26th day of March 2024.

1st Reading -	March 26th, 2024	“C. Meloche” Mayor
2nd Reading -	March 26th, 2024	
3rd Reading -	March 26th, 2024	“J. Astrologo” Clerk



**TOWN OF LASALLE**  
**COMPREHENSIVE ZONING BY-LAW 8600**

Comprehensive Zoning By-law 8600 was adopted by Council on August 30, 2021.  
 This consolidation includes all Zoning By-Law Amendments (including holding zone removals by-laws) up to and including By-law No. 8870 adopted by Council on March 26, 2024.

Index Number	By-Law #	Date of Adoption (DD/MM/YY)	Change Made To		Comments
			Section	Map	
<b>2022</b>					
1	8664	25/01/22		24	R4-4 (h) to R4-4
2	8698	26/04/22		31 & 32	DU to R1, RE and NE
3	8700	10/05/22		32	DU to R1 and NE
4	8724	09/08/22		26	W2 (h) to W2
5	8742	27/09/22		15	R2 (h) to R2
6	8744	11/10/22		15	R2 (h) to R2
<b>2023</b>					
7	8760	24/10/23		26	W2 (h) to W2
8	8791	09/05/23		8	DU to R2
9	8794	09/05/23		2	TC2(h) to TC2
10	8821	12/09/23		1	TC1(h) to TC1
11	8870	26/03/24	1,2,3,4,	All map Schedules	Housekeeping Amendment/Consolidation



Index Number	By-Law #	Date of Adoption (DD/MM/YY)	Change Made To		Comments
			Section	Map	



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# SECTION 1 | ADMINISTRATION

## 1.1 Title

- a) This By-law shall be known as “The Town of LaSalle Comprehensive Zoning By-law”.

## 1.2 Application

- a) For the purpose of this By-law all the lands within the boundaries of the Municipality are hereby divided into various Zones to which the provisions and regulations herein shall respectively apply.

## 1.3 Administration

- a) This By-law shall be administered by the By-law Enforcement Officer, Director of Planning & Development Services, Chief Building Official and Administrator, or any other person as Council designates.

## 1.4 Licenses and Permits

- a) No municipal permit, certificate, or license shall be issued where the said permit is required for a proposed use of land or a proposed erection, alteration, enlargement or use of any building or structure that is in violation of any of the provisions of this By-law.

## 1.5 Injunction

- a) In case the whole, or any part of, any building or structure is, or is to be, used, erected, structurally altered, enlarged or extended or the whole or any part of any lot is, or is to be used, in contravention of this By-law, such contravention may be restrained by action at the instance of the Municipality or of any ratepayer pursuant to the provisions of all applicable statutes and regulations in force at the time of the contravention.

## 1.6 Violations and Penalties

- a) Any person guilty of an offence and convicted of a breach of any of the provisions of this By-law shall be liable to a fine not to exceed the maximum amount stipulated in Planning Act, as amended, exclusive of costs, for each offence, and every such penalty shall be recoverable under the Provincial Offences Act.

## 1.7 Effective Date

- a) This By-law shall come into effect on the date of adoption by the Council of the Town of LaSalle, and in accordance with Section 34 of the Planning Act, as amended.

## 1.8 Application of Regulations

- a) No person shall within any Zone or Defined Area, use any land or erect, build, construct, reconstruct, relocate, excavate for, alter, add to, enlarge, extend or use any building or structure, except in conformity with this By-law for the Zone or Defined Area in which such land, building, structure or use is located.

## 1.9 Incorporation of Zoning Maps

- a) The location and boundaries of the Zones and Defined Areas established by this By-law as shown on Schedule A, Maps 1 through 42 together with everything shown thereon and all succeeding amendments thereto, are hereby incorporated in and declared to form part of this By-law.

## 1.10 Establishment of Zones

- a) For the purpose of this By-law Schedule A, Maps 1 through 42 shall be referred to as the Zoning Maps for the Town of LaSalle and the Zoning Maps shall be divided into the following Zones and such Zones are shown on the Zoning Maps by symbols consisting of letters and numbers or letters or symbols only as the case may be, as listed below: **Table 1**

Zone Category	Zone Symbol
Residential Zone One	R1
Residential Zone Two	R2
Residential Zone Three	R3
Residential Zone Four	R4
Institutional Zone	I
Neighbourhood Commercial Zone	NC
Town Centre One Zone	TC1
Town Centre Two Zone	TC2

Mixed-Use One Zone	MU1
Mixed-Use Two Zone	MU2
Parkway Commercial Zone	PC
Business Park Zone	BP
Marine-Related Industrial Zone	MR
Marina-Related Commercial Zone	MC
Waterfront District One Zone	W1
Waterfront District Two Zone	W2
Vollmer Recreation Zone	VR
Recreation Zone	RE
Golf Course Zone	GC
Deferred Urban Zone	DU
Rural Residential Zone	RR
Rural Commercial Zone	RC
Agriculture Zone	A
Natural Environment Zone	NE
Floodway Zone	F

- b) The symbols listed in subsection a) shall be used to refer to land, buildings, and structures and to the use thereof permitted by this By-law in the said Zones, and whenever in this By-law the word “Zone” is used, preceded by any of the said symbols, such Zones shall mean any area within the Municipality delineated on the Zoning Maps and designated thereon by the said symbol.

## 1.11 Defined Areas

- a) Certain areas within any of the various Zones or within parts of more than one Zone may be more specifically regulated and such areas shall be known as “Defined Areas”. All Zones may be subdivided into one or more Defined Areas which shall be designated by reference to the symbol of the Zone within which each such Defined Area is located together with an additional symbol – either letter, number, or both so as to differentiate different defined areas within a Zone from each other and from other areas within the Zone.



## SECTION 1 | ADMINISTRATION

### 1.12 Interpretation of Zone and Defined Area Boundaries

- a) Where any uncertainty exists as to the location of the boundary of any of the said Zones or defined areas as shown on the Zoning Maps, the following shall apply:
  - i) The boundary of the Zones or Defined Area are the centre lines of the road allowance, alleys or the lot lines and the projection thereof, unless otherwise shown;
  - ii) Where Zone boundaries or Defined Area boundaries are indicated as approximately following lot lines shown on a registered plan of subdivision, such lot lines shall be deemed to be the said boundary;
  - iii) Where Zone boundaries or Defined Area boundaries are indicated as approximately parallel to the street line and the distance from such street line is not indicated, such Zone boundaries or Defined Area boundaries shall be construed as being parallel to such street line and the distance therefore shall be determined by the use of the scale shown on the Zoning Maps;
  - iv) Where a street, private road, or electrical transmission line right-of-way, or watercourse included on the map is included within the Zone or Defined Area of the adjoining property on either side, and where such street, private road, right-of-way, or watercourse serves as a boundary between two or more different Zones, Defined Areas or both, a line midway in such street, private road, right-of-way, or watercourse and extending in the general direction of the long division thereof is considered the boundary between Zones, Defined Areas, or both, unless specifically indicated otherwise;
  - v) Where a dedicated street, or right-of-way shown on the map is closed, the property formerly in said street, or right-of-way shall be included within the Zone or Defined Area of the adjoining property on either side of the said closed street, or right-of-way, and the Zone boundary or Defined Area boundary shall be the former centreline of said closed street, or right-of-way;

- vi) Where a Zone or Defined Area boundary is indicated as following the edge of a watercourse, the boundary shall follow the top of bank of such watercourse and, in the event that the top of bank of such watercourse changes, the boundary shall be taken as having moved with the top of bank;
- vii) Where a Zone or Defined Area boundary is indicated as following the shoreline of the Detroit River, the boundary shall follow the water's edge and, in the event that the water's edge changes, the boundary shall be taken as having moved with the said water's edge;
- viii) Where a Defined Area boundary appears to follow a Zone boundary it shall be taken as following such Zone boundary;
- ix) Wherever it occurs, the corporate limit of the Municipality is the boundary of the Zone or Defined Area adjacent to it;
- x) Where any setback is related to a Zone or Defined Area boundary which has moved under circumstances referred to in subsections vi. and vii., the point of line of reference of such setback shall be taken as equally moved; and/or,
- xi) Where any Zone or Defined Area boundary is left uncertain after application of the preceding provisions, then the boundary line shall be determined according to the scale on the Zoning Maps in the office of the Chief Building Official.

### 1.13 Interpretation of Words/Phrases

- a) Minimum Requirements - In interpreting and applying the provisions of this By-law, the said provisions are held to be the minimum requirements. Except for those specifically stated as being maximum, any numerical figures in this By-law shall be the minimum requirements.
- b) Meaning of Use - Unless the context otherwise requires, the expression "use" or "to use" in this By-law shall include anything done or permitted to be done by the owner or occupant of any land, building, or structure, directly or indirectly, by or through any trustee, tenant, servant, or agent, acting for or with the knowledge or consent of such owner or

- occupant, for the purpose of making use of the said land, building or structure.
- c) Meaning of Shall - In this By-law, the word "shall" shall always be construed as mandatory.
- d) Meaning of Building or Structure - A "building" or "structure" as defined herein shall include any part thereof.
- e) Number and Gender - In this By-law, unless the contrary intention appears otherwise, words importing the singular number or the masculine gender only shall include more persons, parties, or things of the same kind than one, and females as well as males, and the converse.
- f) Special Use Regulations for Defined Areas - To each Defined Area within any Zone there shall apply such special use regulations as may be established by this By-law with respect to such Defined Area and, in addition to such special use regulations, all provisions of this By-law including the general regulations applicable to the Zone within which the Defined Area is located shall apply to the Defined Area; provided that, and unless a contrary intention appears from the special use regulations:
  - i) If the special use regulations are different from the corresponding regulations of this By-law, including the general regulations applicable to the Zone within which the Defined Area is located, the special use regulations shall supersede and prevail over such corresponding regulations of this By-law;
  - ii) If the special use regulations establish one or more specifically permitted uses for the Defined Area, such permitted use or uses shall be the only purpose or purposes for which the Defined Areas may be used; and,
  - iii) If the special use regulations specifically permit one or more uses in addition to those otherwise permitted in the Zone within which the Defined Area is located, any and all of the other special use regulations applicable to the Defined Areas shall apply only to the additional permitted use or uses and not to uses otherwise permitted in the Zone.





## SECTION 1 | ADMINISTRATION

### 1.14 Use of Holding Zone (H) Provisions

- a) Where the zoning applying to any lot includes the symbol (H) suffixed to any Zone symbol, the provisions of the Planning Act shall apply to such lands until such time as the By-law is amended to remove the holding symbol (H). Application of the (H) symbol indicates that development of the lands is premature at the present time. However, it does indicate the use to which lands, buildings or structures may be put at such time in the future as the holding symbol is removed by amendment to this By-law. The Official Plan outlines the criteria to be satisfied in order to remove the holding symbol (H).
- b) The passing of such an amendment only requires that notice be given of Council's intention to pass the by-law and the earliest date on which Council will meet to consider the matter. Upon adoption there is no further notice of passing required nor any appeal period as with regular zoning by-law amendments. Only the applicant has the right to refer the matter to the Local Planning Appeal Tribunal if Council refuses to pass the by-law.

### 1.15 Repeal of Existing By-laws

- a) From the coming into force of this by-law, all previous by-laws passed under Section 34 of the Planning Act, as amended, or a predecessor thereof, shall be deemed to have been repealed except to the extent that any of the said by-laws prohibit the use of any land, building or structure for a purpose that is also prohibited by this By-law.

### 1.16 Application of Other By-laws

- a) Nothing in this By-law shall serve to relieve any person from the obligation to comply with the requirements of the Ontario Building Code or any other By-law of the Municipality in force from time to time or the obligation to obtain any license, permit, authority or approval required under any by-law of the Municipality.

### 1.17 Greater Restrictions of Other Jurisdictions

- a) Nothing in this By-law shall reduce the severity of restrictions lawfully imposed by a governmental authority having jurisdiction to make such restriction.

### 1.18 Buildings to be Moved

- a) No building, residential or otherwise, shall be moved within the limits of the Municipality or shall be moved into the Municipality from outside, without a permit from the Chief Building Official.

### 1.19 Building Permits

- a) In addition to fulfilling the requirements of any by-law enacted pursuant to Section 34 of the Planning Act, as amended, no person shall commence to use any lands or erect, occupy, alter, enlarge or use any buildings or structures until he has applied for and received from the Chief Building Official, a building permit as herein provided.

### 1.20 Application for Certificate of Occupancy and Building Permit

- a) A Certificate of Occupancy shall be applied for simultaneously with every application for a building permit. Unless deemed unnecessary by the Chief Building Official, such application shall be accompanied by a plan in duplicate, drawn to scale, in metric, and based on a survey by an Ontario Land Surveyor showing and containing:
  - i) The true shape and dimensions of the lot to be built upon or otherwise developed;
  - ii) The proposed location, grade, height and dimensions of any buildings, structures, use or work proposed for the lot;
  - iii) A detailed plan identifying the location of piped municipal water connection, a connection to the municipal storm system and piped municipal sanitary service connection or private the private sanitary sewer system in a location approved by the municipality;
  - iv) As-built drawings shall be provided for all on-site services of apartment style, mixed-use, commercial, institutional or industrial buildings;

- v) The proposed locations and dimensions of any yards, setbacks, off-street parking spaces or off-street loading facilities required by this By-law;
- vi) The location on the lot of every building thereon;
- vii) A detailed drawing of each building and structure indicating the type of material to be used;
- viii) A statement, signed by the owner or his agent duly authorized thereunto in writing, disclosing the exact use proposed for each building aforesaid and giving all information necessary to determine whether or not such building and the proposed use thereof conforms with the requirements of this By-law; and,
- ix) The lack of a survey or a mistake does not relieve any person from liability for not complying with the requirements of this By-law, i.e., responsibility is not upon the Municipality, whose rights are preserved even in the case of a mistake of its own Official.

### 1.21 Certificates of Occupancy

- a) No building or structure which has been erected or altered is to be used or changed in use, in whole or in part, until a Certificate of Occupancy has been issued by the Chief Building Official stating that the proposed use and occupancy of such land, building, or structure, complies with the provisions of this By-law.



## SECTION 2 | DEFINITIONS

### 2.1 “Accessory Building”

means a building or structure that is incidental, subordinate and exclusively devoted to a main building or structure and located on the same lot.

### 2.2 “Accessory/Ancillary”

means a use that is incidental, subordinate and exclusively devoted to a main use, building or structure and located on the same lot.

### 2.3 “Additional Residential Unit (Attached)”

means a self-contained residential unit with kitchen and bathroom facilities within a single detached or semi-detached dwelling on the same lot that accommodates the primary dwelling unit.

### 2.4 “Additional Residential Unit (Detached)”

means a self-contained residential unit with kitchen and bathroom facilities within an accessory building on the same lot that accommodates the primary single detached or semi-detached dwelling unit.

### 2.5 “Adult Entertainment Facility”

means any premises, or part thereof, where the nudity, or partial nudity of any person is a feature or characteristic of the use. An adult entertainment facility is not an entertainment facility, a recreation facility, or a cultural facility.

### 2.6 “Agricultural Uses”

means:

- i) Growing of crops, including nursery, biomass, and horticultural crops;
- ii) Raising of livestock;
- iii) Raising of other animals for food, fur or fibre, including poultry and fish;
- iv) Aquaculture;
- v) Apiaries;

vi) Limited on-site processing activities;

vii) Associated on-farm buildings and structures; and,

viii) Farm help accommodations.

### 2.7 “Agriculture-Related Uses”

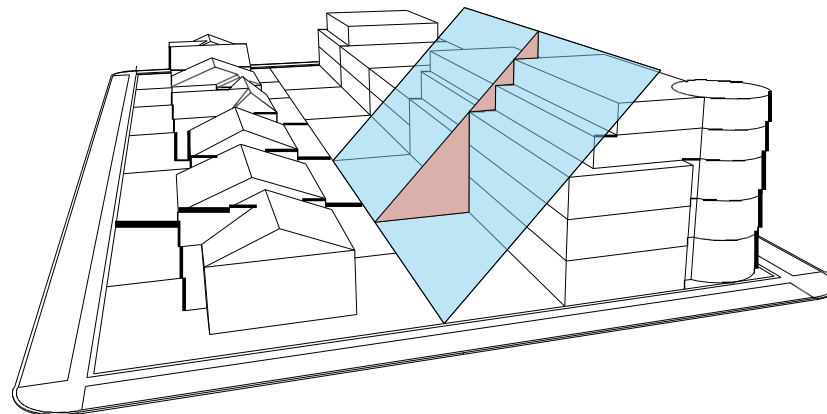
means farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity.

### 2.8 “Agri-Tourism Uses”

means those farm-related tourism uses, including limited accommodation such as a bed and breakfast and country inns, that promote the enjoyment, education or activities related to the farm operation or in proximity to farm operations.

### 2.9 “Angular Plane”

means a flat surface extending from a lot line and projecting over a lot, at a specified angle measured up from the horizontal, through which no part of a structure on the lot may penetrate. The Angular Plane is to be measured from a point at-grade on the identified lot line, and then a 45 degree plane is established over the subject lot.



### 2.10 “Apartment Building”

means a building that has five or more dwelling units, with at least one dwelling unit entirely or partially above another, and each dwelling unit has a separate entrance through a common interior area. A building that was originally constructed as a detached house, semi-detached house or townhouse and has one or more additional residential units is not an apartment building.

### 2.11 “Artist Studio/Maker Space”

means an establishment used for the workplace and limited retail sales of a permanent resident of the property who is producing or making and selling custom-made artisanal goods in limited quantities, using techniques that do not involve mass-production.

### 2.12 “Auto-Oriented Uses”

means a premises or part thereof used for the sale, rental of motor vehicles as well as for the servicing, maintenance, cleaning and repair of motor vehicles. Auto-oriented uses includes a building or station where motor vehicle fuel and similar motor vehicle accessories are available for sale.

### 2.13 “Bed and Breakfast Establishments”

means an owner-occupied dwelling where not more than three bedrooms are used or maintained for the short-term accommodation (generally less than one month) of the travelling public, and where meals may, or may not be provided.

### 2.14 “Beer, Wine and/or Alcohol Manufacturing Facilities”

means the use of land, buildings or structures for the purpose of manufacturing for sale and distribution of alcoholic beverages of various types, which may include accessory sales and hospitality area.

### 2.15 “Below Grade”

means any part of a building that is below average finished grade adjacent to the walls of the building.

### 2.16 “Building”

means any structure greater than fifteen (15) square metres, whether temporary or permanent, used or intended for sheltering any use or occupancy but shall not include a fence, mobile home, travel trailer, camping trailer, truck camper, motor home, or tent.

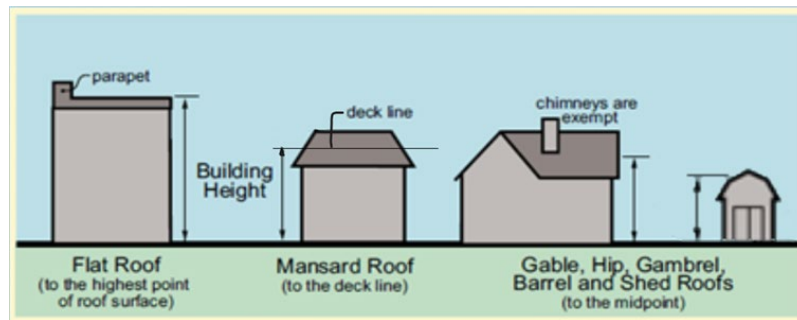
## SECTION 2 | DEFINITIONS

### 2.17 “Building Height”

means the greatest vertical distance measured from the average finished grade adjacent to the exterior walls of the building to:

- i) In the case of a flat, the highest point of the roof surface; and,
- ii) In the case of a mansard roof, the highest point of the roof deck line; and,
- iii) In the case of a pitched, hip, gambrel, or gabled roof, measured at the mid-span, (a point midway between the eaves and the ridge).

In calculating the height of a building, any construction used as an antenna, architectural screening for mechanical operation of the building, is not to be included.



### 2.18 “Cemetery”

means a lot that is used for the interring of dead humans or animals. A cemetery may include a structure for the purpose of the cremation of human or animal remains and may include facilities for the storing of ashes of humans or animals that have been cremated. A cemetery may also include facilities in the form of sealed crypts or compartments for the interment of human or animal remains.

### 2.19 “Campus-Form Building”

means one or more buildings situated in a landscaped setting with shared amenities, parking and access/egress.

### 2.20 “Commercial School”

means a school operated by an individual or company on a for-profit basis, providing instruction in a specific trade, skill, vocation, service or for general learning.

### 2.21 “Community Gardens”

means a parcel of land cultivated and gardened by members of the community for non-commercial purposes. For the purposes of this definition, “gardened” means to grow and care for plants and crops.

### 2.22 “Conservation Uses”

means the use of land for the purpose of planned management of natural resources, including:

- i) Forestry uses;
- ii) Wildlife and Fisheries Management Uses; and,
- iii) Watershed Management and Flood and Erosion Control Facilities.

### 2.23 “Contractor Facilities”

means the outdoor yard of a building/landscaping construction company or contractor used as a depot for the storage and maintenance of equipment used by the contractor or company, and includes facilities for the administration of the business and the outdoor stockpiling or outdoor storage of supplies used by the business, but does not include the wholesale or retail sale of construction materials or supplies or home improvement supplies.

### 2.24 “Convenience Retail Store”

means a retail store serving the daily or occasional needs of the residents in the immediate area with a variety of goods such as, but not limited to, groceries, meats, beverages, dairy products, patent medicines, sundries, tobacco, stationery, hardware, magazines and newspapers. A convenience retail store shall have a maximum gross floor area of 500 square metres.

### 2.25 “Convention/Conference Facilities”

means a commercial establishment used for the holding of conventions, conferences, seminars, workshops, meetings, banquets, receptions or similar activities.

### 2.26 “Country Inn”

means a building or group of buildings used for the purpose of catering to the needs of the public by providing accommodation for transient lodgers, with or without meals, or accommodation

with small dinettes for patrons staying an extended period, but shall not include a lodging house, or residential dwelling. A Country Inn shall not exceed 15 rooms rented for accommodation.

### 2.27 “Cultural Facility”

means any building, room or area designed or utilized primarily for the presentation to the general public of live theatre, dance performances, musical concerts, cinema, lectures, exhibits of various art forms or exhibits of cultural, academic or scientific material.

### 2.28 “Day Care Facilities”

means a premises operated by a person licensed under the Child Care & Early Years Act to operate a child care centre for the purpose of providing temporary care to children for a continuous period not to exceed twenty-four (24) hours. Day care facilities may also include a premises for the purpose of providing temporary care to adults with special needs for a continuous period not to exceed twenty-four (24) hours.

### 2.29 “Drive-Through Facilities”

means the use of land, buildings or structures to provide or dispense products or services through an attendant, window or automated machine to persons who are expected to remain within their motorized vehicle.

### 2.30 “Driveway”

means a vehicle access provided between a street or lane and;

- i) a garage, carport, or off-street parking space, or;
- ii) a parking area or a loading space, or between two parking areas, but does not include a parking aisle.

### 2.31 “Dwelling Unit”

means living accommodation for a person or persons living together as a single household unit, in which both food preparation and sanitary facilities are provided for the exclusive use of the occupants of the unit.

- i) “Single Detached Dwelling” means a building that includes a primary building with only one dwelling unit;

## SECTION 2 | DEFINITIONS

- ii) “Semi-Detached Dwelling” means a building divided vertically into two units by a common wall which prevents internal access and extends from the base of the foundation to the roof line, and for a horizontal distance of not less than 35 percent of the horizontal depth of the building. No dwelling unit is entirely or partially above another.
- iii) “Triplex Dwelling” means a building that has three dwelling units, with at least one dwelling unit entirely or partially above another. A single detached dwelling or semi-detached dwelling that has one or more additional residential units is not a triplex;
- iv) “Fourplex Dwelling” means a building that has four dwelling units, with at least one dwelling unit entirely or partially above another. A single detached, semi-detached or townhouse dwelling that has one or more additional residential units is not a fourplex;
- v) “Townhouse Dwelling (Street)” means a building that has three or more dwelling units, and no dwelling unit is entirely or partially above another. The dwelling units share a sidewall with a neighbouring unit and typically have a front yard and a rear yard. The front yard, and main entrance abut a public street, and vehicular access is provided directly to the unit from a public street;
- vi) “Townhouse Dwelling (Block)” means a building that has three or more dwelling units, and no dwelling unit is entirely or partially above another. They share a sidewall with a neighbouring unit and typically have a front yard and a rear yard. The front yard, and main entrance abut a private road or laneway; and,
- vii) “Townhouse Dwelling (Stacked)” means the use of a building containing three or more dwelling units attached side-by-side, with each of these dwelling units having at least one dwelling unit above them, and where each dwelling unit has an independent entrance from the exterior. Townhouse Dwelling (Stacked) shall not include a Townhouse Dwelling (Street) or Townhouse Dwelling (Block).

- viii) “Apartment Dwellings” means a self-contained residential dwelling unit in an apartment building, or incorporated into a mixed use building.

### 2.32 “Emergency Service Facilities”

means the use of land, buildings or structures to provide for the health and safety of the community, including fire stations, police stations and ambulance stations.

### 2.33 “Entertainment Facility”

means the use of an establishment for the provision of entertainment or amusement without the necessity of active participation by the user and shall include for example, such uses as movie theatres, bingo/gaming halls and other places of assembly.

### 2.34 “Existing Building”

means any existing building on a lot that legally existing as of date of approval of this Zoning By-law.

### 2.35 “Existing Use”

means any existing use on a lot that legally existing as of date of approval of this Zoning By-law.

### 2.36 “Exterior Side Wall”

means the primary exterior wall (facade) of a building, that is not a permitted projection or an attached garage or carport, which is located abutting the exterior side lot line.

### 2.37 “Farmer’s Market”

means a building or property where open spaces, stalls or sale areas that are not separated by permanent walls (but may have removable partitions), are leased, rented or otherwise provided to more than three individual vendors for the sale of local produce and food products as well as the goods of local artists and artisans to the general public.

### 2.38 “Farm Help Accommodation”

means residential accommodation for farm help where the accommodation is located on the same lot as a full-time operating farm.

### 2.39 “Financial Institution”

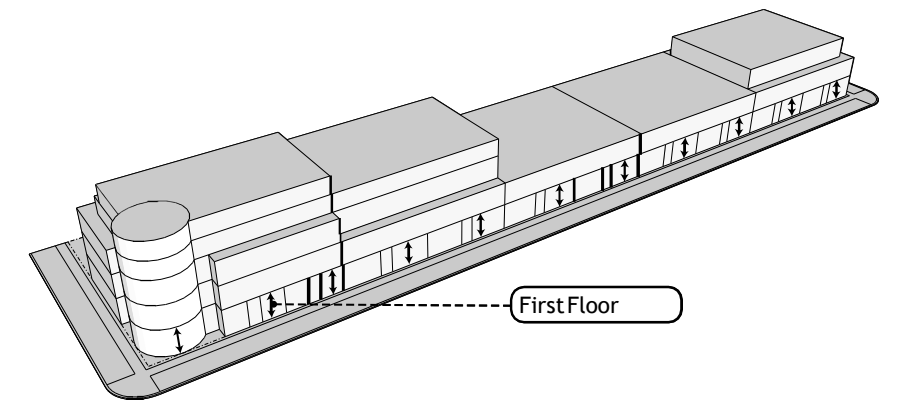
means an institution where money is deposited, kept, lent and exchanged and shall include Trust Companies, Credit Unions, banks and other similar financial institutions.

### 2.40 “First Floor”

means the floor of a building above a cellar or basement, or, where no basement or cellar exists, the first floor shall be that floor at, or immediately above grade.

### 2.41 “First Floor Height”

means the vertical height from the finished first floor elevation of the interior of the building to the ceiling of the first floor.



### 2.42 “Floodway”

means the area of land adjacent to a watercourse or municipal drain which is subject to deeper, faster flows, and which acts as the flood channel under regulatory storm conditions. In addition, for river stream and small inland lake systems, floodway also means the portion of the floodplain where development and site alteration would cause a danger to public health and safety, or property damage. For the purposes of this By-law, the floodway is defined as a minimum setback area as set out in subsection 3.8 of this By-law, measured from the top of bank of the affected watercourse.

### 2.43 “Forestry Uses”

means the general raising and harvesting of wood and, without limiting the generality of the foregoing, includes the raising and cutting of fuel wood, pulp wood, lumber, holiday trees and other forest products.

## SECTION 2 | DEFINITIONS

### 2.44 “Funeral Home”

means a premises used for providing funeral supplies and services to the public and includes facilities intended for the preparation of the human body for interment.

### 2.45 “Garage (Attached)”

means a private garage, accessory to a dwelling unit on the same lot and attached to the dwelling unit by a common wall and/or a common roof structure.

### 2.46 “Garage (Detached)”

means a private garage accessory to a dwelling on the same lot, but not attached to the dwelling unit by any common wall and/or any common roof structure.

### 2.47 “Garage Projection”

means the exterior wall that accommodates the garage, that is closer to the adjacent front or exterior side lot line than the main front wall of the building.

### 2.48 “Garage Width”

means the horizontal width of a garage measured between the interior faces of the walls that are perpendicular to the garage door/ garage entry.

### 2.49 “Golf Course”

means a publicly or privately owned open space specifically defined or set aside for golfing and other associated recreational uses. A golf course includes a club house building, all landscaping, facilities and apparatus and buildings and structures that are consistent with the primary golf course use.

### 2.50 “Gross Floor Area”

means the floor area of any building. Gross Floor Area is measured from the exterior face of the outside walls of the building. The measurement of Gross Floor Area specifically excludes parking facilities and loading facilities. Floor space developed below grade shall not be counted toward the calculation of Gross Floor Area.

### 2.51 “Home Industry”

means occupations, trades, businesses, professions, or crafts that are secondary to the agricultural use or agriculture-related use or rural residential use on the property. Home industry uses shall generally be confined to an outbuilding within the existing farm- building cluster and include, but are not limited to small engine repair, woodworking, and metal working. Home industry uses shall generally not exceed 90 square metres.

### 2.52 “Home Occupation”

means a business conducted within a dwelling unit by a permanent resident of the dwelling unit. A home occupation may include service commercial uses and/or office uses.

### 2.53 “Hotel”

means a building or group of buildings used for the purpose of catering to the needs of the travelling public by providing short-term (generally less than one month) commercial accommodation, with or without meals, or with small dinettes, and includes a motel.

### 2.54 “Industrial Uses”

means the use of land, building or structure, or part thereof for non- noxious/non-offensive manufacturing, warehousing, distribution and/or recycling operations. Industrial uses may also include the bulk storage of goods and related accessory uses. Permitted Industrial Uses include:

- i) “Manufacturing Facilities” means the use of land, buildings or structures for the purpose of manufacturing, assembly, making, preparing, inspecting, finishing, treating, altering, repairing, warehousing or storing or adapting for sale of any goods, substance, article, thing or service, but shall not include any handling or recycling of hazardous waste material;
- ii) “Warehousing and Distribution Centres” means a building or part thereof, which is used primarily for the storage, adapting for sale, packaging or distribution of goods and merchandise to retailers and/or individual consumers;

- iii) “Recycling Operations” means the use of land, buildings or structures for the purpose of the processing, warehousing and/or storing of waste materials that are to be reused for another purpose. All recycling operations are to be carried out within an enclosed building. A recycling operation shall not include any handling or recycling of hazardous waste material;
- iv) “Municipal Works Yard” means the use of land, buildings or structures owned and operated by the municipality used as a depot for the storage and maintenance of equipment used by the municipality, and includes facilities for the administration of the operation and the outdoor stockpiling or outdoor storage of supplies; and,
- v) “Research and Development Facilities” means a building, or group of buildings used primarily for the operation of research industries, investigation, testing or experimentation, and including data processing, but not including facilities for the manufacture or sale of products, except as incidental to the primary research or data processing use.

### 2.55 “Institutional Uses”

means the use of land, buildings or other structures for some public or social purpose but not for a commercial use or for commercial business purposes. Institutional uses include governmental, religious, charitable, philanthropic, or other similar non-commercial uses. Institutional uses include:

- i) “Elementary and Secondary Schools” under the jurisdiction of a Board and/or as defined in The Education Act;
- ii) “Places of Worship”;
- iii) “Colleges and Universities” as defined in The Education Act; and,
- iv) “Hospitals”, as defined by The Public Hospitals Act, and may include health clinics and medical laboratories.

### 2.56 “Kennel”

means a property, building or group of buildings where dogs and other domestic animals, excluding livestock, are boarded, bred, and raised and/or are sold or kept for sale.



## SECTION 2 | DEFINITIONS

### 2.57 “Landscaped Open Space”

means open space comprised of lawn, flowers, ornamental shrubs, trees or other natural vegetation. This area may include space occupied by paths, courtyards and patios, but shall not include loading or parking areas, traffic aisles, driveways, ramps, or open outside storage areas.

### 2.58 “Landscaped Planting Strip”

means open space comprised of fencing, lawn, flowers, ornamental shrubs, trees or other natural vegetation that abuts a defined lot line. This area may include space occupied by paths, courtyards, and patios, but shall not include loading or parking areas, traffic aisles, driveways, ramps, or outdoor storage areas.

### 2.59 “Live-Work Unit”

means a dwelling unit, purpose built to include the opportunity for a business establishment. The dwelling unit and business space are integrated, and the business space may be used as part of the associated dwelling unit. The dwelling unit shall be the primary residence of the business operator.

### 2.60 “Lodging House”

means a residential building, or part thereof, used for communal residential occupancy where a proprietor offers lodging rooms in return for remuneration or the provision of a service, or for both. All lodging houses shall be licensed by the municipality, and are categorized as follows:

- i) “Rooming House” means a dwelling where guest rooms are offered, with or without meals, for long-term accommodation (generally more than one month). The dwelling is not owner-occupied; and,
- ii) “Boarding House” means an owner-occupied dwelling where guest rooms are offered, with or without meals, for long-term accommodation (generally more than one month).

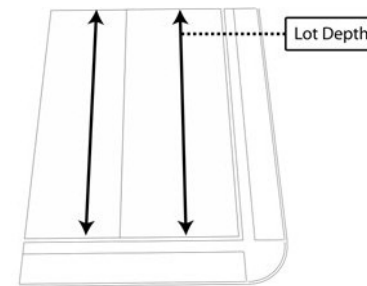
### 2.61 “Lot”

means a parcel of land, with frontage on a public street, separate in ownership from any abutting land.

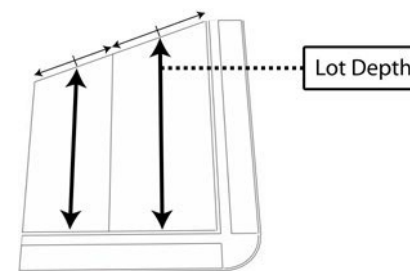
- i) “Lot Area” means the total horizontal area within the lot lines of a lot;
- ii) “Lot Coverage” means the percentage of the lot area covered by the first floor of all buildings and structures on the lot including the primary building or structure and all accessory buildings or structures, but shall not include a surface (unstructured) parking area, and decks with a height less than 1.8 metres above grade;

- iii) “Lot Depth” means:

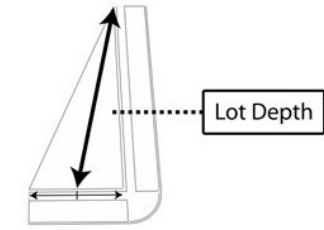
The shortest horizontal distance between the rear lot line and the front lot line of a lot, where such lot lines are parallel;



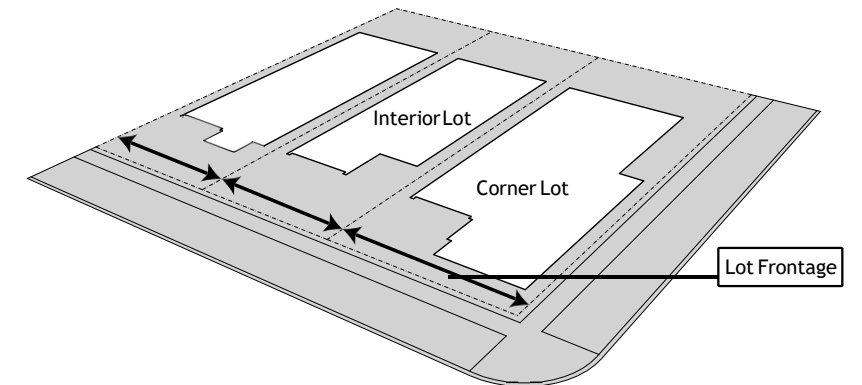
The horizontal distance between the mid-point of the rear lot line and the mid-point of the front lot line of a lot, where such lot lines are not parallel; or,



The horizontal distance between the mid-point of the front lot line and the point of intersection of the side lot lines of a lot where there is no rear lot line; and,



- iv) “Lot Frontage” means the horizontal distance between the side lot lines, measured at right angles along the front lot line. Where the front lot line is not a straight line, or where the side lot lines are not parallel, the lot frontage is to be measured by a line equal to the required front yard depth back from and parallel to the chord of the lot frontage. For the purpose of this By-law, the chord of the lot frontage is a straight line joining the two points where the side lot lines intersect the front lot line.



### 2.62 “Lot Line”

means the boundary line of a lot, also commonly referred to as the property line. Lot lines include:

- i) “Exterior Side Lot Line” means, in the case of a corner lot, the longer lot line that abuts the street;
- ii) “Front Lot Line” means the lot line that divides a lot from the street. In the case of a corner lot, the shorter street line shall be deemed to be the front lot line, and the longer street line shall be deemed the exterior side lot line. In the case of a through lot, both of the lot lines abutting a street shall be deemed front lot lines;

## SECTION 2 | DEFINITIONS

- iii) “Interior Side Lot Line” means a lot line that connects the front lot line to the rear lot line and that does not abut a street. No interior setback shall be required for a Semi-detached, Townhouse Dwelling (Street), or Townhouse Dwelling (Stacked), Townhouse Dwelling (Block) between the common vertical wall dividing one dwelling unit from the adjoining dwelling unit; and,
- iv) “Rear Lot Line” means, in the case of:
  - a) A square or rectangular lot, the lot line opposite the front lot line;
  - b) Triangular lot, the point of the apex of the triangle furthest from the front lot line; and,
  - c) An irregular shaped lot, the lot line or lot lines furthest from and opposite to the front lot line including any angled contiguous lot line adjoining it.

### 2.62 “Main Exterior Side Wall”

means the primary exterior wall (facade) of the building, that is not a permitted projection or an attached garage or carport, and all structural members essential to the support of a fully enclosed space or roof that faces the exterior side lot line.

### 2.63 “Main Exterior Front Wall”

means the primary exterior wall (facade) of the building, that is not a permitted projection or an attached garage or carport, and all structural members essential to the support of a fully enclosed space or roof that faces the front lot line.

### 2.64 “Marina and Marina-Related”

means a public or privately owned commercial establishment accommodating docking facilities where boats or boat accessories are berthed, stored, serviced, repaired, built or kept for sale or rent and where facilities for the sale of marine fuels and lubricants, accessory retail sales and water-taxi and barging services are provided. Boat launch and waste water pumping facilities may also be provided.

### 2.65 “Marine Industrial Uses”

means an industrial establishment where the use of land, building or structure, or part thereof for non-noxious/non-offensive marine-related uses including manufacturing, assembly, making, preparing, inspecting, finishing, treating, altering, repairing, warehousing or storing or adapting for sale of any marine-related goods, substance, article, thing or service, but shall not include any handling or recycling of hazardous waste material.

### 2.66 “Medical Office/Clinic”

means a building or part of a building used for the practice of medical, therapeutic or dental professions, including the offices of physicians, dentists, and other health practitioners. A medical office/clinic use includes medical and dental laboratories, out-patient care facilities, blood banks, and oxygen and miscellaneous types of medical services.

### 2.67 “Mixed-Use Building”

means a purpose built structure that includes more than one use within a shared building envelope. Within a mixed-use building, individual uses are provided with individual means of access/egress, and non-residential elements of the mixed-use building cannot be used as a dwelling unit, or any part of a dwelling unit.

### 2.68 “Non-Complying”

means a lot, building, or structure that does not fulfill the requirements of the Zone provisions or general provisions for the Zone within which the lot, building, or structure is located.

### 2.69 “Non-Conforming”

means a use on a lot, or within a building or structure, that is not a use that is permitted by the Zone within which the lot, building, or structure is located.

### 2.70 “Noxious and Offensive Uses”

means a use which, from its nature or operation creates a nuisance, or is liable to become a nuisance, offensive or dangerous by the creation of noise or vibration, or by reason of the emission of gas, fumes, dust or objectionable odour, or by reason of the unsightly storage of goods, wares, merchandise, salvage, refuse matter, waste, or other material.

### 2.71 “Office”

means a building or part thereof, designed, intended or used for the practice of a profession, the carrying on of a commercial business, the conduct of civic/administrative, social service or institutional use, or the administration of an industry.

### 2.72 “On-Farm Diversified Uses”

means uses that are secondary to the primary agricultural use of the property and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, and uses that produce value-added agricultural products.

### 2.73 “Open Outside Storage”

means the storage of goods which are open to the air.

### 2.74 “Outside Sales/Rental Area”

means an unenclosed outdoor display area that is accessory to a retail commercial use, and is used for the display of merchandise associated with the retail commercial use. In addition, an outdoor sales/rental area includes a lot, or portion thereof, used to display, sell, rent, or lease motor vehicles.

### 2.75 “Parking Facilities”

means a lot, or part of a lot used for the parking of vehicles and available to residents, employees, clients, customers and/or the general public, with, or without a fee being charged. Parking facilities may be at-grade and open to the air, or in purpose built structures that are at-grade, below grade and/or above grade. Parking facilities shall not include any area where vehicles are stored for sale or repair.

### 2.76 “Parks and Open Space”

means a publicly or privately owned open space areas specifically defined or set aside for active and/or passive recreational uses. Parks and open space includes all landscaping, facilities and apparatus, playing fields, trails and buildings and structures that are consistent with general outdoor recreational purposes.

### 2.77 “Place of Worship”

means a building dedicated to religious worship and includes a church, synagogue, temple or assembly hall and may include such accessory uses as a nursery school, a school of religious education, convent, monastery or parish hall.



## SECTION 2 | DEFINITIONS

### 2.78 “Public Road”

means any road, street or thoroughfare on a right-of-way owned and maintained by the County or Town to which the public has a right of use and access.

### 2.79 “Public and Private Utilities”

means any use or facility that provides the public with electricity, gas, heat, steam, communication, rail transportation, water, sewage collection/treatment, storm water management or other similar infrastructure services.

### 2.80 “Recreational Facility”

means an establishment whose purpose is to refresh mind and body through physical activities such as a health club, spa, fitness studio, gymnasium, arena and any other similar sporting facilities. Seniors Centres, Youth Centres and Community Centres are recreational facilities.

### 2.81 “Recreational Vehicle”

means a vehicle which provides sleeping and other facilities for short periods of time, while travelling or vacationing, designed to be towed behind a motor vehicle, or self-propelled, and includes such vehicles commonly known as travel trailers, camper trailers, recreational bus. Other recreational vehicles could include boats, canoes, personal watercraft, snow mobile, ATV and other similar vehicles.

### 2.82 “Restaurant”

means a business establishment, the primary function of which is to prepare and serve food and/or drink for consumption by the public. Food may be served on the premises and/or via take-out and drive-through facilities.

### 2.83 “Retail Uses”

means a building or part thereof in which goods, merchandise, substances, articles or things are stored, offered or kept for sale to the public.

### 2.84 “Rural Commercial”

means a retail commercial use that is related to, or serves the rural economy, agricultural operations or rural based recreational activities. Rural commercial uses may include open outside storage.

### 2.85 “Rural Industrial”

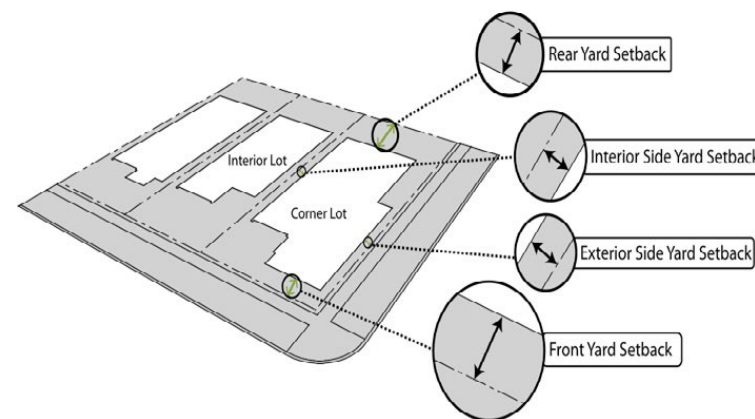
means small scale industrial use that is related to, or serves the rural economy, agricultural operations or rural based recreational activities. Rural Industrial uses do not include any outdoor industrial activity or open outside storage.

### 2.86 “Service Commercial Uses”

means a commercial use that provides services for sale to the public and excludes medically related functions and services.

### 2.87 “Setback”

means the shortest distance from a building/structure to a lot line.



### 2.88 “Shopping Centre”

means a group of retail, service commercial uses and/or restaurants that are planned, developed and managed as a unit, by a single owner or group of owners and tenants and where required parking is provided and shared on-site. Shopping centres may include residential and office uses that are located above the first floor.

### 2.89 “Special Needs Housing”

means any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Special needs housing includes communal housing and housing for seniors. Examples of special needs housing may include, but are not limited to:

- i) “Long-Term Care Facility” means premises used to provide living accommodation and regular nursing care for persons of any age and which has personal and medical care facilities, common lounges and dining areas;
- ii) “Residential Care Home” means supervised living accommodation that may include associated support services, and:
  - a) Is licensed or funded under Province of Ontario or Government of Canada legislation;
  - b) Is for persons requiring semi-independent or supervised group living arrangements; and,
  - c) Is for more than ten persons, exclusive of staff;
- iii) “Group Home” means supervised living accommodation that may include associated support services, and:
  - a) Is licensed or funded under Province of Ontario or Government of Canada legislation;
  - b) Is for persons requiring semi-independent or supervised group living arrangements; and,
  - c) Is for ten persons or less, exclusive of staff;



## SECTION 2 | DEFINITIONS

- iv) “Respite Care Facility” means premises used for the provision of short-term, non-emergency services for the supervised care of people of any age, in order to provide relief to their caregivers. A respite care facility may include the provision of services, such as:
  - a) Preventive medicine;
  - b) Counselling;
  - c) Social, recreational or educational programs; and/ or,
  - d) Day or overnight care;
  
- v) “Emergency Housing Facility” means premises used for the provision of short-term, emergency services for the supervised care of people of any age. An Emergency Housing Facility may include the provision of services, such as:
  - a) Preventive medicine;
  - b) Counselling; and/or,
  - c) Day or overnight care; and,
  
- vi) “Community House” means a premises providing semi-independent living accommodation for residents primarily in bed-sitting rooms, if there is:
  - a) A maximum of two persons for each bed-sitting room;
  - b) Accommodation for one staff person per five sitting rooms; and,
  - c) A common lounge and dining area.

### 2.90 “Storage Container, Shipping Container or Moving Container”

means any self-supporting metal container or metal-framed container, designed and used for the storage of goods concurrent with the uses of the subject property, of a non-hazardous nature which is owned and converted to accessory structure or rented or leased to owners or occupants of the property for their temporary use, and which is typically delivered and removed by truck.

### 2.91 “Structure”

means anything, including all component parts, which is erected, built or constructed and affixed to or supported by the ground.

### 2.92 “Three Season Room/Sunroom”

means an enclosed room that has windows with or without integrated screen systems and can be used spring, summer, and fall. The three season room / sunroom is not heated or cooled by the central heating or cooling from the attached dwelling.

### 2.93 “Temporary Structure”

means a structure, without a foundation or footings, is removable when the designated time period, activity or uses for which the temporary structure was erected or installed has ceased.

### 2.94 “Use”

means the purpose for which a lot, building, structure, or any combination thereof, is designed, arranged, intended, occupied, utilized, or maintained, and “used” shall have a corresponding meaning.

### 2.95 “Veterinary Office/Clinic”

means a facility where animal care or treatment is provided by one or more veterinarians and may include the temporary indoor housing of animals so cared for or treated.

### 2.96 “Waste Disposal Site”

means a “Waste Disposal Site” as defined by The Environmental Protection Act.

### 2.97 “Watershed Management and Flood and Erosion Control Facilities”

means works built specifically for the management of water and associated erosion control within a defined watershed or sub- watershed.

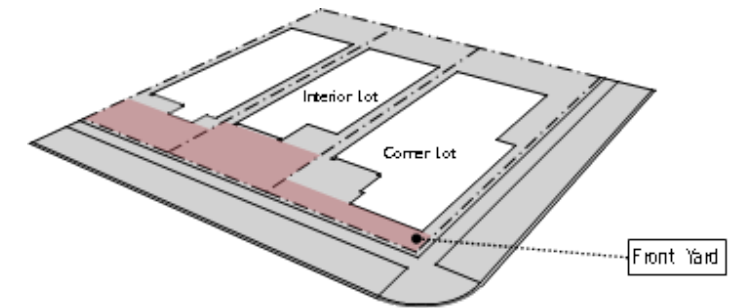
### 2.98 “Wildlife and Fisheries Management Uses”

means the management of wildlife and fish habitats and populations for the purpose of sustaining and improving the quality and quantity of wildlife and fish.

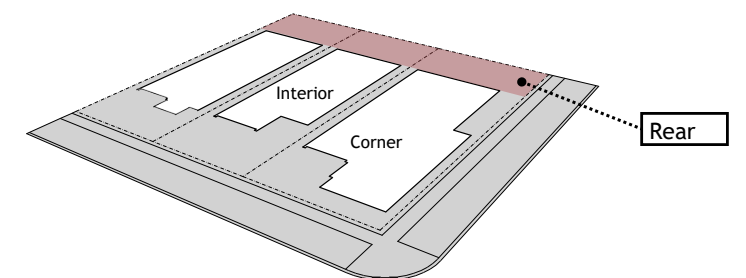
### 2.99 “Yard”

means the horizontal distance between a lot line and an exterior building wall.

- i) “Exterior Side Yard” mean a yard extending from the front yard to the rear yard and from the exterior side lot line to the nearest part of the building, or structure of the lot;
- ii) “Front Yard” means a yard extending across the full width of a lot between the front lot line and the nearest part of the building, or structure on the lot;



- iii) “Interior Side Yard” means a yard extending from the front yard to the rear yard and from the interior side lot line to the nearest part of the building, or structure on the lot; and,
- iv) “Rear Yard” means a yard extending across the full width of a lot between the rear lot line and the nearest part of the building, or structure on the lot



## SECTION 3 | GENERAL PROVISIONS

### General Provisions –

The provisions of this Section shall apply to all Zones contained in the By-law except as otherwise indicated. These provisions shall be in addition, where applicable, to the specific provisions included in this By-law for each Zone category.

### 3.1 Accessory Uses and Buildings

#### Accessory Buildings

- a) Where this By-law permits a lot to be used, or a building or structure to be erected or used for a purpose, that purpose shall include any accessory building, structure or use. No accessory building or structure shall be used as a dwelling unit or part thereof, with the exception of an additional residential unit (detached) or help house, as defined and regulated in this By-law.
- b) The maximum lot coverage of any accessory building or accessory buildings on any lot shall be no greater than 10% of the lot area.
- c) No accessory building or structure shall be located within a front yard. Accessory buildings are permitted within side or rear yards in accordance with corresponding regulations from each Zone category.
- d) A Shipping Container may be used as an Accessory Building, provided they meet all accessory structure regulations, setbacks and building regulations of the Zone it is placed within.
- e) For Accessory Buildings that are 15 square metres or less of gross floor area, the minimum interior side, exterior side and rear yard setbacks shall be a minimum of 0.6 metres and a maximum height of 3.5 metres.

- f) For Accessory Buildings that are greater than 15 square metres of gross floor area, the minimum interior side, exterior side, rear yard setbacks and height are as provided in the following, **Table 2**

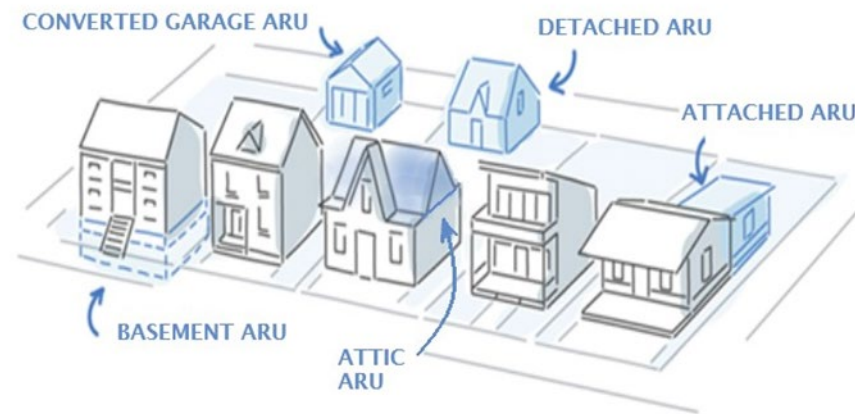
Zone	Minimum Exterior Side Yard Setback	Minimum Interior Side Yard Setback	Minimum Rear Yard Setback	Maximum Height
R1, R2, R3	3.0m	1.2m	1.2 m	4.5m
R4, W2, TC2, NC	4.5m	1.5 m	1.5 m	4.5m
MU1, PC, I, W1, DU	4.5m	3.0m	3.0m	4.5m
TC1, MU2,	3.0m	1.5m	1.5m	4.5m
BP, MI, VR, RE	7.5m	3.0m	3.0m	6.5 m
RR Under 0.4 ha	3.0m	1.2m	1.2m	5.0 m
RR Over 0.4 ha	3.0m	2.0m	3.0m	7.0 m
A, RC, MC, GC, NE, F	6.0m	3.0m	3.0m	8.5 m

- g) Accessory Buildings shall be set back from any interior side yard in accordance with the provision in Table 2, except for a mutual private garage for which no minimum side yard requirement shall be applicable, and which may be located on the common lot line between the two lots.
- h) Notwithstanding the provisions of Table 2, an Accessory Building containing an Additional Residential Unit (Detached) in the urban area shall be set back a minimum of 1.5 metres from the rear and interior side lot lines, and 3.0 metres from the exterior side lot line, except for a mutual private garage for which no minimum side yard requirement shall be applicable, and which may be located on the common lot line between the two lots. Further, where the Accessory Building containing an Additional Residential Unit abuts a rear laneway, it shall be set back from the right-of-way of the rear laneway a minimum of 0.6 metres, only where the Additional Residential Unit is located above an at-grade garage. The maximum height of an Accessory Building containing an Additional Residential Unit is 6.5 metres.



## SECTION 3 | GENERAL PROVISIONS

### Additional Residential Units



- i) Additional Residential Unit (Attached) - In addition to the principal dwelling, a maximum of two (2) Additional Residential Units (attached) may be permitted in association with a Single Detached Dwelling or Semi-Detached Dwelling or Townhouse Dwelling (Street) in accordance with the regulations specified by the Zone category in which the Additional Residential Unit (Attached) is permitted provided that there are no Additional Residential Units (Detached) on the same property, and shall be subject to the following regulations:
- i) Two Additional Residential Unit (Attached) - shall be permitted within the same building as a Single Detached Dwelling or Semi-Detached Dwelling or Townhouse Dwelling (Street);
  - ii) One Additional Residential Unit (Attached) – shall be permitted within the same building as a Duplex Dwelling;
  - iii) The Additional Residential Unit (Attached) shall be built in accordance with all relevant regulations within both the Building Code and Fire Code;

- iv) The primary dwelling and the Additional Residential Unit (Attached) shall be connected to full municipal sanitary sewer and water services;
  - v) The gross floor area of the combined Additional Residential Unit (Attached) shall be no greater than the gross floor area of the primary dwelling unit;
  - vi) A maximum of one pedestrian entrance to the primary dwelling and/or the Additional Residential Units (Attached) shall be located on each public street façade.
- j) Additional Residential Units (Detached) - One Additional Residential Unit (Detached) may be permitted in association with a Single Detached Dwelling, Semi-detached Dwelling, Duplex Dwelling, or Townhouse Dwelling (Street) per the regulations specified by the Zone category. An Additional Residential Unit (Detached) is not permitted on a lot where two (2) Additional Residential Units have or are proposed to be constructed on the same property.
- i) One Additional Residential Unit (Detached) shall be permitted on the same lot as a Single Detached Dwelling or Semi-Detached Dwelling, Duplex Dwelling, or Townhouse Dwelling (Street);
  - ii) The Additional Residential Unit (Detached) shall not be severed from the lot containing the Single Detached Dwelling, or Semi-Detached Dwelling;
  - iii) The Additional Residential Unit (Detached) shall be built in accordance with all relevant regulations of both the Building Code and Fire Code;

- iv) The primary dwelling and the Additional Residential Unit (Detached) shall be connected to full municipal sanitary sewer and water services;
- v) The gross floor area of the Additional Residential Unit (Detached) shall be limited to a maximum of 100 square metres, or no greater than the main dwelling, whichever is smaller;
- vi) The Additional Residential Unit (Detached) shall be placed upon a permanent footing/foundation; and,
- vii) Tenants of an Additional Residential Unit (Detached) must not be required to access the unit through the primary dwelling unit. As such, an Additional Residential Unit (Detached) must have direct pedestrian access from a public street or laneway. A direct pedestrian access may be by an unobstructed walkway that is built in accordance with the requirements of the Accessibility for Ontarians with Disabilities Act.

## SECTION 3 | GENERAL PROVISIONS

### Artisan Studios/Maker Spaces

- k) Where an artisan studio / maker space is permitted in a Zone:
- i) It Is an accessory use, clearly secondary to the primary residential use;
  - ii) It Is small in scale, and may occupy a maximum of 60 square metres of Gross Floor Area, or less, and may be permitted:
    - Within the envelope of an existing dwelling; and,
    - Within an Attached or Detached Garage, or an Accessory Building;
  - iii) Shall accommodate the artisanal activities of members of the household residing on the premises, and shall offer for sale only goods and merchandise produced on the premises;
  - iv) Shall display no external evidence of the space, except for one lawful sign in accordance with the municipal sign by-law. No outdoor/open storage of materials, equipment or goods is permitted; and,
  - v) Shall not create a public nuisance with respect to noise, traffic or parking.

### Farm Help Accommodations

- l) Farm Help Accommodation shall be subject to the following regulations:
- i) It is a secondary use within an Agricultural (A) Zone, and It is located on the same lot as a full-time operating farm, the viability of which shall be confirmed by the Ontario Ministry of Agriculture and Food;

- ii) If the accommodation is a single detached dwelling, it shall have a minimum floor area of 65 square metres and a maximum floor area of 115 square metres and a maximum height of 2 stories, or 8 metres, whichever is less;
- iii) If the accommodation is a mobile home, it shall have a minimum floor area of 28 square metres, or 8 square metres per resident, whichever is greater;
- iv) If the accommodation is a bunkhouse, it shall have a minimum floor area of 65 square metres or 8 square metres per resident, whichever is greater, and shall have a maximum height of 2 stories, or 8 metres, whichever is less; and,
- v) There shall be a maximum of two buildings and/or mobile homes specifically assigned to farm help accommodations per lot within the Agricultural Zone.

### Home Industries

- m) Home industries are subject to the following regulations:
- i) It is a secondary use within an Agricultural (A) Zone, and It is located on the same lot as a full-time operating farm, the viability of which shall be confirmed by the Ontario Ministry of Agriculture and Food;
  - ii) shall be confined to an outbuilding within the existing farm-building cluster; and,
  - iii) Shall not exceed 90 square metres in gross floor area.

### Home Occupations

- n) Within any Residential Dwelling Unit, a Home Occupation:
- i) Is clearly an accessory use, secondary to the primary residential use and shall be contained entirely within the dwelling unit;
  - ii) Is small in scale, occupying a maximum of 25 percent of the Gross Floor Area of the dwelling unit, up to a maximum of 50 square metres of Gross Floor Area, whichever is less;
  - iii) Shall offer for sale only services and merchandise offered or produced on the premises;
  - iv) Shall not be within an attached garage, or any accessory building;
  - v) Does not alter the exterior character of the primary residential building as a residence, except for a sign in accordance with the municipal sign by-law, and does not have any outdoor/open storage of materials, equipment or goods associated with the home occupation; and,
  - vi) Shall not create a public nuisance with respect to noise, traffic or parking.

### 3.2 Construction Uses

- a) The following temporary structures shall be permitted in all Zones for on-going construction work, but only for as long as such structure is necessary, and such construction work has not been finished nor abandoned:
- i) Construction trailers, sea/shipping containers and tool sheds; and,
  - ii) Scaffolds or other temporary structures incidental to and necessary to support the construction activity.



## SECTION 3 | GENERAL PROVISIONS

### 3.3 Deeming of Non-Complying Buildings or Structures

- a) All buildings or structures erected in any Zone prior to the date of passing of this By-law that no longer comply with the provisions of the Zone within which it is located shall be deemed to be legal non-complying to the provisions of the applicable Zone in which it is located, provided that said building or structure was constructed legally in accordance with the applicable requirements in force and effect at the time of construction. Nothing in this By-law shall:
- i) Prevent the repair or restoration of any existing, non-complying building or structure, or part thereof, to a safe condition, provided that such repair or restoration does not contravene any provision of this By-law or cause a further increase to the non-compliance and that the building or structure continues to be used for the same purpose and in the same manner as it was used on the date of passing of this By-law; and,
  - ii) Prevent an extension or an addition to a building or structure which is non-complying to this By-law provided that such extension or addition does not contravene any provision of this By-law or cause a further increase to the non-compliance; and,
  - iii) Prevent the construction and use of an accessory building or structure, or private swimming pool in accordance with Section 3.1 or 3.26 of this by-law.

### 3.4 Deeming of Non-Conforming Uses

- a) A non-conforming use means that the lot and/or the buildings and structures on the lot are being used for a use that is not permitted by this By-law. Nothing in this By-law shall:
- i) Make legal any use of any land, building or structure which was illegal under any previous Zoning By-law applicable within the Town of LaSalle and which continues to be illegal under the provisions of this By-law;

- ii) Prevent the use of any land, building or structure for any purpose prohibited by this By-law if such land, building or structure was legally used for such purpose on the day of the passing of this By-law, so long as it continues to be used for that purpose;
- iii) Prevent the re-establishment of a non-conforming use provided that the non-conforming use has been discontinued due to restoration, renovation purposes, or as a result of change in ownership and/or tenancy, and that the period of discontinuity has been for no longer than a period of 180 days; and,
- iv) Prevent the erection or use for a purpose prohibited by the By-law of any building or structure for which a permit had been issued under The Ontario Building Code Act, as amended, prior to the date of passing of this By-law, so long as the building or structure when erected is used and continues to be used for the purpose for which it was erected and provided the permit has not been revoked in accordance with The Ontario Building Code Act, as amended.

### 3.5 Easement

- a) Notwithstanding any other provision of this By-law to the contrary, no part of any easement in favour of the Town or public utility shall be obstructed by any structure, or building, from the ground to the sky unless written approval has been obtained by the applicable authority.

### 3.6 Deck

- a) Deck regulations will be included in a separate By-law adopted under the Municipal Act, and all decks will be subject to the regulations contained therein applicable authority.

### 3.7 Fences

- a) Fence regulations will be included in a separate By-law adopted under the Municipal Act, and all fences will be subject to the regulations contained therein and are not subject to this By-law.

### 3.8 Floodway Limits for Inland Watercourses

Table 3

Inland Watercourse	Regulatory Floodway Limits
Turkey Creek - upstream of Front Road (Hwy. #18), to limits of the Class 2 wetland	15.0 meters from top of bank
Turkey Creek – upstream of limits of the Class 2 wetland to Malden Road, before channelization	50.0 metres from top of bank
Turkey Creek – upstream of limits of the Class 2 wetland to Malden Road, after channelization	7.5 metres from top of bank
Turkey Creek – upstream of Malden Road	4.0 metres from top of bank
Cahill Drain – channelization section downstream of the Edgemore Phase 2 Subdivision	7.5 metres from top of bank
Cahill and Lennon Drain – upstream of the Edgemore Phase 2 Subdivision	8.0 metres plus the depth of the watercourse, measured from top of bank
Canard River – upstream of Front Road (Hwy. # 18)	15.0 metres from top of bank
North Branch of the Canard River up to the confluence with the East Cahill Drain	15.0 metres from top of bank

### 3.9 Frontage on a Public Road

- a) No building or structure may be developed in any Zone unless the lot upon which such building or structure is to be erected fronts upon an open publicly owned and maintained public road.
- b) For the purpose of this By-law a public road does not include an unopened road allowance, or an unassumed road on a Registered Plan which has been deemed not to be a Registered Plan under the provisions of the Planning Act, as amended.
- c) The above provisions shall not apply to prohibit the erection of any building on a lot on a Registered Plan of Subdivision or a Registered Plan of Condominium where a subdivision or condominium agreement has been entered into, but the public roads will not be assumed until the end of the maintenance period.



## SECTION 3 | GENERAL PROVISIONS

### 3.10 Height Exemption

- a) Any height limitations stipulated by this By-law shall not apply to church spires, belfries, cupolas or mechanical penthouses which are not used as a dwelling unit. In addition, chimneys, ventilators, flagpoles, skylights, water tanks, windsocks, solar collectors, windmills, silos, grain elevators, movie screens, telecommunications towers, public utilities or similar structures, are not subject to the height limitations of this By-law, nor do v) the height limitations apply to any necessary mechanical structures or electrical supply facilities usually situated above the roof level.

### 3.11 Loading Space Requirements

#### General Loading Space Requirements

- a) Required loading spaces shall be located in rear and side yards. No loading space may be located within any required front yard.
- b) Loading space(s) shall be provided in accordance with the following general provisions:
- i) Required general loading spaces shall be provided on the same lot occupied by the building or structure which requires such loading spaces but shall not form part of any driveway;
- ii) Access to loading spaces shall be provided by one or more driveways which have a minimum unobstructed width of at least 4.6 metres;
- iii) All loading spaces and driveways shall be provided and maintained with a stable surface which is treated in a manner to prevent the raising of dust or loose particles and shall be drained in a manner to prevent the pooling of surface water or the flow of surface water to adjacent lots; and,

- iv) When a building or structure has insufficient loading spaces, to comply with the applicable requirements on the date of passing of this By-law, it shall not be interpreted that the deficiency be rectified. If any addition is made to the building or structure which increases the total floor area, additional loading spaces shall be provided, as required, for the total floor area of such addition

#### Residential Loading Space Requirements

- c) A minimum of one loading space shall be provided and maintained for every apartment building and every mixed-use building containing eleven (11) or more dwelling units. Each required loading space shall have minimum dimensions of 7.0 metres in depth, 4.5 metres wide and a minimum vertical clearance of 4.0 metres.

### 3.12 Lots with less Lot Area or Lot Frontage than Required

- a) Where a conveyable lot existing on the date of passing of this By-law had less than the minimum lot area or lot frontage than that required by this By-law, or where a lot was or is created as a result of an expropriation, or conveyance to the municipality or other applicable road authority, such lot may be used and a building or structure may be altered, erected or used on such lot provided that the use, building or structure is permitted in the Zone and all other requirements of this By-law are met and the lot fronts onto an assumed road, and is serviced by existing municipal piped water supply system, existing municipal sanitary sewage disposal facility, or if the lot is situated outside the urban boundary, the lot area must be a minimum size to obtain a permit to allow the installation of a private sanitary sewage disposal facility.

### 3.13 Lots with more than One Zone

- a) Where a lot is included within two or more Zones, each portion of the lot shall be used in accordance with the provisions of the applicable Zone.

### 3.14 Minimum Distance Separation

- a) Notwithstanding the provisions of this By-law, the following setbacks shall apply:
- i) No dwelling unit, recreational use or institutional use shall be established or enlarged within 1,000.0 metres of any building or structure used for the raising, breeding or keeping of livestock, excluding a dwelling unit on the same lot as the livestock use, except in accordance with the requirements of the Minimum Distance Separation Formula One;
- ii) No building or structure used or intended to be used for the raising, breeding or keeping of livestock or manure storage shall be established or enlarged on a lot except in accordance with the requirements of the Minimum Distance Separation Formula Two ; and,
- iii) Notwithstanding i) and ii) above, Minimum Distance Separation shall not apply to apiaries, assembly yards, fairgrounds, feed storages, field shade shelters, greenhouses, mushroom farms, kennels, livestock facilities less than 15 square metres in floor area, or machinery sheds, pastures, stockyards, or temporary field nutrient storage sites.

### 3.15 Model Homes

- a) Notwithstanding the provisions of this By-law, model home, temporary sales office use and associated parking are permitted in any Zone, provided said uses are located on lands within a draft approved or registered plan of subdivision and have been approved by way of an agreement with the Town. The number of model homes to be permitted shall be identified in the agreement.

### 3.16 Outside Lighting Facilities

- a) Outdoor Lighting regulations are included in a separate "Outdoor Illumination By-law" adopted under the Municipal Act, and all outdoor lighting will be subject to the regulations contained therein.



## SECTION 3 | GENERAL PROVISIONS

### 3.17 Outdoor Open Storage

- a) In addition to the applicable Zone provisions, except for any outdoor open storage permitted in conjunction with a permitted agricultural use, the following shall apply:
- i) Outdoor open storage is only permitted as an accessory use to a permitted industrial use located on the same property;
  - ii) No outdoor open storage shall be permitted in any front or exterior side yard;
  - iii) All outdoor open storage areas shall be screened from view from any street or Residential Zone with a landscaped planting strip and a screen fence or decorative wall, or combination thereof. The required screen fence or decorative wall shall be no less than 2.0 metres in height;
  - iv) Outdoor open storage shall not be located closer than 10.0 metres to a street;
  - v) Outdoor open storage shall not exceed 3.0 metres in height; and,
  - vi) No parking spaces or loading spaces, as required by this By-law, shall be used for purposes of outdoor open storage.

### 3.18 Parking Regulations

#### Dimensions of Parking Spaces

- a) Each parking space shall have a minimum width of 2.75 metres and minimum length of 5.5 metres, except for a parallel parking space which shall have a minimum width of 2.5 metres and a minimum length of 6.1 metres.
- b) Notwithstanding the minimum length dimensions of this provision, where a parking space is provided in any R1, R2, R3 or R4 Zone that abuts a municipal sidewalk, said parking space shall have a minimum length of 6.0 metres.

#### Aisles or Lanes within a Parking Lot

- c) Aisles or lanes within a parking lot shall be free and clear of any overhangs or aerial encroachments.
  - i) be a minimum width of 6.1 metres for two-way traffic;
  - ii) be a minimum width of 4.0 metres for one-way;
  - iii) parking aisle adjacent to an accessory structure providing parking, shall be a minimum width of 7.5 metres;
  - iv) a Fire Route, the minimum width shall be as prescribed by the LaSalle Fire Department.

#### General Parking Space Provisions

- d) The owner of any building, structure or use shall provide and maintain parking spaces on the same lot and within the same Zone as the building, structure or use requiring said parking spaces, unless otherwise permitted by this By-law, in accordance with the criteria of each Zone and the parking provisions of this By-law.

#### Paving and Surfacing In Any Residential District

- e) Parking and Surfacing in Any Residential District
  - i) A walkway, driveway or access area necessary for access to a parking space may cross a required front yard. The remaining part of the front yard shall be used as a landscaped open space;
  - ii) For a single-unit dwelling, semi-detached dwelling, duplex dwelling or townhouse dwelling (street), the total area of the required front yard occupied by a walkway, driveway, access area or a parking space or any combination thereof cannot exceed 50% of the required front yard area and / or;
  - iii) For a single-unit dwelling, semi-detached dwelling, duplex dwelling or townhouse dwelling (street), the total area of the required exterior yard occupied by the purpose of a walkway, driveway, access area or a parking space or any combination thereof cannot exceed 30% of the required exterior yard area;

- iv) All driveways, access areas and parking spaces shall be maintained with a hard surface consisting of paving brick or block, asphalt, concrete, permeable pavers, ribbon driveway, compacted granular or any combination thereof;
- v) No driveways, access areas and parking spaces shall be permitted on any grass surface or landscape area, except when incorporated as part of driveway using permeable pavers or as a ribbon driveway.

#### Use of Parking Spaces

- f) Parking spaces required by this By-law shall be used only for the parking of operative motor vehicles bearing a valid motor vehicle license plate and for vehicles normally incidental to the permitted uses for which such parking spaces are required.

#### Minimum Parking Space Requirements

- g) Where the calculation of parking requirements results in a fraction of a parking space being required such fraction shall be considered one parking space for the purpose of determining the total number of parking spaces required for the use.
- h) When a building, structure or lot contains more than one type of use, the parking space requirement for all uses on the lot shall be the sum of the requirements for each separate use unless otherwise specified in this By-law. For Campus-Form Buildings or a Shopping Centre, parking requirements may be averaged in recognition of the opportunities to share the parking facilities among uses.
- i) Where parking is required under this Section, parking for employees and/or occupants of Additional Residential Units may be provided on the Lot in tandem to a maximum of two vehicles parked in tandem.



## SECTION 3 | GENERAL PROVISIONS

j) Off-street parking for motor vehicles shall be provided at the rate outlined in Table 4.

**Table 4**

Residential Uses	Rate
Apartment Dwellings Duplex Dwelling Four-Plex Dwelling Triplex Dwelling Townhouse Dwelling (Block) Townhouse Dwelling (Stacked)	1.5 parking spaces per unit
Additional Residential Units	Maximum of 1.0 parking space is required for all ARUs per lot
Single Detached Dwelling Semi-Detached Dwelling Townhouse Dwelling (Street)	2 parking spaces per dwelling unit
Bed and Breakfast Facilities	2 spaces for the Single Detached Dwelling, plus 1 parking space per guest room
Lodging House	1 space / 2 beds
Commercial Uses	Rate
Convention / Conference Facilities	1 space / 34m <sup>2</sup> of GFA
Hotel	1 parking space per guest room, plus 1 space / employee / shift, plus the required parking spaces for any accessory uses

Restaurant Adult Entertainment Facility	1 spaces / 10m <sup>2</sup> of GFA
Office Uses Medical Office/Clinic Veterinary Office/Clinic Convenience Retail Store	1 spaces / 34m <sup>2</sup> of GFA
Retail and Service Commercial Uses	1 spaces / 25m <sup>2</sup> of GFA
Auto-Oriented Uses	5 parking spaces, or 1 spaces / 34 m <sup>2</sup> of GFA, whichever is greater
Marina	1 space for every 3 boat slips and 1 space per 200m <sup>2</sup> of GFA boat storage
Rural/Agricultural Uses	Rate
Kennel, Agri-Tourism Uses	1 parking space per 50.0m <sup>2</sup> of GFA
Agricultural Uses Farm Help Accommodations	2 spaces / dwelling unit 1 space / 2 beds
Agriculture-Related use	1 parking space per 100.0m <sup>2</sup> of GFA
Industrial Uses	Rate
All Industrial Uses Marine Industrial Uses	The lesser of 1 space / 50m <sup>2</sup> of GFA or 1 space / employee / shift
Associated retail sales	1 space / 25m <sup>2</sup> of GFA
Recreation/Entertainment Uses	Rate
Golf Course	6 parking spaces per hole
Entertainment Facility, Recreational Facility Private Club	1 parking space per 4 persons maximum design capacity

Restaurant in conjunction with a Golf Course Entertainment Facility Recreation Facility	1 space / 25m <sup>2</sup> of GFA
Cultural Facilities and Emergency Service Facilities	Rate
Cultural Facility Place of Worship Institutional Uses	1 space / 34m <sup>2</sup> of GFA
Emergency Service Facility	3 spaces + 1 space/employee/shift
Elementary School	2 parking spaces per classroom, including portable classroom, or teaching area, plus 1 space / 33m <sup>2</sup> of GFA in the auditorium/ gymnasium
Secondary School Commercial School	5 parking spaces per classroom, including portable classroom, or teaching area, plus 1 space / 33m <sup>2</sup> of GFA in the auditorium/ gymnasium
Day Care Facilities	1 space / 40m <sup>2</sup> of GFA
Special Needs Housing	Rate
Long Term Care Facility Residential Care Home	0.3 space per occupied room, plus 1 space / employee / shift
Group Home Respite Care Facility Emergency Housing Facility Community House Any other Special Needs Housing Facility not listed herein	2 spaces, plus 0.5 of a space per bed





# SECTION 3 | GENERAL PROVISIONS

## Accessible Parking Regulations

- k) Specially designated spaces shall be provided for use by persons with disabilities in parking areas serving commercial, institutional, industrial and multi-residential developments.
- l) Two types of parking spaces for the use by persons with disabilities are:
  - A “Type A” parking space is required to be a minimum width of 3.4 metres and signage that identifies that the space is “van accessible”; and,
  - A “Type B” parking space is required to be a minimum width of 2.6 metres. Between a “Type A” and a “Type B” parking space an access aisle of 1.5 metres must be marked and provided.
- m) All accessible parking spaces are to be provided, painted, maintained and signed “reserved parking for the use of persons with disabilities”, in accordance with Ontarians with Disabilities Act.

**Table 5**

Total Number of Parking Spaces in the Parking Area	Required Number of Accessible Parking Spaces Required
1 to 25	1 A-Type Space
26 to 50	1 A-Type Space plus 1 B-Type Space
51 to 100	2 A-Type Spaces plus 2 B-Type Spaces
Greater than 100	As per Ontario Regulation 413/12 of the Ontarians with Disabilities Act

## Bicycle Parking Regulations

- n) Bicycle parking facilities shall be required at a rate of 0.5 of a space per dwelling unit for all apartment buildings, and the residential components of any permitted mixed-use building within any Zone. These required bicycle parking facilities shall be fully enclosed within the building envelope. In addition to indoor bicycle facilities, there shall be a minimum outdoor bicycle parking rate of 0.05 spaces per dwelling unit (4 spaces minimum) for apartment buildings within any Zone. It shall be located in the side or rear yard of the dwelling units.

- o) Townhouse Dwelling (Block), and Townhouse Dwelling (Stacked) shall have a minimum outdoor bicycle parking rate of 0.05 spaces per dwelling unit (4 spaces minimum). It shall be located in the side or rear yard of the dwelling units.
- p) For all non-residential uses within the Town Centre One (TC1), Town Centre Two (TC2), Mixed-Use One (MU1), Mixed-Use Two (MU2), Parkway Commercial (PC), Waterfront District One (W1), Waterfront District Two (W2), Institutional (I), Business Park (BP), Marine-Related Industrial (MR), Neighbourhood Commercial (NC) and Vollmer Recreation (VR) Zones, bicycle parking spaces shall be provided at a minimum rate of 0.05 spaces per motor vehicle parking spaces for the non-residential use (4 spaces minimum). These bicycle parking spaces are in addition to indoor bicycle parking spaces required for the associated residential dwellings in a mixed-use building. The non-residential bicycle parking spaces may be provided outdoors.

### 3.19 Prohibited Forms of Dwelling Units

- a) No truck, bus, coach, streetcar body, or railway car, or other motor vehicle whether or not the same is mounted on wheels or other form of mounting or foundation, nor temporary structures such as tents, recreational vehicles, shipping containers and school portables, shall be used as a dwelling unit except for a mobile home or trailer where specifically permitted by this By-law.

### 3.20 Servicing Requirements

- a) i. No person shall erect any building or structure in any Zone within the Urban Settlement Area as identified in the Town’s Official Plan, unless such building or structure is serviced by piped municipal water, a connection to the municipal storm system and piped municipal sanitary services, to the satisfaction of the Town;
- ii. On a case-by-case basis, existing dwellings within the Urban Settlement Area, that have an existing private sewage treatment facility may be allowed to rebuild, replace, increase the size or re-construct a dwelling provided the existing or replacement private sanitary sewage treatment facility is to the satisfaction of the Town.

- b) Buildings and structures outside of the Urban Settlement Area as identified in the Town’s Official Plan, shall be provided with adequate and appropriate individual privately owned and maintained sewage treatment facilities, and is serviced by a municipal piped water supply, to the satisfaction of the Town. Notwithstanding a) and b) above, lands within the Marine Industrial (MR) Zone shall be serviced by a public water supply.

### 3.21 Sight Triangles

- a) On any corner lot, in any Zone, a sight triangle shall be required. The required site triangle shall be a minimum of 3.0m by 3.0m or as shown on the approved site plan control drawing.
- b) Greater site triangles may be required by the Town. Further, within any Zone, any building, structure or use which would obstruct or impair the vision of an operator of a motor vehicle, including any fence or vegetation which exceeds 0.6 metres above the grade of the streets that abut the lot, shall be prohibited.
- c) Notwithstanding a) above, the requirement for a sight triangle shall be waived for any corner lot within the Town Centre One (TC1) or the Town Centre Two (TC2) Zones.
- d) Any required sight triangle shall be counted toward fulfilling the landscaped planting strip requirements of this By-law.
- e) Notwithstanding the requirements of this By-law, the sight triangle provisions of the Province of Ontario and County of Essex shall apply to all roads within their jurisdiction.

### 3.22 Signs

- a) Sign regulations will be included in a separate By-law adopted under the Municipal Act, and all signage will be subject to the regulations contained therein.

### 3.23 Source Water Protection

- a) Notwithstanding any other provision of this By-law, minimum requirements for source water protection shall be as adopted within the County of Essex Official Plan, where applicable. Where the requirements of the County are less restrictive than the requirements of this By-law, this By-law shall prevail.



## SECTION 3 | GENERAL PROVISIONS

### 3.24 Special Setbacks - Provincial Highways And County Roads

- a) Notwithstanding any other provision of this By-law, minimum yard requirements for any buildings or structures or signs adjacent to any Provincial Highway, County Road or railway line shall be as required by the Ministry of Transportation and the County of Essex, where applicable. Where the requirements of the County or Ministry of Transportation are less restrictive than the requirements of this By-law, this By-law shall prevail.

### 3.25 Storage Container

- a) A Storage Container, Shipping Container, or Moving Container may be permitted on a private driveway in accordance with the regulations included a by-law adopted under the Municipal Act.

### 3.26 Swimming Pools

- a) Swimming pool regulations will be included in a separate By-law adopted under the Municipal Act, and all swimming pools will be subject to the regulations contained therein.

### 3.27 Uses Permitted In all Zones

- a) Nothing in this By-law shall prevent the use of any lot or the erection or use of any building or structure in any Zone for the provision of the following uses, provided that the use, building or structure complies with the general provisions of this By-law and the provisions of the Zone in which a use, building or structure is located:
- i) Conservation Uses;
  - ii) Public and Private Utilities Uses; and,
  - iii) Town of LaSalle or other government authority uses;
  - iv) Emergency Service Facilities and associated offices and training facilities;
  - v) Any sign or notice of the Town or other government authority.

- b) Nothing in this By-law shall prevent the use of any lot or the erection or use of any building or structure in any Zone, with the exception of the Natural Environment (NE) Zone and the Floodway (F) Zone, for the provision of the following uses, provided that the use, building or structure complies with the general provisions of this By-law and the provisions of the Zone in which a use, building or structure is located:

- i) Required vehicular, accessible and bicycle parking facilities, where accessory to a permitted use on the same lot; and,
- ii) Transportation infrastructure, including public streets, transit facilities, any properly authorized traffic sign or signal, or a railway line.

### 3.28 Uses Prohibited in all Zones

- a) Notwithstanding any other provision of this By-law, noxious and offensive uses, as defined by this By-law, shall not be permitted in any Zone.

### 3.29 Non-Compliance Resulting From Conveyance or Expropriations

- a) Notwithstanding any other provision of this By-law, to the contrary, any non-compliance that is created as result of a conveyance to and/or an expropriation by a public authority is deemed for the purposes of this By-law to be compliant with all applicable provisions of this By-law. Furthermore, any and all existing buildings and structures situated on a lot affected by such a conveyance and/or expropriation may be enlarged, reconstructed, repaired, renovated or replaced provided that the enlargement, reconstruction, repair, renovation or replacement of the existing buildings or structures complies with all other applicable requirements of this By-law.

### 3.30 Yard Encroachments

- a) Except as otherwise provided by this By-law, no part of any required yard shall be obstructed by any structure or building, or part thereof, from the ground to the sky except as follows:

**Table 5**

Structure	Yard Into which Encroachment is Permitted	Maximum Encroachment Permitted into Required Yard	
Sills, belt courses, cornices, chimney breasts, bay window, pilasters, eaves or gutters, wall overhangs/ cantilevered walls	All required Yards	0.6m	
Balconies, canopies, awnings or steps	Required front yard, rear yard and exterior side yard	2.0 m	
Unenclosed porches with or without roofs.	Required front yard, rear yard and exterior side yard	Front yard and exterior side yard 1.5m	Rear yards 4.0 m
Sunroom, Three-season room	Required rear yard	4.0 m	
Fire escapes or grade entries or exterior staircases	Required exterior side and rear yards	1.5m	
Unenclosed ramps for wheelchair access, flag or clothes poles, and private utility infrastructure (generator, air conditioner units, heat pumps, and outdoor furnaces).	All required yards	100%	



# SECTION 4 | ZONE PROVISIONS

## Residential Districts

The Residential Districts support a variety of housing and building types, as well as uses supporting neighbourhood living. Development within the Residential Districts will contribute to the creation of accessible, compact, connected and walkable/ bikeable neighbourhoods, with a wide range of community assets, such as parks, schools, mixed use areas within easy access.



	R1 Residential One Zone	R2 Residential Two Zone	R3 Residential Three Zone	R4 Residential Four Zone
<b>Permitted Buildings and Uses</b>	Single Detached Dwellings Semi-Detached Dwellings Special Needs Housing, in a built form otherwise permitted in this zone Lodging House, in a built form otherwise permitted in this zone Parks and Open Spaces	Single-Detached Dwellings Semi-Detached Dwellings Duplex, Triplex, Fourplex Dwellings Townhouses Dwellings (Street) Special Needs Housing Lodging House Parks and Open Spaces	Townhouse Dwellings (Block) Townhouse Dwellings (Stacked) Apartment Dwellings in an Apartment Building Special Needs Housing Parks and Open Spaces	Apartment Dwellings in An Apartment Building Special Needs Housing Parks and Open Spaces
<b>Permitted Accessory Buildings and Uses</b>	Home Occupations Additional Residential Units	Home Occupations Additional Residential Units (Single-Detached, Semi-Detached, Duplex and Townhouse Dwellings (Street) Only)	Home Occupations	Home Occupations



## SECTION 4 | ZONE PROVISIONS

General Provisions	R1 Residential One Zone	R2 Residential Two Zone	R3 Residential Three Zone	R4 Residential Four Zone
<b>Minimum Lot Area</b>	460m <sup>2</sup> for a Single-Detached Dwelling 280m <sup>2</sup> for a Semi-Detached Dwelling	460m <sup>2</sup> for each Single-Detached, Duplex, Triplex Dwelling or Lodging House 280m <sup>2</sup> of lot area/unit for Semi-Detached, Fourplex and Townhouse Dwelling (Street) Minimum lot area for the form of dwelling permitted in this Zone, or 133m <sup>2</sup> of lot area / unit, or 60m <sup>2</sup> of lot area / bed, whichever is greater for Special Needs Housing	200m <sup>2</sup> of lot area/unit for permitted Townhouse Dwellings (Block), Townhouse Dwelling (Stacked), and Apartment Dwellings in an Apartment Building 133m <sup>2</sup> of lot area / unit, or 60m <sup>2</sup> per bed, whichever is greater, for permitted Special Needs Housing	133m <sup>2</sup> of lot area/unit for permitted Apartment Dwellings in an Apartment Building 133m <sup>2</sup> of lot area/unit, or 60m <sup>2</sup> of lot area / bed, whichever is greater, for permitted Special Needs Housing
<b>Minimum Lot Frontage</b>	15.0m for a Single-Detached Dwelling 9m for a Semi-Detached Dwelling	15m for each Single-Detached Dwelling or Lodging House 9m / unit for Semi-Detached, or Fourplex Dwelling 18m for each Duplex and Triplex Dwelling 9m / unit, maximum 6 units per row for Townhouses Dwellings (Street) For Special Needs Housing, the minimum lot frontage will correspond to the requirements of the form of dwelling within which it is to be accommodated	22.5m for Apartment Building and Special Need Housing 30.0m for Townhouse Dwelling (Block) and Townhouse (Stacked)	30.0m
<b>Minimum Landscaped Open Space</b>	30%	30%	50%	20%
<b>Minimum Landscaped Planting Strip</b>	n/a	n/a	n/a	1.3m where abutting a rear lot line or interior side lot line of any property Zoned R1, R2 or R3
<b>Minimum Front Yard</b>	7.5m	6.0m	4.5m	4.5m
<b>Minimum Rear Yard</b>	7.5m	9m for each Single-Detached, Duplex, Triplex, Fourplex Dwelling or Lodging House 7.5m for each Semi-Detached or Townhouse Dwelling (Street) For Special Needs Housing, the minimum lot frontage will correspond to the requirements of the form of dwelling within which it is to be accommodated	9.0m	15.0m
<b>Minimum Exterior Side Yard</b>	3.0m	3.0m	3.0m	4.5m
<b>Minimum Interior Side Yard</b>	1.5m	1.2m, where required	2.4 m for permitted Townhouse Dwellings (Block), 4.5m for permitted Townhouse Dwellings (Stacked), Apartment Buildings and Special Needs Housing	4.5m
<b>Maximum Building Height</b>	10.5m	10.5m	15.0m, or as defined by an Angular Plan, whichever is less	35.0m, or as defined by an Angular Plane, whichever is less
<b>Garage Projection</b>	n/a	No garage shall project more than 1m beyond the main front wall or main exterior side wall of the permitted dwelling	n/a	n/a
<b>Garage Setback</b>	Garage doors shall be set back a minimum of 7.5m from any Front or Exterior Side Lot Line	Garage doors shall be set back a minimum of 7.5m from any Front or Exterior Side Lot Line	n/a	n/a
<b>Angular Plane Requirement</b>	n/a	n/a	An Angular Plane is to be implemented on any rear or interior side lot line that abuts an R1 or R2 Zone	An Angular Plane is to be implemented on any rear or interior side lot line that abuts an R1, R2 or R3 Zone
<b>Parking Location</b>	No parking is permitted in the front or exterior side yards, unless it is located on a permitted driveway	No parking is permitted in the front or exterior side yards, unless it is located on a permitted driveway	No parking is permitted in the required front or exterior side yards	No parking is permitted in the required front or exterior side yards



## SECTION 4 | ZONE PROVISIONS

### 4.1 Residential One Zone (R1)

- a) **Permitted Buildings and Uses** - No land, building, or structures shall be used or erected in the R1 Zone except for:
- i) Single-Detached Dwellings;
  - ii) Semi-Detached Dwellings;
  - iii) Special Needs Housing, in a built form otherwise permitted in this zone;
  - iv) Lodging Houses, in a built form otherwise permitted in this zone; and,
  - v) Parks and Open Spaces.
- b) **Permitted Accessory Buildings and Uses** - Permitted uses that are accessory to the permitted uses in the R1 Zone and may also include:
- i) Home Occupations; and,
  - ii) Additional Residential Units.
- c) **Minimum Lot Area**
- i) 460m<sup>2</sup> for a Single-Detached Dwelling; and,
  - ii) 280m<sup>2</sup> for a Semi-Detached Dwelling.
- d) **Minimum Lot Frontage**
- i) 15m for a Single-Detached Dwelling; and,
  - ii) 9m for a Semi-Detached Dwelling.
- e) **Minimum Landscaped Open Space** - 30% of the lot area.
- f) **Minimum Front Yard** - 7.5m
- g) **Minimum Rear Yard** - 7.5m

- h) **Minimum Exterior Side Yard** - 3.0m
- i) **Minimum Interior Side Yard** - 1.5m
- j) **Maximum Building Height** - 10.5m
- k) **Garage Setback** - Garage doors shall be set back a minimum of 7.5m from any Front or Exterior Side Lot Line within the R1 Zone.
- l) **Parking Location** - No parking is permitted in the front or exterior side yards, unless it is located on a permitted driveway.
- m) **Defined Area R1-1** - Notwithstanding any provisions of this By-law, for the property identified on Map 4 as R1-1 the following site specific provisions shall apply:
- i) Minimum Lot Frontage - 10.0m.
- n) **Defined Area R1-2** - Notwithstanding any provisions of this By-law, for the property identified on Map 10 as R1- the following site specific provisions shall apply:
- i) Permitted Building and Use - Single-Detached Dwelling;
  - ii) Minimum Lot Area - 415.0m<sup>2</sup>;
  - iii) Minimum Front Yard - 6.0m; and,
  - iv) Garage Setback - Garage doors shall be set back a minimum of 6m from any front or exterior side yard.
- o) **Defined Area R1-3** - Notwithstanding any provisions of this By-law, for the property identified on Maps 16 and 31 as R1-3 the following site specific provisions shall apply:
- i) Minimum Front Yard - 6.0m; and,
  - ii) Garage Setback - Garage doors shall be set back a minimum of 6m from any front or exterior side lot line.

- p) **Defined Area R1-4** - Notwithstanding any provisions of this By-law, for the property identified on Map 31 as R1-4 the following site specific provisions shall apply:
- i) Minimum Lot Area - 440m<sup>2</sup>/unit;
  - ii) Minimum Front Yard - 6.0m;
  - iii) Minimum Rear Yard - 3.0m, or a distance prescribed in a permit issued by the Essex Region Conservation Authority, whichever is greater; and,
  - iv) Garage Setback - Garage doors shall be set back a minimum of 6m from any front or exterior side lot line.

### 4.2 Residential Two Zone (R2)

- a) **Permitted Buildings and Uses** - No land, building, or structures shall be used or erected in the R2 Zone except for:
- i) Single-Detached Dwellings;
  - ii) Semi-Detached Dwellings;
  - iii) Duplex, Triplex and Fourplex Dwellings;
  - iv) Townhouse Dwellings (Street);
  - v) Special Needs Housing;
  - vi) Lodging Houses; and,
  - vii) Parks and Open Spaces.
- b) **Permitted Accessory Buildings and Uses** - Permitted uses that are accessory to the permitted uses in the R2 Zone and may also include:
- i) Home Occupations; and
  - ii) Additional Residential Units (Single-Detached and Semi-Detached Dwellings, Duplex, Townhouse Dwelling (Street) only).



## SECTION 4 | ZONE PROVISIONS

### c) Minimum Lot Area

- i) 460m<sup>2</sup> for each Single-Detached, Duplex, Triplex Dwelling or Lodging House;
- ii) 280m<sup>2</sup> of lot area/unit for Semi-Detached, Fourplex or Townhouse Dwellings (Street); and,
- iii) For Special Needs Housing, the minimum lot area for the form of dwelling permitted in this Zone, or 133m<sup>2</sup> of lot area / unit, or 60m<sup>2</sup> of lot area / bed, whichever is greater.

### d) Minimum Lot Frontage

- i) 15.0m of lot frontage for each Single-Detached Dwelling or Lodging House;
- ii) 9.0m of lot frontage/unit for Semi-Detached, Fourplex Dwellings;
- iii) 18m of lot frontage for Duplex and Triplex Dwellings
- iv) 9.0m of lot frontage/unit, maximum 6 units per row for Townhouse Dwellings (Street); and,
- v) For Special Needs Housing, the minimum lot frontage will correspond to the requirements for the form of dwelling within which it is to be accommodated.

### e) Minimum Landscaped Open Space - 30% of the lot area

### f) Minimum Front Yard - 6.0m

### g) Minimum Rear Yard

- i) 9.0m for a Single-Detached, Duplex, Triplex Dwelling Fourplex or Lodging House;
- ii) 7.5m for a Semi-Detached, Townhouse Dwelling (Street)
- iii) for special needs housing, the minimum rear yard will correspond to the requirements for the form of dwelling within which it is to be accommodated.

### h) Minimum Exterior Side Yard - 3.0m

### i) Minimum Interior Side Yard - 1.2m, where required

### j) Maximum Building Height - 10.5m

### k) Garage Projection - Within the R2 Zone, no garage shall project more than 1m beyond the main front wall or main exterior side wall of the permitted dwelling.

### l) Garage Setback - Garage doors shall be set back a minimum of 7.5m from any Front or Exterior Side Lot Line within the R2 Zone.

### m) Parking Location - No parking is permitted in the front or exterior side yards, unless it is located on a permitted driveway of a Single Detached Dwelling, Semi-Detached Dwelling, or Townhouse Dwelling (Street). No parking is permitted in the front or exterior side yards of a Duplex, Triplex, or Fourplex. For Special Needs Housing, the location of parking will correspond to the requirements for the form of dwelling within which it is to be accommodated.

## 4.3 Residential Three Zone (R3)

### a) Permitted Buildings and Uses - No land, building, or structures shall be used or erected in the R3 Zone except for:

- i) Townhouse Dwellings (Block)
- ii) Townhouse Dwelling (Stacked)
- iii) Apartment Dwellings in an Apartment Building;
- iv) Special Needs Housing; and,
- v) Parks and Open Spaces.

### b) Permitted Accessory Buildings and Uses - Permitted uses that are accessory to the permitted uses in the R3 Zone and may also include Home Occupations.

### c) Minimum Lot Area

- i) 200m<sup>2</sup> of lot area/unit for permitted Townhouse Dwellings (Block) and Townhouse Dwelling (Stacked) Apartment Dwellings in an Apartment Building; and,
- ii) 133m<sup>2</sup> of lot area / unit, or 60m<sup>2</sup> per bed, whichever is greater, for permitted Special Needs Housing.

### d) Minimum Lot Frontage –

- i) 22.5m of lot frontage for Apartment Dwellings in an Apartment Building and Special Needs Housing; and,
- ii) 30.0m of lot frontage for permitted Townhouse Dwellings (Block), Townhouse Dwellings (Stacked)

### e) Minimum Landscaped Open Space - 30% of the lot area.

### f) Minimum Front Yard - 4.5m

### g) Minimum Rear Yard – 9.0m

### h) Minimum Exterior Side Yard - 3.0m

### i) Minimum Interior Side Yard

- i) 2.4 m for permitted Townhouse Dwellings (Block), where required; and,
- ii) 4.5m for permitted Townhouse Dwellings (Stacked) and Apartment Buildings and Special Needs Housing.

### j) Maximum Building Height - 15.0m, or as defined by an Angular Plane, whichever is less.

### k) Angular Plane Requirement - An Angular Plane is to be implemented on any rear or interior side lot line that abuts an R1 or R2 Zone.

### l) Parking Location - No parking is permitted in the required front or exterior side yards.



## SECTION 4 | ZONE PROVISIONS

### 4.4 Residential Four Zone (R4)

- a) **Permitted Buildings and Uses** - No land, building, or structures shall be used or erected in the R4 Zone except for:
- i) Apartment Dwellings in an Apartment Building;
  - ii) Special Needs Housing; and,
  - iii) Parks and Open Spaces.
- b) **Permitted Accessory Buildings and Uses** - Permitted uses that are accessory to the permitted uses in the R4 Zone and may also include Home Occupations.
- c) **Minimum Lot Area**
- i) 133m<sup>2</sup> of lot area/unit for permitted Apartment Dwellings in an Apartment Building; and,
  - ii) 133m<sup>2</sup> of lot area / unit, or 60m<sup>2</sup> of lot area/bed, whichever is greater, for permitted Special Needs Housing.
- d) **Minimum Lot Frontage** 30.0m
- e) **Minimum Landscaped Open Space** - 20% of the lot area
- f) **Minimum Landscaped Planting Strip** - 1.5m where abutting a rear lot line or interior side lot line of any property Zoned R1, R2 or R3.
- g) **Minimum Front Yard** - 4.5m
- h) **Minimum Rear Yard** - 15.0m
- i) **Minimum Exterior Side Yard** - 4.5m
- j) **Minimum Interior Side Yard** - 4.5m
- k) **Maximum Building Height** - 35.0m, or as defined by an Angular Plane, whichever is less.
- l) **Angular Plane Requirement** - An Angular Plane is to be implemented on any rear or interior side lot line that abuts an R1, R2 or R3 Zone.
- m) **Parking Location** - No parking is permitted in the required front or exterior side yards.
- n) **Defined Area R4-1** - Notwithstanding any provisions of this By-law, for the property identified on Map 3 as R4-1 the following site specific provisions shall apply:
- i) Minimum Lot Area - 1ha;
  - ii) Minimum Rear Yard - 8.0m plus the depth of the watercourse measured from the top-of-bank of the improved Lennon Drain; and,
  - iii) Minimum North Side Yard - 8.0m plus the depth of the watercourse measured from the top-of-bank of the improved Lennon Drain.
- o) **Defined Area R4-2** - Notwithstanding any provisions of this By-law, for the property identified on Map 15 as R4-2 the following site specific
- i) Minimum Lot Area - 1ha; and,
  - ii) Maximum Building Height - 15.0m.
- p) **Defined Area R4-3** - Notwithstanding any provisions of this By-law, for the property identified on Map 15 as R4-3 the following site specific provisions shall apply:
- i) Minimum Lot Area - 120.7m<sup>2</sup>/unit;
  - ii) Minimum Rear Yard - 8.5m;
  - iii) Maximum Building Height - 15.0m; and,
  - iv) Exterior Parking Structures - Exterior parking structures shall not be built closer than 1m to any side lot line, and no closer than 2m to any front lot line.
- q) **Defined Area R4-4** - Notwithstanding any provisions of this By-law, for the property identified on Map 24 as R4-4 the following site specific provisions shall apply:
- i) Maximum Number of Apartment Dwellings - 80;
  - ii) Minimum Lot Frontage - 40.0m;
  - iii) Minimum Lot Depth - 160.0m;
  - iv) Minimum Front Yard - 30.0m;
  - v) Minimum Rear Yard - 20.0m;
  - vi) Minimum Side Yard - 3.0m; and,
  - vii) Maximum Building Height - 18.0m



## SECTION 4 | ZONE PROVISIONS

### Neighbourhood Supporting Uses Zones

The Neighbourhood Supporting Uses zones are intended to accommodate a range of uses to support the daily needs of residents, such as schools, day care, small scale commercial uses and parks. The type and scale of development permitted in these zones can be easily integrated into neighbourhoods, within walking distance or most residents, and will contribute to more live able and healthy communities.



General Provisions	I Institutional Zone	NC Neighbourhood Commercial Zone
<b>Permitted Buildings and Uses</b>	Institutional Uses Special Needs Housing Day Care Facilities Parks and Open Spaces	Retail and Service Commercial Uses Office Uses Day Care Facilities Parks and Open Spaces
<b>Maximum Permitted GFA/Use</b>	n/a	500m <sup>2</sup>
<b>Minimum Lot Area</b>	133m <sup>2</sup> of lot area/unit, or 60m <sup>2</sup> of lot area/bed, whichever is greater, for permitted Special Needs Housing 750m <sup>2</sup> , or 2m <sup>2</sup> of lot area / 1m <sup>2</sup> of GFA, whichever is greater, for any other permitted use	550m <sup>2</sup>
<b>Minimum Lot Frontage</b>	30.0m	n/a
<b>Minimum Landscaped Open Space</b>	20%	10%
<b>Minimum Landscape Planting Strip</b>	1.5m where abutting a rear lot line or interior side lot line of any property Zoned R1, R2 or R3	1.5m required abutting a rear lot line or interior side lot line of any property Zoned R1, R2 or R3
<b>Minimum Front Yard</b>	9.0m	6.0m
<b>Minimum Rear Yard</b>	9.0m	4.5m
<b>Minimum Exterior Side Yard</b>	6.0m	4.5m
<b>Minimum Interior Side Yard</b>	6.0m	4.5m
<b>Maximum Building Height</b>	18.5m, or as defined by an Angular Plane, whichever is less	11.0m
<b>Angular Plane Requirement</b>	An Angular Plane is to be implemented on any rear or interior side lot line that abuts an R1, R2 or R3 Zone	n/a



## SECTION 4 | ZONE PROVISIONS

### 4.5 Institutional Zone (I)

- a) **Permitted Buildings and Uses** - No land, building, or structures shall be used or erected in the I Zone except for:
  - i) Institutional Uses;
  - ii) Special Needs Housing;
  - iii) Day Care Facilities; and,
  - iv) Parks and Open Spaces.
- b) **Minimum Lot Area**
  - i) 133m<sup>2</sup> of lot area / unit, or 60m<sup>2</sup> of lot area/bed, whichever is greater, for permitted Special Needs Housing; and,
  - ii) 750m<sup>2</sup>, or 2m<sup>2</sup> of lot area / 1m<sup>2</sup> of Gross Floor Area, whichever is greater, for any other permitted use.
- c) **Minimum Lot Frontage** - 30.0m
- d) **Minimum Landscaped Open Space** - 20% of the lot area.
- e) **Minimum Landscaped Planting Strip** - 1.5m where abutting a rear lot line or interior side lot line of any property Zoned R1, R2 or R3.
- f) **Minimum Front Yard** - 9.0m
- g) **Minimum Rear Yard** - 9.0m
- h) **Minimum Exterior Side Yard** - 6.0m
- i) **Minimum Interior Side Yard** - 6.0m
- j) **Maximum Building Height** - 18.5m, or as defined by an Angular Plane, whichever is less.
- k) **Angular Plane Requirement** - An Angular Plane is to be implemented on any rear or interior side lot line that abuts an R1, R2 or R3 Zone.

- l) **Defined Area I-1** - Notwithstanding any provisions of this By-law, for the property identified on Map 16 as I-1 the following site specific provisions shall apply:
  - i) Additional Permitted Buildings and Uses - Apartment dwellings in an apartment building;
  - ii) Maximum Number of Apartment Dwelling Units - 200;
  - iii) Maximum Seating Capacity of the Permitted Place of Worship - 1500; and,
  - iv) For the purposes of By-law interpretation, the front lot line shall be the lot line abutting the Sixth Concession Road.

### 4.6 Neighbourhood Commercial Zone (NC)

- a) **Permitted Buildings and Uses** - No land, building, or structures shall be used or erected in the NC Zone except for:
  - i) Retail and Service Commercial Uses;
  - ii) Office Uses;
  - iii) Day Care Facilities; and,
  - iv) Parks and Open Spaces.
- b) **Maximum Permitted GFA/Use** - 500m<sup>2</sup>
- c) **Minimum Lot Area** - 550m<sup>2</sup>
- d) **Minimum Landscaped Open Space** - 10% of the lot area.
- e) **Minimum Landscaped Planting Strip** - 1.5m required abutting a rear lot line or interior side lot line of any property Zoned R1, R2 or R3.
- f) **Minimum Front Yard** - 6.0m
- g) **Minimum Rear Yard** - 4.5m

- h) **Minimum Exterior Side Yard** - 4.5m
- i) **Minimum Interior Side Yard** - 4.5m
- j) **Maximum Building Height** - 11.0m
- k) **Defined Area NC-1** - Notwithstanding any provisions of this By-law, for the property identified on Map 24 as NC-1 the following site specific provisions shall apply:
  - i) **Permitted Buildings and Uses** - Retail store with a maximum Gross Floor Area of 929m<sup>2</sup>, personal service establishment, pharmacy, delicatessen, financial institution, office, excluding clinic requiring an overnight stay;
  - ii) **Minimum Lot Area** - 2700m<sup>2</sup>;
  - iii) **Minimum Lot Frontage** - 30.0m;
  - iv) **Minimum Lot Depth** - 90.0m;
  - v) **Minimum Front Yard** - 3.0m;
  - vi) **Minimum Rear Yard** - 7.5m;
  - vii) **Minimum Side Yard** - 3.0m; and,
  - viii) **Maximum Building Height** - 10.5m.



## SECTION 4 | ZONE PROVISIONS

### LaSalle Town Centre District

The LaSalle Town Centre District represents a key component of the Town's urban structure, and is designed as a focal point for major retail, commercial and institutional development. This area is intended to facilitate the development of a broad range of uses, including higher density residential uses, promote good urban design and provide key destinations for the evolving transit system. These objectives will be achieved through encouraging compact built form, walkability and a mix of uses, supported by street-edge buildings with parking to the side and rear.



	TC1 Town Centre One Zone	TC2 Town Centre Two Zone
<b>Permitted Buildings and Uses</b>	<ul style="list-style-type: none"> <li>Apartment Dwellings in a Mixed-Use Building</li> <li>Special Needs Housing</li> <li>Offices</li> <li>Medical Offices/Clinics</li> <li>Veterinary Offices/Clinics</li> <li>Restaurants</li> <li>Retail Uses and Service Commercial Uses</li> <li>Financial Institutions</li> <li>Hotels</li> <li>Convention/ Conference Facilities</li> <li>Commercial Schools</li> <li>Recreational, Entertainment and Cultural Facilities</li> <li>Funeral Homes</li> <li>Day Care Facilities</li> <li>Parks and Open Spaces</li> </ul>	<ul style="list-style-type: none"> <li>Apartment Dwellings in an Apartment Building, or in a Mixed-Use Building</li> <li>Street and Block Townhouses</li> <li>Special Needs Housing</li> <li>Live-Work Units</li> <li>Offices</li> <li>Medical Offices/Clinics</li> <li>Day Care Facilities</li> <li>Parks and Open Spaces</li> </ul>
<b>Uses Required at Grade</b>	For all lots that front onto Malden Road or Sprucewood Avenue, it is required that the at-grade GFA be a minimum of 50% assigned to permitted non-residential land uses. Further, those required at-grade non-residential land uses shall have their primary entrance fronting Malden Road or Sprucewood Avenue	n/a

## SECTION 4 | ZONE PROVISIONS

General Provisions	TC1 Town Centre One Zone	TC2 Town Centre Two Zone
<b>Minimum Lot Area</b>	133m <sup>2</sup> of lot area/unit for Apartment Dwellings in a Mixed-Use Building, no additional lot area is required for other permitted uses contained within the same building; 133m <sup>2</sup> of lot area/unit, or 60m <sup>2</sup> of lot area/bed, whichever is greater, for permitted Special Needs Housing 550m <sup>2</sup> for all other permitted uses	200m <sup>2</sup> of lot area/unit for Townhouses (Street and Block) and Live-Work Units 133m <sup>2</sup> of lot area/unit for Apartment Dwellings 133m <sup>2</sup> of lot area/unit for Apartment Dwelling units in a Mixed Use Building, no additional lot area is required for other permitted uses contained within the same building; 133m <sup>2</sup> of lot area/unit, or 60m <sup>2</sup> of lot area/bed, whichever is greater, for permitted Special Needs Housing 550m <sup>2</sup> for all other permitted uses
<b>Minimum Lot Frontage</b>	30.0m	6.0m of lot frontage/unit, maximum 6 units per row for Street Townhouses  22.5m for Block Townhouse Dwellings 30.0m for Apartment Buildings 20.0m for all other permitted uses
<b>Minimum Landscaped Open Space</b>	5%	10%
<b>Minimum Landscaped Planting Strip</b>	1.5m where abutting a rear lot line or interior side lot line of any property Zoned R1, R2 or R3	1.5m where abutting a rear lot line or interior side lot line of any property Zoned R1, R2 or R3
<b>Minimum Front Yard</b>	1.0m	4.5m
<b>Minimum Rear Yard</b>	9.0m	7.5m for Street and Block Townhouse Dwellings  13m for all other permitted uses
<b>Minimum Exterior Side Yard</b>	3.0m	4.5m
<b>Minimum Interior Side Yard</b>	1.5m, and 4.5m required where the interior side lot line abuts an R1, R2 or R3 Zone	1.2m for Street and Block Townhouse Dwellings, where required  3m for all other permitted uses
<b>Minimum First Floor Height</b>	3.25m	n/a
<b>Maximum Building Height</b>	48m, or as defined by an Angular Plane, whichever is less	21m, or as defined by an Angular Plane, whichever is less
<b>Angular Plane Requirement</b>	An Angular Plane is to be implemented on any rear or interior side lot line that abuts an R1, R2 or R3 Zone	An Angular Plane is to be implemented on any rear or interior side lot line that abuts an R1, R2 or R3 Zone
<b>Parking and Loading</b>	Vehicle parking and loading facilities shall be located in rear and side yards. No vehicular parking or loading facilities may be located within any front yard	Vehicle parking and loading facilities shall be located within any rear and side yards. No vehicular parking or loading facilities may be located within any front yard, except for a Townhouse Dwelling (Street) or an existing Single Detached Dwelling where front yard parking is permitted on a driveway.
<b>Drive-Through Facilities</b>	Drive-Through facilities shall be located in rear and side yards. No Drive-Through facility may be located within any front yard	n/a



## SECTION 4 | ZONE PROVISIONS

### 4.7 Town Centre One Zone (TC1)

- a) **Permitted Buildings and Uses** - No land, building, or structures shall be used or erected in the TC1 Zone except for:
- i) Apartment Dwellings in a Mixed-Use Building;
  - ii) Special Needs Housing;
  - iii) Offices;
  - iv) Medical Offices/Clinics;
  - v) Veterinary Offices/Clinics;
  - vi) Restaurants;
  - vii) Retail Uses and Service Commercial Uses;
  - viii) Financial Institutions;
  - ix) Hotels;
  - x) Convention/Conference Facilities;
  - xi) Commercial Schools;
  - xii) Recreational, Entertainment and Cultural Facilities;
  - xiii) Funeral Homes;
  - xiv) Day Care Facilities; and,
  - xv) Parks and Open Spaces.
- b) **Uses Required At-Grade** - For all lots within the TC1 Zone that front onto Malden Road or Sprucewood Avenue, it is required that the at-grade Gross Floor Area be a minimum of 50% assigned to permitted non-residential land uses. Further, those required at-grade non-residential land uses shall have their primary entrance fronting onto Malden Road or Sprucewood Avenue.

- c) **Minimum Lot Area**
- i) 133m<sup>2</sup> of lot area / unit for Apartment Dwellings in a Mixed-Use Building, no additional lot area is required for other permitted uses contained within the same building
  - ii) 133m<sup>2</sup> of lot area / unit, or 60m<sup>2</sup> of lot area/bed, whichever is greater, for permitted Special Needs Housing; and,
  - iii) 550m<sup>2</sup> for all other permitted uses.
- d) **Minimum Lot Frontage** - 20.0m
- e) **Minimum Landscaped Open Space** - 5% of the lot area.
- f) **Minimum Landscaped Planting Strip** - 1.5m where abutting a rear lot line or interior side lot line of any property Zoned R1, R2 or R3.
- g) **Minimum Front Yard** - 1.0m
- h) **Minimum Rear Yard** - 9.0m
- i) **Minimum Exterior Side Yard** - 3.0m
- j) **Minimum Interior Side Yard**
- i) 1.5m; and,
  - ii) 4.5m required where the interior lot line abuts an R1, R2 or R3 Zone.
- k) **Minimum First Floor Height** - 3.25m
- l) **Maximum Building Height** - 48.0m, or as defined by an Angular Plane, whichever is less.
- m) **Angular Plane Requirement** - An Angular Plane is to be implemented on any rear or interior side lot line that abuts an R1, R2 or R3 Zone.
- n) **Parking and Loading** - Vehicle parking and loading facilities shall be located in rear and side yards. No vehicular parking or loading facilities may be located within any front yard.

- o) **Drive-Through Facilities** - Drive-Through facilities shall be located in rear and side yards. No Drive-Through facility may be located within any front yard.

### 4.8 Town Centre Two Zone (TC2)

- a) **Permitted Buildings and Uses** - No land, building, or structures shall be used or erected in the TC2 Zone except for:
- i) Apartment Dwellings in an Apartment Building, or in a Mixed-Use Building;
  - ii) Street and Block Townhouses;
  - iii) Special Needs Housing;
  - iv) Live-Work Units;
  - v) Offices;
  - vi) Medical Offices/Clinics;
  - vii) Day Care Facilities; and,
  - viii) Parks and Open Spaces.
- b) **Minimum Lot Area**
- i) 200m<sup>2</sup> of lot area / unit for Townhouse Dwellings (Street) and Townhouse Dwellings (Block Townhouses and Live-Work Units);
  - ii) 133m<sup>2</sup> of lot area/unit for Apartment Dwellings.
  - iii) 133m<sup>2</sup> of lot area / unit for Apartment Dwelling units in a Mixed Use Building, no additional lot area is required for other permitted uses contained within the same building;
  - iv) 133m<sup>2</sup> of lot area / unit, or 60m<sup>2</sup> of lot area/bed, whichever is greater, for permitted Special Needs Housing; and,
  - v) 550m<sup>2</sup> for all other permitted uses.



## SECTION 4 | ZONE PROVISIONS

- c) Minimum Lot Frontage**
- i) 6.0m of lot frontage/unit, maximum 6 units per row for Street Townhouses;
  - ii) 22.5m for Block Townhouse Dwellings;
  - iii) 30.0m for Apartment Buildings; and,
  - iv) 20.0m for all other permitted uses.
- d) Minimum Landscaped Open Space** - 10% of the lot area.
- e) Minimum Landscaped Planting Strip** - 1.5m where abutting a rear lot line or interior side lot line of any property Zoned R1, R2 or R3.
- f) Minimum Front Yard** - 4.5m
- g) Minimum Rear Yard**
- i) 7.5m for Street and Block Townhouse Dwellings; and,
  - ii) 13.0m for all other permitted uses.
- h) Minimum Exterior Side Yard**
- i) 1.2m for Street and Block Townhouse Dwellings, where required; and,
  - ii) 3.0m for all other permitted uses.
- i) Minimum Interior Side Yard**
- i) 1.2m for Street and Block Townhouse Dwellings, where required; and,
  - ii) 3.0m for all other permitted uses
- j) Maximum Building Height** - 21.0m, or as defined by an Angular Plane, whichever is less.
- k) Angular Plane Requirement** - An Angular Plane to be implemented on any rear or interior side lot line that abuts an R1, R2 or R3 Zone.
- l) Parking and Loading** - Vehicle parking and loading facilities shall be located within any rear and side yards. No vehicular parking or loading facilities may be located within any front yard, except for a Townhouse Dwelling (Street) or an existing Single Detached Dwelling where front yard parking is permitted on a driveway.
- m) Defined Area TC2-1** - Notwithstanding any provisions of this By-law, for the property identified on Map 2 as TC2-1 the following site specific provisions shall apply:
- i) Minimum Lot Area - 113 m<sup>2</sup>/unit;
  - ii) Minimum Lot Frontage - 19.5m;
  - iii) Minimum Front Yard - 15.5m;
  - iv) Minimum Rear Yard - 6.7m;
  - v) Minimum Interior Side Yard - 3.0m;
  - vi) Minimum Exterior Side Yard - 5.0m;
  - vii) Maximum Building Height - 18.3m; and,
  - viii) Notwithstanding any other provisions of this By-law to the contrary, exterior parking structures shall not be built closer than 0.9m to any side lot line. These accessory structures shall not be built in any front yard or exterior side yard.
- n) Defined Area TC2-2** - Notwithstanding any provisions of this By-law, for the property identified on Map 2 as TC2-2 the following site specific provisions shall apply:
- i) Minimum Lot Area - 100 m<sup>2</sup> / unit;
  - ii) Minimum Lot Frontage - 70.0m;
  - iii) Minimum Front Yard - 15.5m;
  - iv) Minimum Rear Yard - 2.3m;
- v) Minimum Interior Side Yard** - 3.0m;
- vi) Minimum Exterior Side Yard** - 5.0m;
- vii) Maximum Building Height** - 12.2m for the building located closest to the easterly lot line and 18.3m for the building located closest to the northern lot line; and,
- viii) Exterior Parking Structures** - Exterior parking structures shall not be built closer than 0.9m to any side lot line. These accessory structures shall not be built in any front yard or exterior side yard.
- o) Defined Area TC2-3** - Notwithstanding any provisions of this By-law, for the property identified on Map 2 as TC2-3 the following site specific provisions shall apply:
- i) Minimum Lot Area - 1ha;
  - ii) Minimum Lot Frontage - 60.0m;
  - iii) Minimum Front Yard - 1.5m;
  - iv) Minimum Rear Yard - 14.0m;
  - v) Minimum Interior Side Yard - 14.0m;
  - vi) Minimum Exterior Side Yard - 1.5m;
  - vii) Maximum Building Height - 18.3m; and,
  - viii) Exterior Parking Structures - Exterior parking structures shall not be built closer than 1m to any side lot line, and no closer than 2m to any front lot line.



# SECTION 4 | ZONE PROVISIONS

## Mixed-Use Districts

The Mixed Use Districts include an array of compatible land uses including service commercial and retail uses, residential apartment buildings, institutional and community uses. The Mixed Use District will provide people-oriented employment and accommodate higher density/intensity development while maintaining a mix of land uses. The Mixed Use Districts provides a significant opportunity for creating vibrant, pedestrian and transit oriented places, with particular attention to urban design and the creation of safe and inviting places for people.



	MU1 Mixed-Use One Zone	MU2 Mixed-Use Two Zone	PC Parkway Commercial Zone
<b>Permitted Buildings and Uses</b>	Apartment Dwellings in Apartment Building, or Mixed-Use Building Special needs Housing Offices Medical Offices/Clinics Veterinary Offices/Clinics Restaurants Retail Uses and Service Commercial Uses Financial Institutions Auto-Oriented Uses Hotels Commercial Schools Funeral Homes Day Care Facilities Parks and Open Spaces	Apartment Dwellings in an Apartment Building, or Mixed-Use Building Special Needs Housing Offices Medical Office/Clinic Restaurants Retail Uses and Service Commercial Uses Financial Institutions Hotel Commercial Schools Day Care Facilities Parks and Open Spaces	Offices Medical Offices/Clinics Veterinary Offices/Clinics Restaurants Retail Uses and Service Commercial Uses Financial Institutions Hotels, Convention / Conference Facilities Recreational, Entertainment and Cultural Facilities Day Care Facilities; and Parks and Open Spaces
<b>Permitted Accessory Buildings and Uses</b>	Beer, Wine and/or Alcohol Manufacturing Facilities	n/a	Beer, Wine and/or Alcohol Manufacturing Facilities



## SECTION 4 | ZONE PROVISIONS

General Provisions	MU1 Mixed-Use One Zone	MU2 Mixed-Use Two Zone	PC Parkway Commercial Zone
<b>Minimum Lot Area</b>	133m <sup>2</sup> of lot area/unit for Apartment Dwellings 133m <sup>2</sup> of lot area/unit for Apartment Dwelling units in a Mixed Use Building, no additional lot area is required for other permitted uses contained within the same building; 133m <sup>2</sup> of lot area/unit, or 60m <sup>2</sup> of lot area / bed, whichever is greater, for permitted Special Needs Housing; 1350m <sup>2</sup> for all other permitted uses	200m <sup>2</sup> of lot area / unit for Apartment Dwellings 200m <sup>2</sup> of lot area / unit for Apartment Dwellings units in a Mixed Use Building, no additional lot area is required for other permitted uses contained within the same building; 200m <sup>2</sup> of lot area / unit, or 60m <sup>2</sup> of lot area/bed, whichever is greater, for permitted Special Needs Housing; 900m <sup>2</sup> for all other uses	1350m <sup>2</sup>
<b>Minimum Lot Depth</b>	45.0m	30.0m	45.0m
<b>Minimum Lot Frontage</b>	30.0m	30.0m	30.0m
<b>Minimum Landscaped Open Space</b>	5%	10%	10%
<b>Minimum Landscaped Planting Strip</b>	1.5m where abutting a rear lot line or interior side lot line of any property Zoned R1, R2 or R3	1.5m where abutting a rear lot line or interior side lot line of any property Zoned R1, R2 or R3. Where a proposed building is greater than 1 storey in height, the required Landscaped Planting Strip shall be 3.0m where abutting any rear lot line or interior side lot line of any property zoned R1, R2 or R3.	1.5m where abutting a rear lot line or interior side lot line of any property Zoned R1, R2 or R4.
<b>Minimum Front Yard</b>	3.0m	3.0m	4.5m
<b>Minimum Rear Yard</b>	7.5m for buildings up to 22.5m in height 10.5m for buildings greater than 22.5m in height	7.5m	9m
<b>Minimum Exterior Side Yard</b>	3.0m	3.0m	4.5m
<b>Minimum Interior Side Yard</b>	3.0m	3.0m	4.5m
<b>Minimum First Floor Height</b>	3.25m	3.25m	3.25m
<b>Maximum Building Height/Angular Plane</b>	To be defined by the application of an Angular Plan implemented at the rear lot line. In addition, where an interior side lot line abuts any R1, R2 or R3 Zone, an Angular Plane shall also be applied.	10.5m, or as defined by an angular plane, whichever is less, which shall be applied to any rear lot line, or any interior lot line that abuts an R1 or R2 Zone.	11.0m
<b>Parking and Loading</b>	Vehicle parking and loading facilities shall be located in rear and side yards. No vehicular parking or loading facilities may be located within any front yard.	Vehicle parking and loading facilities shall be located in rear and side yards. No vehicular parking or loading facilities may be located within any front yard.	n/a
<b>Drive-Through Facilities</b>	Drive-Through facilities shall be located in rear and side yards. No Drive-Through facility may be located within any front yard.	Drive-Through facilities shall be located in rear and side yards. No Drive-Through facility may be located within any front yard.	Drive-Through facilities shall be located in rear and side yards. No Drive-Through facility may be located within any front yard.



## SECTION 4 | ZONE PROVISIONS

### 4.9 Mixed-Use One Zone (MU1)

- a) Permitted Buildings and Uses** - No land, building, or structures shall be used or erected in the MU1 Zone except for:
- i) Apartment Dwellings in an Apartment Building, or Mixed-Use Building;
  - ii) Special Needs Housing;
  - iii) Offices;
  - iv) Medical Offices / Clinics;
  - v) Veterinary Offices/Clinics;
  - vi) Restaurants;
  - vii) Retail Uses and Service Commercial Uses;
  - viii) Financial Institutions;
  - ix) Auto-Oriented Uses;
  - x) Hotels;
  - xi) Commercial Schools;
  - xii) Funeral Homes;
  - xiii) Day Care Facilities; and,
  - xiv) Parks and Open Spaces.
- b) Permitted Accessory Buildings and Uses** - Permitted uses that are accessory to the permitted uses in the MU1 Zone and may also include Beer, Wine and/or Alcohol Manufacturing Facilities.
- c) Minimum Lot Area**
- i) 133m<sup>2</sup> of lot area / unit for Apartment Dwellings;
  - ii) 133m<sup>2</sup> of lot area / unit for Apartment Dwelling units in a Mixed Use Building, no additional lot area is required for other permitted
  - iii) uses contained within the same building;
  - iv) 133m<sup>2</sup> of lot area/unit, or 60m<sup>2</sup> of lot area/bed, whichever is greater, for permitted Special Needs Housing; and,
  - v) 1350m<sup>2</sup> for all other permitted uses.
- d) Minimum Lot Depth** - 45.0m
- e) Minimum Lot Frontage** - 30.0m
- f) Minimum Landscaped Open Space** - 5% of the lot area.
- g) Minimum Landscaped Planting Strip** - 1.5m where abutting a rear lot line or interior side lot line of any property Zoned R1, R2 or R3.
- h) Minimum Front Yard** - 3.0m
- i) Minimum Rear Yard**
- i) 7.5m for buildings up to 22.5m in height; and,
  - ii) 10.5m for buildings greater than 22.5m in height.
- j) Minimum Exterior Side Yard** - 3.0m
- k) Minimum Interior Side Yard** - 3.0m
- l) Minimum First Floor Height** - 3.25m
- m) Maximum Building Height/Angular Plane** - To be defined by the application of an Angular Plane implemented at the rear lot line. In addition, where an interior side lot line abuts any R1, R2 or R3 Zone, an Angular Plane shall also be applied.
- n) Parking and Loading** - Vehicle parking and loading facilities shall be located in rear and side yards. No vehicular parking or loading facilities may be located within any front yard.
- o) Drive-Through Facilities** - Drive-Through facilities shall be located in rear and side yards. No Drive-Through facility may be located within any front yard.
- p) Auto-Oriented Uses** - Gas bars shall not be permitted in a mixed-use development that includes apartment dwellings or special needs housing. Where gas bars are permitted, they shall be set back a minimum of 7.5m from all lot lines.
- q) Defined Area MU1-1** - Notwithstanding any provisions of this By-law, for the property identified on Map 21 as MU1-1 the following site specific provisions shall apply:
- i) Additional Permitted Buildings and Uses - Recreational and Entertainment Facilities;
  - ii) Minimum Lot Depth - 0.0m; and,
  - iii) Minimum Lot Frontage - 20.0m.
- r) Defined Area MU1-2** - Notwithstanding any provisions of this By-law, for the property identified on Maps 23 and 24 as MU1-2 the following site specific provisions shall apply:
- i) Minimum Lot Area - 1080m<sup>2</sup>;
  - ii) Minimum Lot Frontage - 24.0m; and,
  - iii) Maximum Building Height - To be determined by the application of a 45 degree angular plane, to be measured 7.5m above the rear lot line.





## SECTION 4 | ZONE PROVISIONS

### 4.10 Mixed-Use Two Zone (MU2)

- a) **Permitted Buildings and Uses** - No land, building, or structures shall be used or erected in the MU2 Zone except for:
- i) Apartment Dwellings in an Apartment Building, or Mixed-Use Building;
  - ii) Special Needs Housing;
  - iii) Offices;
  - iv) Medical Office/Clinic;
  - v) Restaurants;
  - vi) Retail Uses and Service Commercial Uses;
  - vii) Financial Institutions;
  - viii) Hotel;
  - ix) Commercial Schools;
  - x) Day Care Facilities; and,
  - xi) Parks and Open Spaces.
- b) **Minimum Lot Area**
- i) 200m<sup>2</sup> of lot area/unit for Apartment Dwellings;
  - ii) 200m<sup>2</sup> of lot area/unit for Apartment Dwellings units in a Mixed Use Building, no additional lot area is required for other permitted uses contained within the same building;
  - iii) 200m<sup>2</sup> of lot area/unit, or 60m<sup>2</sup> of lot area/bed, whichever is greater, for permitted Special Needs Housing; and,
  - iv) 900m<sup>2</sup> for all other uses.
- c) **Minimum Lot Depth** - 30.0m
- d) **Minimum Lot Frontage** - 30.0m
- e) **Minimum Landscaped Open Space** - 10% of the lot area.

- f) **Minimum Landscaped Planting Strip** - 1.5m where abutting a rear lot line or interior side lot line of any property Zoned R1, R2 or R3. Where a proposed building is greater than 1 storey in height, the required Landscaped Planting Strip shall be 3.0m where abutting any rear lot line or interior side lot line of any property zoned R1, R2 or R3.
- g) **Minimum Front Yard** - 3.0m
- h) **Minimum Rear Yard** - 7.5m
- j) **Minimum Exterior Side Yard** - 3.0m
- k) **Minimum Interior Side Yard** - 3.0m
- l) **Minimum First Floor Height** - 3.25m
- m) **Maximum Building Height** - 10.5m, or as defined by an angular plane, whichever is less, which shall be applied to any rear lot line, or any interior lot line that abuts an R1 or R2 Zone.
- n) **Parking and Loading** - Vehicle parking and loading facilities shall be located in rear and side yards. No vehicular parking or loading facilities may be located within any front yard.
- o) **Drive-Through Facilities** - Drive-Through facilities shall be located in rear and side yards. No Drive-Through facility may be located within any front yard.
- n) **Defined Area MU2-1** - Notwithstanding any provisions of this By-law, for the property identified on Map 12 as MU2-1 the following site specific provisions shall apply:
- i) Minimum Side Yard - 9.0m;
  - ii) Minimum Rear Yard - 0.0m; and,
  - iii) Minimum Required Parking - 1 space / 26m<sup>2</sup> of Gross Floor Area.

### 4.11 Parkway Commercial Zone (PC)

- a) **Permitted Buildings and Uses** - No land, building, or structures shall be used or erected in the PC Zone except for:
- i) Offices;

- ii) Medical Offices/Clinics;
  - iii) Veterinary Offices/Clinics;
  - iv) Restaurants;
  - v) Retail Uses and Service Commercial Uses;
  - vi) Financial Institutions;
  - vii) Hotels; Convention/Conference Facilities;
  - viii) Recreational, Entertainment and Cultural Facilities;
  - ix) Day Care Facilities ; and,
  - x) Parks and Open Spaces.
- b) **Permitted Accessory Buildings and Uses** - Permitted uses that are accessory to the permitted uses in the PC Zone and may also include Beer, Wine and/or Alcohol Manufacturing Facilities.
- c) **Minimum Lot Area** - 1350m<sup>2</sup>
- d) **Minimum Lot Depth** - 45.0m
- e) **Minimum Lot Frontage** - 30.0m
- f) **Minimum Landscaped Open Space** - 10% of the lot area.
- g) **Minimum Landscaped Planting Strip** - 1.5m where abutting a rear lot line or interior side lot line of any property Zoned R1, R2 or R3.
- h) **Minimum Front Yard** - 4.5m
- i) **Minimum Rear Yard** - 9.0m
- j) **Minimum Exterior Side Yard** - 4.5m
- k) **Minimum Interior Side Yard** - 4.5m
- l) **Minimum First Floor Height** - 3.25m
- m) **Maximum Building Height** - 11.0m
- n) **Drive-Through Facilities** - Drive-Through facilities shall be located in rear and side yards. No Drive-Through facility may be located within any front yard.



## SECTION 4 | ZONE PROVISIONS

### Employment Districts

The Employment Districts provide employment opportunities in locations with appropriate access to servicing, warehousing and manufacturing and other complimentary non-residential uses. It is intended that development within the Employment Districts exhibit a high standard of building design and landscaping.



General Provisions	BP Business Park Zone	MR Marine-Related Industrial Zone
<b>Permitted Buildings and Uses</b>	Industrial Uses, including limited sales of goods resulting from any industrial operation  Office Uses  Auto-Related Uses Contractor Facilities Hotels Convention/Conference Facilities	Marine Industrial Uses  Marina and Marina-Related Uses
<b>Permitted Accessory Buildings and Use</b>	Outside Sales/Rental Areas  Outside Open Storage	Outside Sales/Rental Areas  Open Outside Storage
<b>Minimum Lot Frontage</b>	30.0m	30.0m
<b>Minimum Lot Coverage</b>	n/a	65%
<b>Minimum Lot Area</b>	n/a	As it lawfully existed on the date of the adoption of this By-law
<b>Minimum Landscaped Open Space</b>	n/a	10%
<b>Minimum Landscaped Planting Strip</b>	2.5m where abutting a rear lot line or interior side lot line of any property Zoned R1, R2, R3 or R4	7.6m where abutting any residential or agricultural Zone
<b>Minimum Front Yard</b>	7.5m	24.0m
<b>Minimum Rear Yard</b>	10.0m	15.0m
<b>Minimum Exterior Side Yard</b>	7.5m	7.6m
<b>Minimum Interior Side Yard</b>	6.0m	7.6m
<b>Maximum Building Height</b>	15.0m	12.0m
<b>Outside Open Storage</b>	Only permitted within a rear yard, and shall be set back a minimum of 6m from any lot line. The maximum height of any outside open storage is 4.5m	Only permitted within a rear yard, and shall be setback in accordance with the setback requirements of this Zone. The maximum lot coverage by outside open storage shall be 50%.
<b>Outside Sales/Rental Area</b>	Not permitted in any required setback and shall not compromise any of the site area required for parking	Not permitted in any required setback and shall not compromise any of the site area required for parking.

## SECTION 4 | ZONE PROVISIONS

### 4.12 Business Park Zone (BP)

- a) **Permitted Buildings and Uses** - No land, building, or structures shall be used or erected in the BP Zone except for:
  - i) Industrial Uses, including limited sales of goods resulting from any industrial operation;
  - ii) Office Uses;
  - iii) Auto-Related Uses;
  - iv) Contractor Facilities;
  - v) Hotels; and,
  - vi) Convention/Conference Facilities.
- b) **Permitted Accessory Buildings and Uses** - Permitted uses that are accessory to the permitted uses in the BP Zone and may also include:
  - i) Outside Sales/Rental Area; and,
  - ii) Outside Open Storage.
- c) **Minimum Lot Frontage** - 30.0m
- d) **Minimum Landscaped Planting Strip** - 2.5m where abutting a rear lot line or interior side lot line of any property Zoned R1, R2, R3, or R4.
- e) **Minimum Front Yard** - 7.5m
- f) **Minimum Rear Yard** - 10.0m
- g) **Minimum Exterior Side Yard** - 7.5m
- h) **Minimum Interior Side Yard** - 6.0m
- i) **Maximum Building Height** - 15.0m

- j) **Outside Open Storage** - Only permitted within a rear yard, and shall be set back a minimum of 6m from any lot line. The maximum height of any outside open storage is 4.5m.
- k) **Outside Sales/Rental Area** - Not permitted in any required setback and shall not comprise any of the site area required for parking.
- l) **Defined Area BP-1** - Notwithstanding any provisions of this By-law, for the property identified on Maps 4 and 5 as BP-1 the following site specific provisions shall apply:
  - i) Additional Permitted Building and Use - Commercial storage units; and,
  - ii) Maximum Building Height - 6.0m.

### 4.13 Marine-Related Industrial Zone (MR)

- a) **Permitted Buildings and Uses** - No land, building, or structures shall be used or erected in the MR Zone except for:
  - i) Marine Industrial Uses; and,
  - ii) Marina and Marina-Related Uses.
- b) **Permitted Accessory Buildings and Uses** - Permitted uses that are accessory to the permitted uses in the MR Zone and may also include:
  - i) Outside Sales/Rental Area; and,
  - ii) Open Outside Storage.
- c) **Maximum Lot Coverage** - 65%
- d) **Minimum Lot Area** - As it lawfully existed on the date of the adoption of this By-law.
- e) **Minimum Lot Frontage** - As it lawfully existed on the date of the adoption of this By-law.

- f) **Minimum Landscaped Open Space** - 10%
- g) **Minimum Landscaped Planting Strip** - 7.6m where abutting any residential or an agricultural Zone.
- h) **Minimum Front Yard** - 24.0m
- i) **Minimum Rear Yard** - 15.0m
- j) **Minimum Exterior Side Yard** - 7.6m
- k) **Minimum Interior Side Yard** - 7.6m
- l) **Maximum Building Height** - 12.0m
- m) **Outside Open Storage** - Only permitted within a rear yard, and shall be set back in accordance with the setback requirements of this Zone. The maximum lot coverage by outside open storage shall be 50%.
- n) **Outside Sales/Rental Area** - Not permitted in any required setback and shall not comprise any of the site area required for parking.



# SECTION 4 | ZONE PROVISIONS

## Waterfront Districts

The Waterfront Districts permit a variety of compatible land uses including marine and marina-related uses, retail and service commercial uses, institutional uses and higher density residential development. These areas are intended to support transit investment and the creation of a complete community, as well as to create a vibrant, pedestrian and transit oriented place, with particular attention to urban design, parking and waterfront access.



	MC Marine-Related Commercial	W1 Waterfront District Zone 1	W2 Waterfront District Zone 2
<b>Permitted Buildings and Uses</b>	Marina and Marina-Related Uses	Marina and Marina-Related Uses Office Uses Retail and Service Commercial Uses Marine Science Research Facilities  Farmer's Markets Community Gardens  Cultural, Entertainment and Recreational Facilities Day Care Facilities Parks and Open Spaces	Single-Detached Dwellings that existed prior to the date of this By-law  Apartment Dwellings Units in an Apartment Building, or in a Mixed Use Building  Townhouses (Street and Block) Live-Work Units Special Needs Housing Marina and Marina-Related Uses  Office Use  Medical Offices/Clinics Veterinary Offices/Clinics  Retail and Service Commercial  Restaurants  Auto-Focused Uses  Cultural, Entertainment and Recreational Facilities Hotels, Convention/Conference Facilities Day Care Facilities Parks and Open Spaces
<b>Permitted Accessory Buildings and Uses</b>	Outside Sales/Rental Areas Outside Storage	n/a	Beer, Wine and/or Alcohol Manufacturing Facility Additional Residential Units, in association with an existing Single-Detached Dwelling



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General Provisions	MC Marine-Related Commercial Zone	W1 Waterfront District Zone 1	W2 Waterfront District Zone 2
Minimum Lot Area	2ha	5ha	200m <sup>2</sup> of lot area/unit for Townhouses (Street and Block) 133m <sup>2</sup> of lot area/unit for Apartment Dwellings 133m <sup>2</sup> of lot area/unit for Apartment Dwellings units in a Mixed Use Building, no additional lot area is required for other permitted uses contained within the same building; 133m <sup>2</sup> of lot area/unit, for Special Needs Housing, or 60m <sup>2</sup> per bed, whichever is greater
Minimum Lot Frontage	30.0m	30.0m	18.0m 6.0m of lot frontage/unit, maximum 6 units per row for Street Townhouses
Minimum Landscaped Open Space	30%	30%	10%
Minimum Front Yard	3m	3m	4.5m
Minimum Rear Yard	7.5m	7.5m	7.5m
Minimum Exterior Side Yard	3m	3m	3.0m
Minimum Interior Side Yard	3m	3m	1.2m for Townhouses, 3.0m for all other permitted uses
Minimum First Floor Height	3.25m	3.25m	3.25m
Maximum Building Height	22.5m	22.5m	21m. or as defined by an Angular Plane, whichever is less
Angular Plane Requirement	n/a	n/a	An Angular Plane is to be implemented on any rear or interior side lot line that abuts an R1, R2 or R3 Zone
Garage Projection	n/a	n/a	For Townhouses, no garage shall project more than 1m beyond the main front wall of the dwelling
Parking and Loading	Vehicle parking and loading facilities shall be located in rear and side yards. No vehicular parking or loading facilities may be located within any front yard	Vehicle parking and loading facilities shall be located in rear and side yards. No vehicular parking or loading facilities may be located within any front yard	Vehicle parking and loading facilities shall be located in rear and side yards. No vehicular parking or loading facilities may be located within any front yard, with the exception of existing single-detached or townhouse dwelling where front yard parking is permitted on an existing driveway
Outside Open Storage	Only permitted within a rear yard, and shall be set back in accordance with the setback requirements of this Zone. The maximum lot coverage by outside open storage shall be 50%	n/a	n/a
Outside Sales/Rental Area	Not permitted in any required setback and shall not comprise any of the site area required for parking	n/a	n/a
Drive Through Facilities	n/a	n/a	Drive-Through facilities shall be located in rear and side yards. No Drive-Through facility may be located within any front yard.



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### 4.14 Marina-Related Commercial Zone (MC)

- a) **Permitted Buildings and Uses** - No land, building, or structures shall be used or erected in the MC Zone except for Marina and Marina-Related Uses.
- b) **Permitted Accessory Buildings and Uses** - Permitted uses that are accessory to the permitted uses in the MR Zone and may also include:
  - i) Outside Sales/Rental Area; and,
  - ii) Open Outside Storage.
- c) **Minimum Lot Area** - 2ha
- d) **Minimum Lot Frontage** - 30.0m
- e) **Minimum Landscaped Open Space** - 30% of the lot area.
- f) **Minimum Front Yard** - 3.0m
- g) **Minimum Rear Yard** - 7.5m
- h) **Minimum Exterior Side Yard** - 3.0m
- i) **Minimum Interior Side Yard** - 3.0m
- j) **Minimum First Floor Height** - 3.25m
- k) **Maximum Building Height** - 22.5m
- l) **Parking and Loading** - Vehicle parking and loading facilities shall be located in rear and side yards. No vehicular parking or loading facilities may be located within any front yard.
- m) **Outside Open Storage** - Only permitted within a rear yard, and shall be set back in accordance with the setback requirements of this Zone. The maximum lot coverage by outside open storage shall be 50%.
- n) **Outside Sales/Rental Area** - Not permitted in any required setback and shall not comprise any of the site area required for parking.

### 4.15 Waterfront District Zone 1 (W1)

- a) **Permitted Buildings and Uses** - No land, building, or structures shall be used or erected in the W1 Zone except for:
  - i) Marina and Marina-Related Uses;
  - ii) Office Uses;
  - iii) Retail and Service Commercial Uses;
  - iv) Marine Science Research Facilities;
  - v) Restaurants;
  - vi) Institutional Uses;
  - vii) Farmer's Markets;
  - viii) Community Gardens;
  - ix) Cultural, Entertainment and Recreational Facilities;
  - x) Day Care Facilities; and,
  - xi) Parks and Open Spaces.
- b) **Minimum Lot Area** - 5ha
- c) **Minimum Lot Frontage** - 30.0m
- d) **Minimum Landscaped Open Space** - 30% of the lot area.
- e) **Minimum Front Yard** - 3.0m
- f) **Minimum Rear Yard** - 7.5m
- g) **Minimum Exterior Side Yard** - 3.0m
- h) **Minimum Interior Side Yard** - 3.0m
- i) **Minimum First Floor Height** - 3.25m

- j) **Maximum Building Height** - 22.5m

- k) **Parking and Loading** - Vehicle parking and loading facilities shall be located in rear and side yards. No vehicular parking or loading facilities may be located within any front yard.

### 4.16 Waterfront District Zone 2 (W2)

- a) **Permitted Buildings and Uses** - No land, building, or structures shall be used or erected in the W2 Zone except for:
  - i) Single-Detached Dwellings that existed prior to the date of this By-law;
  - ii) Apartment Dwellings in an Apartment Building, or a Mixed-Use Building;
  - iii) Townhouse Dwelling (Street and Block);
  - iv) Live-Work Units;
  - v) Special Needs Housing;
  - vi) Marina and Marina-Related Uses;
  - vii) Office Uses; Medical Office / Clinics
  - viii) Veterinary Offices/Clinics
  - ix) Retail and Service Commercial Uses;
  - x) Restaurants;
  - xi) Auto-Focused Uses;
  - xii) Cultural, Entertainment and Recreational Facilities;
  - xiii) Hotels; Convention/Conference Facilities;
  - xiv) Day Care Facilities; and,
  - xv) Parks and Open Spaces.



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- b) Permitted Accessory Buildings and Uses** - Permitted uses that are accessory to the permitted uses in the W2 Zone and may also include:
- i) Beer, Wine and/or Alcohol Manufacturing Facility; and,
  - ii) Additional Residential Units, in association with an existing Single-Detached Dwelling.
- c) Minimum Lot Area**
- i) 200m<sup>2</sup> of lot area/unit for Townhouse (Street) and Townhouse (Block) dwellings;
  - ii) 133m<sup>2</sup> of lot area/unit for Apartment Dwellings;
  - iii) 133m<sup>2</sup> of lot area/unit for Apartment Dwellings units in a Mixed- Use Building, no additional lot area is required for other permitted uses contained within the same building;
  - iv) 133m<sup>2</sup> of lot area/unit for Special Needs Housing, or 60m<sup>2</sup> per bed, whichever is greater and
  - v) 550m<sup>2</sup> of lot other permitted uses.
- d) Minimum Lot Frontage**
- i) 18.0m; and,
  - ii) 6.0m of lot frontage/unit, maximum 6 units per row for Street Townhouses.
- e) Minimum Landscaped Open Space**-The minimum landscaped open space on any lot developed for a permitted use within the W2 Zone shall be at least 10% of the lot area.
- f) Minimum Front Yard** - 4.5m
- g) Minimum Rear Yard** - 7.5m
- h) Minimum Exterior Side Yard** - 3.0m
- i) Minimum Interior Side Yard** - The minimum interior yard setback for any lot within the W2 Zone shall be at least:
- i) 1.2m for Townhouses, where required; and,
  - ii) 3.0m for all other permitted uses.
- j) Minimum First Floor Height** - 3.25m, except that Townhouses and Apartment Dwellings in an Apartment Building are exempt from this provision.
- k) Maximum Building Height** - 21.0m, or as defined by an Angular Plane, whichever is less.
- l) Angular Plane Requirement** - An Angular Plane is to be implemented on any rear or interior side lot line that abuts an R1, R2 or R3 Zone.
- m) Garage Projection** - For Townhouses, no garage shall project more than 1m beyond the main front wall of the dwelling.
- n) Parking and Loading** - Vehicle parking and loading facilities shall be located in rear and side yards. No vehicular parking or loading facilities may be located within any front yard, with the exception of existing single-detached or townhouse dwelling where front yard parking is permitted on an existing driveway.
- o) Drive-Through Facilities** - Drive-Through facilities shall be located in rear and side yards. No Drive-Through facility may be located within any front yard.
- p) Defined Area W2-1** - Notwithstanding any provisions of this By-law, for the property identified on Map 18 as W2-1 the following site specific provisions shall apply:
- i) Permitted Building and Use - Semi-Detached or Duplex Dwelling;
  - ii) Minimum Lot Area - 400 m<sup>2</sup>/unit;
  - iii) Minimum Lot Frontage - 22.0m;
  - iv) Minimum Front Yard - 1.9m;
- q) Defined Area W2-2** - Notwithstanding any provisions of this By-law, for the property identified on Map 26 as W2-2 the following site specific provisions shall apply:
- i) Permitted Building and Use - Existing marine contractor yard.
- r) Defined Area W2-3** - Notwithstanding any provisions of this By-law, for the property identified on Map 26 as W2-2 the following site specific provisions shall apply:
- i) Permitted Buildings and Uses - Single-detached dwellings;
  - ii) Minimum Lot Area - 440m<sup>2</sup>/unit;
  - iii) Minimum Lot Frontage - 15.0m;
  - iv) Minimum Front Yard - 3.0m;
  - v) Minimum Rear Yard - 3m, or a distance prescribed in a permit issued by the Essex Region Conservation Authority, whichever is greater;
  - vi) Minimum Interior Side Yard - 1.5m on one side, 4.5m on the other side;
  - vii) Minimum Exterior Side Yard - 3.0m; and,
  - viii) Garage Setback - Garage doors shall be set back a minimum 6m from any front or exterior side yard.
- v) Minimum Rear Yard** - 3.4m;
- vi) Minimum Interior Side Yard** - 2.8m;
- vii) Minimum Exterior Side Yard** - 5.5m;
- viii) Maximum Building Height** - 10.5m; and,
- ix) Garage Setback** - Garage doors shall be set back a minimum of 6m from any front or exterior side lot line.



# SECTION 4 | ZONE PROVISIONS

## Recreational Districts

The Recreational Districts provide major focal points for recreational activities, particularly the Vollmer Culture and Recreation Complex. These Districts are intended to provide opportunities for both indoor and outdoor recreation, including through parks, open spaces, community gardens, golf courses and other recreational facilities.



General Provisions	VR Vollmer Recreation Zone	RE Recreation Zone	GC Golf Course Zone
<b>Permitted Buildings and Uses</b>	Recreational, Cultural and Entertainment Facilities Community Gardens Parks and Open Spaces	Community Gardens Parks and Open Space Uses	Golf Course Parks and Open Spaces
<b>Permitted Accessory Buildings and Use</b>	Farmer's Markets Restaurants Day Care Facilities	n/a	Recreational Facilities (fitness centre, driving range) Restaurants Offices Convention/Conference Facilities
<b>Minimum Lot Area</b>	1ha	n/a	n/a
<b>Minimum Lot Frontage</b>	30.0m	n/a	n/a
<b>Minimum Lot Depth</b>	30.0m	n/a	n/a
<b>Minimum Landscaped Open Space</b>	20%	65%	n/a
<b>Minimum Front Yard</b>	6.0m	6.0m	7.5m
<b>Minimum Rear Yard</b>	6.0m	6.0m	10.0m
<b>Minimum Exterior Side Yard</b>	6.0m	6.0m	7.5m
<b>Minimum Interior Side Yard</b>	4.5m	4.5m	7.5m
<b>Maximum Building Height</b>	18.0m	8.0m	11.0m



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### 4.17 Vollmer Recreation Zone (VR)

- a) **Permitted Buildings and Uses** - No land, building, or structures shall be used or erected in the VR Zone except for:
  - i) Recreational, Cultural and Entertainment Facilities;
  - ii) Community Gardens; and,
  - iii) Parks and Open Spaces.
- b) **Permitted Accessory Buildings and Uses** - Permitted uses that are accessory to the permitted uses in the VR Zone and may also include:
  - i) Farmer's Markets;
  - ii) Restaurants; and,
  - iii) Day Care Facilities.
- c) **Minimum Lot Area** - 1ha
- d) **Minimum Lot Frontage** - 30.0m
- e) **Minimum Lot Depth** - 30.0m
- f) **Minimum Landscaped Open Space** - 20% of the lot area
- g) **Minimum Front Yard** - 6.0m
- h) **Minimum Rear Yard** - 6.0m
- i) **Minimum Exterior Side Yard** - 6.0m
- j) **Minimum Interior Side Yard** - 4.5m
- k) **Maximum Building Height** - 18.0m

### 4.18 Recreation Zone (RE)

- a) **Permitted Uses** - No land, building, or structures shall be used or erected in the RE Zone except for Community Gardens and Parks and Open Spaces Uses.
- b) **Minimum Landscaped Open Space** - 65% of the lot area
- c) **Minimum Front Yard** - 6.0m
- d) **Minimum Rear Yard** - 6.0m
- e) **Minimum Exterior Side Yard** - 6.0m
- f) **Minimum Interior Side Yard** - 4.5m
- g) **Maximum Building Height** - 8.0m

### 4.19 Golf Course Zone (GC)

- a) **Permitted Buildings and Uses** - No land, building, or structures shall be used or erected in the GC Zone except for a Golf Course and Parks and Open Spaces.
- b) **Permitted Accessory Buildings and Uses** - Permitted uses that are accessory to the permitted uses in the GC Zone and may also include:
  - i) Recreational Facilities (fitness centre, driving range);
  - ii) Restaurants;
  - iii) Offices; and,
  - iv) Convention/Conference Facilities.
- c) **Minimum Front Yard** - 7.5m
- d) **Minimum Rear Yard** - 10.0m
- e) **Minimum Exterior Side Yard** - 7.5m

- f) **Minimum Interior Side Yard** - 7.5m
- g) **Maximum Building Height** - 11.0m
- h) **Defined Area GC-1** - Notwithstanding any provisions of this By-law, for the property identified on Map 28 as GC-1 the following site specific provisions shall apply:
  - i) Permitted Buildings and Uses - Golf course driving range, uses accessory to the foregoing use including: a maintenance building, teaching/learning area, washrooms and canteen for the exclusive use of the members and guests of the Essex Golf & Country Club;
  - ii) Minimum Lot Area - 7ha;
  - iii) Minimum Lot Frontage - 34.0m;
  - iv) Minimum Yard Setback- 6.0m for any building from any yard;
  - v) Maximum Building Height - 6.1m; and,
  - vi) Maximum Gross Floor Area - 800m<sup>2</sup>.
- i) **Defined Area GC-2** - Notwithstanding any provisions of this By-law, for the property identified on Map 30 as GC-2 the following site specific provisions shall apply:
  - i) Permitted Buildings and Uses - Golf course driving range, uses accessory to the foregoing use including: a maintenance building, teaching/learning area, washrooms, canteen and the retail sale and repair of golf equipment;
  - ii) Minimum Lot Area - 5ha; and,
  - iii) Minimum Lot Frontage - 15.0m.



## SECTION 4 | ZONE PROVISIONS

### Future Urban Development

The Future Urban Development area recognizes that not all lands identified in LaSalle's Official Plan as within the Settlement Area are ready to be developed. This includes lands in sensitive ecological areas and floodplains that warrant further study to ensure compliance with applicable policy and adequate stormwater infrastructure. As a result, uses are restricted to those uses existing at the time of the approval of this Zoning By-law.

General Provisions	DU Deferred Urban Zone
<b>Permitted Accessory Buildings and Uses</b>	No land, building, or structures shall be used or erected in the DU Zone except for a Single Detached Dwelling on an Existing Lot of Record or for any uses or structures that lawfully existed on the date of the adoption of This By-law, including their repair and replacement
<b>Permitted Accessory Buildings and Uses</b>	Home Occupations Additional Residential Units (for existing single-detached dwellings only)
<b>Minimum Lot Area</b>	0.6m, or as is it lawfully existed on the date of the adoption of this By-law
<b>Minimum Lot Frontage</b>	30.0m, or as it lawfully existed on the date of the adoption of this By-law
<b>Minimum Front Yard</b>	10.5m, or as it lawfully existed on the date of the adoption of this By-law
<b>Minimum Rear Yard</b>	10.5m, or as it lawfully existed on the date of the adoption of this By-law
<b>Minimum Exterior Side Yard</b>	6.0m, or as it lawfully existed on the date of the adoption of this By-law
<b>Minimum Interior Side Yard</b>	3.0m, or as it lawfully existed on the date of the adoption of this By-law
<b>Maximum Building Height</b>	11.0m, or as it lawfully existed on the date of the adoption of this By-law



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### 4.20 Deferred Urban Zone (DU)

- a) **Permitted Buildings and Uses** - No land, building, or structures shall be used or erected in the DU Zone except for a Single Detached Dwelling on an Existing Lot of Record or for any uses or structures that lawfully existed on the date of the adoption of this By-law, including their repair and replacement.
- b) **Permitted Accessory Buildings and Uses** - Permitted uses that are accessory to the permitted uses in the DU Zone and may also include:
  - i) Home Occupations; and,
  - ii) Additional Residential Units (for existing single-detached dwellings only).
- c) **Minimum Lot Area** - 0.6ha, or as it lawfully existed on the date of the adoption of this By-law.
- d) **Minimum Lot Frontage** - 30.0m, or as it lawfully existed on the date of the adoption of this By-law.
- f) **Minimum Front Yard** - 10.5m, or as it lawfully existed on the date of the adoption of this By-law.
- g) **Minimum Rear Yard** - 10.5m, or as it lawfully existed on the date of the adoption of this By-law.
- h) **Minimum Exterior Side Yard** - 6.0m, or as it lawfully existed on the date of the adoption of this By-law.
- i) **Minimum Interior Side Yard** - 3.0m, or as it lawfully existed on the date of the adoption of this By-law.
- j) **Maximum Building Height** - 11.0m, or as it lawfully existed on the date of the adoption of this By-law.



# SECTION 4 | ZONE PROVISIONS

## Rural/Agricultural Area

The Rural/Agricultural Area includes a range of agricultural and agricultural-related operations, as well as rural residences, rural businesses, open spaces and resource-based recreational uses. It is intended that the Rural/Agricultural Area maintain its natural, scenic and cultural heritage attributes while promoting a rural character and landscape with compatible activities. Additionally, agricultural activities are intended to be the predominant land use, while still encouraging a variety of appropriate resource-based and non-agricultural economic activities.



General Provisions	RR Rural Residential Zone	RC Rural Commercial Zone	A Agricultural Zone
<b>Permitted Buildings and Uses</b>	A Single-Detached Dwelling on an Existing Lot of Record	Rural Commercial Uses that lawfully existed on the date of the adoption of this By-law Single-Detached Dwelling in conjunction with a permitted use on an Existing Lot of Record Country Inns Convenience Retail Stores Agri-Tourism Uses Kennels Veterinary Offices/Clinics	Agricultural Uses Single-Detached Dwelling in conjunction with an Agricultural Use on an existing Lot of Record Agriculture-Related Uses Agri-Tourism Uses On-Farm diversified Uses
<b>Permitted Accessory Buildings and Uses</b>	Artist Studios/Maker Spaces Home Occupations	Artist Studio/Maker Spaces	Farm Help Accommodation Home Occupations Home Industries Artist Studios/Maker Spaces Kennels Open Outside Storage
<b>Minimum Lot Area</b>	0.6ha, or as it lawfully existed on the date of the adoption of this By-law, whichever is less	1ha	40ha
<b>Minimum Lot Frontage</b>	30.0m	30.0m	30.0m
<b>Minimum Front Yard</b>	10.5m	10.5m	15.0m
<b>Minimum Rear Yard</b>	10.5m	10.5m	15.0m
<b>Minimum Exterior Side Yard</b>	3.0m	6.0m	6.0m
<b>Minimum Interior Side Yard</b>	3.0m	4.5m	6.0m
<b>Maximum Building Height</b>	11.0m	11.0m	11.0m
<b>Outside Open Storage</b>	n/a	Only permitted within a rear yard, and shall be set back a minimum of 6.0m from any lot line. The maximum height of any outside open storage is 4.5m	Only permitted within a rear yard, and shall be set back a minimum of 4.5m from any lot line. The maximum height of any outside storage is 4.5m

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### 4.21 Rural Residential Zone (RR)

- a) **Permitted Buildings and Uses** - No land, building, or structures shall be used or erected in the RR Zone except for a Single Detached Dwelling on an Existing Lot of Record.
- b) **Permitted Accessory Buildings and Uses** - Permitted uses that are accessory to the permitted uses in the RR Zone and may also include:
  - i) Artist Studios/Maker Spaces; and,
  - ii) Home Occupations.
- c) **Minimum Lot Area** - 0.6ha, or as it lawfully existed on the date of the adoption of this By-law, whichever is less.
- d) **Minimum Lot Frontage** - 30.0m
- e) **Minimum Front Yard** - 10.5m
- f) **Minimum Rear Yard** - 10.5m
- g) **Minimum Exterior Side Yard** - 3.0m
- h) **Minimum Interior Side Yard** - 3.0m
- i) **Maximum Building Height** - 11.0m

### 4.22 Rural Commercial Zone (RC)

- a) **Permitted Buildings and Uses** - No land, building, or structures shall be used or erected in the RC Zone except for:
  - i) Rural Commercial Uses that lawfully existed on the date of the adoption of this By-law;
  - ii) Single-Detached Dwelling in conjunction with a permitted use on an Existing Lot of Record;
  - iii) Country Inns;

- iv) Convenience Retail Stores;
- v) Agri-Tourism Uses;
- vi) Kennels; and,
- vii) Veterinary Offices/Clinics.

- b) **Permitted Accessory Buildings and Uses** - Permitted uses that are accessory to the permitted uses in the RC Zone and may also include Artist Studios/Maker Spaces.
- c) **Minimum Lot Area** - 1ha
- d) **Minimum Lot Frontage** - 30.0m
- e) **Minimum Front Yard** - 10.5m
- f) **Minimum Rear Yard** - 10.5m
- g) **Minimum Exterior Side Yard** - 6.0m
- h) **Minimum Interior Side Yard** - 4.5m
- i) **Maximum Building Height** - 11.0m
- j) **Outside Open Storage** - Only permitted within a rear yard, and shall be set back a minimum of 6m from any lot line. The maximum height of any outside open storage element shall not exceed 4.5m.
- k) **Kennel Requirements**
  - i) A kennel shall be located within a permitted structure;
  - ii) The owner/operator of the kennel shall reside on the subject lands;
  - iii) No part of a kennel shall be permitted closer than 120 metres of an existing school property or of an existing dwelling not on the same lot as the kennel.

- l) **Defined Area RC-1** - Notwithstanding any provisions of this By-law, for the property identified on Map 23 as RC-1 the following site specific provisions shall apply:
  - i) Additional Permitted Building and Use - Auto/Truck Repair and Sales.
- m) **Defined Area RC-2** - Notwithstanding any provisions of this By-law, for the property identified on Maps 35 and 37 as RC-2 the following site specific provisions shall apply:
  - i) Additional Permitted Buildings and Uses - Landscape contracting business, tree farm and the accessory retailing of trees and shrubs purchased and grown on the subject lands.
- n) **Defined Area RC-3** - Notwithstanding any provisions of this By-law, for the property identified on Maps 35 and 37 as RC-3 the following site specific provisions shall apply:
  - i) Additional Permitted Buildings and Uses - Contractor facilities and service commercial uses.
- o) **Defined Area RC-4** - Notwithstanding any provisions of this By-law, for the property identified on Map 36 as RC-4 the following site specific provisions shall apply:
  - i) Additional Permitted Buildings and Uses - Nursery, retail landscape store, assembly of garden buildings, landscaping contracting business.
- p) **Defined Area RC-5** - Notwithstanding any provisions of this By-law, for the property identified on Map 39 as RC-5 the following site specific provisions shall apply:
  - i) Additional Permitted Buildings and Uses - Rental and launch facilities for non-motorized watercraft, an auto-related use and a restaurant.



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q) **Defined Area RC-6** - Notwithstanding any provisions of this By-law, for the property identified on Map 41 as RC-6 the following site specific provisions shall apply:

- i) Additional Permitted Buildings and Uses - Auto and truck sales and repair.

### 4.23 Agricultural Zone (A)

a) **Permitted Buildings and Uses** - No land, building, or structures shall be used or erected in the A Zone except for:

- i) Agricultural Uses;
- ii) Single Detached Dwelling in conjunction with an Agricultural Use on an existing Lot of Record;
- iii) Agriculture-Related Uses;
- iv) Agri-Tourism Uses; and,
- v) On-Farm diversified Uses.

b) **Permitted Accessory Buildings and Uses** - Permitted uses that are accessory to the permitted uses in the A Zone and may also include:

- i) Farm Help Accommodations;
- ii) Home Occupations;
- iii) Home Industries;
- iv) Artist Studios/Maker Spaces;
- v) Kennels; and,
- vi) Open Outside Storage.

c) **Minimum Lot Area** – 40ha

d) **Minimum Lot Frontage** - 30.0m

e) **Minimum Front Yard** - 15.0m

f) **Minimum Rear Yard** - 15.0m

g) **Minimum Exterior Side Yard** - 6.0m

h) **Minimum Interior Side Yard** - 6.0m

i) **Maximum Building Height** - 11.0m

j) **Outside Open Storage** - Only permitted within a rear yard, and shall be set back a minimum of 4.5m from any lot line. The maximum height of any outside open storage element shall not exceed 4.5m.

k) **Kennel Requirements**

- i) A kennel shall be located within a permitted structure;
- ii) The owner/operator of the kennel shall reside on the subject lands;
- iii) No part of a kennel shall be permitted closer than 120 metres of an existing school property or of an existing dwelling not on the same lot as the kennel.

l) **Defined Area A-1** - Notwithstanding any provisions of this By-law, for the property identified on Map 42 as A-1 the following site specific provisions shall apply:

- i) Additional Permitted Buildings and Uses - A hunting lodge and a corporate training and retreat centre

m) **Defined Area A-2** - Notwithstanding any provisions of this By-law, for the property identified on Map 42 as A-2 the following site specific provisions shall apply

- i) Permitted Buildings and Uses - Existing settling beds for the disposal of waste by-products produced by a former soda ash processing facility, and accessory buildings and structures used for the maintenance and/or reclamation of the existing settling beds to a natural and vegetated state, an existing environmental testing site, forestry uses, game and wildlife preserves, conservation areas and public and private parks:

n) **Defined Area A-3** - Notwithstanding any provisions of this By-law, for lands identified as A-3 the following site-specific provisions shall apply:

- i) Permitted Uses - Agricultural Use, Agricultural Related Use, Agri-Tourism Uses, save and except a Bed and Breakfast or Country Inn;
- ii) Permitted Accessory Buildings and Uses - Farm Help, Home Industries;



## SECTION 4 | ZONE PROVISIONS

### Natural Heritage System

The Natural Heritage System supports the enhancement and protection of natural features within the Town of LaSalle, as established in the Essex Region Natural Heritage System Strategy (ERNHSS) prepared by the Essex Region Conservation Authority. The Natural Heritage System supports uses such as conservation, parks, existing agricultural uses, open spaces and infrastructure.



General Provisions	NE Natural Environment Zone	F Floodway Zone
<b>Permitted Uses</b>	<p>Conservation Uses</p> <p>Parks and Open Spaces Existing</p> <p>Agricultural Uses Public and Private Utilities</p> <p>Required vehicular, accessible and bicycle parking facilities, where accessory to a permitted use on the same lot</p> <p>Transportation infrastructure, including public streets, transit facilities, any properly authorized traffic sign or signal, or a railway line</p> <p>Any sign or notice of the Town, or other government authority</p>	<p>Conservation Uses</p> <p>Parks and Open Spaces</p> <p>Any sign or notice of the Town, or other government authority</p>
<b>Permitted Buildings and Structures</b>	<p>Notwithstanding the identified list of permitted uses, no building or structures shall be erected or used, except buildings or structures used for works of a Conservation Authority, forestry uses, wildlife and fish management uses, storm water management and passive, outdoor recreational purposes.</p>	<p>Notwithstanding the identified list of permitted uses, no buildings or structures shall be erected or used, except buildings or structures used for works of a Conservation Authority, fisheries management uses, watershed management, flood and erosion control facilities, storm water management and passive, outdoor recreational purposes.</p>



## SECTION 4 | ZONE PROVISIONS

### 4.24 Natural Environment Zone (NE)

- a) **Permitted Uses** - No lands shall be used in the NE Zone except for:
- i) Conservation Uses;
  - ii) Parks and Open Spaces;
  - iii) Existing Agricultural Uses;
  - iv) Public and Private Utilities;
  - v) Required vehicular, accessible and bicycle parking facilities, where accessory to a permitted use on the same lot;
  - vi) Transportation infrastructure, including public streets, transit facilities, any properly authorized traffic sign or signal, or a railway line; and,
  - vii) Any sign or notice of the Town, or other government authority.
- b) **Permitted Buildings or Structures** - Notwithstanding the identified list of permitted uses, no buildings or structures shall be erected or used, except buildings or structures used for the works of a Conservation Authority, forestry uses, wildlife and fisheries management uses, watershed management and flood and erosion control facilities, storm water management and passive, outdoor recreational purposes.

### 4.25 Floodway Zone (F)

- a) **Permitted Uses** - No lands shall be used in the F Zone except for:
- i) Conservation Uses;
  - ii) Parks and Open Spaces; and,
  - iii) Any sign or notice of the Town, or other government authority.
- b) **Permitted Buildings or Structures** - Notwithstanding the identified list of permitted uses, no buildings or structures shall be erected or used, except buildings or structures used for the works of a Conservation Authority, fisheries management uses, watershed management and flood and erosion control facilities, storm water management and passive, outdoor recreational purposes.





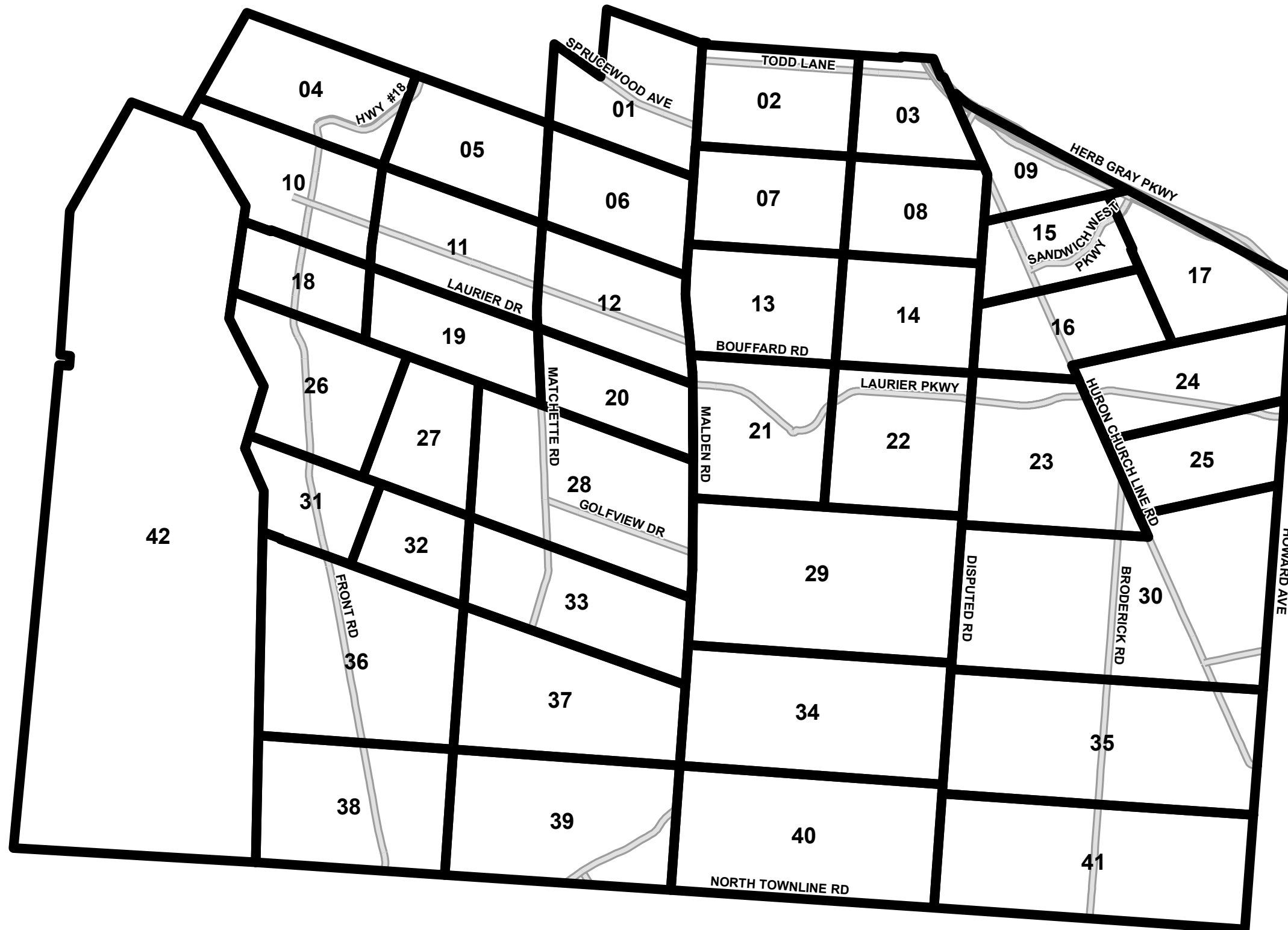
**Town of LaSalle Zoning By-Law  
SCHEDULE "A"**

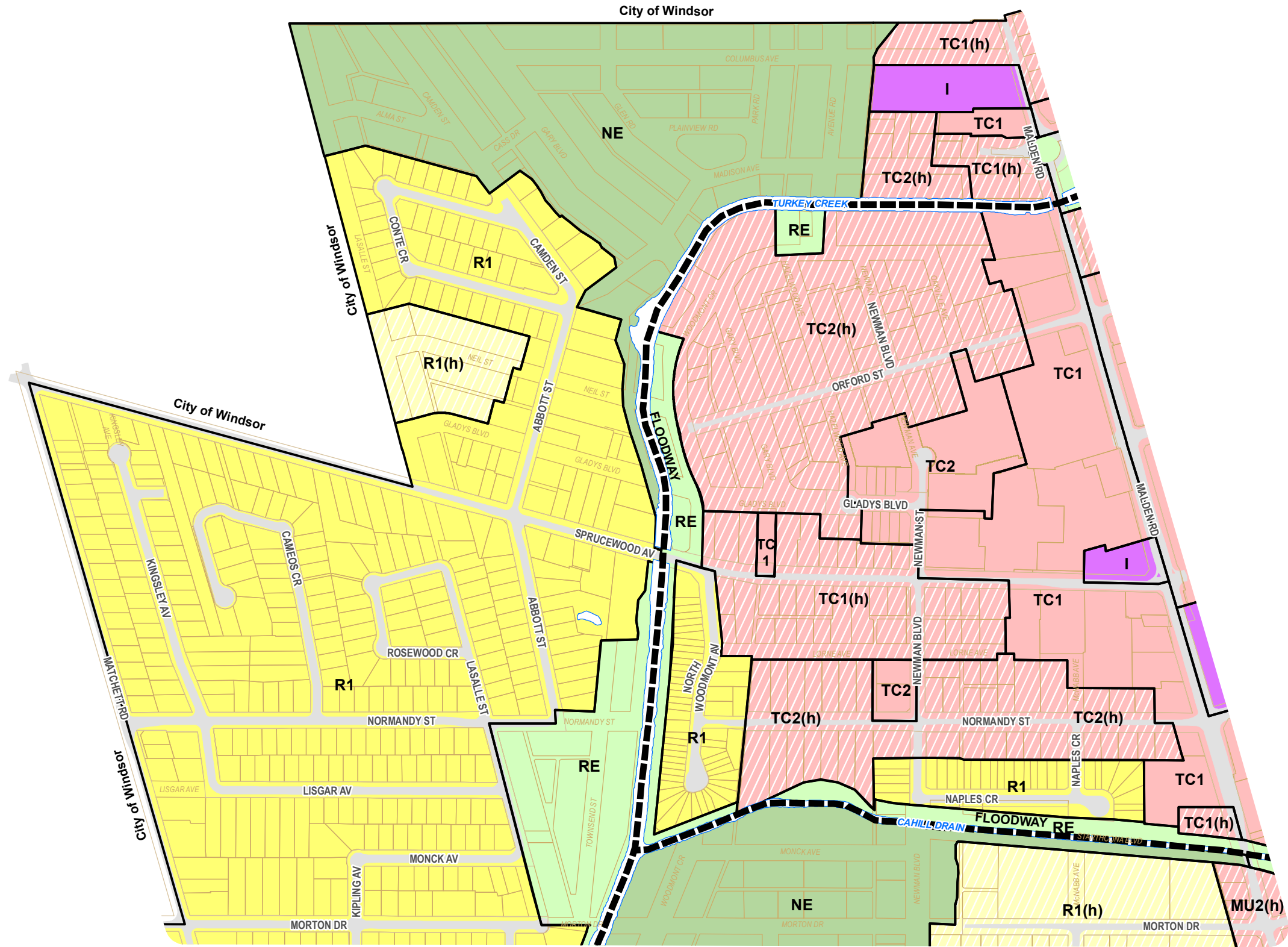
Index and Legend for Zone Maps 1 to 42

**Zones:**

R1	Residential One Zone
R2	Residential Two Zone
R3	Residential Three Zone
R4	Residential Four Zone
I	Institutional Zone
NC	Neighbourhood Commercial Zone
TC1	Town Centre One Zone
TC2	Town Centre Two Zone
MU1	Mixed-Use One Zone
MU2	Mixed-Use Two Zone
PC	Parkway Commercial Zone
BP	Business Park Zone
MR	Marine-Related Industrial Zone
MC	Marina-Related Commercial Zone
W1	Waterfront District Zone 1
W2	Waterfront District Zone 2
VR	Vollmer Recreation Zone
RE	Recreation Zone
GC	Golf Course Zone
DU	Deferred Urban Zone
RR	Rural Residential Zone
RC	Rural Commercial Zone
A	Agricultural Zone
NE	Natural Environment Zone
(h)	Holding Zone
-----	Floodway Zone

This Office Consolidation includes all amendments up to and including By-Law No. 8870 adopted by Council on March 26, 2024. Please note that amendments to the Zoning By-Law are common. Accordingly, all information contained herein should be confirmed with Town staff.





6

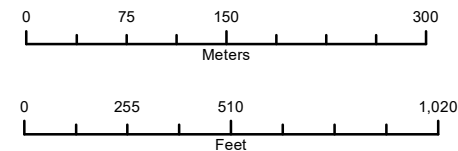
2 & 7

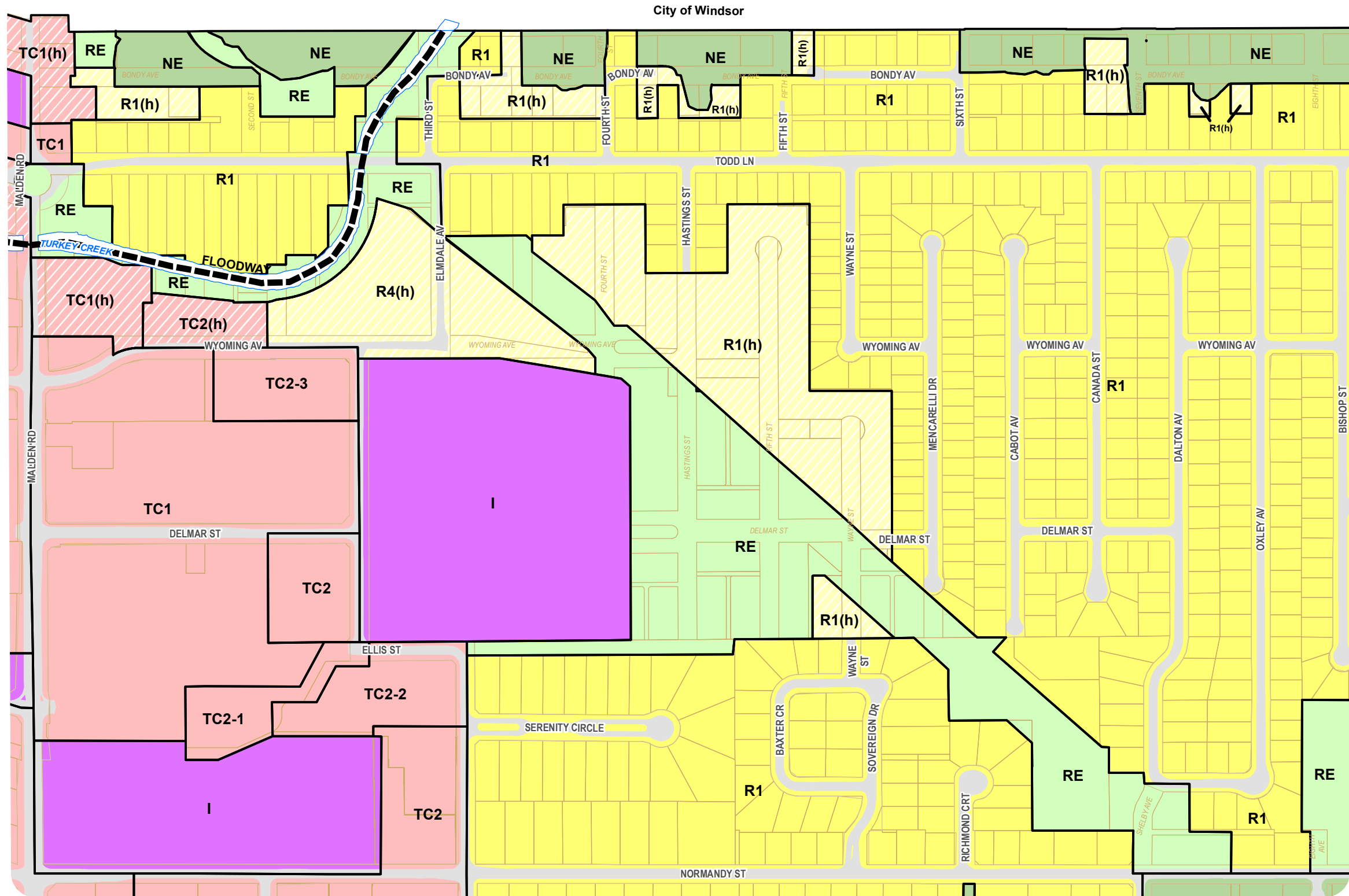


# Town of LaSalle Zoning By-Law

Source : Shoreline as depicted on basemap from 2019 Aerial Photography

## SCHEDULE "A" MAP01





1

3

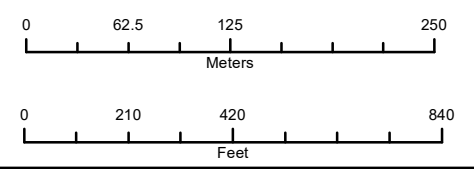
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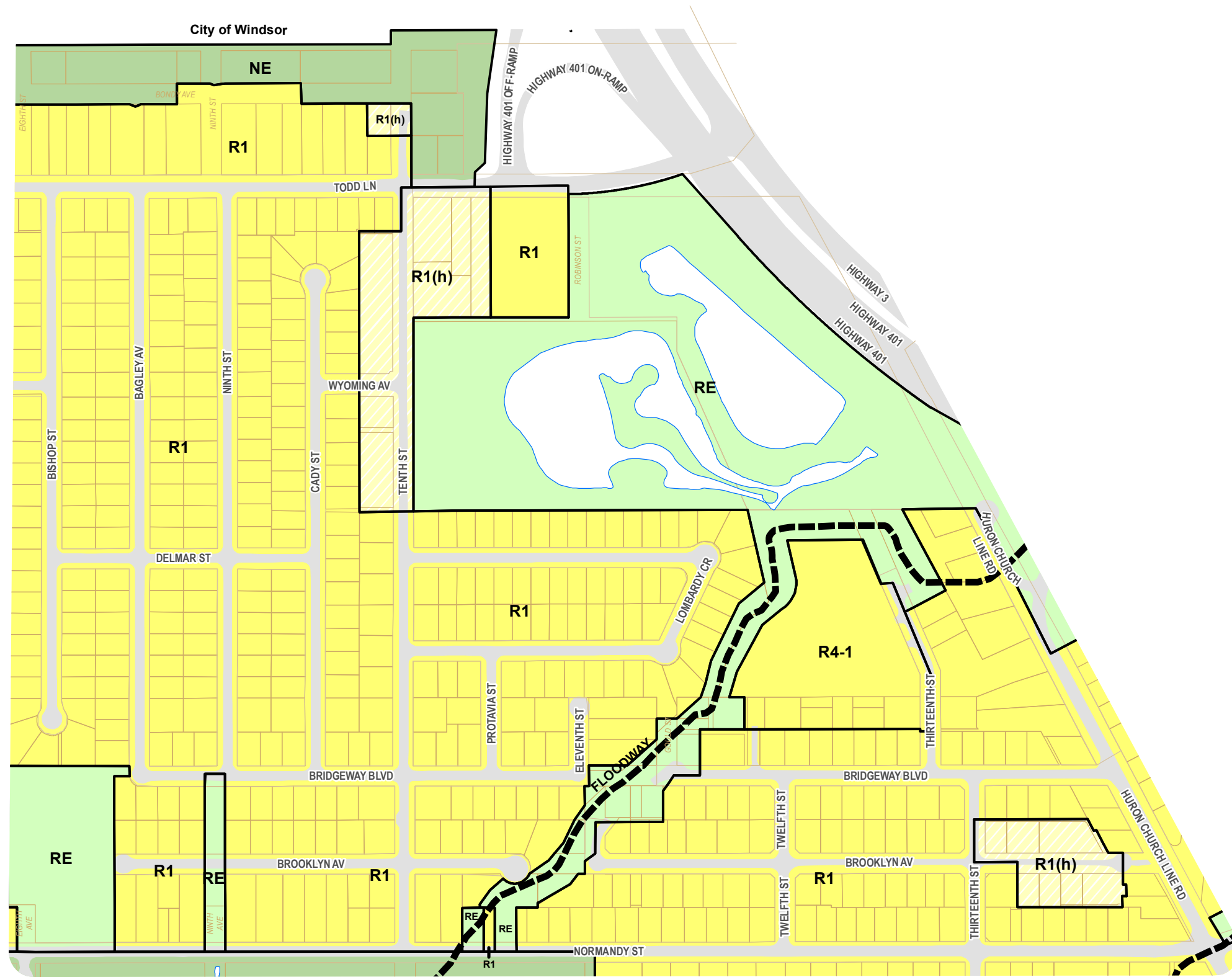


# Town of LaSalle Zoning By-Law

Source : Shoreline as depicted on basemap from 2019 Aerial Photography

## SCHEDULE "A" MAP02

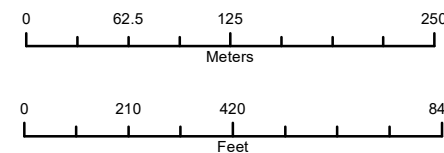


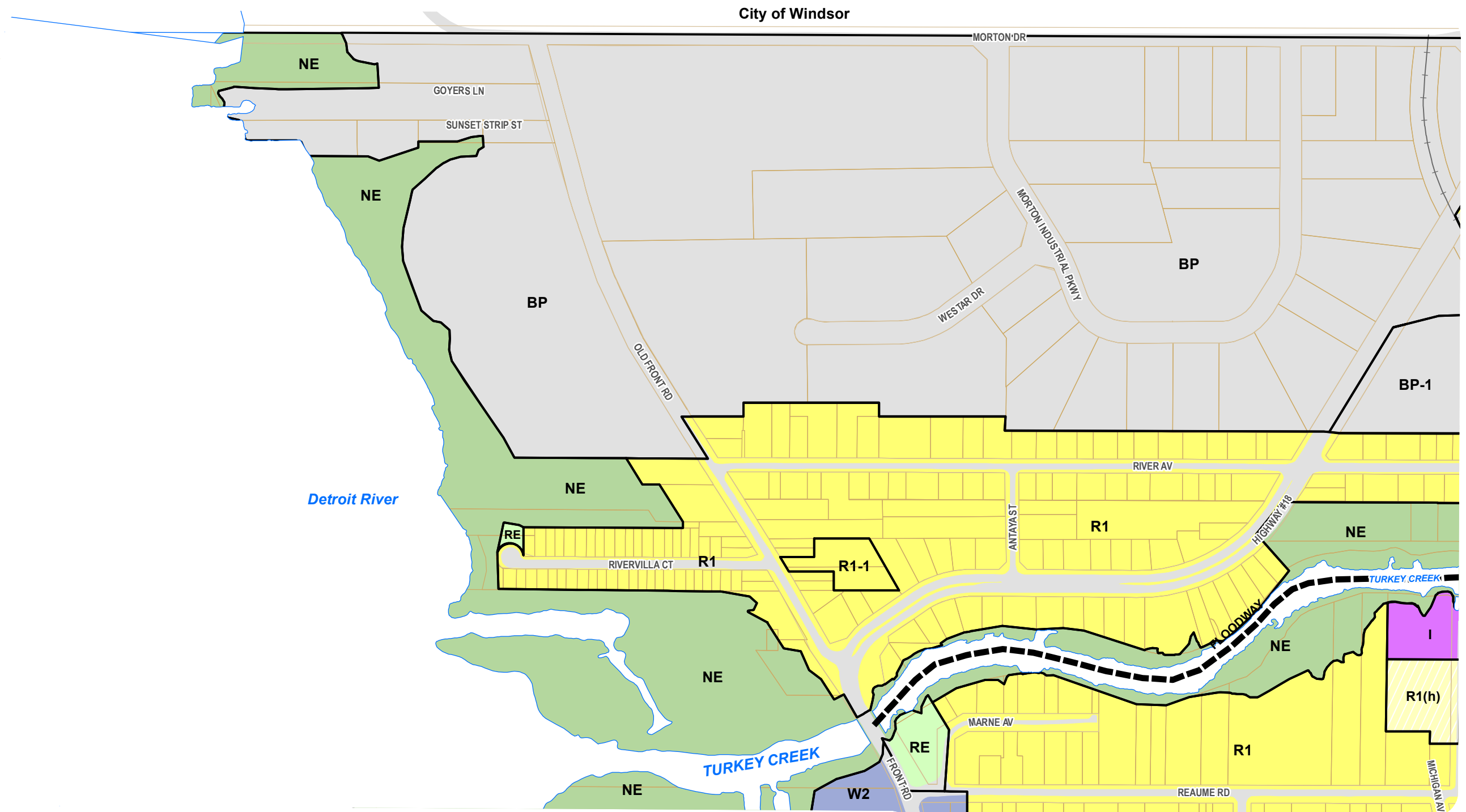


# Town of LaSalle Zoning By-Law

Source : Shoreline as depicted on basemap from 2019 Aerial Photography

**SCHEDULE "A"**  
**MAP 03**





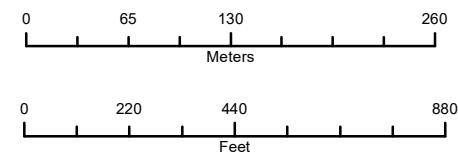
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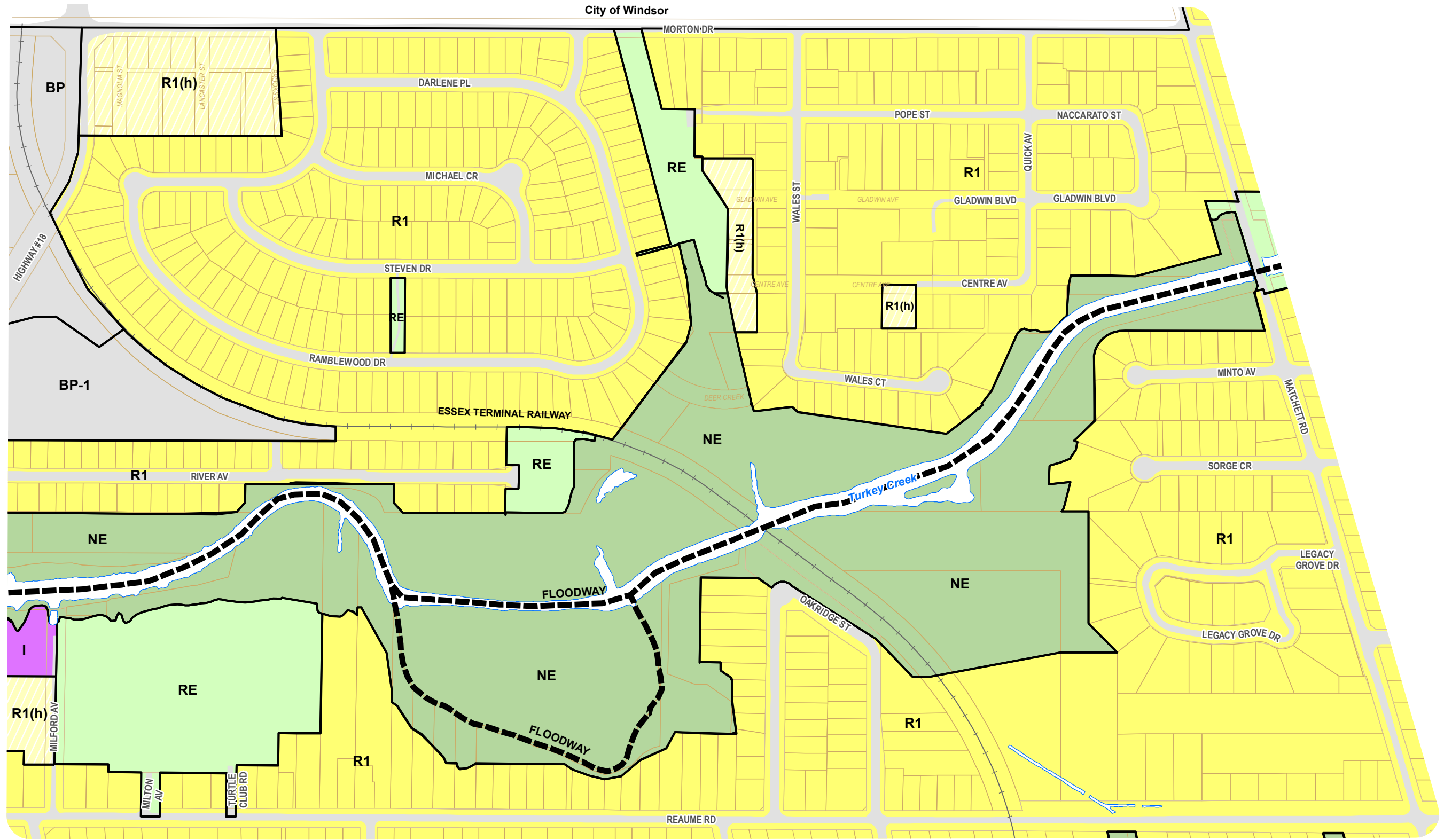


# Town of LaSalle Zoning By-Law

Source : Shoreline as depicted on basemap from 2019 Aerial Photography

## SCHEDULE "A" MAP04





4

9

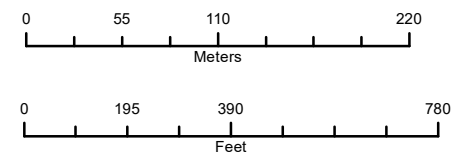
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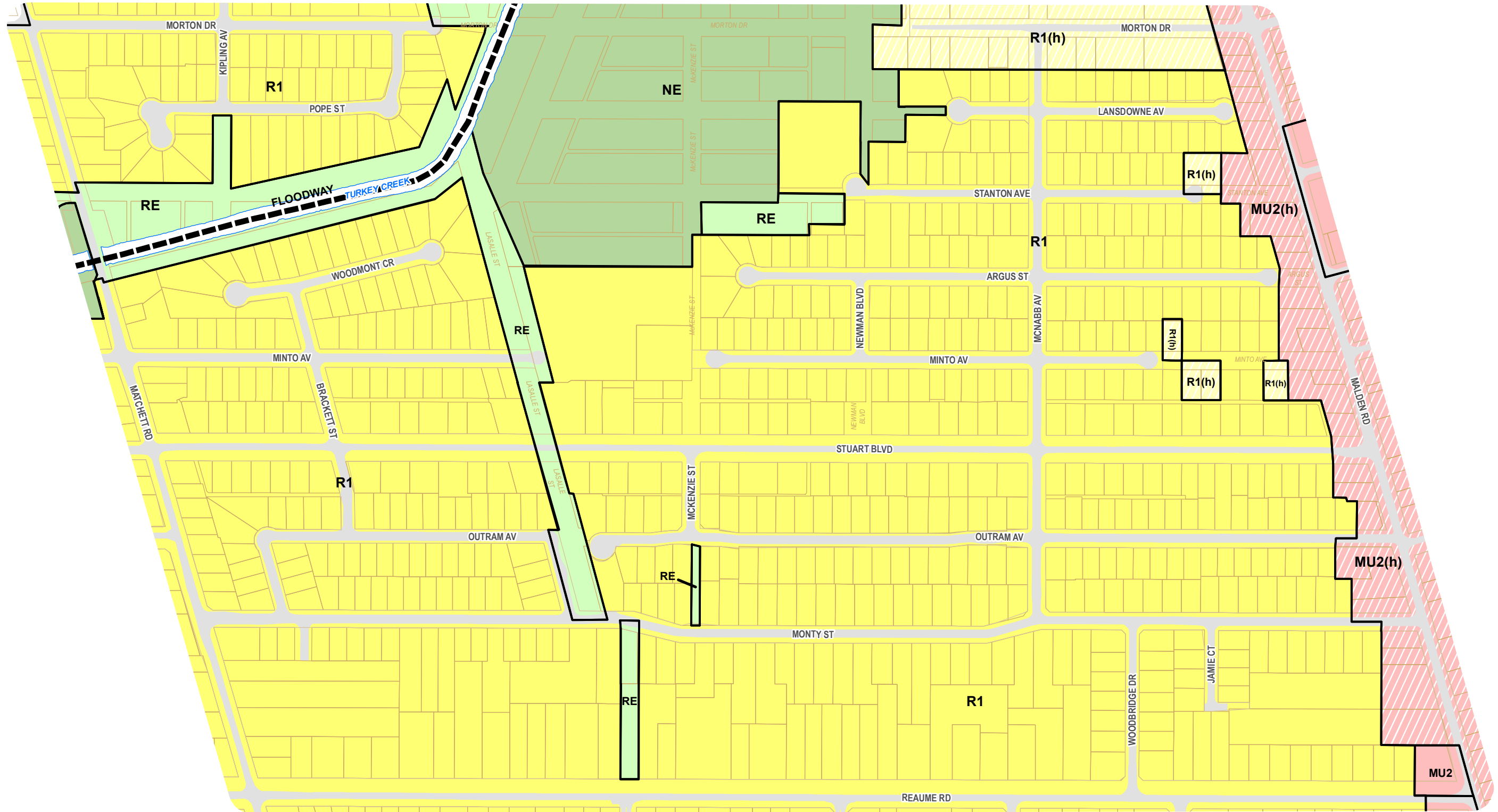
# Town of LaSalle Zoning By-Law

Source : Shoreline as depicted on basemap from 2019 Aerial Photography

**SCHEDULE "A"**  
**MAP05**



1



12

5

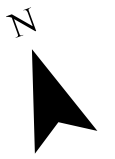
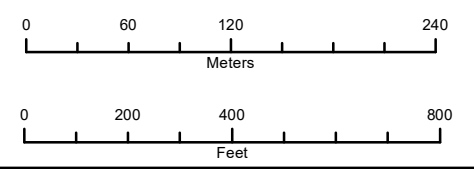
7 & 13

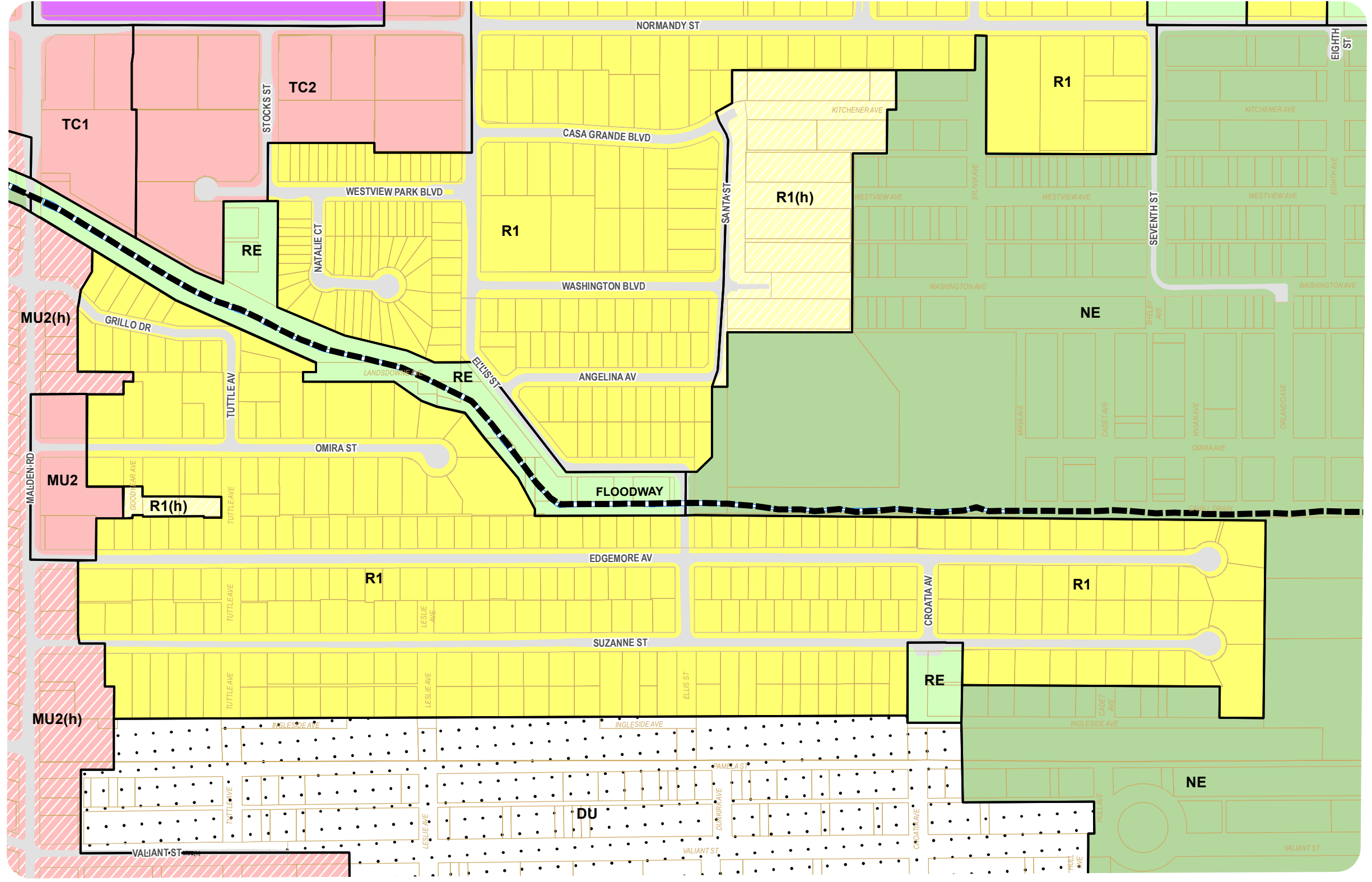


# Town of LaSalle Zoning By-Law

Source : Shoreline as depicted on basemap from 2019 Aerial Photography

**SCHEDULE "A"**  
**MAP 06**

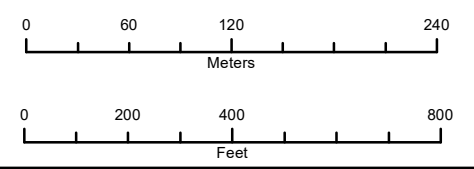




# Town of LaSalle Zoning By-Law

Source : Shoreline as depicted on basemap from 2019 Aerial Photography

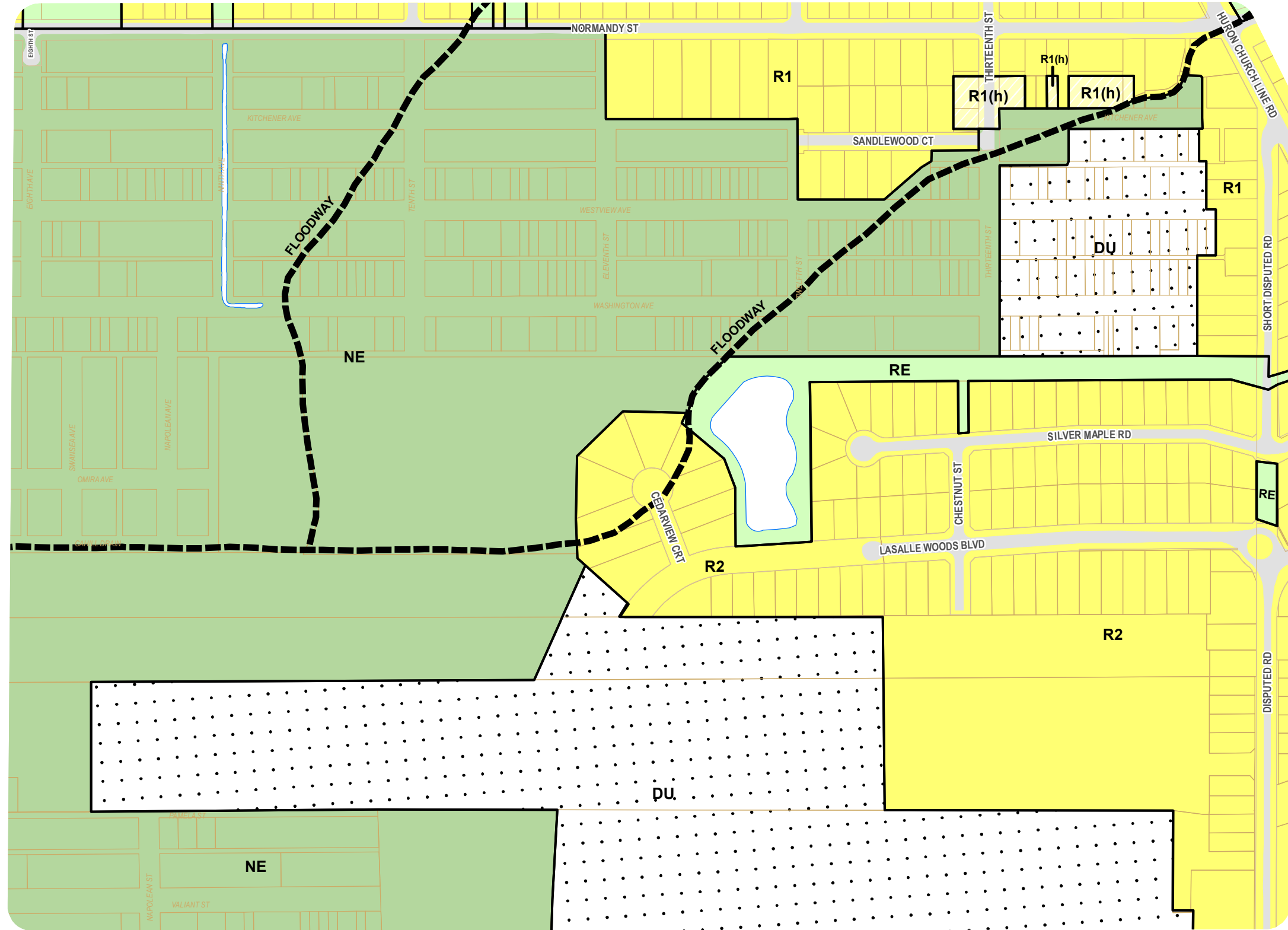
## SCHEDULE "A" MAP 07





7

3



9 & 15

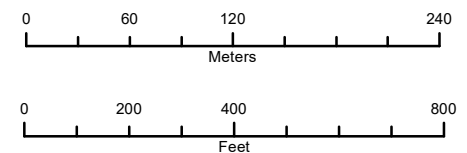
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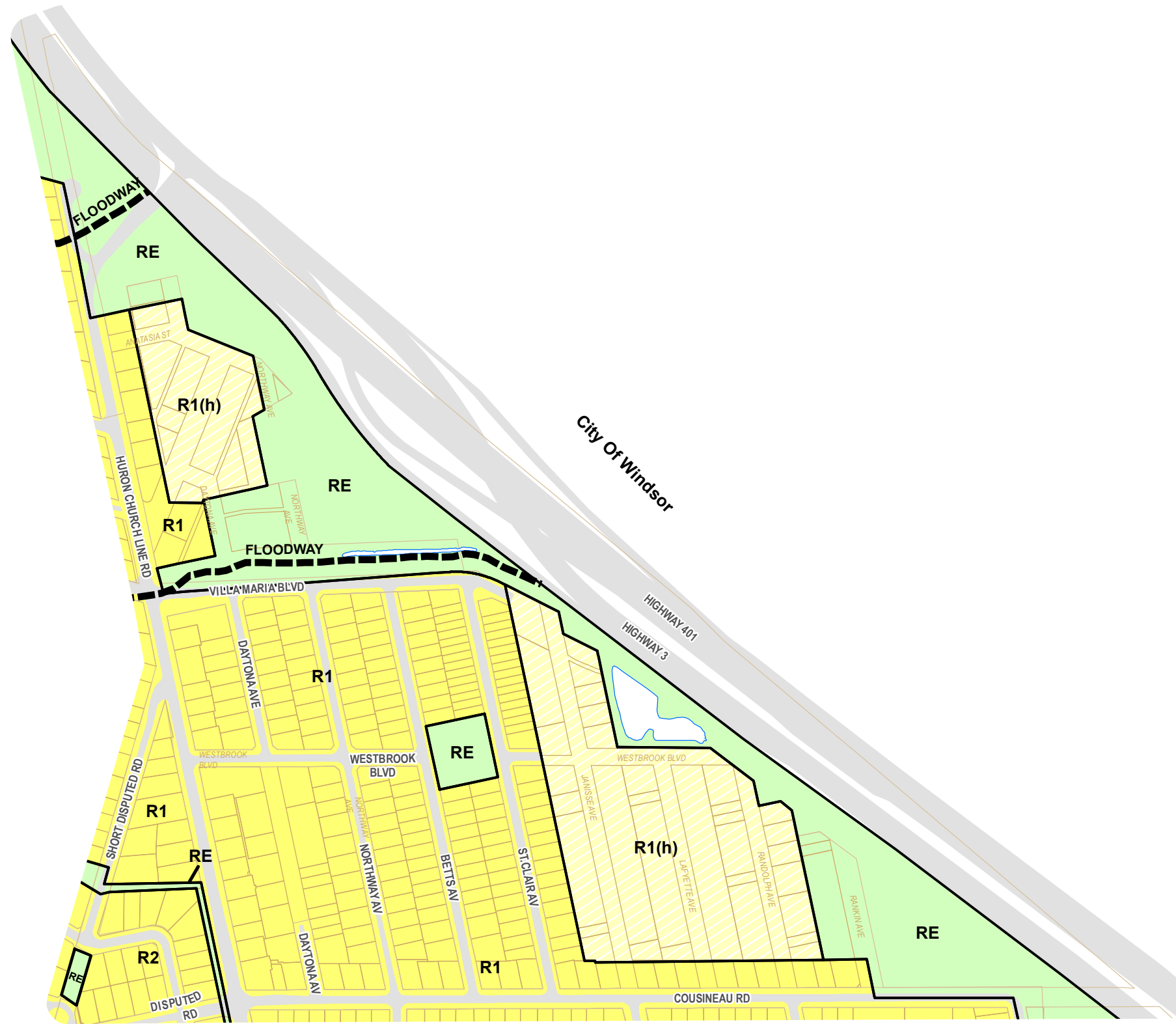


# Town of LaSalle Zoning By-Law

Source : Shoreline as depicted on basemap from 2019 Aerial Photography

**SCHEDULE "A"**  
**MAP08**





3 & 8

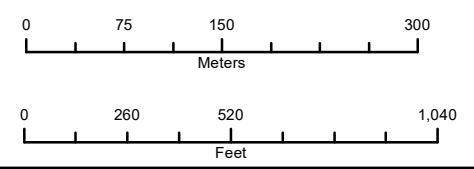
15 & 17

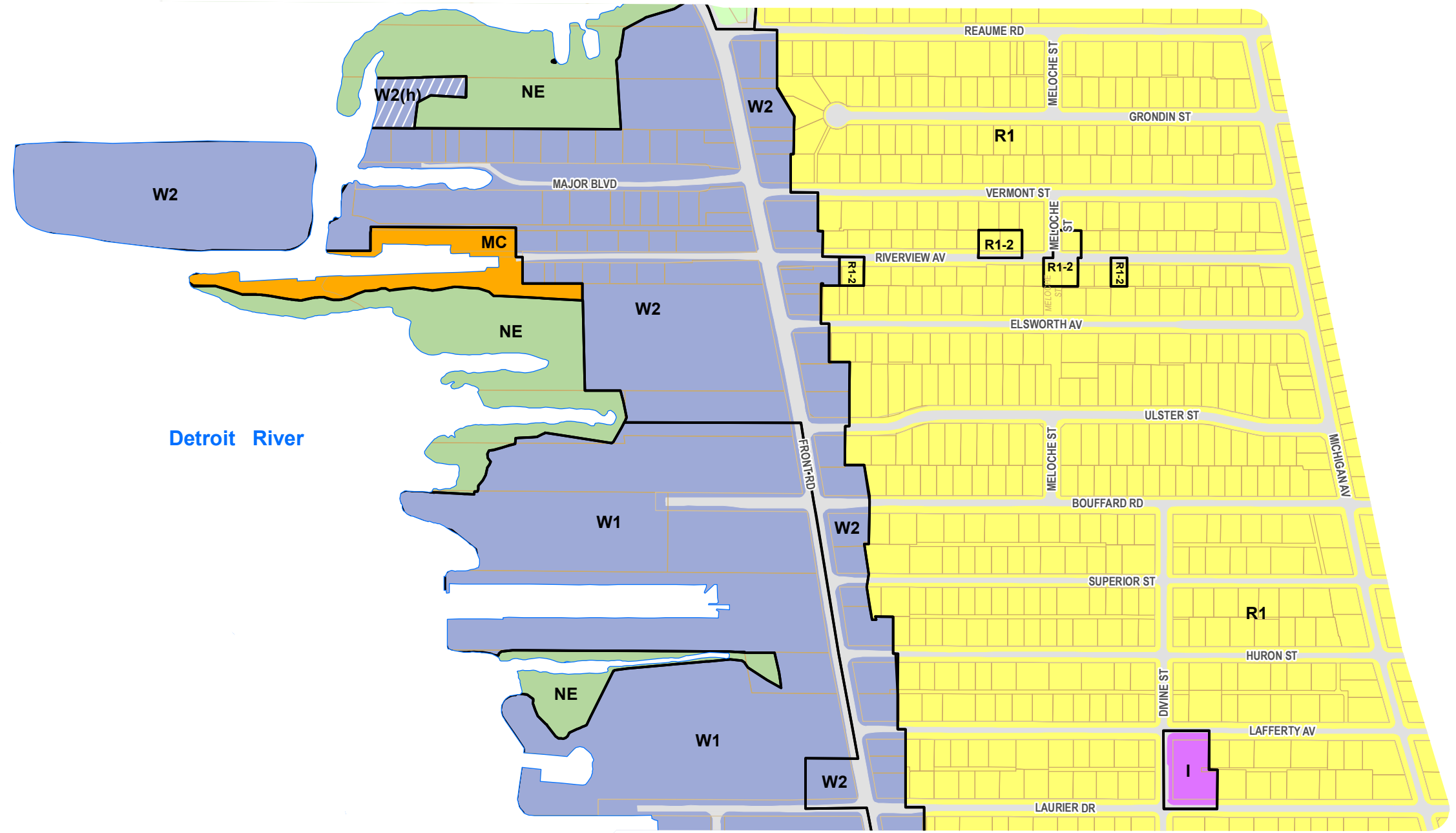


# Town of LaSalle Zoning By-Law

Source : Shoreline as depicted on basemap from 2019 Aerial Photography

**SCHEDULE "A"**  
**MAP 09**

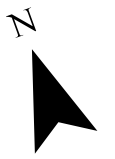
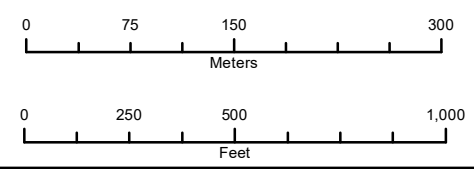




# Town of LaSalle Zoning By-Law

Source : Shoreline as depicted on basemap from 2019 Aerial Photography

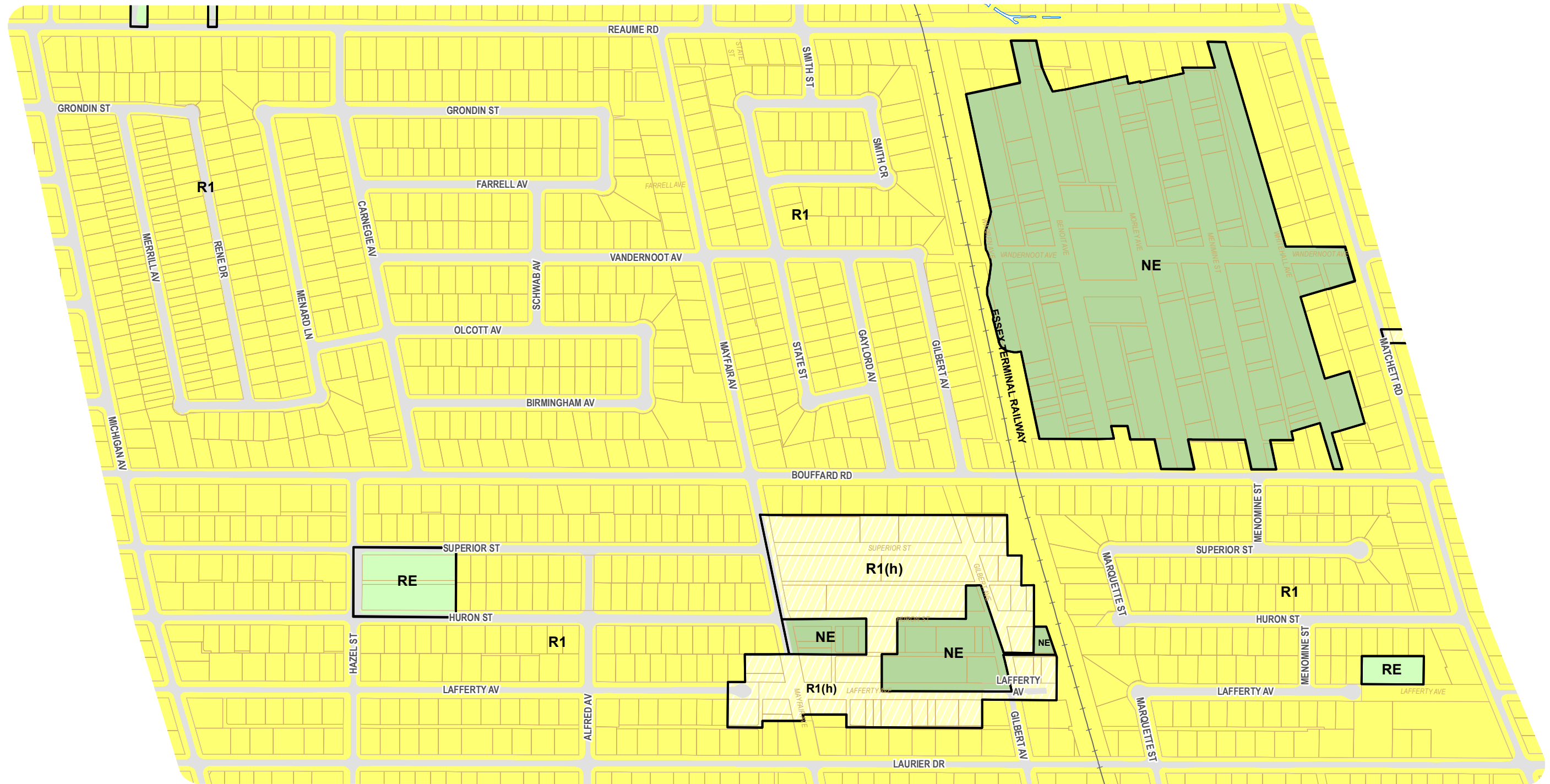
## SCHEDULE "A" MAP 10



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12



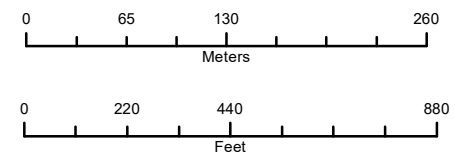
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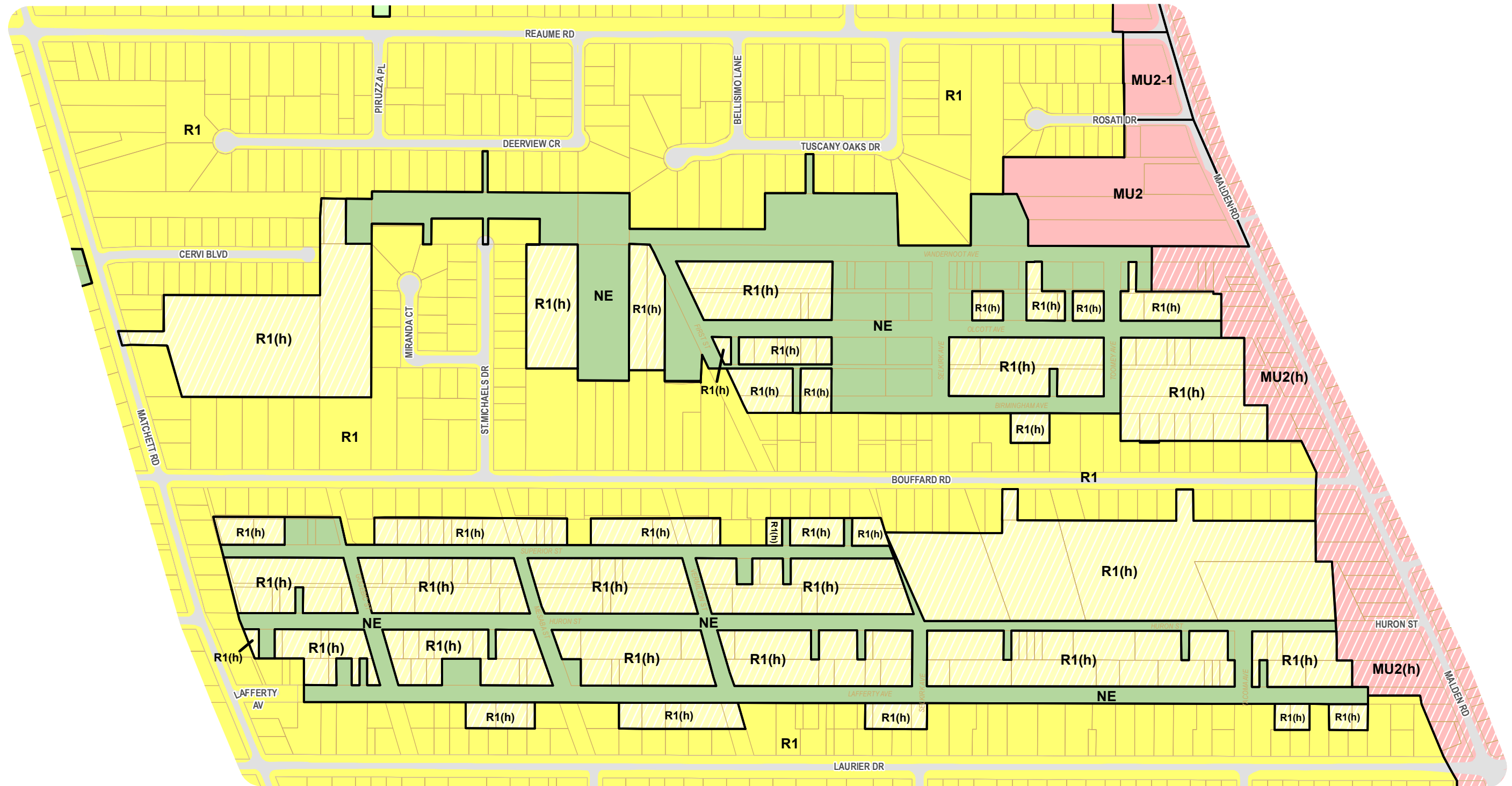


# Town of LaSalle Zoning By-Law

Source : Shoreline as depicted on basemap from 2019 Aerial Photography

## SCHEDULE "A" MAP 11

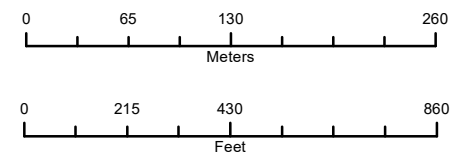




# Town of LaSalle Zoning By-Law

Source : Shoreline as depicted on basemap from 2019 Aerial Photography

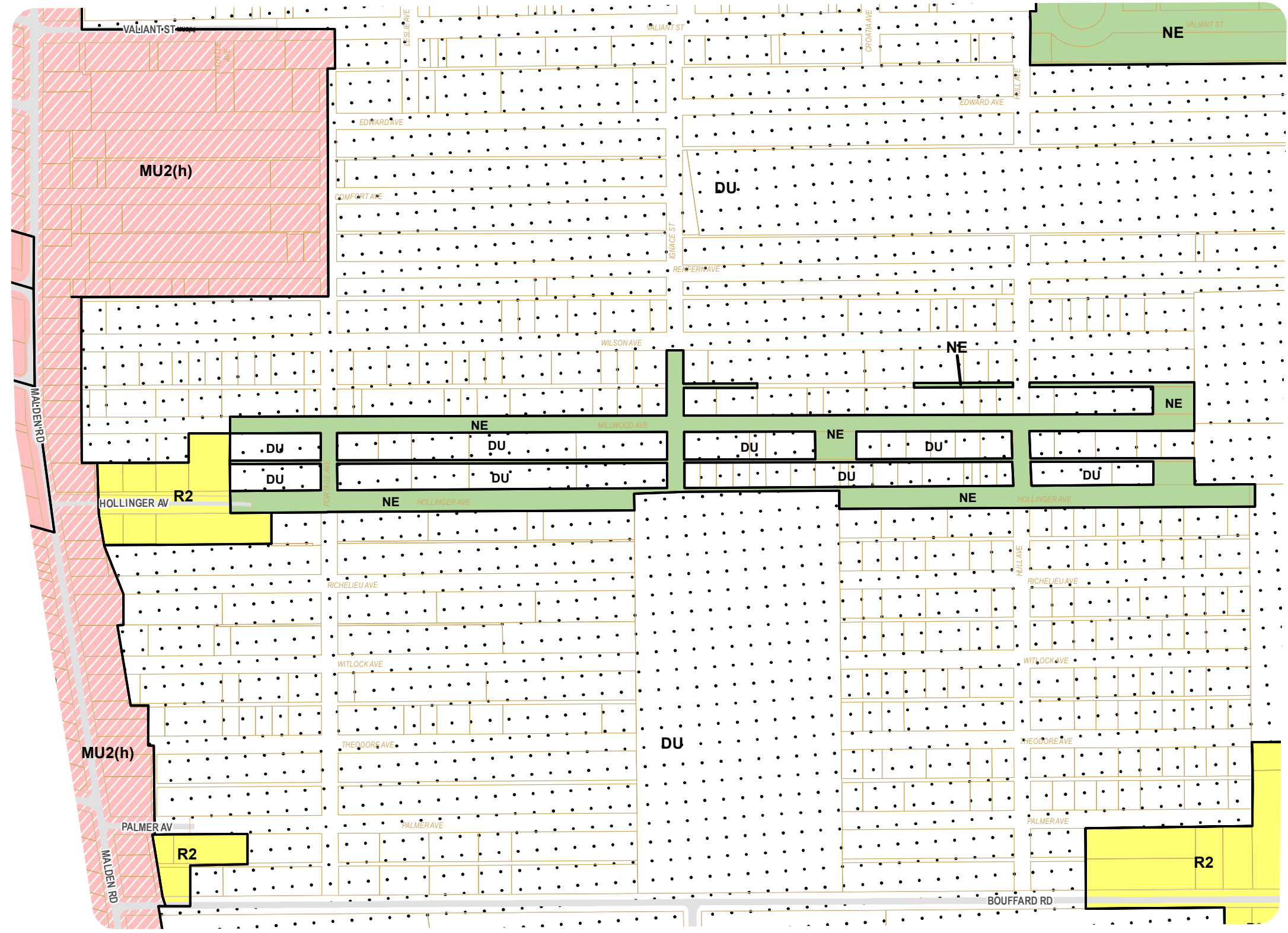
## SCHEDULE "A" MAP 12



6 & 12

7

14



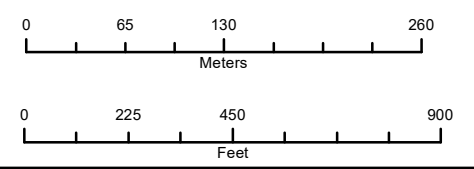
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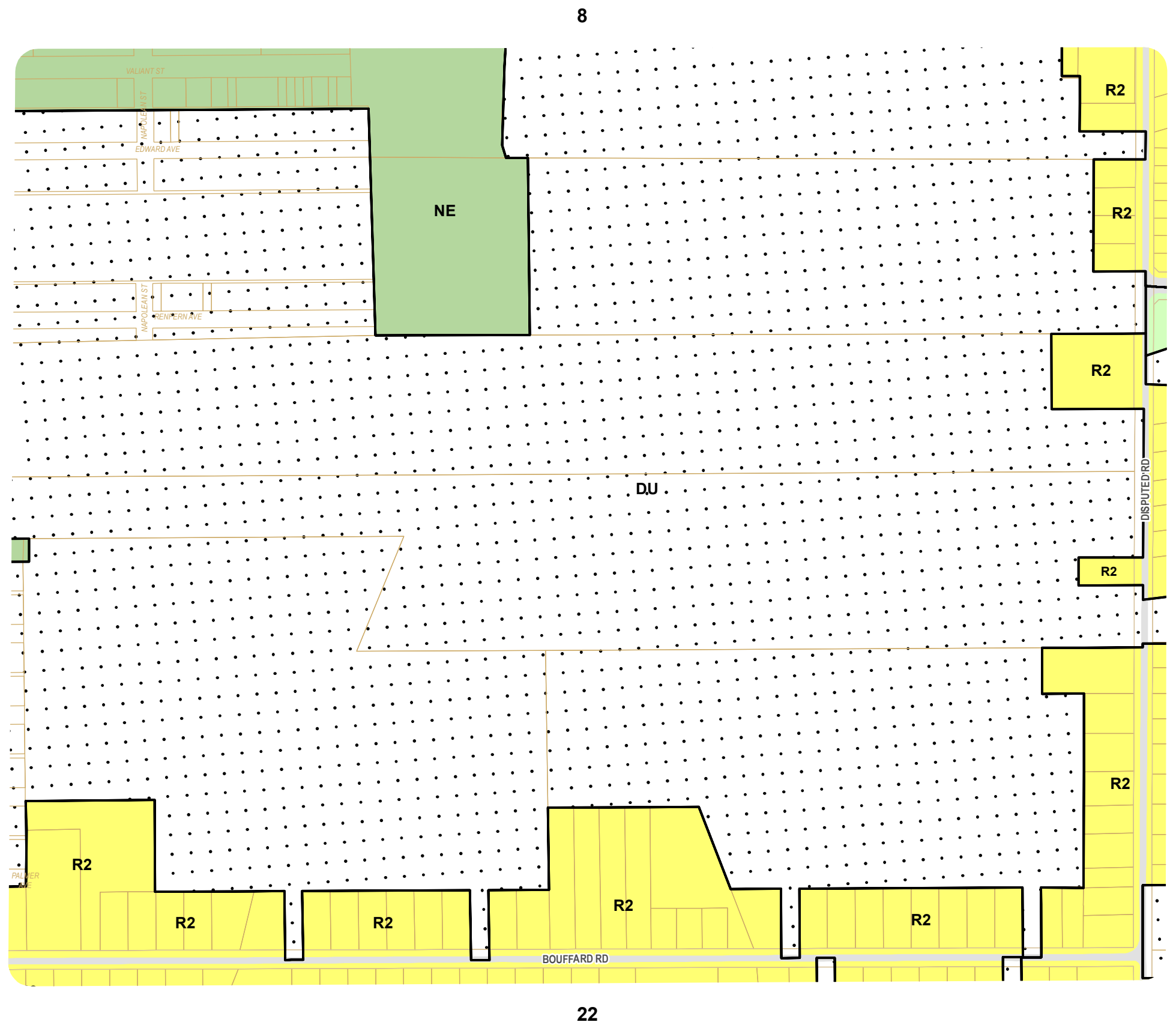


# Town of LaSalle Zoning By-Law

Source : Shoreline as depicted on basemap from 2019 Aerial Photography

## SCHEDULE "A" MAP 13

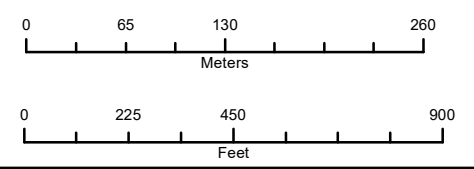


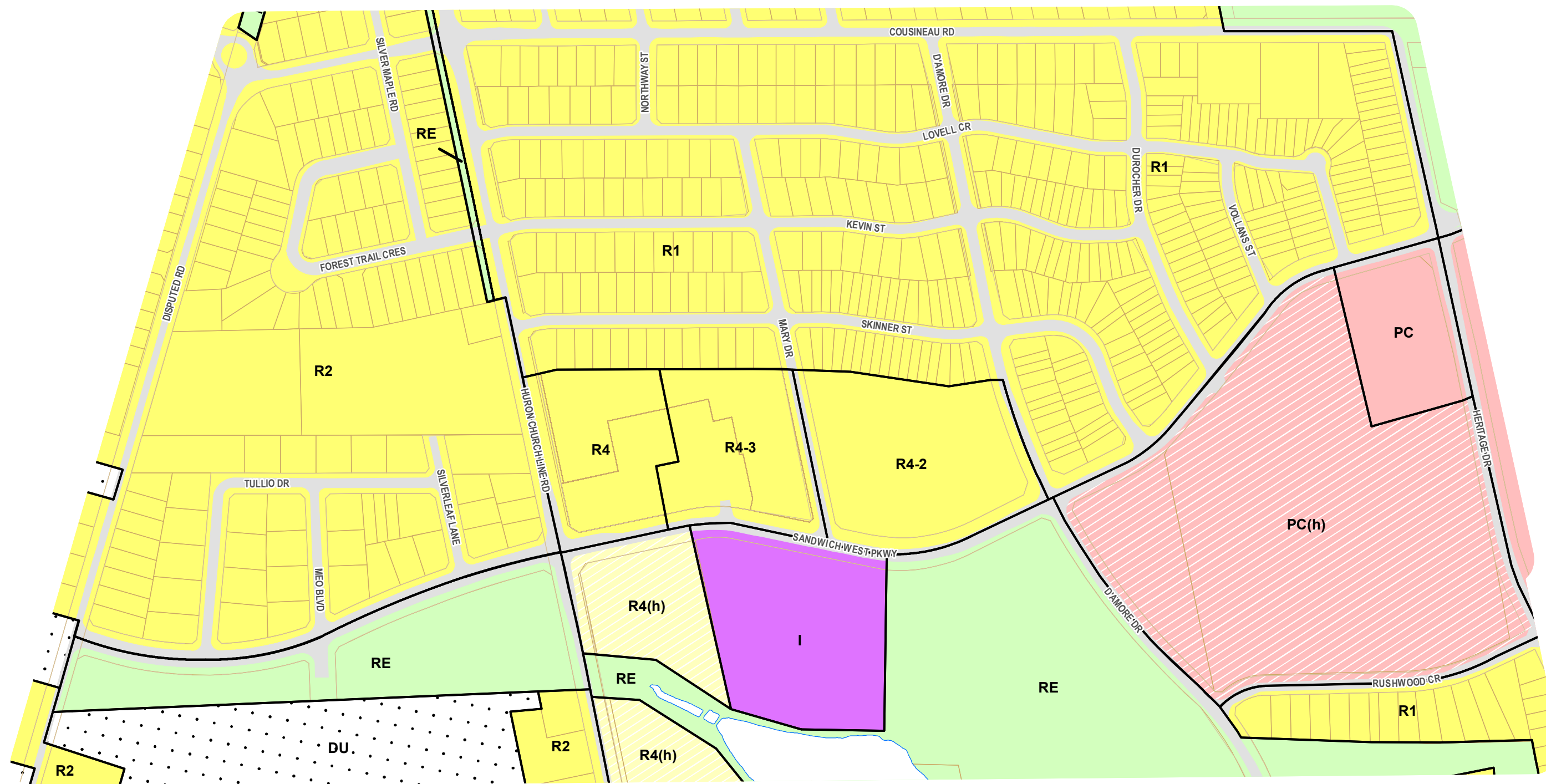


# Town of LaSalle Zoning By-Law

Source : Shoreline as depicted on basemap from 2019 Aerial Photography

**SCHEDULE "A"**  
**MAP 14**

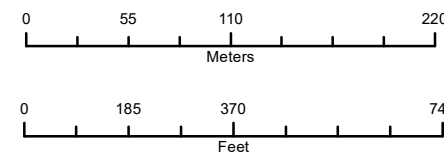




# Town of LaSalle Zoning By-Law

Source : Shoreline as depicted on basemap from 2019 Aerial Photography

## SCHEDULE "A" MAP 15

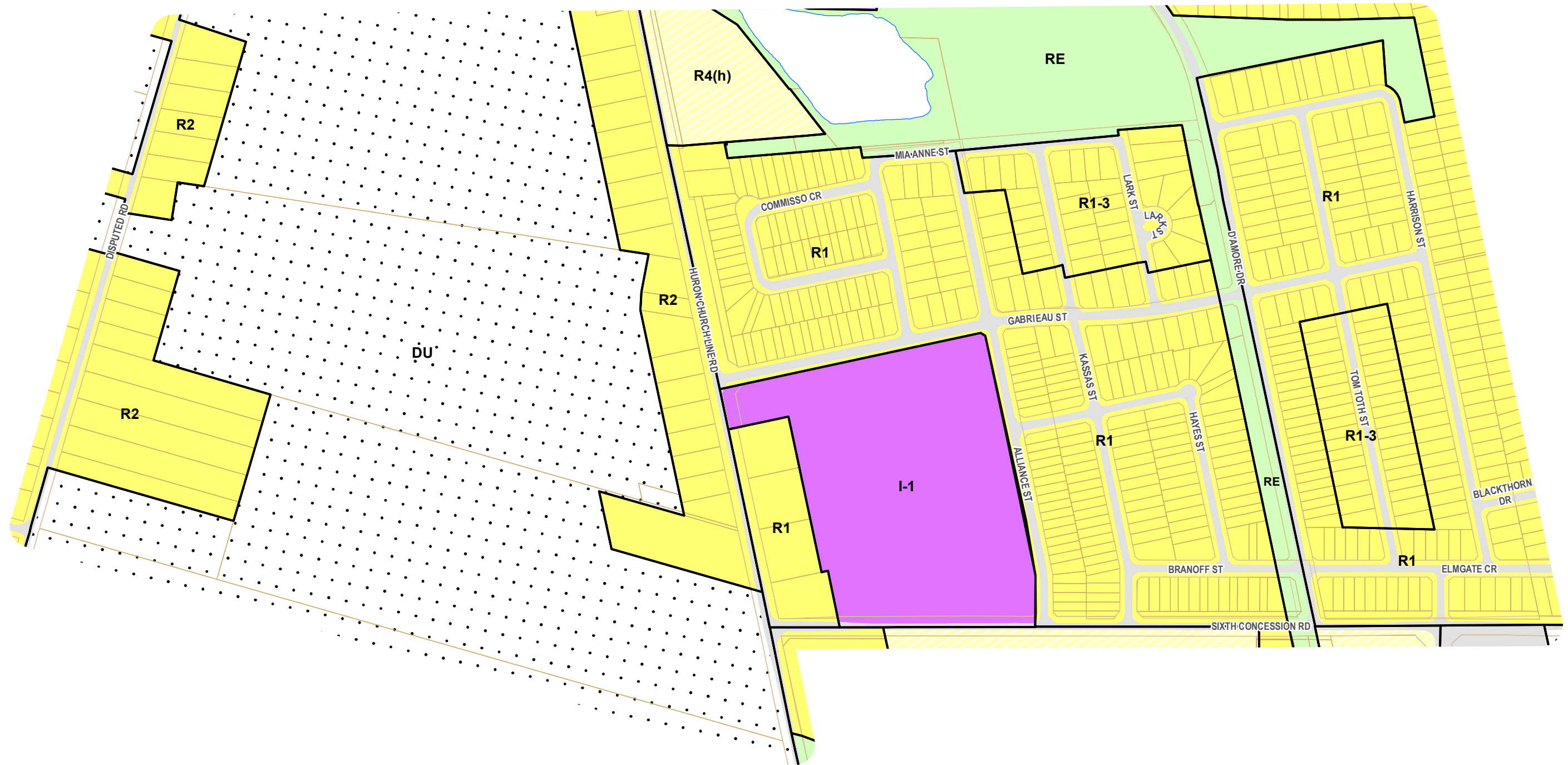




15

14

17



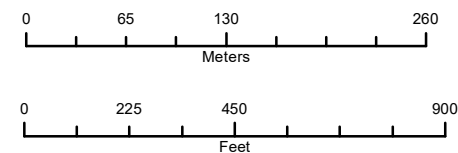
23 & 24



# Town of LaSalle Zoning By-Law

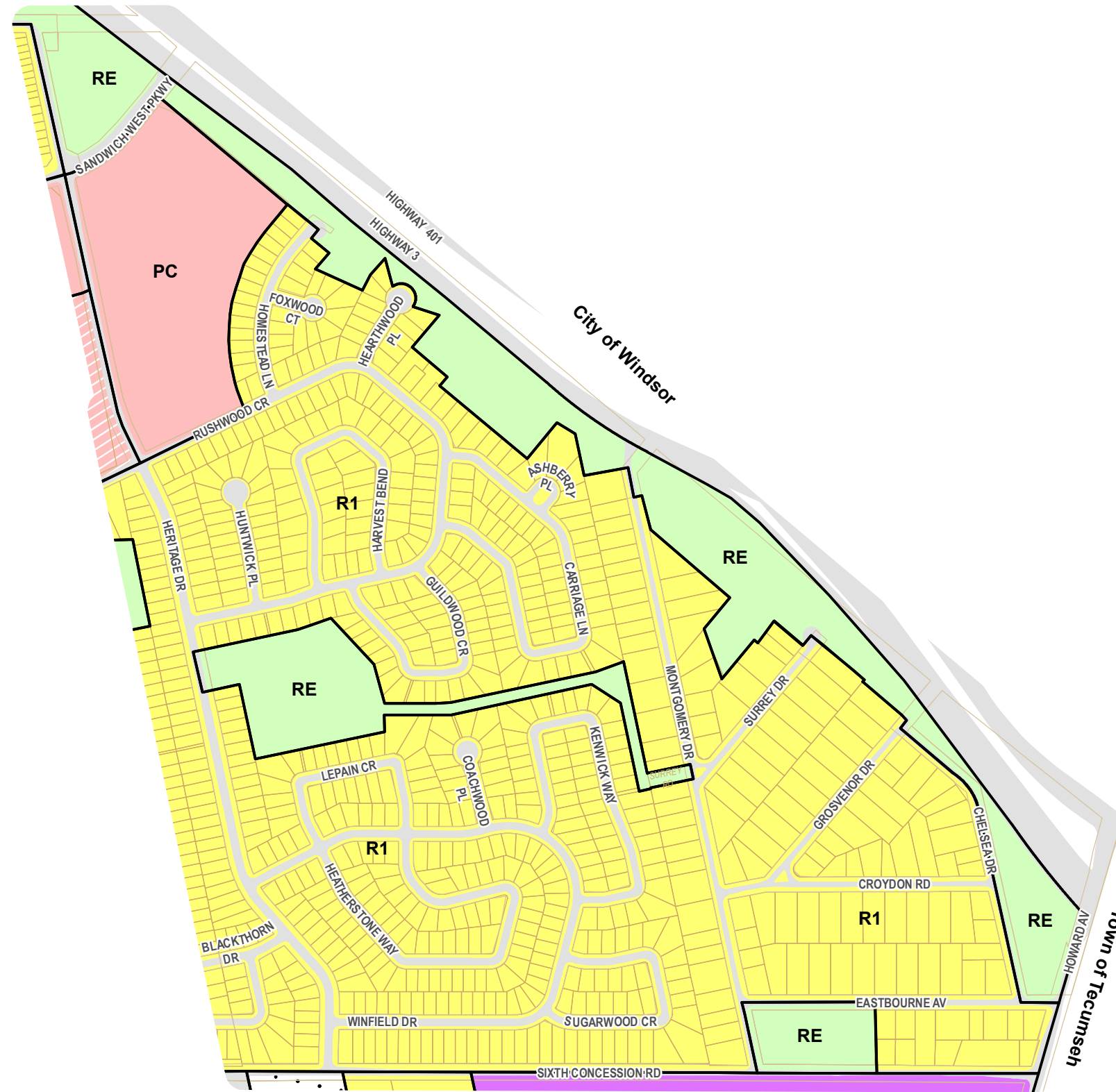
Source : Shoreline as depicted on basemap from 2019 Aerial Photography

## SCHEDULE "A" MAP 16



15 & 16

9



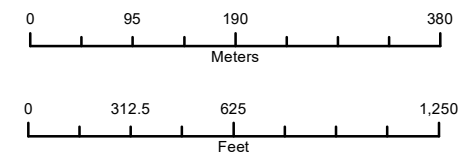
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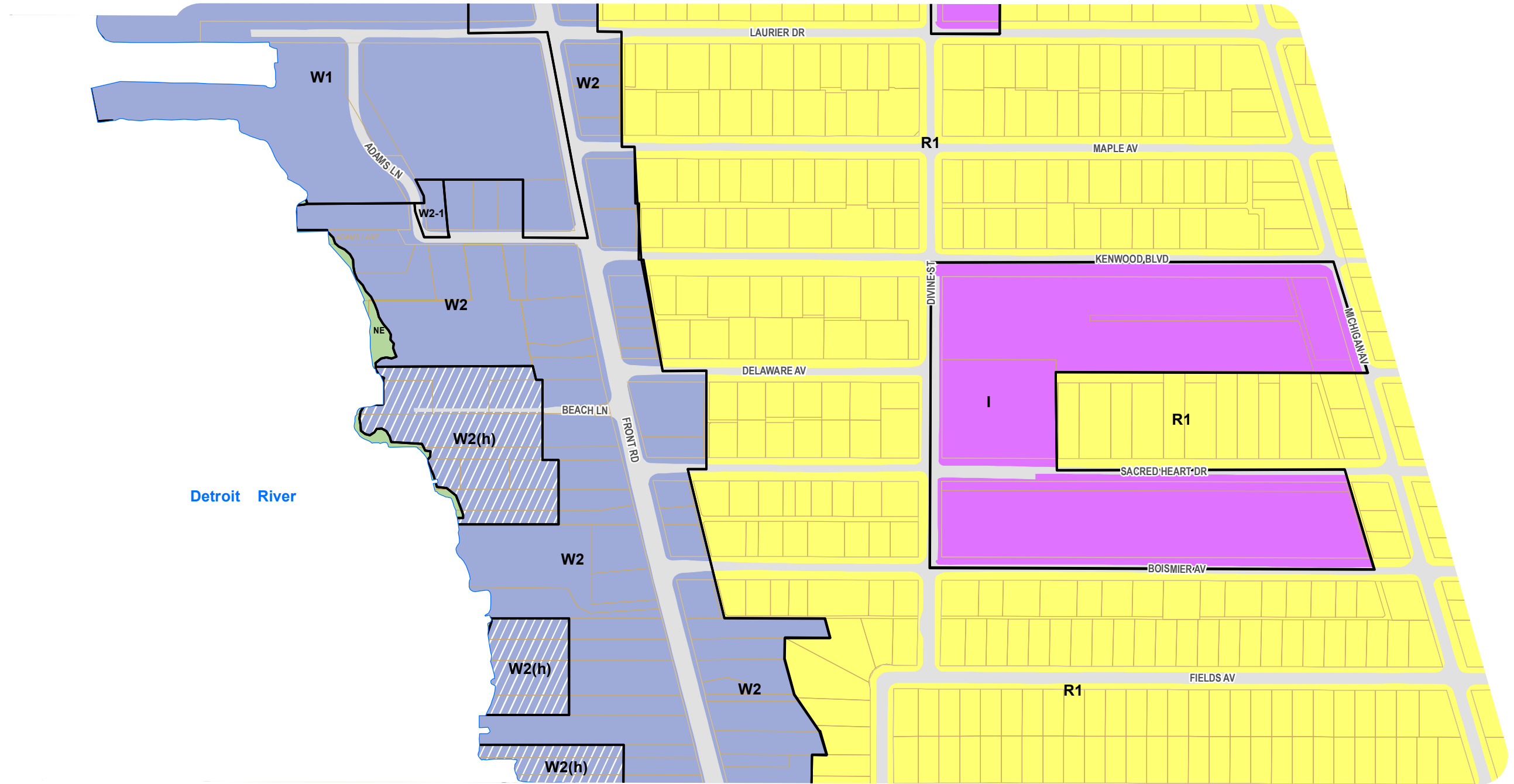


# Town of LaSalle Zoning By-Law

Source : Shoreline as depicted on basemap from 2019 Aerial Photography

## SCHEDULE "A" MAP 17

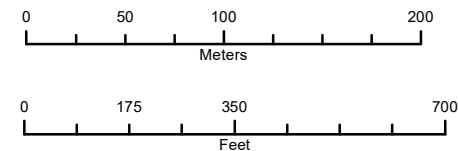


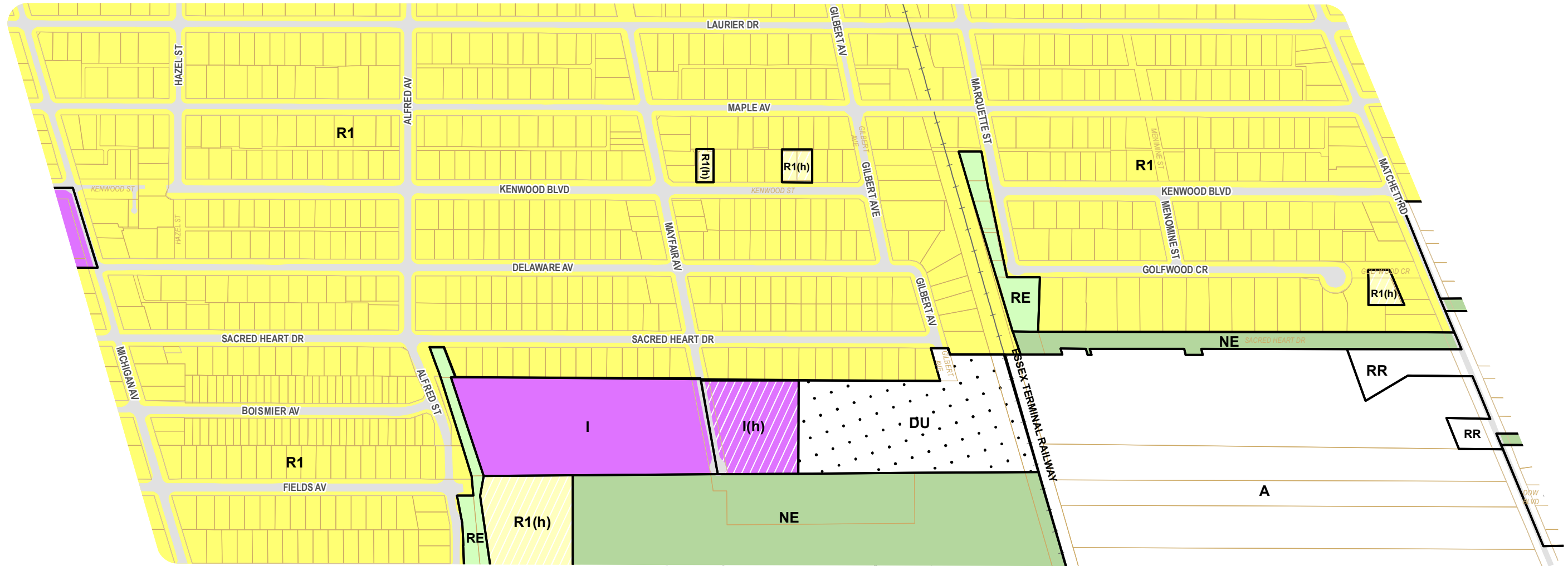


# Town of LaSalle Zoning By-Law

Source : Shoreline as depicted on basemap from 2019 Aerial Photography

## SCHEDULE "A" MAP 18

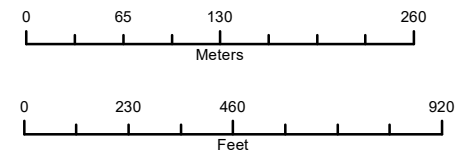


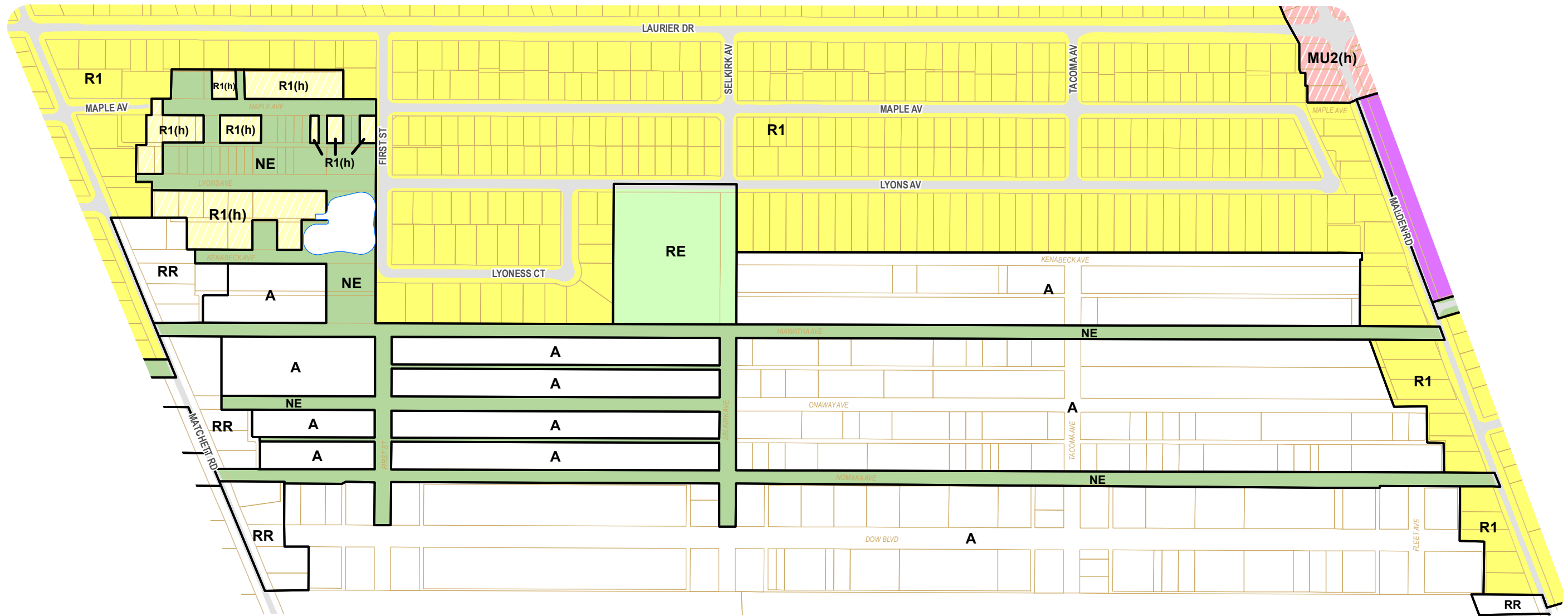


# Town of LaSalle Zoning By-Law

Source : Shoreline as depicted on basemap from 2019 Aerial Photography

## SCHEDULE "A" MAP 19

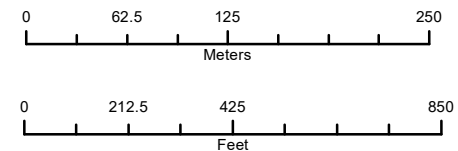


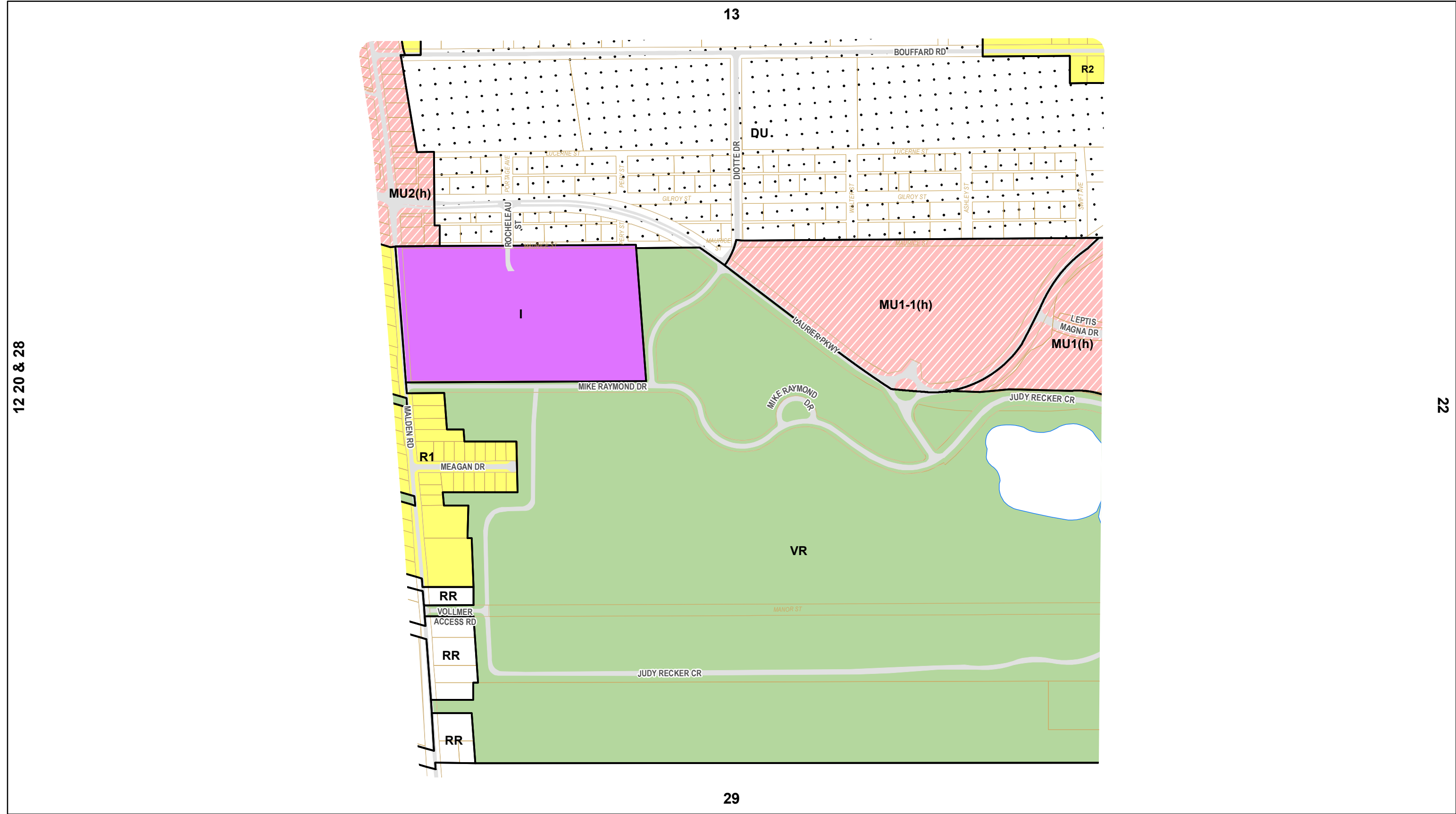


# Town of LaSalle Zoning By-Law

Source : Shoreline as depicted on basemap from 2019 Aerial Photography

## SCHEDULE "A" MAP 20





12 20 & 28

22

13

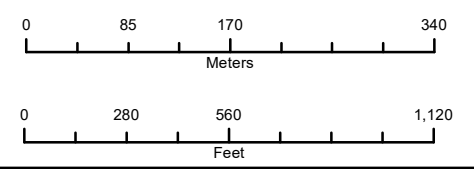
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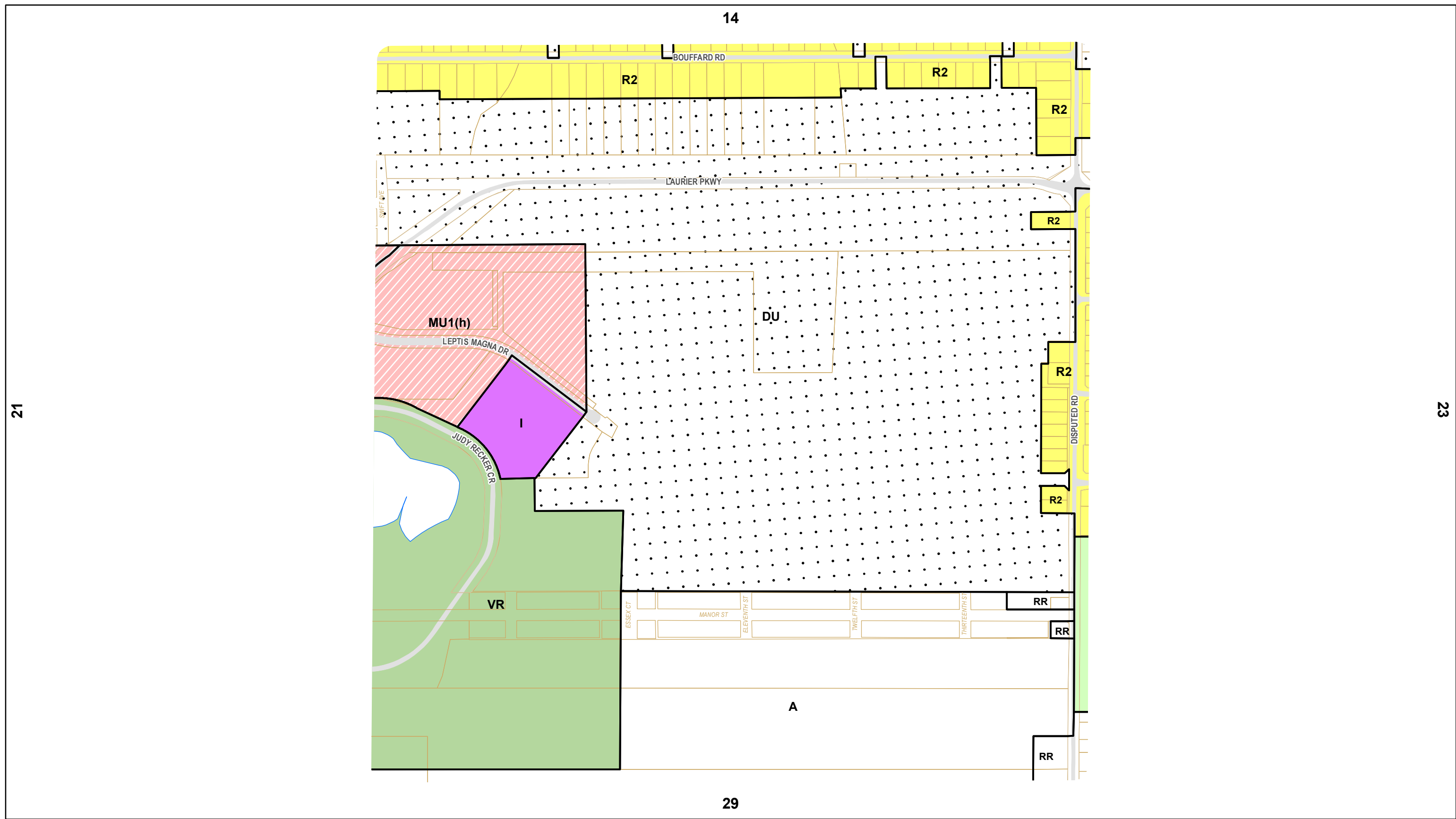


# Town of LaSalle Zoning By-Law

Source : Shoreline as depicted on basemap from 2019 Aerial Photography

## SCHEDULE "A" MAP 21

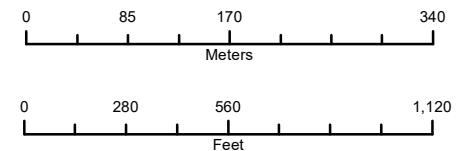


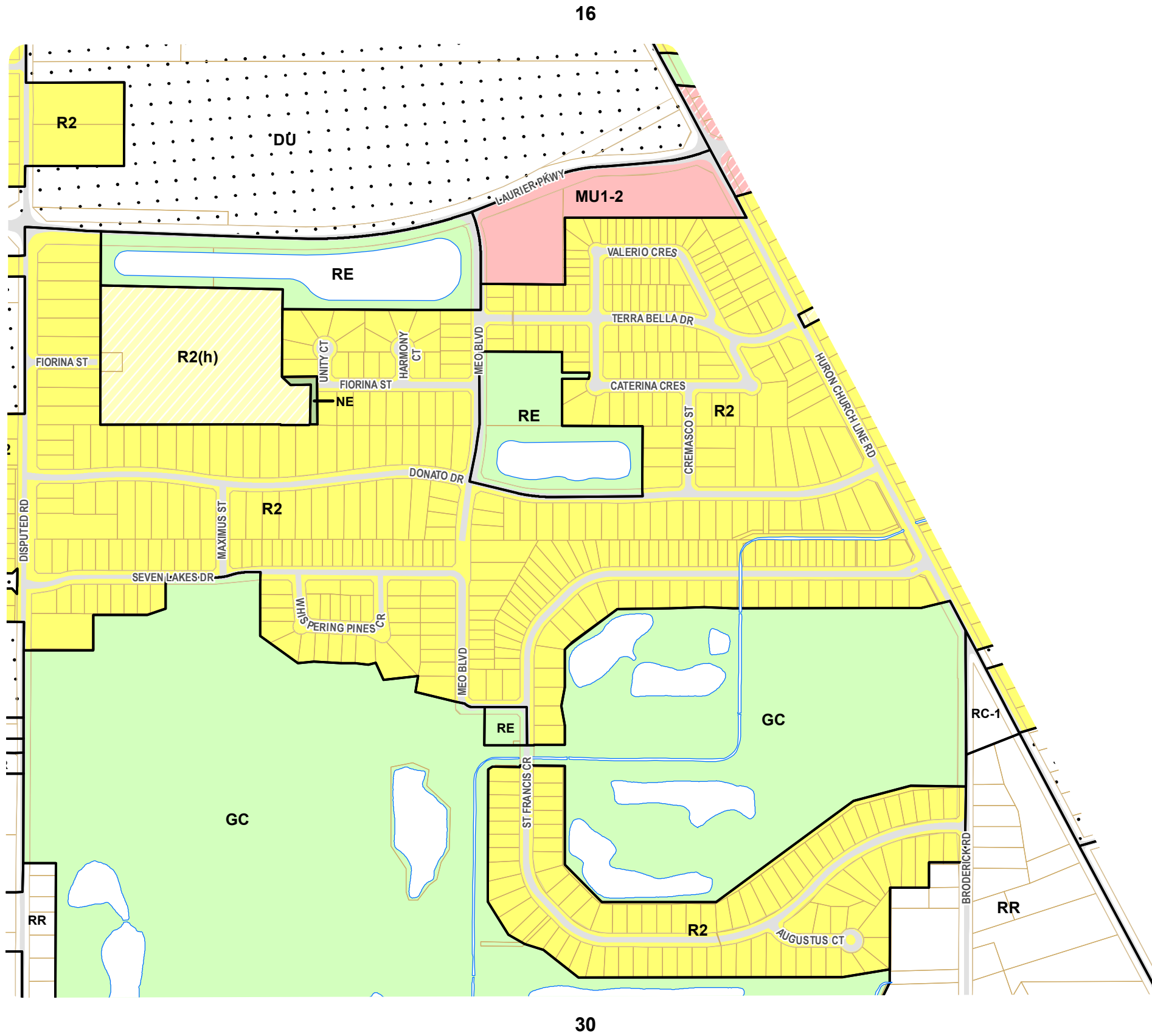


# Town of LaSalle Zoning By-Law

Source : Shoreline as depicted on basemap from 2019 Aerial Photography

## SCHEDULE "A" MAP 22





22 & 29

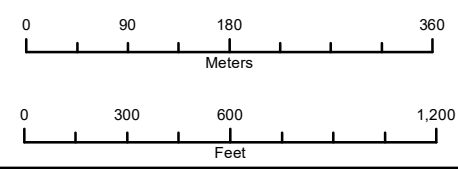
24 & 25



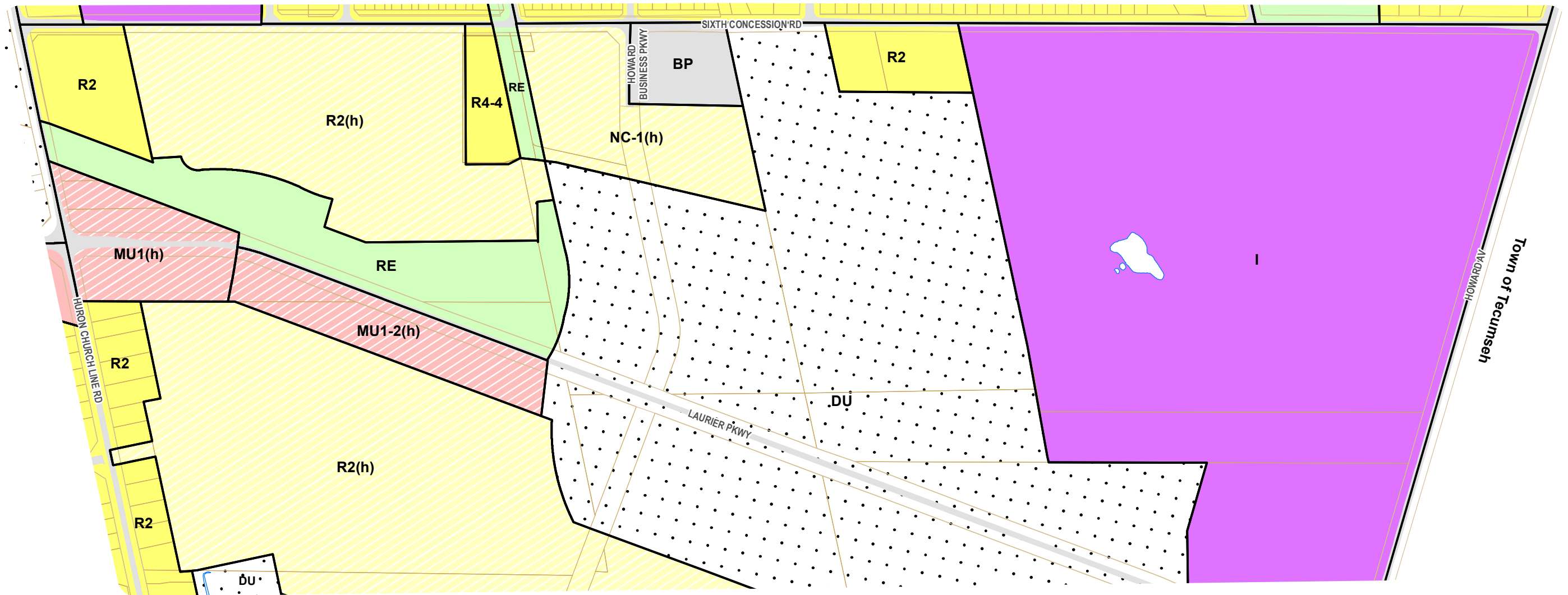
# Town of LaSalle Zoning By-Law

Source : Shoreline as depicted on basemap from 2019 Aerial Photography

## SCHEDULE "A" MAP 23



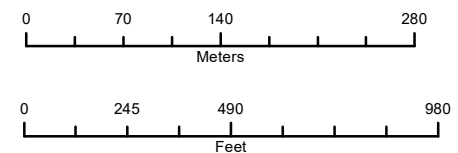




# Town of LaSalle Zoning By-Law

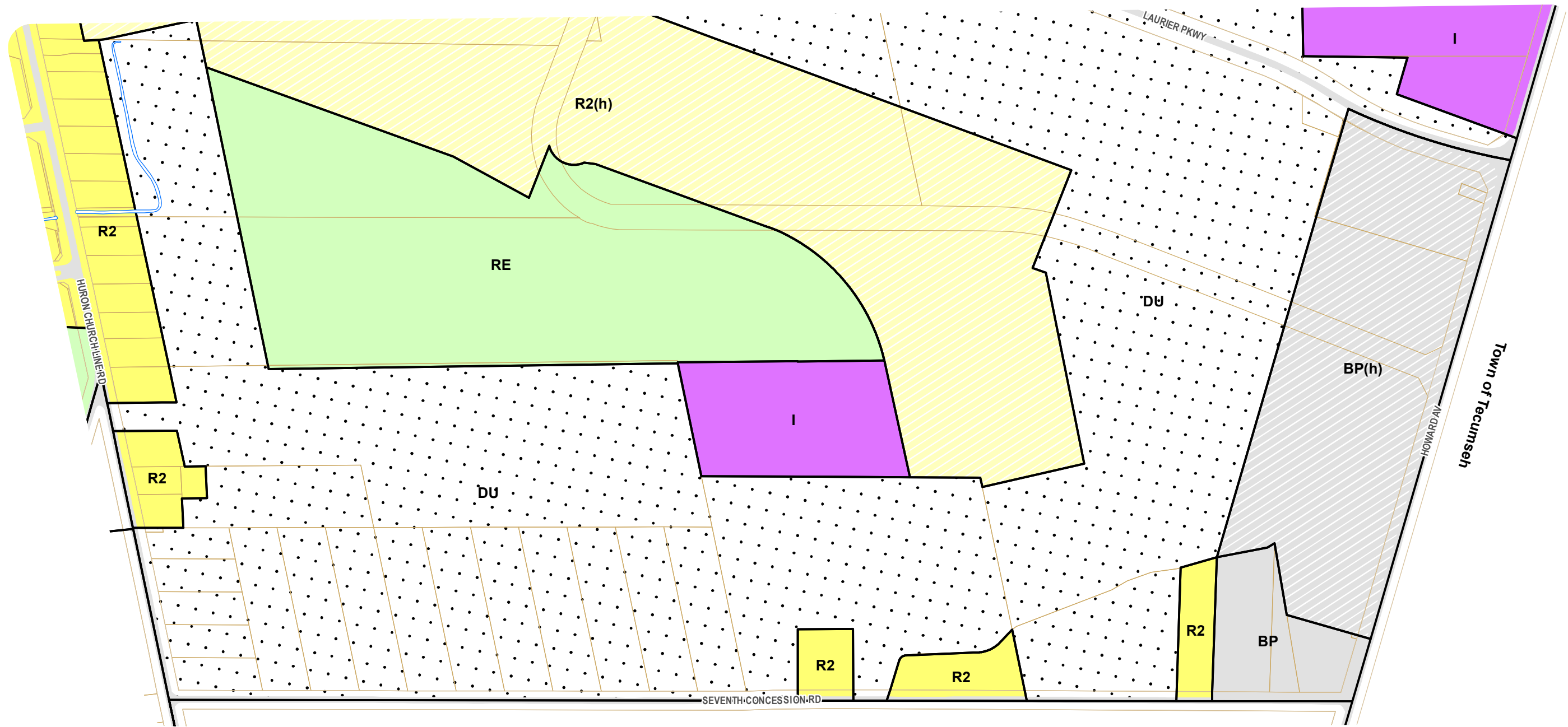
Source : Shoreline as depicted on basemap from 2019 Aerial Photography

## SCHEDULE "A" MAP 24



24

23



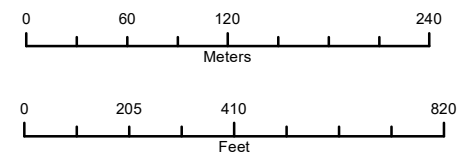
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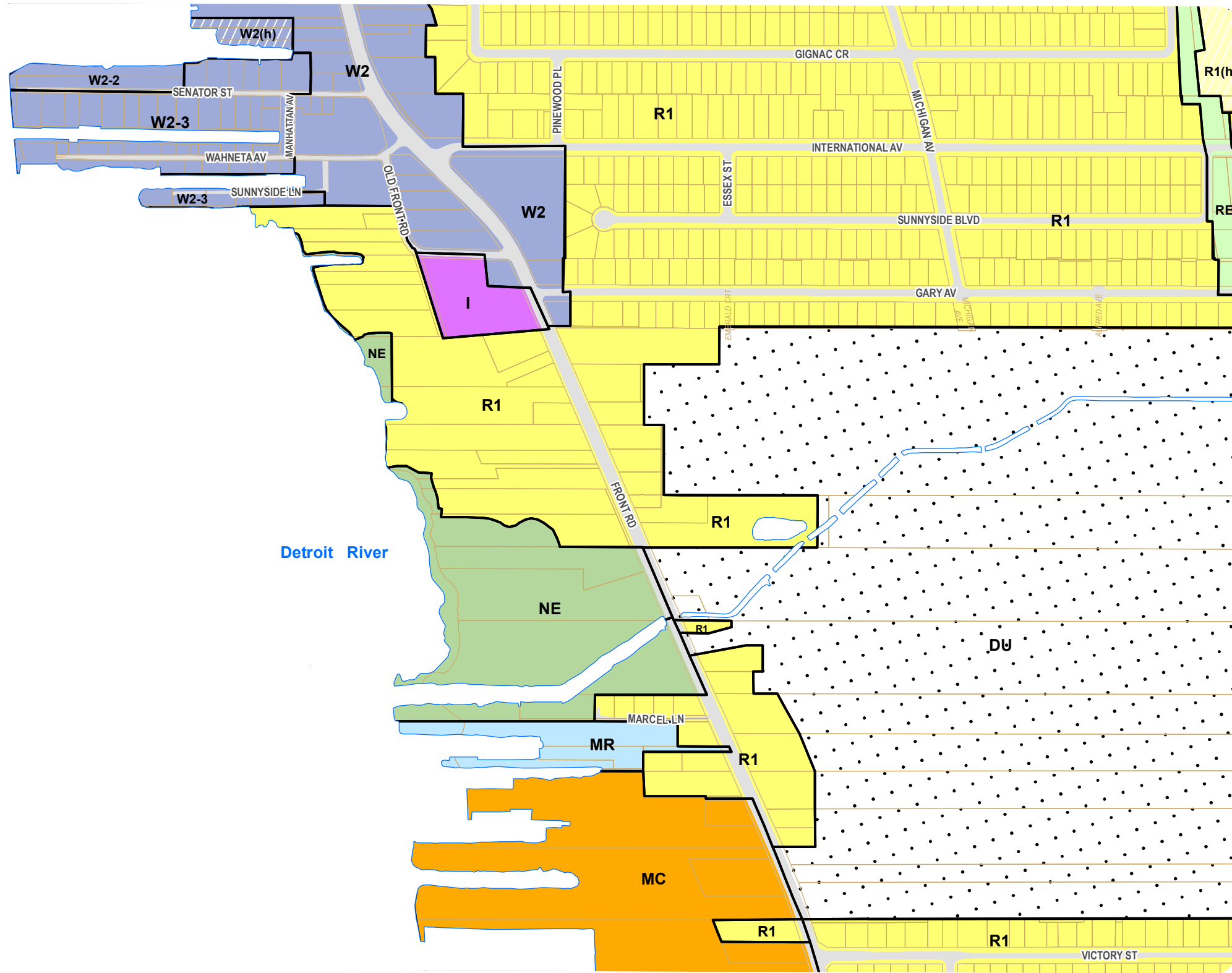
# Town of LaSalle Zoning By-Law

Source : Shoreline as depicted on basemap from 2019 Aerial Photography

**SCHEDULE "A"**  
**MAP 25**



18 & 19



42

27

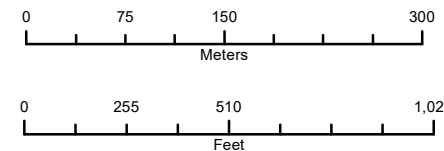
31



# Town of LaSalle Zoning By-Law

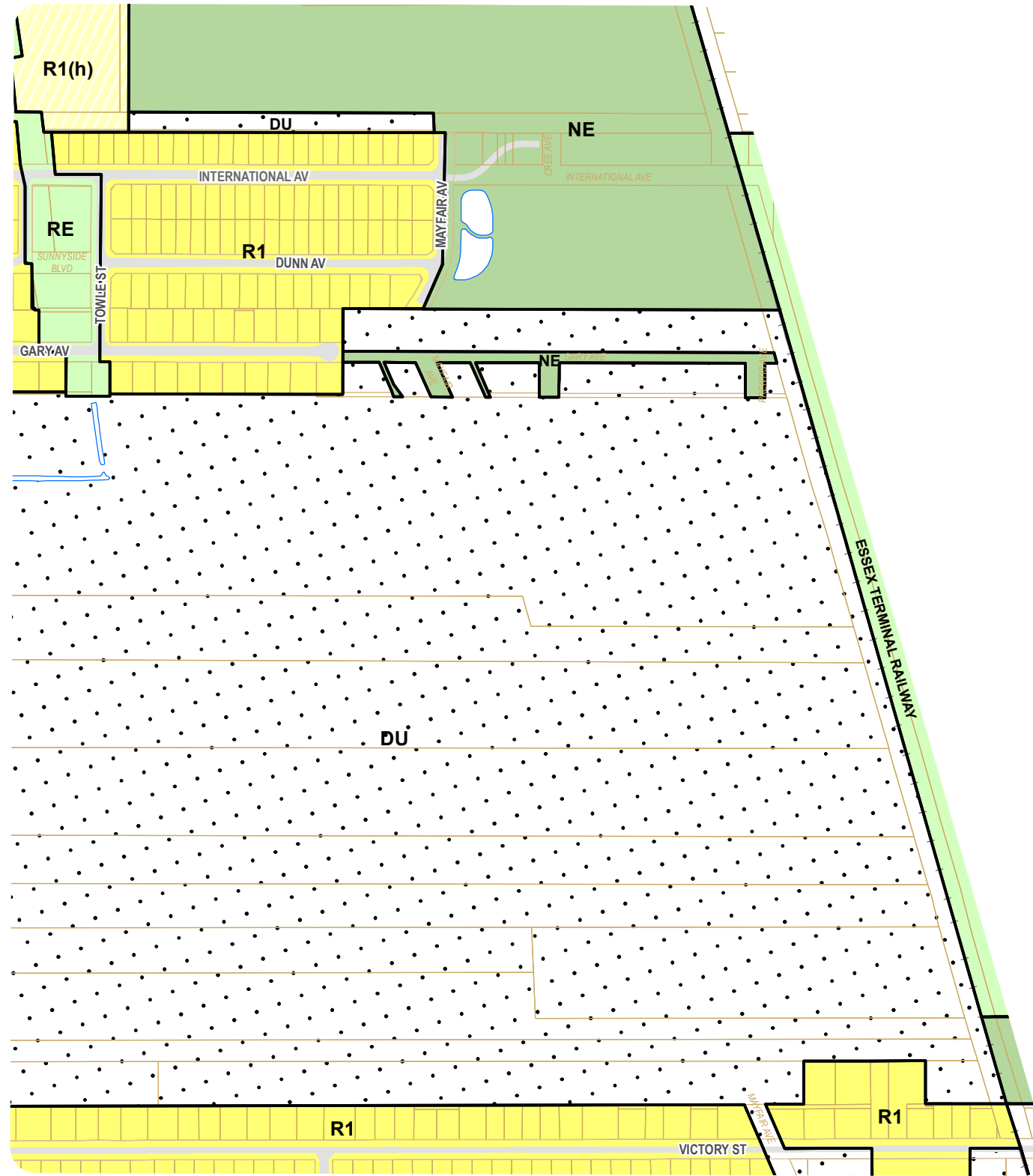
Source : Shoreline as depicted on basemap from 2019 Aerial Photography

## SCHEDULE "A" MAP 26



26

19



28

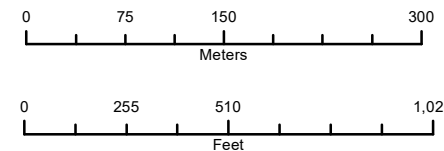
31 & 32



# Town of LaSalle Zoning By-Law

Source : Shoreline as depicted on basemap from 2019 Aerial Photography

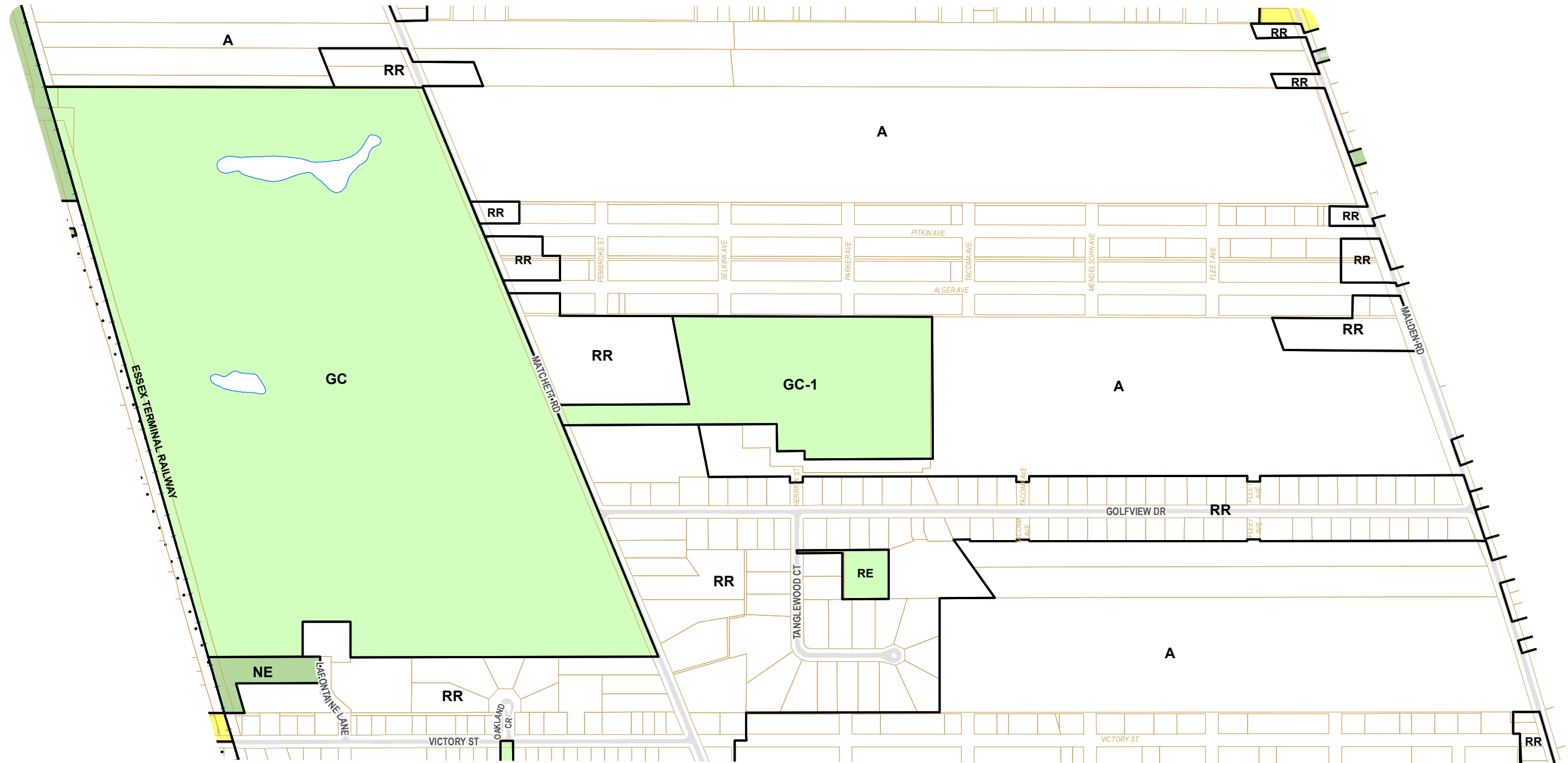
**SCHEDULE "A"**  
**MAP 27**



19 & 20

27

21 & 29



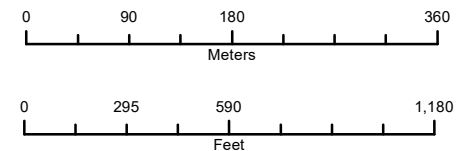
33

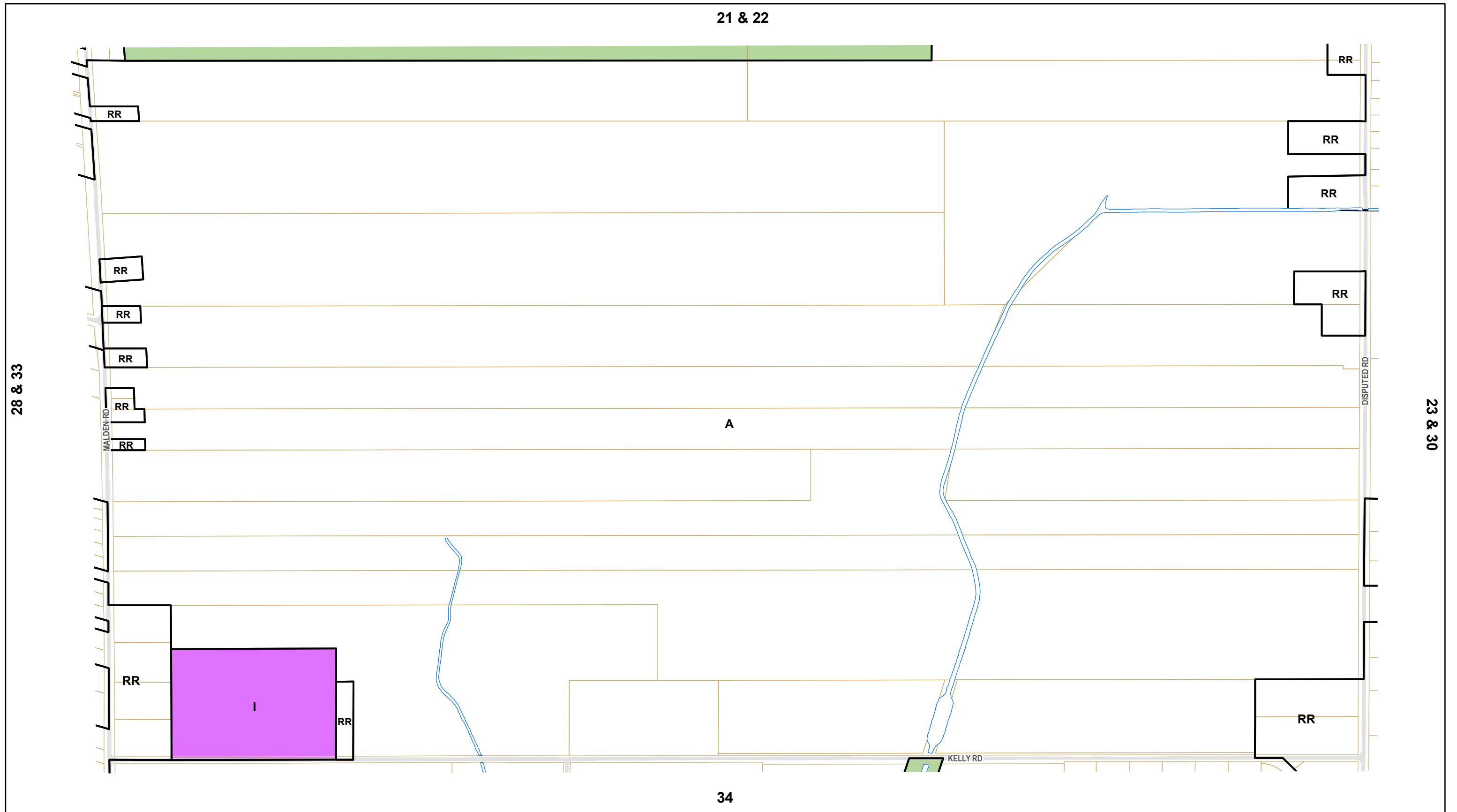


# Town of LaSalle Zoning By-Law

Source : Shoreline as depicted on basemap from 2019 Aerial Photography

## SCHEDULE "A" MAP 28

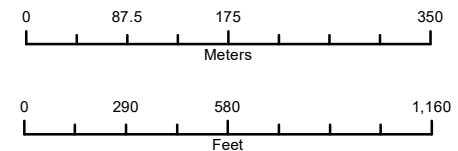




# Town of LaSalle Zoning By-Law

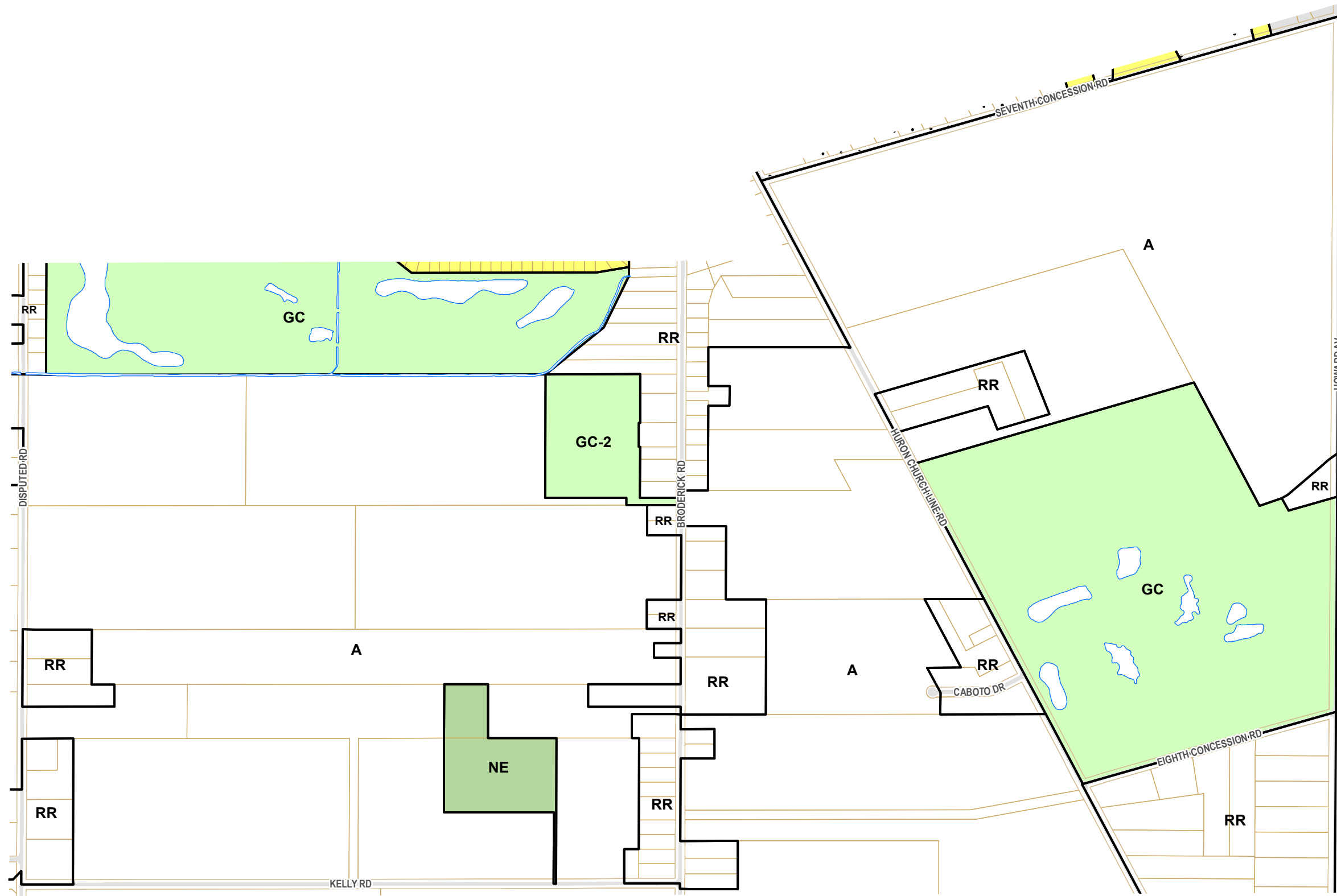
Source : Shoreline as depicted on basemap from 2019 Aerial Photography

## SCHEDULE "A" MAP 29



23 & 25

29 & 34



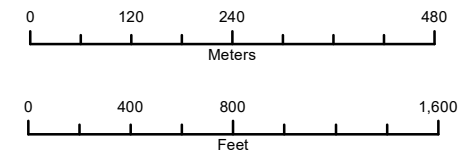
Town of Tecumseh



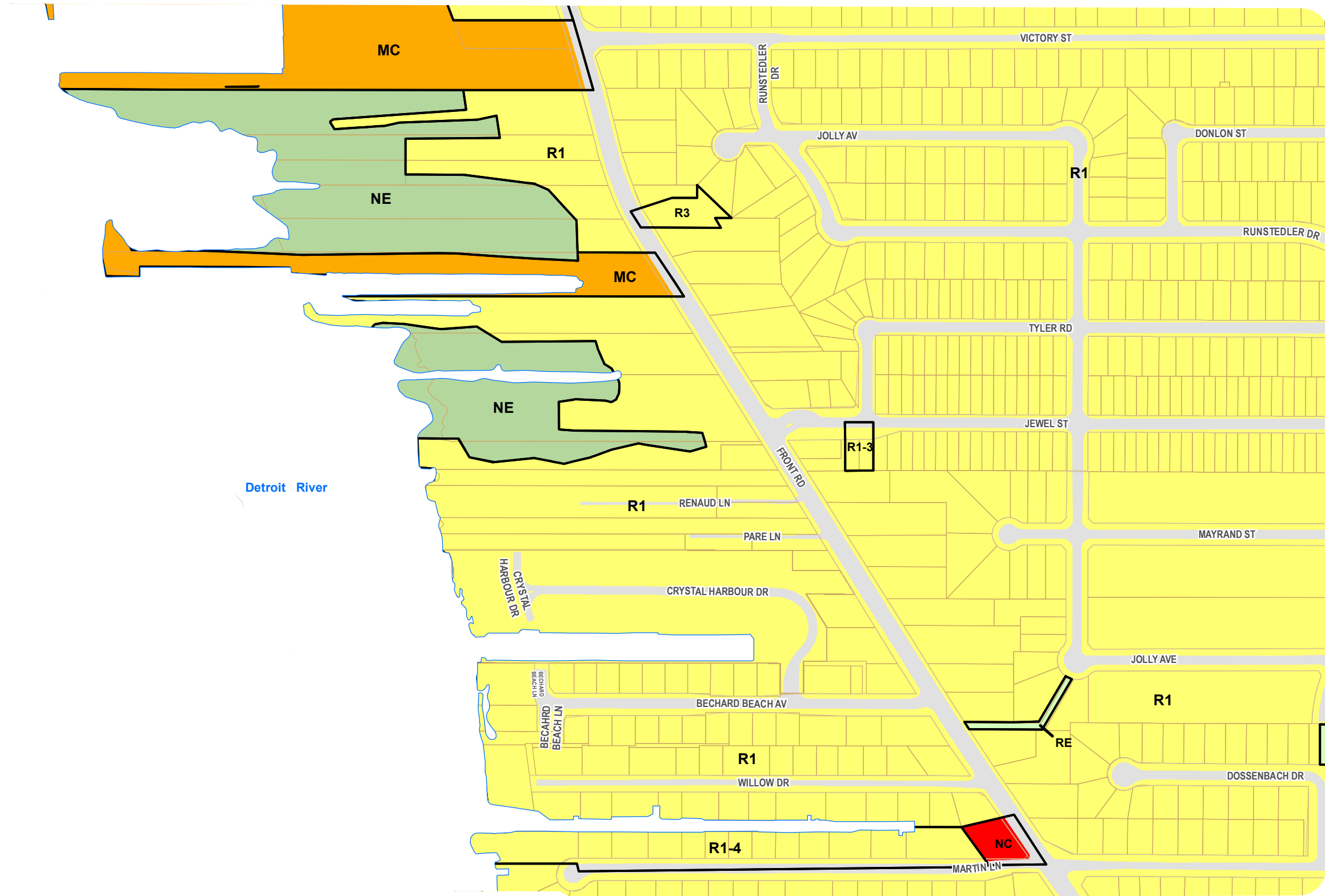
# Town of LaSalle Zoning By-Law

Source : Shoreline as depicted on basemap from 2019 Aerial Photography

**SCHEDULE "A"**  
**MAP 30**



26 & 27



42

32

Detroit River

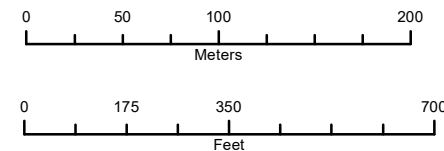
36



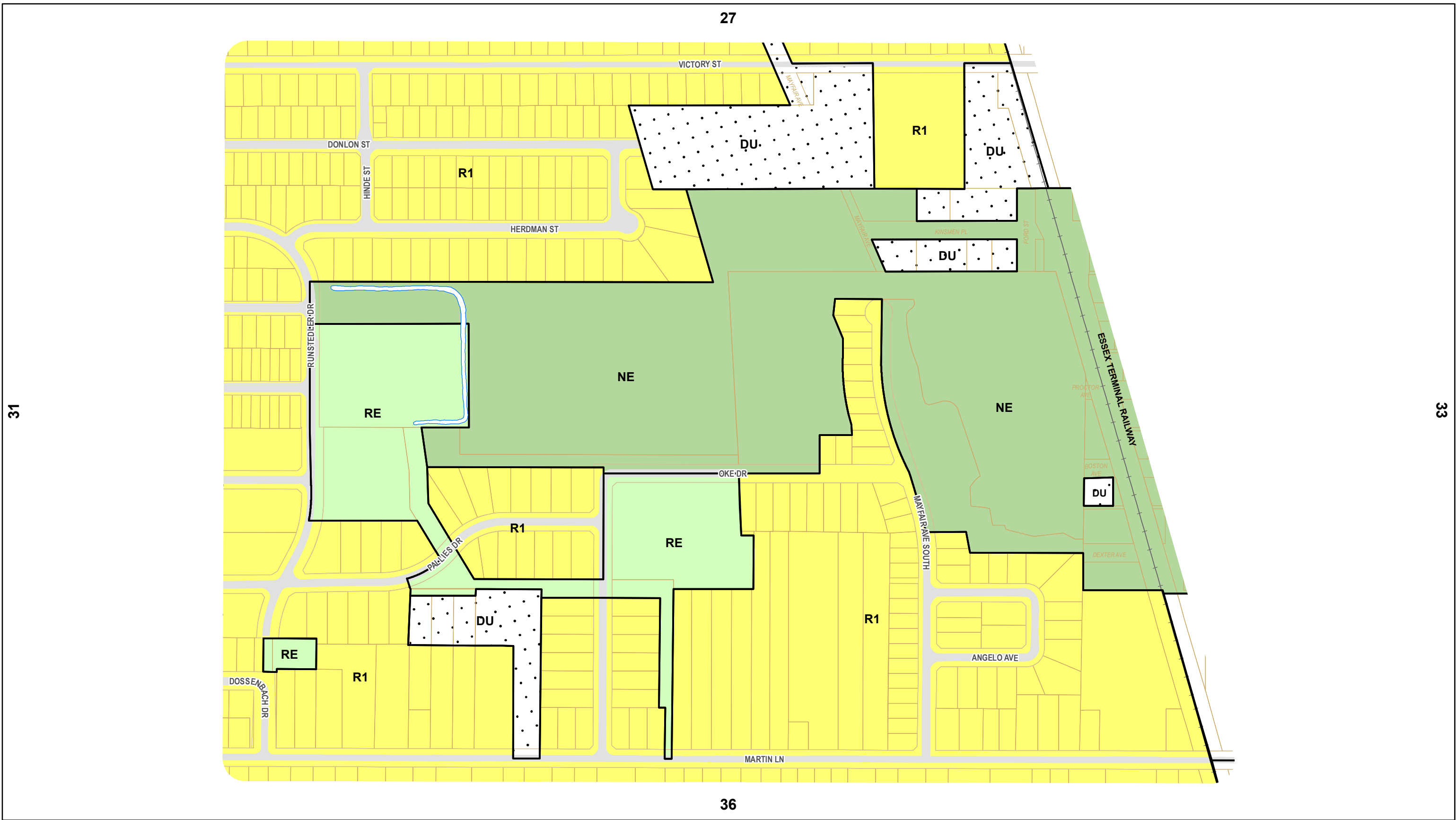
# Town of LaSalle Zoning By-Law

Source : Shoreline as depicted on basemap from 2019 Aerial Photography

## SCHEDULE "A" MAP 31







31

33

27

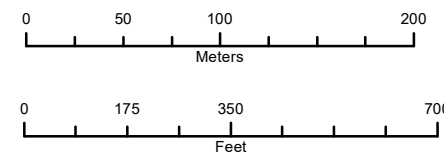
36



# Town of LaSalle Zoning By-Law

Source : Shoreline as depicted on basemap from 2019 Aerial Photography

**SCHEDULE "A"**  
**MAP 32**

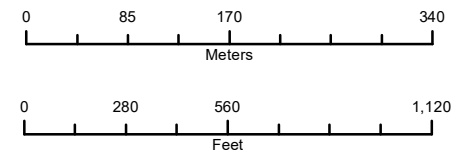


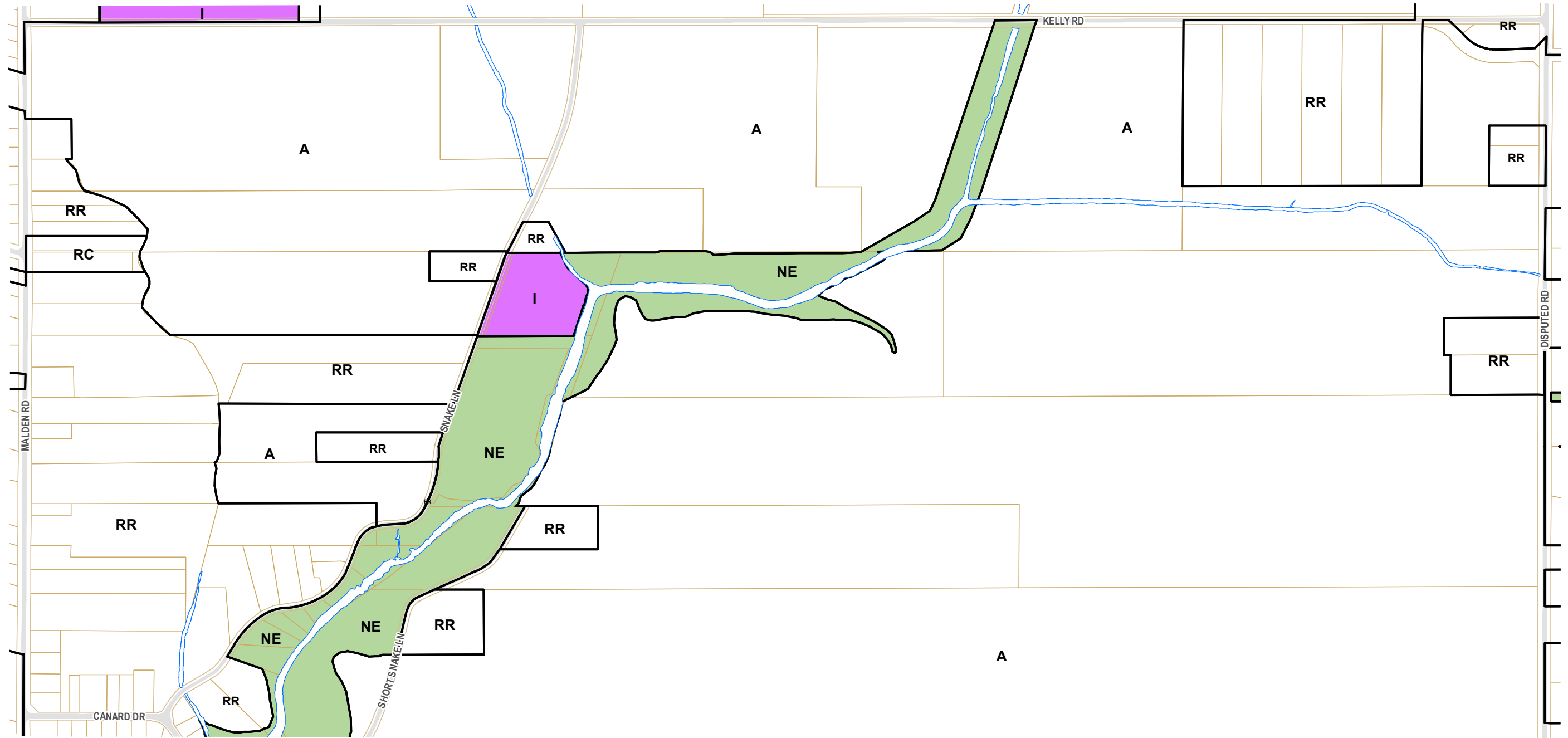


# Town of LaSalle Zoning By-Law

Source : Shoreline as depicted on basemap from 2019 Aerial Photography

## SCHEDULE "A" MAP 33

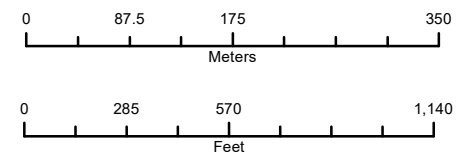




# Town of LaSalle Zoning By-Law

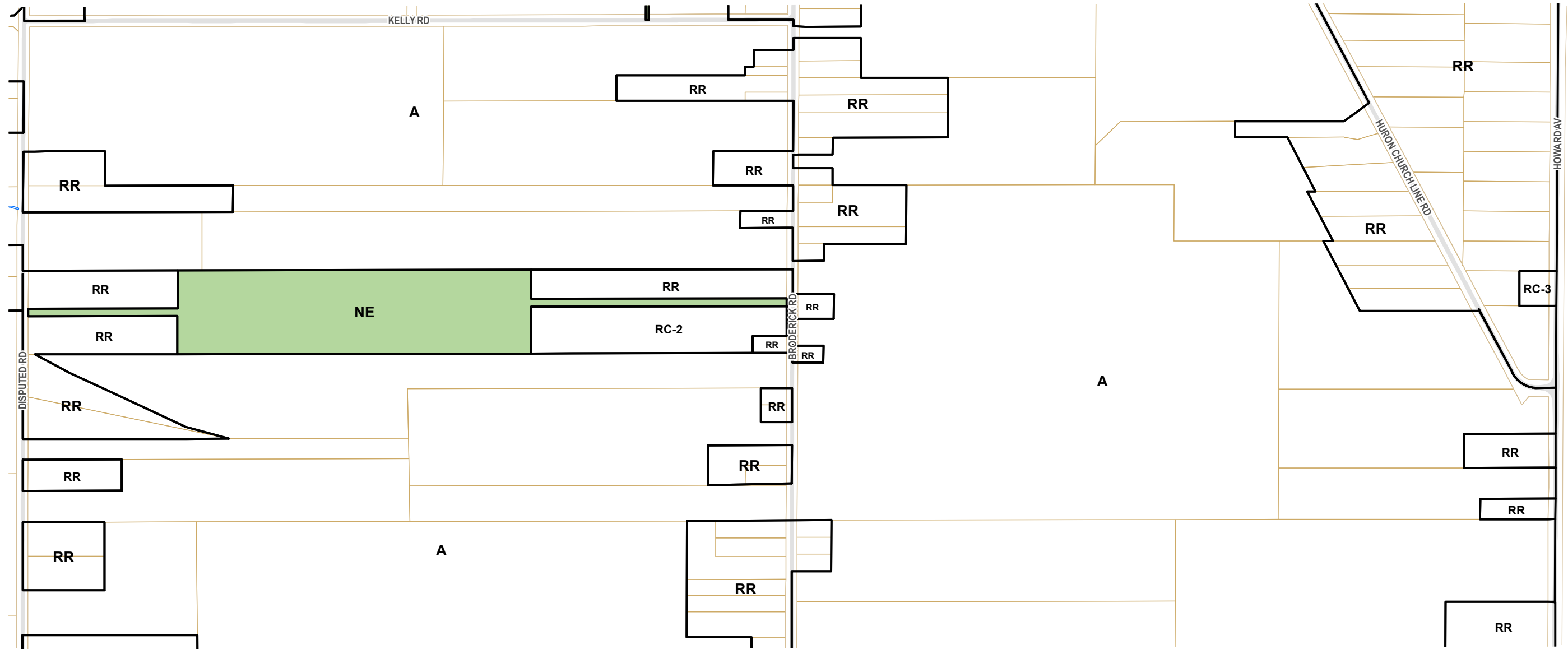
Source : Shoreline as depicted on basemap from 2019 Aerial Photography

## SCHEDULE "A" MAP 34



30

34 & 40



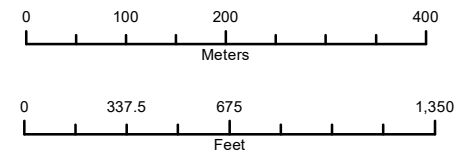
41



# Town of LaSalle Zoning By-Law

Source : Shoreline as depicted on basemap from 2019 Aerial Photography

**SCHEDULE "A"**  
**MAP 35**



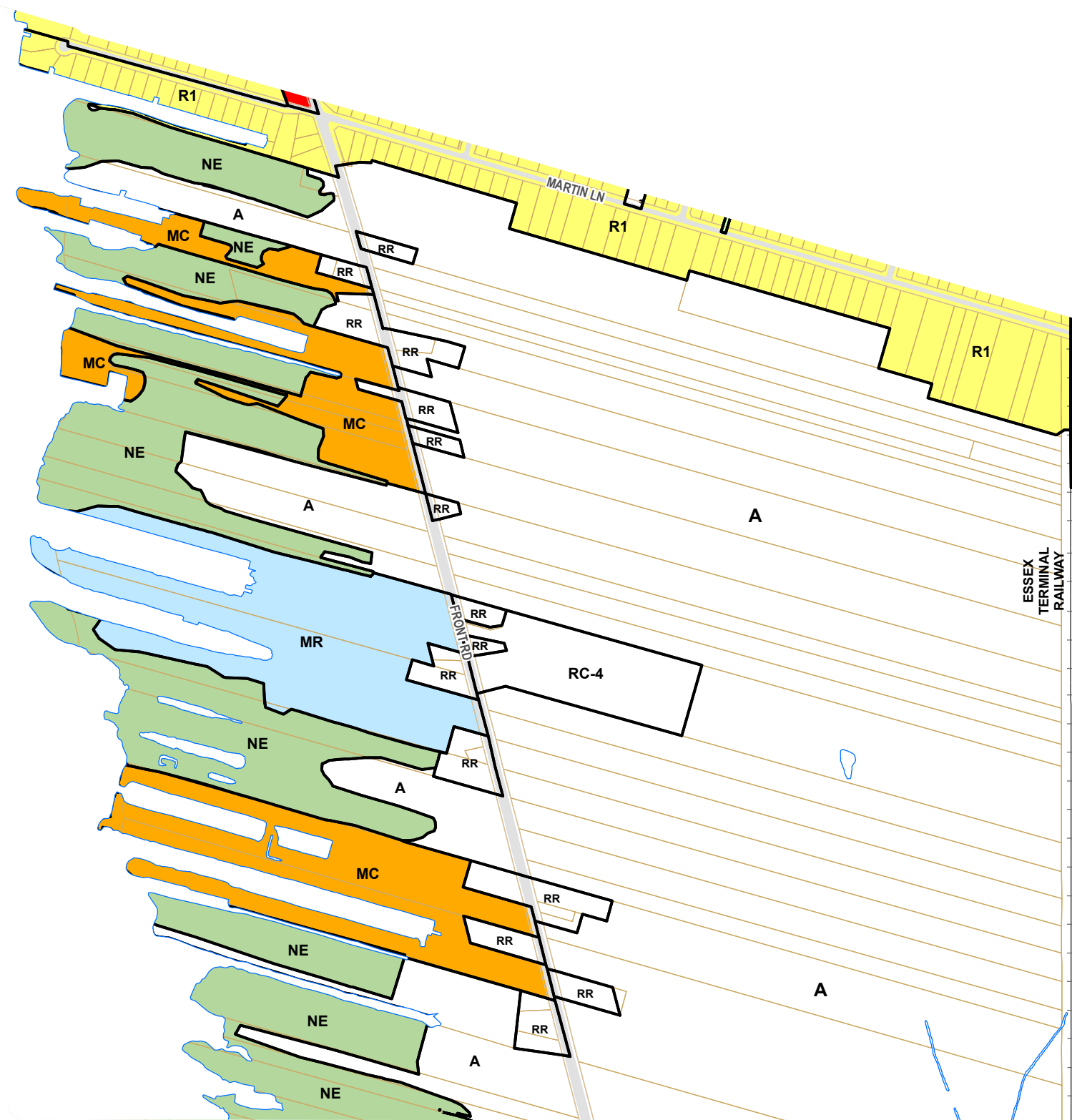
Town of Tecumseh

31 & 32

42

37

Detroit River



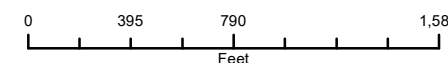
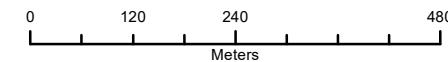
38

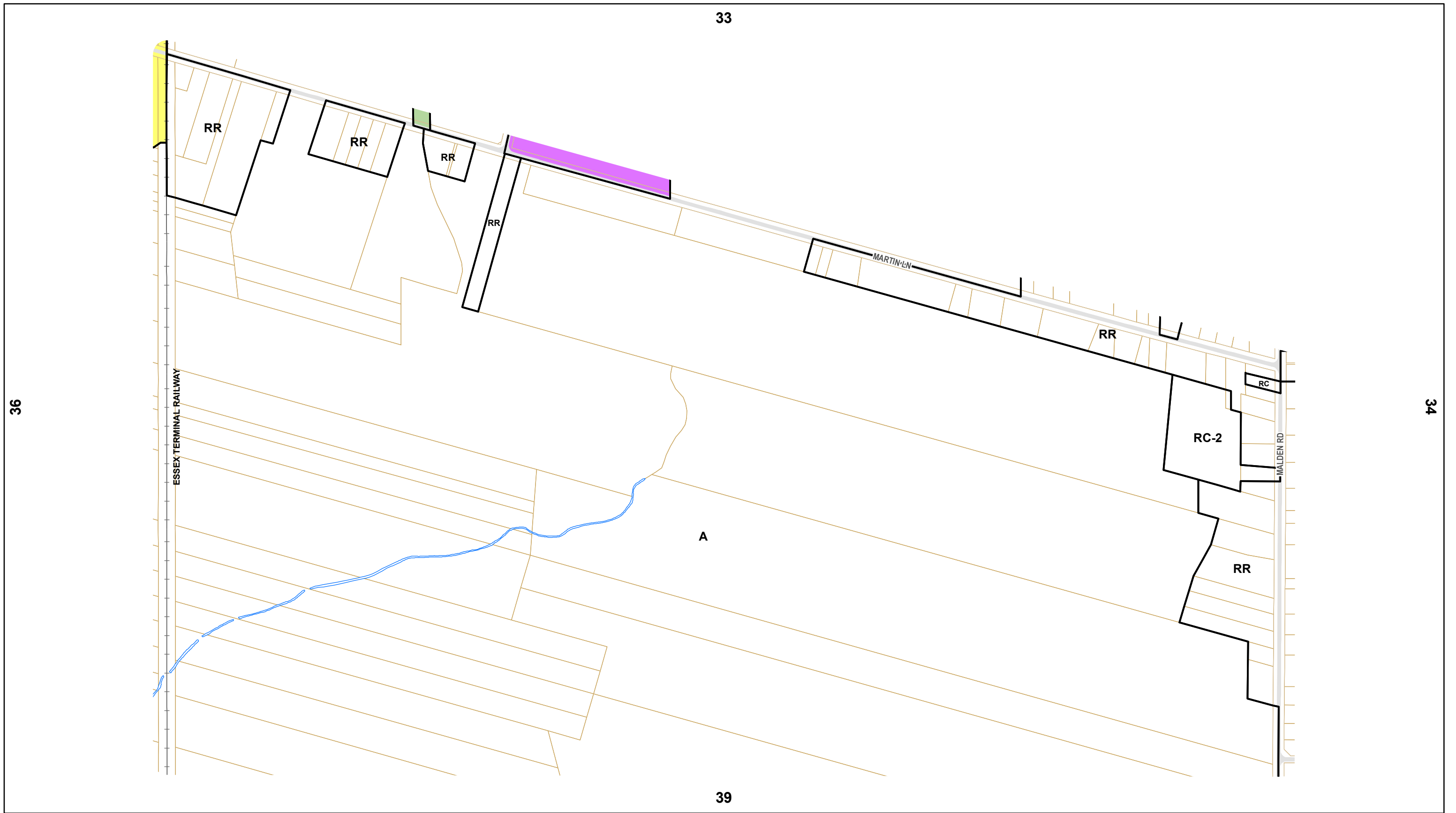


# Town of LaSalle Zoning By-Law

Source : Shoreline as depicted on basemap from 2019 Aerial Photography

**SCHEDULE "A"**  
**MAP 36**

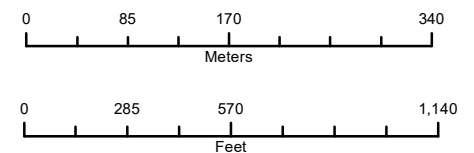




# Town of LaSalle Zoning By-Law

Source : Shoreline as depicted on basemap from 2019 Aerial Photography

**SCHEDULE "A"**  
**MAP 37**

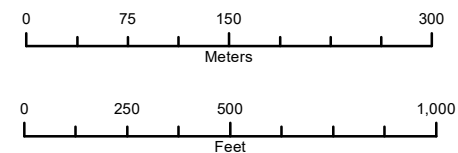


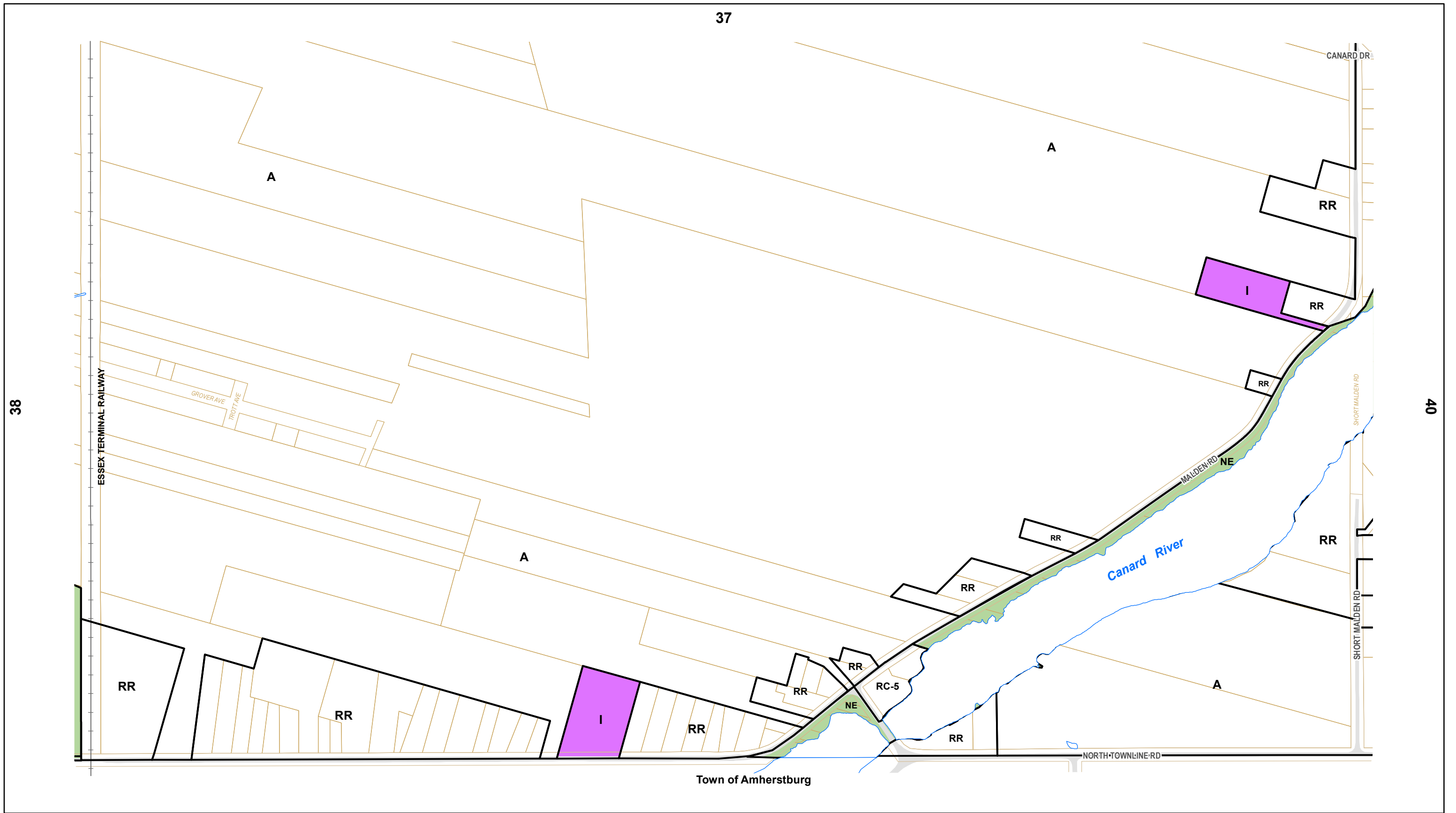


# Town of LaSalle Zoning By-Law

Source : Shoreline as depicted on basemap from 2019 Aerial Photography

## SCHEDULE "A" MAP 38

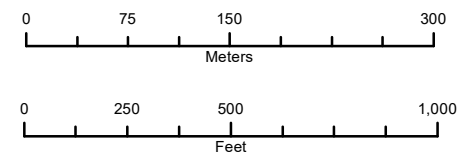




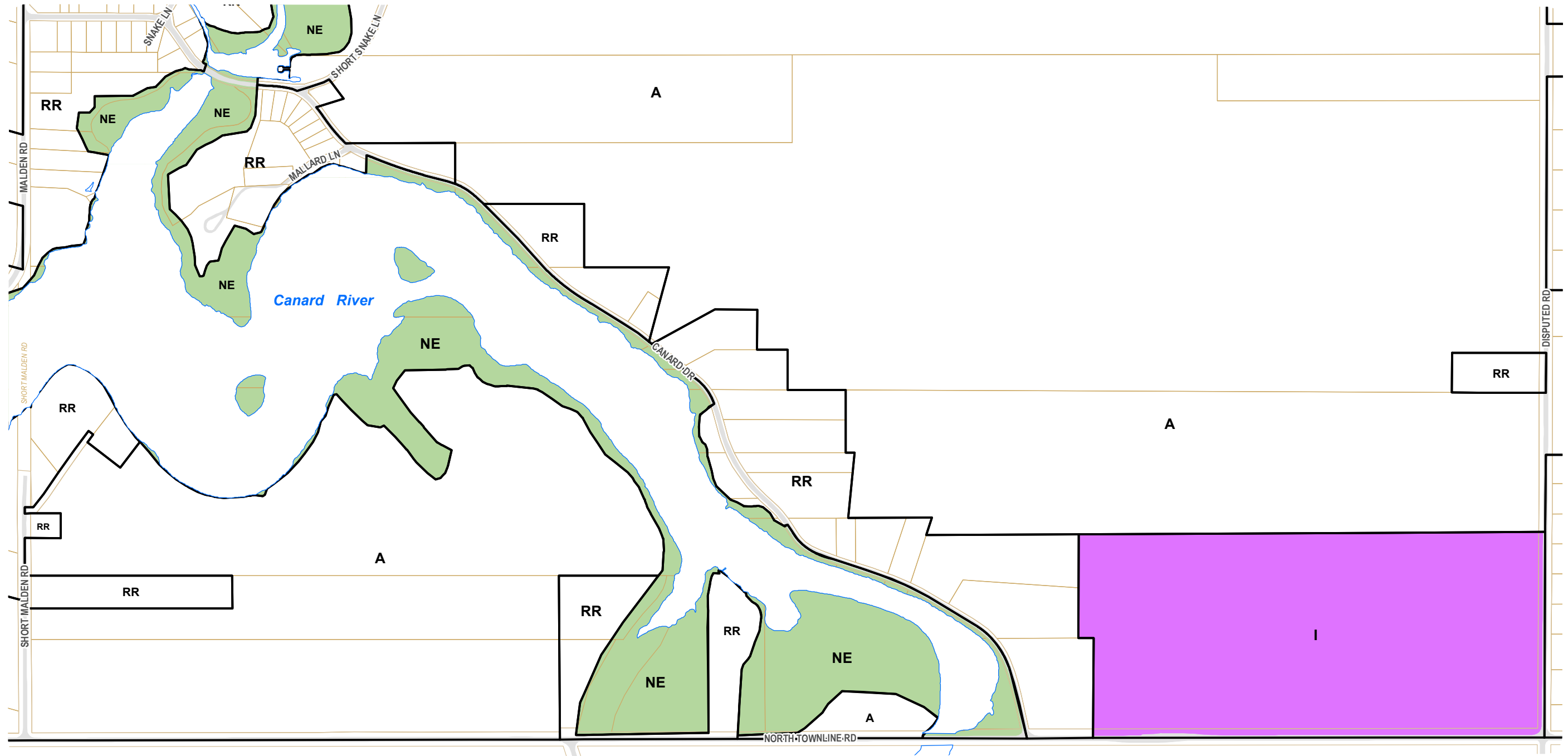
# Town of LaSalle Zoning By-Law

Source : Shoreline as depicted on basemap from 2019 Aerial Photography

## SCHEDULE "A" MAP 39







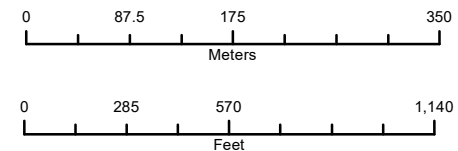
Town of Amherstburg



# Town of LaSalle Zoning By-Law

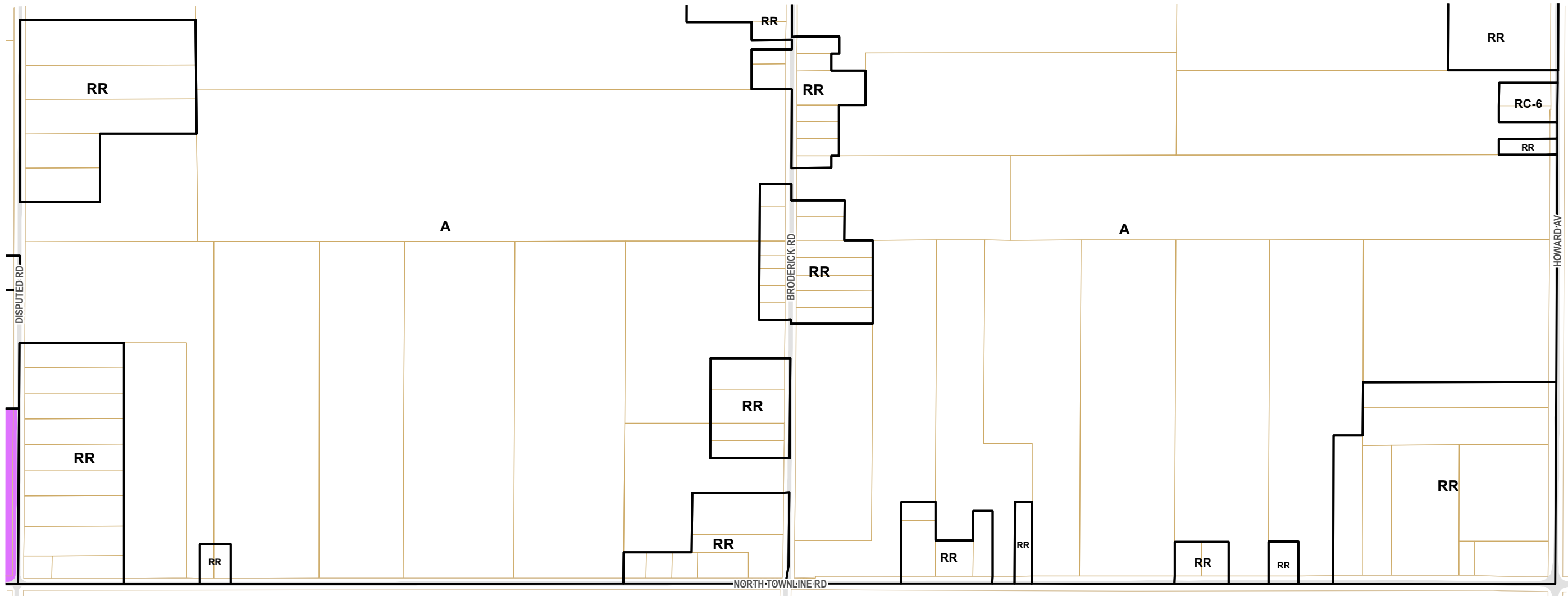
Source : Shoreline as depicted on basemap from 2019 Aerial Photography

## SCHEDULE "A" MAP 40



35

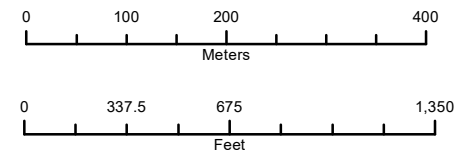
40

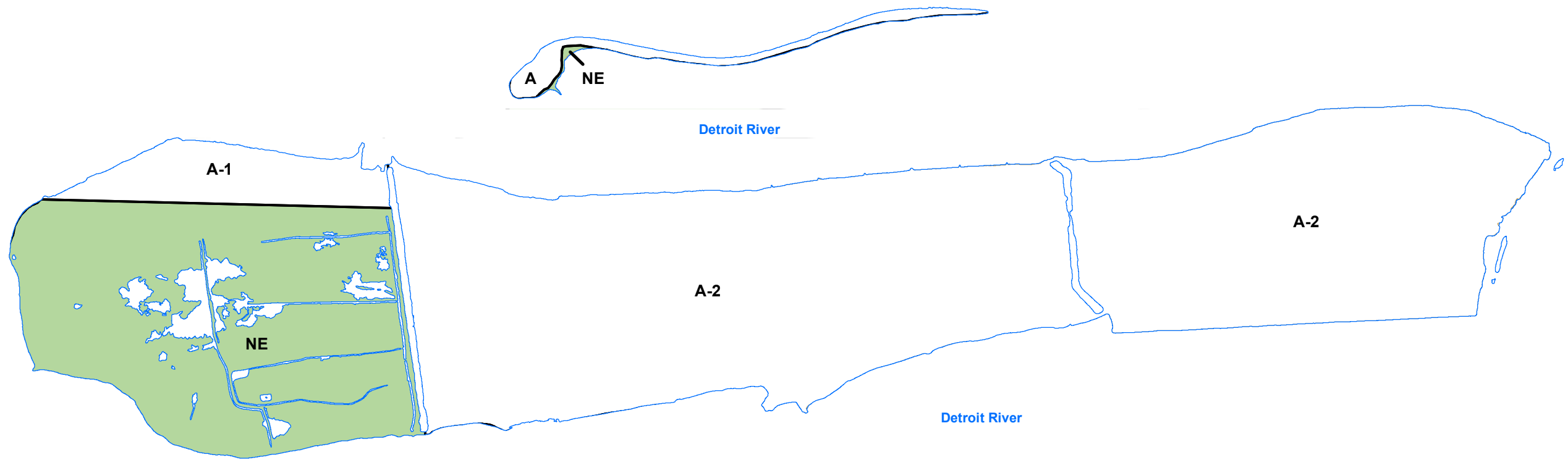


# Town of LaSalle Zoning By-Law

Source : Shoreline as depicted on basemap from 2019 Aerial Photography

## SCHEDULE "A" MAP 41

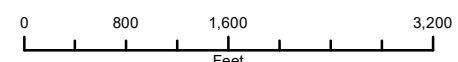
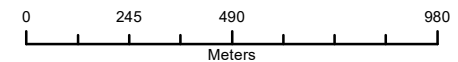




# Town of LaSalle Zoning By-Law



Source : Shoreline as depicted on basemap from 2019 Aerial Photography

## SCHEDULE "A" MAP 42



10 18 26 3

Town of LaSalle Zoning By-Law  
**SCHEDULE "B"**  
 Areas Susceptible to Flooding

-  FLOODPLAIN DEVELOPMENT CONTROL AREA
-  DETROIT RIVER FLOODPRONE AREA

This Office Consolidation includes all amendments up to and including By-Law No. 8870 adopted by Council on March 26, 2024. Please note that amendments to the Zoning By-Law are common. Accordingly, all information contained herein should be confirmed with Town staff.



Produced by the Town of LaSalle GIS & Planning Services.  
 January 2024

