



Town of Innisfil
Special Council Agenda
Council Chambers

Wednesday June 10, 2026 – 6:30 p.m.

1. Opening of Meeting by the Mayor

The Mayor will provide an opening statement and advise the meeting is being audio and video recorded and livestreamed on the Town of Innisfil's [YouTube Channel](#) and shall form part of the record which will be retained according to the Town's Retention By-law. For more information about the collection, please contact the Clerk's Office.

2. Approval of Agenda

(2.1) Special Agenda for June 10, 2026.

Recommendation

That the contents of the Special Agenda for June 10, 2026 be approved as printed.

3. Disclosure of Interest

4. Business Items

(4.1) Staff Report DSR-087-26 - Community Planning Permit System (CPPS) – Town-Wide

Members of the public have the opportunity to address Council by attending the meeting in person or virtually by pre-registering at the following link – [Special Council - Public Meeting Consultation Form](#), where you may also sign up to be notified regarding future consideration of this item.

Recommendation

1. That Staff Report DSR-087-26 regarding Community Planning Permit System (CPPS) – Town-Wide dated June 10, 2026, be received; and
2. That comments received at the Public Meeting be considered as part of any future recommendation report for a future Council meeting.

(4.2) **Staff Report DSR-088-26 - Zoning By-law Amendment (Temporary Use) - 1417 6th Line**

Members of the public have the opportunity to address Council by attending the meeting in person or virtually by pre-registering at the following link – [Special Council - Public Meeting Consultation Form](#), where you may also sign up to be notified regarding future consideration of this item.

Recommendation

1. That Staff Report DSR-088-26 regarding 1417 6th Line for the proposed Zoning By-law Amendment (D14-2026-002) be received; and
2. That By-law 062-26 being a By-law to amend Zoning By-law 080-13, as amended, to rezone a portion of the subject lands at 1417 6th Line to permit a sales pavilion as a temporary use, be adopted.

5. Confirming By-law and Adjournment

(5.1) **By-law to confirm the proceedings of the Council of The Corporation of the Town of Innisfil at the meeting held on June 10, 2026.**

Recommendation

1. That By-law No. 059-26, being the Confirming By-law of the Special Council Meeting held on June 10, 2026, be adopted; and
2. That this meeting be adjourned at _____p.m.

Community Planning Permit System (CPPS) – Town-Wide



Staff Report DSR-087-26

To: Mayor, Deputy Mayor, and Members of Council

From: Brandon Correia, Manager of Planning

Date: June 10, 2026

Executive Summary

- This report outlines the proposed draft Town-wide Community Planning Permit (CPP) By-law and is intended to provide information to Council and the public.
- The proposed amendment expands CPP By-law 058-25 across the entire Town of Innisfil to include all remaining areas of the town currently governed by the Zoning By-law, while largely maintaining the existing provisions for Alcona and shoreline properties already established within the existing CPP By-law.
- The Town-wide Community Planning Permit System (CPPS) is intended to create a more consistent, transparent and streamlined development application process to support growth and development.
- A subsequent recommendation report and final CPP By-law will be provided to Council at a future date after reviewing comments received and any amendments to the draft Town-wide CPP By-law have been further considered.

Recommendation:

1. That Staff Report DSR-087-26 regarding Community Planning Permit System (CPPS) – Town-Wide dated June 10, 2026, be received; and
2. That comments received at the Public Meeting be considered as part of any future recommendation report for a future Council meeting.

Background:

To help address housing supply challenges facing communities across Ontario and Canada, governments at all levels are looking at ways to enable more housing and/or streamline development processes. The *Planning Act* enables municipalities to integrate and streamline certain applications for concurrent review through a Community Planning Permit System (“CPPS”). This land use planning tool integrates zoning, minor variance, and site plan control processes into a single application and approval framework, streamlining development approvals which enables more timely delivery of housing to the market.

Council, on June 28, 2023, endorsed the [Strategic Directions Report](#) (DSR-090-23) which provided direction to update the Our Shore CPP By-law 062-17 and to implement a Town-wide CPP By-law in phases, with Alcona and the Shoreline being the first priority area. On June 25, 2025, Council approved [CPP By-law 058-25](#) for Alcona and the Shoreline through Staff Recommendation Report [DSR-098-25](#). A housekeeping by-law amendment was then approved by Council on March 18, 2026 through Staff Recommendation Report [DSR-033-26](#).

The final phase of the project involves expanding the Community Planning Permit System (CPPS) across the entire Town of Innisfil by amending CPP By-law 058-25 to include all remaining areas of the town currently governed by the Zoning By-law 080-13. This Town-wide CPP By-law will establish a consistent and efficient planning framework by replacing Zoning By-law 080-13 in all areas of the Town, with the exception of Alcona and shoreline properties, which are already subject to CPP By-law 058-25, as well as lands within the Friday Harbour Zoning By-law, federally regulated lands and any lands subject to a Ministerial Zoning Order (MZO).

The updated By-law will identify permitted and discretionary land uses and establish development standards in alignment with the policies of the Town's Official Plan, ensuring a comprehensive and consistent regulatory framework across all areas of the Town. The proposed draft Town-wide CPP By-law is included as Attachment 1 to this report and the proposed draft map schedules are included as Attachment 2.

Project Study Area:

As noted, the proposed amendment applies to all lands located within the geographic limits of the Town of Innisfil, except lands regulated by the Friday Harbour Zoning By-law 029-05, federally regulated lands (e.g. Cookstown airport) and any lands subject to a Ministerial Zoning Order (MZO).

Public Engagement:

Community and stakeholder engagement has been ongoing since 2022 through various platforms including virtual and physical Public Open Houses, updates to the project website, public surveys, social media posts, project email contact lists, newspaper ads, Community Advisory Group (CAG) Meetings, and Technical Advisory Committee (TAC) Meetings.

The first draft of the Town-wide CPPS was circulated to the TAC for review and input on February 23, 2026. On March 31st, 2026, Staff and consultants facilitated a community round table discussion to obtain additional input from various stakeholders including local members and consultants of the development community, conservation authorities, school boards, heritage and accessibility advisory committee members and representatives of the agricultural community from the Simcoe County Federation of Agriculture and the Ontario Federation of Agriculture.

On May 13, 2026, the final draft CPP By-law and draft map schedules were posted on the project page on the Town's Get Involved website for interested persons and parties to review and comment on. A drop-in style Public Open House was hosted on June 2, 2026, from 5:00-7:00pm at Town Hall. Information from the Open House is available on the Town's Get Involved page for the CPPS project: <https://www.getinvolvedinnisfil.ca/cpps>.

Public notice was provided in accordance with the Planning Act

Notice of this Public Meeting was provided to required agencies on May 13, 2026, and the Notice was published to Innisfil Today on May 13, 2026, in accordance with the *Planning Act*. Information and materials respecting the Draft CPP By-law were made available on the Town's [Get Involved](#) page.

All oral and written comments received before, on and after the public meeting on June 10, 2026, will be considered and detailed in a future recommendation report to Council.

Analysis/Consideration:

The CPPS operates using a broadened definition of development as permitted by O. Reg. 173/16 to include a number of processes into a single application review process to streamline development approvals and provide greater transparency and certainty. The CPPS regulates the permitted and discretionary uses of land, as well as the standards of development applicable to those uses. The following is an overview of the structure of the draft Town-wide CPP By-law:

Section 1: Administration and Interpretation- Defines how the by-law is to be administered and implemented including listing of exemptions, establishing permit classes, framework for approvals, and establishing precincts.

Section 2: Definitions- Provides definitions for terms that are used throughout the by-law for ease of interpretation and implementation.

Section 3: General Provisions- Sets out the provisions and regulations which apply to all classes of development and all geographic permit areas.

Section 4: Parking and Loading Provisions- Sets out the provisions and regulations for parking, loading, parking design, and space requirements.

Section 5: Residential Precincts- Sets out provisions and regulations for Residential Low Density 1, Residential Low Density 2, Residential Medium Density, Shoreline Residential, Retirement Residential and Village and Hamlet Residential Precincts.

Section 6: Commercial and Mixed Use Precincts- Sets out provisions and regulations for the Mixed Use Precinct for Alcona, Neighbourhood Commercial, Commercial Village and Hamlet, Shoreline Commercial, Mixed Use Lefroy and Mixed Use Cookstown Precincts.

Section 7: Community Service, Open Space and Environmental Protection Precincts- Sets out provisions and regulations for Community Service, Open Space, and Environmental Protection Precincts.

Section 8: Employment Precincts- Sets out provisions and regulations for Employment Area, Employment Mixed Commercial Area and Tourism/Commercial Area Precincts.

Section 9: Countryside Precincts- Sets out provisions and regulations for Agricultural, Specialty Crop, Rural, Estate Residential, Rural Residential, Rural Commercial, Rural Industrial, Extractive Industrial, Civic Campus and Future Urban Precincts.

Section 10: Site Specific Exceptions- Includes site-specific exceptions that are carried forward from Zoning By-law 080-13 and CPPS ("Our Shore") By-law 062-17.

Proposed Amendments

The majority of the provisions within the existing CPP By-law 058-25, approved by Council in June 2025, are proposed to remain unchanged through this amendment to expand the CPPS Town-wide. Only minor revisions are proposed to select provisions to enhance clarity, improve internal consistency, and better align with the Town's Zoning By-law. The proposed changes to the existing provisions are listed and summarized below:

- Minor technical amendments to ensure that provisions in Sections 1 to 4 of the CPP By-law function effectively on a town-wide basis while maintaining the intent of the original Zoning By-law provisions
- Clarification that discretionary uses require a Class 3 permit (Council approval)
- Update to the angular plane definition to align with the original Zoning By-law definition and improve clarity
- Correction of typographical errors within Section 3.30 applying to legal non-complying structures in the Shoreline Residential Precinct
- Inclusion of provisions permitting yard encroachments for underground parking garages
- Updates to Section 3.47 applying to the Shoreline Buffer Area to clarify how and when the provisions apply
- Minor revisions to parking provisions to align with current engineering standards
- Reduced parking rate for commercial uses in the Mixed Use (MU) Precinct in Alcona, consistent with the Zoning By-law
- Minor increase in the minimum number of required stacking spaces for drive-through facilities in accordance with engineering comments
- Clarifying that site-specific exceptions may be varied through a Class 2 permit (staff delegated)

The proposed Town-wide amendment establishes new Precincts for areas outside of Alcona and the Shoreline. Permitted uses and regulations for these new Precincts were established based on existing Zoning By-law provisions and the current and proposed policies of the Official Plan which is currently being updated. The proposed new provisions of the By-law are listed and summarized below:

- New precincts introduced based on existing Zones within the Zoning By-law and existing and proposed Official Plan designations. These new precincts include:
 - Residential Precincts: Retirement Residential and Village and Hamlet Residential Precincts
 - Commercial and Mixed Use Precincts: Mixed Use Lefroy, Mixed Use Cookstown, Village and Hamlet Commercial and Shoreline Commercial Precincts
 - Employment Precincts: Employment Area, Mixed Use/Employment Area and Tourism/Commercial Area Precincts
 - Countryside Precincts: Agricultural, Specialty Crop, Rural, Estate Residential, Rural Residential, Rural Commercial, Rural Industrial, Extractive Industrial, Civic Campus and Future Urban Precincts
- Exemptions included for agricultural uses in Section 1.26
- Additional definitions included for uses that are permitted in areas outside of Alcona and the shoreline (e.g. agricultural and on-farm diversified uses, industrial and employment, commercial and recreational uses etc.)
- General provisions carried forward from the existing Zoning By-law for accessory industrial and retail uses, bunkhouses, campgrounds, cannabis production facilities, home industries, outside storage etc.
- Specifying that fence provisions only apply to shoreline lots
- Introduction of additional parking standards for Town-wide permitted uses including agricultural and employment uses in accordance with Zoning By-law standards
- Existing site-specific exceptions outside of Alcona and shoreline properties carried forward from the Zoning By-law

No major amendments are proposed to the majority of the existing provisions in CPP By-law 058-25 as they apply to Alcona and the shoreline through this Town-wide amendment. This includes maintaining the existing permitted uses and regulations for the following precincts:

Residential Low Density 1, Residential Low Density 2, Residential Medium Density, Shoreline Residential, Mixed Use, Major Transit Station Area, Neighbourhood Commercial, Community Service, Open Space, and Environmental Protection.

As noted, minor revisions are being introduced to enhance clarity in how the By-law is interpreted and applied, and to ensure consistency with the provisions established in the existing Zoning By-law. No changes are proposed to the existing provisions related to permitting, review and notification processes, permit application classes, application evaluation criteria, transition provisions, exemptions, or facilities, services and matters, all of which are included in Section 1 of the By-law.

The majority of existing definitions (Section 2), general provisions (Section 3), and parking standards (Section 4) will also remain unchanged, except where specific updates have been identified in this report.

Staff are continuing to review the draft mapping and note minor edits may need to be made specifically in areas subject to site specific exceptions and areas where new Official Plan designations are proposed (i.e. Civic Campus and Highway 400/89 Employment Area).

Permit Classes and Development Evaluation Criteria

The proposed Town-wide CPP By-law maintains the existing three classes of development permits established in the current CPPS framework. This approach is intended to continue to reduce the need for Council involvement in applications that align with approved policies, while maximizing staff delegation within the parameters of the By-law and subject to established evaluation criteria. This ultimately continues to support a more efficient and modernized development approval process for the Town. To summarize the existing three permit classes:

- Class 1 permit applications meet all development standards. A Class 1 permit application can be approved by staff, provided all technical requirements (i.e. Storm water management, servicing, environmental review, etc.) are addressed to the satisfaction of the Town or relevant agency.
- Class 2 permits require minor deviation from the as-of-right lot and building standards, which would be subject to a staff level review.
- Class 3 permits require a Council decision prior to issuance of a CPPS permit and apply to development proposals that exceed one or more of the Class 2 thresholds.

All classes of permits could be subject to conditions of approval and agreement(s) registered on title, similar to the current Site Plan Control process.

The CPPS includes existing criteria to inform the analysis of a development proposal, and as noted, the criteria are not proposed to change through the Town-wide amendment. The criteria are intended to ensure that all development proposals are comprehensively assessed for appropriateness, conformity with applicable planning policies, and protection of ecological features and functions, thereby guiding informed and consistent decision making. The existing evaluation criteria are listed in Section 1.10 of the draft By-law included as Attachment 1.

Transition:

When a municipality has already made an agreement under section 41 (Site Plan Control) of the *Planning Act*, and then a new community planning permit by-law begins to affect the same property, the existing agreement remains valid and enforceable. The Town may also amend such agreements similar to other agreements specified under the law.

In addition, the existing transition provisions included in Section 1.25 of CPP By-law 058-25 will remain unchanged. These provisions establish permissions for on-going building permit

applications and carries forward permissions granted by minor variances or consents which were approved prior to the CPP by-law coming into effect. Existing *Planning Act* applications that are in progress are also recognized within the transition provisions. Further, the existing exemptions included in Section 1.26 of the By-law will remain unchanged which provide for permit exemption for certain minor developments that comply with the Class 1 requirements of the CPPS, consistent with the Town's current Site Plan Control requirements being replaced by CPPS.

Site specific exceptions which currently apply to the Town's comprehensive zoning by-law have also been carried forward in Section 10 of the CPPS. This is intended to avoid instances of legal non-conforming status for lands which were previously subject to a public process (i.e., zoning by-law amendment).

Next Steps:

Staff are continuing to develop internal processes, standard conditions of approval, templates for forms, and CPPS related agreements, staff reports, and other documents used throughout the application review process. Staff will continue to review input and comments received on the draft Town-wide By-law and will bring forward the final CPP By-law for Council consideration at a future meeting. The Town will also develop urban design / placemaking guidelines to provide clarity on design principles and best practices being encouraged throughout the Town. These design guidelines are intended to apply Town-wide and will be brought forward to a future Council meeting.

Community Strategic Plan Alignment:

The proposed Town-wide CPP By-law aligns with the Town's Strategic Priorities of:

- Priority #1 Grow: 1.1 – Demonstrate an ongoing commitment to working collaboratively with our public and private-sector partners to grow into a complete community, being agile and responsible as we ensure growth occurs in the right places.
- Priority #1 Grow: 1.3 – Identify opportunities to streamline the development approvals process to keep up with growth and make it easy to do business in Innisfil.

Financial Consideration:

No financial implications are required for this report at this time. All costs incurred by the Town for the purposes of this project are budgeted for within PLN19.

As discussed, no changes are proposed to the Facilities, Services and Matters Section of CPP By-law 058-25 that was approved by Council in June 2025. As the Community Benefits Charge ("CBC") is not applicable where a CPPS is in place, O.Reg. 173/16 permits a municipality to establish policies and regulations for the provision of facilities, services and matters (FSM) in exchange for specified height or density of development which can include parkland, additional fees/charges, affordable housing and other community benefits. Section 1.29, Table 1.4 and Table 1.5 of the CPP By-law includes the FSM requirements for development with 5 or more storeys and 10 or more residential units, calculated at 4% of the value of the land that is subject of development with additional requirements for Classes 2 and 3.

Local Impact:

The expansion of the CPP By-law town-wide will support anticipated growth by improving efficiencies for residents and staff through a simplified and streamlined development application process, while also establishing a consistent approach to development review across the Town.

Options/Alternatives:

This report is provided for information purposes only. Options and alternatives will be provided by Staff in a future recommendation report to be brought forward to Council at a later date after a complete review of all public submissions and technical review.

Conclusion:

This report is provided for information. A subsequent recommendation report will be provided to Council at a future date after reviewing comments received and amendments to the draft CPP By-law have been further considered.

Prepared By:

Keirsten Morris, Planning Project Manager

Approved By:

Andria Leigh, Director of Planning and Growth

Links to Attachments:

Attachment 1 – Draft Town-Wide CPP By-law

Attachment 2 – Draft CPPS Map Schedules

Reference Material:

[Community Strategic Plan](#)

Community Planning Permit By-law

Town of Innisfil

May 2026



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Schedules:

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- **Schedule A - Precinct Maps**
- **Schedule A - Visual Impact Overlay**
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- **Schedule A - Hazard Lands: Regulated Areas Overlay**

Innisfil CPP By-law

Preamble

The preamble is intended to assist the reader in understanding and interpreting the Community Planning Permit (CPP) By-law for the Town of Innisfil. It does not form part of the CPP By-law.

The CPP By-law regulates the **use** of land, **buildings** and **structures** within the Town of Innisfil. The CPP By-law implements and conforms to the policies of the Town of Innisfil Official Plan.

A CPP By-law is similar to a Zoning By-law in that it regulates the **use** of the land and establishes permitted **uses** and **development** standards on a site-by-site basis. This By-law is exclusionary, which means that if a use is not specifically defined and listed as a permitted use, then the use is not permitted. Both CPP By-laws and Zoning By-laws establish requirements such as **setbacks** for **buildings**; height of **buildings**; **yard setback** requirements; parking requirements; among many other requirements. Since a CPP By-law streamlines multiple separate planning processes that exist outside of a Community Planning Permit System framework, including Minor Variance, Zoning Amendment and Site Plan Control applications, a CPP By-law also identifies additional **development** rules and requirements, as described in this CPP By-law.

The following principles shall be used as a guide for implementing the CPP By-law.

Sustain:

- Protect and preserve Innisfil's **natural heritage** and Lake Simcoe
- Advance climate change mitigation and adaptation initiatives
- Ensure continued financial sustainability

Grow:

- Proactively plan and manage growth
- Promote a diversity of housing types
- Build and diversify the local economy

Connect:

- Enhance communication and civic engagement
- Ensure a safe and reliable transportation network
- Support a healthy, active and safe community
- Continue to engage in advocacy and partnerships to deliver on community priorities

Serve:

- Focus on continuous improvement in service delivery
- Build organizational resilience
- Establish the Town as a leader in Diversity, Equity and Inclusion

Section 1.0 - Administration and Interpretation

1.1 TITLE AND SCOPE

- 1.1.1 This By-law is known as The Community Planning Permit By-law of the Town of Innisfil (this By-law) and applies to all lands within the Town of Innisfil (including land under water to the middle of Lake Simcoe), with the exception of lands within the Orbit Secondary Plan and the Big Bay Point Secondary Plan, as shown in Schedule A of this By-law.

1.2 APPLICATION

- 1.2.1 No person shall **use** any land or **erect** or **alter** any **buildings** or **structures** or remove any vegetation within a Precinct, except in conformity and compliance with the provisions of this By-law.
- 1.2.2 No person, other than a **public authority**, shall reduce any **lot** by conveyance or otherwise so that it does not meet the requirements of this By-law, or if it did not meet the requirements initially, so that it is further from meeting them.
- 1.2.3 No municipal permit, certificate or license may be issued if the permit, certificate or license is required for a **use** of land or **erection**, alteration, enlargement or **use** of any **building** or **structure** that is not in conformity and compliance with this By-law.
- 1.2.4 Despite any other provisions of this By-law, the Chief Building Official of the Town may not issue a **building** permit for the **development** or redevelopment of any lands or **buildings** or **structures** or any part thereof within the area of the Town affected by this By-law unless in accordance with the provisions of this By-law.
- 1.2.5 The lack of a survey, or a mistake or an error or omission by any person required to comply with the provisions of this By-law does not relieve that person from liability for failure to comply with the provisions of this By-law.
- 1.2.6 This By-law shall be administered by a person appointed by the **Council** of the Town of Innisfil as the CPP By-law Administrator.
- 1.2.7 The General Provisions section of this By-law is considered to apply to all lands within the Town of Innisfil, with the exception of lands within the Orbit Secondary Plan and the Big Bay Point Secondary Plan, as mapped in this By-law.

1.3 PRECINCTS AND SYMBOLS

- 1.3.1 Schedule A attached forms part of this By-law.

1.3.2 For the purpose of this By-law, the Community Planning Permit Area has been divided into Precincts, the boundaries which are shown on Schedule A.

1.3.3 Schedule A consists of a number of detailed maps for portions of the Community Planning Permit Area which are located as indicated on the Key Map.

1.3.4 The Precincts are referred to by the following names and symbols and are identified on Schedule A by the symbols shown in Table 1.1:

Table 1.1: Precincts and Precinct Symbols

	PRECINCT	SYMBOL
Residential Precincts		
a)	Residential Low Density 1 Precinct	RL1
b)	Residential Low Density 2 Precinct	RL2
c)	Residential Medium Density Precinct	RM
d)	Shoreline Residential Precinct	SR
e)	Retirement Residential Precinct	RER
f)	Village and Hamlet Residential Precinct	RVH
Commercial and Mixed Use Precincts		
g)	Mixed Use Precinct	MU
h)	Mixed Use Lefroy Precinct	MU-Lefroy
i)	Mixed Use Cookstown Precinct	MU-Cookstown
j)	Major Transit Station Area Precinct	MT
k)	Neighbourhood Commercial Precinct	CN
l)	Village and Hamlet Commercial Precinct	CVH
m)	Shoreline Commercial Precinct	SC

Community Service, Open Space and Environmental Protection Precincts		
n)	Community Service Precinct	CS
o)	Open Space Precinct	OS
p)	Environmental Protection Precinct	EP
Employment Precincts		
q)	Employment Area Precinct	EA
r)	Mixed Commercial / Employment Area Precinct	MCE
s)	Tourism / Commercial Area Precinct	CT
Countryside Precincts		
t)	Agricultural Precinct	A
u)	Specialty Crop Precinct	ASC
v)	Rural Precinct	RU
w)	Estate Residential Precinct	ER
x)	Rural Residential Precinct	RR
y)	Rural Commercial Precinct	RUC
z)	Rural Industrial Precinct	RUI
aa)	Extractive Industrial Precinct	EI
bb)	Civic Campus Precinct	CC
cc	Future Urban Precinct	FUR

1.4 PRECINCT BOUNDARIES

- 1.4.1 The Precinct and Precinct boundaries are shown on Schedule A that are attached to and form part of this By-law.
- 1.4.2 Respecting the Precinct boundaries of the Precincts, the following applies:
- a) Each parcel of land within the Community Planning Permit Area is provided with a Precinct category or categories. The location of the boundary of the Precinct may be determined by **lot line**, road, **rail line**, or where the Precinct does not abut any of the above, by the scale of the map.
 - b) The Environmental Protection (EP) Precinct and Open Space (OS) Precinct are exceptions to a) above in that the boundary reflects the natural features and the location of the boundary may not follow a **lot line**, road, **rail line**. Where this is the case, the precinct boundary shall be determined by the scale of the map.
- 1.4.3 Where a parcel of land or **lot** falls into two or more Precincts, each portion of the parcel of land or **lot** shall be used in accordance with the provisions of this By-law for the applicable Precinct.
- 1.4.4 Where a parcel of land or **lot** does not have an assigned Precinct, that parcel of land or **lot** shall absorb the same Precinct as the adjacent lands to the midpoint of the road. In the case of multiple different abutting Precinct classifications, the new Precinct boundary shall be the former **centerline(s)** between the Precincts.

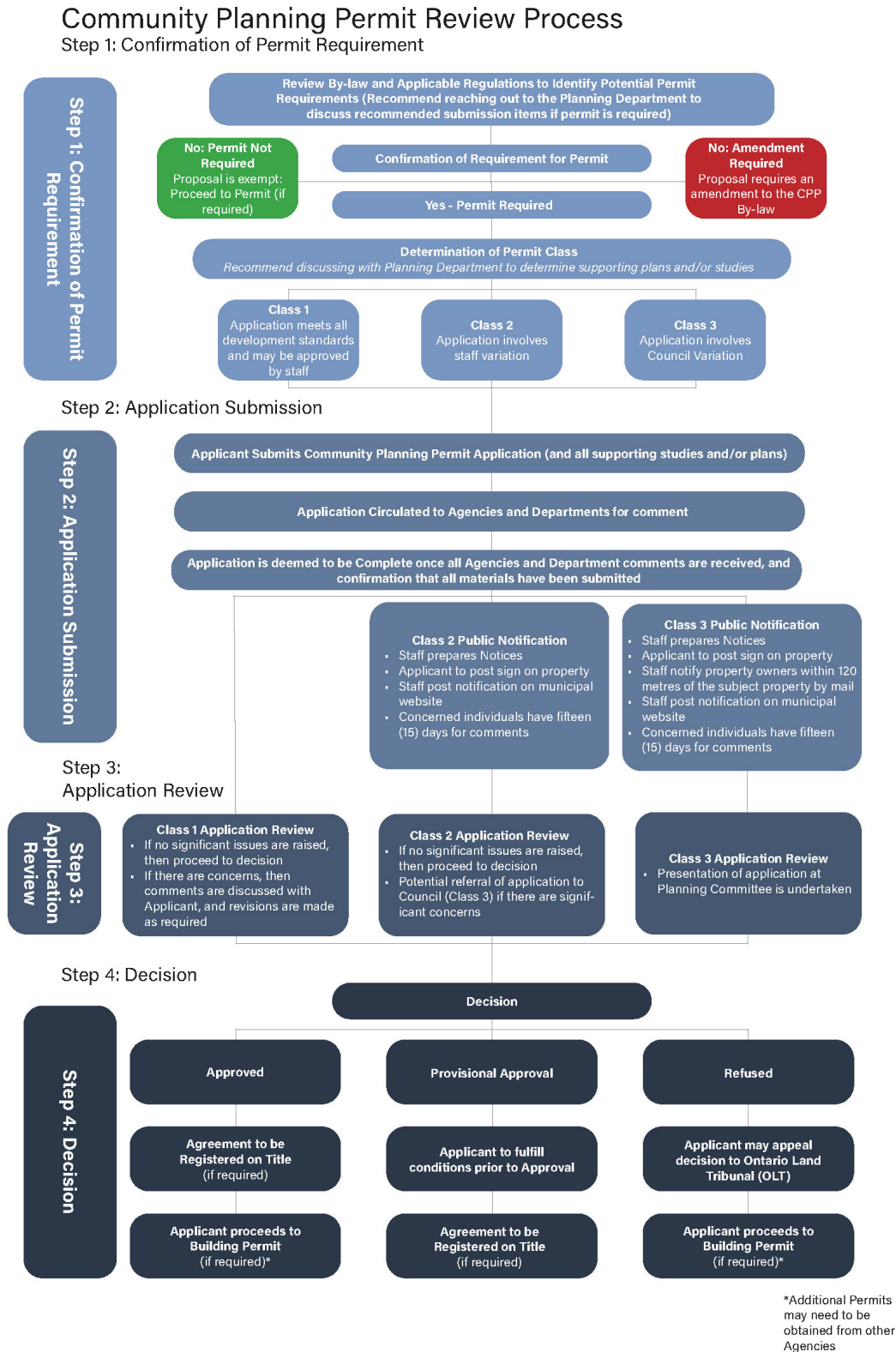
1.5 SITE-SPECIFIC EXCEPTIONS

- 1.5.1 Where a precinct symbol shown on the Schedule(s) of this By-law contains a hyphen followed by a number, the number represents a site-specific provision that applies to the lands noted. Site-specific provisions are listed in Section 10.0 (Site-specific Exceptions) of this By-law.
- 1.5.2 The regulations of the site-specific provision supersede over any inconsistent regulations in the remainder of this By-law.
- 1.5.3 Lots may have site-specific provisions that permit or prohibit specific uses or regulations that apply to the property in addition to or in exception to the uses and regulations of the parent precinct.

1.6 PROCESS TO ISSUE A PLANNING PERMIT

The Community Planning Permit Review process consists of four steps, as illustrated in Figure 1.

Figure 1: Community Planning Permit Review Process



1.6.1 Pre-consultation

- a) An owner of property located within the Community Planning Permit Area (“Owner”) shall meet with Town staff and other agencies, such as the Lake Simcoe Region Conservation Authority, Nottawasaga Valley Conservation Authority and Ministry of Natural Resources and Forestry to discuss the proposal and submission requirements, unless the Town has confirmed that a Pre-consultation meeting is not required.
- b) Summer site photos from Lake Simcoe shall be provided for **development** within a Shoreline Residential Precinct.
- c) A site visit may be required.

1.6.2 Submission of Community Planning Permit Application (“Application”)

- a) The Owner shall submit an Application, associated drawings and studies as identified in the pre-consultation.
- b) Within five (5) business days the Town shall confirm whether the Application is complete and, if the Application is complete, the approval stream it will follow.
- c) Upon receipt of a complete Application the Town shall make a decision on the Application within 45 days.

1.6.3 Application Review

The Application shall be circulated for comment to the relevant approval authorities and regulatory bodies as determined by the Town and is reviewed by Town of Innisfil staff.

1.6.4 Public Notification Requirements

- a) If the standard for **development** falls under a Class 1 or 2 Planning Permit, no notice is required.
- b) If the standard for **development** falls under a Class 3 Planning Permit, notice of the Application shall be given by personal service or ordinary mail, to every owner of land within 120.0 metres of the subject land; and by the placement of a sign on the **street** frontages and lake side of the property.
- c) Notice of all complete Applications under a Class 3 Planning Permit are placed on the Town’s website and are provided to **Council** for information purposes.

1.6.5 Community Planning Permit Classes

- a) This By-law establishes three classes of Community Planning Permits. Approval of Community Planning Permit applications are subject to the following regulations for each Community Planning Permit Class, as set out in Table 1.2:

Table 1.2: Community Planning Permit Class

Class of Permit	Description	Approval Authority
Class 1 Application	Application meets all development standards, and no variations are required.	Town Staff
Class 2 Application	<p>Application generally meets the intent, standards and provisions of this By-law but requires minor relief (a Class 2 - Staff Variation) from:</p> <ol style="list-style-type: none"> 1) One or more applicable development standards within the established Class 2 variation limits set out in Sections 5 to 9. <p>A use shall not be added as a permitted use through a Community Planning Permit. For any proposed new use within any Precinct not listed as a permitted use or permitted accessory use, an Amendment to this By-law shall be required.</p>	Town Staff
Class 3 Application	<p>Application requires more substantial or complete relief (a Class 3 - Council Variation) from:</p> <ol style="list-style-type: none"> 1) One or more applicable development standards above the Class 2 Variation Limit based on the tables in Sections 5 to 9; and 2) Building height above the maximum Class 2 threshold established in the tables in Sections 5 to 9. <p>A use shall not be added as a permitted use through a Community Planning Permit. For any proposed new use within any Precinct, an Amendment to this By-law shall be required.</p>	Council or Planning Committee if approval is delegated

- b) For Class 2 Community Planning Permits, Staff may vary the standards, provisions and requirements of the Community Planning Permit By-law pursuant to the variation limits established in this By-law, and subject to the criteria set out in **Section 1.11. Discretionary Uses** may also be approved through a Class 3 Community Planning Permit by staff in accordance with the applicable criteria set out in **Section 1.10**.
- c) For Class 3 Community Planning Permits, **Council** may vary the standards, provisions and requirements of the Community Planning Permit By-law up to 100% of the stated standards subject to the criteria set out in **Section 1.10**.
- d) Despite Section 1.6.5 a), if in the opinion of the Town, the Community Planning Permit By-law criteria for Staff and **Council** variations set out in **Section 1.11** of this By-law are not met and the application is not in conformity with the Official Plan, the application may be denied.
- e) A Class 2 Community Planning Permit may be processed as a Class 3 Community Planning Permit at the discretion of the Director of Planning and Growth and/or **Council**. The Director of Planning and Growth or designate has discretion to forward for review to the **Council** (or Committee) any Class 2 Community Planning Permit which is of such a nature that further corporate review is deemed appropriate.

1.6.6 Building Permit Application

Following the issuance of a Planning Permit, if all applicable conditions have been satisfied, the Owner may apply for a **building** permit.

1.7 COMPLETE APPLICATIONS

Town Council shall require applicants to consult the municipality before applying for a Community Planning Permit. Complete applications for a Community Planning Permit shall include:

- A fully complete and signed Community Planning Permit Application Form;
- Submission of the required application fees;
- The application submission requirements identified in Schedule 1 of the Ontario Regulation 173/16, as amended;
- All requirements identified through pre-consultation, in accordance with the Town's Official Plan (November 2018, as amended) or as identified by any applicable agency.

1.8 REFERRALS TO COUNCIL

- 1.8.1 Within five (5) business days of receiving a complete Application, Town staff may refer an Application to **Council**.
- 1.8.2 The Owner may refer an Application to **Council** at any time prior to the decision of an Application.

1.9 VARIATIONS WITHIN THIS BY-LAW

Variations to the standards in this By-law may be permitted, where identified.

1.10 CRITERIA FOR VARIATIONS FROM STANDARDS

- 1.10.1 Where a Class 2 or 3 Planning Permit is required, in addition to the guiding principles of this By-law, the following criteria shall be addressed to the satisfaction of the Town, prior to the issuance of a Planning Permit:
- a) The proposal is appropriate for the lands;
 - b) The proposal considers the unique characteristics of the property;
 - c) Any potential off-site impacts are identified and mitigated to the extent possible;
 - d) The proposal maintains the general intent of this By-law;
 - e) The proposal maintains the general intent of the Official Plan; and,
 - f) The proposal is consistent with the Provincial Planning Statement and is consistent with all applicable provincial plans and policies, including the Lake Simcoe Protection Plan (LSPP) and any other provincial plan or policy. If ever a conflict arises between any plan, policy or document, the provision that gives the greatest protection to the ecological health of the Lake Simcoe watershed shall prevail.
- 1.10.2 Where a Class 2 or 3 Planning Permit is required within the Shoreline Residential Precinct or Shoreline Commercial Precinct, in addition to the guiding principles within this By-law and the criteria listed within Section 1.10.1 of this By-law, the following additional criteria shall be addressed to the satisfaction of the Town, prior to the issuance of a Planning Permit:
- a) The proposal takes into consideration the naturally occurring shoreline in the area and is designed to be compatible with naturally occurring shoreline characteristics;

- b) The proposal blends built form and natural features in a manner that is compatible with the existing character of the shoreline area, visible from both land and water;
- c) The proposal incorporates erosion, run-off and sedimentation control improvements and measures, where appropriate, to ensure development is sensitive to the shoreline;
- d) The proposal provides a sustainable servicing solution for the property that does not impact the health of Lake Simcoe;
- e) The proposal substantially maintains natural vegetation along property boundary lines, the waterfront yard and shoreline; and
- f) The proposal uses native plant and tree species where new plantings are being introduced.

1.11 DISCRETIONARY USES

- 1.11.1 A discretionary use, as identified in this By-law, may be permitted subject to applicable criteria as set out in this By-law, including any criteria listed as a note to any permitted discretionary use.

1.12 DECISION AND CONDITIONS OF APPROVAL

Decision

Upon review of a complete Application the Town may:

- a) Approve the Application and issue a permit with no conditions;
- b) Approve the Application subject to conditions being met before the issuance of a permit;
- c) Approve the Application and issue a permit with conditions attached;
- d) Approve the Application subject to conditions being met before the issuance of a permit. When the conditions are met, issue a permit with additional conditions attached; or
- e) Refuse the Application and no permit is issued.

Notice of Decision

- a) A Planning Permit, where issued, is the notice of decision and shall be provided to the Owner. A Planning Permit may be subject to Conditions of Approval.
- b) Where a Planning Permit is not issued, a notice of refusal to issue a Planning Permit shall be given to the Owner. Notice shall be given in person, in which

case it is deemed to be received on the date of personal delivery, or by prepaid ordinary mail, in which case it is deemed to be received five business days after the date of mailing. The Town shall issue a notice of decision to the Owner within 15 days of the date of decision.

- c) The Owner can appeal in writing to the Ontario Land Tribunal any approval condition or the lack of the issuance of a Planning Permit.

Clearance of Conditions

If the Planning Permit is approved with conditions, the Owner shall fulfill the conditions associated with the approval in advance of the issuance of the Planning Permit.

Conditions of Approval

- a) Conditions of approval may:
- i) Be imposed prior to the issuance of a Planning Permit;
 - ii) Be attached as a condition of a Planning Permit; or,
 - iii) Be required in an agreement to be entered into between the Owner and the Town and registered on title.
- b) The conditions in Table 1.3 support the guiding principles of this By-law and the Official Plan:

Table 1.3 - Conditions to Support Guiding Principles

CONDITION	Sustain	Grow	Connect	Serve
Development shall be undertaken in accordance with a Community Planning Permit, including submitted plans, reports and drawings	✓	✓	✓	✓
Identification, protection, maintenance and enhancement of existing trees and other vegetation, including the restoration or replacement of vegetation where removed	✓	✓		
Land for road widenings to the extent established in the Town and County of Simcoe Official Plans and / or daylighting triangles		✓	✓	
Construction access plan to articulate how building materials shall be placed on the site and how construction access shall be provided to the subject property during construction		✓	✓	

CONDITION	Sustain	Grow	Connect	Serve
Lighting facilities shall be required to minimize the impacts on lake views, night skies and environmental features and a lighting impact analysis may be required to ensure the proposal is dark sky compliant	✓	✓		
Easements in favour of the municipality for access, construction, maintenance or improvement of watercourses , ditches, land drainage works and other public utilities	✓		✓	✓
Facilities for the disposal of storm, surface and waste water from the land and from any buildings or structures thereon	✓		✓	
Payment of cash-in-lieu, equal to 5% of the land, except where it has already been taken at the time of lot creation		✓		✓
Coastal engineering study or technical report to address coastal hazards such as: flooding, ice, erosion, dynamic beach and wave uprush	✓		✓	
Environmental Impact Statement preparation, submission and mitigation measures	✓	✓	✓	
Fish habitat impact assessment and offset measures	✓		✓	
Agricultural Impact Assessment preparation, submission and mitigation measures	✓	✓	✓	
Site alteration plan to demonstrate alteration or restoration of the grade of land and the placing or dumping of fill	✓		✓	
Provision of sustainable / low impact design features	✓		✓	
Monitoring of the use of lands as is necessary for the protection of public health and safety or the protection of the natural environment	✓		✓	✓
Specified agreement of exchange for increased height and or density in accordance with Section 1.29		✓		✓
In the case where action is recommended by a technical report, conditions which address the recommendations, including siting requirements that exceed minimum requirements may be imposed	✓	✓	✓	✓

CONDITION	Sustain	Grow	Connect	Serve
Approvals and permits from other regulatory bodies such as: Department of Fisheries and Oceans, Transport Canada and Lake Simcoe Region Conservation Authority	✓		✓	✓
Execution, maintenance and monitoring of any feature or works associated with a condition or a report	✓	✓	✓	✓
Enter into an agreement with the Town and / or any regulating bodies, to be registered on title, to confirm development shall proceed in accordance with the Community Planning Permit, including the requirement of financial securities		✓		✓
Sun / shadow / shade study	✓		✓	
Contaminant and spill management plan	✓		✓	
Erosion and sediment control plan	✓		✓	
Conformity with and compliance to all regulated authorities for matters associated with property standards, outstanding fees, enforcement and other by-laws		✓	✓	✓
Any condition that may be imposed pursuant to sections 34, 40, 41 and 42 of the Planning Act	✓	✓	✓	✓

1.13 FULFILLMENT OF CONDITIONS

Any condition of a Planning Permit must be completed within (two) 2 years from the date of issuance of the permit, except where otherwise stated within a Planning Permit Agreement.

1.14 EXTENSION TO FULFILLMENT OF CONDITIONS

Requests for extensions to complete any condition of a Planning Permit beyond the limit under provision 1.12 of this by-law may be considered within 1 year subject to this By-law and any provisions within, as amended. Any request after 1 year is to be at the discretion of the Manger of Planning.

1.15 AMENDMENTS TO PROVISIONAL APPROVALS OR PLANNING PERMITS

At the request of the Owner, amendments to a Planning Permit may be made at any time, subject to this By-law and any provisions within.

1.16 MANDATORY WORDING

The words "must" or "shall" are mandatory.

1.17 DISCRETIONARY WORDING

The word "may" is discretionary. "May" is a term that enables a judge, a public official or a private party to use their own judgement and conscience within general legal principles.

1.18 DEFINITIONS

For convenience, terms that are in bold are defined in Section 2.0 of this By-law. This does not apply to headings, section titles or table headers. Where a defined term forms part of a larger word or phrase, the whole term will be bolded, e.g. '**erected**' from defined term '**erect**'.

1.19 EXAMPLES AND ILLUSTRATIONS

Examples and illustrations are for clarification and convenience and do not form part of this By-law.

1.20 SEVERABILITY

Should any section, provision, or Schedule of this By-law, be held by a court of competent jurisdiction to be invalid, the validity of the remainder of the By-law shall not be affected.

1.21 NEED FOR COMPLIANCE WITH OTHER LAWS

Nothing in this By-law shall exempt any person from complying with the requirements of any other legislation or by-law in force or from obtaining any license, permission, permit authority or approval required by this by-law, any other by-law or any other legislation.

1.22 VIOLATIONS AND PENALTIES

1.22.1 In accordance with the Planning Act, R.S.O. 1990, c.P.13, as amended, every person and/or corporation who contravenes this By-law is guilty of an offence and on conviction is liable to a fine as provided for in the Planning Act.

1.22.2 Where the Municipal By-Law Enforcement Officer has reason to believe that any person has used land or erected or used any building or structure in contravention of this By-law they or any employee of the Town so authorized by them, may at any reasonable hour enter and inspect the land or building or structure.

1.22.3 No person shall hinder or obstruct, or attempt to hinder or obstruct, a Municipal By-Law Enforcement Officer from carrying out inspections to ensure compliance with this By-law.

1.23 REPEALS OF PREVIOUS BY-LAW

On the day that this By-law comes into force, Comprehensive Zoning By-law No. 080-13, and all amendments thereto, are repealed in so far as they apply to lands affected by this By-law as shown on Schedule A.

1.24 TECHNICAL REVISIONS TO THE BY-LAW

Provided that the purpose and effect of this By-law is unaffected, the following technical revisions to this By-law shall be permitted without an amendment to this By-law:

- a) Correction to grammatical, mathematical, boundary or other such errors, including minor technical revisions to the mapping consistent with the intent of this By-law and the Town's Official Plan;
- b) Changes to the numbering of sections, the numbering contained in the cross-referencing of sections, and the format and arrangement of the text, tables, schedules and maps, and the numbering of pages;
- c) Corrections or revisions to the technical information contained on maps, such as the title blocks and legend;
- d) Changes to the illustrations or the Preamble, which are not considered to form part of this By-law; and
- e) Changes resulting from the removal of a holding symbol.

1.25 TRANSITION PROVISIONS

1.25.1 Building Permit Applications

- a) Nothing in this By-law shall prevent the **erection** or **use** of a **building** or **structure** for which an application for a building permit was filed on or prior to the date of passage of this By-law, if the application complies, or the building permit application is amended to comply, with the provisions of the applicable former Zoning By-law provisions as it read on the date of passage of this By-law. For the purposes of this section, an application for a building permit means an application for a building permit which satisfies the requirements set out in the Building Code Act, as amended.
- b) Nothing in this By-law shall prevent the **erection** or **use** of a **building** or **structure** for which an application for a building permit was filed after the date of passage of this By-law, where:

- i) Planning Act approvals have been obtained in accordance with subsection 1.25.2; or
- ii) Planning Act applications are in process in accordance with subsection 1.25.3.

For the purposes of this section, an application for a building permit means an application for a building permit which satisfies the requirements set out in the Building Code Act, as amended.

1.25.2 Planning Act Approvals

a. Minor Variance

Where the Committee of Adjustment of the Town or the Ontario Land Tribunal has authorized a minor variance, in respect of any land, **building or structure** and the decision of the Committee of Adjustment of the Town or the Ontario Land Tribunal authorizing such minor variance has become final and binding prior to the enactment of this By-law, the provisions of this By-law, as they apply to such land, **building or structure**, shall be deemed to be modified to the extent necessary to give effect to such minor variance.

b. Consent

i. Where:

1. an application is made for consent to convey land under Section 50 of the Planning Act, prior to enactment of this By-law; and,
2. that consent is granted and that land is conveyed before the consent lapses; and,
3. that consent results in the creation of one or more **lots** which do not comply with the **lot frontage** or **lot area** requirements of this By-law; then, each such **lot** created is deemed to comply with the **lot frontage** and **lot area** requirements of this By-law provided the **lot** created complies the **lot frontage** and **lot area** requirements of the applicable zoning with prior to the date of adoption of this By-law.

ii. Where:

1. an application for consent has been approved and a long form certificate has been issued by the Town in accordance with Section 53(42) of the Planning Act; and

- 2. the conveyance has not occurred prior to the date of adoption of this By-law; such lot shall be deemed to comply with the lot frontage and lot area of the Precinct in which the lot is located; provided such lot complied with the lot frontage and lot area requirements of the applicable zoning prior to the date of adoption of this By-law.

c. Site Plan

Where a Site Plan Agreement has been entered into prior to the effective date of this By-law, and the timeframes specified in the Agreement have not yet lapsed, the provisions of this By-law, as they apply to such land, **building** or **structure**, shall be deemed to be modified to the extent necessary to give effect to such Site Plan Agreement.

1.25.3 Planning Act Applications in Process

- a. Nothing in this By-law shall prevent the **erection** or **use** of a **building** or **structure** for which:
 - i. A complete application for a minor variance under Section 45 of the Planning Act was filed on or before the date of passage of this By-law, and in such a case, the minor variance may be granted in compliance with Section 45 of the Planning Act in the context of the applicable By-law at the time of application;
 - ii. A complete application for a consent was filed on or before the date of passage of this By-law, and in such a case, the consent may be granted in compliance with the applicable By-law at the time of application;
 - iii. A complete application for site plan approval was filed on or before the date of passage of this By-law, and in such a case, the conditions of final site plan approval may be granted if the project complies with the provisions of the applicable By-law at the time of application;
 - iv. A complete application for a Zoning By-law Amendment was filed on or before the date of passage of this By-law;
 - v. A complete application for a Community Planning Permit Amendment was filed on or before the date of passage of this By-law;
 - vi. A complete application for a Community Planning Permit application was filed on or before the date of passage of this By-law, and in such a case, the application may be granted in the context of the applicable By-law at the time of application;

1.25.4 Holding Provisions

- a. Where lands were deemed to be subject to a holding provision by way of a by-law passed pursuant to Section 36 of the Planning Act on the effective date of this by-law, the conditions associated with the applicable holding provision shall be deemed to continue to apply.

- b. Where there is a conflict between the provisions of this by-law and the specific provisions of any by-law imposing a holding provision, the specific by-law imposing a holding provision shall prevail.
- c. Where a Community Planning Permit Application involves lands which are subject to conditions applied in accordance with this by-law, such conditions shall be applied in the same manner as if they were imposed.

1.26 EXEMPTIONS

1.26.1 The following types of **development** shall not require a Planning Permit:

- a) any **development** consistent with a site plan agreement pursuant to the Town's Site Plan Control By-law;
- b) interior renovations if there is no change in **use** or intensification;
- c) new, or additions to existing single-detached and **semi-detached dwellings**, where such **dwellings** comply with all applicable provisions of this By-law, except in the Shoreline Residential Precinct;
- d) **additional dwelling units**, where permitted, that comply with all applicable provisions of this By-law;
- e) maintenance of **existing buildings** and **structures**, such as the replacement of windows, doors, stairs and **decks**, that will not result in changes to the **footprint** of the **structure** and location;
- f) repairs to **existing buildings** and foundations provided that the works do not involve the placement of fill, alteration of **existing** grades or changes to the **footprint** of the **structure**;
- g) **seasonal water structures** subject to the standards and provisions in Section 5.6.2;
- h) **storage sheds** no greater than 10 square metres in size in the Shoreline Residential Precinct, and no greater than 15 square metres in size in all other Precincts, subject to the standards and provisions in Section 3.3 or 5.6.4 as applicable;
- i) **decks**, **swimming pools** and **gazebos** that comply with all applicable provisions of this By-law, except in the Shoreline Residential Precinct;

- j) new **fences**, or repairs to existing **fences**, that comply with all applicable provisions of this By-law;
- k) placement of fill less than 7 cubic metres or 2 half ton loads;
- l) lands subject to By-law 029-05 (Friday Harbour);
- m) placement of a portable classroom on a **school** site of a district **school** board;
- n) projects initiated by a **public authority** in accordance with Section 3.41; and
- o) **agricultural uses** and new **agricultural buildings** or **structures** in the Agricultural, Specialty Crop, or Rural Precincts, where minimum distance separation (MDS) is met in accordance with Provincial requirements, where such uses, buildings and structures comply with all applicable provisions of this By-law.

1.27 AGREEMENT BETWEEN MUNICIPALITY AND THE OWNER

- 1.27.1 An Owner may be required to enter into one or more agreements with the Town respecting any condition imposed by the Planning Permit.
- 1.27.2 Any agreement subject to conditions may be registered on title to the Owner's property.
- 1.27.3 Where **Council** has delegated approval authority to Staff, **Council** further delegates the authority for the Manager of Planning to administer an agreement required by the Planning Permit and the authority to make amendments to the agreement(s) is delegated to the Manager of Legal/Clerks Services.

1.28 AMENDING AGREEMENTS

Council delegates the authority to Staff to amend any agreement required by the Planning Permit.

1.29 FACILITIES, SERVICES AND MATTERS

- 1.29.1 The Town may require facilities, services and matters to be provided to the Town by the owner at the owner's expense in return for the increase in height and density of the proposed **development** on the lands within the Precinct boundaries, in accordance with O.REG. 173/16.
- 1.29.2 The maximum **building height** that is permitted through a Class 1 Community Planning Permit is as shown throughout this by-law, and is subject to the provision of facilities, services and matters in accordance with provision 1.29.4 and Tables 1.4 and 1.5 of this by-law.

1.29.3 The maximum **building height** and maximum density that may be permitted through a Class 2 Community Planning Permit are shown throughout this by-law and are subject to the provision of facilities, services and matters in accordance with the provision 1.29.4 and Tables 1.4 and 1.5 and the criteria outlined in Section 1.10 (Criteria for Variations from Standards) of this by-law.

1.29.4 In exchange for the approval of **building height** or density for a development containing a residential use, the Town will require the provision of facilities, services and matters as outlined in the Tables 1.4 and 1.5 below, and as follows:

- a) For a development containing multiple buildings, the required facilities, services, and matters will be calculated per unit for all residential units above the maximum Class 1 density threshold.
- b) The required complete community charge shall be calculated based on all residential units in the building.

For clarity, development that requires a Class 2 or Class 3 Community Planning Permit based on a proposed variation to one or more development standards or any provision of this by-law except maximum building height or maximum density, shall only be subject to Class 1 Facilities, Services and Matters identified in Table 1.4 for Class 1 Maximum Density Threshold.

Table 1.4 - Overview of required facilities, services and matters in exchange for additional building height or density

	Residential development within Class 1 maximum building height and density threshold	Residential development within Class 2 building height or density threshold	Residential development above Class 2 building height or density threshold
Required facilities, services and matters	Complete community charge per Table 1.5 for development with 5 or more storeys and 10 or more residential units.	Complete community charges per Table 1.5 for development with 5 or more storeys and 10 or more residential units. AND Option 1: A minimum of 25 per cent of all residential units (rental or ownership) above the Class 1 building height or density threshold, within the maximum Class 2 building height or density established by this by-law be provided as Affordable Dwelling Units, per Table 1.6. OR Option 2: Alternative provision of facilities, services and matters equal to or greater than the value of Option 1, in accordance with provision 1.29.6.	Complete community charges per Table 1.5 for development with 5 or more storeys and 10 or more residential units. AND Additional facilities, services and matters to be greater than the value of applying Class 2 facilities, services and matters, in accordance with provision 1.29.8.

Table 1.5 - Required complete community charge amount

	Required contribution amount
Complete Community charge	4 per cent of the value of the land that is the subject of development .

Table 1.6 – Affordability threshold for Town of Innisfil Ownership or Rental Affordable Dwelling Units (updated annually)

	Affordability threshold (Provincial Affordable Residential Unit Bulletin, as amended)
Affordable Ownership Mix	The purchase price of the affordable ownership unit shall be equal or less than: \$427,600 per residential unit
Rental Unit Mix	The rental rate of the affordable rental unit shall be equal or less than: <ul style="list-style-type: none"> • \$1,020 per studio apartment • \$1,284 per 1 bedroom apartment • \$1,485 per 2-bedroom apartment • \$1,709 per 3-bedroom or more apartment

1.29.5 An application for a Community Planning Permit for a **building height** or density that would exceed the Class 2 maximum **building height** or maximum density established in Table 1.4 shall demonstrate as part of a complete application that the facilities, services, and matters proposed to be provided are proportional in quantity or monetary value to the number of additional residential units proposed.

1.29.6 The Town may accept the provision of alternative facilities, services, and matters in lieu or partially in lieu of those that would otherwise be required by Table 1.4, subject to:

- a) An application for consideration of in-kind contributions shall require a Class 3 Community Planning Permit.
- b) The application for consideration of in-kind contributions must be submitted to the Town with supporting documentation as to the suggested value thereof no less than 180 days prior to the first building permit being granted for the proposed development or change of use. This documentation must be provided as part of the complete Community Planning Permit Application, and intent to provide in-kind contributions must be identified by the proponent during pre-consultation stage.
- c) In-kind contributions shall only be accepted if the same are approved by resolution of Council, at Council’s discretion. The determination of Council as to whether in-kind contributions shall be accepted in full or partial satisfaction of the requirements of this subsection of the by-law shall be final and binding.
- d) The value attributed to an in-kind contribution shall be as determined by Council, based on one or more third-party valuations to the satisfaction of Council, or their delegate. Council’s determination of the value to be attributed to any in-kind contribution shall be final and binding.

1.29.7 An applicant may be required, at the discretion of the Approval Authority, to enter into one or more agreements registered on title with the Town or another agency, for the provision of facilities, services, and matters.

1.29.8 Where a development proposal would exceed the Class 2 maximum building height or maximum density established in Table 1.4, Council may authorize a variation provided the proposal provides additional facilities, services, and matters that shall meet a need identified by the Town, such as the following:

- a) Land to be conveyed to the Town for municipal purposes;
- b) Accessible dwelling units;
- c) Purpose-built rental units;
- d) Additional affordable dwelling units, beyond those required in Table 1.4;
- e) Dwelling units to be provided to Simcoe County or a not-for-profit housing provider for use as part of their housing portfolio;
- f) Public Service Facilities or Institutional use;
- g) Public transportation infrastructure, facilities, and services;
- h) Active transportation infrastructure and facilities;
- i) Public parking and improvements to existing public parking;
- j) Improvements to off-site streetscaping;
- k) Public art;
- l) Urban forestry;
- m) Parkland and improvements to existing parks in excess of what is required under Section 42 of the Planning Act and the Town's Parkland Dedication By-law, as amended;
- n) Conservation, protection and preservation of cultural heritage resources and landscapes, built heritage resources and/or natural heritage features and systems;
- o) Implementation of voluntary sustainability measures above and beyond the energy, water and sustainability policies of the Town's Official Plan, as amended; and,
- p) Any other in-kind contribution as approved by Council.

1.29.9 Notwithstanding the provisions above, facilities, services and matters shall not be required with respect to:

- a) **development** or a change in use of a building or structure intended for use as a long term care facility inclusive of a group home within the meaning of subsection 2(1) of the Long-Term Care Homes Act, 2007;

- b) **development** or a change in use of a building or structure intended for use as a retirement residential facility within the meaning of subsection 2(1) of the Retirement Homes Act, 2010;
- c) **development** or a change in use of a building or structure intended for use by any of the following post-secondary institutions for the objects of the institution:
 - i) A university in Ontario that receives direct, regular and ongoing operating funding from the Government of Ontario;
 - ii) A college or university federated or affiliated with a university described in subparagraph (i);
 - iii) An Indigenous Institute prescribed for the purposes of section 6 of the Indigenous Institutes Act, 2017.
- d) **development** or a change in use of a building or structure intended for use as a memorial home, clubhouse, or athletic grounds by an Ontario branch of the Royal Canadian Legion;
- e) **development** or a change in use of a building or structure intended for use as a hospice to provide end-of-life care;
- f) **development** or a change in use of a building or structure intended for use as residential premises by any of the following entities:
 - i) corporation to which the Not-for-Profit Corporations Act, 2010 applies, that is in good standing under that Act and whose primary object is to provide housing;
 - ii) a corporation without share capital to which the Canada Not-for-profit Corporations Act applies, that is in good standing under that Act and whose primary object is to provide housing; or
 - iii) a non-profit housing co-operative that is in good standing under the Co-operative Corporations Act.

1.30 CONFORMITY AND COMPLIANCE WITH BY-LAW (LEGAL NON-CONFORMING USES AND LEGAL NON-COMPLYING BUILDINGS AND STRUCTURES)

1.30.1 Land **uses** are considered to be legal **non-conforming** if they were a legally established **existing use** prior to the passing of this By-law but are no longer permitted by this By-law. Subsection 34(9) of the Planning Act, R.S.O. 1990, c.P.13, as amended (“Planning Act”) establishes an owner’s right to continue to use a property for a **use** that was legally established. A **non-conforming use** remains legal where the **use** has been continuous, and there has been no intent of abandonment of the use.

1.30.2 Where a legal **non-conforming use** has been interrupted due to damage, the legal **non-conforming use** is considered to be continuous, provided that the Owner has

maintained an intent to reconstruct, repair or re-establish the use.

1.30.3 This By-law does not prevent the continued legal use, alteration or expansion of **buildings** and **structures** that no longer conform to the permitted **uses** in this By-law. This By-law does not prevent the **erection** of a **building** or **structure** for a legal **non-conforming use** or establishment of a legal **non-conforming use** where a **building** permit has been issued in accordance with the Building Code Act, 1992, S.O. 1992, c.23 ("Building Code Act"), if a **building** permit was issued prior to this By-law being passed.

1.30.4 Buildings and structures are considered legal non-conforming if they were legally established prior to the passing of this By-law but no longer conform with the new provisions. This By-law does not prevent the continued use, alteration or expansion of legally **existing buildings** and **structures** which no longer conform with this By-law.

1.31 INTERPRETATION OF BY-LAW

Unless the context requires otherwise, the word "used" shall also mean "designed to be used", the word "occupied" shall also mean "designed to be occupied". This By-law refers to the Official Plan and Official Plan Amendment No. 23 to implement a Permit System and should be read and interpreted with these documents.

Roads shown on Schedule A are for information only and are not intended to confirm legal status of exact location.

1.32 AMENDMENTS TO THE CPP BY-LAW

1.32.1 Where variations are not identified in this by-law, and the standards cannot be met, an amendment to this By-law is required.

1.32.2 Where a proposal is beyond the permissible standards, including any stated variations thereto, and permitted and discretionary uses, an amendment to this By-law shall be required.

1.32.3 An amendment to this By-law can be initiated by the Town or by a private land owner.

1.32.4 Any amendment to this By-law must be supported by a comprehensive planning rationale within the context of the planned vision for all the lands within the area subject to the By-law and must provide details of public and community engagement to support the amendment.

Section 2.0 - Definitions

2.1. **Abattoir**

Abattoir means a slaughterhouse designed for the purpose of slaughtering animals, skinning, dressing and cutting up of carcass, wrapping for sale for human consumption, with cooler and freezer storage and includes indoor confinement of animals while awaiting slaughter but shall not include any cooking, smoking, curing or the manufacturing of meat by-products or any process related to rendering plants such as the manufacture of tallow, grease, glue, fertilizer or any other inedible product.

2.2. **Accessory**

Accessory when used to describe a use, **building** or **structure**, means a use, or a **building** or **structure**, that is naturally and normally incidental, subordinate and exclusively devoted to supporting the **principal use, building** or **structure** and located on the same lot.

2.3. **Accessory Industrial Equipment**

Accessory Industrial Equipment means any equipment accessory and subordinate to a permitted industrial use which is necessary to the normal, proper and safe functions of that use or process, such as a storage vessel, tower, stack, vent, duct, water handling or conveyor system, any supportive structure thereof and may include a protective or decorative enclosure of equipment.

2.4. **Accessory Retail**

Accessory Retail means a retail store which is accessory to a non-residential use.

2.5. **Acoustic Wall**

Acoustic Wall means an opaque wall without openings designed by a qualified acoustical engineer and constructed in accordance with the design to minimize the flow of airborne and impact sound through the use of special materials, methods of construction and design.

2.6. **Agricultural Processing Establishment**

Agricultural Processing Establishment means the use of land, buildings and structures for the processing and storage of agricultural produce, including the initial cleaning, culling, storing or packing of products produced on the farm or in conjunction with farms in the vicinity which produce the same agricultural products, and in preparation for shipment to food processing establishments or market. Without limiting the generality of the foregoing, an agricultural processing establishment shall include a feed and grain mill or a seed mill.

2.7. **Agricultural Produce Warehouse**

Agricultural Produce Warehouse means a building or part of a building used for the storage of agricultural produce and may include facilities for wholesale distribution or an accessory retail use for the sale of such agricultural produce to the general public, but does not include an agricultural processing establishment.

2.8. Agricultural Use

Agricultural Use means the growing of crops, including nursery and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including accommodation for farm labour when the size and nature of the operation requires additional employment. For purposes of clarification, a cannabis production facility does not meet this definition of an agricultural use.

2.9. Agricultural Use, Secondary

Agricultural Use, Secondary means uses that produce value-added agricultural products from the farm operation on the property and are clearly secondary to the principal agricultural use of the property, and may include: the cleaning, storage and processing of crops and produce, including fruits, vegetables, nuts, seeds, corn, wheat, flowers and plants, which are produced on the farm, for the purposes of retail sale or for further processing.

2.10. All-Terrain Vehicle and Lawn Equipment Establishment

All-Terrain Vehicle and Lawn Equipment Establishment means premises used for the display, sale, repair, and storage of All-Terrain Vehicles (ATV's), including Utility Terrain Vehicles (UTV's), E-Bikes, Dirt Bikes, Wheelchairs and Scooters; and further including snowmobiles and motorcycles, and Lawn Equipment consisting of lawn tractors, mowers, saws, and log splitters; and, parts and accessories, but shall not include a Motor Vehicle Dealership or Recreational Vehicle Sales Establishment as defined herein.

2.11. Alter

Alter means:

- a) in the case of a **building, structure** or part thereof, a change in the external dimensions, or a change from one type of **use** to another, or a change in location; or
- b) in the case of a lot, changes to **existing** grades by more than 0.3 metres or over an area exceeding 9 square metres.

2.12. Amenity Space

Amenity Space means a space within a **building** or outside of a **building** including a rooftop which provides contiguous active and/or passive recreation areas for the **use** of the occupants of the **building**.

2.13. Angular Plane

Angular Plane means a plane which projects up at a specified angle away from the rear lot line, and which is intended to establish maximum permitted building height, which is in addition to the specified building height required in the precinct which case the most restrictive height requirement shall apply. The **angular plane** commences at the established grade at the rear lot line and extends across the entirety of the lot.

Where an **angular plane** is required:

- a.) no part of any building or structure shall project above the angular plane, except that accessory structures associated with the normal operation of a building, including elevator equipment, ventilation equipment, and other similar structures, may project above the angular plane; and
- b.) the angular plane shall be in addition to, and not in place of, the maximum building height of the applicable Precinct and any other applicable height provisions required by the general provisions of this By-law. Where there is conflict, the more restrictive maximum height requirement shall apply.

2.14. Assembly Operation

Assembly Operation means the assembling of finished parts or materials into a final product but does not include any large scale manufacturing operation or any operation discharging large amounts of liquids.

2.15. Attached

Attached means joined, fastened or connected to an adjacent **structure, building** or land.

2.16. Auction Establishment

Auction Establishment means a building, structure or land used for the retail sale of articles or goods by way of public auction, and may include the auctioning of motor vehicles on an incidental basis only.

2.17. Bakery

Bakery means a factory for producing, mixing, compounding or baking bread, biscuits, ice cream cones, cakes, pies, buns or any other **bakery** product of which flour or meal is the principal ingredient, but does not include a **restaurant** or any other **premises** where any such product is consumed on the **premises**, and does not include a **bake shop** except as an **accessory** retail use in accordance with the provisions of this By-law.

2.18. Bake Shop

Bake Shop means a shop where baked goods are sold or offered for sale by retail, including incidental baking of products for retail sale on the **premises** only.

2.19. Balcony

Balcony means a platform that may be partially enclosed, projecting from a **building** or **structure** above 2.5 metres from the **established grade** or water's edge (elevation of 219.15 metres above sea level).

2.20. Banquet Hall

Banquet Hall means **premises** used for the gathering together of several persons for charitable, civic, cultural, educational, fraternal, religious, recreational, social or like purposes, and may include facilities for the preparation and consumption of food or drink.

- 2.21. Basement**
Basement means that space of a building partly below **established grade** and which has over one-half of its height measured from floor to ceiling above the **established grade**.
- 2.22. Bed and Breakfast Establishment**
Bed and Breakfast Establishment means a detached **dwelling** containing, as an **accessory** use, up to 3 guest rooms that are available for rent to the travelling or vacationing public for overnight accommodation on a temporary basis. A **Bed and Breakfast Establishment** may include the provision of meals and use of common areas to those persons residing temporarily therein but the guest rooms shall not include facilities for food preparation. A **bed and breakfast establishment** shall not include a **group home**, boarding or lodging house, **restaurant**, tavern, **hotel**, or tourist establishment. The **Bed and Breakfast Establishment** shall be owned and operated by one or more persons residing on the **premises**.
- 2.23. Boarding House**
Boarding House means a dwelling in which lodging with or without meals is supplied for gain, but shall not include a hotel, hospital, children's home, nursing home, home for the aged or other similar establishment
- 2.24. Boathouse**
Boathouse means an **accessory building**, located on land or in Lake Simcoe used for the storage of boats and marine related equipment, and which does not include sleeping accommodations, kitchen or washroom facilities, and any potable water, natural gas or sanitary servicing.
- 2.25. Boatport**
Boatport means an **accessory building**, located on land or in Lake Simcoe, used for the purpose of berthing or sheltering and storing boats and marine related equipment that is roofed / covered, but not enclosed by more than one wall and is built, founded or anchored near or at the **water's edge**.
- 2.26. Buffer, Shoreline**
Buffer, Shoreline means a natural area, adjacent to the **shoreline**, maintained in its natural predevelopment state for the purpose of protecting natural habitat, stabilizing the **shoreline** and minimizing the visual impact of **buildings** and **structures** on a lake front **lot** and is intended to represent the Minimum Vegetation Protection Zone (MVPZ) referenced in Provincial documents. The **Shoreline Buffer** is measured in land from the **water's edge**.
- 2.27. Building**
Building means any enclosed **structure**, whether temporary or permanent, used or intended to be used for shelter, accommodation or enclosure of persons, animals, materials, produce or equipment. Any tent, awning, bin, silo, vessel or vehicle used for any of these purposes is a building.

2.28. Building Height

Building Height means the vertical distance measured between the **established grade**, or for a structure partially or entirely on or over the water, from the elevation measured at 219.15 metres above sea level, to:

- a. the highest point of a flat roof or of the surface of a building or structure, but excluding any railing;
- b. the deck line of a mansard roof of a building or structure;
- c. the mean height between the eaves and ridge of a gabled or hip roof of a building or structure; but exclusive of roof or penthouse structure accommodating an elevator, staircase, tank, ventilating fan or other similar equipment, a smokestack, barn, silo, communications tower or other utilitarian structure which does not provide **habitable** space.

2.29. Building, Principal

Building, Principal means the **building** or **structure** in which the **principal use** of the **lot** is carried.

2.30. Building Supply Outlet

Building Supply Outlet means a building or structure in which bulk building or construction and home improvement materials are offered or kept for wholesale to other commercial, industrial, institutional or other business users including other wholesalers, and may include the fabrication of certain materials related to home improvement, but does not include retail sales to the general public.

2.31. Bulk Fuel Depot

Bulk Fuel Depot means premises where petroleum, gasoline, fuel, oil or other flammable liquids or fluids are stored, warehoused, and/or are kept for retail or wholesale.

2.32. Bulk Storage Yard

Bulk Storage Yard means a place where land is used for the storage, in the open, of goods and materials, machinery or equipment.

2.33. Bunkhouse

Bunkhouse means a building or part of a building used for the temporary accommodation of seasonal employees of the farm operation, provided that such accommodation does not serve as a principal dwelling and the bunkhouse is located on the farm on which the seasonal workers are employed. A bunkhouse may include facilities for food preparation and washroom facilities, but is not a dwelling or dwelling unit as defined in this By-law.

2.34. Breezeway

Breezeway means an architectural feature, like a hallway, that allows a breeze between structures and can be a simple roof connecting two structures or more substantial. It may refer to a hallway between two wings of a larger **structure**, such as

between a house and a **garage**, that lacks heating and cooling but allows sheltered passage.

2.35. Campground

Campground means the land on which camping vehicles or camping tents, plus accompanying towing of vehicles can be parked and used; and on which **accessory** facilities such as an administration office, clubhouse, snack bar, laundry, souvenir, convenience or tuck shop, **swimming pool**, bath house, washrooms, manager's quarters or other recreational and support facilities, housed in permanent **structures**, can be **erected** and operated.

2.36. Cannabis Production Facility

Cannabis Production Facility means a building used for growing, producing, processing, testing, destroying, storing or distribution of marihuana or cannabis authorized by a license issued by the federal Minister of Health, pursuant to Section 35 of the Marihuana for Medical Purposes Regulations under the Cannabis Act, SC 2018, c 16, as amended, or any subsequent legislation which may be enacted in substitution thereof. For purposes of clarification, no part of this operation, whether accessory or not, may be located outdoors. In the interpretation of this definition, cannabis means the substance set out in the Cannabis Act, SC 2018, c 16, as amended.

2.37. Carport

Carport means an **accessory building** or **structure** or part thereof, either **attached** to or detached from the wall of the **buildings**, at least 40 percent of the perimeter of which is open and unobstructed by any wall, door, post or pier, used for the temporary parking or storage of licensed vehicles. For the purposes of this By-law, perimeter includes the wall of the **building** to which the **carport** is attached.

2.38. Cellar

Cellar means the space of a **building** that is partly or entirely below **established grade** which has less than one-half of its height measured from floor to ceiling above the **established grade** around the exterior of the **dwelling**.

2.39. Cemetery

Cemetery means a **cemetery** or columbarium and may include a crematorium, all within the meaning of the Cemeteries Act, as amended.

2.40. Centerline

Centerline means a line drawn parallel to and equidistant from the limits of a road allowance or **driveway**, as the context may dictate.

2.41. Child Care Centre

Child Care means a licensed premises used for the provision of temporary care for or supervision of children in accordance with the Child Care and Early Years Act, 2014, S.O. 2014, c. 11, as amended.

- 2.42. Commercial Greenhouse**
means premises used for the growing of flowers, fruits, vegetables, plants, shrubs, trees, and similar vegetation which are not necessarily transplanted outdoors on the same lot containing such greenhouse but are sold directly from the lot at wholesale or retail and may include the sale of incidental seasonal merchandise.
- 2.43. Commercial Kitchen**
Commercial Kitchen means any room, area, space or facility used to prepare foods or food products for which a payment is made or where foods and/or food products are produced or prepared that may be passed onto others for their pecuniary gain. A retail component as an accessory use must also be included.
- 2.44. Commercial Vehicle**
Commercial Vehicle means a motor vehicle used for, or intended to be use for, commercial uses, industrial or agricultural purposes with or without an attached or permanently attached delivery body and includes vehicles such as catering or canteen trucks, buses, cube vans, tow trucks, tilt and load trucks, dump trucks, tractor trailers, semitrailers and any vehicle which has an exterior fixture or fixtures for the purposes of carrying equipment, materials or supplies for commercial purposes. This does not include pick-up trucks.
- 2.45. Community Centre**
Community Centre means any tract of land, **building** or **buildings** used for community activities. whether used for commercial purposes or not, and the control of which is vested in the Municipality.
- 2.46. Concrete or Asphalt Batching or Recycling Facility**
Concrete or Asphalt Batching or Recycling Facility means an industrial facility used for the production of asphalt or concrete, or asphalt or concrete products, used in building or construction and includes facilities for administration or management of the business, the stockpiling of bulk materials used in the productions process or of finished products manufactured on the premises and the storage and maintenance of required equipment, and shall also include the processing of aggregate material through a crushing and sorting operation, but does not include the retail sale of finished asphalt or concrete products.
- 2.47. Conservation Use**
Conservation Use shall mean the preservation, protection or improvement of the components of the natural environment through management and maintenance for public benefit.
- 2.48. Contractor's Shop or Yard**
Contractor's Shop or Yard means an area with or without buildings used for the storage of materials and equipment related to the construction industry where a contractor may perform shop or assembly work, in addition to accessory uses.

- 2.49. Convenience Store**
Convenience Store means a retail commercial establishment, not exceeding 300 square metres of gross **floor area**, supplying groceries and other daily household necessities to the immediate surrounding area.
- 2.50. Council**
Council means the **Council** of The Corporation of the Town of Innisfil.
- 2.51. Crafts, Trade and Instructional Services**
Crafts, Trade and Instructional Services means businesses such as: photographers, arts and crafts services, artists, sculptors, wood crafts, graphic designers, jewelers, sign makers, plumbers, electricians, lawn and garden care, pool maintenance, small appliance repair, snow removal, and home repair services, but does not include repair and servicing of , motorcycles, boats, or any other motorized vehicle.
- 2.52. Custom Workshop**
Custom Workshop means a **building** or part of a **building** used by a trade, craft or guild for the manufacture in small quantities of made-to-measure clothes or articles and shall include upholstery, repair, refinishing of antiques and other art objects, but shall not include metal spinning, woodworking or furniture manufacturing or refinishing of antique automobiles.
- 2.53. Dark Sky Compliant**
Dark Sky Compliant means reducing light pollution by limiting the height of light fixtures and ensuring lights shine downward and away from adjacent properties and the surrounding area ensuring an increased number of stars visible at night, reducing the effects of electric lighting on the environment, and reducing energy consumption.
- 2.54. Daylighting Triangle**
Daylighting Triangle means the triangular space formed by the **street lines** of a **corner lot** and a line drawn from a point in one **street line** to a point in the other **street line**, each such point being from the **point of intersection** of the **street lines**, measured along the **street lines**. Where the two **street lines** do not intersect at a point, the **point of intersection** shall be deemed to be the intersection of the projection of the **street lines** or the intersection of the tangents to the **street lines**.
- 2.55. Deck**
Deck Means a **structure** at or above 0.2 metres above **established grade** with no solid roof or walls, except for railings, which may be constructed on piers, a foundation or cantilevered above grade for **use** as an outdoor living space and includes **landings** and stairs but does not include a **balcony**, **porch** or veranda. Any portion of a **dock structure** that extends onto the land above the **water's edge** (elevation of 219.15 metres above sea level) is a **deck**.

2.56. Development

Development means:

- a) the construction, **erection** or placing of one or more **buildings** or **structures** on land or on water;
- b) the making of an addition or alteration to a **building** or **structure** that has the effect of increasing its size or usability;
- c) the laying out and establishment of:
 - i. a commercial parking **lot**
 - ii. sites for the location of three or more mobile homes as defined in subsection 46 (1) of the Planning Act
 - iii. sites for the construction, **erection** or location of three or more land lease community homes as defined in subsection 46 (1) of the *Planning Act*; or
 - iv. sites for the location of three or more trailers as defined in subsection 164 (4) of the Municipal Act, 2001
- d) **site alteration**, including but not limited to,
 - i. alteration of the grade of land, and
 - ii. placing or dumping fill, or
- e) the removal of vegetation.

2.57. Dock

Dock means a **structure** built, founded or anchored near or at the **water's edge** (elevation of 219.15 metres above sea level) extending on or over the water at which boats may be berthed or secured in conjunction with a **use** on the mainland.

2.58. Driveway

Driveway means an area of land which provides vehicular access from a **street** to a **parking aisle**, space or **garage**.

2.59. Drive-Through Facility

Drive-Through Facility means the **use** of land, **buildings** or **structures**, or parts thereof, to provide or dispense products or services through an attendant or a window or an automated machine, to persons remaining in motorized vehicles that are in a designated **stacking lane**. A **drive-through facility** does not include an attendant for a private or **public parking lot** or **garage**.

2.60. Driving Range

Driving Range means an area operated for the purpose of developing golfing techniques, including miniature **golf courses**, but excluding **golf courses**.

2.61. Dry Cleaning Establishment

Dry Cleaning Establishment means a **building** where dry cleaning, dyeing, cleaning and pressing of articles or goods of fabric is carried out.

2.62. Dry Use

Dry Use means a use which uses water for domestic purposes only which result in the production of domestic sewage. For the purposes of this section, domestic sewage includes sewage originating from human body waste, toilet waste, waste from showers and tubs, liquid and waterborne kitchen and sink waste, and laundry waste. The

sewage may originate from offices, factories, institutions or other places of employment and restaurants. Domestic sewage does not include plant or chemical effluent of any type used in a manufacturing process. Food waste associated with the manufacturing or processing of food other than for sale in restaurants (such as slaughter houses, canning plants, meat packing plants and the like) is not to be included in the definition of domestic sewage. A dry use does not include the processing of any type of sewage, including domestic sewage, except for that which is produced on the premises.

2.63. Dwelling

Dwelling means a **residential** building containing one or more **dwelling units** constructed on site or off-site in parts designed to be transported to a lot and where they are joined as integral units and placed on permanent foundation over a concrete slab or basement but shall not include an **accessory building**, travel trailers, mobile homes, double wide mobile homes, tourist trailers, tents, campers and motor vehicles, hotels or boarding or rooming houses, motels or institutions.

2.64. Dwelling, Apartment

Dwelling, Apartment means a **residential** building having two or more storeys containing four or more **dwelling units** which units have a common entrance from the street level and the occupants of which have the rights to use in common halls, stairs, elevators and yards and may include administrative, maintenance, storage, laundry, garage and other similar accessory facilities provided for the convenience of the occupants.

2.65. Dwelling, Back-To-Back Townhouse

Dwelling, Back-To-Back Townhouse means a **building** containing four or more **dwelling units** divided vertically above grade by common walls, including a common rear wall without a **rear yard** and whereby each unit has an independent entrance to the unit from the outside exterior accessed through the **front yard** or **exterior side yard**.

2.66. Dwelling, Block Townhouse

Dwelling, Block Townhouse means a minimum of three **dwelling units** which are **attached** above and below grade by either the entire length of the **garage** or by the entire length of the main common wall and which are grouped on the same lot.

2.67. Dwelling, Duplex

Dwelling, Duplex shall mean a **building** that is divided horizontally into two **dwelling units**, each of which has an independent entrance either directly or through a common vestibule.

2.68. Dwelling, Linked

Dwelling, Linked means two or more **buildings**, each of which consists of not more than one **dwelling unit**, **attached** solely below **established grade** by a connection spanning between the footings of each **building** consisting of a concrete wall a minimum of 0.5 m in height and 10.0 cm thick.

- 2.69. **Dwelling, Semi-Detached**
Dwelling, Semi-Detached means a **building** that is divided vertically into two **dwelling units**, each of which has independent entrances to the front and rear or **side yard** either directly or through a common vestibule.

- 2.70. **Dwelling, Single Detached**
Dwelling, Single Detached means a separate **building** designed and intended to be occupied as a single **dwelling unit** for one household which may contain s as permitted by this by-law.

- 2.71. **Dwelling, Stacked Back-to-Back Townhouse**
Dwelling, Stacked Back-to-Back Townhouse means a **building** containing four or more **dwelling units** divided vertically and horizontally above and below grade by common walls, including a common rear or side wall, without a **rear yard** and whereby each unit has an independent entrance to the unit from the outside exterior accesses through the front or **rear yard**.

- 2.72. **Dwelling, Stacked Townhouse**
Dwelling, Stacked Townhouse means either **block townhouse** or **street townhouses** in which one unit is located above another unit, with no common enclosed corridor system.

- 2.73. **Dwelling, Street Townhouse**
Dwelling, Street Townhouse means a minimum of three **dwelling units** which are **attached** above and below grade by either the entire length of the **garage** or by the entire length of the main common wall and all of which front on a **street** and each of which is located on a separate lot.

- 2.74. **Dwelling, Townhouse**
Dwelling, Townhouse means a residential **dwelling unit attached** to other units by a common sidewall, where the number of **attached** units is no less than three and no greater than eight. Where **townhouse dwelling** is generally referenced in this by-law, it shall include all other types of **townhouse dwellings** defined herein, including **block townhouse dwellings**, **back-to-back townhouse dwellings**, **stacked townhouse dwellings** and **street townhouse dwellings**, unless the type of **townhouse dwelling** is specifically indicated.

- 2.75. **Dwelling Unit**
Dwelling Unit means one room or a group of rooms in a **dwelling**, used, or if vacant, designed and intended to be used, by only one household as a single independent and separate housekeeping establishment except when it includes a **bed and breakfast establishment**.
 - a. in which food preparation, sleeping and sanitary facilities are provided for the use of the occupants;
 - b. which has a private entrance from outside the **building** or from a common hallway or stairway inside the building; and
 - c. shall contain only one (1) kitchen.

- 2.76. Dwelling Unit, Additional**
means an additional residential self-contained **dwelling unit** that is either located within a **dwelling** and associated with a **principal dwelling unit**, or located within a detached **accessory structure**. An **additional dwelling unit** is subordinate to the **principal dwelling unit**.
- 2.77. Dwelling Unit, Principal**
Principal Dwelling Unit means the original **dwelling unit** within a **dwelling**.
- 2.78. Equipment Sales, Rental and Servicing (Light or Heavy)**
Equipment Sales, Rental and Servicing (Light or Heavy) means premises where machinery and equipment are offered or kept for sale, rent, lease or hire under agreement for compensation, but shall not include any other use defined or classified in this By-law.
- 2.79. Erect**
Erect means any construction, reconstruction and relocation of **buildings** and **structures** and, without limiting the generality of the work, also includes:
- any preliminary physical operation such as excavating, filling or regrading or draining;
 - altering any **existing building** or **structure** by adding, enlarging, extending, remodeling, renovating, moving, demolishing or effecting other structural change; and
 - any work, the doing of which requires a **building** permit under the Building and Plumbing By-law of the Town.
- 2.80. Established Grade**
Established Grade means the average level of the approved or finished ground elevation measured at all the exterior walls of any **building** or **structure**.
- 2.81. Existing**
Existing means legally **existing**, as of the date of passing of this By-law.
- 2.82. Farm Café and Shop**
means a café or commercial retail space that is accessory to the permitted agriculture uses on the lot and shall primarily include the sale of value-added products produced by the farm.
- 2.83. Farm Gate Sales**
Farm Gates Sales means a use accessory to an agriculture use which consists of the retail sale of agricultural products, raised, grown or processed by the property owner or an agriculture operation conducted on the farm.
- 2.84. Farm Micro-Brewery**
means premises used on a farm for the making of beers, spirits, ciders and wines from grains, hops, crops, and fruit grown primarily as part of the principal agriculture use, and may include a tasting and hospitality area, retail sales of the products produced on site, and an ancillary restaurant.

- 2.85. Farm Implement Dealer**
Farm Implement Dealer means an establishment for the repair and sale of agricultural equipment including the sale of fuel, lubricants and related items for agricultural equipment on the same premises.
- 2.86. Fence**
Fence means any wall (other than a wall of a **building** or retaining wall), gate or other **structure** or partition made of wood, metal, stone or other material which is used to enclose, separate, provide privacy or divide, in whole or in part, a **yard** or other land, or to separate or purport to separate land not under common ownership. For the purposes of this By-law, a fence does not include a hedge, individual trees, or other forms of natural vegetation.
- 2.87. Financial Institution**
Financial Institution means an establishment which provides money management services directly to the public, and shall include a bank, trust company, credit union, securities dealer, finance company or stockbroker.
- 2.88. First Floor**
First Floor means the floor of a **building** located closest to the **established grade**, which is located entirely above the **established grade**.
- 2.89. Fitness Centre**
Fitness Centre means a **building** in which facilities are provided for recreational athletic activities including but not limited to body-building and exercise classes, and shall include associated facilities such as a sauna.
- 2.90. Floor Area**
Floor Area means:
- for a **dwelling**, or **dwelling unit**, the total area of the **storeys** contained within the outside walls of the **dwelling** exclusive of any **garage**, **carport**, porch, veranda, balcony, sunroom, unfinished attic, unfinished **basement** or unfinished **cellar**; or
 - for a **building** or part of a building, other than a **dwelling**, the total area of all the **storeys** contained within the outside walls of the building.
- In all cases, only that **floor area** having a clear height to the ceiling of at least 2.2 m shall be considered in the calculation of the **floor area**.
- 2.91. Footprint**
Footprint means the **floor area** of a **building** or **structure**, measured at grade on a horizontal plane, to the outside edge of walls, or posts in the case of an unenclosed **structure**, and includes the furthest extent of a **deck** or a **dock**.
- 2.92. Frontage, Lot**
Frontage, Lot means the distance between the side **lot lines** measured at the required **front yard setback** and parallel to the chord of the **lot frontage** and, for the purpose of this definition, the chord of the **lot frontage** is a straight line joining the two points where the side **lot lines** intersect the **front lot line**.

- 2.93. Frontage, Water**
Frontage, Water means the distance between the side **lot lines** measured at the required **setback** from the **shoreline** and parallel to the chord of the **shoreline**, and for the purpose of this definition, the chord of the **shoreline** is a straight line joining the two points where the side **lot lines** intersect the **shoreline**. Should a **lot** not directly abut the **shoreline**, the **water frontage** shall be the **lot line** opposite the **front lot line**.
- 2.94. Fruit and Vegetable Produce Market**
Fruit and Vegetable Produce Market means a **building** or **premise** where opened spaces or stalls or sale areas that are not separated by permanent walls (but may have removable partitions) and have a maximum area of 100 square metres, are leased, rented or otherwise provided to more than 3 individual vendors for the sale of products primarily of fresh fruit, vegetables, meat, poultry, fish, dairy products, as well as trees, shrubs, plants and flowers and a limited range of canned or preserved products or other food products requiring minimal processing such as maple syrup, cheese, butter, refreshments or baked goods to the general public, but shall not include a flea market, supermarket or food store.
- 2.95. Funeral Home**
Funeral Home means **premises** that are designed for the purpose of providing funeral services to the public and includes facilities intended for the preparation of deceased persons for internment or cremation.
- 2.96. Furniture Showroom**
Furniture Showroom means a retail store exceeding a gross floor area of 460.0 square metres where furniture is displayed, stored and offered for sale.
- 2.97. Gaming Facility**
Gaming Facility means a facility where people congregate for any activity or game of chance or skill for money or other valuable consideration, including without limitation the operation of slot machines, table games, electronic table games, blackjack, roulette, baccarat, off track betting, sports betting, video lottery terminals, entertainment, or horse racing activities and may include supporting uses limited to retail uses, banquet halls, taverns, conferences, meetings, recreational centres, restaurants, and business and professional offices.
- 2.98. Garage or Garage, Private**
Garage or **Garage, Private** means a separate **building** or part of the **principal building** used for the temporary parking or storage of licensed vehicles of not more than three tonnes gross vehicle weight but shall not include a **temporary structure**.
- 2.99. Garden Centre**
Garden Centre means a retail establishment devoted primarily to the sale of **nursery** stock and may also include the sale of related **accessory** supplies as well as the sale of fruits and vegetables.

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- 2.100. Gazebo / Pergola**
Gazebo / Pergola means an **accessory structure** or **building** with open, screened or solid walls intended to be **use** for a shaded or partially shaded passive recreation space and may also serve architectural interest.
- 2.101. Gift Shop**
Gift Shop means a **retail store** specializing in the sale of ornaments, cards, magazines, books or confectionaries.
- 2.102. Golf Course**
Golf Course means a public or private area operated for the purposes of playing golf, including a par 3 golf course, and associated accessory recreational uses such as a clubhouse, swimming pool, tennis courts driving range and miniature golf course.
- 2.103. Government Facility**
Government Facility means a municipal office, library, court house, registry office, health and welfare centre, employment office, post office, or other office used for the purpose of local or other government administration, or fire station, police station or emergency services facility.
- 2.104. Greenhouse**
Greenhouse means a building or structure that is designed for the growing of crops, trees and/or plants indoors.
- 2.105. Grocery Store**
Grocery Store means a **building** or part of a **building** where a limited line of goods such as canned, bottled, packaged and frozen foods, **bakery** products, dairy products, candy and confectionery and other food lines which may include fresh meat and poultry, fresh fruit and vegetables are sold. In addition, newspapers, magazines, paper products, soft drinks, tobacco products, health and beauty aids, housewares, flowers, plants and other non-food articles may be sold.
- 2.106. Group Home**
Group Home means a supervised single housekeeping unit in a residential **dwelling** for the accommodation of not more than 6 persons, exclusive of staff, who by reason of their emotional, mental, social or physical condition or legal status require a group living arrangement for their well-being and,
- a. the members of the group are referred by a **hospital**, court, government agency, recognized social service agency or health professional; and
 - b. such facility is licensed and/or approved under provincial statutes and in compliance with municipal by-laws.
- 2.107. Habitable**
See "**Human Habitation**".

- 2.108. Health and Social Services**
Health and Social Services means businesses such as: doctors, dentists, psychiatrists, chiropractors, professional registered massage therapists and other regulated health professionals, **child care centre** and counselling.
- 2.109. Home Industry**
Home Industry means a craft, trade, guild or service, excluding a **motor vehicle** repair **garage** and **motor vehicle body shop**, conducted within an **accessory building** on the **lot** as a clearly incidental or secondary **use** to the **residential use** or farm **use** of the property and provided the proprietor carrying out the craft, trade guild or service resides within a **dwelling unit** located on the same lot.
- 2.110. Home Occupation**
Home Occupation means an occupation for gain or support conducted within a **dwelling unit** as a clearly incidental or secondary **use** to the **residential use** and provided the proprietor carrying out the occupation resides within the **dwelling unit**.
- 2.111. Hospital**
Hospital means any institution, **building** or other **premises** established for the treatment of persons afflicted with or suffering from sickness, disease or injury, for the treatment of convalescent or chronically ill persons that is approved under the Public **Hospitals Act** and shall include a private **hospital** as defined under the Private **Hospitals Act**.
- 2.112. Hotel**
Hotel, which also includes an inn but does not include a **bed and breakfast**, means a **building** or **structure** used for the purpose of catering to the needs of the traveling public by supplying temporary sleeping accommodations, food and refreshments, and which may contain a public dining area, meeting rooms or an **accessory banquet hall**.
- 2.113. Human Habitation**
Human Habitation means **use** of a **building** or **structure** for living, sleeping and eating or for food preparation purposes.
- 2.114. Indoor Recreational Centre**
Indoor Recreational Centre means a sports or recreation facility used by private members or the general public and includes an arena, racquet courts, a **swimming pool**, gymnasium, or other similar indoor recreational uses, and may include an administrative office as an **accessory use** but does not include a **place of entertainment** or a **banquet hall**.
- 2.115. Kennel**
Kennel means a building, structure or premises used principally for the purpose of boarding or keeping of dogs, cats or other domestic household pets overnight.
- 2.116. Landing**
Landing means an area at the top of a flight of stairs or between flights of stairs, which does not exceed the width of the associated stairs by more than 1 ½ times, or a maximum width of 2.5 metres, whichever is less.

2.117. Landscaped Open Space

Landscaped Open Space means an open, unobstructed space on a lot, located at grade which is dedicated to the growth and maintenance of trees, shrubs, grass, flowers, decorative paving and other landscape features and may include **patios**, hard surface play areas, and **walkways**, but does not include any **driveway**, ramp, boat ramp or **parking area**, whether surfaced or not, or any open space beneath a **building** or **structure**. A **walkway** shall not be used as a **driveway** or **parking area**.

2.118. Landscaped Strip

Landscaped Strip means means a continuous, open, unobstructed width of land substantially parallel to and adjoining a lot line that is intended for the growth and maintenance of plant material, including trees, shrubs and other landscape features such as retaining walls. The landscaped buffer may include fences, signage, utilities and lighting and may be traversed by a **walkway** or **driveway**, provided that the angle of a **driveway** or **walkway** shall be at least 60 degrees and no greater than 120 degrees, as measured from the applicable lot line. The landscaped buffer may include fences, signage, utilities and lighting and may be traversed by a **walkway** or **driveway**.

2.119. Lane

Lane means a thoroughfare or way, which affords only a secondary means of access to abutting property.

2.120. Laundry or Dry Cleaning Depot

Laundry or Dry Cleaning Depot means a **building** or part of a **building** used for the purpose of receiving articles or goods of fabric to be subjected to a commercial process of laundering, dry cleaning, dyeing or cleaning elsewhere and for the pressing and distribution of any such articles or goods which have been subjected to any such process. This **use** includes a self-service laundry facility, in which the business of a laundromat is conducted by means of one or more washers and drying, ironing, finishing and incidental equipment. This definition does not include a **dry cleaning establishment**, as defined herein.

2.121. Leaching Bed

Leaching Bed means a **leaching bed** as defined in the Ontario Building Code.

2.122. Leasable Area

Leasable Area means the sum total of the area of the floor or floors measured from the exterior walls of the **building** or **structure** at the level of each floor or mezzanine level but shall not include: basements; ancillary offices; storage areas accessible to the general public; **floor area** common by the tenants of a **building** such as a mall, aisle or hallway, or elevator shaft or lobby; stairwells; washrooms; maintenance, mechanical, electrical or utility rooms, seasonal **garden centres**; and garbage enclosures.

2.123. Live-Work Unit

Live-Work Unit means a **dwelling unit**, part of which may be used as a business establishment and where the **dwelling unit** is the principal residence of the business operator.

2.124. Loading Space

Loading Space means an unencumbered area of land which is provided and maintained upon the same **lot** or **lots** upon which the **principal use** is located and which area:

- a. is provided for the temporary parking of one **commercial motor vehicle** while merchandise or materials are being loaded or unloaded from such vehicle and such parking shall not be for the purpose of sale or display;
- b. is suitable for the temporary parking of one **commercial motor vehicle**; and
- c. has adequate access to permit ingress and egress of a **commercial motor vehicle** from a **street** by means of **driveways**, aisles, maneuvering areas or similar areas.

2.125. Long-Term Care Home or Nursing Home

Long-Term Care Home or Nursing Home means **premises** in which lodging is provided with or without meals and in addition, nursing or medical care and treatment is provided in accordance with the **Long-Term Care Homes Act**, as amended, and/or other applicable legislation and regulations, and shall include a hospice in accordance with any applicable regulations, but does not include a **retirement home** as defined herein.

2.126. Lot

Lot means a parcel of land which can be legally conveyed subject to the provisions of the Planning Act, as amended.

2.127. Lot Area

Lot Area means the total area within the **lot lines** of a **lot** located above the **water's edge** (elevation of 219.15 metres above sea level).

2.128. Lot, Corner

Lot, Corner means a **lot** abutting one or more parts of the same street, or on two or more **streets** in which an interior angle of less than 135 degrees is contained by the two straight lines which adjoin the foremost point of the **lot** with the two points at which the **interior side lot line** and the **rear lot line** meet the **street** or streets.

2.129. Lot Coverage

Lot Coverage means the area of all **buildings** and **structures**, including those buildings or **structures** extending out into the water, divided by the area of the lot, up to and including the **water's edge** (elevation of 219.15 metres above sea level), measured as a percentage. The area of all **buildings** and **structures** excludes canopies, retaining walls, **fences**, pools, at grade recreational uses, septic systems and overhanging eaves to a maximum of 1.0 metre. The area of all buildings and **structures** is measured on a horizontal plane to the outside edge of walls, the posts of an unenclosed **structure**, or the furthest extent of a **deck** (greater than 2.0 metres in height) / balcony.

2.130. Lot Depth

Lot Depth means the horizontal distance between the midpoints of the **front lot line** and the **rear lot line** or where a **waterfront lot line** exists, the **waterfront lot line**.

Where there is no **rear lot line**, means the length of a line within the **lot** between the midpoint of the **front lot line** and the apex of a triangle formed by the side **lot lines**.

2.131. Lot Line

Lot Line means any boundary of a lot.

2.132. Lot Line, Front

Lot Line, Front means the **lot line** that divides the **lot** from the street, but

- a. in the case of a **corner lot**, the shorter of the **lot lines** abutting the street;
- b. in the case of a corner **lot line** with two **street lines** of equal length, the Town may designate either **street line** as the **front lot line**; or,
- c. in the case of a **corner lot** with two **street lines** of equal length and situated at the intersection of a County Road and Provincial Highway of equal widths, the **lot line** which abuts a Provincial Highway shall be deemed to be the **front lot line**;
or
- d. in the case of a **corner lot** abutting a 0.3 m reserve, the **lot line** so abutting the 0.3 m reserve shall be deemed an **exterior side lot line** and the other line abutting the **street** shall be deemed the **front lot line**; or
- e. in the case of a **through lot**, the longest of the **lot lines** dividing the **lot** from the **street** shall be deemed to be the **front lot line** and the opposite shorter **lot line** shall be deemed to be the **rear lot line**. In case each of the **lot lines** should be of equal length, the Town may designate either **street line** as the **front lot line**.

2.133. Lot Line, Exterior Side

Lot Line, Exterior Side means the longer of the **lot lines** of a **corner lot** which abuts a street.

2.134. Lot Line, Interior Side

Lot Line, Interior Side means the side **lot line** which does not abut a street.

2.135. Lot Line, Rear

Lot Line, Rear means the **lot line** farthest from and opposite to the **front lot line**.

2.136. Lot Line, Waterfront

Lot Line, Waterfront refers specifically to lots abutting shorelines and means the **lot line** farthest from and opposite to the **front lot line** and abutting the **water's edge** (elevation of 219.15 metres above sea level). Should a **lot** not directly abut the **shoreline**, the **waterfront lot line** shall be the **lot line** opposite the **front lot line**.

2.137. Lot, Through

Lot, Through (notwithstanding any 0.3 metres reserves) means a **lot** bounded on two opposite sides by **streets** provided, however, that if any **lot** qualifies as being both a **corner lot** and **through lot** as herein defined, such **lot** is deemed a **corner lot** for the purposes of this By-law.

2.138. Main Front Wall

Main Front Wall or Main Wall means the walls of a **building** or **structure** that face the front lot line or face the exterior side lot line in the case of a **corner lot**.

2.139. Manufacturing

Manufacturing means the use of land, buildings and 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.

2.140. Manufacturing, Light

Manufacturing, Light means the manufacturing, assembly or processing of component parts to produce finished products suitable for retail trade and does not include food, beverage, tobacco, rubber, leather, textile, wood, printing, concrete or asphalt batching or recycling plant, metal fabricating and the manufacturing or processing of raw materials or similar industries if these operations involve furnaces or machinery that emit noxious fumes or gases, discharge dirt, dust or particle matter into the air or result in noise or vibration beyond the limits of the property in excess of the Ministry of Environment's guidelines or if these operations involve stamping presses. All manufacturing or assembly activities shall be conducted entirely within one or more wholly enclosed buildings. A light manufacturing use may also include an accessory retail use of the goods manufactured on the same lot as the main use in accordance with the provisions of this By-law.

2.141. Marina

Marina means a commercial establishment where a **boathouse**, boat storage, boat repair facilities, boat rental, pier, **dock**, pump-out or jetty facilities or any combination of the foregoing are available for all types of marine craft and may include a gasoline pump for the fuelling of marine craft and buildings or **structures** for the sale of marine craft, snowmobiles or other similar **recreational vehicles** as well as related accessories and the provision of refreshments as an **accessory** use.

2.142. Medical Office

Medical Office means a **building** or part of a **building** that is used by one or more physicians, surgeons, dentists, chiropractors or other medical practitioners together with their nurses, clerical and technical employees in the practice of these professions but does not include the provisions of beds or any form of retail trade other than the sale of pharmaceutical goods.

2.143. Model Home or Demonstration Unit

A **Model Home or Demonstration Unit** means a **single detached dwelling, semi-detached dwelling, townhouse dwelling, or apartment dwelling**, temporarily used for the purpose of showing prospective buyers what the aesthetics and finishes of a typical residential **dwelling unit** in a proposed **development** may look like.

2.144. Modular Home

Modular Home means a factory-built home which is a **dwelling unit** designed and built to be transported on its own chassis or frame. It may contain parts that can be folded, collapsed, or telescoped when being towed and expanded later to provide additional floor space. It can also be two or more separately towable components that are joined on the chosen site. The **modular home** is designed for long-term year-round occupancy. It has facilities for cooking, eating, living, sleeping and sanitation. A **modular home** does not include a park model mobile home trailer, travel trailer, tent trailer or trailer otherwise designed. For the purposes of this definition, a **modular**

home having an A277 Standard is permitted, while those having either a Z240, Z241 Standard or a combination of either of these with the A277 Standard are not permitted.

2.145. Motel

Motel means premises that contain rooms with no private cooking facilities that are rented on a temporary basis to the public with each room being accessed from the outside.

2.146. Motor Vehicle

Motor Vehicle means an automobile, motorcycle, a motor-assisted bicycle, as amended, and any other vehicle propelled or driven otherwise than by muscular power.

2.147. Motor Vehicle Body Shop

Motor Vehicle Body Shop means a **building** or place used to repair auto bodies including spray painting.

2.148. Motor Vehicle, Commercial

Motor Vehicle, Commercial means a **motor vehicle** used in association with a commercial or industrial **use** and has a gross weight (inclusive of load, if applicable) of more than 2,250 kg.

2.149. Motor Vehicle Dealership

Motor Vehicle Dealership means **premises** where new or used automobiles or motorcycles are sold, lease or rented and which may include an **accessory motor vehicle** repair **garage**, an **accessory motor vehicle body shop** or the retail sale of **motor vehicle** accessories and products as an **accessory** use.

2.150. Motor Vehicle Gas Bar

Motor Vehicle Gas Bar means **premises** used for the sale of fuels for and **accessory** items.

2.151. Motor Vehicle Repair Garage or Motor Vehicle Service Station

Motor Vehicle Repair Garage or **Motor Vehicle Service Station** means **premises** used for the repair of **motor vehicles** and **commercial motor vehicles**.

2.152. Motor Vehicle Washing Establishment

Motor Vehicle Washing Establishment means a **building** or **structure** for the operation of **motor vehicle** washing, including self-service or automatic **motor vehicle** washing.

2.153. Municipal By-Law Enforcement Officer

Municipal By-Law Enforcement Officer means the officer or employee of the Town of Innisfil with the duty of enforcing the provisions of municipal by-laws.

2.154. Municipal Services (Water or Wastewater)

Municipal Services (Water or Wastewater) means infrastructure that is owned and operated by a **public authority** and is designed to adequately service the water and sewage disposal needs of a use, **building** or lot.

- 2.155. Natural Heritage**
Natural Heritage means an area, site or feature that exhibits biological, geological, hydrological, landform or cultural attributes that are significant on a local, regional, provincial or national scale and as may be identified on Schedule B: Land **Use** of the Official Plan or meeting the Official Plan policy criteria for being identified on Schedule B: Land **Use** of the Official Plan.
- 2.156. Naturalized Vegetation Area**
Naturalized Vegetation Area shall mean an unenclosed area of land dominated by native plant species that grow and persist without direct human management, protection or tending. The area of the **naturalized vegetation area** shall be included in the calculation of any required minimum **landscaped open space**.
- 2.157. Net Residential Area**
Net Residential Area shall mean the area of the land utilized for residential **dwelling units** including the **lot area** and the local residential streets. It excludes parks, **schools**, storm water management ponds, collector roads, stream corridors and natural environmental features.
- 2.158. Net Residential Density**
Net Residential Density shall mean the number of **dwelling units** divided by the **net residential area**.
- 2.159. Non-Complying**
Non-Complying means a **building** or **structure** which does not comply with the regulations, standards, requirements or provisions of the By-law for the Precincts in which such **building** or **structure** is located as of the date of the passing of the By-law.
- 2.160. Non-Conforming**
Means an existing **use** or activity of any land, **building** or **structure** which does not conform to the permitted uses of the By-law for the Precinct in which such use is located as of the date of the passing of this By-law.
- 2.161. Nursery**
Nursery means a place where young trees or other plants are grown for transplanting and for sale and may also include the sale of related **accessory** supplies and may include a **garden centre** as an **accessory** use.
- 2.162. Office Supply Establishment**
Office Supply Establishment means a **retail store** devoted to wholesale and retail sale of office and **school** supplies, such as paper products, information processing supplies, files and furniture, office machines, office cleaning supplies and accessories.
- 2.163. Outdoor Recreation Use**
Outdoor Recreation Use means an **accessory** or principal recreation **use** which is open and unobstructed to the sky, and without limiting the generality of the foregoing, includes a basketball court, tennis court, outdoor **swimming pool**, soccer field, football field, outdoor skating rink, picnic area, playground, **pavilion**, golf **driving range**, miniature **golf course** or any other similar use.

2.164. Outside Storage

Outside Storage means an area of land used in conjunction with a permitted use located on the same lot, for the storage of goods and materials. The temporary or overnight parking of motor vehicles shall not be considered outside storage.

2.165. Outside Display and Sales Area

Outside Display and Sales Area means a portion of a **lot** used for exhibiting in an orderly manner, assembled or finished products sold by a retail business on the same lot, but does not include **outside storage**.

2.166. Park

Park means an area of land consisting largely of open space and which may include **outdoor recreation uses**, a **pavilion** or a **conservation use**.

2.167. Park, Private

Park, Private means a **park** that is operated for commercial gain, other than a public park.

2.168. Parking Aisle

Parking Aisle means an area of land which abuts and provides direct vehicular access to one or more **parking spaces**.

2.169. Parking Area

Parking Area means an area or **structure**, including a **private garage** or **driveway**, provided for the temporary parking of vehicles which is **accessory** to a permitted use, and includes any related **parking aisle**, **parking spaces** and **structures**, but does not include any part of a **street** or laneway.

Parking Space

Parking Space means a rectangular area, exclusive of aisles, used for the temporary parking of **motor vehicles**.

2.170. Parking Lot or Structure, Public

Parking Lot or Structure, Public means a non-**accessory parking area** operated by a **public authority**, which is an open area, other than a street, or a **building** or **structure** used for the temporary parking of two (2) or more **motor vehicles**.

2.171. Passive Recreational Uses

Passive Recreational Uses means outdoor areas including walking or hiking trails, picnic areas, interpretative or educational signage, lookouts, boardwalks, benches, shade **structures**, bicycle paths and associated **parking areas**.

2.172. Patio

Patio means a platform without a roof and abutting one or more walls of a **building** or constructed separate from a building, with or without direct access to the ground, the floor of which is not more than 0.6 metres above grade, which is designed and intended for **use** as an amenity space which is **accessory** to the **principal use** on the lot.

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- 2.173. Patio, Outdoor**
Patio, Outdoor means an outdoor area where food, beverage, wine, spirits or any of them are served to the public or to members of a club or organization and is an **accessory use** to a **restaurant**.
- 2.174. Patio, Outdoor Rooftop**
Patio, Outdoor Rooftop means an ancillary use to a restaurant or banquet hall, located on the roof of the principal building that provides an outdoor patron area.
- 2.175. Pavilion**
Pavilion means a partially enclosed **structure** having a roof supported on piers, for the purpose of shelter from the elements during such activities as picnics, outdoor entertainment, and performances.
- 2.176. Personal Services Establishment**
Personal Service Establishment means a business where services provided and administered to individuals and their personal needs including hair care, beauty shops, tailor shops, laundry and **dry cleaning depots**, shoe repair shops, etc. and where the sale or retail of goods, wares, merchandise, articles or things is only **accessory** to the provisions of such services.
- 2.177. Pet Day Care Establishment**
Pet Day Care Establishment means **premises**, including land, buildings, **structures** and which may include an outdoor run, in which the care and temporary accommodation of not more than ten (10) domestic household pets are provided in return for remuneration, but shall not include the overnight boarding of pets, and shall not include a **kennel** as defined herein.
- 2.178. Pharmacy**
Pharmacy means a **retail store** in which the **principal use** is the retail sale of drugs, pharmaceutical products, medicines and similar sundries.
- 2.179. Photography or Artist's Studio**
Photography or Artist's Studio means **premises** used for portrait and commercial photography, painting, sculpting, or other forms of art and craft making, and which may include the sale of art, crafts and photography created or developed on the **premises**, or the ancillary retail sale of equipment used by photographers or artists.
- 2.180. Place of Entertainment**
Place of Entertainment means a **building** or part of a **building** intended for recreational or entertainment uses, including a movie or other theatre, arena, auditorium, public hall, bingo hall, billiard or pool room, bowling alley, paint ball, go kart, parkour, rock climbing, gymnasium, escape room, axe throwing or similar such **uses** and where all such **uses** are contained within a fully enclosed **structure**.
- 2.181. Place of Worship**
Place of Worship means **premises** dedicated to religious worship and includes a church, synagogue, temple, or mosque, and which may include a **child care centre**, **school** of religious education, **banquet hall**, convent, monastery, parish hall or a caretaker **dwelling** as an **accessory use**.

- 2.182. Point of Intersection**
Point of Intersection means the point at which two **street lines** abutting a **corner lot** intersect or if the two **street lines** meet in a curve, then it is the point at which the projection of the two **lot lines** abutting the two **streets** intersect.
- 2.183. Porch/Verandah**
Porch/Verandah means a **structure** abutting the main wall of a building, having a roof, but with walls that are generally open and unenclosed.
- 2.184. Portable Classroom:**
Portable Classroom means a building used to provide temporary school accommodation. A portable classroom is part of the primary school **use**.
- 2.185. Prefabricated home sales establishment or modular home sales and display**
Prefabricated home sales establishment or modular home sales and display means **premises** used for the display and sales of prefabricated homes or **modular homes**.
- 2.186. Premise**
Premise means the area of a **building** occupied or used by a single business or enterprise. In a multiple tenancy **building** that is occupied by more than one (1) business, each individual business area shall be considered a separate premise.
- 2.187. Principal Use**
Principal Use means the main **use** to which the subject lands are devoted and the main purpose for which the subject lands are used.
- 2.188. Printing and Publishing Establishment**
Printing and Publishing Establishment means a commercial establishment for blueprinting, engraving, stereotyping, electro-typing, printing, or typesetting, and shall include a duplicating shop.
- 2.189. Private Club**
Private Club means a **building** or part of a **building** used as a meeting place for the members of an organization or an athletic, fitness, social or recreation club and includes a fraternal organization.
- 2.190. Private Services (Water or Wastewater)**
Private Services (Water or Wastewater) means infrastructure on a **lot** which is privately owned and operated, which is designed to service the water and sewage disposal needs of that lot, and without limiting the generality of the foregoing, shall include a private septic system and a private well.
- 2.191. Private Road**
Private Road means a laneway or easement not assumed by the municipality and is usually traveled and maintained by a private individual or group of individuals.

2.192. Professional Office

Professional Office means businesses offering professional services such as: accountants, architects, engineers, financial services, lawyers, land use planners, real estate agents, bookkeeping, and marketing and advertising agents.

2.193. Public Authority

Public Authority means:

- a. the Town, County of Simcoe, Government of Ontario, Government of Canada, Lake Simcoe Region Conservation Authority, Nottawasaga Valley Conservation Authority or any board, authority, or commission of them;
- b. any entity providing police, ambulance or fire service on behalf of the authorities listed in clause a);
- c. any utility company providing communication, electrical or natural gas services;
- d. any railway company authorized under the Railway Act of Canada; or
- e. any corporation providing services to the public that has an operating budget entirely funded by one or more entities listed in clause (a).

2.194. Public Service Facilities

Public Service Facilities means land, buildings and structures, including by not limited to schools, hospitals and community recreation facilities, for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health, child care and educational programs including elementary, secondary, post-secondary, long-term care services, and cultural services. Public service facilities do not include infrastructure.

2.195. Public Use

Public Use means the **use** of a lot, building, **structure** or facility by a **public authority**, for the purpose of providing its services to the public, or carrying out its public mandate including: infrastructure and utilities necessary for the transmission or distribution of electricity, municipal water, and sewage, as well as public roads, **rail lines**, transit stations, stormwater management facilities, infrastructure and transmission facilities for communications or cable television, but not including administrative offices, sales outlets, **garages**, depots or yards.

2.196. Rail Line

Rail Line means a transportation line or network consisting of, or having consisted of, railroad track and the track bed.

2.197. Recreational Vehicle Sales Establishment

Recreational Vehicle Sales Establishment means **premises** used for the display and sale of **recreational trailers** or vehicles, boats, snowmobiles, all-terrain vehicles but does not include a **motor vehicle dealership** as defined herein.

2.198. Recreational Trailer or Vehicle

Recreational Trailer or Vehicle means a vehicular, portable unit, designed for travel, camping or recreational use, including but not limited to a travel trailer, pick-up truck camper, motorized camper, tent trailer and boat trailer.

2.199. Refreshment Vehicle

Refreshment Vehicle means a commercial operation from which food is cooked and/or refreshments prepared, carried and offered for sale for consumption and dispensing to the general public. A refreshment trailer means a mobile cart or **motor vehicle** provided with or without wheels or runners used for the carriage of person or goods and shall include, but not limited to, a car, truck, trailer, motorcycle, cart, carriage, container, wagon, snow mobile or all-terrain vehicle.

2.200. Research Establishment

Research Establishment means a building or group of buildings in which facilities for scientific research, investigation, testing or experimentation are located, but does not include facilities for the manufacture or sale of products, except as an incidental to the main purpose of the research establishment.

2.201. Restaurant

Restaurant means an establishment that has full kitchen facilities for the preparation of meals and is engaged in the sale and service of meals to the public for consumption on or off the **premises**.

2.202. Retail Store

Retail Store means a **building** or part of a **building** where goods, merchandise, substances or articles are offered for retail sale or rental directly to the general public.

2.203. Retirement Home

Retirement Home means **premises** that provides accommodation primarily to retired persons or couples where each private bedroom or living unit has a separate private bathroom and separate entrance from a common hall but where common facilities for the preparation and consumption of food are provided, and where common lounges, recreation rooms and medical care facilities may also be provided, but which shall not include a **long-term care home**.

2.204. Riding and Racing Stable

Riding and Racing Stable means a building or part of a building in which horses are boarded or kept for commercial purposes.

2.205. Sales Pavilion

Sales Pavilion means a **temporary structure**, temporarily used for the purpose of a sales office for prospective buyers of **dwelling units**, either on or off-site of where the proposed **dwelling units** are constructed.

2.206. School

School means a public or separate elementary or secondary **school**, a private **school** as defined in the Education Act as amended, a continuation **school**, a technical **school**, a vocational **school**, or other education institution, but does not include a **commercial school**.

2.207. School, Commercial

School, Commercial means a service commercial establishment which provides instruction in any subject for gain or profit, and without limiting the generality of the foregoing, includes a secretarial **college** or **school**, a business **school**, a trade

school, a dance **school** or studio, a **school** of music, a modeling **school**, but does not include a **school** or a private, religious or philanthropic academic institution.

2.208. Self-Storage Units

Self-Storage Units means a **building** consisting of individual, small, self-contained units that are leased or owned for the storage of business and household goods.

2.209. Service and Repair Establishment

Service and Repair Establishment means a **building** or part of a **building** devoted primarily to the repair and servicing of personal effects, household goods, small and large household appliances, office equipment including computers, photocopiers, telephones and other equipment, as well as the service and repair of small combustion engines, and which may include **accessory** retail sales of goods and articles directly related to the service offered, but does not include any other **uses** defined herein . A plumbing, heating and air conditioning establishment would also be considered as a **service and repair establishment**.

2.210. Setback

Setback means the distance between a **lot line**, or projected **lot line** into Lake Simcoe or the **water's edge** (elevation of 219.15 metres above sea level) and the nearest wall of any **building** or **structure** as indicated in the context in which the term is used.

2.211. Shopping Centre

Shopping Centre means a group of **commercial uses** which has been designed and developed as a unit by a single owner or group of owners.

2.212. Short-Term Accommodation

Short-Term Accommodation means the whole of a **Dwelling Unit** marketed or brokered on a **Short-Term Accommodation Platform** to provide temporary sleeping accommodations for any rental period that is less than 28 consecutive days in exchange for payment. This includes a **Bed and Breakfast Establishment** but excludes **hotels**, motels and accommodations where there is no exchange for remuneration.

2.213. Short-Term Accommodation Platform

Short-Term Accommodation Platform means a website or digital application used by persons for the marketing, brokering, advertising or facilitation of **Short-Term Accommodation** rentals.

2.214. Storage Shed

Storage Shed means a detached **accessory building** used solely for storage excluding **motor vehicles**.

2.215. Shoreline

Shoreline means the **water's edge** measured at an elevation of 219.15 metres above sea level.

- 2.216. Site Alteration**
Site Alteration means a change to the **existing** topography by more than 0.3 metre, or over an area exceeding 9 square metres, and includes excavation, blasting, filling and grading.
- 2.217. Sleeping Cabin**
Sleeping Cabin Means an **accessory** building, not **attached** to a principal **dwelling**, designed for the temporary accommodation of persons, but does not contain a kitchen or food preparation facilities, also known as a bunkie.
- 2.218. Stacking Lane**
Stacking Lane means a continuous on-site queuing **lane** that includes **tandem parking spaces** for motorized vehicles which is separated from other vehicular traffic and pedestrian circulation, by barriers, markings or signs. A **stacking lane** shall include that portion of the **lane** past the service window and/or automated machine where orders are received.
- 2.219. Stacking Space**
Stacking Space means a portion of a **stacking lane** which provides standing room for a vehicles in a queue.
- 2.220. Storey**
Storey means that portion of a **building** between the surface of a floor and the floor, ceiling or roof immediately above. Any portion of a **building** partly below grade level shall be deemed a **storey** where its ceiling is at least 1.8 metres above grade.
- 2.221. Storey, First**
The **first storey** will be defined as the floor closest to the **established grade**.
- 2.222. Street**
Street means a public highway which affords the principal means of access to an abutting **lot** and which is dedicated, assumed, maintained and/or opened by the Town, County of Simcoe, Province of Ontario and any other Municipality. A **private road** within a Common Element Plan of Condominium shall be deemed to be a **street** for the purposes of this By-law, as will a **private road** servicing lots abutting the shoreline.
- 2.223. Street Line**
Street Line means the limit of the **street** allowance and is the dividing line between a **lot** and a street.
- 2.224. Structure**
Structure means anything constructed or **erected**, the **use** of which requires location on or in the ground or on or in the water, or which is **attached** to something having location on the ground or in the water.
- 2.225. Swimming Pool**
Swimming Pool means a body of water located outdoors, having an area of more than 9 square metres contained by artificial means, a water depth greater than 0.6 metres at

any point and which is used and maintained for the purpose of swimming, diving or bathing.

2.226. Swimming Pool Sales and Display

Swimming Pool Sales and Display means an establishment for the sales and display of **swimming pools**, hot tubs, saunas and similar **structures** and **accessory** goods related to the care and maintenance of such **structures**, and which may include outside display of merchandise.

2.227. Tandem Parking

Tandem Parking means two **parking spaces**, located one behind the other.

2.228. Taxi Stand or Dispatch Office

Taxi Stand or Dispatch Office means a **building** or part of a **building** wherein a business office is contained for the administration and dispatching of taxi vehicles for gain or hire but does not include the servicing or repair of vehicles.

2.229. Temporary Structure

Temporary Structure means a **structure** that is **accessory** to the **principal use** or **building** on the same lot, and is intended to be **erected** on a temporary basis and may include such **structures** as a produce stand, tent, temporary **garage**, boat lift or other similar type of **temporary structure**, but shall not include **temporary structures** related to construction activities, including temporary sales or rental offices.

2.230. Temporary Turning Circle

Temporary Turning Circle shall mean those lands that have been conveyed or provided as an easement to the Town for purposes of a temporary public road allowance.

2.231. Tourist Cabin Establishment

Tourist Cabin Establishment means a **tourist commercial establishment** comprised of two or more cabins arranged singly or in pairs and in which cooking facilities may be provided.

2.232. Tourist Commercial Establishment

Tourist Commercial Establishment means **premises** designed for the traveling or vacationing public, and that has facilities for accommodation and may serve meals or provide kitchen facilities within each unit and may furnish equipment supplies or services to persons for recreational purposes, but does not include a **campground**, trailer **park** or **private park**.

2.233. Tourist Information Centre

Tourist Information Centre means all or a part of a **building** used to provide information to the travelling or vacationing public.

2.234. Transport Terminal

Transport Terminal means **premises** where trucks or tractor trailers are rented, leased, kept for hire, or stored or parked for remuneration, or from which trucks or transports, stored or parked on the property, are dispatched for hire as common carriers, and which may include freight-handling facilities, such as pick-up, delivery and transitory storage of goods incidental to motor freight shipment is provided.

2.235. Use

Use means:

- a. the purpose for which any water, land, buildings or **structures** may be arranged, designed, designated, intended, maintained or occupied; and
- b. the occupation, business, activity, or operation carried on, or intended to be carried on the water, land or in a **building** or **structure** for which it is arranged, designed, designated, intended, maintained or occupied.

2.236. Use, Commercial

Use, Commercial means the **use** of land, **building** or **structure** for the purpose of buying and selling commodities, wares, goods or merchandise, and supplying of services to the general public or to businesses, as distinguished from such **uses** as manufacturing or assembling of foods, warehousing, **transport terminals**, construction and any other similar uses.

2.237. Use, Discretionary

Use, Discretionary means a **use** that may only be allowed if the criteria set out in this By-law and any footnotes associated with the **discretionary use** as identified in this by-law have been addressed to the satisfaction of the Approval Authority.

2.238. Use, Industrial

Use, Industrial means the use of any land, building or structure for the purpose of manufacturing, processing, fabrication, assembly treatment, packaging and incidental storage of goods and materials and may include accessory sales and distribution of such products but shall not include a waste processing or transfer facility.

2.239. Use, Institutional

Use, Institutional means a **building** or part of a **building** used for non-commercial purposes by an organized body, religious group or society such as a public **hospital**, library, convent or similar use.

2.240. Use, Residential

Use, Residential means the **use** of a **building** or **structure** or a portion of a **building** or **structure** as a **dwelling**.

2.241. Use, Non-Residential

Use, Non-Residential means any **use** which is not associated with a **dwelling**.

2.242. University or College

University or College means a public, post-secondary institution but shall not include a **commercial school**.

2.243. Veterinary Clinic

Veterinary Clinic means a **building** or **structure** or part thereof used for the purpose of consultation, diagnosis and treatment of small animals, birds or domestic pets, including the boarding of such animals, birds and pets, and does not include the treatment of livestock.

2.244. Veterinary Hospital

Veterinary Hospital means a **building** or **structure** or part thereof used for the purpose of consultation, diagnosis and treatment of any type of animal or bird including livestock and may also include the disposal or boarding of animals, birds and pets.

2.245. Walkway

Walkway means an at grade surface used for pedestrian access. A **walkway** shall not be used for the parking of **motor vehicles**.

2.246. Warehouse

Warehouse means a building or structure, or part of an industrial or manufacturing operation where wares, goods, commodities or stock are stored, and includes self-storage units.

2.247. Warehouse Retail

Warehouse Retail means a building or structure or part thereof where products, goods and commodities are stored, displayed and offered for sale and shall include:

- a. accessory retail use of products manufactured and stored on the premises;
- b. private wholesale retail warehouse open to limited patronage by membership;
- c. specialty home and office retail, such as home and office supplies and equipment;
- d. bulk frozen food establishments;
- e. discount merchandising stores;
- f. factory outlets; and
- g. wholesale establishments, but shall not include any other retail or commercial use as defined herein.

2.248. Waste Processing or Transfer Facility

Waste Processing or Transfer Facility means lands, buildings or structures within which waste is collected and temporarily stored for shipment to a recycling centre or waste disposal site, or where waste is shredded, baled, pulverized, composted, separated or otherwise treated or altered to facilitate its further transfer, processing, utilization or disposal, and in accordance with a Certificate of Approval issued by the Ontario Ministry of the Environment where such a certificate is required.

2.249. Walkway

Walkway means an at grade surface used for pedestrian access. A **walkway** shall not be used for the parking of **motor vehicles**.

2.250. Watercourse

Watercourse means any surface stream or river including an intermittent stream, drainage ditch, municipal drain or flowing stream or river but this does not include a ditch constructed within a road allowance for the specific purpose of draining a street.

2.251. Water's Edge

Water's Edge means:

- a. where water levels are not managed by a control **structure**, the ordinary interface between land and water identified by a mark made by the action of water under natural conditions on the shore or bank of a water way, which action has been so common and usual that it has created a difference between the character of the vegetation or soil on one side of the mark and the character of the vegetation and soil on the other side of the mark, or;
- b. where water levels are managed by a control **structure**, the location at which the horizontal plane of the regulated summer water level intersects with the land, and,
- c. for the purposes of this Bylaw shall mean the standard average annual water level measured at an elevation of 219.15 metres above sea level.

2.252. Water Structure, Permanent

Water Structure, Permanent means any **dock**, ramp, boat lift, marine railway or other similar **structure** in place year-round.

2.253. Water Structure, Seasonal

Water Structure, Seasonal means any dock, ramp, boat lift, marine railway or other similar structure not in place from December 1 to March 31.

2.254. Wayside Pit or Quarry

Wayside Pit or Quarry means a temporary pit or quarry opened and used by a public authority for road or infrastructure construction purposes and which is not located within the right-of-way of a street.

2.255. Yard

Yard means the space on a lot, not covered by buildings and **structures**, which is open, from the ground to the sky.

2.256. Yard, Front

Yard, Front means the **yard** extending across the full width of the **lot** between the **front lot line** of the **lot** and the nearest wall of the **principal building** on the lot

2.257. Yard, Side

Yard, Side means the **yard** extending from the **front yard** to the **rear yard** or **waterfront yard** between the side **lot line** and the nearest wall of any **building** or **structure** on the lot.

2.258. Yard, Exterior Side

Yard, Exterior Side means a **side yard** immediately adjoining or abutting a road or road allowance.

2.259. Yard, Interior Side

Yard, Interior Side means a **side yard** other than an **exterior side yard**.

2.260. Yard, Rear

Yard, Rear means the **yard** extending across the full width of the **lot** between the **rear lot line** of the **lot** and the nearest wall of any **principal building** or **structure** on the lot. Where a **rear yard** is required for an **accessory building** in this By-law then this definition applies except the words **accessory building** are to be substituted for **principal building**.

2.261. Yard, Waterfront

Yard, Waterfront means any **yard** extending across the full width of the **lot** which abuts the **water's edge** (elevation of 219.15 metres above sea level) and is situated between the water edge and a line parallel to it at the nearest point of any **dwelling**.

Section 3.0 - General Provisions

3.1 Variations to General Provisions

- a) Variations to any general provision within Section 3 of this By-law will be subject to a Class 2 Community Planning Permit Application, unless otherwise specified.
- b) General provisions shall not be varied for any **use** that is not permitted within the applicable Precinct. Where a **use** is not permitted within the applicable Precinct, an Amendment to this By-law shall be required.

3.2 Access

- a) No person shall **erect** any **building** or **structure** unless the **lot** upon which such **building** or **structure** is to be **erected** fronts onto a **street**, or **private road** subject to or intended to be subject to a plan of condominium.
- b) Subsection a) does not prohibit the **erection** of any **building** or **structure** on any **existing lot** or proposed **lot** accessed by a **private road** or easement existing at the date of passing of this By-law, but where all other provisions of this By-law apply.
- c) Any **lot** or parcel of land **existing** prior to the passing of this By-Law that only has access via a **private road** or easement, the **lot line** abutting the **private road** or easement shall be deemed to be the **front lot line** and **front yard** for the purposes of this By-Law.
- d) **Development** shall only be permitted on a **lot** that abuts a **shoreline** or an original shore **street** allowance which has frontage on a year-round maintained public street, a seasonally maintained public **street** or a private **street** with a legal right of way.

3.3 Accessory Buildings and Structures

The following provisions shall apply to **accessory buildings** and **structures**:

- a) The total **lot coverage** of detached **accessory** buildings and **structures** (including detached **decks**, detached **private garages** and other **accessory buildings** and **structures**) shall not exceed 10% of the **lot area** except that where a **swimming pool** is provided, the total **lot coverage** for **accessory uses** shall not exceed 20%. Any at grade recreational use(s) such as but not limited to basketball courts, tennis courts, outdoor hockey rinks, etc., but not at grade **swimming pools**, shall meet the minimum **setback** provisions for an **accessory structure** but these recreational use(s) at grade shall be exempt from **lot coverage** requirements. Where an **attached deck** in a residential Precinct is less than 1.8 metres in height, as measured from the **established grade** to the platform, the **attached deck** shall not be subject to **lot coverage**.
- b) For the purposes of this provision, the **floor area** of the **accessory building** shall not include a staircase or **landing** used to access the **garage** or any second **storey** above the **garage**.

- c) The **footprint** of an **accessory building or structure** shall not exceed 50 square metres in any Residential Precinct. This provision shall not apply to an **attached deck/porch/verandah/balcony, swimming pool, boathouse, or dock** permitted in accordance with the provisions of this By-law.
- d) In all Residential Precincts, the **setbacks** for **accessory buildings and structures** shall be in accordance with the **setbacks** for **accessory buildings and structures** specifically indicated in the Precinct Regulations. In all other Precincts, **accessory buildings and structures** shall be subject to the same required **yard setbacks** as the **principal buildings**, as indicated in the Precinct regulations.
- e) Notwithstanding any other provision of this By-law, no **accessory buildings and structures** shall be located closer to the **front lot line** than the **principal building** in any Precinct, except in the Shoreline Residential Precinct and where specifically permitted by this By-law. Additionally, except in the case of a **shoreline** property within a Residential Precinct, no detached **accessory structure** shall be permitted in the **front yard**. Where a school use is within the Community Service Precinct, detached **accessory structures** may be located closer to the **front lot line** than the **principal building**, provided it is not within the required **front yard setback**.
- f) No **accessory building** shall exceed the height of the **principal building** on the **lot** or 5.0 metres, whichever is the lesser.
- g) No person shall **use** an **accessory building** as a **dwelling or dwelling unit** except where specifically permitted by this By-law.

3.4 Additional Dwelling Units (Residential Precincts)

Notwithstanding any other provisions of this By-Law to the contrary, the following provisions shall apply to permit the construction of an **additional dwelling unit**, as an **accessory use** to a permitted single-detached, **semi-detached, linked or street townhouse dwelling** in the applicable Precinct subject to the following provisions:

General

- a) A maximum of two (2) **additional dwelling units** will be permitted per lot, which can both be provided within the **dwelling**, or one **additional dwelling unit** provided within an **accessory building**.
- b) When **additional dwelling units** are constructed within the **dwelling**, each **additional dwelling unit** shall not be greater or equal in size than the gross **floor area** of the principal **dwelling unit**.
- c) Any **additional dwelling unit** shall have a maximum of 3 bedrooms.
- d) Any **additional dwelling unit** shall not be severed from the **lot** that contains the principal **dwelling**.

- e) For **additional dwelling units** within an **accessory** building,
 - i. The **accessory building** containing an **additional dwelling unit** shall be **setback** a minimum of 3.0 metres from the **exterior side lot line**.
 - ii. The entrance to any **additional dwelling unit** located in a **rear yard** shall be accessed by a continuous, unobstructed path of travel of at least 1-metre wide between the main wall of the **dwelling** and the side **lot line**.
 - iii. Notwithstanding Section 3.3 f), if an additional dwelling unit is located on the second floor of a detached **garage**, the maximum height of the structure shall be 7.5 metres.
 - iv. The **accessory building** containing an **additional dwelling unit** shall be **setback** a minimum of 4.0 metres from another **building** or **structure** on the same lot if the other **building** or **structure** contains a dwelling unit.

3.5 Additional Dwelling Units (Non-Residential Precincts)

Where an additional dwelling unit is permitted in association with a non-residential use as indicated in this By-law, the following provisions shall apply:

- a) An additional dwelling unit may be permitted with private water supply and sewage system having the approval of the appropriate approval authority, as provided in certain non-residential precincts.
- b) An additional dwelling unit that is located in a separate building shall have a minimum floor area of 93 square metres.
- c) An additional dwelling unit that is attached to or is within a non-residential building shall have a minimum floor area of 56 square metres.
- d) An additional dwelling unit shall have separate bathroom and kitchen facilities from those of the non-residential use.
- e) The entrance to the additional dwelling unit must be separate from the building entrance provided for the non-residential precinct. The entrance to any additional dwelling unit located in a rear yard or accessed through the side yard of the primary dwelling, shall be accessed by a continuous, unobstructed path of travel of at least 1-metre wide between the main wall of the dwelling and the side lot line.
- f) In a Commercial precinct, no dwelling unit may be located in a non-residential building except on the second storey of that building or at the rear of such building if on the main floor.
- g) The gross floor area of the residential portion of a non-residential building in a Commercial precinct must not exceed 100% of the non-residential floor area of the building.
- h) Notwithstanding any other provisions of this By-law, no dwelling unit shall be located in a non-residential building that is used, in whole or in part, for a motor vehicle service station, motor vehicle repair garage or motor vehicle body shop.

- i) No detached additional dwelling unit shall be located closer than 6 metres to any other building on the lot except a building that is accessory to the detached additional dwelling unit.

3.6 Additional Dwelling Units in Restricted Areas

- a) Any **additional dwelling unit** shall not be permitted on a **lot** serviced by a private septic system, where the **lot** is located within 100.0 metres of the Lake Simcoe **shoreline**.
- b) Any additional dwelling unit shall not be permitted on a lot within the Cookstown Settlement Area until sufficient servicing capacity is available, subject to the determination of the Town
- c) Any **additional dwelling unit** shall not be located within any area subject to natural hazards such as flooding or erosion hazards, as identified in the Hazard Lands Overlay in Schedule A.

3.7 Accessory Industrial Equipment

In addition to all other requirements of this By-law, the following shall apply to **accessory industrial equipment**:

- a) **Accessory industrial equipment** shall be permitted in any Employment Precinct.
- b) Notwithstanding the **rear yard** requirements in the Employment Precincts, accessory industrial equipment may be located in the required rear yard of an Employment Precinct; however, no accessory industrial equipment shall be located closer than 3.0 metres to any lot line.
- c) Notwithstanding any other provisions of this By-law, accessory industrial equipment shall not be located in a yard abutting a street except as provided in clause (d) below.
- d) Where accessory industrial equipment is located in the rear yard of a corner lot, no such equipment shall be erected at a distance closer to the exterior lot line than the depth of the front yard required for a building on the adjoining lot.

3.8 Accessory Retail Uses

Where an accessory retail use is permitted in association with a non-residential use as indicated in this By-law, the following provisions shall apply:

- a) Accessory retail uses shall be clearly subordinate and clearly related to the primary use of the lot and principal building or structure.
- b) Accessory retail uses shall consist of the sale of goods manufactured or stored on the premises.
- c) The gross floor area of a permitted accessory retail use shall be a maximum of 15% of the gross floor area of the principal building.
- d) Parking shall be provided in accordance with applicable provisions of this By-law, and shall be in addition to the parking spaces required for the primary use of the lot.

3.9 Availability of Municipal Services

No **use** of land or the **erection** or **use** of **buildings** or **structures** are permitted unless there are available private or **municipal services** and related capacity available to service the land, **buildings** or **structures**. Should adequate municipal services be available, any development or re-development of the land/lot must connect to them.

3.10 Bed and Breakfast Establishment

The following provisions shall apply:

- a) A **bed and breakfast** shall be contained within a **dwelling** and be clearly **accessory** to the principal **residential use** and shall not change the residential character of the lot.
- b) In the Shoreline Residential precinct a **bed and breakfast** shall contain no more than two (2) guest rooms. In all other precincts, a **bed and breakfast** shall contain no more than three (3) guest rooms.
- c) No person other than the person residing in the residence containing the **bed and breakfast** shall be employed except as is necessary for housekeeping and food preparation purposes to service the guests of the **bed and breakfast**.
- d) A **bed and breakfast** shall be owned and operated by a person residing in the **dwelling** containing the **bed and breakfast** use.
- e) The guest rooms shall not contain kitchen facilities.

3.11 Bunkhouses

Where permitted by this By-law, bunkhouses shall be located within 200 metres of the associated farm dwelling. Bunkhouses shall also be subject to the requirements for accessory buildings and structures.

3.12 Campgrounds

Where permitted by this By-law, campgrounds shall be in accordance with the following provisions:

- a) Notwithstanding any other provision of this By-law, the minimum lot area for a campground shall be 4.0 hectares.
- b) Accessory commercial uses, including a laundry and dry cleaning depot, as well as required parking, shall not exceed 5% of the lot area or 930 square metres, whichever is the lesser.
- c) A minimum of 5% of the lot area shall be used for outdoor recreation facilities.
- d) Campgrounds shall meet the requirements of any By-law and amendments thereto passed by the Town of Innisfil in accordance with the provisions of the Municipal Act, as amended, and where there is a conflict the By-law having the more stringent provisions shall apply.

3.13 Cannabis Production Facilities

Notwithstanding any other provisions in this By-law to the contrary, the following provisions shall apply to permit cannabis production facilities in the Precincts specified in this By-law:

- a) A cannabis production facility shall comply with all provisions of the Precinct that it is located within.
- b) A cannabis production facility will be prohibited on a lot within a Residential Precinct and on any lot containing a dwelling.
- c) A cannabis production facility shall be located at least 70 metres away from a lot in a Residential Precinct or Community Service Precinct and from any lot containing a school, park, community centre, or child care centre.
- d) No outdoor signage or advertising shall be permitted.
- e) Parking spaces and loading spaces must be provided in accordance with the Loading Provisions and Parking Provisions specified in this By-law. A cannabis production facility will be interpreted as an 'other industrial use' for the purposes of calculating the required number of parking spaces and loading spaces.
- f) Access to municipal water supply is preferred; however, in the case of a private water supply, the Town will require justification that there is sufficient water for daily usage and adequate fire suppression.
- g) Access to municipal sanitary sewer is preferred, however in the case of a private septic system or other on-site disposal system, the Town will require confirmation that discharge from the facilities can be safely treated. If discharge or treatment of product requires off-site handling, the owner(s) will provide documentation of agreement(s) with approved waste handlers.

3.14 Conformity with an Established Building Line

Notwithstanding any other provision in this By-law, where a vacant **lot** exists or is created between two developed **lots** or where an addition to a legally **existing building** is proposed, and where the **buildings** on the abutting **lots** on either side are located closer to the **front lot line** than is required by this By-law, the minimum **front yard** shall be the average of the **front yard** of the two abutting lots.

3.15 Daylighting Triangles

- a) Notwithstanding any other provision of this By-law, a **daylighting triangle** shall be required on a **corner lot** at any at-grade intersection of two or more **streets** or of a **street** and a **rail line** right-of-way that is measured according to that set out below. The **street** classifications are set out in Schedule C: Transportation Plan of the Town's Official Plan.

Street Classification	Intersecting Street Classification	Minimum Daylighting Triangle (m)
Local	Local	3
	Collector (Minor & Major)	5
	Arterial	10
Collector (Minor & Arterial)	Local	5
	Collector (Minor & Major)	10
	Arterial	10
Arterial	Local	10
	Collector (Minor & Major)	10
	Arterial	15
County of Simcoe Arterial	All Streets	15
Rail line Right-of-way	All Streets	15

- b) Within a **daylighting triangle**, no **buildings** or **structures** which would obstruct the vision of drivers of **motor vehicles** are to be **erected**, and no trees, signs, shrubs, hedges, fences or walls are to be planted, **erected** or maintained to a height greater than 1.0 metre above the **centerline** of the adjacent **street** at the lowest point.

3.16 Dwellings Per Lot

Except where specifically provided by this By-law, only one (1) dwelling unit shall be permitted on a lot.

3.17 Existing Lots

Where an **existing lot** that does not meet the minimum **lot area** or frontage requirements of this By-Law, the **lot** may be developed or used provided any **building** or **structure** or **use** complies with all other provisions of this By-law, save and except Section 3.25 [Natural environmental areas and features], and 3.21 [**Non-conforming uses** of this By-Law].

3.18 Frontage on a Street

- a) No person shall **erect** any **building** or **structure** in any Precinct unless the **lot** upon which such **building** or **structure** is to be erected fronts upon a **street**. The above provisions do not apply to prohibit the erection of any building on a lot on a registered plan of subdivision where a subdivision agreement has been entered into but the streets will not be assumed until the end of the maintenance period, or instances where a condominium agreement has been entered into for the provision of common driveways or where similar suitable access arrangements have been provided. For the purposes of this section, a street does not include an unopened road allowance.
- b) Section 3.18(a) does not apply to prohibit the erection of any buildings or structures on any lot existing on a private road at the date of passing of this By-law, but where all other provisions of this By-law apply.

- c) Where lands are acquired for the purpose of a public utility line and the acquisition deprives a parcel of land of street frontage, the part of such parcel so deprived of street frontage is deemed, for the purpose of this By-law, to have frontage on the street provided the land has a permanent right of access to the street.

3.19 Front Lot Line and Lot Frontage

The front lot line must not be less than 75% and not more than 125% of the lot frontage.

3.20 Fences within the Shoreline Residential Precinct

Any **fence erected**, constructed or maintained on any **lot** within the Shoreline Residential Precinct shall be subject to the following:

- a) No **fence** shall be permitted to be located in Lake Simcoe.
- b) No **fence** shall be permitted within 0.3 metres of any **lot line** abutting a **street** or **private road**.
- c) No **fence** shall be permitted to be electrified and/or contain barbed wire.
- d) No **fence** shall be greater than 1.82 metres in height above grade subject to the following standards:
 - i. Any **fence** located within 6.1 metres of the **water's edge** shall not be more than 0.9 metres in height above grade.
 - ii. Any **fence** located within 6.1 metres from the **front lot line** shall not be more than 0.9 metres in height above grade.
 - iii. The height of any **fence** shall be measured from the highest point of the **fence** or top beam, whichever is greater, to the base of the **fence**.
 - iv. Variations to these standards will require a Class 2 Permit.

3.21 Garages

The following provisions shall apply to **garages**:

- a) The minimum **front yard setback** of a detached or **attached garage**, which faces the street, shall be 6.0 metres. Where the detached or **attached garage** faces a side **lot line**, the **front yard setback** shall be the same as the **principal building** and the exterior side **lot setback** to the **garage** shall be 6.0 metres.
- b) A detached **garage** shall be subject to the provisions of Section 3.3 (**Accessory Buildings and Structures**) and the applicable provisions of this Section 3.21. A detached garage shall be subject to the applicable **yard** requirements for **principal buildings** on the lot, as contained in the Precinct regulations and the applicable

- provisions of this Section 3.21.
- c) A **garage** shall only be permitted in association with a **principal building** on the lot.
 - d) A **garage** shall not be used for **human habitation** unless specific planning permissions have been granted.
 - e) On **lots** with a **lot frontage** of less than 20.0 metres, except in the case of a **shoreline** property within a Residential Precinct, a detached or **attached garage** shall not be permitted to project beyond the **main front wall** of the **principal building** and where a front **porch** is provided, the detached or **attached garage** may project no more than 1.0 metre beyond the **main front wall** of the **dwelling**.
 - f) No **driveway** shall be permitted within a **daylighting triangle**.
 - g) The following additional provisions shall apply to detached **garages** accessed by a rear **lane**:
 - i. The minimum **rear yard** for a **garage** accessed by a rear **lane** shall be 1.2 metres.
 - ii. The minimum **interior side yard** of a **garage** accessed by a rear **lane** shall be equal to the **interior side yard** required for the main building. Notwithstanding this provision, a detached **private garage** may share a common wall with an adjacent detached **private garage** on an abutting lot.
 - iii. A **private garage** accessed by a rear **lane** shall not be located closer than 6 metres to the principal **dwelling** on the same lot.
 - h) The maximum interior width of a **private garage** on a **lot** within a Residential Precinct in an urban settlement area, excluding a **garage** accessed by a rear **lane**, shall be in accordance with the following provisions:
 - i. On **lots** with a **lot frontage** of less than 10 metres, the maximum interior width of a **private garage** shall be 3.0 metres.
 - ii. On **lots** with a **lot frontage** equal to or greater than 10 metres but less than 12 metres, the maximum interior width of a **private garage** shall be 5.0 metres
 - iii. On **lots** with a **lot frontage** equal to or greater than 12 metres and less than 15 metres, the maximum interior width of a **private garage** shall be 6 metres.
 - iv. On **lots** with a **lot frontage** equal to or greater than 15 metres, the maximum interior width of a **private garage** up to 50% of the width of the **main wall** of the **principal building** on the lot, to a maximum of 9.0 metres. This provision applies to a **private garage** with **garage** door opening(s) that face the **front yard**.

3.22 Group Homes

Where permitted by this By-law, **group homes** shall be subject to the following provisions:

- a) Where permitted by this By-law, **group homes** shall be subject to the Precinct regulations within which the **group home** is permitted.
- b) A **group home** shall be permitted in all **dwelling** types within all Precincts where **residential uses** are permitted, except a **group home** shall not be permitted in an **additional dwelling unit**.
- c) Notwithstanding the above provision, a **group home** with six or more residents, exclusive of staff, shall not be permitted to locate within a **dwelling unit** in an apartment building.

3.23 Habitable Dwelling Unit

- a) Within the Shoreline Residential Precinct on Schedule A, a new **habitable dwelling unit** may be permitted provided that a coastal engineering study or technical report confirms that the **structure** is located outside any area affected by wave uprush or other related hazards.
- b) Within the Shoreline Residential Precinct on Schedule A, an **existing habitable dwelling unit** may be reconstructed or enlarged, provided that:
 - i. in the case of reconstruction, the entire **building** is dry flood proofed;
 - ii. in the case of an addition, the addition is dry flood proofed and does not exceed 50% of the original **floor area**; and,
 - iii. the intended **use** of the **building** is unchanged or is otherwise permitted in this By-law.

3.24 Hazard Lands (Regulated Area)

- a) Lands located within the Hazard Lands overlay illustrated on Schedule A are lands that are susceptible to flooding or erosion hazards, as mapped by the applicable Conservation Authority. The delineation of Hazard Lands is intended to illustrate the Conservation Authority's regulated area, which is based on the most current information available, and may not be accurate or up to date in some areas. No new **buildings** and **structures** or expansions to **existing buildings** and **structures**, or the removal or placement of fill, shall be permitted within Hazard Lands in accordance with the regulations of the underlying Precinct except with prior permit approval from the applicable Conservation Authority. This requirement does not apply to **lots** or blocks which have already received Conservation Authority permits.
- b) **Institutional uses** and essential emergency services, including: day nurseries, **community centres**, government facilities, **hospitals**, **long-term care homes or nursing homes**, **retirement homes**, **schools**, and **University** and **Colleges**, shall be prohibited in the regulatory flood plain, as more specifically defined by the

Conservation Authority having jurisdiction.

- c) Notwithstanding any other provision in this By-law, no new **buildings** or **structures** shall be located within 30 metres of the top of bank of any **watercourse**, except for lands within settlement areas as shown on Schedule A. This provision shall not prevent the expansion or replacement of **buildings** or **structures** that legally existed prior to the passing of this By-law within the **setback** area, provided the expansion or replacement does not have the effect of reducing the **setback** from the top of bank of any **watercourse** or increasing the **floor area** of a **building** or **structure** in a minimum required yard.
- d) Notwithstanding any other provision in this By-law, no new **building** or **structure** shall be located within 6.0 metres from the top of stable slope for slopes that generally exceed 33% or a 3:1 ratio.
- e) Notwithstanding any other provision in this By-law, no new **dwelling** within a Hazard Lands overlay shall be permitted in areas with extreme flood depths, to be determined in consultation with the appropriate Conservation Authority.

3.25 Height Exceptions

The maximum height provisions of this By-law shall not apply to prevent the use, **erection** or alteration of the following **accessory buildings** or **structures** provided the **principal use** is located and **erected** on a **lot** and all other provisions of this Bylaw are complied with:

- church spire;
- clock tower;
- flag pole;
- screened mechanical roof top features, i.e. air conditioner units and elevator shafts;
- non-commercial communication; and,
- radio or television antenna or tower or an ornamental roof **structure** that contains no **floor area** and is less than 2.3 square metres in area.

3.26 Holding Precincts

- a) Holding (H) Precincts are established and identified on Schedule A to this By-law in parenthesis following the Precinct symbol.
- b) Prior to the removal of the Holding (H) symbol, the only permitted **uses** on the lands subject to the Holding (H) symbol shall be those **uses** legally **existing** at the date the Holding (H) symbol is applied.
- c) Where a Holding (H) symbol is imposed on any land, the By-law which places the Holding (H) symbol on said lands shall set out the conditions to be satisfied to effect its removal.

3.27 Home Industries

- a) A **home industry** shall employ not more than two (2) persons in addition to the owner residing on the **premises**, on a full-time basis.
- b) On **lots** less than 0.4 hectares, the maximum floor area of a permitted home industry shall be 50% of the floor area of the principal dwelling on the lot.
- c) On lots greater than 0.4 hectares, the maximum floor area of a home industry shall be 500.0 square metres.
- d) A home industry shall be clearly secondary to the main use of the lot and shall not change the character of the lot or create or become a public nuisance, particularly in regard to noise, traffic, loading or unloading, odours, dust, fumes or parking.
- e) An accessory building or structure used for the home industry shall be permitted in accordance with the provisions for Accessory Buildings and Structures in Section 3 of this By-law.
- f) An accessory building or structure used for the home industry shall be permitted only in the required rear yard and shall be subject to the provisions for Accessory Buildings and Structures in Section 3 of this By-law.
- g) Parking shall be provided in accordance with the Parking Provisions in Section 4 of this By-law.
- h) Notwithstanding the parking requirements of this By-law, a maximum of one (1) parking space shall be provided for commercial motor vehicle parking.

3.28 Home Occupation

- a) A **Home Occupation** shall maintain the residential character of the **dwelling**, and shall not create or become a public nuisance, in particular, with regard to noise, noxious odours, emissions of smoke, traffic or parking.
- b) **Home Occupations** shall include, but are not limited to:
 - a) **professional offices**;
 - b) **health and social services**;
 - c) personal services; and
 - d) **crafts, trade and instructional services**.
- c) **Home Occupations** shall not include or permit:
 - i) **outdoor storage**, including construction equipment or commercially licensed vehicles;
 - ii) **outdoor storage** of goods and materials;
 - iii) repair and servicing of motorcycles, boats, trailers or any other motorized vehicles;
 - iv) **kennel**;
 - v) **nursing home**;
 - vi) eating establishment;
 - vii) laundry service;
 - viii) marine rental and storage establishments (boats, fish huts, **docks**);
 - ix) taxi services or any similar type of business or use;
 - x) a **use** that interferes with television or radio reception.

- xi) storage or **use** within any **accessory structure** including **attached garages**; and
 - xii) retail use.
- d) **Home Occupations** must be wholly contained within the **dwelling unit**.
- e) The **Home Occupation** shall occupy no more than 25% of the **floor area** of the **dwelling unit** containing the **Home Occupation** or 100 square metres, whichever is the lesser.
- f) The **Home Occupation** must not require additional exterior construction features, equipment or machinery than is needed for the **dwelling unit** containing the **Home Occupation**, except for a required **parking area**.
- g) The operator of the **Home Occupation** shall be a resident of the **dwelling unit** containing the **home occupation**.
- h) **Home Occupations** offering services shall be limited to a maximum of two (2) customers at a time.
- i) **Home Occupations** offering child-care services shall be limited to a maximum of five (5) children.
- j) The maximum number of **Home Occupation** shall be limited to one (1) per **dwelling unit**.
- k) A maximum of one (1) employee that does not reside in the **dwelling** shall be permitted.

3.29 Landscaped Strips

In all Commercial, Mixed use, Employment and Community Service Precincts, a **landscaped strip** shall be provided and maintained in accordance with the following minimum requirements:

- a) A landscaped strip shall be required in any Commercial, Mixed use or Community Service Precinct in any yard:
 - i. abutting a Residential, Community Service or Open Space Precinct; and
 - ii. abutting a street.
- b) The landscaped strip shall have a minimum width of 3.0 metres.
- c) The landscaped strip shall be provided along the entire length of the yard, except where transgressed by a **driveway**.
- d) The owner of the lot shall install and maintain the **landscaped strip**.
- e) Landscaped strips shall not be required or permitted where a **daylighting triangle** is required in accordance with Section 3.15.

- f) Landscaped strips may be included in the calculation for minimum required **landscaped open space**, as required by the Precinct regulations.
- g) Notwithstanding the requirements of this Section, where landscaped strip requirements are identified in the Precinct regulations, the requirements of the Precinct regulations shall apply.

3.30 Legally Existing, Non-Complying Lots, Buildings and Structures

- a) Where a **building** or **structure** has been legally **erected** prior to the date of the passing of this By-law on a **lot** having less than the minimum frontage, depth or area or having less than the minimum **front yard, side yard or rear yard** or **lot coverage** required by this By-law, the said **building** or **structure** may be enlarged, except within the Shoreline Residential precinct and Open Space precincts which abut the Lake Simcoe **shoreline**, provided that:
 - i. the enlargement, repair or renovation maintains or does not further reduce the established non-compliance and complies with all other **setback** and Precinct regulations of the applicable Precinct, except that this does not apply to prevent the **erection** of a perimeter foundation provided that the increase in the height of the **building** is not more than 1.02 metres; and
 - ii. all other applicable provisions of this By-law are complied with;
- b) Despite any other provisions of this By-law, where a legal **non-complying building** or **structure** has been legally **erected** prior to the passing of this By-law and has been damaged, destroyed, or demolished, the reconstruction of the **building** will be restricted to its original **footprint** and location, **building** size, **floor area, lot coverage** and height.
- c) A legal **non-complying building** or **structure** within the Shoreline Residential precinct or Open Space precincts which abut the Lake Simcoe **shoreline** may be enlarged or replaced subject to a Planning Permit as described in the following chart:

Proposed Expansion	Community Planning Permit Class
Height, location, building size, floor area , coverage – unchanged	2
15% increase of existing height to the maximum height permitted (lesser of the two)	2
Height increase greater than 15% of existing height	2
50% increase in ground floor area to the maximum permitted (lesser of the two)	2

Floor area increase greater than 50%	2
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- d) Any encroachment into a **non-complying waterfront yard setback** shall not be further reduced.

3.31 Legally Existing, Non-Conforming Uses

- a) Any Legal **non-conforming use** may continue if there is no change in use, or where a change in **use** is more in keeping with the permitted **uses** in the precinct. Where a **building** containing a legal **non-conforming use** is damaged or destroyed by means beyond control of the owner, the reconstruction of the **building** will be restricted to its original **footprint** and location, **building size**, **floor area**, coverage and height.
- b) Any expansions to a **building** containing a legal **non-conforming use** shall require a Class 2 permit.

3.32 Lighting

- a) All lighting must **use** sensitive lighting practices (**dark sky compliant**) for all land uses.
- b) Any lighting shall not exceed a maximum height of 9 metres from average grade or **water's edge**.
- c) Any lighting must be directed away from abutting **streets** and/or properties and directed downward.

3.33 Minimum Distance Separation between Livestock Agricultural Uses and Other Land Uses

- a) New and expanded livestock facilities, manure storage facilities and anaerobic digesters are subject to the Minimum Distance Separation II (MDS II) requirements according to the Minimum Distance Separation (MDS) Formulae, as developed by the Province, and administered by the Town of Innisfil.
- b) The location of a new dwelling on a lot within an Agricultural, Specialty Crop, or Rural Precinct is subject to Minimum Distance Separation I (MDS I) requirements according to the Minimum Distance Separation (MDS) Formulae. An existing dwelling may be enlarged, replaced or repaired provided that the enlargement, replacement or repair does not result in the dwelling being located closer to the lot on which the livestock facility is located.

3.34 Model Homes, Demonstration Unit and Sales Pavilions

- a) Notwithstanding any other provision of this By-law, where a **model home or demonstration unit** agreement has been executed between the Town and the owner, and where:
- i. appropriate **municipal services** are available or are at the boundary of a draft-approved plan of subdivision; or
 - ii. the required easements, agreements and securities are provided to facilitate servicing to the boundary of a draft approved plan of subdivision,
- one or more **model homes or demonstration units**, to a maximum of six (6) or 10% of the number of **lots** on the draft approved plan of subdivision, whichever is less, may be constructed within the boundaries of the draft approved plan of subdivision, subject to the following provisions:
- the **model home or demonstration unit**, shall be in accordance with the applicable Precinct provisions in which it is to be located and shall comply with all other provisions of this By-law, as though the unit was constructed on the **lot** within the registered plan of subdivision;
 - the **model home or demonstration unit**, shall not be occupied or used as a **dwelling unit** prior to the date of registration of the plan of subdivision, obtaining any required **building** permits, certificate of occupancy, and the satisfaction of any terms and conditions of the subdivision agreement; and
 - the **model home or demonstration unit** shall comply with all applicable terms and conditions of the said **model home or demonstration unit** agreement.
- b) A **sales pavilion** does not require permanent water and sanitary sewer connections; however, temporary water and sanitary facilities are required to the satisfaction of the Town. The **sales pavilion** shall comply with all applicable terms and conditions of the said **sales pavilion** agreement.
- c) A **sales pavilion** for the temporary sales or a rental office shall be permitted within any Commercial or Mixed Use Precinct.

3.35 Motor Vehicle Service Stations

The following provisions shall apply to motor vehicle service stations, where permitted by this By-law:

- i. No fuel pump or related canopy may be **erected** in the **front or side yards** within 6.0 metres of any **street or lot line**.
- ii. On a **corner lot**, no fuel pump may be **erected** within 9.0 metres of the intersection of the **front and side lot lines**.
- iii. The minimum **lot frontage** for an **interior lot** shall be 30.0 metres.

- iv. The minimum **lot frontage** for a **corner lot** shall be 40.0 metres.
- v. The distance between **driveways** providing access to a **lot** shall be a minimum of 9.0 metres, except that on a **corner lot**, no **driveway** shall be located closer than 9.0 metres of the intersection of the **street line**, subject to the **yard** requirements of the precinct.
- vi. Each **driveway** shall have a maximum width of 9.0 metres and the interior angle formed between the **lot line** and centerline of the **driveway** must be between seventy (70) and ninety (90) degrees.
- vii. No **driveway** shall be located within 3.0 metres of a **side lot line**.

3.36 Multiple Uses on a Lot

Where any building, **structure** or **lot** is used for more than one purpose in accordance with the **uses** permitted by this By-law, the building, **structure** or **lot** shall comply with the provisions of this By-law applicable to each use. Where there is conflict, the more stringent provision shall apply.

3.37 Non-Compliance Due to Expropriation

- a) No **existing structure**, **lot area**, parking or landscaping on a **lot** shall be deemed to be in contravention of the provisions of this By-law as a result of a **lot** or part of a **lot** being conveyed or having been conveyed to, or acquired by the Town of Innisfil, the County of Simcoe, the Province of Ontario, or the Government of Canada.
- b) For the purposes of this By-law, when calculating **setbacks** and **lot coverage**, any road reserves or visibility triangles of the Town of Innisfil, the County of Simcoe or the Province of Ontario shall be applied as though they were part of the lands on which the **setback** or **lot coverage** is being applied to.

3.38 Outside Storage

- a) The location and extent of outside storage shall be established in the community planning permit agreement which shall also establish appropriate buffering, landscaping and/or fencing to screen the outside storage from public view, especially where the lot abuts a residential, commercial, mixed use, open space or institutional precinct.
- b) Notwithstanding clause a) above, no outside storage shall be permitted in the front yard or exterior side yard or in any yard which abuts a Residential Precinct.
- c) No outside storage shall be located in the minimum required side yard setback or the minimum required rear yard setback of the Precinct.
- d) Any permitted outside storage area shall be constructed and maintained with a stable surface of asphalt, cement, gravel or crushed stone with dust control, and drained in accordance with the requirements of the Town of Innisfil and the approved community planning permit agreement.
- e) The following additional special regulations shall apply to all lands within the Primary Visual Impact Area as shown on Schedule "A" of this By-law:
 - i. Outside storage shall not be permitted.
 - ii. Only uses conducted wholly within a building shall be permitted.

- iii. Loading spaces shall not be permitted in any yard facing Highway 400 or County Road No. 21.
- iv. A parking area, an outside display, or any combination of the two shall not exceed fifty percent (50%) of the area of any yard facing Highway 400 or County Road No. 21, unless the parking areas are screened, with a fence or landscaping, in which case they may be increased to a maximum of seventy-five (75%) of the yard.

3.39 Permitted Uses on All Lands and Precincts

- a) A **public authority** may, for the purposes of public service, **use** any land or **erect** or **use** any **building** or **structure** except for the following **uses** administrative offices, retail uses, sales outlets, **garages**, depots or contractor's shops or **yards** used in association with a telecommunications or cable company, unless such **uses** are specifically permitted by this By-law. In any Residential Precinct, the **building** or **structure** shall be in compliance with the height, coverage, **landscaped open space** and **yard** regulations prescribed for the Precinct and there is no **outside storage** in the yards.
- b) The Town of Innisfil or the County of Simcoe, a utility operation providing a public utility service such as InnPower, InnServices, Innisfil Energy Services Ltd., any telecommunications company, any transportation system owned, operated or authorized by or for the Town, the Province of Ontario, or the Government of Canada, may for purposes of public service, use any land or erect or use any building or structure in any Precinct, provided that in any Residential Precinct, the building or structure is in compliance with the height, coverage, landscaped open space and yard regulations prescribed for the Precinct and there is no outside storage in the yards.
- c) The construction, **erection** and the temporary **use** of a construction shed, scaffold or other **building** or **structure** is permitted provided they are incidental to the construction on a **lot** where it is situated and is necessary for the work in progress. These **structures** shall be removed upon conclusion of the project.
- d) **Docks** used for municipal purposes shall be permitted and not require a permit.
- e) Section 3.39 a) shall not apply to administrative offices, retail uses, sales outlets, garages, depots or contractor's shops or yards used in association with a telecommunications or cable company, unless such uses are specifically permitted by this By-law.
- f) Accessory buildings and structures are permitted in all Precincts, provided that such buildings and structures occur in conjunction with the main permitted use, and they are in accordance with the accessory building and structure provisions of this By-law.
- g) The construction, erection and the temporary use of a construction shed, scaffold or other building or structure which is incidental to construction on a lot where it is situated and is necessary for the work in progress and until the work is completed or abandoned, is permitted in all Precincts.

3.40 Permitted Yard Encroachments

Unless otherwise specified in this By-law, every part of any required **yard** (excluding a Waterfront **yard**), shall be open and unobstructed by any **building** or **structure** from the ground to the sky except for:

	Accessory Building, Structure or Feature	Permitted Encroachment into Minimum Required Yard Setback
a)	Sills, belt courses, chimneys, cornices, eaves, gutters, parapets, pilasters, bay windows or other ornamental features	i) 0.6 metres into any required minimum yard setback
b)	Drop awnings, clothes poles, garden trellises, TV or radio antennas, air conditioning units, generators, rainwater tanks, or similar accessory structures	i) No restriction on encroachment into any required minimum yard setback
c)	Fire escape	i) 1.5 metres into required minimum rear yard setback ii) 1.5 metres into required interior side yard setback
d)	Fences, signs, parking areas , retaining walls, driveways , walkways, patios , decks no higher than 0.2 metres above the established grade, landscaped open space and other similar accessory structures and features	i) No restriction on encroachment into any required minimum yard setback
e)	Uncovered stairs and uncovered wheelchair ramps	i) No restriction on encroachment into any required minimum yard setback
f)	Decks higher than 0.2 metres above established grade	i) No closer than 1 metre from any interior lot line or rear lot line ii) No closer than 3.0 metres from any front lot line iii) No closer than 3.0 metres from any exterior lot line
g)	Unenclosed porches and verandahs having a landing area of not more than 5.0 square metres and a height of not more than 1.5 metres above established grade	i) 3.0 metres into any required front yard setback ii) 3.0 metres into any required rear yard setback iii) 1 metre into any required interior side yard setback or 3 metres into any exterior side yard setback , but no closer than 1 metre from any lot line
h)	Other unenclosed porches/verandahs and balconies	i) 3.0 metres into any required front yard setback

		<p>ii) 3.0 metres into any required rear yard setback</p> <p>iii) Maximum of 50% of the minimum required exterior side yard setback</p>
i)	Leaching bed	<p>i) a leaching bed for sewage disposal shall be permitted within any yard except the waterfront yard</p> <p>ii) leaching beds shall be set back a minimum of 100 metres from the water's edge</p> <p>iii) On an existing lot, where a leaching bed cannot meet the minimum 100-metre setback due to site constraints, a reduced setback may be permitted by a Class 2 permit. A site evaluation may be required to the satisfaction of the Town which confirms that suitable soils exist and there will be no negative impacts on water quality. A tertiary sewage system may be required.</p>
j)	Underground Parking Areas or Garages	<p>i) no closer than 1.5 metres from any lot line</p>

3.41 Planned Width of Road Allowance

- a) Notwithstanding any other provisions of this By-law, no **building** or **structure** is to be **erected** in any Precinct closer than the sum of the **yard** requirements for that Precinct plus half of the ultimate planned **street** width measured from the **street centerline**, for those **streets** identified in the Town of Innisfil Official Plan, Schedule C: Transportation Plan, and to the satisfaction of the Town.
- b) Notwithstanding anything to the contrary, the County of Simcoe shall be consulted with respect to the ultimate planned road width of County Roads.
- c) All Ministry of Transportation permit requirements must be met where applicable.

3.42 Prohibited Uses

The following uses are prohibited:

- a) no **use** which from its nature or materials used therein is declared or regulated by the Province of Ontario to be a noxious trade, business or manufacturer;
- b) the storage of inoperable such as but not limited to, planes, helicopters, cars, trucks, boats and houseboats;

- c) Trailers or **recreational vehicles** or used as a **dwelling unit** or for advertising purposes on a **lot** or in/on Lake Simcoe;
- d) Noxious **uses** which, from its nature or the materials used therein, is declared to be a noxious trade, business or manufacture regulated by the Province of Ontario; and,
- e) **Outdoor storage** of goods, wares, merchandise, substances or articles used in conjunction with a **home occupation**.

3.43 Prohibited Uses in the Waterfront Yard

The storage of dilapidated marine items such as fish huts and portable **docks** or similar types of **structures**, and the parking of non-marine vehicles are prohibited in **waterfront yards**.

3.44 Rail Lines and Setback from Rail Lines

- a) Permitted **uses** within **rail lines** shall include only those **uses** directly associated with the **rail line**.
- b) No **dwelling** shall be **erected** closer than 30.0 metres from the property boundary of an **existing** or proposed **rail line** right-of-way.
- c) Notwithstanding 3.42b), where the **rear yard** of a **dwelling unit** abuts a **rail line** right-of-way, the required minimum **rear yard** shall be measured from the **rail line** right-of-way or toe of any berm associated with the **rail line**, whichever is further from the **rail line**.

3.45 Refreshment Vehicles

- a) A **refreshment vehicle** shall be permitted in all Commercial, Mixed Use, Employment, and Community Service Precincts as referenced in this by-law.
- b) A **refreshment vehicle** shall be in accordance with the **setbacks** for the **principal building** specifically indicated in the Precinct regulations as referenced in this by-law and shall not be permitted within any **rear yard setback**.

3.46 Outdoor Patios

An **outdoor patio** is permitted as an **accessory use** in any Precinct which permits a **restaurant**, assembly hall, convention centre or **hotel**, subject to the following:

- a) **Outdoor patios** shall be permitted in any **yard** except it shall not be located within 15 metres from a residential Precinct;
- b) A roof top **outdoor patio** shall not be located on lands abutting a Residential Precinct;

- c) An outdoor **patio** shall not be fully enclosed; and
- d) Notwithstanding any requirements to the contrary, an outdoor **patio** may encroach into a Landscape Buffer, with exception of a landscape buffer abutting a **Natural Heritage** System Precinct or a Residential Precinct, but at no time shall the occupied area be included in **landscaped open space** calculations.

3.47 Shoreline Buffer Area

A **Shoreline buffer** area shall be designed and maintained in accordance with the following.

- a) A **shoreline buffer** area shall be a minimum of 30 metres in depth from the **water's edge** (elevation of 219.15 metres above sea level) and shall be consistent with the Minimum Vegetation Protection Zone (MVPZ) in the Lake Simcoe Protection Plan.
- b) On **lots** with a **lot depth** of less than 60 metres in length, the **shoreline buffer** area shall be a minimum of 15 metres in depth from the **water's edge** (elevation of 219.15 metres above sea level).
- c) 25% of the area of the **shoreline buffer** may be used for access, landscape open space, recreational **uses** and amenity space. The remaining **shoreline buffer** area of the **lot** shall be maintained in its natural state.
- d) The depth of the **shoreline buffer** area outlined in 3.47 a) can be reduced to no less than 20m through a Class 2 permit application.
- e) The depth of the **shoreline buffer** area outlined in 3.47 b) can be reduced to no less than 10m through a Class 2 permit application.
- f) A Class 2 permit application may be submitted to consider a variation of 3.47 c) to allow for up to 50% of the area of the **shoreline buffer**, to be used for access, landscape open space, recreational **uses** and **amenity space**. The remaining **shoreline buffer** area shall be maintained in its natural state.
- g) A Class 3 permit application may be submitted to consider a variation of 3.47 a), b) or c) that is greater than the Class 2 variation threshold established in this section.
- h) The vegetation requirements for **shoreline buffer** areas are not required for development within yards that do not affect the waterfront yard.

3.48 Short-term Accommodations

- a) A **short-term accommodation** shall only be permitted as an **accessory use** and where expressly permitted by this By-law.
- b) A maximum of one **short-term accommodation** per **dwelling unit** shall be permitted.

3.49 Site Alteration in Shoreline Residential Precinct

The regulations of Section 3.51 of this By-law shall only apply to properties within the Shoreline Residential Precinct.

3.49.1 Vegetation Removal

Vegetation is essential in the protection of **shoreline** habitat, water quality and in the reduction in **shoreline** erosion. Vegetation along **shorelines** is important for its ecological functions, its contribution to aesthetics and lake character and the reduction of the visual impact of development on Lake Simcoe.

- a) Regulated vegetation includes healthy woody vegetation (trees and shrubs) and smaller vegetation, including herbaceous vegetation.
- b) Vegetation removal is permitted in limited circumstances in accordance with **shoreline buffer** provisions. A Class 2 permit is required.
- c) Development, including the removal of woody vegetation or **site alteration** requires a Class 2 permit in accordance with the provisions in the following chart. The provisions do not apply to the removal of dead or dying trees, including those trees which present a potential hazard to life or property, or reasonable trimming or pruning without intent to harm the tree.

Community Planning Permit Required for Vegetation Removal or Site Alteration	Criteria for Vegetation Removal or Site Alteration
Within the 30 metre waterfront yard and shoreline buffer	i. Vegetation removal which in the opinion of the Town, would not compromise the ecological or visual functions of the shoreline buffer ; or ii. Vegetation removal which is required to be removed for the establishment of a pervious pathway of a width not exceeding 1 metre; or iii. Vegetation removal supported by an arborist, professional forester or ecologist
Remainder of lot in Shoreline Residential Precinct: <ul style="list-style-type: none"> •Within 120 metres of a Provincially Significant Wetland •In any wetland •In a natural heritage area •On a slope > 30% 	Site Evaluation and / or tree inventory and / or tree canopy details

3.49.2 Re-Vegetation / Replanting

- a) In a case where vegetation removal or **site alteration** has already occurred, further development on the subject lands is only permitted by a Class 2 permit provided that the areas are re-vegetated and replanted to establish a natural **shoreline buffer** as follows:
 - i. Trees of a minimum height of 1.6 metres combined with shrubs, and at a density of one tree or shrub per 5 square metres, measured from the stems, more or less evenly along the **shoreline buffer** as site conditions permit.
- b) If a proposal does not achieve the requirements of Section 3.51.2 a), an overall net gain of **shoreline** vegetation shall be required.
- c) Where the natural **shoreline** is determined to be other than forested, as in the case of a natural beach, a **shoreline buffer** that is reflective of the natural **shoreline** shall be required.

3.49.3 Fill Placement, Fill Excavation and Removal, and Lot Grading

- a) Fill placement, fill excavation and removal and **lot** grading activities shall not affect the control of flooding, erosion, dynamic beach, pollution or land conservation.
- b) Any activities shall not create negative adverse impacts on the natural coastal processes of the Lake Simcoe **shoreline**.
- c) Fill placement greater than 7 cubic metres and less than 250 cubic metres require a Class 2 permit.
- d) Fill placement of 250 cubic metres or greater is prohibited on the **shoreline** of Lake Simcoe unless supported by an Environmental Impact Study.
- e) Any fill placement shall be greater than 30 metres from the **shoreline** of Lake Simcoe.
- f) Only clean fill may be placed in conformity with Provincial guidelines and regulations and a soils report may be required to confirm fill quality and import location.
- g) A **site alteration** plan may be required to show the following:

- i. fill placement slopes are not to exceed a gradient of 3 (horizontal): 1 (vertical);
- ii. sediment and erosion control measures;
- iii. pre and post filling drainage patterns; and
- iv. restoration details (stabilization, topsoil, seed, sod, hydro seed and timing).

3.49.4 Aquatic Vegetation Removal and Shoreline Alteration

- a) Removal of vegetation in Lake Simcoe is not encouraged. In conjunction with an approval for an in **water structure**, should it be necessary to remove aquatic vegetation or alter the **shoreline**, a Class 2 permit shall be required.
- b) All other aquatic vegetation activities are to be done in accordance with the regulations of the Ministry of Natural Resources and Forestry and Fisheries and Oceans Canada.

3.50 Sleeping Cabins

A **sleeping cabin** is permitted as an **accessory structure** in the Shoreline Residential Precinct and is subject to the **accessory building or structure** provisions of this By-law. A **sleeping cabin** may also be permitted on the second storey of a detached **garage**, and is subject to the corresponding provisions of this By-law. A **sleeping cabin** shall not be permitted within a **boathouse** or in the **waterfront yard** and shall not exceed a **gross floor area** of 50m².

3.51 Storage and Use of Hazardous Liquids or Leachable Chemicals

Hazardous liquid or leachable chemicals not classified as waste, including petrochemicals, shall be contained wholly within an enclosed **building** and shall be subject to the approvals and regulations of the Province of Ontario.

3.52 Swimming Pools and Hot Tubs

Notwithstanding any other provisions of this By-law, a **swimming pool** and a hot tub are permitted as **accessory structures** in any Precinct, provided that:

- a) A **swimming pool** or hot tub shall not be located closer to any **lot line** or **street line** than the minimum distance required for an **accessory building** located on the same lot.
- b) The maximum height of a **swimming pool** shall be 2.0 metres above **established grade**.
- c) Any **building** or **structure** required for changing clothes or for pumping or filtering facilities or other similar **accessory** uses, **buildings** and **structures** shall

be permitted and shall be in accordance with applicable provisions for the Precinct and provisions for **accessory** uses, **buildings** and **structures**.

3.53 Temporary Sales Event or Occasional or Special Event

- a) A temporary sales event, including an outside garage sale or rummage sale, shall be permitted in all precincts for a maximum of six (6) days within a calendar year.
- b) An occasional or special event, whether or not for profit, shall be permitted in all zones. In any Residential precinct, occasional or special events shall only be permitted for a maximum of 4 days within a calendar year.

3.54 Temporary Structures

- a) A **temporary structure** shall be considered to be an **accessory structure** and shall be **erected** in accordance with the provisions of Section 3.3.
- b) A **temporary structure** exceeding 20.0 square metres shall not be permitted in a Residential Precinct, except where a permit has been issued by the Town to permit such a **structure**.
- c) A **temporary structure** may be **erected** on a lot, as an **accessory structure** in a commercial or industrial Precinct, for a maximum of 150 days within a calendar year, exclusive of days associated with setup and take down of the **temporary structure**.
- d) The provisions of this Section 3.56 shall not apply to **temporary structures** associated with construction activities. The provisions of Section 3.36 c) shall apply to **temporary structures** associated with construction activities.

3.55 Temporary Turning Circle

The minimum required **yards** and **lot area** requirements for lands forming part of a **temporary turning circle** shall be calculated as if the turning circle did not exist. Notwithstanding the foregoing, the minimum **front yard setback** shall be 13.0 metres; however, in no case shall any **building** or **structure** be **erected** within 2.0 metres of the **temporary turning circle**.

3.56 TransCanada Pipeline

Notwithstanding any other provision of this By-law, no permanent **building** or **structure** shall be located within 7.0 metres of the pipeline right-of-way. **Accessory buildings or structures**, including swimming pools, decks, detached garages, sheds, and similar structures, shall have a minimum setback of 3.0 metres from the pipeline right-of-way.

3.57 Waste Disposal Assessment Area Overlay

Lands located within the Waste Disposal Assessment Area as shown on Schedule 'A', shall be used for no other purpose than those uses which legally existed prior to the passing of this By-law. The uses permitted within the underlying Precinct shall not be permitted until a ground and surface water study (hydrology and hydrogeology study) and methane gas migration study have been completed to the satisfaction of the Town and/or County and to require that owner enter into a development agreement with the Town to implement the recommendations of the studies.

3.58 Waste Processing and Transfer Facility

No portion of a **waste processing or transfer facility** shall be located within 800 metres of a Residential, Open Space or Mixed Use Precinct, and a **waste processing or transfer facility** shall be in accordance with any requirements and approvals by the Ministry of the Environment.

3.59 Wayside Pits and Quarries

- a) Notwithstanding any other provision of this By-law, the Town of Innisfil, the County of Simcoe, the Ministry of Transportation of Ontario, or any agent of the foregoing may, for public road purposes, use any lot not within a Residential, Community Service, Mixed Use, Open Space or Environmental Protection Precinct, for the extraction and processing of road building material for the construction of a public road, by means of wayside pits or quarries.
- b) The Ministry of Transportation of Ontario excepted, no person shall use or permit to be used, any land for the purpose of a wayside pit or quarry unless prior written approval has been issued by the Town.

3.60 Wellhead Protection Area and Intake Protection Zone

The storage of the following material shall be prohibited within an Intake Protection Zone (IPZ), as shown as IPZ on Schedule A: animal manure, petroleum fuels; petroleum solvents and chlorinated solvents, pesticides, herbicides and fungicides, construction equipment, inorganic fertilizers, road salt, and, other contaminants listed in Ontario Regulation 347 of the Revised Regulations of Ontario, 1990, as may be updated and amended from time to time.

Section 4.0 - Parking and Loading Provisions

4.A Variations to parking and loading provisions

The provisions in Section 4.0 may be varied in accordance with the following:

- i. Any variation to the provisions in Section 4.0 shall be subject to a Class 2 Community Planning Permit Application, unless otherwise specified in 4.A. ii).
- ii. Any variation to the required number and dimension of **parking spaces, stacking spaces, loading spaces**, and bicycle **parking spaces**, except accessible **parking spaces**, up to a maximum of a 50% variation from the applicable standard shall be subject to a Class 2 Community Planning Permit Application and any variation greater than 50% from the applicable standard shall be subject to a Class 3 Community Planning Permit Application unless otherwise specified in this By-law.

4.1. PARKING PROVISIONS

4.1.1. NUMBER OF REQUIRED PARKING SPACES

Where land, **buildings** or **structures** are used in accordance with this By-law, every owner shall provide and maintain off-street **motor vehicle parking areas** for the sole **use** of the owner, occupant or **persons** making **use** of the **premises** on the same **lot** in accordance with the requirements outlined in Table 4.1 and the other provisions contained in this Section.

Table 4.1: Number of Required Parking Spaces

	Use	Minimum Number of Parking Spaces
	<i>Residential Uses</i>	
a)	Single detached dwelling	2.0 parking spaces (1)
b)	Semi-detached dwelling or duplex dwelling	2.0 parking spaces (1)
c)	Townhouse dwelling (street, block/cluster, back-to-back, stacked)	2.0 parking spaces per dwelling unit. Except for street townhouse dwellings , an additional 0.25 parking spaces per dwelling unit shall be required for visitor parking spaces (1)
d)	Apartment dwelling in any Mixed Use Precinct or apartment dwelling unit in a mixed use building	1.5 parking spaces per dwelling unit, of which 0.25 parking spaces shall be designated as visitor parking spaces
e)	Apartment dwelling in any other Precinct	1.75 parking spaces per unit, of which 0.25 parking spaces shall be designated as visitor parking spaces
f)	Additional dwelling unit	1 parking space per dwelling unit
g)	Group home dwelling	1 parking space per 3 supervised group home residents that can be accommodated in the group

	Use	Minimum Number of Parking Spaces
		home dwelling , in addition to the required parking spaces for the dwelling
h)	Home occupation	2 additional parking spaces (1 for the employee and 1 for the customer) in addition to the parking spaces required for the single detached dwelling , tandem parking shall be permitted
Commercial and Office Uses		
i)	Banquet hall	1 parking space per 10 square metres of gross floor area
j)	Bed and breakfast	1 parking space for each guest room, which shall be provided in addition to the parking spaces required for the single detached dwelling
k)	Child Care Centre	1 parking space per 30 square metres of gross floor area
l)	Funeral home	1 parking space for every 20 square metres of gross floor area or 20 parking spaces , whichever is the greater
m)	Golf course	5.5 parking spaces per hole, plus the parking spaces required for other accessory uses
n)	Hotel or motel	1 parking space for every guest room plus any parking spaces required for any accessory uses , such as a restaurant , in accordance with this By-law
o)	Marina	1.5 parking space for every boat slip plus any parking spaces required for any accessory uses , such as a restaurant , in accordance with this By-law
p)	Medical office	1 parking space for every 15 square metres of gross floor area
q)	Motor vehicle dealership	1 parking space for every 30 square metres of gross floor area to a maximum of fifty spaces (excluding outdoor display and storage of vehicles), whichever is greater, plus two (2) parking spaces per repair bay
r)	Motor vehicle service station	1 parking space for every 23 square metres of gross floor area
s)	Motor vehicle repair garage, motor vehicle body shop	2 parking spaces per service bay, plus 1 space per 30 square metres of gross floor area devoted to other areas of activity such as office, retail sales, or a waiting area.
t)	Personal service establishment	1 parking space for every 28 square metres of gross floor area
u)	Place of entertainment	For a bowling alley, 3 parking spaces for each bowling lane. For all other uses , 1 parking space shall be required for every 23 square metres of gross floor area
v)	Professional office	1 parking space for every 30 square metres of gross floor area

	Use	Minimum Number of Parking Spaces																					
w)	Private club	1 parking space for every 20 square metres of gross floor area																					
x)	Recreational vehicle sales establishment	1 parking space for every 50 square metres of gross floor area																					
y)	Restaurant	1 parking space for every 8 square metres of gross floor area																					
aa)	Retail store	1 parking space for every 19 square metres of gross floor area																					
ab)	Self-storage units	1 parking space per 650 square metres of gross floor area , inclusive of all storage areas and accessory office uses																					
ac)	Tourist cabin establishment or tourist commercial establishment	1 parking space for each guest room, cabin or suite																					
ad)	Other commercial uses	1 parking space per 28 square metres of gross floor area																					
<i>Institutional and Open Space Uses</i>																							
ae)	Community centre or indoor recreational centre	1 parking space for every 4 persons to be accommodated in the design capacity of the buildings																					
af)	Government facility, including emergency services	1 parking space for every 23 square metres of gross floor area																					
ag)	Long term care home or nursing home	1 parking space for every 2 beds																					
ah)	Place of worship	1 parking space for every 20 square metres of gross floor area																					
ai)	Retirement home	1 parking space for every room or suite																					
aj)	School	<p>Elementary schools – 2 parking spaces for every teaching area or classroom</p> <p>Secondary schools – In accordance with the “On the Ground (OTG)” Capacity of a school (students and staff):</p> <table border="1"> <thead> <tr> <th>OTG</th> <th>Minimum Required Parking Spaces</th> <th>Barrier Free Spaces (included in Minimum Required Parking Spaces)</th> </tr> </thead> <tbody> <tr> <td>0 – 400</td> <td>80</td> <td>4</td> </tr> <tr> <td>401 – 700</td> <td>100</td> <td>5</td> </tr> <tr> <td>701 – 1000</td> <td>150</td> <td>6</td> </tr> <tr> <td>1001 – 1500</td> <td>200</td> <td>7</td> </tr> <tr> <td>1501 – 2000</td> <td>250</td> <td>8</td> </tr> <tr> <td>2001 – 2500</td> <td>300</td> <td>9</td> </tr> </tbody> </table>	OTG	Minimum Required Parking Spaces	Barrier Free Spaces (included in Minimum Required Parking Spaces)	0 – 400	80	4	401 – 700	100	5	701 – 1000	150	6	1001 – 1500	200	7	1501 – 2000	250	8	2001 – 2500	300	9
OTG	Minimum Required Parking Spaces	Barrier Free Spaces (included in Minimum Required Parking Spaces)																					
0 – 400	80	4																					
401 – 700	100	5																					
701 – 1000	150	6																					
1001 – 1500	200	7																					
1501 – 2000	250	8																					
2001 – 2500	300	9																					

	Use	Minimum Number of Parking Spaces
	<i>Offices and Employment Uses</i>	
ak)	Accessory retail uses	1 parking space for every 19 square metres of gross floor area
al)	Research establishment	1 parking space for every 28 square metres of gross floor area on the first floor plus 1 parking space for every 37 square metres of gross floor area above the first floor
am)	Transport terminal	1 parking space for every 20 square metres of gross floor area , plus 1 parking space for every 150 square metres of gross floor area for the non-office component
an)	Warehouse	1 parking space for every 100 square metres of gross floor area up to 7,000 square metres, plus 0.6 parking spaces per 100 square metres of gross floor area over 7,000 square metres of gross floor area
ao)	Other employment uses	1 parking space for every 45 square metres of gross floor area up to 2,000 square metres, plus 1 parking space for each additional 100 square metres of gross floor area up to 6,000 square metres, and 1 parking space for each 200 square metres over 6,000 square metres
	<i>Agricultural Uses</i>	
ap)	Agricultural produce warehouse	1 parking space for every 37 square metres of gross floor area up to 3,000 square metres, plus 1 parking space for each additional 100 square metres of gross floor area up to 6,000 square metres, and 1 parking space for each 200 square metres over 6,000 square metres
aq)	Home industry	1 parking space for each additional employee in addition to the parking spaces required for the dwelling unit

Notes:

- (1) Required **parking spaces** may be provided in **tandem parking**, except for required visitor parking.

4.1.2. PARKING SPACE AND PARKING AREA PROVISIONS

Parking spaces and **parking areas** shall be designed and maintained in accordance with the following requirements:

- a) Each **parking space** shall be readily accessible at all times and arranged in such a manner to provide access and maneuvering space for the parking and removal of a **motor vehicle**, except where **tandem parking** is permitted by this by-law.

- b) The standard parking space dimension, perpendicular to the direction of traffic, shall be 6.0 m long by 2.75 m wide. The 6.0 m parking stall length can be reduced to 5.7 m if there is suitable overhang at the curb line. The parallel parking stalls shall be a minimum of 7.0 m long and 2.75 m wide (excluding the width of the gutter).
- c) Ingress and egress to and from **parking aisles** must be provided by a sufficient number of adequate, unobstructed **driveways**.
- d) Laneways between rows of parking shall be 6.0 m wide for two-way traffic and 4.0m wide for one-way traffic.
- e) Where a **lot, building or structure** accommodates more than one type of **use**, the **parking space** requirements shall be the sum of the requirements for the separate types of **uses** occupying separate parts of the **lot, building or structure**.
- f) Where an addition is made to a **building** or the **use** is changed, only the additional **parking spaces** required as a result of the addition or change of **use** shall be required in accordance with this By-law.
- g) For the purposes of calculating the total number of **parking spaces**, including accessible **parking spaces**, where the application of ratios results in a fraction of a **parking space**, the required number of **parking spaces** for each permitted **use** shall be increased to the next higher whole number.
- h) The lights used for illumination of **parking spaces, aisles and driveways** must be so arranged as to divert the light away from adjacent **lots and streets**.
- i) Where off-street parking for any **use** other than a **residential use** abuts a **side lot line or rear lot line** in a Residential Precinct, a screen shall be **erected** or planted and maintained along the side or **rear lot line** of either lot, based on development timing, and the screen shall have a minimum height of 1.5 metres and shall be suitable for provision of privacy and protection from vehicle headlights.
- j) Except for parking provided for **single detached dwelling units, semi-detached dwelling units, duplex dwellings and townhouse dwelling units**, no **parking or loading area** or part thereof may be located and no land may be used for the temporary parking or storage of any licensed vehicle within 1.0 metres of the boundary of any Residential Precinct.
- k) **Parking** is permitted in a **driveway** or dedicated **parking space** only.
- l) Parking in the front yard or exterior side yard shall only be permitted on a driveway. Parking for a school use may be permitted in the front yard or exterior side yard.
- m) Parking is not permitted in the **waterfront yard** on a **lot**.
- n) The provision of shared parking or parking on an alternative site within 500-metres from the proposed development is permitted, provided the owner of the

alternative site is willing to enter into an agreement with the developer and the municipality.

4.1.3. PARKING STANDARDS FOR MIXED USE PRECINCTS

In addition to the **Parking Provisions** of Section 4.1.1, the following additional provisions shall apply:

- a) **Parking spaces** shall not be located between the **building** face and **front lot line**, or between the **building** face and the **exterior side lot line**, with the exception of required Type A and Type B accessible parking spaces and associated access aisles, provided they are designed to minimize the break in the built form streetscape.
- b) When a **parking area** or **driveway** is in a **yard** that abuts any residential Precincts, the width of landscaping between the **parking area** or **driveway**, and the residential Precinct must be a minimum of 1.5 m wide.
- c) Individual residential **lots**/units consisting of **single detached**, **semi-detached** and **townhouses** in the MU Precinct are not permitted to have direct vehicular access to Innisfil Beach Road, separately from each unit/**lot**.
- c) The difference between the minimum required parking established in this By-law and not provided may be addressed by the collection of cash-in-lieu.
- d) Notwithstanding anything to the contrary, the minimum number of parking spaces required for any commercial use in an MU Precinct is 1 parking space per 40m² of all leasable area.

4.1.4. DESIGNATION OF ACCESSIBLE PARKING SPACES

- a) Accessible **parking spaces** shall be designated in accordance with Table 4.2(a):

Table 4.2(a): Designation of Accessible Parking Spaces

	Total number of parking spaces required in accordance with Section 3.28 a);	Number of accessible parking required to be designated
i)	1 to 12 parking spaces	Minimum of 1 parking space (3)
ii)	13 to 100 parking spaces	Minimum of 4% of total required parking spaces (1), with an equal number of Type A and Type B accessible parking spaces (2) (3) (4)
iii)	101 to 200 parking spaces	Minimum of 3% of required parking spaces (1) + 1, with an equal number of Type A and Type B accessible parking spaces (2) (4)
iv)	201 to 1000 parking spaces	Minimum of 2% of required parking spaces (1) + 2, with an equal number of Type A and Type B accessible parking spaces (2) (4)
v)	1001 or more parking spaces	2% of the total number of required parking spaces (1) +2, with an equal number of Type A and Type B accessible parking spaces (2) (4)

Notes:

- (1) Rounded up to the nearest whole number..
- (2) If an odd number of accessible **parking spaces** is required, the additional space may be a Type B accessible **parking space**.
- (3) If only one accessible **parking space** is required, the space must be a Type A accessible **parking space**.
- (4) Despite the requirements of Table 4.2(a), a required Type B accessible **parking space** may be satisfied by a Type A accessible **parking space**.

- b) The accessible **parking spaces** shall count toward total number of **parking spaces** provided on any **lot, building or use** for the purposes of determining compliance with the requirements of section 4.1.1.
- c) Accessible **parking spaces** shall not be required for **single detached dwellings, semi-detached dwellings, street townhouse dwellings, linked dwellings, block townhouse dwellings, back-to-back townhouse dwellings, duplex dwellings, triplex dwellings, additional dwelling units, live-work units, or modular homes**, however, shall be required for any visitor parking requirements associated with these uses
- d) **Parking spaces** required to be designated as accessible **parking spaces** shall have minimum sizes as set out in Table 4.2(b):

Table 4.2(b): Accessible parking space dimensions

Type of Parking Space	Minimum Required Dimensions
Type A accessible parking space (1) (2)	3.4 metres in width X 5.7 metres in length (or 6m where overhang cannot be accommodated)
Type B accessible parking space (2)	2.4 metres in width X 5.7 metres in length (or 6m where overhang cannot be accommodated)

Notes:

- (1) Accessible parking spaces shall be identified with signage indicating spaces are van accessible.
- (2) Access aisles shall be provided directly adjacent to all off-street accessible parking spaces in accordance with the following specifications:
 - (i) Access aisles shall be a minimum of 1.5 metres wide.
 - (ii) Access aisles shall extend along the entire length of the accessible parking space, with a minimum length of 5.7 metres (or 6m where overhang cannot be accommodated)
 - (iii) When located on asphalt, concrete, or other hard surface, access aisles shall be marked with high tonal contrast diagonal lines.
- e) Where only 1 parking space is required for a Non-Residential use, that parking space shall be designed to meet the minimum accessible parking space dimensions but shall not be signed as such.
- f) Where more than one use requiring off-street parking spaces is proposed on a lot, the number and type of accessible parking spaces shall be calculated based on the number of parking spaces required for each use.

4.1.5. DRIVE-THROUGH FACILITIES AND STACKING SPACES

Where a drive-through facility is permitted as an accessory use as indicated in this By-law, the following provisions shall apply:

- a) The minimum number of stacking spaces for drive-through facilities shall be provided in accordance with Table 4.3:

Table 4.3: Stacking Space Requirements

Use	Minimum Number of Stacking Spaces
Restaurant	12 spaces
All other uses	4 spaces

- b) Stacking spaces shall be located on the same lot as the drive-through facility and principal use of the lot.
- c) Stacking spaces shall be 5.5 metres in length and 3.0 metres in width.

- d) A **stacking lane** for a **drive-through facility** including that portion of the **lane** past the service window and/or automated machine where orders are taken shall be **setback** a minimum of 20 metres from any type of residential Precinct. The required **setback** may be reduced to a minimum of 7.5 metres, provided that a noise wall, certified by a professional engineer, no taller than 2.15 metres exclusive of decorative elements, is installed prior to occupancy of the **drive-through facility**. The noise levels will not exceed the maximum levels specified by the Ministry of Environment's noise levels for stationary sources of noise.

4.2. LOADING PROVISIONS

4.2.1. Where land, **buildings** or **structures** are used for any purposes involving the receiving, shipping, loading or unloading of animals, goods, wares, assembled or unassembled merchandise and/or raw materials, **loading spaces** shall be provided in accordance with the provisions of this section. Elementary and secondary schools shall not be required to provide loading spaces.

4.2.2. **Loading spaces** for **professional offices** and **medical offices** shall be required in accordance with Table 4.4.

Table 4.4: Loading Space Requirements for Professional and Medical Offices

	Gross Floor Area	Minimum Number of Required Loading Spaces
a)	Less than or equal to 2,350 square metres	0
b)	Greater than 2,350 square metres but less than or equal to 11,600 square metres	1
c)	Greater than 11,600 square metres	1 space plus 1 additional space for each 9,300 square metres of gross floor area or portion thereof

4.2.3. **Loading spaces** for other **commercial**, employment and **institutional** uses shall be required in accordance with Table 4.5.

Table 4.5: Loading Space Requirements for other Commercial and Institutional

	Gross Floor Area	Minimum Number of Required Loading Spaces
a)	Less than or equal to 250 square metres	0
b)	Greater than 250 square metres but less than or equal to 2,350 square metres	1
c)	Greater than 2,350 square metres	2

	Gross Floor Area	Minimum Number of Required Loading Spaces
	but less than or equal to 7,500 square metres	
d)	Greater than 7,500 square metres but less than or equal to 14,000 square metres	3
e)	Greater than 14,000 square metres	3 loading spaces plus 1 additional loading space for each 9,300 square metres of gross floor area or portion thereof

- 4.2.4.** A minimum of one **loading space** shall be required for an **apartment dwelling** or mixed use **building** containing a minimum of 30 **dwelling units**.
- 4.2.5.** Required **loading spaces** shall be provided adjacent to the primary **use** or **building** and on the same **lot** as the primary **use** or **building**.
- 4.2.6.** No **loading space** shall be located in the **front** or **exterior side yards** of any Precinct.
- 4.2.7.** No **loading space** shall be located closer than 6.0 metres to any abutting Residential Precinct.
- 4.2.8.** A **loading space** shall have an unobstructed rectangular area with a minimum length of 9.0 metres and a minimum width of 3.6 metres and shall have a minimum vertical clearance of 4.2 metres.
- 4.2.9.** The loading requirements shall not apply to any **building** which legally **existed** on the date of passing of this By-law, so long as the **floor area** as it **existed** at that date is not increased or the **uses** changed. If an addition is made or the **use** is changed, the **loading spaces** must be provided up to the number required for the addition or for the new **use**.
- 4.2.10.** Access to **loading spaces** shall be provided by a **driveway, aisle** or **lane** which is at least 6.0 metres wide and provides direct access to a **street**.
- 4.2.11.** No loading space or platform or overhead vehicular door shall be located in any yard or wall of any building or structure, which adjoins or faces a street, or Provincial Highway No. 400, or County Road 21.

4.3. SURFACE TREATMENT

- a) Outside of the settlement areas, all off street parking spaces, loading spaces, driveways and aisles required herein must be constructed and maintained with a stable surface such as crushed stone, gravel, or asphalt, treated to prevent the raising of dirt or loose particles.
- i) Notwithstanding the above, any portion of a driveway or entrance located within a Town Right-of-Way shall be constructed of asphalt or gravel in accordance with the **Town's Engineering Design Standards and the Roads By-law**, as amended.
 - ii) Agricultural uses are exempt from this requirement.

- b) Within settlement areas, all off street **parking spaces**, **loading spaces**, **driveways** and aisles required herein must be constructed and maintained with a stable surface comprised of asphalt, concrete, concrete pavers or permeable pavers.

4.4. ELECTRIC VEHICLE PARKING SPACES

One percent of the required number of **parking spaces** in residential apartment, mixed use and commercial **buildings** with 10 or more residential or commercial units shall provide charging facilities for electric vehicles.

4.5. BICYCLE PARKING

4.5.1. Bicycle Parking Space Aisle Dimensions

- a) The minimum dimensions of a horizontal bicycle **parking space** shall be provided in accordance with Table 4.6.

Table 4.6: Minimum Bicycle Parking Space Dimensions

Dimension	Minimum Requirement (m)
Length	1.8
Width	0.6
Vertical clearance from the floor	1.9

- b) The minimum dimensions of a vertical bicycle **parking space** shall be provided in accordance with Table 4.7.

Table 4.7: Minimum Dimensions of a Vertical Bicycle Parking Space

Dimension	Minimum Requirement (m)
Length or vertical clearance	1.9
Width	0.6
Clearance from the wall	1.2

- c) For a stacked bicycle **parking space**, the minimum vertical dimension for each bicycle **parking space** shall be 1.2 metres and the minimum vertical clearance from the floor shall be 2.4 metres.

The minimum width of an aisle providing access to a bicycle **parking space** shall be 1.75 metres.

4.5.2. Minimum Bicycle Parking Space Rates

- a) A minimum bicycle **parking space** requirement shall apply to **apartment dwellings** containing 25 or more **dwelling units** as well as certain **non-residential uses** specified in Table 4.8.
- b) A minimum bicycle **parking space** requirement shall not apply if the total gross **floor area** of all **non-residential uses** on a single **lot** is less than 2,000 square metres.
- c) The minimum bicycle **parking space** requirements of this by-law are shown in Table 4.8. The minimum bicycle parking requirements shall not apply to **existing buildings** or **structures**, or any additions thereto.

Table 4.8: Bicycle Parking Space Rates

Use	Requirement
Apartment dwelling containing 25 or more dwelling units	0.5 per dwelling unit
Clinic	0.1 per 100 square metres of Gross Floor Area or 3 spaces, whichever is greater
Any commercial use , including retail and shopping centre	0.1 per 100 square metres of Gross Floor Area or 3 spaces, whichever is greater
Community center Government Facility	0.2 per 100 square metres of Gross Floor Area or 3 spaces, whichever is greater
Hospital	Bicycle parking spaces for any hospital expansion or a new hospital shall be based on a parking study detailing the basis for the parking requirements to the satisfaction of Council .
Industrial	0.1 per 100 square metres of Gross Floor Area or 2 spaces, whichever is greater
Office	0.1 per 100 square metres of Gross Floor Area or 3 spaces, whichever is greater
Restaurant	0.1 per 100 square metres of Gross Floor Area or 3 spaces, whichever is greater
School including post-secondary institution	0.2 per 100 square metres of Gross Floor Area

4.5.3. General Provisions for Bicycle Parking Spaces

- a) A required bicycle **parking space** shall be located wholly within the **building** where the **principal use** is located and for which the bicycle **parking space** is required, except for **schools**, where a required bicycle **parking space** may be located outdoors.
- b) A bicycle **parking space** required for a **dwelling unit** shall be located within the following areas of a building:
 - a. Within the ground **floor area**;
 - b. On the **storey** above the ground **floor area**; or
 - c. On the first or second **storey** located below grade.
- c) A required bicycle **parking space** shall have direct access from the exterior of a building, and that access shall be located on the ground floor.

4.6. SHARED PARKING RATES IN MIXED USE PRECINCTS

- a) Where a property is located in a Mixed Use Precinct, and it contains residential units and non-residential **floor area**, required **parking spaces** shall be calculated in accordance with the following:
 - i) Calculate the required number of **parking spaces** for each individual **use** in the mixed-use **development** in accordance with Table 4.1.
 - ii) Multiply the required **parking spaces** for each **use** by the parking demand for each time period in accordance with Table 4.9.
 - iii) For each of the four time periods identified in Section 4.6(b) below, the total parking requirement is determined by calculating the demand for each individual use separately using the applicable occupancy percentages in Table 4.9. These individual results are then summed to establish a cumulative total for that specific time period, representing the shared parking demand for the entire development during that block of time.
 - iv) The greatest cumulative total for all **uses** in any time period shall be the total number of **parking spaces** required for the mixed use **development**.
- b) The identified time periods in Table 4.9 shall be interpreted as:
 - a) Morning shall be between 6:00AM to 12:00PM;
 - b) Noon shall be between 12:00PM and 1:00PM;
 - c) Afternoon shall be between 1:00PM to 5:00PM; and

- d) Evening shall be between 5:00PM to 6:00AM.
- c) With the exception of residential visitor parking, shared parking reductions shall not be applied to **residential** use.

Table 4.9 – Shared Parking Percentage of Peak Period

Use	Morning	Noon	Afternoon	Evening
Retail, Personal Service Establishment	65%	90%	80%	100%
Hotel	70%	70%	70%	100%
Office	100%	90%	95%	10%
Restaurant	20%	100%	30%	100%
Residential Visitor Parking	20%	20%	60%	100%
Place of entertainment	10%	40%	40%	80%

4.7. DRIVEWAYS

All **driveways** located in the Community Planning Permit Area delineated on the **attached** maps which form part of this By-Law must comply with the following provisions:

- a) The **driveway** shall include any surface area that may be used for the parking of vehicles;
- b) One **walkway**, no less than 1.8 metres in width, **attached** to a **driveway** is permitted on one side of a **driveway**; however, schools may be permitted to have walkways on both sides of a driveway;
- c) The outdoor parking of a **motor vehicle** shall only be permitted in the approved **driveway** or **parking space**, and all other areas in the **front yard, interior side yard, exterior side yard, and rear yard** shall be considered **landscaped open space**. In Residential precincts, except for in the Shoreline Residential precinct and where otherwise specified in this By-law, the minimum **landscaped open space** required in the **front yard** or **exterior side yard** shall be 40%.
- d) Parking of motor vehicles shall not be permitted on **landscaped open space**;
- e) A **driveway** is not permitted in the **waterfront yard**;
- f) A circular **driveway** shall only be permitted on a **lot** with a **lot frontage** greater than 22 metres;
- g) The access locations for a circular **driveway** shall be located in one yard;

- h) A circular **driveway** shall not cover more than 50% of the **yard** in which it is located;
- i) Only one (1) **driveway** shall be permitted per **lot** in Residential Precincts within Settlement Areas.
- j) Any **lot** with a frontage less than 22 metres, a maximum of one (1) **driveway** shall be permitted per lot; and,
 - a. The maximum **driveway** width shall be in accordance with the following provisions: Minimum width: 3.0 metres Maximum width: 60% of **lot frontage** to a maximum of 9.0 metres, whichever is less. A school may have a maximum width of: 60% of **lot frontage** to a maximum of 12.0 metres, whichever is less.

Section 5.0 - Residential Precincts

The Residential Precincts established by the By-law are noted in Table 5.1 as follows:

Table 5.1: Residential Precincts

Residential Precincts	
Precinct	Symbol
Residential Low Density 1 Precinct	RL1
Residential Low Density 2 Precinct	RL2
Residential Medium Density Precinct	RM
Shoreline Residential Precinct	SR
Retirement Residential Precinct	RER
Village and Hamlet Residential Precinct	RVH

5.1 Permitted Uses - Principal Uses

Principal **uses** and **accessory uses** permitted in the Residential Precincts are identified with a “P” in the column applicable to that Precinct and corresponding with the row for a specific permitted **use** in Table 5.2 and Table 5.3 Where a “D” is identified in the column, it denotes a discretionary use. All permitted principal **uses** and **accessory uses** shall be subject to the applicable Precinct regulations provided in Section 5.0 and the general provisions provided in Section 3.0, where applicable.

Table 5.2: Residential Precinct - Permitted Uses

Permitted Use	RL1	RL2	RM	RER	RVH
<i>Principal Uses</i>					
Apartment Dwelling			P		
Duplex Dwelling		P (1)	P (1)		
Group Home	P (1)	P (1)	P (1)		P (1)
Linked Dwelling		P (1)	P (1)		
Public Uses	P	P	P	P	P
Semi-detached Dwelling		P (1)	P (1)		
Single Detached Dwelling	P (1)	P (1)	D (1)		P (1)
Street Townhouse Dwelling		P (1)	P (1)		
Stacked Townhouse Dwelling			P (1)		
Block Townhouse Dwelling		P (1)	P (1)		
Back-to-Back Townhouse Dwelling			P (1)		
Triplex			P (1)		

Permitted Use	RL1	RL2	RM	RER	RVH
<u>Principal Uses</u>					
Utilities, Emergency Services and Municipal Uses	P	P	P		
Live-work Units	P (1)	P (1)	P (1)		
Commercial Uses Permitted in the Mixed Use Precinct			D		
<u>Accessory Uses</u>					
Accessory Buildings and Structures (2)	P	P	P	P	P
Additional Dwelling Unit (2)	P	P	P	P	P
Bed and Breakfast (2)	P	P	D		P
Home Occupation (2)	P	P	P		P
Pet Day Care Establishment	P				
Short-Term Accommodation					
NOTES: (1) Commercial vehicles and school buses are not permitted to be parked in a driveway (2) Subject to specific use provisions contained in the General Provisions of this By-law.					

- 5.1.1 In the Residential Retirement (RER) Precinct, the following are permitted accessory uses:
- a) Modular homes, single detached homes and accessory structures to a residential use
 - b) Swimming pools, change houses
 - c) Administrative sales or rental office
 - d) Private recreation, open space and park use
 - e) Commercial plaza, including uses such as
 - i) General retail and commercial uses
 - ii) Professional offices

- iii) Veterinary clinic (does not include boarding of animals, birds and pets, and does not include the treatment of livestock)
- f) General storage compound, equipment and maintenance yards
- g) Meeting halls

Table 5.3: Shoreline Residential Precinct - Permitted Uses

Permitted Use	On Land	In Water
	Permitted	Permitted
<u>Principal Uses</u>		
Legally Existing Dwelling Units	P (1)	
Single Detached Dwelling	P (1)	
Accessory Uses, Buildings and Structures	P	
Boathouse	D	D
Dock	D	D
Home Occupation	P	
Sleeping Cabin	P	
Private Septic System and Wells	P	
Revetments	P	
Breakwaters	D	
Retaining Walls	P	
Forestry, Fish, Wildlife, Park, Conservation Uses and Management	P	P
Passive Recreation Uses	P	
Recreational Trails	P	
<u>Accessory Uses</u>		
Accessory Uses, Buildings and Structures	P	
Home Occupation	P	
Bed and Breakfast (2)	P	

Permitted Use	On Land	In Water
	Permitted	Permitted

NOTES:

- (1) **Commercial vehicles** and school buses are not permitted to be parked in a driveway
- (2) Subject to specific **use** provisions contained in the General Provisions of this By-law.

5.2 Residential Precinct Regulations

The following Precinct regulations identified in Tables 5.4 to 5.9 shall apply to the respective Residential Precincts.

Table 5.4: RL1 Precinct Regulations

	Standard	Staff Variation Class 2 Permit	Council Variation Class 3 Permit
Minimum Lot Area	600 m ²	Up to 10% reduction	Greater than 10% reduction
Minimum Lot Frontage	15 m	Up to 20% reduction	Greater than 20% reduction
Minimum Front Yard	8 m	Up to 20% reduction	Greater than 20%
Minimum Interior Side Yard	1.2 m	Up to 30% reduction	Greater than 30% reduction
Minimum Exterior Side Yard	6 m	Up to 30% reduction	Greater than 30% reduction
Minimum Rear Yard	7.5 m	Up to 30% reduction	Greater than 30% reduction
Maximum Lot Coverage	35%	Up to 50% in total lot coverage	Greater than 50% in total lot coverage
Minimum Landscaped Open Space	30%	Up to 5% reduction	Greater than 5% reduction
Maximum Building Height	9.5 m Flat Roof (FR) = 7.5 m – and shall not exceed	10 m FR = 8.0 m (# of storeys: no variation) (1)	Greater than 10 m FR = Greater than 8.0 m (# of storeys:

	Standard	Staff Variation Class 2 Permit	Council Variation Class 3 Permit
	2 storeys (1)		greater than 2 storeys) (1)
Accessory Uses, Buildings and Structures			
Minimum Front Yard	6 m	Up to 20% reduction	Greater than 20% reduction
Minimum Interior Side Yard	1 m	Up to 30% reduction	Greater than 30% reduction
Minimum Exterior Side Yard	3 m	Up to 30% reduction	Greater than 30% reduction
Minimum Rear Yard	1 m	Up to 30% reduction	Greater than 30% reduction
(1) A storey shall not include a basement or a walkout basement or a storey incorporated into the roofline of a dwelling .			

Table 5.5 - RL2 Precinct Regulations

	Single Detached Dwelling	Semi Detached Dwelling	Duplex	Street Townhouse dwelling and Block Townhouse Dwelling (regulations per dwelling unit)	Staff Variation Class 2 Permit	Council Variation Class 3 Permit
Minimum Lot Area (Interior Lot)	270 m ²	240 m ²	360 m ²	180 m ² 210 m ² at the end of a block	Up to 20% reduction	Greater than 20% reduction
Minimum Lot Area (Exterior Lot)	360 m ²	330 m ²	450 m ²	270 m ²	Up to 20% reduction	Greater than 20% reduction
Minimum Lot Frontage (Interior Lot)	9 m	8 m	12 m	6 m	Up to 20% reduction	Greater than 20% reduction
Minimum Lot Frontage (Exterior Lot)	12 m	11 m	15 m	9 m	Up to 20% reduction	Greater than 20% reduction
Minimum Front Yard	4.5 m	4.5 m	4.5 m	4.5 m	Up to 20% reduction	Greater than 20% reduction
Minimum Interior Side Yard	1.2 m on one side and 0.6 m on the other side,	1.0 m on one side and 0 m where there is a common wall	1.2 m on one side and 0.6 m on the other side (1)	0 m, or 1 m for an end unit	Up to 30% reduction	Greater than 30% reduction
Minimum Exterior Side Yard	3 m	3 m	3 m	3 m	Up to 30% reduction	Greater than 30% reduction
Minimum Rear Yard	7.5 m	7.5 m	7.5 m	7.5 m	Up to 30% reduction	Greater than 30% reduction
Maximum Lot Coverage	45%	45%	45%	50%	Up to 15% addition	Greater than 15% addition
Minimum Landscaped Open Space	30%	30%	30%	35%	Up to 5% reduction	Greater than 5% reduction
Maximum Building Height	9.5 m Flat Roof (FR) = 7.5 m – and shall not exceed 2 storeys	9.5 m Flat Roof (FR) = 7.5 m – and shall not exceed 2 storeys	9.5 m Flat Roof (FR) = 7.5 m – and shall not exceed 2 storeys	9.5 m Flat Roof (FR) = 7.5 m – and shall not exceed 2 storeys	10 m FR = 8.0 m (# of storeys: no variation)	Greater than 10 m FR = Greater than 8.0 m (# of storeys: greater than 2 storeys)

	Single Detached Dwelling	Semi Detached Dwelling	Duplex	Street Townhouse dwelling and Block Townhouse Dwelling (regulations per dwelling unit)	Staff Variation Class 2 Permit	Council Variation Class 3 Permit
Accessory Uses, Buildings and Structures						
Minimum Front Yard	Refer to General Provisions					None
Minimum Interior Side Yard	0.6 m	0.6 m	0.6 m	0.6 m or 0 m where there is a common wall.	Up to 30% reduction	Greater than 30% reduction
Minimum Exterior Side Yard	3 m	3 m	3 m	3 m	Up to 30% reduction	Greater than 30% reduction
Minimum Rear Yard	1 m	1 m	1 m	1 m	Up to 30% reduction	Greater than 30% reduction

Notes:

- 1) Notwithstanding the minimum interior side yard setback requirement, in the case where there is a detached garage, the minimum setback on one side shall be 3 metres.

Table 5.6: RM Precinct Regulations

	Single Detached Dwelling	Semi Detached Dwelling	Duplex / Triplex Dwelling	Street Townhouse Dwelling and Block Townhouse Dwelling (regulations per dwelling unit)	Back-to-Back Townhouse Dwelling	Stacked Townhouse Dwelling	Apartment Dwelling	Staff Variation Class 2 Permit	Council Variation Class 3 Permit
Minimum Lot Area (Interior Lot)	270 m ²	240 m ²	360 m ²	180 m ² 210 m ² at the end of a block	180 m ²	180 m ²	N/A	Up to 20% reduction	Greater than 20% reduction
Minimum Lot Area (Exterior Lot)	360 m ² for single detached dwellings (R3); 270 m ² for	330 m ² for semi-detached dwellings	450 m ² for duplex dwellings	270 m ² townhouse dwellings	270 m ² townhouse dwellings	270 m ² townhouse dwellings	165 m ² per unit for apartment dwellings	Up to 20% reduction	Greater than 20% reduction
Minimum Lot Frontage (Interior Lot)	9 m for single detached dwellings	8 m for semi-detached dwellings	12 m for duplex dwellings	6 m for townhouse dwellings	6 m for townhouse dwellings	6 m for townhouse dwellings	30 m for apartment dwellings	Up to 20% reduction	Greater than 20% reduction

	Single Detached Dwelling	Semi Detached Dwelling	Duplex / Triplex Dwelling	Street Townhouse Dwelling and Block Townhouse Dwelling (regulations per dwelling unit)	Back-to-Back Townhouse Dwelling	Stacked Townhouse Dwelling	Apartment Dwelling	Staff Variation Class 2 Permit	Council Variation Class 3 Permit
Minimum Lot Frontage (Exterior Lot)	12 m for single detached dwellings	11 m for semi-detached dwellings	15 m for duplex dwellings	9 m for townhouse dwellings	9 m for townhouse dwellings	9 m for townhouse dwellings	30 m for apartment dwellings	Up to 20% reduction	Greater than 20% reduction
Minimum Front Yard	4.5 m	4.5 m	4.5 m	4.5 m	4.5 m	4.5 m	4.5 m	Up to 20% reduction	Greater than 20% reduction
Minimum Interior Side Yard	1.2 m or 1.2 m on one side and 0.6 m on the other side where a garage is attached for single detached dwellings	1.2 m and 0 m for semi-detached dwellings	1.2 m or 1.2 m on one side and 0.6 m on the other side where a garage is attached for duplex dwellings	0 m, or 1.2 m for an end unit for townhouse dwellings	0 m, or 1.2 m for an end unit for townhouse dwellings	0 m, or 1.2 m for an end unit for townhouse dwellings	4 m for apartment dwellings	Up to 20% reduction	Greater than 20% reduction
Minimum Exterior Side Yard	3 m	3 m	3 m	3 m	3 m	3 m	3 m	Up to 20% reduction	Greater than 20% reduction
Minimum Rear Yard	7.5 m.	7.5 m	7.5 m	7.5 m	7.5 m	7.5 m	7.5 m	Up to 20% reduction	Greater than 20% reduction
Maximum Lot Coverage	45%	45%	45%	50%	50%	50%	50%	Up to 15% addition	Greater than 15% addition
Minimum Landscaped Open Space	30%	30%	30%	35%	35%	35%	35%	Up to 15% addition	Greater than 15% addition
Maximum Building Height	12.5 m Flat Roof (FR) = 10.m m – and shall not exceed 3 storeys (1)	12.5 m Flat Roof (FR) = 10.m m – and shall not exceed 3 storeys (1)	12.5 m Flat Roof (FR) = 10.m m – and shall not exceed 3 storeys (1)	12.5 m Flat Roof (FR) = 10.m m – and shall not exceed 3 storeys (1)	12.5 m Flat Roof (FR) = 10.m m – and shall not exceed 3 storeys (1)	12.5 m Flat Roof (FR) = 10.m m – and shall not exceed 3 storeys (1)	12.5 m Flat Roof (FR) = 10.m m – and shall not exceed 3 storeys (1)	13 m FR = 10.5 m (# of storeys: no variation)	Greater than 13 m FR = Greater than 10.5 m (# of storeys: greater than 3 storeys)
Accessory Uses, Buildings and Structures									
Minimum Front Yard	Refer to General Provisions							Up to 10% reduction for apartment dwellings None for other uses	Greater than 10% reduction for apartment dwellings
Minimum Interior Side Yard	1 m	1 m	1 m	0 m (interior) or 1.0 m (end of interior block of attached townhouse)	0 m (interior) or 1.0 m (end of interior block of attached)	0 m (interior) or 1.0 m (end of interior block of attached)	2 m for uses with apartment dwellings	Up to 20% reduction	Greater than 20% reduction

	Single Detached Dwelling	Semi Detached Dwelling	Duplex / Triplex Dwelling	Street Townhouse Dwelling and Block Townhouse Dwelling (regulations per dwelling unit)	Back-to-Back Townhouse Dwelling	Stacked Townhouse Dwelling	Apartment Dwelling	Staff Variation Class 2 Permit	Council Variation Class 3 Permit
				dwelling(s)	townhouse dwelling(s)	townhouse dwelling(s)			
Minimum Exterior Side Yard	3 m	3 m	3 m	3 m	3 m	3 m	3 m	Up to 20% reduction	Greater than 20% reduction
Minimum Rear Yard	1 m	1 m	1 m	1 m	1 m	1 m transition	1 m	Up to 20% reduction	Greater than 20% reduction

(1) A **storey** shall not include a **basement** or a walkout **basement** or a **storey** incorporated into the roofline of a **dwelling**.

5.3 Shoreline Residential Precinct Regulations

(a) Table 5.7 shall apply to **lots** within settlement areas:

Table 5.7 - Shoreline Residential Precinct - Settlement Areas

	Standard	Staff Variation Class 2 Permit	Council Variation Class 3 Permit
Minimum Lot Area	1,400 m ²	Up to 40% reduction	Greater than 40% reduction
Minimum Lot Frontage	17 m	Up to 1 m reduction	Greater than 1 m reduction
Minimum Water Frontage	15 m	Up to 2 m reduction	Greater than 2 m reduction
Minimum Waterfront Yard	Lot depth 60 m or less = 15 m setback	Up to 50% reduction	Greater than 50% reduction
	Lot depth greater than 60 m = 30 m setback from the water's edge	Up to 50% reduction	Greater than 50% reduction
	Attached decks , porches, pergolas , gazebos , or any other attached accessory structure to a dwelling or attached garage = 15 m	Up to 50% reduction	Greater than 50% reduction
Minimum Front Yard	Dwelling unit = 4.5 m Attached garage = 6 m Attached garage with motor vehicle door(s) facing the interior/ exterior side yard = 4.5 m Attached decks /porches/balconies = 3 m	Up to 15% reduction	Greater than 15% reduction

	Standard	Staff Variation Class 2 Permit	Council Variation Class 3 Permit
Maximum Front Yard	Dwelling unit = 7 m Attached garage = 7 m	Up to 20% increase	Greater than 20% increase
Minimum Interior Side Yard	Dwelling unit = 1.5 m Attached Garage = 1.5 m Attached Garage with motor vehicle door(s) facing the interior side yard = 6 m Attached decks/porches/balconies = 1.5 m	Up to 50% reduction	Greater than 50% reduction
Minimum Exterior Side Yard	Dwelling unit = 4 m Attached Garage = 4 m Attached Garage with motor vehicle door(s) facing the exterior side yard = 6 m Attached decks/porches/balconies = 3 m	Up to 50% reduction	Greater than 50% reduction
Maximum Total Lot Coverage	35%	Increase to 50%	Greater than 50%
Landscaped Open Space (Minimum of a Lot Area)	40%	Up to 20% reduction	Greater than 20% reduction
Landscaped Open Space (Minimum of Front Yard and Exterior Side Yard)	40%	Up to 20% reduction	Greater than 20% reduction
Maximum Building Height	9.5 m Flat Roof (FR) = 7.5 m	10 m (1) (2) FR = 8.0 m (1)(2)	Greater than 10 m FR = Greater than 8.0 m
Attached Garage Door(s) Openings for When Facing a Street (Maximum)	50% of the principal building width	Up to 20% increase	Greater than 20% increase

	Standard	Staff Variation Class 2 Permit	Council Variation Class 3 Permit
(1)	Shall increase one side yard to a minimum of 3.0 metres for the dwelling . In the case of a corner lot , the increased side yard of 3.0 metres for the dwelling shall be located from the interior lot line .		
(2)	A breezeway may be permitted to attach to the dwelling and garage and shall be subject to the standards and provisions as noted in the above chart for an attached garage . The breezeway shall have a minimum width of 1.2 metres and a maximum length of 10 metres.		

(b) Table 5.8 shall apply to **lots** located outside of settlement areas with **lot areas** under 7,900 m²:

Table 5.8 - Shoreline Residential Precinct - Lots Located Outside of Settlement Areas With Lot Areas Under 7,900 m²

	Standard	Staff Variation Class 2 Permit	Council Variation Class 3 Permit
Minimum Lot Area	5,260 m ²	Up to 10% reduction	Greater than 10% reduction
Minimum Lot Frontage	45 m	Up to 10% reduction	Greater than 10% reduction
Minimum Water Frontage	40 m	Up to 10% reduction	Greater than 10% reduction
Minimum Waterfront Yard	30 m	Up to 50% reduction	Greater than 50% reduction
	Attached decks, porches, pergolas, gazebos, or any other attached accessory structure to a dwelling or	Up to 30% reduction	Greater than 30% reduction

	Standard	Staff Variation Class 2 Permit	Council Variation Class 3 Permit
	attached garage = 15 m		
Minimum Front Yard	Dwelling unit = 15 m Attached garage = 12 m Attached garage with motor vehicle door(s) facing the interior/exterior side yard = 10 m Attached decks/porches/balconies = 6 m	Up to 50% reduction	Greater than 50% reduction
Minimum Interior Side Yard	Dwelling unit = 1.5 m Attached Garage = 1.5 m Attached Garage with motor vehicle door(s) facing the interior side yard = 6 m Attached decks/porches/balconies = 1.5 m	Up to 50% reduction	Greater than 50% reduction
Minimum Exterior Side Yard	Dwelling unit = 15 m Attached Garage = 5 m Attached Garage with motor vehicle door(s) facing the exterior side yard = 10 m Attached decks/porches/balconies = 6 m	Up to 50% reduction	Greater than 50% reduction
Maximum Lot Coverage	15%	Increase to 25%	Greater than 25%
Landscaped Open Space (Minimum of a Lot Area)	60%	Up to 40% reduction	Greater than 40% reduction
Landscaped Open Space (Minimum of Front Yard and Exterior Side Yard)	60%	Up to 40% reduction	Greater than 40% reduction

	Standard	Staff Variation Class 2 Permit	Council Variation Class 3 Permit
Maximum Building Height	9.5 m Flat Roof (FR) = 7.5 m	10 m (1) (2) FR = 8.0 m (1) (2)	Greater than 10 m FR = Greater than 8.0 m
<p>(1) Shall increase one side yard to a minimum of 3.0 metres for the dwelling. In the case of a corner lot, the increased side yard of 3.0 metres for the dwelling shall be located from the interior lot line.</p>			
<p>(2) A breezeway may be permitted to be attached to the dwelling and garage and shall be subject to the standards and provisions as noted in the above chart for an attached garage. The breeze way shall be a wholly enclosed corridor providing access from the dwelling to the garage with a minimum width of 1.2 metres and a maximum length of 10 metres.</p>			

(c) The following chart shall apply to **lots** located outside of settlement areas with **lot areas** over 7,900 m².

Table 5.9 - Shoreline Residential Precinct - Lots Located Outside of Settlement Areas with Lot Areas Over 7,900 m²

	Standard	Staff Variation Class 2 Permit	Council Variation Class 3 Permit
Minimum Lot Area	7,900 m ²	None	None
Minimum Lot Frontage	61 m	Up to 10%	Greater than 10% reduction
Minimum Water Frontage	55 m	Up to 10% reduction	Greater than 10% reduction
Minimum Waterfront Yard	30 m	Up to 50% reduction	Greater than 50% reduction
	Attached decks, porches, pergolas, gazebos, or any other attached accessory structure to a dwelling or attached garage = 20 m	Up to 30% reduction	Greater than 30% reduction
Minimum Front Yard	Dwelling unit = 20 m Attached garage = 15 m Attached garage with motor vehicle door(s) facing the interior/exterior side yard = 10 m Attached decks/porches/balconies = 10 m	Up to 50% reduction	Greater than 50% reduction
Minimum Interior Side Yard	Dwelling unit = 6 m Attached Garage = 6 m Attached Garage with motor vehicle	Up to 50% reduction	Greater than 50% reduction

	Standard	Staff Variation Class 2 Permit	Council Variation Class 3 Permit
	door(s) facing the interior side yard = 12 m Attached decks/porches/balconies = 6 m		
Minimum Exterior Side Yard	Dwelling unit = 15 m Attached Garage = 6 m Attached Garage with motor vehicle door(s) facing the exterior side yard = 10 m Attached decks/porches/balconies = 6 m	Up to 50% reduction	Greater than 50% reduction
Maximum Lot Coverage	15%	Increase to 25%	Greater than 25%
Landscaped Open Space (Minimum of a Lot Area)	60%	Up to 40% reduction	Greater than 40% reduction
Landscaped Open Space (Minimum of Front Yard and Exterior Side Yard)	60%	Up to 40% reduction	Greater than 40% reduction
Maximum Building Height	9.5 m Flat Roof (FR) = 7.5 m	10 m (1)(2) FR = 8.0 m (1)(2)	Greater than 10 m Greater than 8.0 m
<p>(1) Shall increase one side yard to a minimum of 7.5 metres for the dwelling. In the case of a corner lot the increased side yard of 7.5 metres for the dwelling shall be located from the interior lot line.</p>			
<p>(2) A breezeway may be permitted attached to the dwelling and garage and shall be subject to the standards and provisions as noted in the above chart for an attached garage. The breezeway shall be a wholly enclosed corridor providing access from the dwelling to the garage with a minimum width of 1.2 metres and a maximum length of 10 metres.</p>			

5.4 Accessory Uses, Buildings and Structures in the Shoreline Residential Precinct

1. All detached **accessory** uses, **buildings** and **structures** located in the **Shoreline** Residential Precinct shall comply with Section 3.3 and the following additional provisions:

a) Notwithstanding 3.29 (c), the following shall be permitted prior to the construction of the **principal building**:

- i) one (1) shed or **storage shed** that is not more than 10 square metres in **floor area**;
- ii) one (1) **dock**; and,
- iii) stairs and associated **landings** located within the **waterfront yard**.

5.4.1 Boathouses / Boatports

a) A **boathouse/boatport** is a discretionary use in the **shoreline buffer** area and **waterfront yard** and are subject to a Class 3 permit and shall be subject to the provisions as described in Table 5.13:

Table 5.10: Boathouses / Boatport Provisions

Minimum water frontage		Max. Height (2) metres	Max. Width metres	Max. Length metres	Max. Projection into Lake Simcoe (1)	Council Variation Class 3 Permit	Side Yard Setback	Council Variation Class 3 Permit
< 15 m	On Land	3	3	10	1	Up to 50% increase	5 m	Up to 10% decrease
	In Water	3	3	9	9			
15 m - <45 m	On Land	3.6	7	12	1		5 m	
	In Water	3	5	9	9			

46 m - <60 m	On Land	3.6	10	12	1		6 m	
	In Water	3.0	7	10	10			
61 m and greater	On Land	4	14	14	1		6 m	
	In Water	3.6	9	10	10			

- 1) Where the maximum projection into Lake Simcoe is proposed to be increased through a Class 3 permit, the **side yard setback** on both sides of the property shall be increased by a distance equal to the proposed projection over the permitted projection standard.
- 2) In addition to the permissible variations for maximum height, under the provisions of Facilities, Services and Matters (Section 1.29), through a Class 3 permit **Council** can consider variations in **boathouse/boatport** height up to a maximum of 7m (2 **storeys**) , , subject to the following:
 - (a) The second **storey** of the **boathouse/boatport** is non-habitable; and
 - (b) The second **storey** of the **boathouse/boatport** is smaller in gross floor area than the first **storey**, and the second **storey** of the **boathouse/boatport** incorporates stepbacks from the floor below; and
 - (c) Satisfaction of the criteria listed in Section 1.10 of this By-law.

b) Additional Provisions

- i. A total of one (1) **boathouse/boatport** is permitted per lot.
- ii. No portion of any **boathouse/boatport** shall be used for **human habitation** or a **dwelling** at any time, including sleeping, cooking or living area, and shall not contain a sauna, washroom, hot tub, whirlpool or other similar type of use.
- iii. The **boathouse/boatport** shall not be serviced by natural gas, propane, oil or other similar type of fuel or potable water.
- iv. Any portion of a **boathouse/boatport** that projects greater than 1 metre into Lake Simcoe from the **water's edge** shall meet the standards and provisions of an in water **boathouse/boatport**.
- v. Any **boathouse/boatport** shall not impede the natural flow of water along the **shoreline** or harmfully **alter** fish habitat.

- vi. Any water **structures, decks** or **patios** surrounding the **boathouse/boatport** shall be included in the maximum **floor area** of the **boathouse/boatport**.
- vii. Any in water **boathouse/boatport** may be permitted on top of a **dock**.

5.4.2 Docks, Ramps, Boat Lifts, Marine Railways, and Groynes (Water Structures)

- a) The following provisions in Table 5.14 shall apply to **docks**, ramps, boat lifts, marine railways, and groynes, including permanent, temporary, **seasonal** and floating/non-floating **water structures**.

Table 5.11: Water Structure Provisions

	Standard	Staff Variation Class 2 Permit	Council Variation Class 3 Permit
Quantity Per Lot (maximum)	1 of each type of water structure	More than 1 of each type of water structure	N/A
Minimum Side Yard Setback	5 m	1 m 0 m where supported by report identified in additional provision (v).	N/A
Permanent Dock / Marine Railways Projection into Lake Simcoe (maximum)	20 m	Up to 30 m	Up to 40 m
Permanent Cumulative Dock Area (maximum)	50 m ²	Up to 75 m ²	Up to 115 m ²

b) Additional Provisions

- i. Single **storey gazebos, pergolas**, tents, canopies or any other similar **structures** are permitted on or within any of the **Water Structures** within 10 metres from the **shoreline**;
- ii. **Water Structures** shall be located in front of the Owner's property;
- iii. The **side yard** property line located on the water is determined by projecting the **existing** property line from the **water's edge** into Lake Simcoe. **Setbacks** shall be measured from the property line projection;
- iv. A coastal engineering report is required for **permanent Water Structures** to mitigate any identified impacts;
- v. A coastal engineering report may be required for **seasonal Water Structures** to mitigate any identified impacts;
- vi. Breakwaters/revetments, rock groynes and shoals are not encouraged and, where proposed, are included in the total area of the **dock** and a coastal engineering report is required;

- vii. Water **Structures** cannot impede the natural flow of water along the **shoreline** or harmfully **alter** fish habitat;
- viii. The following criteria shall be reviewed by Staff when siting any water **structures**:
 - i. Water depth of Lake Simcoe in the vicinity of the subject lands;
 - ii. Projections of **docks**, ramps and boatlifts of abutting properties;
 - iii. Interference with the **docks** of abutting properties; and
 - iv. The shape and formation of the **shoreline**.
- ix. Notwithstanding the above, where a Water **Structure** is proposed to be in front of publicly owned land, such as a park, beach or a municipal road end, a Class 3 permit is required.

5.4.3 Detached Garage

a) The provisions in Section 3.12 shall apply to detached **garages** in addition to the provisions of Table 5.15:

Table 5.12 - Detached garage provisions in the Shoreline Residential Precinct

	Standard	Staff Variation Class 2 Permit	Council Variation Class 3 Permit
Quantity Per Lot (maximum)	1	More than 1	N/A
Minimum Waterfront Yard	Not permitted in Waterfront Yard	30 m or 15 m where the lot depth is less than 60 m	None
Minimum Interior Side Yard	3 m	Reduction to 1 m	Reduction to less than 1 m
Minimum Exterior Side Yard	3 m	Reduction to 1 m	Reduction to less than 1 m
Floor Area for Second Story (maximum)	50 m ²	25% increase	50% increase

5.4.4 Storage Shed

a) The provisions in Table 5.16 shall apply to **storage sheds**.

Table 5.13 - Storage shed provisions in the Shoreline Residential Precinct

	Standard	Staff Variation Class 2 Permit
Quantity Per Lot (maximum)	1	More than 1
Minimum Waterfront Yard Setback	1 m	None
Minimum Front Yard	5 m Not permitted in front yard in settlement areas	Reduction to 1 m
Minimum Interior Side Yard	2.5 m	Reduction to 1 m
Minimum Exterior Side Yard	3 m	Reduction to 1 m
Maximum Building Height	4 m	6 m

5.4.5 Other Detached Accessory Structures/Uses

The provisions in Table 5.17 shall apply to other **accessory** uses:

Table 5.14 – Other detached accessory structures/uses provisions in the Shoreline Residential Precinct

	Qty (maximum)	Front Yard Setback (minimum)	Waterfront Yard Setback (minimum)	Side Yard Setback (minimum)	Staff Variation Class 2 Permit	Council Variation Class 3 Permit
Gazebo, pergolas, etc.	1	5 m Not permitted in front yard within settlement areas	5 m	Interior = 3 m Exterior = 5 m	25% reduction where standard is a minimum, or increase where standard is a maximum	50% reduction where standard is a minimum, or increase where standard is a maximum
Saunas, hot tubs, whirlpools	2	Not permitted in front yard	15 m			
Swimming pools, tennis courts, other recreational uses	1	5 m Not permitted in front yard within settlement areas	30 m			
Sleeping cabins can be standalone or on top of a garage	1	5 m	15 m	Equal to the side yard of the principal dwelling		

5.5 Retirement Residential (RER) Precinct Regulations

a) The following Precinct regulations identified in Table 5.15 shall apply to the Retirement Residential (RER) Precinct.

Table 5.15 – Retirement Residential Precinct Regulations

	Standard	Staff Variation Class 2 Permit	Council Variation Class 3 Permit
Minimum Lot Area	20 ha	Up to 10% reduction	Greater than 10% reduction
Minimum Lot Frontage	150 m	Up to 20% reduction	Greater than 20% reduction
Minimum Front Yard	15 m	Up to 20% reduction	Greater than 20% reduction
Minimum Interior Side Yard	8 m	Up to 30% reduction	Greater than 30% reduction
Minimum Exterior Side Yard	15 m	Up to 30% reduction	Greater than 30% reduction
Minimum Rear Yard	8 m	Up to 30% reduction	Greater than 30% reduction
Maximum Lot Coverage	35%	Up to 50% in total lot coverage	Greater than 50% in total lot coverage
Minimum Landscaped Open Space	N/A	Up to 5% reduction	Greater than 5% reduction
Maximum Building Height	11 m	12 m	Greater than 12 m

5.6 Residential Village and Hamlet (RVH) Precinct Regulations

- a) The following Precinct regulations identified in Table 5.16 shall apply to the Residential Village and Hamlet (RVH) Precinct.

Table 5.16 – Residential Village and Hamlet (RVH) Precinct Regulations

	Standard			Staff Variation Class 2 Permit	Council Variation Class 3 Permit
	With Municipal Sewer Services	With Municipal Water Only	Without Municipal Water and Sewer Services		
Minimum Lot Area	600 m ²	1400 m ²	1400 m ²	Up to 10% reduction	Greater than 10% reduction
Minimum Lot Frontage	15 m	17 m	22 m	Up to 20% reduction	Greater than 20% reduction
Minimum Front Yard	8 m	8 m	8 m	Up to 25% reduction	Greater than 20% reduction
Minimum Interior Side Yard	1.2 m	1.5 m	1.5 m	Up to 35% reduction	Greater than 30% reduction
Minimum Exterior Side Yard	3 m	3 m	6 m	Up to 30% reduction	Greater than 30% reduction
Minimum Rear Yard	7.5 m	7.5 m	7.5 m	Up to 30% reduction	Greater than 30% reduction
Maximum Lot Coverage	35%	35%	35%	Up to 50% in total lot coverage	Greater than 50% in total lot coverage
Minimum Landscaped Open	30%	30%	30%	Up to 5% reduction	Greater than 5% reduction

Standard					
	With Municipal Sewer Services	With Municipal Water Only	Without Municipal Water and Sewer Services	Staff Variation Class 2 Permit	Council Variation Class 3 Permit
Space					
Maximum Building Height	9 m (1)	9 m (1)	9 m (1)	10 m FR = 8.5 m (1)	Greater than 10 m FR = Greater than 8.5 m (1)
<p>Notes:</p> <p>1) In the case of a flat roof for a single detached dwelling, semi-detached dwelling or townhouse dwelling, the maximum building height shall be 1.5m less the permitted maximum building height.</p>					

Section 6.0 - Commercial and Mixed Use Precincts

6.1 The Commercial and Mixed Use Precincts established by the By-law are noted in **Table 6.1** as follows:

Table 6.1: Commercial and Mixed Use Precincts

Precinct	Symbol
Mixed Use Precinct	MU
Neighbourhood Commercial Precinct	CN
Commercial Village and Hamlet Precinct	CVH
Shoreline Commercial Precinct	SC
Mixed Use Lefroy Precinct	MU-Lefroy
Mixed Use Cookstown Precinct	MU-Cookstown

6.2 Permitted Uses

Uses permitted in the Mixed Use and Neighbourhood Commercial Precincts are identified with a “P” in the column applicable to the Precinct and corresponding with the row for a specific permitted **use** in Table 6.2. All permitted **uses** shall be subject to the applicable Precinct regulations provided in Sections 6.3, Section 6.4, and the general provisions provided in Section 3.0, where applicable.

Table 6.2 – Commercial and Mixed Use Permitted Uses

	Mixed Use Precinct	Neighbourhood Commercial Precinct	Commercial Village and Hamlet Precinct	Shoreline Commercial Precinct	Mixed Use Lefroy Precinct	Mixed Use Cookstown Precinct
<i>Principal Use</i>						
<i>Residential Uses</i>						
Apartment dwelling	P (2)	P			P (2)	P (2)
Existing single-detached dwelling	P (1)				P	P
Existing semi-detached dwelling	P (1)				P	P
Existing duplex dwelling	P (1)				P	P
Existing townhouse dwelling	P (1)				P	P
<i>Commercial Uses</i>						
Auction Establishment			P			
Bake shop	P	P	P	P	P	P
Banquet hall	P	P	P	P	P	P
Campground (1)				P		
Commercial school	P		P	P	P	P
Convenience store	P	P	P	P	P	P

	Mixed Use Precinct	Neighbourhood Commercial Precinct	Commercial Village and Hamlet Precinct	Shoreline Commercial Precinct	Mixed Use Lefroy Precinct	Mixed Use Cookstown Precinct
Custom workshop	P	P	P		P	P
Child Care Centre	P	P	P		P	P
Financial institution (3)	P	P	P		P	P
Fitness centre	P	P			P	P
Fruit and vegetable produce market	P	P	P	P	P	P
Funeral home	P		P		P	P
Golf Course				P		
Grocery store	P	P			P	P
Hotel, motel	P	P	P	P	P	P
Indoor Recreational Centre	P	P			P	P
Laundry and dry-cleaning depot	P	P	P		P	P
Medical office	P	P	P		P	P
Motor vehicle dealership		P				
Motor vehicle gas bar		P	P			P (existing only)
Motor vehicle repair garage			P			P (existing only)
Motor vehicle service station			P			P (existing only)
Motor vehicle washing establishment		P				
Personal service establishment	P	P	P		P	P
Pet day care establishment	P	P	P	P	P	P

	Mixed Use Precinct	Neighbourhood Commercial Precinct	Commercial Village and Hamlet Precinct	Shoreline Commercial Precinct	Mixed Use Lefroy Precinct	Mixed Use Cookstown Precinct
Photography or artist's studio	P	P	P		P	P
Place of entertainment	P	P		P	P	P
Printing and publishing establishment	P	P			P	P
Professional office	P	P	P		P	P
Restaurant (3)	P	P	P	P	P	P
Retail store	P	P	P	P	P	P
Self-Storage Units		P				
Service and repair establishment	P	P	P		P	P
Shopping centre	P	P			P	
Taxi stand or dispatch office	P	P			P	P
Tourist Cabin Establishment				P		
Tourist Commercial Establishment				P		
Tourist Information Centre				P		
Veterinary clinic	P		P		P	P
Warehouse retail		P				
Community Services Uses						
Government facility	P	P	P	P	P	P
Long term care home or nursing home	P	P			P	P
Park	P	P	P	P	P	P
Place of worship	P	P	P	P	P	P

	Mixed Use Precinct	Neighbourhood Commercial Precinct	Commercial Village and Hamlet Precinct	Shoreline Commercial Precinct	Mixed Use Lefroy Precinct	Mixed Use Cookstown Precinct
Public parking lot or structure	P	P			P	P
Public uses	P	P	P	P	P	P
Retirement home	P	P			P	P
School	P	P			P	P
University or college	P	P			P	P
Accessory Use, Buildings and Structures						
Accessory buildings and structures (1)	P	P	P	P	P	p
Additional Dwelling Unit (1)	P	P	P	P	P	P
Drive-through facility (1)			P	P	P (3) (4)	P (3)
Outdoor patio	P	P	P	P	P (5)	P
Outdoor rooftop patio (accessory use)	P					
Restaurant or private club that is accessory to a golf course, marina or other use permitted in the Shoreline Commercial Precinct				P		

Notes:

- (1) Subject to the specific **use** provisions contained in the General Provisions of this By-law.
- (2) Residential **dwelling units** are only permitted as part of a **building** containing at least 50% non-residential **uses** on the ground floor. Residential **dwelling units** are not permitted in the basement or on the main floor level if they front Innisfil

Beach Road or Killarney Beach Road (i.e., in the first storey). Residential **dwelling** units are permitted to maintain frontage along side streets.

- (3) The establishment of a drive-through service facility on a **lot** fronting on Innisfil Beach Road, Killarney Beach Road, Queen Street or Church Street is not permitted.
- (4) A **stacking lane** for a drive-through facility shall not be located between the **building** face and Innisfil Beach Road, and/or Killarney Beach Road, or between the **building** face and the **exterior side** yard, and shall be setback a minimum of 20 m from any type of residential **Precinct**. The required setback may be reduced to a minimum of 7.5 m, provided that a noise wall, certified by a professional engineer no taller than 1.8 m, exclusive of decorative elements is installed prior to occupancy of the drive-through facility. The noise levels will not exceed the maximum levels specified by the Ministry of Environment's noise levels for a stationary sources of noise.
- (5) Patios are only permitted in the Mixed Use Precincts.

6.3 Mixed Use Precinct Regulations

- a) The following Precinct regulations identified in Table 6.3 shall apply to the Mixed Use Precinct.

Table 6.3 – Mixed Use Precinct Regulations

Provisions	Mixed Use Buildings	Stand-Alone Commercial and Community Services Buildings	Apartment Dwellings	Staff Variation Class 2 Permit	Council Variation Class 3 Permit
Minimum Lot area	2000 m ²	2000 m	500 m ²	Up to 20% reduction	Greater than 20% reduction, up to 50% reduction
Minimum Lot Frontage	15 m	15 m	15 m	Up to 20% reduction	Greater than 20% reduction, up to 50% reduction
Minimum Building Frontage	N/A	N/A	N/A	Up to 20% reduction	Greater than 20% reduction, up to 50% reduction
Minimum Front Yard	1 m (1)	1 m (1)	3 m (1)	Up to 20% reduction	Greater than 20% reduction, up to 50% reduction
Maximum Front Yard	4 m (1)	4 m (1)	4 m (1)	Up to 20% increase	Greater than 20% increase, up to 50% increase

Provisions	Mixed Use Buildings	Stand-Alone Commercial and Community Services Buildings	Apartment Dwellings	Staff Variation Class 2 Permit	Council Variation Class 3 Permit
Minimum Interior Side Yard	0 m; Except where Residential Precinct is abutting a side property line, a minimum of 3 m shall be provided; Except where a driveway is provided which leads to a parking area, a minimum of 4.5 m shall be provided.	0 m	0 m; Except where Residential Precinct is abutting a side property line, a minimum of 3 m shall be provided; Except where a driveway is provided which leads to a parking area, a minimum of 4.5 m shall be provided.	Where abutting a Residential Precinct, up to 25% reduction	Where abutting a Residential Precinct, greater than 20% reduction, up to 50% reduction
Minimum Exterior Side Yard	0 m	0 m	0 m	N/A	N/A
Minimum Rear Yard	7.5 m	7.5 m	7.5 m	Up to 20% reduction	Greater than 20% reduction, up to 50% reduction
Minimum Building Height	7.5 m	4.5 m	7.5 m	Up to 1.0 m reduction	Greater than 1 m reduction,

Provisions	Mixed Use Buildings	Stand-Alone Commercial and Community Services Buildings	Apartment Dwellings	Staff Variation Class 2 Permit	Council Variation Class 3 Permit
					up to 3.6 m reduction
Maximum Building Height	15 m and subject to a 45 degree angular plane (3)	9 m	14 m and subject to a 45 degree angular plane (3)	20 m (3)	Greater than 20 m (3)
Minimum landscaped open space	20%	20%	35%	10%	Less than 10%
Minimum width of landscaped strip at rear lot line	3 m, if the rear lot line abuts a Residential Precinct or 1.5 m, if the rear lot line abuts an Open Space or Environmental Protection Precinct	3 m, if the rear lot line abuts a Residential Precinct or 1.5 m, if the rear lot line abuts an Open Space or Environmental Protection Precinct	0 m; except where the yard abuts a Residential Precinct in which case the minimum required yard is 3 m or where the yard abuts an Open Space or Environmental Protection Precinct, in which case the minimum required yard is 1.5 m	up to 20% reduction	Greater than 20% reduction, up to 50% reduction
Minimum width of landscaping	0 m; Except where	0 m	0 m;	up to 25% reduction	Greater than 25% reduction, up

Provisions	Mixed Use Buildings	Stand-Alone Commercial and Community Services Buildings	Apartment Dwellings	Staff Variation Class 2 Permit	Council Variation Class 3 Permit
adjacent to the interior lot lines	residential uses are abutting a side property line, a minimum of 3 m shall be provided.		Except where the yard abuts a residential Precinct, a minimum of 3 m shall be provided.		to 50% reduction
Minimum Amenity Space	4 m ² per residential unit (2)	N/A	4 m ² per residential unit (2)	Up to 20% reduction	Greater than 20% reduction, up to 50% reduction

Notes:

- (1) Notwithstanding any other provisions of this By-law, where a lot directly abuts Innisfil Beach Road, the front lot line (front yard) is considered to be the property line abutting the planned width of Innisfil Beach Road.
- (2) Units shall have amenity space provided at a minimum rate of 4 m² per unit, of which: a minimum of 2 m² per unit shall be indoor amenity space; a minimum of 40 m² shall be outdoor amenity space in a location adjoining or directly accessible to the indoor amenity space.
- (3) Notwithstanding any other provisions of this By-law, **mixed use buildings** and **apartment dwellings** which maintain frontage on Innisfil Beach Road will have a maximum height of 26 m and be subject to the 45 degree **angular plane**. Proposed heights greater than 26 m shall be subject to a Council Variation Class 3 Permit.

b) Additional Provisions

The following additional provisions shall apply. Variations to any of the following provisions shall be subject to a Class 2 Community Planning Permit application:

(1) Additional Setback Above 4 Storeys

- a) Where the building height is greater than 4 storeys, at and above the fourth storey a building must be setback a minimum of 1 m more than the provided setback from the front lot line as set out, and from the exterior side yard.

(2) Outdoor Patios on Roofs

Outdoor Roof Top **Patios** are permitted. Those seeking to develop **outdoor patios** on roofs are required to submit scaled, dimensioned drawings to be approved by Town Planning Staff. Notwithstanding any provisions of this By-law, every outdoor **patio** shall comply with the following:

- a) Commercial outdoor rooftop patios are to be situated within the front half of a building, oriented towards Innisfil Beach Road and are not permitted within buildings containing residential uses.

- b) Seating Capacity Requirements:

No **outdoor patio** shall provide for:

- i) More than 50% of the seating accommodation permitted under the Liquor License Act, R.S.O. 1990, c.L.19, as amended, to the **restaurant** with which the outdoor commercial **patio** is associated; or,
- ii) Seating accommodation for more than thirty (30) persons, whichever is the greater.

- c) Prohibition of Commercial Entertainment and Recreation:

That portion of a **lot** on which the **outdoor patio** is permitted shall not be used for commercial entertainment or commercial recreation including live or recorded music or dance facilities.

- d) Lighting

Direct any lighting away from adjoining properties and streets.

- e) Exit(s)

Regular ingress and egress must be provided from the interior of the building, and any exterior stair access shall only be used for emergency and fire in accordance with the Ontario Building Code.

f) **Sound Attenuation**

Where a proposed **outdoor patio** is adjacent a **residential use**, a noise study will be required which may recommend the installation of an acoustical wall to attenuate noise from the roof-top **patio** to acceptable limits.

(3) Parking Standards

In addition to the Parking Provisions of Section 4.1, the following additional provisions shall apply:

- a) **Parking spaces** shall not be located between the **building** face and Innisfil Beach Road, or between the **building** face, and the **exterior side yard**.

(4) Accessory Buildings and Storage

Notwithstanding any provisions to the contrary, **accessory buildings** and storage shall comply with the following:

- a) **Accessory buildings** and storage shall only be permitted in the **rear yard**;
- b) All storage must be completely enclosed in a building; and
- c) **Outdoor storage** is not permitted.

6.4 Mixed Use Lefroy (MU-Lefroy) Precinct Regulations

b) The following Precinct regulations identified in Table 6.4 shall apply to the Mixed Use Lefroy (MU-Lefroy) Precinct.

Table 6.4 – Mixed Use Lefroy Precinct Regulations

	Mixed Use Buildings	Stand-Alone Commercial and Community Services Building	Apartment Dwellings	Staff Variation Class 2 Permit	Council Variation Class 3 Permit
Minimum Lot area	1,000 m2	1,000 m2	1,000 m2	Up to 20% reduction	Greater than 20% reduction, up to 50% reduction
Minimum Lot Frontage	15 m	15 m	15 m	Up to 20% reduction	Greater than 20% reduction, up to 50% reduction
Minimum Front Yard	1 m (1)(3)	1 m (1)(3)	3 m (1)(3)	Up to 20% reduction	Greater than 20% reduction, up to 50% reduction

	Mixed Use Buildings	Stand-Alone Commercial and Community Services Building	Apartment Dwellings	Staff Variation Class 2 Permit	Council Variation Class 3 Permit
Maximum Front Yard	4 m (3)	4 m (3)	4 m (3)	Up to 20% increase	Greater than 20% increase, up to 50% increase
Minimum Interior Side Yard	0 m; Except where Residential Precinct is abutting a side property line, a minimum of 3 m shall be provided; Except where a driveway is provided which leads to a parking area, a minimum of 4.5 m shall be provided	0 m	0 m; Except where Residential Precinct is abutting a side property line, a minimum of 3 m shall be provided; Except where a driveway is provided which leads to a parking area, a minimum of 4.5 m shall be provided	Where abutting a Residential Precinct, up to 25% reduction	Where abutting a Residential Precinct, greater than 25% reduction, up to 50% reduction
Minimum Exterior Side Yard	0 m	0 m	0 m	N/A	N/A
Minimum Rear Yard	7.5 m	7.5 m	7.5 m	Up to 20% reduction	Greater than 20% reduction, up to 50% reduction
Maximum Lot Coverage	N/A	N.A	N/A	N/A	N/A
Maximum Building Height	15 m and in accordance with	15 m	15 m and in accordance with	17 m	Greater than 17 m

	Mixed Use Buildings	Stand-Alone Commercial and Community Services Building	Apartment Dwellings	Staff Variation Class 2 Permit	Council Variation Class 3 Permit
	the 45 degree angular plane (2)		the 45 degree angular plane (2)		
Minimum Landscaped open space	20%	20%	35%	No less than 10%	Less than 10%
Minimum required Amenity Space	4 m2 per residential unit (5)	4 m2 per residential unit (5)	4 m2 per residential unit (5)	Up to 20% reduction	Greater than 20% reduction, up to 50% reduction

Notes:

- (1) Where the **building height** is greater than 3 storeys or 12.0 m, at and above the third storey or 12.0 m whichever is the less a **building** must be setback a minimum of 1.0 metre more than the provided setback from the front **lot** line as set out, and from the **exterior side** yard.
- (2) Refer the definition of the 45 degree **angular plane**.
- (3) Front **lot line** shall be the property line abutting the planned width of Killarney Beach Road.
- (4) The required landscaping will correspond to the setback provided.
- (5) Units shall have **amenity space** provided at a rate of 4.0 m2 per unit of which: a minimum of 2 m2 per unit shall be indoor **amenity space**; a minimum of 40.0 m2 shall be outdoor **amenity space** in a location adjoining or directly accessible to the indoor **amenity space**.

6.5 Mixed Use Cookstown (MU-Cookstown) Precinct Regulations

- a) The following Precinct regulations identified in Table 6.5 shall apply to the Mixed Use Cookstown (MU-Cookstown) Precinct.

Table 6.5 – Mixed Use Cookstown Precinct Regulations

	Mixed Use Buildings	Stand-Alone Commercial and Community Services Building	Apartment Dwellings	Staff Variation Class 2 Permit	Council Variation Class 3 Permit
Minimum Lot area	1,000 m ²	1,000 m ²	1,000 m ²	Up to 10% reduction	Greater than 10% reduction, up to 50% reduction
Minimum Lot Frontage	15 m	15 m	15 m	Up to 20% reduction	Greater than 20% reduction, up to 50% reduction
Minimum Front Yard	1 m (1)(3)	1 m (1)(3)	3 m (1)(3)	Up to 20% reduction	Greater than 20% reduction, up to 50% reduction

	Mixed Use Buildings	Stand-Alone Commercial and Community Services Building	Apartment Dwellings	Staff Variation Class 2 Permit	Council Variation Class 3 Permit
Maximum Front Yard	4 m (3)	4 m (3)	4 m (3)	Up to 20% increase	Greater than 20% increase, up to 50% increase
Minimum Interior Side Yard	0 m; Except where Residential uses are abutting a side property line, a minimum of 3 m shall be provided; Except where a driveway is provided which leads to a parking area, a minimum of 4.5 m shall be provided	0 m	0 m; Except where Residential uses are abutting a side property line, a minimum of 3 m shall be provided; Except where a driveway is provided which leads to a parking area, a minimum of 4.5 m shall be provided	Where abutting a Residential Precinct, up to 25% reduction	Where abutting a Residential Precinct, greater than 20% reduction, up to 50% reduction
Minimum Exterior Side Yard	1 m	0 m	3 m	Up to 20% reduction	Greater than 20% reduction, up to 50% reduction
Minimum Rear Yard	7.5 m	7.5 m	7.5 m	Up to 20% reduction	Greater than 20% reduction, up to 50% reduction
Maximum Lot Coverage	N/A	N.A	N/A	N/A	N/A
Maximum Building Height	10.5 m and in accordance with the 45 degree	10.5 m	10.5 m and in accordance with	12 m	Greater than 12 m

	Mixed Use Buildings	Stand-Alone Commercial and Community Services Building	Apartment Dwellings	Staff Variation Class 2 Permit	Council Variation Class 3 Permit
	angular plane (2)		the 45 degree angular plane (2)		
Minimum Landscaped open space	20%	20%	35%	10%	Less than 10%
Minimum required Amenity Space	4 m2 per residential unit (5)	4 m2 per residential unit (5)	4 m2 per residential unit (5)	Up to 20% reduction	Greater than 20% reduction, up to 50% reduction

Notes:

- (1) Where the **building height** is greater than 3 storeys or 12.0 m, at and above the third storey or 12.0 m whichever is the less a **building** must be setback a minimum of 1.0 metre more than the provided setback from the front **lot** line as set out, and from the **exterior side** yard.
- (2) Refer the definition of the 45 degree **angular plane**.
- (3) Front **lot line** shall be the property line abutting the planned width of Hwy.89.
- (4) The required landscaping will correspond to the setback provided.
- (5) Units shall have **amenity space** provided at a rate of 4.0 m2 per unit of which: a minimum of 2 m2 per unit shall be indoor **amenity space**; a minimum of 40.0 m2 shall be outdoor **amenity space** in a location adjoining or directly accessible to the indoor **amenity space**.

6.6 Neighbourhood Commercial Precinct Regulations

- a) The following Precinct regulations identified in Table 6.6 shall apply to the Neighbourhood Commercial Precinct.

Table 6.6 – Neighbourhood Commercial Precinct Regulations

Provisions	Mixed Use Buildings	Stand-Alone Commercial and Community Services Buildings	Staff Variation Class 2 Permit	Council Variation Class 3 Permit
Minimum Lot area	Mixed use: 1000 m ²	2000 m ²	Up to 50% reduction	Greater than 50% reduction, up to 100% reduction
A: Minimum Lot Frontage	Mixed use: 15 m	15 m	Up to 20% reduction	Greater than 20% reduction, up to 50% reduction
Minimum Building Frontage	N/A	N/A	Up to 20% reduction	Greater than 20% reduction, up to 50% reduction
B: Minimum Front Yard	1m (1)	1 m (1)	Up to 100% reduction	N/A
B: Maximum Front Yard	N/A	4 m (1)	N/A	N/A
C: Minimum Interior Side Yard	0 m; Except where residential uses are abutting a side property line, a minimum of 3 m shall be provided; Except	0 m	Up to 50% reduction	Greater than 50% reduction, up to 100% reduction

Provisions	Mixed Use Buildings	Stand-Alone Commercial and Community Services Buildings	Staff Variation Class 2 Permit	Council Variation Class 3 Permit
	where a driveway is provided which leads to a parking area, a minimum of 4.5 m shall be provided.			
Minimum Exterior Side Yard	Mixed use: 8 m Where the exterior side yard abuts a Residential Precinct, it shall be subject to the 45-degree angular plane	0 m	Up to 50% reduction	Greater than 50% reduction, up to 100% reduction
Minimum Rear Yard	7.5 m	7.5 m	Up to 50% reduction	Greater than 50% reduction, up to 100% reduction
Minimum Building Height	N/A	7.5 m	Up to 1.0 m reduction	Greater than 1 m reduction, up to 3.6 m reduction
Maximum Building Height	15 m and subject to a 45-degree angular plane	15 m and subject to a 45-degree angular plane	Up to 2.0 m increase	Greater than 2.0 m increase
Minimum landscaped open space	35%	20%	Up to 50% reduction	Greater than 50% reduction, up to 100% reduction
Minimum width of landscaped strip at front and exterior side lot lines	1.2 m	0 m	Up to 50% reduction	Greater than 50% reduction, up to 100% reduction

Provisions	Mixed Use Buildings	Stand-Alone Commercial and Community Services Buildings	Staff Variation Class 2 Permit	Council Variation Class 3 Permit
Minimum width of landscaped strip at rear lot line	3 m, if the rear lot line abuts a Residential Precinct or 1.5 m, if the rear lot line abuts an Open Space or Environmental Protection Precinct	3 m, if the rear lot line abuts a Residential Precinct or 1.5 m, if the rear lot line abuts an Open Space or Environmental Protection Precinct	Up to 50% reduction	Greater than 50% reduction, up to 100% reduction
Minimum width of landscaping adjacent to the interior lot lines	2.4 m	0 m	Up to 50% reduction	Greater than 50% reduction, up to 100% reduction
Minimum Amenity Space	4 m ² per residential unit (2)	N/A	Up to 20% reduction	Greater than 20% reduction, up to 50% reduction

Notes:

(1) Notwithstanding any other provisions of this By-law, where a **lot** directly abuts Innisfil Beach Road, the **front lot line (front yard)** will be considered to be the property line abutting the planned width of Innisfil Beach Road.

(2) Units shall have amenity space provided at a minimum rate of 4 m² per unit, of which: a minimum of 2 m² per unit shall be indoor amenity space; a minimum of 40 m² shall be outdoor amenity space in a location adjoining or directly accessible to the indoor amenity space.

b) Additional Provisions

The following additional provisions shall apply. Variations to any of the following provisions shall be subject to a Class 2 Community Planning Permit application:

(1) Permitted Front Yard Encroachments on to Innisfil Beach Road

a) Private Lands

Notwithstanding any other provisions of this By-law, **front yard** encroachments for balconies, porches, canopies, eaves and bay windows are permitted up to 1 m.

b) Public Lands

Notwithstanding any of the provisions of this By-law, **front yard** encroachments for **outdoor patios** are permitted to the near side of the sidewalk.

(2) Outdoor Roof Top Patios

Outdoor Roof Top **Patios** are permitted in MU precincts. Those seeking to develop rooftop **patios** are required to submit scaled, dimensioned drawings to be approved by Town Planning Staff. Notwithstanding any provisions of this By-law, every outdoor commercial **patio** shall comply with the following:

a) Seating Capacity Requirements:

No **outdoor patio** shall provide for:

- i) More than 50% of the seating accommodation permitted under the Liquor License Act, R.S.O. 1990, c.L.19, as amended, to the **restaurant** with which the outdoor commercial **patio** is associated; or,
- ii) Seating accommodation for more than thirty (30) persons, whichever is the greater.

b) Prohibition of Commercial Entertainment and Recreation:

That portion of a **lot** on which the **outdoor patio** is permitted shall not be used for commercial entertainment or commercial recreation including live or recorded music or dance facilities.

c) Lighting

Direct any lighting away from adjoining properties and streets.

d) Exit(s)

Regular ingress and egress must be provided from the interior of the building, and any exterior stair access shall only be used for emergency and fire in accordance with the Ontario Building Code.

e) **Sound Attenuation**

Where a proposed roof-top **patio** is adjacent a **residential use**, a noise study will be required which may recommend the installation of an acoustical wall to attenuate noise from the roof-top **patio** to acceptable limits.

(3) Parking Standards

In addition to the Parking Provisions of Section 4.1, the following additional provisions shall apply:

- a) **Parking spaces** shall not be located between the **building** face and Innisfil Beach Road, or between the **building** face, and the **exterior side yard**.
- b) When a **parking area** or **driveway** is in a **yard** that abuts any residential precincts, the width of landscaping between the **parking area** or **driveway**, and the residential precinct must be a minimum of 1.5 m wide.
- c) The difference between the minimum required parking established in this By-law may be addressed by the collection of cash-in-lieu.

(4) Motor Vehicle Gas Bar:

- a) No fuel pump or related canopy may be **erected** in the front or **side yards** within 6.0 metres of any **street** or **lot line**.
- b) On a **corner lot**, no fuel pump may be **erected** within 9.0 metres of the intersection of the front and side **lot lines**.
- c) The minimum **lot frontage** for an interior **lot** shall be 30.0 metres.
- d) The minimum **lot frontage** for a **corner lot** shall be 40.0 metres.
- e) The distance between **driveways** providing access to a **lot** shall be a minimum of 9.0 metres, except that on a **corner lot**, no **driveway** shall be located closer than 9.0 metres of the intersection of the **street line**, subject to the **yard** requirements of the Precinct.
- f) Each **driveway** shall have a maximum width of 9.0 metres and the interior angle formed between the **lot line** and **centerline** of the **driveway** must be between seventy (70) and ninety (90) degrees.
- g) No **driveway** shall be located within 3.0 metres of a side **lot line**.

6.7 Village and Hamlet Commercial Precinct Regulations

- a) The following Precinct regulations identified in Table 6.7 shall apply to the Village and Hamlet Commercial Precinct.

Table 6.7 – Village and Hamlet Commercial Precinct Regulations

	Standard	Staff Variation Class 2 Permit	Council Variation Class 3 Permit
Minimum Lot Area	1,000 m ²	Up to 10% reduction	Greater than 10% reduction
Minimum Lot Frontage	15 m	Up to 20% reduction	Greater than 20% reduction
Minimum Front Yard	6 m	Up to 20% reduction	Greater than 20% reduction
Minimum Interior Side Yard	1 m, except where the interior side yard abuts a Residential Precinct, in which case 5 m	Up to 20% reduction	Greater than 20% reduction
Minimum Exterior Side Yard	8 m	Up to 20% reduction	Greater than 20% reduction
Minimum rear yard	6 m, except where the rear yard abuts a residential precinct , in which case 9 m	Up to 20% reduction	Greater than 20% reduction
Maximum Lot Coverage	50%	Up to 20% increase	Greater than 20% increase
Minimum landscaped open space	20%	Up to 5% reduction	Greater than 5% reduction
Maximum building height	11 m	12 m	Greater than 12 m

6.8 Shoreline Commercial Regulations

a) The following Precinct regulations identified in Table 6.8 shall apply to the Shoreline Commercial Precinct.

Table 6.8 – Shoreline Commercial Precinct Regulations

	Standard	Staff Variation Class 2 Permit	Council Variation Class 3 Permit
Minimum Lot Area	1,000 m ²	Up to 10% reduction	Greater than 10% reduction
Minimum Lot Frontage	30 m	Up to 20% reduction	Greater than 20% reduction
Minimum Front Yard	6 m	Up to 20% reduction	Greater than 20% reduction
Minimum Interior Side Yard	3 m	Up to 20% reduction	Greater than 20% reduction
Minimum Exterior Side Yard	6 m	Up to 20% reduction	Greater than 20% reduction
Minimum rear yard	8 m	Up to 20% reduction	Greater than 20% reduction
Maximum Lot Coverage	50%	Up to 20% increase	Greater than 20% increase
Minimum landscaped open space	20%	Up to 5% reduction	Greater than 5% reduction
Maximum building height	11 m	12 m	Greater than 12 m

Section 7.0 - Community Service, Open Space and Environmental Protection Precincts

7.1 Community Service, Open Space and Environmental Protection Precincts

The Community Service, Open Space and Environmental Protection Precincts consist of the following Precincts:

Table 7.1: Community Service, Open Space and Environmental Protection Precincts

Precinct	Symbol
Community Service	CS
Open Space	OS
Environmental Protection	EP

7.2 Permitted Uses

Uses permitted in the Community Service, Open Space and Environmental Protection Precincts are identified with a “P” in the column applicable to that Precinct and corresponding with the row for a specific permitted **use** in Table 7.2 – Permitted Uses. All permitted **uses** shall be subject to the applicable Precinct regulations provided in Table 7.3 and the General Provisions provided in Section 3.0, where applicable.

Table 7.2: Community Service, Open Space and Environmental Protection Permitted Uses

Principal Use	CS	OS	EP
Existing Agricultural Use		P	P
Cemetery	P		
Community Centre	P		
Conservation Use	P	P	P
Child Care Centre	P		
Government Facility	P		
Hospital	P		
Indoor Recreational Centre	P		
Library	P		

Principal Use	CS	OS	EP
Long Term Care Home or Nursing Home	P		
Medical Office	P		
Outdoor Recreation Use	P	P	
Park	P	P	
Passive Recreation	P	P	P
Places of Worship	P		
Public Uses	P	P	P
Religious Retreat or Camp	P		
Retirement Home	P		
School	P		
University or College	P		
Accessory Uses, Buildings and Structures			
Accessory Buildings and Structures (1)(2)	P	P	P
Additional Dwelling Unit (1)	P		
NOTES: (1) Subject to specific use provisions contained in the General Provisions of this By-law. (2) In the EP Precinct, accessory uses, buildings and structure shall be non-habitable.			

The following Precinct regulations identified in Table 7.3 shall apply to the respective Community Service, Open Space and Environmental Protection Precincts.

Table 7.3 - Precinct Regulations

Principal Use	CS	OS	EP	Staff Variation Class 2 Permit	Council Variation Class 3 Permit
Minimum Lot Area	1,000 m ²	N/A	N/A	Up to 25% variation	Greater than 25%
Minimum Lot Frontage	15 m	15 m	N/A	Up to 10% variation	Greater than 10%
Minimum Front Yard	6 m	6 m	10 m	Up to 10% variation	Greater than 10%
Minimum Interior Side Yard	5 m	5 m	10 m	Up to 10% variation	Greater than 10%
Minimum Exterior Side Yard	6 m	6 m	10 m	Up to 10% variation	Greater than 10%
Minimum Rear Yard	8 m	8 m	10 m	Up to 10% variation	Greater than 10%
Maximum Lot Coverage	40%	40%	N/A	Up to 10% variation	Greater than 10%
Maximum Building Height	12 m	11 m	N/A	Up to 10% variation	Greater than 10%
Minimum Landscaped Open Space	20%	N/A	N/A	Up to 10% variation	Greater than 10%
Other	Where a rear or interior side yard	N/A	N/A	None	None

Principal Use	CS	OS	EP	Staff Variation Class 2 Permit	Council Variation Class 3 Permit
	abuts a Residential Precinct, the abutting minimum rear or interior side yard shall be 9 m.				

Section 8.0 – Employment Precincts

8.1 Employment Precincts

The Employment Area, Mixed Commercial / Employment Area, and Tourism / Commercial Area Precincts consist of the following Precincts:

Table 8.1: Employment Area, Mixed Commercial / Employment Area, and Tourism / Commercial Area

Precinct	Symbol
Employment Area	EA
Employment Mixed Commercial Area	MCE
Tourism / Commercial Area	CT

8.2 Permitted Uses

Uses permitted in the Employment Area (EA), Employment Mixed Commercial Area (MCE), and Tourism / Commercial Area (CT) Precincts are identified with a “P” in the column applicable to that Precinct and corresponding with the row for a specific permitted **use** in Table 8.2 – Permitted Uses. All permitted **uses** shall be subject to the applicable Precinct regulations provided in Table 8.3 and the General Provisions provided in Section 3.0, where applicable.

Table 8.2: Employment Precincts Permitted Uses

Permitted Use	EA	MCE	CT
<i>Principal Uses</i>			
Abattoirs	D (1)		
Agricultural processing establishment	P		
Agricultural produce warehouse	P		
Assembly Operation	P		
Auction establishment		P	
Bakery	P	P	
Building supply outlet	P	P	

Permitted Use	EA	MCE	CT
<i>Principal Uses</i>			
Bulk fuel depot	P		
Bulk storage yard	P		
Cartage, express or truck terminal	P		
Cannabis Production Facility	P		
Commercial school	P		
Contractor establishments	P		
Convenience store	P	P	
Custom workshop	P	P	
Child Care Centre		P	
Concrete or Asphalt Batching or Recycling Facility	D (1)		
Equipment sales, rental and servicing	P	P	
Farm implement dealer	P		
Financial institutional		P	
Fitness centre	P	P	
Fruit and vegetable produce market		P	
Funeral home		P	
Gaming and gambling facilities that are regulated by the Province			P
Hore racing facilities			P
Hotels and related banquet, conference and convention facilities	P	P	P
Industrial operations in enclosed buildings including manufacturing, processing, assembling, fabricating, repairing, warehousing, distribution and wholesaling	P	P	
Laundry and dry cleaning depot		P	

Permitted Use	EA	MCE	CT
<i>Principal Uses</i>			
Light manufacturing	P		
Manufacturing	P		
Machinery and equipment sales, rental and repair establishment	P	P	
Motor vehicle auto body shop	P		
Motor vehicle dealership	P	P	
Motor vehicle gas bar		P	
Motor vehicle repair garage	P	P	
Motor vehicle service station	P (2)	P	
Motor vehicle washing establishment		P	
Office uses, ancillary	P	P	P
Outdoor storage, ancillary (not permitted on a lot adjacent to a residential lot)		P	
Outdoor storage uses, ancillary (on lands not located within the primary visual impacted area)	P		
Personal service uses, ancillary			P
Place of Entertainment		P	
Prefabricated home sales		P	
Printing and publishing establishment	P	P	
Professional Office	P	P	
Public Uses	P		
Recreational Vehicle, boat and trailer sales and service	P	P	
Research and development facilities	P	P	
Restaurants, ancillary	P	P	P
Retail stores, ancillary	P		P

Permitted Use	EA	MCE	CT
<i>Principal Uses</i>			
Food trucks, ancillary	P	P	P
Self-storage units		P	
Service and repair establishments	P		
Taxi stand or dispatch office	P	P	
Truck/transport depots	P		
Self-storage businesses		P	
Veterinary clinic	P		
Warehouses	P	P	
Waste processing and/or transfer facilities	P		
Accessory uses			
Ancillary retail stores are limited to a maximum of 10 percent of the total gross floor area of any employment use	P	P	
NOTES: (1) Discretionary use may be permitted based on land use compatibility analysis to the satisfaction of Town Staff (2) Subject to specific use provisions contained in the General Provisions of this By-law.			

The following Precinct regulations identified in Table 8.3 shall apply to the respective Employment Precincts.

Table 8.3 - Precinct Regulations

Principal Use	EA	MCE	CT	Staff Variation Class 2 Permit	Council Variation Class 3 Permit
Minimum Lot Area	2,000 m ²	2,000 m ²	2,000 m ²	Up to 10% variation	Greater than 10%
Minimum Lot Frontage (Interior Lot)	45 m	45 m	45 m	Up to 20% variation	Greater than 20%

Principal Use	EA	MCE	CT	Staff Variation Class 2 Permit	Council Variation Class 3 Permit
Minimum Lot Frontage (Exterior Lot)	50 m	50 m	50 m	Up to 20% variation	Greater than 20%
Minimum Front Yard	8 m	8 m	8 m	Up to 20% variation	Greater than 20%
Minimum Interior Side Yard	3 m	3 m	3 m	Up to 30% reduction	Greater than 30% reduction
Minimum Exterior Side Yard	6 m	8 m or 1.4 times the principal building height, whichever is greater	6 m	Up to 30% reduction	Greater than 30% reduction
Minimum Rear Yard	8 m or 1.4 times the principal building height, whichever is greater	8 m	8 m or 1.4 times the principal building height, whichever is greater	Up to 30% reduction	Greater than 30% reduction
Maximum Lot Coverage	N/A	N/A	N/A	Up to 50% reduction	Greater than 50% reduction
Maximum Building Height	11 m	11 m	11 m	13 m	Greater than 13 m
Minimum Landscaped Open Space	20%	20%	20%	Up to 5% reduction	Greater than 5% reduction
Other	See Notes (2)	See Notes (1)			

Notes:

- (1) The following additional requirements shall apply to the MCE Precinct:
- a. Every lot within the MCE Precinct which abuts County Road 21 or Provincial Highway No. 400 must provide a strip of land having a minimum depth of 9 m immediately abutting the street line or highway, to be used only for landscaped open space.

-
- b. Every lot within the MCE Precinct which abuts any other street must provide a strip of land having a minimum depth of 6 m immediately abutting the street line, to be used only for landscaped open space.
 - c. The minimum distance between any building or structure in the MCE Precinct and any Residential Precinct shall be 60 m.
 - d. A parking area, an outside display, or any combination of the two shall not exceed fifty percent (50%) of the area on any yard facing Highway No. 400 or County Road No. 21, unless such parking areas are screened with a fence or landscaping in which case they may be increased to a maximum of seventy-five percent (75%) of the yard.
 - e. Any yard abutting Provincial Highway 400 or County Road 21 shall be a minimum of 14.0 m.
 - f. In cases where two or more abutting lots are combined under one development, the regulations shall apply to the total area as if the combined lots constituted one lot.
- (2) The following additional requirements shall apply to the EA Precinct:
- a. Every lot within an EA Precinct which abuts County Road 21 or Provincial Highway No. 400 must provide a strip of land having a minimum depth of 9 m immediately abutting the street line or highway, to be used only for landscaped open space.
 - b. Every lot within the EA Precinct which abuts any other street must provide a strip of land having a minimum depth of 6 m immediately abutting the street line, to be used only for landscaped open space.
 - c. The minimum distance between any building or structure in the EA Precinct and any Residential Precinct shall be 60 m.
 - d. A parking area, an outside display, or any combination of the two shall not exceed fifty percent (50%) of the area on any yard facing Highway No. 400 or County Road No. 21, unless such parking areas are screened with a fence or landscaping in which case they may be increased to a maximum of seventy-five percent (75%) of the yard.
 - e. Any yard abutting Provincial Highway 400 or County Road 21 shall be a minimum of 14.0 m.
 - f. In cases where two or more abutting lots are combined under one development, the regulations shall apply to the total area as if the combined lots constituted one lot.

Section 9.0 – Countryside Precincts

9.1 Countryside Precincts

Countryside Precincts consist of the following Precincts:

Table 9.1: Countryside Precincts

Precinct	Symbol
Agricultural	A
Specialty Crop	ASC
Rural	RU
Estate Residential	ER
Rural Residential	RR
Rural Commercial	RUC
Rural Industrial	RUI
Extractive Industrial	EI
Civic Campus	CC
Future Urban	FUR

9.2 Permitted Uses

Uses permitted in the Countryside Precincts are identified with a “P” in the column applicable to that Precinct and corresponding with the row for a specific permitted **use** in Table 9.2 – Permitted Uses. All permitted **uses** shall be subject to the applicable Precinct regulations provided in Table 9.3 and the General Provisions provided in Section 3.0, where applicable

Table 9.2: Countryside Precinct Permitted Uses

Permitted Use	A	ASC	RU	ER	RR	RUC	RUI	EI	CC	FUR
<i>Principal Uses</i>										
Agricultural Uses										
Abattoirs	D (2)		D (2)							
Agricultural Use	P	P	P							P
Agricultural processing establishment			P							
Agricultural use, conservation use, forestry and reforestation								P		P
Agricultural produce warehouse			P							
Assembly Operation							P			
Bakery							P			
Bulk storage yard							P			
Cartage, express or truck terminal							P			
Cannabis Production Facility							P			
Concrete or Asphalt Batching or Recycling Facility								P		
Dry cleaning establishment							P			

Permitted Use	A	ASC	RU	ER	RR	RUC	RUI	EI	CC	FUR
<i>Principal Uses</i>										
Excavation, storage, crushing, screening or washing of sand gravel, ballast or similar material								P		
Farm implement dealer			P							
Kennel			P							
Light manufacturing							P			
Manufacturing							P			
Motor vehicle auto body shop							P			
Motor vehicle repair garage							P			
Nursery	P (existing only)		P							
Printing and publishing establishment							P			
Public Uses							P			
Research establishment							P			
Riding and racing stable	P		P							
Self-storage units							P			

Permitted Use	A	ASC	RU	ER	RR	RUC	RUI	EI	CC	FUR
<i>Principal Uses</i>										
Service and repair establishments							P			
Service industry							P			
Taxi stand or dispatch office							P			
Utility yard							P			
Veterinary clinic			P							
Warehouse							P			
Waste processing and/or transfer facilities										
Residential Uses										
Single detached dwelling	P	P	P	P	P					
Group Home (1)				P	P					
Commercial Uses										
Auction establishment			P			P				
Banquet hall						P				
Building supply outlet						P				
Commercial school						P				

Permitted Use	A	ASC	RU	ER	RR	RUC	RUI	EI	CC	FUR
<i>Principal Uses</i>										
Convenience store						P			P	
Custom workshop						P				
Equipment sales, rental and servicing						P				
Existing uses						P	P			P
Farm implement dealer						P				
Fitness centre						P			P	
Fruit and vegetable produce market						P			P	
Garden centre or nursery						P				
Hotel, motel						P				
Indoor recreational centre						P			P	
Laundry and dry cleaning depot						P				
Motor vehicle dealership						P				
Motor vehicle gas bar						P				
Motor vehicle service station (1)						P				
Motor vehicle washing establishment						P				

Permitted Use	A	ASC	RU	ER	RR	RUC	RUI	EI	CC	FUR
<i>Principal Uses</i>										
Outside storage (1)								P		
Place of entertainment						P				
Prefabricated home sales						P				
Recreational vehicle sales establishment						P				
Restaurant						P			P	
Restaurant, take-out						P			P	
Service and repair establishment						P				
Taxi stand or dispatch office						P				
Tourist commercial establishment						P				
Tourist information centre						P				
Warehouse retail						P				
Institutional Uses										
Government facility						P			P	
Place of worship						P				
Public service facilities									P	

Permitted Use	A	ASC	RU	ER	RR	RUC	RUI	EI	CC	FUR
<i>Principal Uses</i>										
Public uses				P	P	P		P	P	P
Accessory Uses, Buildings and Structure										
Accessory buildings and structure (1)	P	P	P	P	P	P				
Agricultural use, secondary	P	P	P							
Accessory Dwelling Unit	P	P	P	P	P	P				
Bed and Breakfast (1)	P		P	P	P					
Bunkhouse (1)	P	P	P							
Commercial greenhouse (1)	P	P	P							
Drive-through facility (1)						P				
Farm café and shop (1)	P	P	P							
Farm gate sales or accessory retail use which is agriculturally related (1)	P	P	P							
Farm Micro-brewery (1)	P	P	P							
Fruit and vegetable produce market			P							
Home industry (1)	P	P	P							

Permitted Use	A	ASC	RU	ER	RR	RUC	RUI	EI	CC	FUR
<i>Principal Uses</i>										
Home occupation				P	P					
Outdoor patio						P				
Pet day care establishment	P	P	P		P					

Notes:

- (1) Subject to specific use provisions contained in the General Provisions of this By-law.
- (2) Discretionary Use may be permitted based on land use compatibility analysis to the satisfaction of Town Staff.

The following Precinct regulations identified in Table 9.3 shall apply to the respective Precincts.

Table 9.3 – Countryside Precinct Regulations

Principal Use	A	ASC	RU	ER	RR	RUC	RUI	EI	CC	FUR	Staff Variation Class 2 Permit	Council Variation Class 3 Permit
Minimum Lot Area	40 ha	16 ha	40 ha	5,260 m ²	1,900 m ²	2,000 m ²	1,900 m ²	N/A	1,000 m ²	Existing	Up to 25% reduction	Greater than 25% reduction
Minimum Lot Frontage	150 m	120 m	150 m	45 m	30 m	45 m	30 m	N/A	45 m	Existing	Up to 30% reduction	Greater than 30% reduction
Minimum Front Yard	10 m	10 m	10 m	15 m	10 m	6 m	11 m	N/A	6 m	Existing	Up to 10% reduction (up to 30% reduction for ER precinct)	Greater than 10% reduction (Greater than 30% reduction for ER precinct)
Minimum Interior Side Yard	10 m	10 m	10 m	6 m	3 m	1 m, except where the interior side yard abuts a residential precinct, in which case 5 m	6 m	N/A	5 m	Existing	Up to 30% reduction	Greater than 30% reduction
Minimum Exterior Side Yard	10 m	10 m	10 m	15 m	9 m	8 m	6 m	N/A	6 m	Existing	Up to 30% reduction	Greater than 30% reduction

Minimum Rear Yard	10 m	10 m	10 m	15 m	10 m	6m, except where the rear yard abuts a residential precinct, in which case 9 m	8 m	N/A	8 m	Existing	Up to 30% reduction	Greater than 30% reduction
Maximum Lot Coverage	N/A	N/A	N/A	15%	25%	30%	50%	N/A	40%	Existing	Up to 30% reduction	Greater than 30% reduction
Maximum Building Height	11 m	11 m	11 m	11 m	11 m	11 m	11 m	N/A	12 m	Existing	13 m	Greater than 13 m
Minimum Landscaped Open Space	N/A	N/A	N/A	30%	30%	20%	N/A	N/A	20%	Existing	Up to 5% reduction	Greater than 5% reduction
Other								See (1)				

Notes:

(1) The following additional requirements shall apply to the EXI precinct:

- a. No excavation of sand and gravel shall be permitted closer than 122 m from the property line of a residential, community, institutional or parks and open space uses.
- b. No extraction of quarry stone or the processing of sand, gravel or stone shall be permitted closer than 213 m from the property line of a residential, community, institutional or parks and open space uses.
- c. Excavations shall be setback a minimum of 30 m from a street and a minimum of 15 m from a property line.

Section 10 - Site-Specific Exceptions

Notwithstanding any other provisions of this By-law, the site-specific exceptions contained in this Section shall apply to the area or areas defined below and as shown on Schedule A, and unless otherwise stated shall be subject to all other provisions of the applicable Precinct and By-law.

Staff may vary the standards, provisions and requirements of Site-Specific Exceptions within Section 10 within the Class 2 variation limits established in this By-law.

10.1 Site-Specific Exceptions for Residential Low Density 1 (RL1) Precincts

10.1.1

Exception Number: RL1-1
Applicable Parent Precinct: RL1
By-law (reference) 011-01
10.1.1.1 Precinct Regulations
a) Notwithstanding Table 5.4 the minimum rear yard setback shall be 3.0m.

10.1.2

Exception Number: RL1-2
Applicable Parent Precinct: RL1
By-law (reference) 080-13
10.1.2.1 Precinct Regulations
a) Notwithstanding Table 5.4 the minimum rear yard setback shall be 3.0m.

10.1.3

Exception Number: RL1-3
Applicable Parent Precinct: RL1
By-law (reference) 111-11, 093-14
10.1.3.1 Precinct Regulations
a) Notwithstanding Table 5.4 the maximum lot coverage shall be 45% for bungalow style single detached dwellings .
10.1.3.2 Other
a) For the purpose of this section, bungalow shall mean a single storey dwelling .

10.1.4

Exception Number: RL1-4
Applicable Parent Precinct: RL1
By-law (reference) 111-11
10.1.4.1 Precinct Regulations
<p>a) Notwithstanding Table 5.4 the following provisions shall apply for bungalow style single detached dwelling</p> <p style="padding-left: 40px;">i) The minimum lot coverage shall be 45%.</p> <p style="padding-left: 40px;">ii) The minimum exterior side yard setback shall be 4.2m.</p>
10.1.4.2 Other
b) For the purpose of this section, bungalow shall mean a single storey dwelling .

10.1.5

Exception Number: RL1-5
Applicable Parent Precinct: RL1
By-law (reference) 142-12
10.1.5.1 Permitted Uses
<p>a. Notwithstanding any other provision of this By-law, where a Model Home Agreement has been executed between the Town and the owner, one (1) Model Home shall be permitted on the subject lands. A sales centre shall be permitted to locate inside the garage.</p>

10.1.6

Exception Number: RL1-6
Applicable Parent Precinct: RL1
By-law (reference): 128-15
10.1.6.1 Precinct Regulations
<p>a) Notwithstanding Table 5.4 the following provisions shall apply</p> <p style="padding-left: 40px;">i. The minimum lot frontage shall be 13.5m.</p> <p style="padding-left: 40px;">ii. The minimum lot area shall be 475.0m².</p> <p style="padding-left: 40px;">iii. The minimum exterior side yard setback shall be 3.0m.</p> <p style="padding-left: 40px;">iv. The minimum front yard setback shall be 6.0m.</p> <p style="padding-left: 40px;">v. The maximum lot coverage for a 1 storey or 1.5 storey dwelling shall be 45%. The maximum lot coverage for a 2 storey dwelling shall be 40% (By-law 099-16).</p> <p style="padding-left: 40px;">vi. Where the grade change from the front main wall to the rear main wall of a building exceeds 1.0m, the maximum permitted height of a single-detached dwelling shall be 10.0m above established grade.</p>

10.1.7

Exception Number: RL1-7
Applicable Parent Precinct: RL1
By-law (reference) 128-15
10.1.7.1 Precinct Regulations
a) Notwithstanding Table 5.4, where the grade change from the front main wall to the rear main wall of a building exceeds 1.0m, the maximum permitted height of a single-detached dwelling shall be 10.0m above established grade .

10.1.8.

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10.1.9

Exception Number: RL1-9
Applicable Parent Precinct: RL1
By-law (reference) 082-14
10.1.9.1 Precinct Regulations
a) Notwithstanding Table 5.4 the following provisions shall apply <ul style="list-style-type: none"> i) A maximum building height of 9.0m is permitted. ii) A maximum lot coverage of 38% is permitted.

10.1.10

Exception Number: RL1-10
Applicable Parent Precinct: RL1
By-law (reference) 059-01
10.1.10.1 Precinct Regulations
a) Notwithstanding Table 5.4 the following provisions shall apply <ul style="list-style-type: none"> i) A minimum lot area of 420.0m² is permitted. ii) The minimum interior side yard shall be 1.5m. iii) A minimum exterior side yard of 4.2m is permitted.

10.1.11

Exception Number: RL1-11
Applicable Parent Precinct: RL1
By-law (reference) 024-83
10.1.11.1 Permitted Uses
a) Notwithstanding any other provision of this By-law, retail sales and a single-detached dwelling shall be permitted.

10.1.12

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10.1.13

Exception Number: RL1-13
Applicable Parent Precinct: RL1
By-law (reference) 080-13
10.1.13.1 Permitted Uses
a) Notwithstanding Table 5.2 A retail store with enclosed storage, restaurant, single detached residence, and rental of fish huts shall also be permitted.

10.1.14

Exception Number: RL1-14
Applicable Parent Precinct: RL1
By-law (reference) 080-13
10.1.14.1 Permitted Uses
a) Notwithstanding Table 5.2 a retail sales establishment shall also be permitted.

10.1.15

Exception Number: RL1-15
Applicable Parent Precinct: RL1
By-law (reference) 080-13
10.1.15.1 Permitted Uses
a) Notwithstanding Table 5.2 A restaurant or take out restaurant shall be the only uses permitted.

10.1.16

Exception Number: RL1-16
Applicable Parent Precinct: RL1
By-law (reference) 080-13
10.1.16.1 Permitted Uses
a) Notwithstanding Table 5.2 permitted uses shall also include <ul style="list-style-type: none"> i. A public mechanical garage ii. Retail convenience store iii. Three bay self-serve car wash

10.1.17

Exception Number: RL1-17
Applicable Parent Precinct: RL1
By-law (reference) 33-14
10.1.17.1 Precinct Regulations
a) Notwithstanding Table 5.4 the following provisions shall apply <ul style="list-style-type: none"> i. The minimum exterior side yard shall be 5.3m, with a 2.0m encroachment permitted for entranceway porches.

<ul style="list-style-type: none"> ii. A maximum lot coverage of 42% is permitted for lots 10 and 11 of draft approved Plan I-T-0502.

10.1.18

Exception Number: RL1-18
Applicable Parent Precinct: RL1
By-law (reference) 33-14
10.1.18.1 Precinct Regulations
<ul style="list-style-type: none"> a) Notwithstanding Table 5.4 the maximum lot coverage of 42% is permitted for lots 12 and 13 of draft approved Plan I-T-0502.

10.1.19

Exception Number: RL1-19
Applicable Parent Precinct: RL1
By-law (reference) 33-14
10.1.19.1 Precinct Regulations
<ul style="list-style-type: none"> a) Notwithstanding Table 5.4 the following provisions shall apply <ul style="list-style-type: none"> i. The minimum exterior side yard shall be 5.3m, with a 2.0m encroachment permitted for entranceway porches. ii. A minimum front yard setback of 6.0m is required. iii. A maximum lot coverage of 37% is permitted for lot 27 of draft approved Plan I-T-0502. iv. A maximum lot coverage of 39% is permitted for lot 28 of draft approved Plan I-T-0502. v. A maximum lot coverage of 36% is permitted for lot 30 of draft approved Plan I-T-0502. vi. A maximum lot coverage of 38% is permitted for lot 31 of draft approved Plan I-T-0502.

10.1.20

Exception Number: RL1-20
Applicable Parent Precinct: RL1
By-law (reference) 82-14
10.1.20.1 Precinct Regulations
<ul style="list-style-type: none"> a) Notwithstanding Table 5.4 the following provisions shall apply <ul style="list-style-type: none"> i. The maximum lot coverage shall be 38%. ii. A maximum building height of 9.0m is permitted.

10.1.21

Exception Number: RL1-21
Applicable Parent Precinct: RL1
By-law (reference) 084-14
10.1.21.1 Precinct Regulations
<ul style="list-style-type: none"> a) Notwithstanding Table 5.4 the following provisions shall apply

<ul style="list-style-type: none"> i. A minimum rear yard setback of 6.0m is permitted. ii. A maximum building height of 11.0m is permitted.
--

10.1.22

Exception Number: RL1-22
Applicable Parent Precinct: RL1
By-law (reference) 062-08
10.1.22.1 Precinct Regulations
<ul style="list-style-type: none"> a) Notwithstanding Table 5.4 the following provisions shall apply <ul style="list-style-type: none"> i. A maximum building height of 11.0m is permitted. ii. The minimum exterior side yard for Accessory Uses, Buildings and Structures shall be 4.2m. iii. A minimum rear yard of 6.0m is permitted.

10.1.23

Exception Number: RL1-23
Applicable Parent Precinct: RL1
By-law (reference) 080-13
10.1.23.1 Precinct Regulations
<ul style="list-style-type: none"> a) Notwithstanding Table 5.4 the following provisions shall apply <ul style="list-style-type: none"> i) A maximum building height of 11.0m is permitted. ii) A minimum rear yard of 6.0m is permitted.

10.1.24

Exception Number: RL1-24
Applicable Parent Precinct: RL1
By-law (reference) 16-03 & 073-04
10.1.24.1 Permitted Uses
<ul style="list-style-type: none"> a. Notwithstanding Table 5.2, no residential dwellings shall be permitted on areas within the RL1-24 Precinct
10.1.24.2 Precinct Regulations
<ul style="list-style-type: none"> a) Notwithstanding Table 5.4, the following provisions shall apply: <ul style="list-style-type: none"> i. Minimum lot area: 7900 m² ii. Minimum lot frontage: 61 m iii. Maximum lot coverage: 15% iv. Minimum gross floor area: 180 m² per unit v. Minimum front yard setback: 10 m vi. Minimum interior side yard setback: 6 m vii. Minimum exterior side yard setback: 10 m viii. Minimum rear yard setback: 10 m ix. Minimum front yard setback for accessory buildings not attached to the main building: 15 m x. Minimum interior side yard for accessory buildings not attached to the main building: 6 m

xi.	Minimum exterior side yard for accessory buildings not attached to the main building : 10 m
xii.	Minimum rear yard for accessory buildings not attached to the main building : 10 m
xiii.	Maximum building height : 11 m
xiv.	Maximum building height of accessory buildings or structures : 5 m
10.1.24.2 Other	
a)	There are environmentally sensitive lands within the RL1-24 Precinct which require development and use to occur in accordance with detailed site plans. Accordingly, no use or development shall be permitted on any lot within the RL1-24 Precinct until such time as a site plan has been approved by the Town and a specific site plan agreement has been entered into, between the owner of each individual lot and the Town to address such matters as are set out on the General Site Plan registered on title for the entire development . For the purposes of the RL1-24 Precinct, the terms use and development shall mean any vegetative or tree removal, grading, construction, alteration of the site, building or accessory structure construction or alteration.

10.1.25

Exception Number: RL1-25
Applicable Parent Precinct: RL1
By-law (reference) 012-21
10.1.25.1 Precinct Regulations
a) Notwithstanding Table 5.2 of this By-Law, the maximum building height shall be 11 m
10.1.25.2 Other
a) On lands within the RL1-25 (H) Precinct, the holding symbol (H) shall not be removed until such time as the owner(s) of the subject lands enters into a Subdivision Agreement with the Town of Innisfil.

10.1.26

Exception Number: RL1-26
Applicable Parent Precinct: RL1
By-law (reference) 15-01
10.1.26.1 Permitted Uses
a) Notwithstanding any other provision of this By-law, a second dwelling unit , with a maximum gross floor area of 150 m ² , shall be permitted within the principal dwelling .
10.1.26.2 Parking
a) Parking shall be provided in accordance with the Section 4 of this By-law.

10.1.27

Exception Number: RL1-27
Applicable Parent Precinct: RL1
By-law (reference) 077-13
10.1.27.1 Permitted Uses
a) Permitted uses shall be in accordance with the RL1 Precinct.
10.1.27.2 Precinct Regulations
a) All zone regulations for the RL1 Precinct zone shall apply to the lands within the RL1-27 Precinct with the following exceptions
i. Minimum Lot area : 420 square metres
ii. Minimum Lot Frontage : 14.3 metres
iii. Maximum Lot coverage : 40% For the purposes of this section, lot coverage shall not include an un-enclosed entranceway or porch.
iv. Minimum Yards:
1. Front: 4.5 metres
2. Interior side : 1.2 metres
3. Interior side yard where a side yard driveway is required to access a garage: 0.6 metres on one side and 3.0 metres on the other side
4. exterior side : 4.2 metres
v. Maximum Building Height : 2 storeys and 10 metres
vi. Accessory Uses
1. Minimum Interior side Yard: 0.6 m
2. Minimum Exterior side Yard: 4.2 m
10.1.27.3 Other
a) Notwithstanding any other provisions of this By-law to the contrary, the following provisions shall apply:
i. Decks may be located no closer to:
1. an exterior lot line than 1.2 m;
2. a front lot line than 3.0 m
3. a rear lot line than 4.0;
4. an interior side lot line 0.6m
1) Provided the deck is less than 1.0 metre in height. For decks that are greater than 1.0 metre in height it may not be closer than 1.2 metres to an interior side lot line
b) Notwithstanding any other provision of this By-law to the contrary, the following regulation shall apply:
i. An unenclosed entranceway porch may project into a required yard a maximum distance of 1.5 metres.
c) Notwithstanding any other provisions of this By-law to the contrary, the following regulation shall apply:
i. Attached garages may project a maximum of 1.0 m beyond the front wall that contains the front door of a dwelling , but in no case shall the wall containing an attached garage door be located less than 6 metres from the front or exterior side lot line . No portion of the upper storey shall be setback greater than 2 metres from the garage door.
ii. Attached Garage Door opening(s) shall have a maximum width not greater than 50% of the house width.

- d) Notwithstanding any other provision of this By-law to the contrary, the following regulation shall apply:
 - i. Pavement width shall be a minimum of 3.0 metres measured at the **lot line**, and a maximum of the width of the **garage** door plus 0.2 metres measured from either side of the door
- e) For the purposes of this section, **lot frontage**, setbacks and **lot area** may include one foot reserves.
- f) For any new residential lot in RL1-27 Precinct that abuts Lots 1 to 17 on Registered Plan 973, the lot width shall be no less than 18 metres, measured at the rear **lot line**.

10.1.28

Exception Number: RL1-28
Applicable Parent Precinct: RL1
By-law (reference) 042-19
10.1.28.1 Permitted Uses
a) Permitted uses shall be in accordance with the RL2 Zone.
10.1.28.2 Precinct Regulations
a) All zone regulations for the RL2 zone shall apply to the lands zoned RL2-28 with the following exceptions <ul style="list-style-type: none"> i. Minimum Lot area: 420 m² ii. Minimum Lot t Frontage: 14.3 m iii. Maximum Lot coverage: 40% For the purposes of this section, lot coverage shall not include an unenclosed entranceway porch. iv. Minimum Yards: <ul style="list-style-type: none"> 1. front yard: 4.5 m 2. interior side: 1.2 m 3. interior side yard where a side yard driveway is required to access a garage: 0.6 m on one side and 3.0 m on the other side 4. exterior side: 4.2 m v. Maximum Building Height: 2 storeys and 10 m For the purposes of this section, a rear basement walkout shall not be considered a storey. vi. Accessory Uses, Buildings and Structures <ul style="list-style-type: none"> 1. Minimum Interior side Yard: 0.6 m 2. Minimum Exterior side Yard: 4.2 m
10.1.28.3 Other

- a) Where a **rear yard** abuts or flanks a noise berm, the noise berm shall not be considered part of the required minimum **rear yard** and shall be in addition to the required minimum **rear yard**.
- b) Notwithstanding any other provision of this By-law, where an acoustical wall or fence is used to mitigate noise impacts, the maximum **height** of the acoustical wall or fence structure shall be 2.15 m.
- c) Notwithstanding any other provisions of this By-law, the following provisions shall apply to **decks**:
 - i. **Decks** may be located no closer to:
 - 1. an **exterior side lot** than 4.0 m ;
 - 2. a front **lot line** than 3.0 m
 - 3. a rear **lot line** than 4.0;
 - 4. an **interior side lot** line 0.6m, provided the **deck** is less than 1.0 m in **height**; and,
 - 5. an **interior lot line** than 1.2 m, where the **deck** is greater than 1.0 m in **height**.
 - ii. No **deck** shall be permitted closer than 10 m to County Road 39, unless an exemption has been granted by the County.
- d) Notwithstanding any other provision of this By-law, the following regulation shall apply to entranceway **porches**:
 - i. an unenclosed entranceway **porch** may project into a required yard a maximum distance of 1.5 m. Stairs may project an additional 1.0 m.
 - ii. No entranceway **porch** may shall be permitted closer than 10.0 m to County Road 39, unless an exemption has been granted by the County.
- e) Notwithstanding any other provisions of this By-law to the contrary, the following regulation shall apply to **garages**:
 - i. Attached **garages** may project a maximum of 1.0 m beyond the front wall of a **dwelling**, but in no case shall an attached **garage** door be located less than 6 m from the front or **exterior side lot line**.
 - ii. Attached **garage** door opening(s) shall have a maximum width not greater than 5.5 metres.
- f) Notwithstanding any other provision of this By-law, pavement width shall be a minimum of 3m measured at the **lot line**, and a maximum of the width which shall be no greater than the width of the **garage** door plus 0.2 m measured from either side of the door.
- g) For the purposes of this section, the specified **lot frontage**, setbacks and **lot area** may include 1 (one) foot reserves.

10.1.29

Exception Number: RL1-29
Applicable Parent Precinct: RL1
By-law (reference) 070-08
10.1.29.1 Permitted Uses
a) Permitted uses shall be in accordance with the RL1 Zone.

- b) Notwithstanding any provisions to the contrary, no **accessory buildings, structures, swimming pools** or at grade **patios** shall be permitted within the required rear except for fences and elevated **decks** with provision for drainage between **deck** boards.

10.1.29.2 Precinct Regulations

- a) All zone regulations for the RL1 zone shall apply to the lands zoned RL1-29 with the following exceptions
- i. Minimum **Lot area**: 420 m²
 - ii. Minimum **Lot t Frontage**: 14.3 m
 - iii. Maximum **Lot coverage**: 40% For the purposes of this section, **lot coverage** shall not include an unenclosed entranceway **porch**.
 - iv. Minimum Yards:
 1. **Front Yard**: 4.5 m
 2. **Interior side** yard: 1.2 m
 3. **Interior side** yard where a side yard **driveway** is required to access a **garage**: 0.6 m on one side and 3.0 m on the other side
 4. **Exterior side** yard: 4.2 m
 - v. Maximum **Building Height**: 2 storeys and 10 m For the purposes of this section, a rear basement walkout shall not be considered a storey.
 - vi. **Accessory Uses, Buildings and Structures**
 3. Minimum **Interior side** Yard: 0.6 m
 4. Minimum **Exterior side** Yard: 4.2 m

10.1.29.3 Other

- a) Notwithstanding any other provisions of this By-law, the following provisions shall apply to **decks**:
- i. **Decks** may be located no closer to:
 1. an **exterior side lot** than 1.2 m ;
 2. a front **lot line** than 3.0 m
 3. a rear **lot line** than 4.0m;
 4. an **interior side lot** line 0.6m, provided the **deck** is less than 1.0 m in **height**; and,
 5. an **interior lot line** than 1.2 m, where the **deck** is greater than 1.0 m in **height**.
 - ii. No **deck** shall be permitted closer than 10 m to County Road 39, unless an exemption has been granted by the County.
- b) Notwithstanding any other provision of this By-law, the following regulation shall apply to entranceway **porches**:
- i. an unenclosed entranceway **porch** may project into a required yard a maximum distance of 1.5 m. Stairs may project an additional 1.0 m.
 - ii. No entranceway **porch** may shall be permitted closer than 10 m to County Road 39, unless an exemption has been granted by the County.
- c) Notwithstanding any other provisions of this By-law, the following regulation shall apply to **garages**:
- iii. Attached **garages** may project a maximum of 1.0 m beyond the front wall of a **dwelling**, but in no case shall an attached **garage** door be located less than 6.0 m from the front or **exterior side lot line**.

- iv. Attached **garage** door opening(s) shall have a maximum width not greater than 50% of the house width.
- d) Notwithstanding any other provision of this By-law, the pavement width shall be a minimum of 3.0 m measured at the lot line, and a maximum of the width which shall be no greater than the width of the garage door plus 0.2 m measured from either side of the door.
- e) For the purposes of this section, the specified **lot frontage**, setbacks and **lot area** may include 1 foot (0.3 m) reserves.

10.1.30

Exception Number: RL1-30
Applicable Parent Precinct: RL1
By-law (reference) 070-08
10.1.30.1 Permitted Uses
a) Permitted uses shall be in accordance with the RL1 Zone.
10.1.30.2 Precinct Regulations
a) All zone regulations for the RL1 zone shall apply to the lands zoned RL1-30 with the following exceptions <ul style="list-style-type: none"> i. Minimum Lot area: 620 m² ii. Minimum Lot t Frontage: 21.0 m iii. Maximum Lot coverage: 40% For the purposes of this section, lot coverage shall not include an unenclosed entranceway porch. iv. Minimum Yards: <ul style="list-style-type: none"> 1. Front Yard: 4.5 m 2. Interior side yard: 1.2 m 3. Exterior side yard: 4.2 m v. Maximum Building Height: 2 storeys and 10 m For the purposes of this section, a rear basement walkout shall not be considered a storey. vi. Accessory Uses, Buildings and Structures <ul style="list-style-type: none"> 1. Minimum Interior side Yard: 0.6 m 2. Minimum Exterior side Yard: 4.2 m
10.1.30.3 Other
a) Notwithstanding any other provisions of this By-law, the following provisions shall apply to decks : <ul style="list-style-type: none"> i. Decks may be located no closer to: <ul style="list-style-type: none"> 1. an exterior side lot than 1.2 m ; 2. a front lot line than 3.0 m 3. a rear lot line than 4.0 m; 4. an interior side lot line 0.6m, provided the deck is less than 1.0 m in height; and,

- 5. an **interior lot line** than 1.2 m, where the **deck** is greater than 1.0 m in **height**.
- b) Notwithstanding any other provision of this By-law, an unenclosed entranceway **porch** may project into a required yard a maximum distance of 1.5 m. Stairs may project an additional 1.0 m.
- c) Notwithstanding any other provisions of this By-law, the following regulation shall apply to **garages**:
 - i. Attached **garages** may project a maximum of 1.0 m beyond the front wall of a **dwelling**, but in no case shall an attached **garage** door be located less than 6.0 m from the front or **exterior side lot line**.
 - ii. Attached **garage** door opening(s) shall have a maximum width not greater than 50% of the house width.
- d) Notwithstanding any other provision of this By-law, the pavement width shall be a minimum of 3.0 m measured at the **lot line**, and a maximum of no greater than the width of the **garage** door plus 0.2 m measured from either side of the door.
- e) For the purposes of this section, the specified **lot frontage**, setbacks and **lot area** may include 1 foot (0.3 m) reserves.

10.1.31

Exception Number: RL1-31
Applicable Parent Precinct: RL1
By-law (reference) 12-94
10.1.31.1 Permitted Uses
a) Notwithstanding any other provision of this By-law, a second dwelling unit shall be an additional permitted use .
b) The minimum gross floor area for the second dwelling unit shall be 50 m2 .

10.1.32

Exception Number: RL1-32
Applicable Parent Precinct: RL1
By-law (reference) 080-13
10.1.32.1 Precinct Regulations
a) Notwithstanding any other provision of this By-law, the following provisions shall apply: <ul style="list-style-type: none"> i. Minimum lot area: 480m2 ii. Maximum lot coverage for one storey dwellings: 45% iii. Maximum lot coverage for two storey dwellings: 35%

10.1.33

Exception Number: RL1-33(H)
Applicable Parent Precinct: RL1
By-law (reference) 061-25
10.1.33.1 Precinct Regulations
a) Notwithstanding any other provision of this By-law, the following provisions shall apply in addition to the regulations for the RL1 precinct: <ul style="list-style-type: none"> i. Minimum Lot Area (Interior): 900m2

ii.	Minimum Lot Area (Exterior): 900m ²
iii.	Minimum Front Yard : 6m
iv.	Minimum Exterior Side Yard : 3m
10.1.33.2 Other	
a)	Notwithstanding any other provisions of this By-law, until the H symbol is removed, the only permitted uses shall be those uses that were existing at the time of the passing of this By-law. The Holding (H) Symbol shall not be removed until water allocation for the subject lands has been granted by the Council of the Corporation of the Town of Innisfil, and a Subdivision Agreement has been entered into with the Town of Innisfil.

10.1.34

Exception Number: RL1-34	
Applicable Parent Precinct: RL1	
By-law (reference) 040-22	
10.1.34.1 Precinct Regulations	
a)	The Group Home shall be limited to the gross floor area of existing buildings as of the date of the passage of this By-law
b)	Notwithstanding Table 5.4, the minimum rear yard setback shall be 3 m
10.1.34.2 Parking	
a)	Notwithstanding Table 4.1, a minimum of 5 (five) parking spaces shall be provided
b)	A minimum of 1 (one) delivery space is required with a minimum length of 8 m and a minimum width of 3.5 m
10.1.34.3 Other	
a)	The definition of Group Home in Section 2.0 shall be amended as follows: <p>Group Home means a supervised single housekeeping unit in a residential dwelling for the accommodation of not more than 25 adult persons, plus 5 staff, who by reason of their emotional, mental, social, or physical condition or legal status require a group living arrangement for their well-being on a short-term basis, and,</p> <ul style="list-style-type: none"> i. The members of the group voluntarily self-admit to the group home and undertake a detailed assessment review by professionally accredited staff; ii. Such facility is accredited by Accreditation Canada; and, iii. Mental health and wellness services including providing support resources and one-on-one and group counselling services are provided on site for residents of the group home.

10.1.35

Exception Number: RL1-35	
Applicable Parent Precinct: RL1	
By-law (reference) 16-89	
10.1.35.1 Precinct Regulations	
a)	Notwithstanding any other provision of this By-law, no dwelling shall be erected closer than 30 m from the southwesterly limit of the railway right-of-way

10.1.36

Exception Number: RL1-36
Applicable Parent Precinct: RL1
By-law (reference) 080-13
10.1.36.1 Permitted Uses
a) A maximum of two dwelling units shall be permitted within one building on the lot
10.1.36.2 Precinct Regulations
a) Notwithstanding any other provision of this By-law, the following shall apply: <ul style="list-style-type: none"> i. Lands zoned R1-9 shall be permitted to have frontage on an unopened municipal road allowance ii. Minimum lot area: 500 m² iii. Minimum lot frontage: 20 m

10.1.37

Exception Number: RL1-37
Applicable Parent Precinct: RL1
By-law (reference) 021-22
10.1.37.1 Precinct Regulations
a) Notwithstanding any other provision of this By-law, the following shall apply: <ul style="list-style-type: none"> i. No dwelling shall be erected closer than 30 m from the existing June 2020 limit of the railway right-of-way ii. Minimum lot frontage for an interior lot: 14 m

10.2 Site-Specific Exceptions for Residential Low Density 2 (RL2) Precincts

10.2.1

Exception Number: RL2-1
Applicable Parent Precinct: RL2
By-law (reference) 012-07
10.2.1.1 Precinct Regulations
a) Notwithstanding Table 5.5 the minimum lot frontage for semi-detached dwellings and linked dwellings shall be 9.5m.

10.2.2

Exception Number: RL2-2
Applicable Parent Precinct: RL2
By-law (reference) 040-03
10.2.2.1 Precinct Regulations
a) Notwithstanding Table 5.5 the following provisions apply <ul style="list-style-type: none"> i) The minimum lot area for an interior lot shall be 370.0m². ii) The minimum lot area for an exterior lot shall be 460.0m².

10.2.3

Exception Number: RL2-3
Applicable Parent Precinct: RL2
By-law (reference) 040-03
10.2.3.1 Other
a) Notwithstanding Table 5.5 no buildings or accessory structures shall be located within 30.0m from the nearest property line of the railway.

8.2.4

Exception Number: RL2-4
Applicable Parent Precinct: RL2
By-law (reference) 080-13
10.2.4.1 Other
a) Notwithstanding Table 5.5 no buildings or accessory structures shall be located within 30.0m from the nearest property line of the railway.

10.2.5

Exception Number: RL2-5
Applicable Parent Precinct: RL2
By-law (reference): 128-15
10.2.5.1 Precinct Regulations
<p>a) Notwithstanding Table 5.5 the following provisions shall apply</p> <ul style="list-style-type: none"> i. The minimum lot frontage shall be 13.5m. ii. The minimum lot area shall be 475.0m². iii. The minimum front yard setback shall be 6.0m. iv. The maximum lot coverage for a 1 storey or 1.5 storey dwelling shall be 45%. The maximum lot coverage for a 2 storey dwelling shall be 40% (By-law 099-16). v. Where the grade change from the front main wall to the rear main wall of a building exceeds 1.0m, the maximum permitted height of a single-detached dwelling shall be 10.0m above established grade.

10.2.6

Exception Number: RL2-6
Applicable Parent Precinct: RL2
By-law (reference) 128-15
10.2.6.1 Precinct Regulations
a) Notwithstanding Table 5.5, where the grade change from the front main wall to the rear main wall of a building exceeds 1.0m, the maximum permitted height of a single-detached dwelling shall be 10.0m above established grade .

10.2.7

Exception Number: RL2-7
Applicable Parent Precinct: RL2
By-law (reference) 128-15
10.2.7.1 Precinct Regulations
a) Notwithstanding Table 5.5, where the grade change from the front main wall to the rear main wall of a building exceeds 1.0m, the maximum permitted height of a single-detached dwelling shall be 10.0m above established grade .

10.2.8

Exception Number: RL2-8
Applicable Parent Precinct: RL2
By-law (reference) 128-15
10.2.8.1 Other
a) Notwithstanding any other provisions of this By-law, the maximum width for a private garage shall be 5.65m.

10.2.9

Exception Number: RL2-9
Applicable Parent Precinct: RL2
By-law (reference) 128-15
10.2.9.1 Other
a) Notwithstanding any other provisions of this By-law, the maximum width for a private garage shall be 5.65m.

10.2.10

Exception Number: RL2-10
Applicable Parent Precinct: RL2
By-law (reference) 075-14
10.2.10.1 Permitted Uses
<p>a) Notwithstanding any other provisions of this By-law, the following regulations shall apply to Live-Work Units:</p> <ul style="list-style-type: none"> i. The business establishment shall be restricted to the first story. ii. The business establishment may employ one or more persons residing within the associated household, and no more than three additional employees.
10.2.10.2 Precinct Regulations
<p>a) Notwithstanding Table 5.5 the following provisions shall apply</p> <ul style="list-style-type: none"> i) The minimum rear yard setback for garages attached to a principal building shall be 6.0m. ii) The maximum side yard projection for a deck attached to a residential use shall be the permitted interior or exterior side yard setback of the Principal Use of the RL2 Precinct.

10.2.11

Exception Number: RL2-11
Applicable Parent Precinct: RL2
By-law (reference) 128-15
10.2.11.1 Permitted Uses
<p>a) Notwithstanding Table 5.2 up to 9 model homes or demonstration units are permitted.</p>
10.2.11.2 Other
<p>a) Notwithstanding any other provisions of this By-law, for lots with frontages less than 12.0m, the maximum interior width for a private garage shall be 5.65m.</p>

10.2.12

Exception Number: RL2-12
Applicable Parent Precinct: RL2
By-law (reference) 075-14
10.2.12.1 Precinct Regulations
<p>a) Notwithstanding Table 7.3 the minimum lot frontage shall be 10.0m.</p>

10.2.13

Exception Number: RL2-13
Applicable Parent Precinct: RL2
By-law (reference) 092-15
10.2.13.1 Permitted Uses
<p>a) Notwithstanding any other provision of this By-law the only permitted uses shall include</p> <ul style="list-style-type: none"> i. Conservation Use ii. Outdoor Recreation use iii. Park iv. Passive Recreation v. Public Uses vi. Stormwater Management Pond

10.2.14

Exception Number: RL2-14
Applicable Parent Precinct: RL2
By-law (reference) 092-15
10.2.14.1 Precinct Regulations
<p>a) Notwithstanding Table 5.5 the following provisions shall apply</p> <ul style="list-style-type: none"> i. The minimum lot frontage shall be 14.0m for an exterior lot. ii. A minimum rear yard setback of 6.0m is permitted. iii. A maximum building height of 11.0m is permitted.

10.2.15

Exception Number: RL2-15
Applicable Parent Precinct: RL2
By-law (reference) 114-15
10.2.15.1 Precinct Regulations
<p>a) Notwithstanding Table 5.5 the following provisions shall apply</p> <ul style="list-style-type: none"> i) A maximum building height of 11.0m is permitted. ii) A minimum rear yard of 6.0m is permitted.
10.2.15.2 Other
<p>a) Notwithstanding any other provisions of this By-law to the contrary, there shall be no minimum required landscaped open space in the front yard or exterior side yard.</p>

10.2.16

Exception Number: RL2-16
Applicable Parent Precinct: RL2
By-law (reference) 114-15
10.2.16.1 Precinct Regulations
a) Notwithstanding Table 5.5 the following provisions shall apply <ul style="list-style-type: none"> i. The minimum lot area shall be 530.0m² for an interior lot. ii. A maximum building height of 11.0m is permitted.
10.2.16.2 Other
a) Notwithstanding any other provisions of this By-law to the contrary, there shall be no minimum required landscaped open space in the front yard or exterior side yard.

10.2.17

Exception Number: RL2-17
Applicable Parent Precinct: RL2
By-law (reference) 046-07
10.2.17.1 Permitted Uses
a) Notwithstanding Table 5.2 the only permitted uses shall include single detached dwellings and accessory uses, buildings and structures
10.2.17.2 Precinct Regulations
a) Notwithstanding Table 5.5 the following regulations shall apply <ul style="list-style-type: none"> i. The minimum lot frontage shall be 10.0m per unit. ii. The minimum lot area shall be 330.0m².

10.2.18

Exception Number: RL2-18
Applicable Parent Precinct: RL2
By-law (reference) 114-15
10.2.18.1 Permitted Uses
a) Notwithstanding Table 5.2 a Duplex Dwelling shall not be a permitted use.
10.2.18.2 Precinct Regulations
a) Notwithstanding Table 5.5 the following provisions shall apply <ul style="list-style-type: none"> i. The minimum lot area shall be 280.0m² for an exterior lot. ii. The minimum lot frontage shall be 10.0m for an exterior lot. iii. A minimum rear yard setback of 6.0m is permitted. iv. A maximum building height of 11.0m is permitted.
10.2.18.3 Other
a) Notwithstanding any other provisions of this By-law to the contrary, there shall be no minimum required landscaped open space in the front yard or exterior side yard.

10.2.19

Exception Number: RL2-19
Applicable Parent Precinct: RL2
By-law (reference) 114-15
10.2.19.1 Permitted Uses
a) Notwithstanding Table 5.2 a Duplex Dwelling shall not be a permitted use
10.2.19.2 Precinct Regulations
a) Notwithstanding Table 5.5 the following regulations shall apply: <ul style="list-style-type: none"> i. Minimum Lot Area (interior lot): 230 m2 ii. Minimum Lot Area (exterior lot): 280 m2 iii. Minimum Lot Frontage (interior lot): 7.5 m iv. Minimum Lot Frontage (exterior lot): 10 m v. Minimum Rear Yard: 6 m vi. Maximum Building Height: 11 m

10.2.20

Exception Number: RL2-20
Applicable Parent Precinct: RL2
By-law (reference) 062-08
10.2.20.1 Precinct Regulations
a) Notwithstanding Table 5.5 the following regulations shall apply: <ul style="list-style-type: none"> i. Minimum Lot Area (interior lot): 320 m2 ii. Minimum Lot Area (exterior lot): 420 m2 iii. Minimum Lot Frontage (interior lot): 9.75 m iv. Minimum Lot Frontage (exterior lot): 12.75 m v. Minimum Interior Side Yard: 1.2m on one side and 0.6m on the other side for an attached garage vi. Minimum Rear Yard: 6.0m

10.2.21

Exception Number: RL2-21
Applicable Parent Precinct: RL2
By-law (reference) 114-15
10.2.21.1 Precinct Regulations
a) Notwithstanding Table 5.5 the following regulations shall apply to Townhouse Dwellings : <ul style="list-style-type: none"> i. Maximum Lot Coverage: 55% ii. Maximum Building Height: 12m
10.2.21.2 Other
a) Notwithstanding any other provisions of this by-law to the contrary, there shall be no minimum required landscaped open space in the front yard or exterior side yard.
b) Where a rear yard abuts or flanks a noise berm, the noise berm shall not be considered part of the required minimum rear yard and shall be in addition to the required minimum rear yard . The minimum rear yard setback to the toe of a noise berm shall be 6.0m.

10.2.22

Exception Number: RL2-22
Applicable Parent Precinct: RL1, RL2
By-law (reference) 011-01
10.2.22.1 Permitted Uses
a) Notwithstanding Table 5.4 and 5.6 the minimum front yard setback shall be 6.0m.

10.2.23

Exception Number: RL2-23
Applicable Parent Precinct: RL2
By-law (reference) 077-13
10.2.23.1 Permitted Uses
a) Permitted uses shall be in accordance with Section 5.1.
10.2.23.2 Precinct Regulations
<p>a) All regulations for the RL2 Precinct shall apply to the lands within the RL2-23 Precinct, with the following exceptions</p> <ol style="list-style-type: none"> i. Minimum Lot area: <ol style="list-style-type: none"> 1. Interior: 285 square metres 2. Exterior Lot: 370 square metre ii. Minimum Lot Frontage: 9.75 metres iii. Minimum Yards: <ol style="list-style-type: none"> 1. Front: 4.5 metres 2. Interior side: 1.2 metres on one side, 0.6 metres on the other side iv. Maximum Building Height: 2 storeys and 10 metres v. Accessory Uses <ol style="list-style-type: none"> 1. Minimum Interior side Yard: 0.6 m 2. Minimum Exterior side Yard: 4.2 m
10.2.23.3 Other
<ol style="list-style-type: none"> a) Where a rear yard abuts or flanks a noise berm, the noise berm shall not be considered part of the required minimum rear yard and shall be in addition to the required minimum rear yard. b) Notwithstanding any other provisions of this By-law, where an acoustical wall or fence is used to mitigate noise impacts, the maximum height of the acoustical wall or fence structure shall be 2.5 metres. c) Notwithstanding any other provisions of this By-law to the contrary, an unenclosed entranceway porch is exempt from lot coverage in this zone. d) Notwithstanding any other provision of this By-law, the following provisions shall apply: <ol style="list-style-type: none"> i. Decks attached to a dwelling unit shall be excluded for the purpose of calculating lot coverage for accessory buildings and structures. ii. The total lot coverage for detached private garages shall not exceed 12% of the total lot area. e) Notwithstanding any other provisions of this By-law to the contrary, the following provisions shall apply: <ol style="list-style-type: none"> i. Decks may be located no closer to: <ol style="list-style-type: none"> 1. An exterior side lot line than 1.2 m;

<ul style="list-style-type: none"> 2. A front lot line than 3.0 m; 3. A rear lot line than 4.0 m; 4. an interior side lot line 0.6 metres provided the deck is less than 1.0 metre in height. For decks that are greater than 1.0 metre in height it may not be closer than 1.2 metres to an interior side lot line. <p>f) Notwithstanding any other provision of this By-law, the following regulation shall apply:</p> <ul style="list-style-type: none"> i. An unenclosed entranceway porch may project into a required yard a maximum distance of 1.5 metres. Stairs may project an additional 1.0 m. <p>g) Notwithstanding the provisions to the contrary, the following regulations shall apply:</p> <ul style="list-style-type: none"> i. Attached garages may project a maximum of 1.0 metre beyond the front wall that contains the front door of a dwelling, but in no case shall the wall containing an attached garage door be located less than 6 metres from the front or exterior side lot line. No portion of the upper storey shall be setback greater than 2 metres from the garage door. ii. Attached Garage Door opening(s) shall: <ul style="list-style-type: none"> 1. For lot frontages of 9 metres and greater, but less than 11.5 metres, have a maximum width of 4.9 metres; 2. For lot frontages of 11.5 metres and greater, but less than 12.5 metres, have a maximum width of 5.0 metres; and 3. For lot frontages of 12.5 metres and greater, but less than 14.3 metres, have a maximum width of 5.5 metres. <p>h) Notwithstanding the provisions to the contrary, the following regulations shall apply:</p> <ul style="list-style-type: none"> i. Pavement width shall be a minimum of 3.0 metres measured at the lot line, and a maximum of the width of the garage door plus 0.2 metres measured from either side of the door
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10.2.24

Exception Number: RL2-24
Applicable Parent Precinct: RL2
By-law (reference) 077-13
10.2.24.1 Permitted Uses
a) Permitted uses shall be in accordance with Section 5.1.
10.2.24.2 Precinct Regulations
<ul style="list-style-type: none"> a) All zone regulations for the RL2 zone shall apply to the lands zoned RL2-24 with the following exceptions <ul style="list-style-type: none"> i. Minimum Lot area: <ul style="list-style-type: none"> 1. Interior: 335 square metres 2. Exterior: 390 square metre ii. Minimum Yards: <ul style="list-style-type: none"> 1. Front: 4.5 metres 2. Interior side: 1.2 metres on one side, 0.6 metres on the other side iii. Maximum Building Height: 2 storeys and 10 metres iv. Accessory Uses <ul style="list-style-type: none"> 1. Minimum Interior side Yard: 0.6 metre 2. Minimum Exterior side Yard: 4.2 metre
10.2.24.3 Other

- a) Where a **rear yard** abuts or flanks a noise berm, the noise berm shall not be considered part of the required minimum **rear yard** and shall be in addition to the required minimum **rear yard**.
- b) Notwithstanding any other provisions of this By-law, where an acoustical wall or fence is used to mitigate noise impacts, the maximum **height** of the acoustical wall or fence structure shall be 2.5 metres.
- c) Notwithstanding any other provision of this By-law, the following provisions shall apply:
- i. **Decks** attached to a **dwelling unit** shall be excluded for the purpose of calculating **lot coverage** for **accessory buildings** and **structures**.
- d) Notwithstanding any other provision of this By-law, an unenclosed entranceway porch is exempt from **lot coverage** in this **zone**.
- e) Notwithstanding the provisions to the contrary, the following regulations shall apply:
- i. The total **lot coverage** for detached **private garages** shall not exceed 12% of the total **lot area**.
- f) Notwithstanding any other provisions of this By-law to the contrary, the following provisions shall apply:
- i. **Decks** may be located no closer to:
 1. an **exterior side lot** than 1.2 metres
 2. a front **lot line** than 3.0 metres;
 3. a rear **lot line** than 4.0 metres;
 4. an **interior side lot** line 0.6 metres provided the deck is less than 1.0 metre in **height**. For decks that are greater than 1.0 metre in **height** it may not be closer than 1.2 metres to an **interior side lot** line.
- g) Notwithstanding any other provisions of this By-law to the contrary, the following regulation shall apply:
- i. Attached **garages** may project a maximum of 1.0 metre beyond the front wall that contains the front door of a **dwelling**, but in no case shall the wall containing an attached **garage** door be located less than 6 metres from the front or **exterior side lot** line. No portion of the upper storey shall be setback greater than 2 metres from the **garage** door.
 - ii. Attached **Garage** Door opening(s) shall:
 1. For **lot frontages** of 11.5 metres and greater but less than 12.5 metres, have a maximum width of 5.0 metres;
 2. For **lot frontages** of 12.5 metres and greater but less than 14.3 metres, have a maximum width of 5.5 metres; and
 3. For **lot frontages** greater than 14.3 metres, have a maximum width not greater than 50% of the house width.
- h) Notwithstanding any other provisions of this By-law to the contrary, the following regulation shall apply:
- i. Pavement width shall be a minimum of 3.0 metres measured at the **lot line**, and a maximum of the width of the **garage** door plus 0.2 metres measured from either side of the door.
- i) For the purposes of this section, RL2-24, **lot frontage**, setbacks and **lot area** may include one foot reserves.

10.2.25

Exception Number: RL2-25
Applicable Parent Precinct: RL2
By-law (reference) 070-08 & 072-16
10.2.25.1 Permitted Uses
a) Permitted uses shall be in accordance with Section 5.1.
10.2.25.2 Precinct Regulations
<ul style="list-style-type: none"> a) All zone regulations for the RL2 zone shall apply to the lands zoned RL2-25 with the following exceptions <ul style="list-style-type: none"> i. Minimum Lot area: <ul style="list-style-type: none"> 1. Interior Lot: 290 m² 2. Exterior Lot: 400 m² ii. Minimum Lot t Frontage: <ul style="list-style-type: none"> 1. Interior Lot: 10.0 m 2. Exterior Lot: 12.0 m iii. Maximum Lot coverage: 45% For the purposes of this section, lot coverage shall not include an unenclosed entranceway or porch. iv. Minimum Yards: <ul style="list-style-type: none"> 1. Front: 4.5 metres 2. Rear: 6.0m 3. Interior side: 1.2 m on one side 0.6 m on the other side 4. Exterior side: 4.2 m v. Maximum Building Height: 2 storeys and 10 m For the purposes of this section, a rear basement walkout shall not be considered a storey vi. Accessory Uses, Buildings and Structures <ul style="list-style-type: none"> 1. Minimum Interior side Yard: 0.6 m 2. Minimum Exterior side Yard: 4.2 m
10.2.25.3 Other
<ul style="list-style-type: none"> a) Where a rear yard abuts or flanks a noise berm, the noise berm shall not be considered part of the required minimum rear yard. b) Notwithstanding any other provisions of this By-law, where an acoustical wall or fence is used to mitigate noise impacts, the maximum height of the acoustical wall or fence structure shall be 2.15 metres. c) Notwithstanding any other provision of this By-law, the following provisions shall apply: <ul style="list-style-type: none"> i. Decks attached to a dwelling unit shall be excluded for the purpose of calculating lot coverage for accessory buildings and structures. ii. The total lot coverage for detached private garages shall not exceed 12% of the total lot area. d) Notwithstanding any other provisions of this By-law to the contrary, the following provisions shall apply to decks: <ul style="list-style-type: none"> i. Decks may be located no closer to: <ul style="list-style-type: none"> 1. an exterior side lot than 1.2 m; 2. a front lot line than 3.0 m 3. a rear lot line than 4.0; 4. an interior side lot line 0.6m, provided the deck is less than 1.0 metre in height; and,

<p>5. an interior lot line than 1.2 m, where the deck is greater than 1.0 m in height.</p> <p>ii. No deck shall be permitted closer than 10 m to County Road 39, unless an exemption has been granted by the County.</p> <p>e) Notwithstanding any other provision of this By-law, the following regulation shall apply to entranceway porches:</p> <p>i. an unenclosed entranceway porch may project into a required yard a maximum distance of 1.5 metres. Stairs may project an additional 1.0 m; and,</p> <p>ii. No entranceway porch shall be permitted closer than 10 m to County Road 39, unless an exemption has been granted by the County</p> <p>f) Notwithstanding any other provisions of this By-law to the contrary, the following regulation shall apply:</p> <p>i. Attached garages may project a maximum of 1.0 m beyond the front wall of a dwelling, but in no case shall an attached garage door be located less than 6.0 m from the front or exterior side lot line.</p> <p>ii. Attached Garage door opening(s) shall:</p> <ol style="list-style-type: none"> 1. for lot frontages of 11.5 m and greater but less than 12.5 m, have a maximum width of 5.0 m; 2. for lot frontages of 12.5 m and greater but less than 14.3 m, have a maximum width of 5.5 m; and 3. for lot frontages greater than 14.3 m, have a maximum width not greater than 50% of the house width. <p>g) Notwithstanding any other provisions of this By-law, pavement width shall be a minimum of 3.0 m measured at the lot line, and a maximum of the width of the garage door, plus 0.2 m measured from either side of the door.</p> <p>h) For the purposes of this section, lot frontage, setbacks and lot area may include one foot (0.3 metre) reserves.</p>

10.2.26

Exception Number: RL2-26
Applicable Parent Precinct: RL2
By-law (reference) 070-08
10.2.26.1 Permitted Uses
a) Permitted uses shall be in accordance with the RL2 Zone.
10.2.26.2 Precinct Regulations
a) All zone regulations for the RL2 zone shall apply to the lands zoned RL2-26 with the following exceptions
i. Minimum Lot area :
1. Interior Lot : 335 m ²
2. Exterior Lot : 435 m ²
ii. Minimum Lot t Frontage :
1. Interior Lot : 11.5 m
2. Exterior Lot : 12m

- iii. **Maximum Lot coverage:** 40% For the purposes of this section, **lot coverage** shall not include an unenclosed entranceway or **porch**.
- iv. **Minimum Yards:**
 - 1. **Front:** 4.5 m
 - 2. **Interior side:** 1.2 m on one side 0.6 m on the other side
 - 3. **Exterior side:** 4.2 m
 - 4. **Rear:** 6m
- v. **Maximum Building Height:** 2 storeys and 10 m For the purposes of this section, a rear basement walkout shall not be considered a storey.
- vi. **Accessory Uses, Buildings and Structures**
 - 1. Minimum **Interior side** Yard: 0.6 m
 - 2. Minimum **Exterior side** Yard: 4.2 m

10.2.26.3 Other

- a) Where a **rear yard** abuts or flanks a noise berm, the noise berm shall not be considered part of the required minimum **rear yard**.
- b) Notwithstanding any other provisions of this By-law, where an acoustical wall or fence is used to mitigate noise impacts, the maximum **height** of the acoustical wall or fence structure shall be 2.15 metres.
- c) Notwithstanding any other provision of this By-law, the following provisions shall apply:
 - i. **Decks** attached to a **dwelling unit** shall be excluded for the purpose of calculating **lot coverage** for **accessory buildings** and **structures**.
 - ii. The total **lot coverage** for detached **private garages** shall not exceed 12% of the total lot area.
- d) Notwithstanding any other provisions of this By-law to the contrary, the following provisions shall apply to **decks**:
 - i. **Decks** may be located no closer to:
 - 1. an **exterior side lot** than 1.2 m;
 - 2. a front **lot line** than 3.0 m
 - 3. a rear **lot line** than 4.0;
 - 4. an **interior side lot** line 0.6m, provided the **deck** is less than 1.0 metre in **height**; and,
 - 5. an interior **lot** line than 1.2 m, where the **deck** is greater than 1.0 m in **height**.
 - ii. No **deck** shall be permitted closer than 10 m to County Road 39, unless an exemption has been granted by the County.
- e) Notwithstanding any other provision of this By-law, the following regulation shall apply to entranceway **porches**:
 - iii. an unenclosed entranceway **porch** may project into a required yard a maximum distance of 1.5 metres. Stairs may project an additional 1.0 m; and,
 - iv. no entranceway **porch** shall be permitted closer than 10.0 m to County Road 39, unless an exemption has been granted by the County.
- f) Notwithstanding any other provisions of this By-law to the contrary, the following regulation shall apply:
 - i. Attached **garages** may project a maximum of 1.0 m beyond the front wall of a **dwelling**, but in no case shall an attached **garage** door be located less than 6.0 m from the front or **exterior side lot** line.
 - ii. Attached **Garage** door opening(s) shall:

<ol style="list-style-type: none"> 1. for lot frontages of 11.5 m and greater but less than 12.5 m, have a maximum width of 5.0 m; 2. for lot frontages of 12.5 m and greater but less than 14.3 m, have a maximum width of 5.5 m; and 3. for lot frontages greater than 14.3 m, have a maximum width not greater than 50% of the house width. <p>g) Notwithstanding any other provisions of this By-law, pavement width shall be a minimum of 3.0 m measured at the lot line, and a maximum of the width of the garage door, plus 0.2 m measured from either side of the door.</p> <p>h) For the purposes of this section, lot frontage, setbacks and lot area may include one foot (0.3 metre) reserves.</p>
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10.2.27

Exception Number: RL2-27
Applicable Parent Precinct: RL2
By-law (reference) 042-19
10.2.27.1 Permitted Uses
b) Permitted uses shall be in accordance with the RL2-27 Zone.
10.2.27.2 Precinct Regulations
<ol style="list-style-type: none"> a) All zone regulations for the RL2 zone shall apply to the lands zoned RL2-27 with the following exceptions <ol style="list-style-type: none"> i. Minimum Lot area: <ol style="list-style-type: none"> 1. Interior Lot: 290 m² 2. Exterior Lot: 400 m² ii. Minimum Lot t Frontage: <ol style="list-style-type: none"> 1. Interior Lot: 10.0 m 2. Exterior Lot: 12.0 m iii. Maximum Lot coverage: 45% For the purposes of this section, lot coverage shall not include an unenclosed entranceway or porch. iv. Minimum Yards: <ol style="list-style-type: none"> 1. Front: 4.5 m 2. Rear 6.0 m 3. Interior side: 1.2 m on one side 0.6 m on the other side 4. Exterior side: 4.2 m v. Maximum Building Height: 11.0 m For the purposes of this section, a rear basement walkout shall not be considered a storey. vi. Accessory Uses, Buildings and Structures <ol style="list-style-type: none"> 5. Minimum Interior side Yard: 0.6 m 6. Minimum Exterior side Yard: 4.2 m
10.2.27.3 Other

- a) Where a **rear yard** abuts or flanks a noise berm, the noise berm shall not be considered part of the required minimum **rear yard**.
- b) Notwithstanding any other provision of this By-law, where an acoustical wall or fence is used to mitigate noise impacts, the maximum height of the acoustical wall or fence structure shall be 2.15 m.
- c) Notwithstanding any other provision of this By-law, the following provisions shall apply:
- i. **Decks** attached to a **dwelling unit** shall be excluded for the purpose of calculating **lot coverage** for **accessory buildings** and **structures**.
 - ii. The total **lot coverage** for detached **private garages** shall not exceed 12% of the total lot area.
- d) Notwithstanding any other provisions of this By-law to the contrary, the following provisions shall apply to **decks**:
- i. **Decks** may be located no closer to:
 1. an **exterior side lot** than 1.2 m;
 2. a front **lot line** than 3.0 m
 3. a rear **lot line** than 4.0;
 4. an **interior side lot** line 0.6m, provided the **deck** is less than 1.0 metre in **height**; and,
 5. an interior **lot** line than 1.2 m, where the **deck** is greater than 1.0 m in **height**.
 - ii. No **deck** shall be permitted closer than 10 m to County Road 39, unless an exemption has been granted by the County.
- e) Notwithstanding any other provision of this By-law, the following regulation shall apply to entranceway **porches**:
- i. an unenclosed entranceway **porch** may project into a required yard a maximum distance of 1.5 metres. Stairs may project an additional 1.0 m; and,
 - ii. no entranceway **porch** shall be permitted closer than 10.0 m to County Road 39, unless an exemption has been granted by the County.
- f) Notwithstanding any other provisions of this By-law to the contrary, the following regulation shall apply:
- i. Attached **garages** may project a maximum of 1.0 m beyond the front wall of a **dwelling**, but in no case shall an attached **garage** door be located less than 6.0 m from the front or **exterior side lot** line.
 - ii. Attached **Garage** door opening(s) shall:
 1. for **lot frontages** of 10.4 m and greater but less than 12.5 m, have a maximum width of 5.0 m;;
 2. for **lot frontages** of 12.5 m and greater but less than 14.3 m, have a maximum width of 5.5 m; and
 3. for **lot frontages** greater than 14.3 m, have a maximum width not greater than 50% of the house width.
 - iii. Interior garage width shall be a maximum of 0.5 metres wider than the attached garage door opening as permitted in f) ii. above.
- g) Notwithstanding any other provision of this By-law, pavement width shall be a minimum of 3.0m measured at the lot line, and a maximum of 0.5m wider than the attached garage door opening as permitted in f) ii. above.
- h) For the purposes of this section, **lot frontage**, setbacks and **lot area** may include one foot (0.3 m) reserves.

- i) Notwithstanding any other provisions of By-law No. 042-19, for lands zoned R2-15(H) and R2-16(H), on Schedule 'A', attached hereto, until the H symbol is removed, the only permitted uses shall be those uses that were existing at the time of the passing of this By-law. The Holding (H) symbol shall not be removed from the subject lands until the following matters are addressed:
- i. A development agreement has been entered into between the Town of Innisfil and the owner of the property and registered on title to the property;
 - ii. Within a Waste Disposal Assessment Area, provision of all required studies in accordance with the development agreement and the Town of Innisfil and County of Simcoe requirements to demonstrate that there will be no unmitigable public health and safety risks;
 - iii. That the appropriate approval authority is satisfied that there is sufficient sewage and water capacity and facilities available and that it has been allocated for that phase of development;
 - iv. For blocks where site plan approval applies, it shall have been issued in accordance with the Town of Innisfil Site Plan Control By-law No. 135-17 as amended; and,
 - v. Parkland dedication requirements for part lots and future residential lots shall be provided to the satisfaction of the Town.

10.2.28

Exception Number: RL2-28
Applicable Parent Precinct: RL2
By-law (reference) 042-19
10.2.28.1 Permitted Uses
a) Permitted uses shall be in accordance with the RL2 Zone.
10.2.28.2 Precinct Regulations
a) All zone regulations for the RL2 zone shall apply to the lands zoned RL2-28 with the following exceptions
<ol style="list-style-type: none"> i. Minimum Lot area: <ol style="list-style-type: none"> 1. Interior Lot: 335 m² 2. Exterior Lot: 435 m² ii. Minimum Lot t Frontage: <ol style="list-style-type: none"> 1. Interior Lot: 11.5 m 2. Exterior Lot: 12 m iii. Maximum Lot coverage: 40% For the purposes of this section, lot coverage shall not include an unenclosed entranceway or porch. iv. Minimum Yards: <ol style="list-style-type: none"> 1. Front: 4.5 m 2. Interior side: 1.2 m on one side 0.6 m on the other side 3. Exterior side: 4.2 m 4. Rear 6m

- v. **Maximum Building Height:** 11.0 m For the purposes of this section, a rear basement walkout shall not be considered a storey.
- vi. **Accessory Uses, Buildings and Structures**
 - 7. Minimum **Interior side** Yard: 0.6 m
 - 8. Minimum **Exterior side** Yard: 4.2 m

10.2.28.3 Other

- a) Where a **rear yard** abuts or flanks a noise berm, the noise berm shall not be considered part of the required minimum **rear yard**.
- b) Notwithstanding any other provision of this By-law, where an acoustical wall or fence is used to mitigate noise impacts, the maximum height of the acoustical wall or fence structure shall be 2.15 m.
- c) Notwithstanding any other provision of this By-law, the following provisions shall apply:
 - i. **Decks** attached to a **dwelling unit** shall be excluded for the purpose of calculating **lot coverage** for **accessory buildings** and **structures**.
 - ii. The total **lot coverage** for detached **private garages** shall not exceed 12% of the total lot area.
- d) Notwithstanding any other provisions of this By-law to the contrary, the following provisions shall apply to **decks**:
 - ii. **Decks** may be located no closer to:
 - 1. an **exterior side lot** than 1.2 m;
 - 2. a front **lot line** than 3.0 m
 - 3. a rear **lot line** than 4.0;
 - 4. an **interior side lot** line 0.6m, provided the **deck** is less than 1.0 metre in **height**; and,
 - 5. an interior **lot** line than 1.2 m, where the **deck** is greater than 1.0 m in **height**.
 - iii. No **deck** shall be permitted closer than 10 m to County Road 39, unless an exemption has been granted by the County.
- e) Notwithstanding any other provision of this By-law, the following regulation shall apply to entranceway **porches**:
 - iii. an unenclosed entranceway **porch** may project into a required yard a maximum distance of 1.5 m. Stairs may project an additional 1.0 m; and,
 - iv. no entranceway **porch** shall be permitted closer than 10.0 m to County Road 39, unless an exemption has been granted by the County.
- f) Notwithstanding any other provisions of this By-law to the contrary, the following regulation shall apply:
 - v. Attached **garages** may project a maximum of 1.0 m beyond the front wall of a **dwelling**, but in no case shall an attached **garage** door be located less than 6.0 m from the front or **exterior side lot** line.
 - vi. Attached **Garage** door opening(s) shall:
 - 4. for **lot frontages** of 11.5 m and greater but less than 12.5 m, have a maximum width of 5.0 m;
 - 5. for **lot frontages** of 12.5 m and greater but less than 14.3 m, have a maximum width of 5.5 m; and
 - 6. for **lot frontages** greater than 14.3 m, have a maximum width not greater than 50% of the house width.

- vii. Interior garage width shall be a maximum of 0.5 metres wider than the attached garage door opening as permitted in f) ii. above.
- g) Notwithstanding any other provision of this By-law, pavement width shall be a minimum of 3.0m measured at the lot line, and a maximum of 0.5m wider than the attached garage door opening as permitted in f) ii. above.
- h) For the purposes of this section, **lot frontage**, setbacks and **lot area** may include one foot (0.3 m) reserves.
- i) Notwithstanding any other provisions of By-law No. 042-19, for lands zoned R2-15(H) and R2-16(H), on Schedule 'A', attached hereto, until the H symbol is removed, the only permitted uses shall be those uses that were existing at the time of the passing of this By-law. The Holding (H) symbol shall not be removed from the subject lands until the following matters are addressed:
 - i. A development agreement has been entered into between the Town of Innisfil and the owner of the property and registered on title to the property;
 - ii. Within a Waste Disposal Assessment Area, provision of all required studies in accordance with the development agreement and the Town of Innisfil and County of Simcoe requirements to demonstrate that there will be no unmitigable public health and safety risks;
 - iii. That the appropriate approval authority is satisfied that there is sufficient sewage and water capacity and facilities available and that it has been allocated for that phase of development;
 - iv. For blocks where site plan approval applies, it shall have been issued in accordance with the Town of Innisfil Site Plan Control By-law No. 135-17 as amended; and,
 - v. Parkland dedication requirements for part lots and future residential lots shall be provided to the satisfaction of the Town.

10.2.29

Exception Number: RL2-29
Applicable Parent Precinct: RL2
By-law (reference) 080-13
10.2.29.1 Precinct Regulations
a) Notwithstanding any other provision of this By-law, the following provisions shall apply: <ul style="list-style-type: none"> i. Maximum lot coverage for a 1 storey dwelling: 50% ii. Maximum lot coverage for a 2 storey dwelling: 45%

10.2.30

Exception Number: RL2-30(H)
Applicable Parent Precinct: RL2
By-law (reference) 061-24
10.2.30.1 Permitted Uses
a) Notwithstanding any other provisions of this By-law, a stormwater management pond shall be an additional permitted use
10.2.30.2 Precinct Regulations
a) Notwithstanding any other provisions of this By-law, the following provisions shall apply in addition to the regulations for the RL2 Precinct:

i. Maximum Building Height : 10.5m (2 storeys)
10.2.30.3 Other
<ul style="list-style-type: none"> a) Lot coverage shall not include an unenclosed porch, porch steps, or attached deck. b) Porch steps shall be treated as landscaped open space for the purpose of front yard landscaped open space calculations c) Buildings that front onto an internal road shall be permitted

10.3 Site-Specific Exceptions for Residential Medium Density (RM) Precincts

10.3.1

Exception Number: RM-1
Applicable Parent Precinct: RM
By-law (reference) 080-13
10.3.1.1 Permitted Uses
<ul style="list-style-type: none"> a) Notwithstanding Table 5.2 no accessory buildings or structures shall be permitted in the front yard or exterior side yard.
10.3.1.2 Precinct Regulations
<ul style="list-style-type: none"> a) Notwithstanding Table 5.6 the following provisions shall apply <ul style="list-style-type: none"> i) A minimum front yard setback of 6.0m is required. ii) The minimum interior side yard shall be 3.0m. iii) The minimum exterior side yard shall be 6.0m iv) A maximum building height of 4 storeys is permitted. v) A minimum landscaped open space of 20% is required.
10.3.1.3 Parking
<ul style="list-style-type: none"> a) Notwithstanding Table 4.1 the minimum parking shall be 2.0 parking spaces per unit, of which 0.25 spaces per unit shall be designated as visitor parking spaces.
10.3.1.4 Other
<ul style="list-style-type: none"> a) A maximum density of 52 units per hectare is permitted. b) An amenity space shall be provided at a minimum of 10.0m² per dwelling unit for an apartment building. c) A wooden privacy fence shall be erected where the lands for an apartment building abut a residential use.

10.3.2

Exception Number: RM-2
Applicable Parent Precinct: RM
By-law (reference) 095-15
10.3.2.1 Permitted Uses
a) Notwithstanding Table 5.2 a single detached dwelling is a permitted use.

10.3.3

Exception Number: RM-3
Applicable Parent Precinct: RM
By-law (reference) 080-13
10.3.3.1 Precinct Regulations
a) Notwithstanding Table 5.6 the following provisions shall apply <ul style="list-style-type: none"> i) A minimum front yard setback of 3.0m is required. ii) A minimum rear yard setback of 6.0m is required.
10.3.3.2 Other
a) All dwelling s abutting the 7 th shall have a front door, porch , and windows facing the 7 th line.
b) No direct vehicle access of dwelling units on the 7 th line.

10.3.4

Exception Number: RM-4
Applicable Parent Precinct: RM
By-law (reference) 071-07
10.3.4.1 Precinct Regulations
a) Notwithstanding Table 5.6 the following provisions shall apply: <ul style="list-style-type: none"> i) A minimum front yard setback of 3.0m is required. ii) A minimum rear yard setback of 6.0m is required.
10.3.4.2 Other
a) All dwelling s abutting the 7 th shall have a front door, porch , and windows facing the 7 th line.
b) All dwelling s abutting Fox Hill Street shall have a front door, porch , and windows facing Fox Hill Street.
c) No direct vehicle access of dwelling units to Fox Hill Street or 7 th Line.

10.3.5

Exception Number: RM-5
Applicable Parent Precinct: RM
By-law (reference) 071-07
10.3.5.1 Precinct Regulations
a) Notwithstanding Table 5.6 the following provisions shall apply <ul style="list-style-type: none"> i) A minimum front yard setback of 3.0m is required. ii) The minimum interior side yard shall be 0.0m. iii) A minimum rear yard setback of 3.0m is required.
10.3.5.2 Other
a) Fox Hill Street shall be deemed as the front lot line .
b) No direct vehicle access of dwelling units on Fox Hill Street or 7 th Line.

10.3.6

Exception Number: RM-6
Applicable Parent Precinct: RM
By-law (reference) 040-03
10.3.6.1 Precinct Regulations
a) Notwithstanding Table 5.6 the following provisions shall apply <ul style="list-style-type: none"> i) A minimum lot area of 225.0 m² is permitted for an interior lot at the end of a block ii) A minimum lot frontage of 7.5m is permitted for an interior lot at the end of a block. iii) The minimum interior side yard shall be 1.5m and 0.0m where a building has a common wall with any building on an adjacent lot.

10.3.7

Exception Number: RM-7
Applicable Parent Precinct: RM
By-law (reference) 128-15
10.3.7.1 Other
a) Notwithstanding any other provisions of this By-law, the maximum width for a private garage shall be 5.65m.

10.3.8

Exception Number: RM-8
Applicable Parent Precinct: RM
By-law (reference) 128-15
10.3.8.1 Other
a) Notwithstanding any other provisions of this By-law, the maximum width for a private garage shall be 5.65m.

10.3.9

Exception Number: RM-9
Applicable Parent Precinct: RM
By-law (reference) 128-15
10.3.9.1 Precinct Regulations
a) Notwithstanding Table 5.6, the maximum side yard projection for a deck attached to a residential use shall be the permitted interior or exterior side yard setback of the Principal Use .

10.3.10

Exception Number: RM-10
Applicable Parent Precinct: RM
By-law (reference) 128-15
10.3.10.1 Precinct Regulations
a) Notwithstanding Table 5.6, the maximum side yard projection for a deck attached to a residential use shall be the permitted interior or exterior side yard setback of the Principal Use .

10.3.11

Exception Number: RM-11
Applicable Parent Precinct: RM
By-law (reference) 128-15
10.3.11.1 Permitted Uses
a) Notwithstanding any other provisions of this By-law, the following regulations shall apply to home occupations <ul style="list-style-type: none"> i. Uses associated with a permitted home occupation shall not occupy more than 33% of the gross floor area of the dwelling unit containing the home occupation or 132.0m², whichever is lesser. ii. A maximum of two (2) employees who do not reside in the dwelling unit containing the home occupation may be employed in the home occupation.
10.3.11.2 Precinct Regulations
a) Notwithstanding Table 5.6 the following provisions shall apply <ul style="list-style-type: none"> i) The minimum rear yard setback for garages attached to a principal building shall be 6.0m. ii) The maximum side yard projection for a deck attached to a residential use shall be the permitted interior or exterior side yard setback of the Principal Use.

10.3.12

Exception Number: RM-12
Applicable Parent Precinct: RM
By-law (reference) 128-15
10.3.12.1 Permitted Uses
<p>a) Notwithstanding any other provisions of this By-law, the following regulations shall apply to home occupation:</p> <ul style="list-style-type: none"> i. Uses associated with a permitted home occupation shall not occupy more than 33% of the gross floor area of the dwelling unit containing the home occupation or 132.0m², whichever is lesser. ii. A maximum of two (2) employees who do not reside in the dwelling unit containing the home occupation may be employed in the home occupation.
10.3.12.2 Precinct Regulations
<p>a) Notwithstanding Table 5.6 the following provisions shall apply</p> <ul style="list-style-type: none"> i) The minimum rear yard setback for garages attached to a principal building shall be 6.0m. ii) The maximum side yard projection for a deck attached to a residential use shall be the permitted interior or exterior side yard setback of the Principal Use.

10.3.13

Exception Number: RM-13
Applicable Parent Precinct: RM
By-law (reference) 166-12
10.3.13.1 Precinct Regulations
<p>a) Notwithstanding table 5.6 the following provisions shall apply</p> <ul style="list-style-type: none"> i) A minimum landscaped area of 20% is required (applied to the site and / or lot in its entirety). ii) A maximum building height of 12.0m is permitted for apartment dwellings and triplex. iii) Accessory buildings and structures shall have a minimum 1.0m setback from the interior side yard for uses with apartment dwellings. iv) The maximum number of dwelling units shall be 25.

10.3.14

Exception Number: RM-14
Applicable Parent Precinct: RM
By-law (reference) 098-16
10.3.14.1 Permitted Uses
<p>a. Notwithstanding Table 5.2 the only permitted uses shall include:</p> <ul style="list-style-type: none"> i. Townhouse Dwelling ii. Apartment Dwelling iii. Long Term Care or Nursing Home iv. Retirement Home

- v. **Accessory uses** associated with a **Long Term Care Home or Nursing Home or Retirement Home** including but not limited to an adult daycare facility, medical or health clinic and **accessory** commercial uses, including a beauty salon, barber shop and tuck shop. The **accessory** commercial uses shall be limited to use by the residents, their guests, and employees only and shall not be open to the general public.

10.3.14.2 Precinct Regulations

- a) Notwithstanding Table 5.6 the following provisions shall apply to **Townhouse Dwellings**
- i. The minimum **lot area** for an **interior lot** shall be 150.0m² or 210.0m² at the end of a block.
 - ii. The minimum **lot area** for an exterior lot shall be 267.0m².
 - iii. The minimum **lot frontage** shall be 5.0m per unit for an interior lot and 9.5m per unit for an exterior lot.
 - iv. Minimum Building Frontage: N/A
 - v. A minimum **front yard** setback of 3.0m is permitted.
 - vi. The minimum **interior side** yard shall be 1.2m on one side and 0.6m on the other.
 - vii. A minimum **exterior side** yard of 2.4m is permitted.
 - viii. A minimum **rear yard** of 6.0m is permitted.
 - ix. **Maximum Lot Coverage**: N/A
 - x. The minimum **building height** shall be 7.5m.
 - xi. A maximum **building height** of 12.0m is permitted subject to a 45-degree angular plane.
 - xii. The minimum **landscaped open space** shall be 35%.
 - xiii. The minimum width of **landscaped strip** at front and exterior side lot lines shall be 2.4m.
 - xiv. The minimum width of **landscaped strip** at **rear lot line** shall be 1.5m.
 - xv. The minimum width of landscaping adjacent to the interior lot lines shall be 1.2m.
 - xvi. The minimum **amenity space** at grade common open space must be provided at 6.0m² per unit.
 - xvii. The maximum density shall be 52 units per net residential hectare.
 - xviii. The maximum garage width shall be 3.0m on lots less than 8.0m and 6.0m on lots equal to or greater than 8.0m.
 - xix. The minimum floor area for a residential **dwelling** unit shall be 47.0m².
- b) Notwithstanding Table 5.6 the following provisions shall apply to **Apartment Dwellings**
- i. The minimum **lot area** shall be 500.0m².
 - ii. A minimum **lot frontage** of 150.m is permitted.
 - iii. Minimum Building Frontage: N/A
 - iv. A minimum **front yard** setback of 1.0m is permitted.
 - v. The maximum **front yard** setback shall be 4.0m.
 - vi. A minimum **interior side** yard of 0.0m is permitted.
 - vii. A minimum **exterior side** yard of 2.4m is permitted.
 - viii. **Maximum Lot Coverage**: N/A
 - ix. The minimum **building height** shall be 7.5m.
 - x. A maximum **building height** of 14.0m is permitted subject to a 45-degree angular plane.
 - xi. The minimum width of **landscaped strip** at front and exterior side lot lines shall be the same as front yard setback.

<ul style="list-style-type: none"> xii. The minimum width of landscaped strip at rear lot line shall be 3.0m if the rear lot line abuts a Residential Precinct or 1.5m if the rear lot line abuts an Open Space or Environmental Protection Precinct. xiii. The minimum width of landscaping adjacent to the interior lot lines shall be 0.0m. xiv. The minimum amenity space shall be 4.0m² per residential unit. xv. Maximum Density: N/A xvi. Maximum Garage Width: N/A xvii. The minimum floor area for a residential dwelling unit shall be 47.0m². <p>c) Notwithstanding Table 5.6 the following regulations shall apply to Long Term Care or Nursing Home and Retirement Homes:</p> <ul style="list-style-type: none"> i. The minimum lot area shall be 2000.0m². ii. The minimum lot frontage shall be 15.0m. iii. Minimum Building Frontage: N/A iv. A minimum front yard setback of 1.0m is permitted. v. The maximum front yard setback shall be 4.0m. vi. A minimum interior side yard of 0.0m is permitted. vii. A minimum exterior side yard of 2.4m is permitted. viii. Maximum Lot Coverage: N/A ix. The minimum building height shall be 7.5m. x. A maximum building height 15.0m is permitted subject to a 45-degree angular plane. xi. A minimum landscaped open space of 20% is permitted. xii. The minimum width of landscaped strip at front and exterior side lot lines shall be 0.0m. xiii. The minimum width of landscaped strip at rear lot line shall be 3.0m if the rear lot line abuts a Residential Precinct or 1.5m if the rear lot line abuts an Open Space or Environmental Protection Precinct. xiv. The minimum width of landscaping adjacent to the interior lot lines shall be 0.0m. xv. The minimum amenity space shall be 4.0m² per residential unit. xvi. Maximum Density: N/A xvii. Maximum Garage Width: N/A xviii. The minimum floor area for a residential dwelling unit shall be 47.0m².

10.3.14.3 Other

<ul style="list-style-type: none"> a) Consolidated at grade common open space shall be provided in addition to the required per unit rear yard area for cluster/block, street and stacked townhouses b) Amenity space for Apartment Dwellings, Long Term Care Home or Nursing Home and Retirement Home shall be provided at a minimum rate of 4.0m² per unit, of which a minimum of 2.0m² per unit shall be indoor amenity space; a minimum of 40.0m² shall be outdoor amenity space in a location adjoining or directly accessible to the indoor amenity space
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10.3.15

Exception Number: RM-15
Applicable Parent Precinct: RM
By-law (reference) 092-15
10.3.15.1 Permitted Uses

<p>a. Notwithstanding any other provision of this By-law the only permitted uses shall include:</p> <ul style="list-style-type: none"> i. Conservation Use ii. Outdoor Recreation use iii. Park iv. Passive Recreation v. Public Uses vi. Stormwater Management Pond

10.3.16

Exception Number: RM-16
Applicable Parent Precinct: RM
By-law (reference) 092-15
10.3.16.1 Permitted Uses
<p>a) Notwithstanding Table 5.2 the following uses shall be permitted:</p> <ul style="list-style-type: none"> i. Apartment Dwelling ii. Long Term Care Home or Nursing Home iii. Retirement Home
10.3.16.2 Precinct Regulations
<p>a) Notwithstanding Table 5.6 the following regulations shall apply:</p> <ul style="list-style-type: none"> i. Maximum Density: 40 units per hectare ii. Minimum Lot Frontage: 30m iii. Minimum Interior Side Yard: 1.2m iv. Maximum Building Height: 12m
10.3.16.3 Parking
<p>a) Notwithstanding any other provision of this By-law, the minimum parking requirement shall be 1 parking space per dwelling unit, of which 0.25 parking spaces shall be designated as visitor parking spaces</p>
10.3.16.4 Other
Notwithstanding any other provision of this By-law, a sales pavilion may be permitted, in compliance with the applicable terms and conditions of the sales pavilion agreement.

10.3.17

Exception Number: RM-17
Applicable Parent Precinct: RM
By-law (reference) 071-19
10.3.17.1 Precinct Regulations
<p>a) Notwithstanding Table 5.6 the following regulations shall apply to Townhouse Dwellings:</p> <ul style="list-style-type: none"> i. Minimum Lot Area (interior lot): 117 m2. ii. Minimum Lot Area (end unit): 149 m2 iii. Minimum Lot Area (exterior lot): 240 m2 iv. Minimum Lot Frontage (interior lot): 5.99m v. Minimum Front Yard: 4 m vi. Minimum Rear Yard: 1.5 m vii. Minimum Exterior Side Yard: 1.9m viii. Minimum Landscaped Open Space (interior unit): 13% ix. Maximum Lot Coverage: 76% x. Maximum Building Height: 11.85m

10.3.17.2 Parking
a) Notwithstanding any other provision of this By-law, the minimum width of parking spaces located on Townhouse driveways shall be 2.99m
10.3.17.3 Other
a) For the purposes of this By-law, the internal roadway shall be classified as a municipal street, and the front lot line shall be considered the lot line abutting Corm Street.

10.3.18

Exception Number: RM-18
Applicable Parent Precinct: RM
By-law (reference) 071-19
10.3.18.1 Permitted Uses
a) Notwithstanding any other provision of this By-law, Back-to-Back Townhouse Dwelling shall be a permitted use
10.3.18.2 Precinct Regulations
a) Notwithstanding Table 5.6 the following regulations shall apply to Townhouse Dwellings : <ul style="list-style-type: none"> i. Minimum Lot Area (interior lot): 96 m² ii. Minimum Lot Area (end unit): 118 m² iii. Minimum Lot Area (exterior lot): 130 m² iv. Minimum Lot Frontage (interior lot): 5.99m v. Minimum Front Yard: 4 m vi. Minimum Rear Yard: 0 m vii. Minimum Exterior Side Yard: 1.8m viii. Minimum Landscaped Open Space (interior unit): 6.1% ix. Minimum Landscaped Open Space (end unit) 28% x. Minimum Landscaped Open Space in the front yard: 30% xi. Maximum Lot Coverage: 72% xii. Maximum Building Height: 11.65m
10.3.18.3 Parking
a) Notwithstanding any other provision of this By-law, the minimum width of parking spaces located on townhouse driveways shall be 2.99 metres and any parking space or visitor parking space not located on a driveway shall be a minimum width of 3.0 metres.
10.3.18.4 Other
a) For the purposes of this By-law, the internal roadway shall be classified as a municipal street.

10.3.19

Exception Number: RM-19
Applicable Parent Precinct: RM
By-law (reference) 071-19
10.3.19.1 Precinct Regulations
a) Notwithstanding Table 5.6 the following regulations shall apply to Townhouse Dwellings : <ul style="list-style-type: none"> i. Minimum Lot Area (interior lot): 160 m² ii. Minimum Lot Area (end unit): 205 m² iii. Minimum Lot Frontage (interior lot): 5.99m iv. Minimum Front Yard: 4 m v. Minimum Rear Yard: 7 m

vi.	Minimum Landscaped Open Space (interior unit): 29.51%
vii.	Minimum Landscaped Open Space in the front yard : 21%
viii.	Maximum Lot Coverage : 60%
ix.	Maximum Building Height : 11.6m
10.3.19.2 Parking	
a) Notwithstanding any other provision of this By-law, the minimum width of parking spaces located on townhouse driveways shall be 2.99 metres and any parking space or visitor parking space not located on a driveway shall be a minimum width of 3.0 metres.	
10.3.19.3 Other	
a) For the purposes of this By-law, the internal roadway shall be classified as a municipal road	
b) The maximum number of attached Townhouse units for the easternmost block of townhouses shall be 10 dwelling units .	

10.3.20

Exception Number: RM-20
Applicable Parent Precinct: RM
By-law (reference) 062-08
10.3.20.1 Precinct Regulations
a) Notwithstanding Table 5.6 the following regulations shall apply to Townhouse Dwellings : <ol style="list-style-type: none"> i. Minimum Lot Area (interior lot): 225m² ii. Minimum Lot Frontage (interior lot): 7.5m iii. Maximum Lot Coverage: 55%
10.3.20.2 Other
a) Sheds or decks less than 20m ² in area shall not be included in the calculation of Lot Coverage
b) Maximum number of dwelling units in a block: 9 units

10.3.21

Exception Number: RM-21
Applicable Parent Precinct: RM
By-law (reference) 062-08
10.3.21.1 Precinct Regulations
a) Notwithstanding Table 5.6 the following regulations shall apply to Townhouse Dwellings: <ol style="list-style-type: none"> i. Minimum Lot Area (interior end lot): 225m² ii. Minimum Lot Frontage (interior end lot): 7.5m iii. Maximum Lot Coverage: 55% iv. Minimum setback to east property limit: 10m
10.3.21.2 Other
a) Landscaping strip shall be required along the rear lot line

10.3.22

Exception Number: RM-22
Applicable Parent Precinct: RM
By-law (reference) 075-14

8.2.10.1 Permitted Uses
<ul style="list-style-type: none"> b) Notwithstanding any other provisions of this By-law, the following regulations shall apply to Live-Work Units: <ul style="list-style-type: none"> iii. The business establishment shall be restricted to the first story. iv. The business establishment may employ one or more persons residing within the associated household, and no more than three additional employees.
8.2.10.2 Precinct Regulations
<ul style="list-style-type: none"> b) Notwithstanding Table 5.6 the following provisions shall apply <ul style="list-style-type: none"> iii) The minimum rear yard setback for garages attached to a principal building shall be 6.0m. iv) The maximum side yard projection for a deck attached to a residential use shall be the permitted interior or exterior side yard setback of the Principal Use of the RM precinct.

10.3.23

Exception Number: RM-23(H)
Applicable Parent Precinct: RM
By-law (reference) 061-24
10.3.23.1 Permitted Uses
<ul style="list-style-type: none"> a) Notwithstanding any other provisions of this By-law, a stormwater management pond shall be an additional permitted use
10.3.23.2 Precinct Regulations
<ul style="list-style-type: none"> a) Notwithstanding any other provisions of this By-law, the following provisions shall apply in addition to the regulations for the RM Precinct: <ul style="list-style-type: none"> i. Minimum lot area (interior lot): 96m² or 122m² at end of block ii. Minimum lot area (exterior lot): 160m² iii. Minimum lot frontage (interior lot): 4.5m iv. Minimum lot frontage (exterior lot): 7.5m v. Minimum rear yard: 5.0m vi. Minimum landscaped open space: 25% vii. Maximum lot coverage: 58% viii. Minimum front yard landscaped open space: 30%
10.3.23.3 Other
<ul style="list-style-type: none"> a) Lot coverage shall not include an unenclosed porch, porch steps or attached deck b) Porch steps shall be treated as landscaped open space for the purpose of front yard landscaped open space calculations

10.3.24

Exception Number: RM-24
Applicable Parent Precinct: RM
By-law (reference) 115-23
10.3.24.1 Precinct Regulations
<ul style="list-style-type: none"> a) Notwithstanding any other provision of this By-law to the contrary, the following provisions shall apply to all Back-to-Back Townhouse Dwelling units in addition to Table 5.6 to those lands zoned RT-32:

- i. Minimum Lot Area (Interior Lot): 95m²
 - ii. Minimum Lot Area (Exterior Lot and End Units): 120m²
 - iii. Minimum Lot Frontage (Exterior Lot): 6m
 - iv. Minimum Front Yard (Dwelling): 4.5m
 - v. Minimum Front Yard (Attached Garage): 6m
 - vi. Minimum Interior Side Yard: 0m or 1.5m (end)
 - vii. Minimum Exterior Side Yard: 1.5m (end unit)
 - viii. Minimum Rear Yard: N/A to units where rear lot line contains a shared wall between 2 dwelling units
 - ix. Maximum Lot Coverage: 77%
 - x. Minimum Landscaped Open Space: 5%
 - xi. Minimum Landscaped Open Space in the Front Yard: 20%
- b) Notwithstanding any other provision of this By-law to the contrary, the following provisions shall apply to all Block (non-Back-to-Back) Townhouse Dwelling units in addition to Table 5.6 to those lands zoned RT-32:
- i. Minimum Lot Area (Interior Lot): 85m²
 - ii. Minimum Lot Area (Exterior Lot and End Units): 120m²
 - iii. Minimum Lot Frontage (Interior Lot): 5.5m
 - iv. Minimum Lot Frontage (Exterior Lot): 7m
 - v. Minimum Front Yard (Dwelling): 4.5m
 - vi. Minimum Front Yard (Attached Garage): 6m
 - vii. Minimum Interior Side Yard: 0m or 1.2m (end)
 - viii. Minimum Exterior Side Yard: 1.2m
 - ix. Minimum Rear Yard: 6m
 - x. Maximum Lot Coverage: 75%
 - xi. Minimum Landscaped Open Space: 25%
 - xii. Minimum Landscaped Open Space in the Front Yard: 20%

10.3.24.2 Other

- a) Notwithstanding any other provision of this By-law, the following provisions shall apply to all Dwelling Units on those lands zoned RT-32:
 - i. For the purposes of zoning, the internal roadway shall be classified as a municipal street.
 - ii. Maximum number of attached dwelling units: 10.
 - iii. Permitted encroachments:
 - i) Porches/verandahs/balconies/decks shall be permitted to project into any minimum yard setback not more than 2.0 metres.
 - iv. Private walkway width (minimum): 1.5 metres
 - v. Private road width (minimum): 6.0 metres
 - vi. Accessory dwelling units shall be permitted in all townhouse units.
 - vii. Where any form of dwelling is erected in conformity with a 'site plan agreement'; parts of the lands affected by the 'site plan agreement' forms a 'common elements condominium'; and, the balance of the lands affected by the 'site plan agreement' are 'parcels of tied land' with respect to that 'common elements condominium', no provision of this By-law shall be deemed to be contravened by reason of the conveyance of a 'parcel of tied land' upon which a dwelling unit is erected, provided that all of the standards of this by-law are met for the lands as a whole, as set out in the 'site plan agreement' and provided the 'common elements condominium' and the 'parcels of tied land' are contiguous.
 - viii. For clarity, 'parcel of tied land' means a parcel of land to which the common interest in the common elements condominium attaches as provided for under Subsection 139(2) of the Condominium Act 1998 or a successor thereto for "parcels of tied land" has the corresponding plural meaning.
 - ix. For clarity, 'common elements condominium' means a common elements condominium corporation as defined in the Condominium Act 1998 or a successor thereto.
 - x. For clarity, a 'site plan agreement' means an agreement entered into pursuant to Section 41 of the Planning Act, R.S.O. 1990 or a successor thereto.

10.3.25

Exception Number: RM-25
Applicable Parent Precinct: RM
By-law (reference) 106-23
10.3.25.1 Precinct Regulations
<ul style="list-style-type: none"> a) Notwithstanding any provision of this By-law, all provisions of the RT-11 Zone shall apply to lands zoned RT-31, except as provided below. <ul style="list-style-type: none"> i. Maximum lot coverage: <ul style="list-style-type: none"> i) Townhouse Dwelling: 56% ii. Minimum Exterior Side Yard: <ul style="list-style-type: none"> i) Townhouse Dwelling: 3.0m ii) Accessory Uses, Buildings and Structures: 3.0m

10.3.26

Exception Number: RM-26
Applicable Parent Precinct: RM
By-law (reference) 062-23
10.3.26.1 Precinct Regulations
<p>a) All zone regulations for the RT Zone shall apply to the lands zoned RT-30 with the following exceptions:</p> <ul style="list-style-type: none"> i. Minimum Lot Area of 150 m²; and, ii. Minimum Lot Frontage of 6m.

10.3.27

Exception Number: RM-27
Applicable Parent Precinct: RM
By-law (reference) 080-13
10.3.27.1 Precinct Regulations
<p>a) Notwithstanding any other provisions of this by-law to the contrary, the following provisions shall apply in addition to Table 5.6 to those lands zoned RT-26:</p> <ul style="list-style-type: none"> i. Minimum Lot Area (Interior Lot): 135 m² or 190 m² at end of block ii. Minimum Lot Area (Exterior Lot): 190 m² iii. Minimum Lot Frontage (Interior Lot): 5.4 m iv. Minimum Lot Frontage (Exterior Lot): 7.7m v. Minimum Front Yard: 4.4 m (2nd floor overhang) vi. Minimum Exterior Side Yard: 2.0 m vii. Minimum Rear Yard: 7.0 m viii. Maximum Lot Coverage: 60% (interior units, not end) ix. Minimum Landscaped Open Space: 30% (interior units, not end)
10.3.27.2 Other
<p>a) For the purposes of zoning, the internal roadway shall be classified as a municipal street.</p> <p>b) Notwithstanding any other provisions of this by-law to the contrary, porches, decks, steps, verandahs and patios for lots in the RT-26 Zone are exempt from lot coverage, and may encroach to a setback of 0 m within the exterior side yard.</p>

10.3.28

Exception Number: RM-28
Applicable Parent Precinct: RM
By-law (reference) 080-13
10.3.28.1 Permitted Uses
<p>a) The following uses within the Live-Work Unit shall be permitted:</p> <ul style="list-style-type: none"> i. Artisan Studio ii. Business Office iii. Custom workshop iv. Day nursery v. Dress Maker vi. Dry Cleaning Distribution Center vii. Financial institution/Establishment viii. Florist

<ul style="list-style-type: none"> ix. Medical office x. Office xi. Personal service establishment/shop xii. Pet day care establishment xiii. Photography or artists studio xiv. Professional office xv. Service and repair establishment; limited to small household appliances and electronics xvi. Studio xvii. Veterinary Clinic <p>b) The following regulations shall apply to Live-Work Units:</p> <ul style="list-style-type: none"> i. The business establishment shall be restricted to the first storey; ii. The business establishment may employ one or more persons residing within the associated household, and no more than three additional employees.
10.3.28.2 Precinct Regulations
<p>a) Notwithstanding any other provisions of this by-law to the contrary, the following provisions shall apply in addition to Table 5.6 to those lands zoned RT-25:</p> <ul style="list-style-type: none"> i. Minimum Lot Area (Interior Lot): 120 m² or 150 m². at end of block ii. Minimum Lot Area (Exterior Lot): 150 m² iii. Minimum Lot Frontage (Interior Lot) :5.4 m iv. Minimum Lot Frontage (Exterior Lot): 6.9 m v. Minimum Exterior Side Yard: 1.2 m vi. Minimum Front Yard: 5.0 m (facing Belle Aire Beach Road) vii. Minimum Rear Yard: 5.2m (2nd floor overhang) viii. Maximum Lot Coverage: 60 % (interior units, not end) ix. Minimum Landscaped Open Space: 25 % (interior units, not end)
10.3.28.3 Parking
<p>a) Notwithstanding any other provisions of this by-law to the contrary, the following provisions shall apply in addition to Table 5.6 to those lands zoned RT-25:</p> <ul style="list-style-type: none"> i. 1 parking space per 40 m² total leasable area (layby parking on Belle Aire Beach Road)
10.3.28.4 Other
<ul style="list-style-type: none"> a) For the purposes of zoning, the internal roadway shall be classified as a municipal street. b) Notwithstanding any other provisions of this by-law to the contrary, Belle Aire Beach Road and abutting walkway / trail block, will constitute the 'front' lot line for all units within the RT-25 zone. c) Notwithstanding any other provisions of this by-law to the contrary, porches, decks, steps, verandahs and patios for lots in the RT-25 Zone are exempt from lot coverage, and may encroach to a setback of 0 m within the exterior side yard.

10.3.29

Exception Number: RM-29
Applicable Parent Precinct: RM
By-law (reference) 108-18

10.3.29.1 Precinct Regulations
<p>a) Notwithstanding any other provisions of this by-law to the contrary, the following provisions shall apply to those lands zoned RT-21.</p> <ul style="list-style-type: none"> x. Minimum Lot Area (Interior Lot): 140 sq.m or 180 sq.m. at end of a block xi. Minimum Lot Area (Exterior Lot): 180 sq.m xii. Minimum Lot Frontage (Interior Lot): 5.5 m or 6.8 m at end of a block xiii. Minimum Lot Frontage (Exterior Lot): 7.5 m xiv. Minimum Exterior Side Yard (Dwelling) 1.5m xv. Minimum Rear Yard: 7.0 m xvi. Minimum Rear Yard: (Lot 8 only) 2.8 m xvii. Maximum Lot Coverage per lot: 60% xviii. Minimum Landscaped Open Space: 25% xix. Maximum Building Height (for any roof type, including a flat roof): 11 m
10.3.29.2 Other
<p>a) Notwithstanding any other provisions of this by-law to the contrary, porches, decks, steps, verandahs and patios for lots in the RT-21 Zone are exempt from lot coverage, and may encroach to a setback of 0 m within the exterior side yard.</p> <p>b) For the purposes of zoning, the internal roadway shall be classified as a municipal street.</p>

10.3.30

Exception Number: RM-30
Applicable Parent Precinct: RM
By-law (reference) 070-08 & 072-16
10.3.30.1 Precinct Regulations
<p>a) All zone regulations for the RM zone shall apply to the lands zoned RM-30 with the following exceptions:</p> <ul style="list-style-type: none"> i. Minimum Lot area: <ul style="list-style-type: none"> 1. Townhouse Dwelling: <ul style="list-style-type: none"> a) Interior: 180 m² b) Interior at end of block: 240 m² c) Exterior: 297 m² 2. Semi-Detached Dwelling: <ul style="list-style-type: none"> a) Exterior: 310 m² ii. Minimum Lot Frontage: <ul style="list-style-type: none"> 1. Townhouse Dwelling: <ul style="list-style-type: none"> a) Interior Lot: 6.7 m b) Interior Lot at end of block: 7.9 m c) Exterior Lot: 10.5 m 2. Semi-Detached Dwelling: <ul style="list-style-type: none"> a) Interior Lot: 8.55 m b) Exterior Lot: 11.0 m iii. Maximum Lot coverage: <ul style="list-style-type: none"> 1. Semi-Detached: 50% 2. Townhouse: 50% iv. Minimum Yards:

1. rear: 6.0 m
 2. interior side: 1.2 m
 3. front: 5.0 m
 4. exterior side: 4.2m
- v. Maximum **Building Height**: 11 m
- vi. **Accessory Uses, Buildings and Structures**
1. Minimum Interior side Yard: 0.6 m
 2. 2. Minimum Exterior side Yard: 4.2 m

10.3.30.2 Other

- a) For the purposes of this Section, the **front yard** shall be the yard abutting County Road 39 and the **rear yard** shall be the yard abutting the local street.
- b) An entrance to each unit shall face the **front yard**, and fences shall be limited to a maximum height of 1 m in the **front yard**.
- c) Notwithstanding any other provision of this By-law, the following provisions shall apply to **decks**:
 - i. **Decks** attached to a **dwelling unit** shall be excluded for the purpose of calculating **lot coverage** for **accessory buildings** and **structures**.
 - ii. The total **lot coverage** for detached **private garages** shall not exceed 12% of the total **lot area**.
 - iii. **Decks** may be located no closer to:
 1. an **exterior side lot line** than 1.2 m;
 2. a front **lot line** than 3.0 m;
 3. a rear **lot line** than 4.0 m;
 4. an **interior side lot line** than 0.6 m, provided the **deck** is less than 1.0 m in height; and
 5. For **decks** that are greater than 1.0 m in **height**, a **deck** shall not be closer than 1.2 m to an **interior side lot line**.
 - iv. No **deck** shall be permitted closer than 10 m to County Road 39, unless an exemption has been granted by the County.
- d) Notwithstanding any other provision of this By-law, the following regulation shall apply:
 - i. An unenclosed entranceway **porch** may project into a required yard a maximum distance of 1.5 m. Stairs may project an additional 1.0 m.
 - ii. No entranceway **porch** shall be permitted closer than 10 m to County Road 39, unless an exemption has been granted by the County.
- e) Notwithstanding the provisions to the contrary, the following regulations shall apply:
 - i. In no case shall an attached **garage** door be located less than 6 m from the rear of **exterior side lot line**.
 - ii. Attached **garage** door opening(s) shall:
 1. For townhouses, have a maximum width of 3.7 m; and
 2. For semi-detached **lots**, have a maximum width of 4.0 m.
- f) Notwithstanding any other provision of this By-law, pavement width shall be a minimum of 3.0 m measured at the **lot line**, and a maximum of the width of the **garage** door plus 0.2 m measured from either side of the door.
- g) For the purposes of this section, **lot coverage**, setbacks and **lot area** may include one foot (0.3 m) reserves.

10.3.31

Exception Number: RM-31
Applicable Parent Precinct: RM
By-law (reference) 070-08 & 072-16
10.3.31.1 Precinct Regulations
<p>a) All zone regulations for the RM zone shall apply to the lands zoned RM-31 with the following exceptions:</p> <ul style="list-style-type: none"> i. Minimum Lot area: <ul style="list-style-type: none"> 1. Townhouse Dwelling: <ul style="list-style-type: none"> d) Interior: 180 m² e) Interior at end of block: 240 m² f) Exterior: 297 m² 2. Semi-Detached Dwelling: <ul style="list-style-type: none"> b) Exterior: 310 m² ii. Minimum Lot Frontage: <ul style="list-style-type: none"> 1. Townhouse Dwelling: <ul style="list-style-type: none"> d) Interior Lot: 6.7 m e) Interior Lot at end of block: 7.9 m f) Exterior Lot: 10.5 m 2. Semi-Detached Dwelling: <ul style="list-style-type: none"> c) Interior Lot: 8.55 m d) Exterior Lot: 11.0 m iii. Maximum Lot coverage: <ul style="list-style-type: none"> 1. Semi-Detached Dwelling: 50% 2. Townhouse Dwelling: 50% iv. Minimum Yards: <ul style="list-style-type: none"> 1. Rear: 6.0 m 2. Interior Side: 1.2 m 3. Front: 5.0 m 4. Exterior Side: 4.2m v. Maximum Building Height: 11 m vi. Accessory Uses, Buildings and Structures <ul style="list-style-type: none"> 1. Minimum Interior side Yard: 0.6 m 2. Minimum Exterior side Yard: 4.2 m
10.3.31.2 Other

- a) Where a **rear yard** abuts or flanks a noise berm, the noise berm shall not be considered part of the minimum **rear yard** and shall be in addition to the required minimum **rear yard**.
- b) Notwithstanding any other provision of this By-law, where an acoustical fence is used to mitigate noise impacts, the maximum **height** of the acoustical wall or fence structure shall be 2.15 m.
- c) Notwithstanding any other provision of this By-law, the following provisions shall apply to **decks**:
 - i. **Decks** attached to a **dwelling unit** shall be excluded for the purpose of calculating **lot coverage** for **accessory buildings** and **structures**.
 - ii. The total **lot coverage** for detached **private garages** shall not exceed 12% of the total **lot area**.
 - iii. **Decks** may be located no closer to:
 - 1. an **exterior side lot line** than 1.2 m;
 - 2. a front **lot line** than 3.0 m;
 - 3. a rear **lot line** than 4.0 m;
 - 4. an **interior side lot line** than 0.6 m, provided the **deck** is less than 1.0 m in height; and
 - 5. For **decks** that are greater than 1.0 m in **height**, a **deck** shall not be closer than 1.2 m to an **interior side lot line**.
 - iv. No **deck** shall be permitted closer than 10 m to County Road 39, unless an exemption has been granted by the County.
- d) Notwithstanding any other provision of this By-law, the following regulation shall apply:
 - i. An unenclosed entranceway **porch** may project into a required yard a maximum distance of 1.5 m. Stairs may project an additional 1.0 m.
 - ii. No entranceway **porch** shall be permitted closer than 10 m to County Road 39, unless an exemption has been granted by the County.
- e) Notwithstanding any other provision of this By-law, **accessory uses** shall not be permitted for the live/work residential **dwelling units**.
- f) Notwithstanding the provisions to the contrary, the following regulations shall apply:
 - i. Attached **garages** may project a maximum of 1.0 m beyond the front wall of a **dwelling**, but in no case shall an attached **garage** door be located less than 6 m from the front of **exterior side lot line**.
 - ii. Attached **garage** door opening(s) shall:
 - 1. For townhouses, have a maximum width of 3.7 m; and
 - 2. For semi-detached **lots**, have a maximum width of 4.0 m.
- g) Notwithstanding any other provision of this By-law, pavement width shall be a minimum of 3.0 m measured at the **lot line**, and a maximum of the width of the **garage** door plus 0.2 m measured from either side of the door.
- h) For the purposes of this section, **lot coverage**, setbacks and **lot area** may include one foot (0.3 m) reserves.

10.3.32

Exception Number: RM-32
Applicable Parent Precinct: RM
By-law (reference) 50-12
10.3.32.1 Precinct Regulations

<p>a) Notwithstanding the requirements of the XX zone, the following regulations shall apply</p> <ul style="list-style-type: none"> i. Minimum Lot area: 797 m² ii. Minimum Lot Frontage: 19.8 m iii. Minimum Front Yard Setback: 5.7 m iv. Minimum Front Yard Setback from Sight Triangle: 4.5 m v. Minimum Interior side Yard Setback: 3.6 m vi. Minimum Exterior side Yard Setback: 3.5 m vii. Total Number of Residential Units: 5
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10.3.33

Exception Number: RM-33(H)
Applicable Parent Precinct: RM
By-law (reference) 080-13
10.3.33.1 Permitted Uses
<p>a) Notwithstanding any other provision of this By-law, the following additional uses shall be permitted within a plan of condominium:</p> <ul style="list-style-type: none"> i. Single detached dwellings ii. Semi-detached dwellings
10.3.33.2 Precinct Regulations
<p>a) Notwithstanding any other provision of this By-law, the following provisions shall apply:</p> <ul style="list-style-type: none"> i. Minimum lot area, minimum lot frontage, minimum yards for principal uses, minimum yards for accessory uses and the maximum lot coverage for the RM Precinct shall not apply ii. Maximum lot coverage is 60% <p>b) Notwithstanding any other provision of this By-law, the following minimum yards shall apply to principal uses:</p> <ul style="list-style-type: none"> i. All lot lines, except a lot line that functions as a boundary of the RL2 Precinct: 6m ii. Any lot line which functions as the boundary of the RL2 Precinct: 7.5m <p>c) Notwithstanding any other provision of this By-law, the following minimum yards shall apply to accessory uses:</p> <ul style="list-style-type: none"> i. Front Yard: 6m ii. Interior Side Yard: 1.2m iii. Exterior Side Yard: 1m

10.3.34

Exception Number: RM-34
Applicable Parent Precinct: RM
By-law (reference) 062-23
10.3.34.1 Precinct Regulations
<p>a) Notwithstanding any other provision of this By-law, the following provisions shall apply in addition to the regulations for the RM Precinct:</p> <ul style="list-style-type: none"> i. Minimum Lot Area: 150m²

10.3.35

Exception Number: RM-35
Applicable Parent Precinct: RM

By-law (reference) 080-13
10.3.35.1 Precinct Regulations
a) Notwithstanding any other provision of this By-law, the following provisions shall apply in addition to the regulations for the RM Precinct:
i. Minimum Lot Area : 150m ²
ii. Minimum Exterior Side Yard : 2.5m

10.3.36

Exception Number: RM-36
Applicable Parent Precinct: RM
By-law (reference) 080-13
10.3.36.1 Precinct Regulations
a) Notwithstanding any other provision of this By-law, the following shall apply:
i. Minimum lot area : 4000 m ²
ii. Maximum number of units: 40 units
10.3.36.2 Parking
a) Notwithstanding Table 4.1, the minimum parking space requirement is 1 parking space per unit

10.4 Site-Specific Exceptions for Shoreline Residential (SR) Precincts

10.4.1

Exception Number: SR-1
Applicable Parent Precinct: SR
By-law (reference) 051-24
10.4.1.1 Precinct Regulations
a) Notwithstanding applicable regulations in Tables 5.7, 5.8, 5.9, 5.10, 5.11, 5.12, 5.13, and/or 5.14, the following regulations apply:
i) Maximum Lot Coverage for Detached Accessory Structures (Collectively) 295.5m ²
ii) Maximum Permanent Cumulative Dock Area 149m ²
iii) Maximum Number of Boatports/Boathouses: 2 per lot
iv) Maximum In-Water Boatport Projection into Lake Simcoe 23.77m

10.4.2

Exception Number: SR-2
Applicable Parent Precinct: SR
By-law (reference) 062-24
10.4.2.1 Precinct Regulations
a) Notwithstanding applicable regulations in Table 5.10, one (1) on-land boatport shall be permitted on the subject lands located at 740 Bayview Avenue. The boatport shall be subject to all provisions for an on-land boatport except for the following provisions:
i) Maximum height: 3.26m
ii) Maximum width: 4.88m
iii) Maximum length: 9.15m
iv) Minimum West Interior Side Yard Setback to the boatport roof structure (inclusive of eaves): 0.3m (southwest corner of boatport)

v)	Minimum West Interior Side Yard Setback to the boatport roof structure (inclusive of eaves): 0.19m (midpoint of boatport at lot line of unopened shore road allowance)
vi)	Minimum West Interior Side Yard Setback to the boatport roof structure (inclusive of eaves): 0.09m (northwest corner of boatport)
b)	The west interior side yard setbacks of the boatport shall be measured from the west interior side lot line to the closest point of the boatport roof structure and shall be inclusive of the eaves. It is recognized that the existing concrete foundation, to which the boatport roof structure will be attached, is located closer to the west interior side yard than the minimum setbacks identified to the boatport roof structure.

10.4.3

Exception Number: SR-3
Applicable Parent Precinct: SR
By-law (reference) 089-23
10.4.3.1 Precinct Regulations
a) Notwithstanding applicable regulations in Table 5.10, the following regulations apply: <ul style="list-style-type: none"> i) Maximum In Water Boatport Projection 30.328m ii) Minimum In Water Boatport East Interior Side Yard Setback 22m

10.4.4

Exception Number: SR-4
Applicable Parent Precinct: SR
By-law (reference) 090-23
10.4.4.1 Precinct Regulations
a) Notwithstanding applicable regulations in Tables 5.7, 5.8, 5.9, 5.10, 5.11, 5.12, 5.13, and/or 5.14, the following regulations apply: <ul style="list-style-type: none"> i) Maximum Dock Area: 134.15m²; ii) Maximum In Water Boathouse Height: 8.52m; iii) Maximum In Water Boathouse Length: 15.6m; iv) Maximum In Water Boathouse Width: 15.3m; v) Maximum In Water Boathouse Projection: 18.9m; vi) Minimum In Water Boathouse East Interior Side Yard Setback: 11.08m.

10.4.5

Exception Number: SR-5
Applicable Parent Precinct: SR
By-law (reference) 089-24
10.4.5.1 Precinct Regulations
a) Notwithstanding applicable regulations in Tables 5.7, 5.8, 5.9, 5.10, 5.11, 5.12, 5.13, and/or 5.14, the following regulations apply: <ul style="list-style-type: none"> i) Minimum North Interior Side Yard Setback (Dwelling): 1.23m ii) Minimum South Interior Side Yard Setback (Dwelling): 1.22m iii) Maximum Permitted Ground Floor Area Increase of Existing Legal Non-Complying Dwelling: 198%

10.4.6

Exception Number: SR-6
Applicable Parent Precinct: SR
By-law (reference) 062-17
10.4.6.1 Precinct Regulations
Notwithstanding Table 5.11, a total of up to 6 seasonal water structures are permitted.

10.4.7

Exception Number: SR-7
Applicable Parent Precinct: SR
By-law (reference) 075-14
10.4.7.1 Precinct Regulations
a) Notwithstanding Table 5.7 the minimum lot frontage shall be 10.0m.

10.4.8

Exception Number: SR-8
Applicable Parent Precinct: SR
By-law (reference) 48-94
10.4.8.1 Permitted Uses
a) Notwithstanding Table 5.3 Tourist cabins shall also be permitted.

10.5 Site-Specific Exceptions for Mixed Use (MU) Precincts

10.5.1

Exception Number: MU-1
Applicable Parent Precinct: MU
By-law (reference) 080-13
10.5.1.1 Permitted Uses
a) In addition to the permitted uses of the MU precinct, a lumber storage shed is a permitted use .
10.5.1.2 Parking
a) Notwithstanding any other provision of this By-law, parking shall be a minimum of 116 spaces.

10.5.2

Exception Number: MU-2
Applicable Parent Precinct: MU
By-law (reference) 104-20

10.5.2.1 Permitted Uses
a) Notwithstanding any other provision of this By-law, taxi stand or dispatch office and service and repair establishment shall not be permitted.
10.5.2.2 Precinct Regulations
a) Notwithstanding any other provision of this By-law the following provisions apply: <ul style="list-style-type: none"> i) Outdoor Rooftop Patios are permitted and must be set back at least 30.0m from any residential precinct. ii) The interior side yard setback shall be a minimum of 6.0m where the interior side yard abuts a residential precinct. iii) The rear yard setback shall be a minimum of 10.0m where a rear lot line abuts a residential precinct, and subject to the 45 degree angular plane. iv) No loading space or platform or overhead vehicle door used for loading purposes shall be located in any yard or wall of any building or structure which abuts or adjoins a street. v) All loading spaces or platforms or overhead vehicle door used for loading purposes shall be limited to the rear yard of any building and screened from view of a street.

10.5.3

Exception Number: MU-3
Applicable Parent Precinct: MU
By-law (reference) 104-20
10.5.3.1 Permitted Uses
a) Notwithstanding any other provision of this By-law, taxi stand or dispatch office and service and repair establishment shall not be permitted.
10.5.3.2 Precinct Regulations
a) Notwithstanding any other provision of this By-law the following provisions apply: <ul style="list-style-type: none"> i) Outdoor Rooftop Patios are permitted and must be set back at least 30.0m from any residential precinct. ii) The interior side yard setback shall be a minimum of 6.0m where the interior side yard abuts a residential precinct. iii) The rear yard setback shall be a minimum of 10.0m where a rear lot line abuts a residential precinct, and subject to the 45 degree angular plane. iv) The maximum building height shall be 13.0m with no Staff or Council variances permitted. v) The first storey shall have a minimum ceiling height of 4.5m. vi) No loading space or platform or overhead vehicle door used for loading purposes shall be located in any yard or wall of any building or structure which abuts or adjoins a street. vii) All loading spaces or platforms or overhead vehicle door used for loading purposes shall be limited to the rear yard of any building and screened from view of a street.

10.5.4

Exception Number: MU-4
Applicable Parent Precinct: MU
By-law (reference) 117-18
10.5.4.1 Permitted Uses
<p>a) Notwithstanding any other provision of this By-law, a maximum of 2 accessory Drive-Through facility uses are permitted in addition to the permitted uses of the MU precinct.</p>
10.5.4.2 Precinct Regulations
<p>a) Notwithstanding any other provision of this By-law the following provisions apply:</p> <p>i) Any Drive-Through Facility located as part of Building C and/or Building D shall be located a minimum of 4.5m from the front property line.</p> <p>ii) A minimum front yard setback of 0.0m for Building B may be provided for the ground floor and second floor to a maximum of two (2) storeys and all other storeys shall meet the by-law standards and provisions.</p> <p>iii) The minimum exterior side yard setback (that is, from the lot line abutting Jans Boulevard) shall be 4.0m for Building A. Where the building is greater than three storeys or 12.0m, whichever is the lesser, the minimum exterior side yard setback shall be 5.0m for Building A.</p> <p>iv) The minimum rear yard setback for Building A shall be 3.5m for an exterior egress stairwell structure only.</p> <p>v) The minimum front yard and exterior side yard landscaped strips shall correspond to the setbacks provide for a structure, excluding parking areas, areas for driveways, walkways and sidewalks.</p> <p>vi) Building A shall have a maximum building height of 29.9m, Building C shall have a minimum building height of 5.8m, and Building D shall have a minimum building height of 5.4m.</p> <p>vii) Maximum front yard encroachments on Innisfil Beach Road are 1.5m for the architectural features on Building B.</p>
10.5.4.3 Parking
<p>a) Notwithstanding any other provision of this By-law a maximum of two parking spaces shall be permitted abutting Jans Boulevard.</p>
10.5.4.4 Other
<p>a) Notwithstanding any other provisions of this By-law, garbage containment shall be permitted to be located outside of a commercial building (Building C).</p> <p>b) Notwithstanding any other provision of this By-law, a minimum of 1 loading space is required for Building B.</p>

10.5.5

Exception Number: MU-5
Applicable Parent Precinct: MU
By-law (reference) 117-18
10.5.5.1 Permitted Uses
a) Notwithstanding any other provision of this By-law, a maximum of 18 townhouse dwellings totaling a maximum of 3 blocks are permitted in addition to the permitted uses of the MU precinct.
10.5.5.2 Precinct Regulations
a) Notwithstanding any other provision of this By-law, the following provisions apply for townhouse dwellings : i) The minimum lot area per unit is 138.0m ² . ii) The minimum lot frontage for an interior or exterior lot is 6.0m. iii) The minimum front yard setback (from curb) is 4.5m. iv) The minimum interior side yard setback is 0.0m, or 1.2m for an end unit. v) The minimum exterior side yard setback is 3.0m. vi) The minimum rear yard setback is 7.0m for a dwelling unit and 4.0m for decks. vii) The maximum lot coverage per townhouse unit or per lot area is 50%. viii) The maximum building height is 11.0m for a peaked roof and 9.5m for a flat roof and no 45 degree angular plane. ix) The minimum landscaped open space is 30%. x) The minimum amenity space per unit , both outdoor and indoor, is 0.0m ² .
10.5.5.3 Parking
a) Notwithstanding any other provision of this By-law, the following provisions apply for townhouse dwellings : i) A minimum of 2 parking spaces per dwelling unit , and a minimum of 0.23 parking spaces per dwelling unit for visitor parking.
10.5.5.4 Other
a) The Holding provision shall not be lifted until development limits have been established through the completion of an Environmental Impact Study and Flood Hazard Assessment or other background documents deemed necessary to the satisfaction of the Lake Simcoe Region Conservation Authority and Town of Innisfil.

10.5.6

Exception Number: MU-Lefroy-6
Applicable Parent Precinct: MU-Lefroy
By-law (reference) 080-13
10.5.6.1 Permitted Uses
a) The permitted uses shall include a maximum of 8 residential units and 1 commercial office unit in the southernmost building , and 12 residential units in the northernmost building .
10.5.6.2 Precinct Regulations

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| <p>a) The minimum front yard shall be 2.0 m</p> <p>b) The minimum rear yard shall be 1.2 m.</p> <p>c) The minimum interior side yard (on the west side) for the northernmost building shall be 4.5 m.</p> <p>d) The existing single storey accessory building shall be located a minimum of 0.3 m from the property line and shall have a maximum floor area of 40 square metres. Notwithstanding any other provision of this By-law, the existing accessory building shall be permitted to be located between the two principal use buildings in the X.X precinct.</p> |
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10.5.7

Exception Number: MU-Cookstown-7
Applicable Parent Precinct: MU-Cookstown
By-law (reference) 080-13
10.5.7.1 Precinct Regulations
a) Notwithstanding any other provision of this By-law, the maximum floor area for non-residential purposes shall not exceed 60 m ²
10.5.7.2 Other
a) Existing bushes, shrubs, trees and similar vegetation located adjacent to any Residential precinct shall be maintained and where necessary, replaced to a depth of 1 m from any Residential precinct boundary

10.5.8

Exception Number: MU-Cookstown-8
Applicable Parent Precinct: MU-Cookstown
By-law (reference) 90-24
10.5.8.1 Precinct Regulations
a) Notwithstanding Table 6.5 of this By-Law, the following provisions shall apply: <ol style="list-style-type: none"> i. Minimum Lot Frontage: 10 m ii. Minimum Lot area: 700 m²
b) Notwithstanding any other provision of this By-law, an area of Open Space in the form of a 1.5 m planting strip is not required for those areas abutting a Residential precinct.
10.5.8.2 Parking
a) Notwithstanding any other provision of this by-law, a graveled driveway 2.5 m in width and a graveled 3 car parking area shall be deemed to satisfy the parking and access requirements.
b) No public parking shall be permitted
10.5.8.3 Other
a) A privacy yard and storage facilities shall not be required

10.5.9

Exception Number: MU-Cookstown-9
Applicable Parent Precinct: MU-Cookstown
By-law (reference) 90-16
10.5.9.1 Permitted Uses
a) Notwithstanding Table 6.2 of this By-Law, a maximum of two dwelling units may be permitted over a restaurant use .

10.5.9.2 Precinct Regulations
a) The minimum rear yard area for two dwelling units shall be 150 m ²
10.5.9.3 Parking
a) Parking for dwelling units may be provided on a lot within 60 m of the lot with the principal use and is not required to be located on the lot with the principal use provided the lot with the principal use and the lot for the parking is under the same lot ownership
10.5.9.4 Other
a) Separate storage facilities for each dwelling unit are not required

10.5.10

Exception Number: MU-Cookstown-10
Applicable Parent Precinct: MU-Cookstown
By-law (reference) 90-17
10.5.10.1 Permitted Uses
a) Notwithstanding Table 6.2 of this By-Law the only permitted use for those lands within the MU-Cookstown-10 Precinct will be for the parking and temporary storage of motor vehicles in a parking area
10.5.10.2 Other
a) Notwithstanding Section 3.26 Holding Precincts. The lands described as Part of Lots 1 and 2 on Plan 32 (formerly the Village of Cookstown) have had a Holding Symbol (H) added, and, therefore, the lands described above shall be used for no other purpose than that which existed on the date this By-law takes effect, until the Holding Symbol (H) is removed in accordance with Section 36 of the Planning Act, R.S.O. 1990, Chapter P.13, at which time the provisions, requirements and restrictions of the Precinct Category preceding the symbol “(H)” shall apply.

10.5.11

Exception Number: MU-Cookstown-11
Applicable Parent Precinct: MU-Cookstown
By-law (reference) 27-96
10.5.11.1 Precinct Regulations
a) Notwithstanding Table 6.5 of this By-Law, the following provisions shall apply: <ol style="list-style-type: none"> i. The minimum lot area shall be the size of the existing Part Lot 1, Plan 99 ii. The minimum rear yard shall be 0 m iii. The maximum lot coverage shall be 58%
10.5.11.2 Parking
a) A minimum of two parking spaces shall be provided on the property

10.5.12

Exception Number: MU-Cookstown-12
Applicable Parent Precinct: MU-Cookstown
By-law (reference) 080-13
10.5.12.1 Permitted Uses
a) Notwithstanding Table 6.2 of this By-Law, the lands zoned MU-Cookstown-12 shall be used for no other purpose than a retail store for hand crafted cabinets and fine furniture as well as one accessory dwelling unit over the retail use

10.6 Site-Specific Exceptions for Neighbourhood Commercial (CN) Precincts

10.6.1

Exception Number: CN-1
Applicable Parent Precinct: CN
By-law (reference) 019-18
10.6.1.1 Precinct Regulations
<p>a) Notwithstanding Table 6.4 the following provisions shall apply</p> <ul style="list-style-type: none"> i) The minimum lot frontage shall be 100.0m. ii) The minimum lot area shall be 5.3ha.

10.6.2

Exception Number: CN-2
Applicable Parent Precinct: CN
By-law (reference) 098-16
10.6.2.1 Permitted Uses
<p>a) Notwithstanding Table 6.2 the only permitted uses shall include</p> <ul style="list-style-type: none"> i) Commercial Uses listed for the CN Precinct in Table 6.2 ii) Veterinary Clinic iii) Garden Centre or Nursery iv) Motor Vehicle Service Station in accordance with the provisions of Section 3.24 v) Community Service Uses listed for the CN Precinct in Table 6.2 vi) Library vii) Community Centre
10.6.2.2 Precinct Regulations
<p>a) Notwithstanding Table 6.6 the following provisions shall apply to commercial uses</p> <ul style="list-style-type: none"> i) The minimum lot area shall be 3.8ha. ii) The minimum lot frontage shall be 190.0m. iii) A maximum lot coverage of 50% is permitted. iv) The minimum front yard shall be 12.0m. v) The minimum interior side yard shall be 5.0m. vi) The minimum exterior side yard shall be 8.0m. vii) The minimum rear yard shall be 9.0m. viii) The minimum width of landscaped buffer in the front yard shall be 6.0m. ix) The minimum width of landscaped buffer in the rear and interior side yard shall be 3.0m. x) A maximum building height of 11.0m is permitted. xi) The minimum building height shall be 6.0m. xii) A minimum of 36% of the lot frontage abutting the front lot line/required setback shall be building(s).
10.6.2.3 Parking
<p>a) Notwithstanding any other provision of this By-law the following parking and loading provisions shall apply</p> <ul style="list-style-type: none"> i) The minimum number of parking spaces shall be 350 spaces.

- ii) Required **parking spaces** are permitted to encroach within the required **front yard** to a maximum of 6.0m.
- iii) The maximum number of dedicated **loading spaces** shall be 5 spaces.
- iv) Required **loading spaces** are permitted to encroach into the **exterior side yard**.

10.6.2.4 Other

- a) A **Motor Vehicle Service Station** shall only be permitted as an **accessory use**, shall not exceed six pumps, may only have an attached **accessory** sales kiosk not to exceed 40.0m² in size and shall not be located in the **Front Yard**.
- b) The front lot line shall be the lot line which abuts Innisfil Beach Road.
- c) Garbage enclosures/garbage containment shall be permitted as standalone **structure(s)** and meet the minimum required setbacks.
- d) A minimum 2.0m tight-board fence shall be required abutting any residential precinct.

10.6.3

Exception Number: CN-3

Applicable Parent Precinct: CN

By-law (reference) 080-13

10.6.3.1 Permitted Uses

- a) Notwithstanding Table 6.2 permitted uses shall include
 - i. Business Office
 - ii. **Drive-through Facility**
 - iii. **Veterinary Clinic**

10.6.3.2 Precinct Regulations

- a) Notwithstanding Table 6.6 the following provisions shall apply
 - i. Minimum westerly setback to the property line: 6.0m
 - ii. Minimum southerly setback to an Open Space or Environmental Protection Precinct: 9.0m (garbage or loading structures/facilities can encroach into this setback to a maximum of 3.0m)
 - iii. Minimum easterly setback to the property line: 11.0m
 - iv. Minimum setback from Innisfil Beach Road street line: 1.5m
 - v. Maximum setback from Innisfil Beach Road street line for buildings within 30.0m of Innisfil Beach Road: 4.0m
 - vi. The minimum **building height** for buildings within 30.0m of Innisfil Beach Road shall be 5.0m.
 - vii. Maximum **gross floor area**, excluding seasonal garden centres: 10, 225.0m²

10.6.3.3 Parking

- a) Notwithstanding any other provision of this By-law, the following parking regulations shall apply:
 - i. Minimum number of **parking spaces**: **1 parking space** per 19.0m² of gross leasable floor area. For the purpose of this calculation, gross leasable floor area shall be defined as: the sum total of the area of the floor of floors, measured from the exterior walls of the **building or structure** at the level of each floor or mezzanine level but shall not include: basements; ancillary offices; storage areas inaccessible to the general public; floor area common by the tenants of a building

such as a mall, isle or hallway, or elevator shaft or lobby; stairwells; washrooms; maintenance, mechanical, electrical or utility rooms; seasonal garden centres and garbage enclosures

- b) Notwithstanding any other provision of this By-law, the following minimum number of **loading spaces** shall be provided per building:
- i. 0.0 to 1,860.0m² of gross floor area: 0
 - ii. 1,862.0 to 2,787.0m² of gross floor area: 1
 - iii. Over 2,787.0m² of gross floor area: 2

10.6.3.4 Other

- a) There shall be no restrictions on the number of buildings permitted on an individual lot
- b) In the event of land division approved by the Town of Innisfil these lands shall be treated as one parcel for the purpose of meeting By-law standards for setbacks, **lot area**, **lot frontage**, parking, and **lot coverage** and similar regulations.
- c) No **drive-through facility** and/or **stacking lane** shall be permitted in any required yard between the street line, and any building directly adjacent to Innisfil Beach Road, and shall be setback a minimum of 20.0m from any type of residential precinct.
- d) The outdoor display and sale of goods, such as seasonal **garden centres**, shall be permitted in accordance with the following provisions:
- i. The size shall not be more than 10% of the **gross floor area** of the main use
 - ii. Shall not be located within a required yard
 - iii. Shall not obstruct or occupy any required **parking area** or **loading space**
 - iv. The outdoor display area is to be located on a hard surface material of asphalt, concrete, pavers or similar building material.
- e) Notwithstanding any other provision of this By-law the following provisions apply to a gas bar:
- i. A minimum setback of 1.5m and a maximum setback of 4.0m shall be required from the Innisfil Beach Road street line. This regulation will not apply to either a fuel pump or canopy.
 - ii. No fuel pump or canopy may be erected in the front, side yards, or within 11.8 m of any street line, or lot line.
 - iii. The distance between means of access or ramps is a minimum of 9m
 - iv. Each ramp may have a maximum width of 11.0m, and there will be no interior angle requirement formed between the lot line, and centerline of the ramp.
 - v. No ramp may be located within 1.5m of a side lot line.
 - vi. Food and confectionary sales are permitted as an **accessory use**.
 - vii. A building or shelter associated with a gas bar may have a **gross floor area** up to 110 m
 - viii. The gas bar is permitted up to 4 pumps, which consist of 8 fuelling nozzles.
 - ix. The maximum **height** of a fuel canopy shall be 5.7 m.

10.6.4

Exception Number: CN-4
Applicable Parent Precinct: CN
By-law (reference) 080-13
10.6.4.1 Permitted Uses

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| a) Notwithstanding Table 6.2, a retail store with enclosed storage and a single detached dwelling shall be permitted. |
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10.6.5

Exception Number: CN-5
Applicable Parent Precinct: CN
By-law (reference) 07-85
10.6.5.1 Permitted Uses
a) Notwithstanding Table 6.2, a single detached dwelling with a real estate office as a home occupation shall be permitted in addition to a hairdressing and beauty parlour and retail sales.

10.6.6

Exception Number: CN-6
Applicable Parent Precinct: CN
By-law (reference) 103-91
10.6.6.1 Permitted Uses
a) In addition to all of the uses permitted in the CN Precinct, lands within the CN-6 Precinct may be used for the indoor storage and sale of lumber and building supply materials.
b) Except for those buildings existing on the date of the passage of this By-law (103-91), all new buildings or structures shall comply with the regulations of the CN precinct.

10.6.7

Exception Number: CN-7
Applicable Parent Precinct: CN
By-law (reference) 080-13
10.6.7.1 Permitted Uses
a) Permitted uses shall include the following uses :
i. An automobile service station with food and confectionary sales or a restaurant or takeout restaurant as an accessory use shall be permitted.
ii. Sales, service, storage or repair of small internal combustion engines such as snow machines, outboard motors and lawnmowers shall be permitted.
iii. A public mechanical garage shall be permitted.

10.6.8

Exception Number: CN-8
Applicable Parent Precinct: CN
By-law (reference) 070-08
10.6.8.1 Permitted Uses
a) In addition to the uses permitted in the CN precinct, the following uses shall be permitted:
i. Clinic
ii. Financial institution

<ul style="list-style-type: none"> iii. Indoor recreation centre iv. Private club v. Personal service establishment vi. Pharmacy vii. Photography or artist's studio viii. Artisan workshop ix. Shoe repair x. Tailor xi. Church xii. Dry cleaning depot xiii. Fire hall xiv. Library xv. Live/Work Residential Dwelling Units separate from and ancillary to the uses permitted above are permitted. Each such dwelling unit shall comply with the relevant provisions of CN Precinct. xvi. Dwelling units on floors above the first floor shall be permitted. Each such dwelling unit shall comply with the relevant provisions of the By-law. xvii. A drive-through restaurant is permitted, provided that no drive-through facility face County Road 39 or Killarney Beach Road, and any drive through facilities shall be subject to the provisions of this section. <ul style="list-style-type: none"> b) Funeral Homes and laundry and dry cleaning establishments shall not be permitted. c) For the purposes of this by-law, a Live/Work Residential Dwelling unit shall mean a Townhouse or Semi-Detached dwelling unit wherein a permitted commercial use is carried out on the ground floor of the dwelling unit. d) Permitted uses in the CN precinct shall provide for a minimum of 4,000 m² (43,055.6 ft²) of floor space.
10.6.8.2 Precinct Regulations
<ul style="list-style-type: none"> a) The precinct regulations for the CN precinct shall apply to the area within the CN-8 Precinct except for setbacks from County Road 39 which shall be a minimum of 5.0 m and Killarney Beach Road which shall be a minimum of 1.0 metre and a maximum of 4.0 m for a minimum of 75% of the frontage of the building.
10.6.8.3 Parking
<ul style="list-style-type: none"> a) For the purposes of this by-law, parking shall be located to the rear or side of a building. No parking, drive-aisles, lanes, drive through lanes or stacking spaces shall be permitted between a building and the property line adjacent to County Road 39 or Killarney Beach Road.

10.6.9

Exception Number: CN-9
Applicable Parent Precinct: CN
By-law (reference) 070-08 & 072-16
10.6.9.1 Permitted Uses
<ul style="list-style-type: none"> a) In addition to the uses permitted in the CN precinct, the following uses shall also be permitted: <ul style="list-style-type: none"> i. Clinic A gas bar, excluding an auto body shop.
10.6.9.2 Precinct Regulations

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| <ul style="list-style-type: none"> a) The precinct regulations for the CN precinct shall apply. b) The landscape buffer strip shall be provided adjacent to any residential precinct with a minimum width of 2.0 m. |
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10.6.10

Exception Number: CN-10
Applicable Parent Precinct: CN
By-law (reference) 080-13
10.6.10.1 Permitted Uses
<ul style="list-style-type: none"> a) A business office shall be permitted.

10.6.11

Exception Number: CN-11
Applicable Parent Precinct: CN
By-law (reference) 080-13
10.6.11.1 Permitted Uses
<ul style="list-style-type: none"> a) A restaurant or take-out restaurant and accessory uses shall be the only uses permitted.

10.6.12

Exception Number: CN-12(H)
Applicable Parent Precinct: CN
By-law (reference) 090-25
10.6.12.1 Permitted Uses
<ul style="list-style-type: none"> a) Notwithstanding any other provisions of this By-law, the existing sales pavilion subject to site plan application SP-2021-027 shall be an additional permitted use b) Notwithstanding any other provision of this By-law, a drive-through facility shall not be permitted
10.6.12.2 Precinct Regulations
<ul style="list-style-type: none"> a) Notwithstanding any other provisions of this By-law, the following provisions shall apply in addition to the CN precinct regulations: <ul style="list-style-type: none"> i. Minimum Front Yard: 1m ii. Maximum Front Yard: 6.2m iii. Minimum Exterior Side Yard: 1m iv. Maximum Exterior Side Yard: 6.2m v. Minimum Rear Yard: 8m vi. Minimum Building Height: 6m vii. Minimum Building Frontage: 40 percent of the lot frontage abutting the front lot line/required setback shall be building(s) viii. Minimum Amenity Space: 4m² per residential unit, of which 2m² per residential unit shall be indoor amenity space
10.6.12.3 Parking
<ul style="list-style-type: none"> a) Notwithstanding any provision to the contrary, the following Minimum number of Parking Spaces are required:

i. Commercial Use – 1 parking space per 28 m ² of gross floor area
10.6.12.4 Other
<ul style="list-style-type: none"> a) The Front Lot Line shall be 25th Sideroad b) The Exterior Lot Lines shall be Ireton Street and Lockhart Road c) The Rear Lot Line shall be the lot lines that abut Blocks 319 and 325, Plan 51M-1198 d) The Minimum Building Frontage requirement shall only apply at full build-out of the development and shall not apply to individual phases. Only buildings located within 23m of 25th Sideroad and that do not have any parking areas located between the 25th Sideroad and the closest part of the building shall contribute to the Minimum Building Frontage calculation e) Buildings shall be permitted to be located outside of the Maximum Front Yard, provided that the Minimum Building Frontage and all other applicable By-law requirements have been met. f) Any individual buildings shall only be required to comply with either the Maximum Front Yard or Maximum Exterior Side Yard provision. g) To determine the Minimum Building Height, Building Height shall mean the vertical distance measured from established grade and the highest point of a flat roof, inclusive of any parapet or similar ornamental structure projection(s). h) Notwithstanding any other provisions of this By-law, until the H symbol is removed, the only permitted uses shall be those uses that were existing at the time of the passing of this By-law. The Holding (H) Symbol shall not be removed until sewer and water allocation for the subject lands has been granted by Council of The Corporation of the Town of Innisfil, and a Development Agreement has been entered into with the Town of Innisfil.

10.6.13

Exception Number: CN-13
Applicable Parent Precinct: CN
By-law (reference) 067-19
10.6.13.1 Permitted Uses
<ul style="list-style-type: none"> a) Notwithstanding Table 6.2, an All-terrain Vehicle and Lawn Equipment Establishment shall be permitted b) Repair uses shall be confined to wholly enclosed buildings
10.6.13.2 Precinct Regulations
<ul style="list-style-type: none"> a) Retail uses, including indoor and outdoor display areas shall not exceed 400 m² b) Notwithstanding Table 6.6, the following provisions shall apply to existing structures on the passing date of this By-law: <ul style="list-style-type: none"> i. Minimum rear yard setback: 0.9m ii. Minimum landscaped open space: 8% c) Notwithstanding Section 3, the following provisions shall apply: <ul style="list-style-type: none"> i. The total lot coverage of detached accessory buildings and structures shall not exceed 19% ii. Section 3.3 e) shall not apply

<ul style="list-style-type: none"> iii. The minimum landscaped strip abutting the residential precinct shall be 2.5 m for the existing detached accessory structure in the northeast corner of the subject lands on the passing date of this By-law iv. The minimum landscaped strip abutting a street shall have a minimum width of 1.5 m.
10.6.13.3 Parking
<ul style="list-style-type: none"> a) Notwithstanding Table 4.1, 1 parking space for every 70 m of gross floor area shall be provided for an all-terrain vehicle and lawn equipment establishment use b) Notwithstanding Section 4.2.6, a loading space shall be permitted in the front yard

10.7 Site-Specific Exceptions for Community Service (CS) Precincts

10.7.1

Exception Number: CS-1
Applicable Parent Precinct: CS
By-law (reference) 046-99
10.7.1.1 Precinct Regulations
<ul style="list-style-type: none"> a) Notwithstanding Table 7.3 a maximum building height of 13.0m is permitted.

10.7.2

Exception Number: CS-2
Applicable Parent Precinct: CS
By-law (reference) 030-22
10.7.2.1 Permitted Uses
<ul style="list-style-type: none"> a) Notwithstanding any other provision of this By-law, the only permitted uses shall be a child care centre, private club and community centre, and accessory buildings and structures. For clarity, accessory dwelling units shall not be a permitted accessory use.

10.7.3

Exception Number: CS-3
Applicable Parent Precinct: CS
By-law (reference) 080-13
10.7.3.1 Permitted Uses
<ul style="list-style-type: none"> a) Notwithstanding any other provisions of this By-Law, <ul style="list-style-type: none"> i. A crematorium shall be permitted as a principal use. ii. Accessory uses shall include a cemetery, mausoleums, columbarium, chapel, administrative offices, and a dwelling unit in accordance with Section 3.5. iii. Accessory uses shall be permitted within the principal building or in one or more separate accessory buildings. iv. Buildings or structures normally incidental and subordinate to any permitted use shall be permitted.

10.7.4

Exception Number: CS-4
Applicable Parent Precinct: CS
By-law (reference) 080-13
10.7.4.1 Permitted Uses
a) Notwithstanding any other provisions of this By-law, a sanitary landfill site shall be permitted.

10.7.5

Exception Number: CS-5(H)
Applicable Parent Precinct: CS
By-law (reference) 070-08
10.7.5.1 Permitted Uses
a) Notwithstanding any other provision of this By-law, only the following uses shall be permitted: <ul style="list-style-type: none"> i. A church; and ii. Dwelling units shall be permitted in accordance with the provisions of the R2-5 zone.

10.7.6

Exception Number: CS-6
Applicable Parent Precinct: CS
By-law (reference) 041-22
10.7.6.1 Permitted Uses
a) In addition to permitted uses of the CS Precinct, and subject to all other provisions of this Bylaw except as stated otherwise, uses within the Residential 3 (R3) Zone and the Residential Townhouse (RT) Zone shall also be permitted;
10.7.6.2 Precinct Regulations
a) Notwithstanding any other provision of this By-law, the following special provisions shall apply: <ul style="list-style-type: none"> i. Minimum interior side yard for portable classrooms abutting a residential precinct: 5.0 m. ii. No off-street loading space shall be required. iii. Where a landscaped strip abuts a residential precinct, it may include a walkway parallel to the applicable lot line.

10.7.7

Exception Number: CS-7(H)
Applicable Parent Precinct: CS
By-law (reference) 060-97
10.7.7.1 Permitted Uses
a) Notwithstanding any other provisions of this By-law, the only permitted use shall be a retirement campus. For the purposes of this By-law, a retirement campus shall mean

<p>senior's apartments, a retirement home and a nursing home either singly or in combination.</p> <p>b) Accessory uses associated with senior's apartments, a retirement home and nursing home shall also be permitted. The accessory units may include an adult daycare facility, medical or health clinic, and accessory commercial uses, including a beauty salon, barber shop and tuck shop not more than 40 m² in size. The accessory commercial uses shall be limited to use by the residents, their guests, and employees only.</p>
10.7.7.2 Parking
<p>a) Notwithstanding any other provision of this By-law, a minimum of 1.25 spaces per seniors apartment unit and a minimum of 0.5 per retirement unit or nursing bed shall be required. The medical or health clinic will be required to meet minimum standard parking requirements of this By-law.</p>
10.7.7.3 Other
<p>a) Notwithstanding any other provision of this By-law, the lands may be used for no other purpose than that which legally existed on September 3rd, 1997 until the Holding Symbol (H) is removed in accordance with Section 36 of the Planning Act.</p> <p>b) The Holding Symbol (H) shall not be removed until such time as a Development Agreement has been entered into with the Town outlining servicing requirements, allocation timing requirements and servicing easements and a site plan agreement has been entered into with the Town</p> <p>c) For the purposes of establishing density, the total number of units shall not exceed the equivalent population of 200 condominium units at 2.0 persons per unit. To establish equivalency, the following chart will be used:</p> <p>i. Seniors Apartment Unit: 1.33 units as equivalent to 1.0 condominium units</p> <p>ii. Retirement Unit: 1.67 units as equivalent to 1.0 condominium units</p> <p>iii. Nursing Home Bed: 2.0 beds as equivalent to 1.0 condominium units</p>

10.7.8

Exception Number: CS-8
Applicable Parent Precinct: CS
By-law (reference) 039-21
10.7.8.1 Permitted Uses
<p>a) Notwithstanding Table 7.2 of this By-Law, one single-detached dwelling shall be a permitted use, and shall be located within the existing heritage structure (church building)</p>

10.8 Site-Specific Exceptions for Open Space (OS) Precincts**10.8.1**

Exception Number: OS-1
Applicable Parent Precinct: OS
By-law (reference) 41-97
10.8.1.1 Permitted Uses

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| <p>a) Notwithstanding Table 7.2 permitted uses shall be limited to passive recreational uses, and public community forest to be maintained in accordance with good management practices</p> |
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10.8.2

Exception Number: OS-2
Applicable Parent Precinct: OS
By-law (reference) 095-15
10.8.2.1 Other
a) Notwithstanding any other provision of this by-law to the contrary, an existing one storey cottage may be expanded to a maximum of 50% of its original footprint on August 15 2015.

10.8.3

Exception Number: OS-3
Applicable Parent Precinct: OS
By-law (reference) 16-03, 073-04
10.8.3.1 Permitted Uses
a) Notwithstanding Table 7.2, a municipal parking lot and picnic area shall be permitted.
10.8.3.2 Other
a) Any development , including the placement, erection or establishment of any structures , placement of fill, soil disturbance, removal or clearing of vegetation and planting of vegetation shall be prohibited on those lands zoned OS-2 unless such development is in accordance with a Town approved site plan.

10.8.4

Exception Number: OS-4
Applicable Parent Precinct: OS
By-law (reference) 080-13
10.8.4.1 Permitted Uses
a) In addition to the permitted uses of the OS Precinct, and subject to all other provisions of this By-law except as stated otherwise, the following uses are permitted: <ol style="list-style-type: none"> i. Park or playground ii. Playing field iii. Swimming pool iv. Beach v. Conservation area vi. Picnic area vii. Tennis court viii. Handball and squash court ix. Bowling green x. Golf Course xi. Skating rink xii. Outdoor natural rink xiii. Cross country ski trail

<ul style="list-style-type: none"> xiv. Bandstand xv. Any combination of the uses permitted above xvi. Community centre hall xvii. Golf driving range xviii. Curling rink xix. Accessory uses which are clearly incidental to and located within the permitted Open Space Uses listed above such as: refreshment booth and pavilion, clubhouse, restaurant as an accessory to a golf course; and a single detached dwelling as an accessory use to any permitted use in accordance with the provisions of Section 3.0, and a miniature golf course to a golf driving range.
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10.8.5

Exception Number: OS-5
Applicable Parent Precinct: OS
By-law (reference) 080-13
10.8.5.1 Permitted Uses
a) Notwithstanding Table 7.2, a golf course shall be permitted.

10.8.6

Exception Number: OS-6
Applicable Parent Precinct: OS
By-law (reference) 7-85
10.8.6.1 Permitted Uses
a) Notwithstanding Table 7.2, an automobile racetrack shall be permitted

10.8.7

Exception Number: OS-7
Applicable Parent Precinct: OS
By-law (reference) 47-88
10.8.7.1 Permitted Uses
a) Notwithstanding Table 7.2 of this By-Law, a market garden shall be an additional principal permitted use .

10.8.8

Exception Number: OS-8
Applicable Parent Precinct: OS
By-law (reference) 012-21
10.8.8.1 Permitted Uses
a) Notwithstanding Table 7.2 of this By-Law, the following additional uses shall be permitted: <ul style="list-style-type: none"> i. A storm water management pond ii. A multi-use trail

10.8.9

Exception Number: OS-9
Applicable Parent Precinct: OS
By-law (reference) 080-13
10.8.9.1 Permitted Uses
a) Notwithstanding Table 7.2 of this By-Law, a go-cart track and accessory uses shall be permitted

10.8.10

Exception Number: OS-10
Applicable Parent Precinct: OS
By-law (reference) 09-84
10.8.10.1 Permitted Uses
<p>a) Principal permitted uses shall include:</p> <ul style="list-style-type: none"> i. A public use in accordance with the provisions of Section X.X of this By-law; ii. Park or playground; iii. Playing field; iv. Swimming pool; v. Picnic area; vi. Tennis court; vii. Handball and squash court; viii. Outdoor natural skating rink; ix. Cross Country skiing; and x. Any combination of the principal permitted uses above. <p>c) Permitted accessory uses shall include:</p> <ul style="list-style-type: none"> i. Refreshment booth and pavilion; ii. Chapel; iii. Storage building for maintenance equipment and supplies incidental to the principal use; and iv. Washroom facilities.
10.8.10.2 Precinct Regulations
<p>a) Notwithstanding Table 7.3 the following provisions shall apply</p> <ul style="list-style-type: none"> i. Minimum lot area: 1700 m² ii. Minimum lot frontage: 30 m iii. Minimum front yard: 8 m

10.8.11

Exception Number: OS-11
Applicable Parent Precinct: OS
By-law (reference) 080-13
10.8.11.1 Permitted Uses
<p>a) Permitted uses shall include:</p> <ul style="list-style-type: none"> i. A public use in accordance with Section X.X of this By-law; ii. Park or playground; iii. Playing field;

<ul style="list-style-type: none"> iv. Swimming pool; v. Beach; vi. Conservation area; vii. Picnic area; viii. Tennis court; ix. Golf Course; x. Outdoor natural rink; xi. Cross country ski trail; xii. xii) Bowling green; xiii. Any combination of the uses permitted above; xiv. Agricultural and conservation uses including fish farming; and xv. Market garden <p>b) A refreshment booth and pavilion shall be a permitted accessory use.</p>
10.8.11.2 Other
<p>a) The Holding Symbol (H) shall not be removed until such time as the Town of Innisfil shall have approved, after circulation to the Lake Simcoe Region Conservation Authority and the Ministry of Natural Resources, an environmental impact study undertaken by the landowner and a Site Plan Control Agreement between the Town of Innisfil and the landowner shall have been executed.</p>

10.8.12

Exception Number: OS-12
Applicable Parent Precinct: OS
By-law (reference) 080-13
10.8.12.1 Permitted Uses
<p>a) In addition to the permitted uses of the OS Precinct, and subject to all other provisions of this By-law except as stated otherwise, the following uses are permitted:</p> <ul style="list-style-type: none"> i. Park or playground ii. Playing field iii. Swimming pool iv. Beach v. Conservation area vi. Picnic area vii. Tennis court viii. Handball and squash court ix. Bowling green x. Golf Course xi. Skating rink xii. Outdoor natural rink xiii. Cross country ski trail xiv. Bandstand xv. Any combination of the uses permitted above xvi. xvi) Community centre hall xvii. Golf driving range xviii. Curling rink xix. Accessory uses which are clearly incidental to and located within the permitted Open Space Uses listed above such as: refreshment booth and pavilion,

clubhouse, restaurant as an **accessory** to a golf course; and a single detached **dwelling** as an **accessory use** to any permitted **use** in accordance with the provisions of Section 3, and a miniature golf course to a golf driving range.

10.8.13

Exception Number: OS-13
Applicable Parent Precinct: OS
By-law (reference) 080-13
10.8.13.1 Permitted Uses
a) Notwithstanding any other provision of this By-law, a private community centre shall be an additional permitted use .
10.8.13.2 Precinct Regulations
a) Notwithstanding any other provision of this By-law, the following provisions shall apply: <ol style="list-style-type: none"> i. Minimum interior side yard: 3m ii. Maximum lot coverage: 50%

10.8.14

Exception Number: OS-14
Applicable Parent Precinct: OS
By-law (reference) 48-94
10.8.14.1 Permitted Uses
b) Notwithstanding any other provisions of this By-law, in addition to the permitted uses of the Open Space (OS) Precinct, the uses permitted in the Commercial Shoreline (CS) Precinct shall also be permitted and the following additional uses shall also be permitted: <ol style="list-style-type: none"> a. Go-cart track, batting cage, mini-golf, putting green, golf driving range, baseball and/or recreational b. Playing field, walking trail, skating circuit, swimming pool, picnic area, snack booth and accessory administrative buildings.
10.8.14.2 Other
c) For the additional permitted uses: <ol style="list-style-type: none"> 1. A CPPS Agreement shall be entered into by the Owner and the Town for the proposed development 2. A method of water supply and sewage disposal that is satisfactory to the Town of Innisfil shall be provided 3. A storm water management study shall be completed for the site to the satisfaction of the Conservation Authority and the County 4. The Town shall have received written confirmation from the County of Simcoe that the required entrance permits, traffic study and road improvements, have been approved or addressed to the satisfaction of the County.

10.8.15

Exception Number: OS-15
Applicable Parent Precinct: OS
By-law (reference) 080-13
10.8.15.1 Permitted Uses

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| a) Notwithstanding any other provisions of this By-law, a campground shall be an additional permitted use. |
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10.9 Site-Specific Exceptions for Environmental Protection (EP) Precincts

10.9.1

Exception Number: EP-1
Applicable Parent Precinct: EP
By-law (reference) OMB Order 58-95, 29-00, By-law 062-08
10.9.1.1 Permitted Uses
a) Notwithstanding Table 7.2 permitted uses shall be limited to passive recreational uses, conservation uses and forestry uses in accordance with good management practices.

10.9.2

Exception Number: EP-2
Applicable Parent Precinct: EP
By-law (reference) 024-13
10.9.2.1 Permitted Uses
a) Notwithstanding Table 7.2, the only permitted uses shall be passive recreation and conservation uses . No tree clearing, grading or structures shall be permitted.

10.9.3

Exception Number: EP-3
Applicable Parent Precinct: EP
By-law (reference) 106-03, 073-04
10.9.3.1 Permitted Uses
a) Notwithstanding Table 7.2, a shoreline access structure and temporary dock shall also be permitted.
10.9.3.2 Other
a) Any development , including the placement, erection or establishment of any structures , placement of fill, soil disturbance, removal and clearing of vegetation and planting of vegetation shall be prohibited on those lands zoned EP-8 unless such development is a permitted use as identified in Section 10.X.X.1, and is in accordance with a Town approved site plan, and until such time as the owner of the subject property has entered into a site plan agreement with the Town, any development shall be in accordance with the approved Shoreline Access Study, Environmental Review Study, and Site Plan Development Guidelines for Southshore Woods. Such site plan and agreement are to address such matters as set out in the General Site Plan to be registered on title for the entire development . All development in an EP-8 precinct is subject to site plan control.

10.9.4

Exception Number: EP-4
Applicable Parent Precinct: EP
By-law (reference) 062-08, OMB Order 68-95, 29-00

10.9.4.1 Permitted Uses
a) Notwithstanding Table 7.2, the only permitted uses shall be passive recreational uses , conservation uses and forestry uses in accordance with good management practices.

10.9.5

Exception Number: EP-5
Applicable Parent Precinct: EP
By-law (reference) 29-00
10.9.5.1 Permitted Uses
a) Notwithstanding Table 7.2, the only permitted uses shall be passive recreational uses , conservation uses and forestry uses in accordance with good management practices.

10.9.6

Exception Number: EP-6
Applicable Parent Precinct: EP
By-law (reference) 44-97
10.9.6.1 Permitted Uses
a) Notwithstanding any other provisions of this By-law, permitted uses are limited to passive recreational uses , conservation uses and forestry uses in accordance with good management practices.

10.9.7

Exception Number: EP-7
Applicable Parent Precinct: EP
By-law (reference) 042-09
10.9.7.1 Permitted Uses
a) Notwithstanding Table 7.2 of this By-Law, land zoned EP-7 shall be used exclusively for conservation and passive recreation uses and for storm water management purposes associated with the End Fields Subdivision. No tree clearing, grading or structures will be permitted under this precinct. The land included in this Zone shall be included as part of the minimum lot area in the adjoining RE-6 Zone on the same lot .

10.9.8

Exception Number: EP-8
Applicable Parent Precinct: EP
By-law (reference) 094-14
10.9.8.1 Permitted Uses
a) Notwithstanding Table 7.2 of this By-Law, lands zoned EP-8 shall be used exclusively for conservation and passive recreation uses . No tree clearing, grading or structures shall be permitted within the EP-8 precinct. Notwithstanding this, 1 non-habitable open-sided outdoor structure with a maximum gross floor area of 60m ² is permitted within lands zoned EP-8, to be used for the passive enjoyment of the

natural environment. The location of said open-sided outdoor structure shall be in accordance with Figure 3 of the Addendum to Scoped Environmental Impact Study by Azimuth Environmental Consulting Inc., dated June 10, 2015.

10.9.9

Exception Number: EP-9
Applicable Parent Precinct: EP
By-law (reference) 91-12
10.9.9.1 Permitted Uses
<p>a) Notwithstanding Table 7.2 of this By-Law, a single-detached dwelling shall be a permitted principal use, and the following accessory uses shall be permitted:</p> <ul style="list-style-type: none"> i. Private Garage ii. Home Occupation iii. Storage Shed iv. Deck v. Gazebo vi. Bed and Breakfast vii. any other similar use to the above considered to be accessory to a residential use
10.9.9.2 Precinct Regulations
<p>a) Notwithstanding Table 7.3 of this By-Law, the following provisions shall apply:</p> <ul style="list-style-type: none"> i. Minimum front yard setback: 10 m ii. Minimum interior side yard setback: 3 m iii. Maximum building height: 11 m iv. Maximum lot coverage: 30% <p>b) The minimum gross floor area shall be 84 m²</p>
10.9.9.4 Other
<p>a) Innisfil Creek Watercourse Buffer:</p> <p>Any land within the 30 metre Watercourse Buffer shall only be used for a natural, self-sustaining vegetated buffer. No building or placing of fill shall occur on these lands without written approval of the Nottawasaga Valley Conservation Authority (NVCA).</p> <p>b) Description of lands zoned EP-9:</p> <p>Lands subject to the Environmental Protection Exception X (EP-9) Precinct are defined as:</p> <p>Northern Boundary: 36 metres from Innisfil Creek</p> <p>Western Boundary: A 3:1 stable slope allowance from the Regional Storm Flood Line (approximate elevation 220.88 to 221.12 metres) as defined by NVCA</p> <p>Southern Boundary: 14th Line Road Allowance</p> <p>Eastern Boundary: Eastern property line</p>

10.9.10

Exception Number: EP-10
Applicable Parent Precinct: EP
By-law (reference) 38-97
10.9.10.1 Permitted Uses
a) Notwithstanding Table 7.2 of this By-Law, permitted uses shall include: <ul style="list-style-type: none"> i. A spray irrigation system shall be permitted. ii. A sewage stabilization pond shall be permitted. iii. Resource and wildlife management shall be permitted.

10.9.11

Exception Number: EP-11
Applicable Parent Precinct: EP
By-law (reference) 080-13
10.9.11.1 Permitted Uses
a) Notwithstanding any other provisions of this By-law, a single detached dwelling shall be an additional permitted use and accessory buildings or structures to the residential, agricultural, conservation and fish farming uses shall be permitted.

10.9.12

Exception Number: EP-12
Applicable Parent Precinct: EP
By-law (reference) 080-13
10.9.12.1 Permitted Uses
a) Notwithstanding any other provisions of this By-law, a golf course shall be an additional permitted use

10.10 Site Specific Exemptions for Retirement Residential (RER) Precincts

10.10.1

Exception Number: RER-1
Applicable Parent Precinct: RER
By-law (reference) 073-07
10.10.1.1 Permitted Uses
a) Notwithstanding Table 5.15 of this By-law, the minimum lot area shall be 6.0 hectares

10.10.2

Exception Number: RER-2
Applicable Parent Precinct: RE
By-law (reference) 080-13
10.10.2.1 Permitted Uses
a) Notwithstanding any other provisions of this By-law, a Retirement Residential Site shall be a permitted use.
10.10.2.2 Precinct Regulations
a) Notwithstanding any other provisions of this By-law, each Retirement Residential Site shall be provided for in accordance with the following regulations:

- i. The word “site” as used below shall be interpreted as being the “home site” and the reference to various “yards” also applies to an individual “home site” as defined rather than a “lot”
 1. Minimum site area: 372 m²
 2. Minimum distance between homes: 3m
 3. Minimum **gross floor area**: 74m²
 4. Maximum site coverage: 35%
 - ii. The minimum distance between a home and any other street line for an internal special community road shall be 5m
 - iii. The minimum site frontage shall be 6m while the average site frontage in any park shall be a minimum of 12m. In no case shall there be more than 2 abutting sites having the minimum site frontage and fronting on the same side of an internal special community road.
 - iv. Only one home will be permitted on each site and no **accessory building** or structure shall be permitted. Notwithstanding this, one storage shed shall be permitted per site as an accessory building or structure subject to the below regulations:
 1. Minimum distance between a storage shed and any other street line for an internal special community road shall be 5m. No storage shed shall be closer to the internal special community road than the home.
 2. Minimum distance from a storage shed to a home on an adjacent site shall be 3m.
 3. Minimum distance of a storage shed from the boundary of a home site that does not abut an internal special community road shall be 1m
 4. Maximum building height for a storage shed is 3m
 5. Maximum site coverage shall be 40% total (storage shed and home combined), and no storage shed shall be greater than 15m² in area.
 - v. All services such as fuel supply, hydro, telephone, water and sewer connections and television cables shall be located underground.
 - vi. Each site must be accessible by means of an internal special community road which shall be hard surfaced.
- b) Every home located within the community shall be:
- i. Equipped to connect to approved sewage disposal facilities and hydro service
 - ii. Anchored in a safe fashion to prevent wind damage
 - iii. Constructed to meet or exceed the most current standards as set by regulations passed under the Building Code
- c) A **deck** is permitted in any yard or between two homes if the separation distance between the homes is three 3m or greater, provided the **deck** does not exceed an area of 30% of the gross floor area of the home or 27m² whichever is the lesser, and does not project more than 30% into any separation distance between two homes or project into any yard a distance greater than three 3m. For the purposes of this Subsection, a **deck** means a horizontal surface greater than 2.3m² supported on piers free of any roof and which may be surrounded by a railing or privacy screen.

10.11 Site-Specific Exceptions for Residential Village and Hamlet (RVH) Precincts

10.11.1

Exception Number: RVH-1
Applicable Parent Precinct: RVH
By-law (reference) 90-20
10.11.1.1 Permitted Uses
a) Notwithstanding Table 5.2 of this By-Law, duplex dwellings and accessory uses shall be the only permitted uses
10.11.1.2 Precinct Regulations
a) Notwithstanding Table 5.16 of this By-Law, the following provisions shall apply for the principal building : <ul style="list-style-type: none"> i. Minimum Lot area: 380 m² ii. Minimum Front yard: 4 m iii. Minimum Rear yard: 0.6 m iv. Minimum Exterior side yard: 0.0 m v. Maximum Lot coverage: 48%
b) Notwithstanding Table 5.16 of this By-Law, the following provisions shall apply for accessory buildings : <ul style="list-style-type: none"> i. Minimum Rear yard: 0.6 m ii. Minimum Exterior side yard: 4.2 m iii. Minimum Interior side yard: 1 m iv. Maximum Lot coverage: 10%
c) A 3 x 3 m daylighting triangle shall be required

10.11.2

Exception Number: RVH-2
Applicable Parent Precinct: RVH
By-law (reference) 88-16
10.11.2.1 Permitted Uses
a) Notwithstanding Table 5.2 of this By-law, permitted uses shall include: <ul style="list-style-type: none"> i. An apartment dwelling which is defined as a building containing four (4) or more dwelling units; ii. Uses, buildings or structures accessory to the above permitted use.
10.11.2.2 Precinct Regulations
a) The total number of dwelling units in Part Block A, Plan M94 shall not exceed 23 units.
b) Notwithstanding Table 5.16 of this By-Law, the following provisions shall apply: <ul style="list-style-type: none"> i. Minimum Lot Frontage: 20 m ii. Minimum Lot area with public water supply & sanitary sewer: 3,300 m² iii. Minimum Front yard: 8 m iv. Minimum Rear yard: 12 m v. Minimum Interior side yard: 6 m vi. Minimum Apartment Floor Area Per Dwelling Unit: <ul style="list-style-type: none"> 5. Bachelor Unit: 40 m² 6. One Bedroom: 50 m² 7. Two Bedrooms: 60 m² 8. Three Bedrooms: 70 m² 9. For each additional bedroom above 3, an additional 10 m² is required. vii. Minimum Landscaped Open Space: 30% viii. Minimum Play Area: 4%

ix. Maximum Building Height : 11 m
10.11.2.3 Parking
<p>b) Notwithstanding Section 4.0, Where a parking area of five (5) or more spaces is required, such spaces:</p> <ul style="list-style-type: none"> i. Shall be located in an area other than the minimum front yard or the required exterior side yard; ii. Shall be located not less than 1.5 m from any rear lot; iii. Shall not be located within 1.5 m of any R1 Zone which is fully serviced; iv. Shall be located so as not to impair the view from entrances and front yards, and be at least 6 m away from windows of habitable rooms, at or below grade where the sill is less than 2 m above grade, and 2 m away from a wall containing a window to a habitable room where the sill is more than 2 m above grade. <p>c) A minimum of 1.5 parking spaces shall be provided for each dwelling unit.</p>

10.11.3

Exception Number: RVH-3
Applicable Parent Precinct: RVH
By-law (reference) 90-11
10.11.3.1 Precinct Regulations
<p>a) Notwithstanding Table 5.16 of this By-Law, lands zoned RVH-3 shall have a minimum lot frontage, interior side yard and exterior side yard of 5.2 m, 0.9 m and 2.2 m respectively.</p>

10.11.4

Exception Number: RVH-4
Applicable Parent Precinct: RVH
By-law (reference) 024-08
10.11.4.1 Permitted Uses
<p>a) Notwithstanding Table 5.2 of this By-law, a nursery school/daycare for pre-school children shall be an additional permitted use. However, only one (1) principal permitted use shall be carried on at the same time</p>
10.11.4.2 Precinct Regulations
<p>a) Notwithstanding Table 5.16 of this By-Law, the minimum exterior side yard shall be 1.46 m</p>

10.11.5

Exception Number: RVH-5
Applicable Parent Precinct: RVH
By-law (reference) 037-12
10.11.5.1 Precinct Regulations
<p>a) Notwithstanding Table 5.16 of this By-Law, the following provisions shall apply:</p> <ul style="list-style-type: none"> i. Minimum front yard setback: 6 m ii. Minimum exterior side yard setback: 4.2 m iii. Minimum lot area: 550 m²

10.11.6

Exception Number: RVH-6
Applicable Parent Precinct: RVH
By-law (reference) 051-98
10.11.6.1 Permitted Uses
<ul style="list-style-type: none"> a) Notwithstanding Table 5.2 of this By-Law, on lands described as Lots 11, 12, and 13, Plan 260, a day nursery shall be considered a permitted home occupation use b) A maximum of 3 (three) employees or volunteers who do not reside on the premises may assist in the operation of a day nursery and tutoring service
10.11.6.2 Precinct Regulations
<ul style="list-style-type: none"> a) Notwithstanding any other provision of this By-law, the floor area of the day nursery may not exceed 50% of the floor area of the dwelling
10.11.6.3 Parking
<ul style="list-style-type: none"> a) Notwithstanding Table 4.1 of this By-Law, a minimum of 4 parking spaces shall be required

10.11.7

Exception Number: RVH-7
Applicable Parent Precinct: RVH
By-law (reference) 89-16
10.11.7.1 Permitted Uses
<ul style="list-style-type: none"> a) Notwithstanding Table 5.2 of this By-Law, the lands described as Part of Lot 13, Registered Plan 150 (42 Queen Street West) and zoned RVH-X may be used for a duplex dwelling

10.11.8

Exception Number: RVH-8
Applicable Parent Precinct: RVH
By-law (reference) 052-14
10.11.8.1 Precinct Regulations
<ul style="list-style-type: none"> a) Notwithstanding Table 5.16, the following provisions shall apply exclusively to the buildings and structures for a principal use that existed as of the date of the passage of this By-law: <ul style="list-style-type: none"> i. Minimum interior side yard setback: 0.3m ii. Minimum front yard setback: 3.4m for a principal use. b) Any new buildings and structures shall comply with the standard provisions of this By-law for the RVH precinct except the minimum lot area shall be 507 m²

10.11.9

Exception Number: RVH-9
Applicable Parent Precinct: RVH
By-law (reference) 052-14 (4.3.3.41)
10.11.9.1 Precinct Regulations
<ul style="list-style-type: none"> a) Notwithstanding Table 5.16 of this By-Law, the minimum lot area shall be 507 m².

10.11.10

Exception Number: RVH-10
Applicable Parent Precinct: RVH
By-law (reference) 116-17
10.11.10.2 Precinct Regulations
a) Notwithstanding Table 5.16 of this By-Law, the minimum lot area shall be 498m ²

10.11.11

Exception Number: RVH-11
Applicable Parent Precinct: RVH
By-law (reference) 116-17
10.11.11.1 Precinct Regulations
<p>a) Notwithstanding Table 5.16 of this By-law, the following provisions shall apply exclusively to the buildings and structures for a principal use that existed as of the date of the passage of this By law:</p> <ol style="list-style-type: none"> i. Minimum interior side yard setback: 1.06m ii. Minimum front yard setback: 5.7m <p>b) Any new buildings structures shall comply with the standard provisions of this By-law for the RVH precinct except the minimum lot area shall be 495m²</p>

10.11.12

Exception Number: RVH-12
Applicable Parent Precinct: RVH
By-law (reference) 126-12 & 074-14
10.11.12.1 Precinct Regulations
<p>a) Notwithstanding Table 5.16 of this By-Law, the following provisions shall apply:</p> <ol style="list-style-type: none"> i. Minimum lot frontage: 15 m ii. Maximum building height: 11 m iii. Maximum lot coverage (one storey): 45% iv. Maximum lot coverage (two storey): 38% v. For the purposes of this section, a front or rear basement walkout shall not be considered a storey <p>b) Notwithstanding Table 5.16, the following provisions shall apply for a principal permitted use:</p> <ol style="list-style-type: none"> i. Minimum front yard: 7 m ii. Minimum rear yard: 7 m iii. Minimum exterior side yard: 4.5 m
10.11.12.2 Parking
a) Notwithstanding any other provision of this By-law, Section 4.7 d) shall not apply to lands zoned RVH-12
10.11.12.3 Other
a) Notwithstanding any other provision of this By-law, Section 3.20 shall not apply to lands zoned RVH-12

10.11.13

Exception Number: RVH-13
Applicable Parent Precinct: RVH
By-law (reference) 126-12 & 074-14
10.11.13.1 Precinct Regulations
<p>a) Notwithstanding Table 5.16 of this By-law the following provisions shall apply:</p> <ul style="list-style-type: none"> i. Minimum Lot frontage: 15 m ii. Maximum Building Height: 11 me iii. Maximum Lot Coverage (one storey): 45% iv. Maximum Lot Coverage (two storey): 38% v. For the purpose of this section a front or rear basement walkout shall not be considered a storey <p>b) Notwithstanding Table 5.16, the following minimum required yards for a Principal Permitted Use shall apply:</p> <ul style="list-style-type: none"> i. Front: 6 m ii. Rear: 2.4 m iii. East side yard: 1.2 m iv. West side yard: 6 m <p>c) Notwithstanding Table 5.16, the following minimum required yards for an Accessory Use shall apply:</p> <ul style="list-style-type: none"> i. Front: 6 m ii. Rear: 1 m iii. East side yard: 1 m iv. West side yard: 1 m v. For the purpose of this precinct, the front lot line shall be considered to be the southern lot line which abuts the municipal road to the south
10.11.13.2 Parking
a) Notwithstanding any other provision of this By-law, Section 4.7 d) shall not apply to lands zoned RVH-13
10.11.13.3 Other
a) Notwithstanding any other provision of this By-law, Section 3.20 shall not apply to lands zoned RVH-13

10.11.14

Exception Number: RVH-14(H)
Applicable Parent Precinct: RVH
By-law (reference) 080-13
10.11.14.1 Precinct Regulations
<p>a) Notwithstanding Table 5.16 of this By-Law, the following provisions shall apply:</p> <ul style="list-style-type: none"> i. Minimum lot area: 480 m² ii. Minimum lot frontage: 12 m iii. Minimum interior side yard: 1.2 m iv. Minimum rear yard: 6 m
10.11.14.2 Parking
a) Notwithstanding any other provision of this By-law, Section 4.7 d) shall not apply to lands zoned RVH-14(H)
10.11.14.3 Other

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| a) Notwithstanding any other provision of this By-law, Section 3.20 shall not apply to lands zoned RVH-14(H) |
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10.11.15

Exception Number: RVH-15
Applicable Parent Precinct: RVH
By-law (reference) 069-02
10.11.15.1 Precinct Regulations
a) Notwithstanding Table 5.16 the follow provisions shall apply: <ol style="list-style-type: none"> i. Minimum lot area: 480 m² ii. Minimum lot frontage: 12 m iii. Minimum interior side yard setback: 1.2 m iv. Minimum rear yard setback: 6 m
10.11.15.2 Parking
a) Notwithstanding any other provision of this By-law, Section 4.7 d) shall not apply to lands zoned RVH-15
10.11.15.3 Other
a) Notwithstanding any other provision of this By-law, Section 3.20 shall not apply to lands zoned RVH-15

10.11.16

Exception Number: RVH-16
Applicable Parent Precinct: RVH
By-law (reference) 116-12
10.11.16.1 Precinct Regulations
a) Notwithstanding Table 5.16, the following provisions shall apply: <ol style="list-style-type: none"> i. Minimum front yard setback: 6.0 m ii. Maximum building height: 2 (two) storeys and 9.5 m. For the purposes of this section, a rear basement walkout shall not be considered a storey. iii. Minimum lot area: 320 m² iv. Minimum lot frontage: 9.75 m v. Minimum interior side yard setback: 1.2 m vi. Minimum rear yard setback: 6 m
10.11.16.2 Parking
a) Notwithstanding any other provision of this By-law, Section 4.7 d) shall not apply to lands zoned RVH-16
10.11.16.3 Other
a) Notwithstanding any other provision of this By-law, Section 3.20 shall not apply to lands zoned RVH-16

10.11.17

Exception Number: RVH-17(H)
Applicable Parent Precinct: UNKNOWN
By-law (reference) 115-17
10.11.17.1 Precinct Regulations
a) Notwithstanding Table 5.16, the following provisions shall apply:

<ul style="list-style-type: none"> i. Minimum lot area (Interior): 160 m² or 192.5 m² at end of a block ii. Minimum lot frontage (Interior): 5.2 m iii. Minimum rear yard: 6.16 m iv. Maximum lot coverage: 56% v. Minimum landscaped open space: 26% vi. Minimum landscaped front yard open space: 19% <p>b) Notwithstanding Section 3.22 h) i., the maximum interior width of a private garage shall be 3.1 m</p>
10.11.17.2 Parking
a) Notwithstanding any other provision of this By-law, Section 4.7 d) does not apply to lands zoned RVH-17

10.11.18

Exception Number: RVH-18(H)
Applicable Parent Precinct: RVH
By-law (reference) 115-17
10.11.18.1 Precinct Regulations
<ul style="list-style-type: none"> a) Notwithstanding Table 5.16 of this By-Law, the following provisions shall apply: <ul style="list-style-type: none"> i. Minimum Lot area: 256 m² ii. Minimum Front yard: 4.14 m iii. Minimum Rear yard: 1.57 m iv. Maximum Lot Coverage: 48% b) Notwithstanding Section 3.3 c), the maximum footprint area for a detached garage shall be 62 m² c) Notwithstanding Section 3.22 h) i., the maximum interior width of a private garage shall be 9.4 m d) That notwithstanding Section 3.3 e), a detached garage shall be permitted to be located closer to the front lot line than the principal building .
10.11.18.2 Other
a) For the purposes of zoning, the internal roadway shall be classified as a municipal road abutting lots zoned RVH-18

10.11.19

Exception Number: RVH-19(H)
Applicable Parent Precinct: RVH
By-law (reference) 115-17
10.11.19.1 Precinct Regulations
<ul style="list-style-type: none"> a) Notwithstanding Table 5.16, the following provisions shall apply: <ul style="list-style-type: none"> i. Minimum interior side yard: 1 m on one side, 0.74 m on the other ii. Maximum lot coverage: 48% b) Notwithstanding Section 3.3 a), the maximum lot coverage of a detached garage shall be 11.5% c) Notwithstanding Section 3.22 h) i., the maximum interior width of a private garage shall be 6 m

10.11.20

Exception Number: RVH-20
Applicable Parent Precinct: RVH
By-law (reference) 068-02 & 096-14
10.11.20.1 Permitted Uses
a) Notwithstanding Table 5.2 of this By-Law, the uses permitted shall include only: <ul style="list-style-type: none"> i. Single detached dwelling including a garage; ii. A public park; iii. A home occupation; and iv. Accessory buildings and structures
10.11.20.2 Precinct Regulations
a) Notwithstanding Table 5.16, the following provisions shall apply: <ul style="list-style-type: none"> i. Minimum lot area: 450 m² for an interior lot, 550 m² for an exterior lot ii. Minimum lot frontage: 15 m for an interior lot, 18 m for an exterior lot iii. Maximum lot coverage: 40% iv. Minimum gross floor area: 100 m² v. Minimum front yard setback: 7.5 m vi. Minimum rear yard setback: 9.0 m vii. Minimum exterior side yard setback: 3.5 m viii. Minimum interior side yard setback: 1.2 m ix. Maximum building height: 11 m
10.11.20.3 Other
a) Notwithstanding any other provisions of this By-law to the contrary, Section 3.20 shall not apply to the lands zoned RVH-20

10.11.21

Exception Number: RVH-21
Applicable Parent Precinct: RVH
By-law (reference) 068-02 & 096-14
10.11.21.1 Permitted Uses
a) Notwithstanding Table 5.16 of this By-Law, on lots 68 to 74 inclusive as shown on Draft Plan No. 43T-98005 and zoned RVH-X, the minimum rear yard setback shall be 7.5 m
10.11.21.2 Other
a) Notwithstanding any other provisions of this By-law to the contrary, Section 3.20 shall not apply to the lands zoned RVH-21

10.11.22

Exception Number: RVH-22
Applicable Parent Precinct: RVH
By-law (reference) 068-02 (4.3.3.23)
10.11.22.1 Permitted Uses
a) Notwithstanding any other provision of this By-law, on lots abutting the Trans Canada Pipeline and shown as lots 1 and 46 to 62 inclusive on Plan 51M-1027, the minimum setback from the pipeline right-of-way shall be 10 m
10.11.22.2 Other

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| a) Notwithstanding any other provisions of this By-law to the contrary, Section 3.20 shall not apply to the lands zoned RVH-22 |
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10.12 Site-Specific Exceptions for Village and Hamlet Commercial (CVH) Precincts

10.12.1

Exception Number: CVH-1
Applicable Parent Precinct: CVH
By-law (reference) 88-03
10.12.1.1 Permitted Uses
a) Notwithstanding any other provisions of this By-law, a second residential dwelling located in the basement of the dwelling shall be permitted.

10.12.2

Exception Number: CVH-2
Applicable Parent Precinct: CVH
By-law (reference) 88-03
10.12.2.1 Precinct Regulations
a) Notwithstanding any other provisions of this By-law, the following provisions shall apply in addition to the regulations for the CVH precinct: <ul style="list-style-type: none"> i. The minimum side yard setback shall not apply to the northern side yard of the property

10.12.3

Exception Number: CVH-3
Applicable Parent Precinct: CVH
By-law (reference) 121-10
10.12.3.1 Permitted Uses
a) Notwithstanding any other provisions of this By-law, a single detached dwelling shall be an additional permitted use.

10.12.4

Exception Number: CVH-4
Applicable Parent Precinct: CVH
By-law (reference) 080-13
10.12.4.1 Permitted Uses
a) Notwithstanding Table 6.2 of this By-Law, the following additional uses shall be permitted: <ul style="list-style-type: none"> i. Seasonal farm produce sales outlet ii. Single dwelling iii. Convenience retail

10.12.5

Exception Number: CVH-5
Applicable Parent Precinct: CVH
By-law (reference) 024-98

10.12.5.1 Parking
<ul style="list-style-type: none"> a) Notwithstanding Table 4.1, the minimum parking requirement for a shopping centre on the lands shown as CVH-5 shall be one (1) space for every 30 m² of gross floor area. b) The parking facilities shall be provided and maintained either on the same lot on which the principal use is located or on a lot within 60 m of the lot on which the principal use is located

10.12.6

Exception Number: CVH-6
Applicable Parent Precinct: CVH
By-law (reference) 89-15(a) & 79-91
10.12.6.1 Permitted Uses
<ul style="list-style-type: none"> a) Notwithstanding Table 6.2 of this By-Law, the following uses shall also be permitted: <ul style="list-style-type: none"> i. Grocery store ii. Home and building supply retail outlets. For the purposes of this subsection, a home and building supply retail outlet shall not include any manufacturing or final processing thereof iii. Electronic and appliance service shops b) Notwithstanding any other provision of this By-law to the contrary, the following shall be prohibited: <ul style="list-style-type: none"> i. The outside storage of goods and materials. ii. Places of Amusement. For the purposes of this subsection, a place of amusement shall mean an establishment operated for commercial gain or profit wherein amusement facilities are provided such as an arcade show or penny arcade, billiard or pool room, and amusement or pinball machines. iii. Servicing of small engines
10.12.6.2 Precinct Regulations
<ul style="list-style-type: none"> a) Notwithstanding any other provision of this by-law, the following buffer strips consisting of the follow shall be provided: <ul style="list-style-type: none"> i. A 1.8 m opaque fence along the eastern lot line and an adjacent minimum 1.5 m open space area ii. A 1.0 m opaque fence along the southern lot line, setback 6.0 m from the western lot line, and an adjacent minimum 1.5 m open space area; and iii. A 1.0 m opaque fence along the northern lot line and an adjacent minimum 1.5 m open space area
10.12.6.3 Parking
<ul style="list-style-type: none"> a) Notwithstanding any other provision to the contrary in Section 4.2, no loading space is required b) No parking space or part shall be located within 1.5 m of the boundary of any Residential precinct or 1 m of any street line

10.12.7

Exception Number: CVH-7
Applicable Parent Precinct: CVH
By-law (reference) 10-95
10.12.7.1 Permitted Uses

a) The existing single detached dwelling will constitute the permitted accessory dwelling unit. A detached garage shall be permitted as accessory to the existing single detached dwelling
10.12.7.2 Precinct Regulations
a) Notwithstanding Table 6.7 the following provisions shall apply: <ol style="list-style-type: none"> i. Minimum rear yard setback: 1 m ii. Minimum interior side yard setback: 2 m b) Buffering shall consist of a 1.5 metre wood board fence along the east side of the lot line extending from the rear lot line to the rear face of the garage and all undeveloped areas will remain an open space area. For the purpose of this By-law, open space shall take the form of a planting strip consisting of grass, bushes, shrubs, trees and similar vegetation.
10.12.7.3 Parking
a) Notwithstanding Table 4.1, the required number of parking spaces for a business consisting of the retail and restoration of antique furniture shall be 4 (four)
b) Notwithstanding any other provision to the contrary in Section 4.2, no off-street loading space is required
c) There will be no required setback for parking facilities from any lot line or street except when abutting a Residential precinct

10.12.8

Exception Number: CVH-8
Applicable Parent Precinct: CVH
By-law (reference) 68-94
10.12.8.1 Parking
a) Notwithstanding any other provision of this By-law, the driveway and parking area shall have a northerly side yard setback of a minimum of 1 m and a southerly side yard setback of a minimum of 1.5 m. Buffering shall consist of the extension of the existing wood clad fence on the south side lot line to a point opposite the west edge of the parking area and the provision of a planting strip containing trees, bushes or shrub which provide screening along the west side of the parking area
b) Notwithstanding any other provision to the contrary in Section 4.2, no loading space is required
c) Notwithstanding any provision to the contrary, the minimum driveway width shall be 3.5 m

10.12.9

Exception Number: CVH-9
Applicable Parent Precinct: CVH
By-law (reference) 080-13
10.12.9.1 Permitted Uses
a) Notwithstanding Table 6.2 of this By-Law, the uses which legally existed on the date of adoption of this By-law shall be permitted, in addition to the uses of the CVH precinct. The lot and building requirements for the existing use shall be as they existed on the date of adoption of this By-law. The lot and building requirements for any other use shall be in accordance with the CVH precinct regulations

10.13 Site Specific Exceptions for Shoreline Commercial (SC) Precincts

10.13.1

Exception Number: SC-1
Applicable Parent Precinct: SC
By-law (reference) 080-13
10.13.1.1 Permitted Uses
a) Notwithstanding Table 6.8 of this By-Law, those lands within the SC-1 Precinct shall be used for no other purpose other than the storage of boats

10.13.2

Exception Number: SC-2
Applicable Parent Precinct: SC
By-law (reference) 080-13
10.13.2.1 Permitted Uses
a) Tourist cabins shall be permitted

10.13.3

Exception Number: SC-3
Applicable Parent Precinct: SC or CT??
By-law (reference) 080-13
10.13.3.1 Permitted Uses
a) Notwithstanding Table .2 permitted uses shall include <ul style="list-style-type: none"> i. A retail store with enclosed storage ii. Single residence

10.13.4

Exception Number: SC-4
Applicable Parent Precinct: SC
By-law (reference) 080-13
10.13.4.1 Permitted Uses
a) Notwithstanding any other provision of this By-law, a restaurant with lodging facilities shall be permitted.

10.14 Site Specific Exceptions for Employment Area (EA) Precincts

10.14.1

Exception Number: EA-1
Applicable Parent Precinct: EA
By-law (reference) 080-13
10.14.1.1 Permitted Uses
a) In addition to the permitted uses for the EA Precinct, the manufacture of concrete products, including outside display of finished products shall be permitted.

10.14.2

Exception Number: EA-2
Applicable Parent Precinct: EA
By-law (reference) 080-13
10.14.2.1 Permitted Uses
<p>a) In addition to all other uses permitted in the EA Precinct, the following uses are permitted:</p> <ul style="list-style-type: none"> i. a horse racing track; ii. slot machine; iii. Gaming facility iv. Restaurant v. Any other incidental or accessory use or structure
10.14.2.2 Precinct Regulations
<p>a) Notwithstanding any other provisions of this By-law, the maximum building height for the racetrack grandstand is 16 m.</p>

10.14.3

Exception Number: EA-3
Applicable Parent Precinct: EA
By-law (reference) 058-02
10.14.3.1 Precinct Regulations
<p>a) Notwithstanding any other provisions of this By-law, the following regulations shall apply:</p> <ul style="list-style-type: none"> i. Minimum Building Gross Floor Area 11m² ii. Minimum Lot Frontage Interior Lot 45m iii. Minimum Lot Frontage Corner Lot 50m iv. Minimum front yard setback 8m v. Minimum rear yard setback 8m vi. Minimum interior side yard setback 3m vii. Minimum exterior side yard setback 8m viii. Any yard setback abutting Provincial Highway 400 or Industrial Park Road 14m ix. Maximum Building Height 11 m x. Open Storage is not permitted xi. Landscaped Strip minimum width shall be 9 m on the lot boundaries adjacent to Highway 400 and 6 m on the lot boundaries adjacent to any other street <p>b) The exterior walls of all building s shall be constructed of:</p> <ul style="list-style-type: none"> i. architectural concrete block; ii. architectural pre-cast concrete; iii. steel white enamel finish; iv. clay brick; v. glass; vi. stone facing;

- vii. stucco;
 - viii. or a combination of the above.
- c) Fascias, spandrels, trim and all special details shall be constructed of:
- i. stainless steel;
 - ii. aluminum;
 - iii. bronze;
 - iv. steel with enamel finish;
 - v. architectural pre-cast concrete;
 - vi. stone, granite or marble;
 - vii. or a combination of the above

10.14.4

Exception Number: EA-4
Applicable Parent Precinct: EA
By-law (reference) 058-02
10.14.4.1 Precinct Regulations
<p>a) Notwithstanding any other provisions of this By-law, the following regulations shall apply:</p> <ul style="list-style-type: none"> i. Minimum Building Gross Floor Area 11m² ii. Minimum Lot Frontage Interior Lot 45m iii. Minimum Lot Frontage Corner Lot 50m iv. Minimum front yard setback 8m v. Minimum rear yard setback 8m vi. Minimum interior side yard setback 3m vii. Minimum exterior side yard setback 8m viii. Any yard setback abutting Provincial Highway 400 or Industrial Park Road 9m ix. Minimum distance from the adjoining rural residential lot which fronts onto 9th Line: 60m x. Maximum Building Height 11 m xi. Open storage is permitted on lots adjacent to Industrial Park Road at 9m landscaped setback to Industrial Park Road with 2m high screen fencing or other effective visual screening and at 6m landscaped setback to other streets. Permitted on other lots at 6m landscaped setback. xii. Landscaped Strip minimum width shall be 9 m on the lot boundaries adjacent to Industrial Park Road <p>b) The exterior walls of all building s shall be constructed of:</p> <ul style="list-style-type: none"> i. architectural concrete block; ii. architectural pre-cast concrete; iii. steel white enamel finish; iv. clay brick; v. glass; vi. stone facing; vii. stucco; viii. or a combination of the above.

<p>c) Fascias, spandrels, trim and all special details shall be constructed of:</p> <ul style="list-style-type: none"> i. stainless steel; ii. aluminum; iii. bronze; iv. steel with enamel finish; v. architectural pre-cast concrete; vi. stone, granite or marble; vii. or a combination of the above

10.14.5

Exception Number: EA-5
Applicable Parent Precinct: EA
By-law (reference) 073-05
10.14.5.1 Permitted Uses
a) Notwithstanding any other provision of this By-law, all of the uses permitted, and regulations shall apply, except that the height of the stockpiles and buildings shall not exceed 18.0 m and 34.0 m respectively
10.14.5.2 Other
a) Notwithstanding any other provisions of this By-law, Lots 23-26, Plan 51M-806 shall be deemed to be 'one development' as long as a restriction under Section 118 of the Land Titles Act R.S.O. 1990, c.L.5 is registered on title of the said lots

10.14.6

Exception Number: EA-6
Applicable Parent Precinct: EA
By-law (reference) 006-23
10.14.6.1 Permitted Uses
a) Notwithstanding any other provisions of this By-law, the following uses shall also be permitted <ul style="list-style-type: none"> i. Concrete or Asphalt Batching or Recycling Facility; ii. Storage, crushing, screening or washing of sand, gravel, ballast or similar material; iii. Dry Cleaning Establishment; iv. Manufacture of concrete products; v. Self-Storage Units; and, vi. Utility Yard

10.14.7

Exception Number: EA-7
Applicable Parent Precinct: EA
By-law (reference) 005-23
10.14.7.1 Permitted Uses

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| <p>a) Notwithstanding any other provisions of this By-law, the following uses shall also be permitted:</p> <ul style="list-style-type: none"> i. Concrete or Asphalt Batching or Recycling Facility; ii. Storage, crushing, screening or washing of sand, gravel, ballast or similar material; iii. Dry Cleaning Establishment; iv. Manufacture of concrete products; v. Self-Storage Units; and, vi. Utility Yard. |
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10.14.8

Exception Number: EA-8
Applicable Parent Precinct: UNKNOWN
By-law (reference) 080-13 (6.3.1.4)
10.14.8.1 Permitted Uses
<p>a) Notwithstanding Table 8.2 of this By-Law, in addition to the permitted uses contained in the EA Precinct, an automobile wrecking yard shall be permitted. A single detached dwelling for occupancy by a caretaker, watchman or similar person employed on the lot which such dwelling is located shall also be permitted.</p>

10.15 Site-Specific Exceptions for Mixed Commercial / Employment Area (MCE) Precincts

10.15.1

Exception Number: MCE-1
Applicable Parent Precinct: MCE
By-law (reference) 080-13 (5.3.5.1)
10.15.1.1 Permitted Uses
<p>a) Notwithstanding any other provisions of this By-law, in addition to all of the principal permitted uses within the MCE precinct, the south half of Lot 8, Plan 1640, may be used for the wholesaling, inside storage and distribution of turf management and other supplies to golf courses, parks and other recreational users.</p>
10.15.1.2 Precinct Regulations
<p>a) Notwithstanding any other provisions of this By-law, the minimum interior side yard along the northerly property boundary shall be 2.5 m.</p>

10.15.2

Exception Number: MCE-2
Applicable Parent Precinct: MCE
By-law (reference) 080-13
10.15.2.1 Permitted Uses
<p>a) Notwithstanding any other provisions of this By-law, in addition to all of the principal permitted uses of the MCE Precinct, Part of the South-West Quarter of Lot7, Concession 8, more particularly described as Parts 2 and 5 and on Reference Plan 51R-23427 may be used for a combination Flea Market and Farmers Market.</p>

<p>b) For the purpose of this Section, a combination flea market and farmers market means a business involved in the rental of space within a building to vendors, for the temporary exhibit, storage and temporary associated retail sales of merchandise, goods, wares, produce, crafts and arts for the utilization and consumption of the general public and is subject to all of the following provisions:</p> <ul style="list-style-type: none"> I) The temporary exhibit, storage and temporary associated retail sales may occur as an accessory use outside of a building within covered exterior stalls along its side walls or within an area located along the sides and rear of the building which has been designed and physically constructed for such purpose and which is in close proximity to the building . II) Auction sales may be held as an accessory use to a combination flea market and farmers market. III) The sale of livestock is not permitted. IV) Any area intended for the sale of food for immediate consumption must be located within the principal building . <p>c) Notwithstanding any other provisions of this By-law, a commercial plaza containing 2 or more permitted uses may be permitted in accordance with the regulations of the MCE Precinct and shall be subject to site plan control.</p>

10.15.2.3 Parking
<p>a) Notwithstanding Section 4, a minimum of 10 parking spaces each having a width of 3.0 m and a length of 6.0 m, must be provided for each 93 m² of the sum of the gross floor area of the principal building, plus the total area of the retail space outside of the principal building.</p> <ul style="list-style-type: none"> I. All off-street parking spaces must have a cement or asphaltic binder and the spaces must be outlined and maintained with a suitable paint. II. Despite the minimum required spaces, no parking is permitted on any area that does not have a cement or asphaltic binder and that is not outlined and maintained with a suitable paint

10.15.3

Exception Number: MCE-3
Applicable Parent Precinct: MCE
By-law (reference) 080-13
10.15.3.1 Permitted Uses
<p>a) Notwithstanding any other provisions of this By-law, in addition to all of the permitted uses of the EMC Precinct, the subject lands may be used for the manufacture and sales of wood furniture.</p>

10.15.4

Exception Number: MCE-4
Applicable Parent Precinct: MCE
By-law (reference) 080-13
10.15.4.1 Permitted Uses
<p>a) Notwithstanding any other provisions of this By-law, in addition to all of the permitted uses of the MCE Precinct, the subject lands may be used for retail uses such as the</p>

sale of furniture, housewares and **accessory** wares. Manufacturing **uses** will not be permitted.

10.15.5

Exception Number: MCE-5
Applicable Parent Precinct: MCE
By-law (reference) 080-13
10.15.5.1 Permitted Uses
a) Notwithstanding any other provisions of this By-law, in addition to the principal permitted uses of the MCE Precinct, the subject lands may be used for the purpose of a mini-storage operation.

10.15.6

Exception Number: MCE-6
Applicable Parent Precinct: MCE
By-law (reference) 080-13
10.15.6.1 Permitted Uses
a) Notwithstanding any other provisions of this By-law, in addition to all the permitted uses of the MCE Precinct, the subject lands may be used for one or a combination of the following: <ol style="list-style-type: none"> I. the retail sale of wood furniture; II. the manufacturing and warehousing of glassware together with public viewing areas, retail sales and a restaurant; III. the sale of handicrafts and gifts in a separate building ; and IV. the location and sale of model log constructed homes.

10.15.7

Exception Number: MCE-7
Applicable Parent Precinct: MCE
By-law (reference) 080-13
10.15.7.1 Permitted Uses
a) Notwithstanding any other provisions of this By-law, in addition to the permitted uses of the MCE Precinct, the subject lands may be used for the purpose of the sale of boats and marine equipment, and outside storage subject to the provisions of site plan control, or in the case of new development after the CPPS comes into effect, a CPPS permit process.

10.15.8

Exception Number: MCE-8
Applicable Parent Precinct: MCE
By-law (reference) 080-13
10.15.8.1 Permitted Uses
a) Notwithstanding any other provisions of this By-law, in addition to all the permitted uses of the MCE Precinct, the subject lands may be used for the sale of docks, marine equipment and satellite dishes.

10.15.9

Exception Number: MCE-9
Applicable Parent Precinct: MCE
By-law (reference) 080-13
10.15.9.1 Permitted Uses
a) Notwithstanding any other provisions of this By-law, development on the subject lands is permitted in accordance with the approved site plan agreement registered as Instrument No. 0118052

10.15.10

Exception Number: MCE-10(H)
Applicable Parent Precinct: MCE
By-law (reference) 104-06
10.15.10.1 Permitted Uses
<ul style="list-style-type: none"> a) Notwithstanding any future severance or division of the subject lands, the parcel will be considered as one lot for the purpose of the CPPS By-law b) Notwithstanding any other provisions of this By-law, the following shall apply to the subject lands: <ul style="list-style-type: none"> i. Two commercial uses may be permitted on one lot. ii. A third commercial use may be permitted on one lot subject to a holding provision. iii. The gas bar may have a building with a maximum floor area of 190 m² which may be used for retail sales and food services accessory to the gas bar.
10.15.10.2 Precinct Regulations
a) Notwithstanding any other provisions of this By-law, the loading space associated with the gas bar may be located in a yard facing a street.
10.15.10.4 Other
<ul style="list-style-type: none"> a) The Holding Symbol (H) shall not be removed until: <ul style="list-style-type: none"> i. full municipal servicing is available to the site, ii. the existing septic system located on the property is satisfactorily removed, iii. site plan approval has been granted by the Town, and a site plan agreement entered into by the owners of the land with the Town.

10.15.11

Exception Number: MCE-11
Applicable Parent Precinct: MCE
By-law (reference) 126-07
10.15.11.1 Permitted Uses
<ul style="list-style-type: none"> a) Notwithstanding any other provisions of this By-law, the following uses shall be permitted: <ul style="list-style-type: none"> i. Public uses in accordance with Section 3.X; ii. Business and professional offices;

- iii. Hotel or motel;
- iv. Tourist commercial establishment;
- v. Antique shop;
- vi. Gift shop;
- vii. Variety store;
- viii. Tourist information centre;
- ix. Indoor recreational centre such as fitness centre and private clubs
- x. Prefabricated home sales establishment;
- xi. **Swimming pool** sales and display;
- xii. Financial institution; and
- xiii. Commercial/retail dock equipment sales, and service

10.16 Site Specific Exceptions for Agricultural (A) Precincts

10.16.1

Exception Number: A-1
Applicable Parent Precinct: A
By-law (reference) 020-02
10.16.1.1 Permitted Uses
<p>a) Notwithstanding Table 9.2, a second dwelling unit in the form of an apartment within the existing dwelling unit may be permitted subject to the following requirements:</p> <ul style="list-style-type: none"> i. The maximum permitted floor area shall be 112 m² ii. The minimum the minimum parking requirement shall be two spaces per additional dwelling unit

10.16.2

Exception Number: A-2
Applicable Parent Precinct: A
By-law (reference) 075-85
10.16.2.1 Permitted Uses
<p>a) Notwithstanding Table 9.2, any one of the following uses are permitted:</p> <ul style="list-style-type: none"> i. Agriculture, intensive agriculture and conservation uses including forestry, reforestation, and other activities connected with the conservation of soil or wildlife; ii. A veterinary clinic or veterinary hospital iii. A nursery; or iv. A private airfield in accordance with the provisions of 10.16.2.2 <p>b) In addition, any combination of the following uses shall be permitted:</p> <ul style="list-style-type: none"> i. Radio, television, telephone or other communication tower ii. Accessory buildings to any permitted use iii. A dwelling or dwelling unit as an accessory use in accordance with Section 3.5 iv. An additional single-detached dwelling as an accessory use on the same lot as the principal building

v.	A home occupation in accordance with Section 3.30 or a home industry in accordance with Section 3.29; and
vi.	Driveway access to lands zoned IG-2

10.16.2.2 Precinct Regulations	
a)	A private airfield shall be used in accordance with the following regulations: <ul style="list-style-type: none"> i. The minimum lot area for the private airfield shall be 10 hectares ii. No more than two (2) aircrafts shall be maintained or stored on any private airfield iii. An accessory building for the purpose of parking or storing an aircraft shall be separate from, and located not less than 30 m from any non-residential building, and 60 m from any residential building

10.16.3

Exception Number: A-3
Applicable Parent Precinct: A
By-law (reference) 074-21
10.16.3.1 Precinct Regulations
a) Notwithstanding Table 9.3, the minimum lot area shall be 19 hectares.

10.16.4

Exception Number: A-4
Applicable Parent Precinct: A
By-law (reference) 080-13
10.16.4.1 Permitted Uses
a) Notwithstanding Table 9.2, a campground is a permitted use .

10.16.5

Exception Number: A-5
Applicable Parent Precinct: A
By-law (reference) 054-23
10.16.5.1 Permitted Uses
a) Notwithstanding any other provisions of this By-Law, the following shall apply: <ul style="list-style-type: none"> i. A Home Industry in the form of a self-storage facility is a permitted use on the property subject to a maximum gross floor area of 1,900 square metres and provided the self-storage facility is located wholly within the former poultry barn sited on the subject property as of the date of the passing of this By-law. ii. The sum of the gross floor area of all on-farm diversified uses, including the self-storage facility and farm product sales shop, is a maximum of 2,000 square metres and provided the uses are located wholly within the former poultry barn sited on the subject property as of the date of the passing of this By-law.

10.16.6

Exception Number: A-6
Applicable Parent Precinct: A
By-law (reference) 068-07

10.16.6.1 Permitted Uses

- a) Notwithstanding any other provisions of this By-law, the following **uses** shall also be permitted:
- i. Truck and trailer **parking** and storage as an additional **use** to the existing single detached **dwelling use**.
 - ii. Such **uses** shall be limited to not more than 6 trucks and 6 truck trailers at any one time

10.16.7

Exception Number: A-7**Applicable Parent Precinct: A**

By-law (reference) 068-07

10.16.7.1 Permitted Uses

- a) Notwithstanding any other provisions of this By-law, the following **uses** shall also be permitted:
- i. The existing single detached **dwelling use**

10.16.8

Exception Number: A-8**Applicable Parent Precinct: A**

By-law (reference) 095-13

10.16.8.1 Permitted Uses

- a) Notwithstanding any other provisions of this By-law, no **dwelling** units shall be permitted.
- b) The existing equine operation on the subject lands, consisting of a barn/riding arena and surrounding paddocks, shall be limited to the current configuration and equine numbers existing as of the date of the adoption of this By-law.

10.16.9

Exception Number: A-9**Applicable Parent Precinct: A**

By-law (reference) 080-13

10.16.9.1 Permitted Uses

- a) Notwithstanding Table 9.2, the following **uses** shall be permitted:
- i. An **abattoir** which legally existed on the date of the adoption of this By-law
 - ii. Agricultural equipment repair
 - iii. Agricultural produce warehouse
 - iv. Farm auction barn
 - v. Farm implement dealer
 - vi. Feedmill
 - vii. Seedmill
 - viii. **Veterinary clinic**
 - ix. **Accessory uses**, which are clearly incidental to, associated and co-located with permitted **commercial uses** as listed above.

10.16.9.2 Precinct Regulations

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| a) Notwithstanding Table 9.3, the following provisions shall apply: |
| i. Minimum lot area : As it existed on the date of adoption of this By-law |
| ii. Minimum lot frontage : 60 m |
| iii. Minimum front yard setback : 8 m |
| iv. Minimum rear yard setback : 8 m |
| v. Minimum interior side yard setback : 6 m |
| vi. Minimum exterior side yard setback : 8 m |
| vii. Maximum lot coverage : 35% |

10.16.10

Exception Number: A-10
Applicable Parent Precinct: A
By-law (reference) 033-03
10.16.10.1 Permitted Uses
a) Notwithstanding Table 9.2, a mini-storage establishment shall be permitted

10.6.11

Exception Number: A-11
Applicable Parent Precinct: A
By-law (reference) 080-13
10.6.11.1 Permitted Uses
a) Notwithstanding Table 9.2, a private equestrian school, horse farm, and single detached dwelling shall be permitted

10.6.12

Exception Number: A-12
Applicable Parent Precinct: A
By-law (reference) 097-19
10.6.12.1 Precinct Regulations
a) Notwithstanding Table 9.3, the minimum lot area shall be 15 hectares

10.6.13

Exception Number: A-13
Applicable Parent Precinct: A
By-law (reference) 032-14
10.6.13.1 Permitted Uses
The area zoned A-13 is subject to a Temporary Use By-law, that has been passed under Section 39 of the Planning Act, R.S.O. 1990, c. P. 13, as amended, and the provisions are set out below:
a) On lands described as 1572 Shore Acres Drive, a temporary “garden suite” shall be permitted until the 3rd day of May, 2017.
b) Section 39.1.2 of the Planning Act, R.S.O. 1990, c. P. 13, as amended, and this By-law defines a “garden suite” as follows:

- i. “garden suite” means a one-unit detached residential structure containing bathroom and kitchen facilities that is ancillary to an existing residential structure and that is designed to be portable.
- c) The execution of an agreement with The Corporation of the Town of Innisfil as provided in Section 39.1(1) of the Planning Act, R.S.O. 1990, c. P. 13, as amended.
- d) Following this date, the **use**, and occupancy of the “garden suite” for residential purposes on the subject lands shall be prohibited. The entire removal of the “garden suite” from the property described as South Part of **Lot**19, and 20, Concession 1, known municipally as 1572 Shore Acres Drive, formerly Township of Innisfil, now in the Town of Innisfil, shall be required, unless such **use** is extended by Council in accordance with the provisions of Section 39 of the Planning Act, R.S.O. 1990, c. P. 13, as amended
- e) In the event the “garden suite” is not occupied by anyone during the three (3) year timeframe, the By-law shall cease to be in effect, and the lands revert to the A Precinct. The “garden suite” shall be removed in its entirety by the Owner of the property.
- f) All other provisions of this By-law shall apply

10.16.14

Exception Number: A-14
Applicable Parent Precinct: A
By-law (reference) 068-10
10.16.14.1 Permitted Uses
The area zoned A-14 and EP is subject to a Temporary Use By-law, that has been passed under Section 39 of the Planning Act, R.S.O. 1990, c. P. 13, as amended, and the provisions are set out below:
<ul style="list-style-type: none"> a) On lands described as 2018 Shore Acres Drive, a temporary “garden suite” shall be permitted until the 19th day of May, 2013. b) Section 39.1.2 of the Planning Act, R.S.O. 1990, c. P. 13, as amended, and this By-law defines a “garden suite” as follows: <ul style="list-style-type: none"> i. “garden suite” means a one-unit detached residential structure containing bathroom and kitchen facilities that is ancillary to an existing residential structure and that is designed to be portable. c) Following this date, the use, and occupancy of the “garden suite” for residential purposes on the subject lands shall be prohibited. The entire removal of the “garden suite” from the property described as South Part of Lot17, Concession 1, known municipally as 2018 Shore Acres Drive, formerly Township of Innisfil, now in the Town of Innisfil, shall be required, unless such use is extended by Council in accordance with the provisions of Section 39 of the Planning Act, R.S.O. 1990, c. P. 13, as amended. d) In the event the “garden suite” is not occupied by anyone during the three (3) year timeframe, the By-law shall cease to be in effect, and the lands revert to the A Precinct and EP Precinct. The “garden suite” shall be removed in its entirety by the Owner of the property. e) All other provisions of this By-law shall apply

10.16.15

Exception Number: A-15
Applicable Parent Precinct: A
By-law (reference) 114-16
10.16.15.1 Precinct Regulations
<ul style="list-style-type: none"> a) Notwithstanding Table 9.3 By-law, the following provisions shall apply: <ul style="list-style-type: none"> i. Minimum lot frontage: 160 m ii. Minimum lot area: 20.0 ha

10.16.16

Exception Number: A-16
Applicable Parent Precinct: A
By-law (reference) 070-05
10.16.16.1 Permitted Uses
<ul style="list-style-type: none"> a) On those lands zoned A-16, the only permitted uses shall be a single family dwelling and accessory residential uses.

10.16.17

Exception Number: A-17
Applicable Parent Precinct: A
By-law (reference) 041-24
10.16.17.1 Permitted Uses
<ul style="list-style-type: none"> b) Notwithstanding any other provision of this By-law, the lands zoned “Agricultural General Exception (AG-XX) Zone” may also be used for <ul style="list-style-type: none"> i. Wedding and Event Venue c) A Wedding and Event Venue use shall mean an indoor and outdoor premises used for the purpose of catering to banquets, weddings, receptions, or similar functions. d) A Wedding and Event Venue use shall only be permitted to operate between the months of May to end of October within a calendar year. e) Within a calendar year, a maximum of 25 events shall be permitted to take place under the use permissions of Wedding and Event Venue. f) A minimum of 47 parking spaces shall be required, of which at least 2 shall be accessible (barrier-free) parking spaces. g) All other provisions of the A Precinct shall apply.

10.16.18

Exception Number: A-18
Applicable Parent Precinct: A
By-law (reference) 080-13
10.16.18.1 Permitted Uses
<ul style="list-style-type: none"> a) Notwithstanding Table 9.2 of this By-Law, a temporary structure shall be permitted on the lot, as an accessory structure for a maximum of 180 days within a calendar year, and the temporary structure shall be subject to the following provisions in 10.X.X.2
10.16.18.2 Precinct Regulations
<ul style="list-style-type: none"> a) Notwithstanding Table 9.3 of this By-Law, the following yard provisions shall apply to the permitted temporary structure in 10.X.X.1:

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| <ul style="list-style-type: none"> i. Minimum front yard setback: 15 m ii. Minimum northern side yard setback: 3 m |
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10.16.19

Exception Number: A-19
Applicable Parent Precinct: A
By-law (reference) 021-02
10.16.19.1 Permitted Uses
<p>Notwithstanding Table 9.2 of this By-Law, the area within the A-19 Precinct is subject to a temporary use bylaw has been passed under Section 39 of the Planning Act, and the provisions are set out below:</p> <ul style="list-style-type: none"> a) On lands described as 4015 and 4041 14th Line, a temporary garden suite dwelling shall be permitted until the 1st Day of May, 2015. b) The execution of an agreement with the Corporation of the Town of Innisfil in accordance with Section 39.1(1) of the Planning Act, shall be required. c) Following this date, the use and occupancy of the garden suite dwelling for residential purposes on the subject lands shall be prohibited. The entire removal of the garden suite dwelling from the property described as Part of the West half of the North half of Lot3, Concession 14, known municipally as 4015 and 4041 15th Line in the Former Township of West Gwillimbury, now in the Town of Innisfil, shall be required, unless such use is extended by Council in accordance with the provisions of Section 39 of the Planning Act. d) in the event that the garden suite dwelling is not occupied by anyone during the three (3) year timeframe, the By-law shall cease to be in effect, and the lands revert to the A Precinct. The garden suite shall be removed in its entirety by the Owner of the property. e) All other provisions of this By-law shall apply.

10.16.20

Exception Number: A-20
Applicable Parent Precinct: A
By-law (reference) 151-07
10.16.20.1 Permitted Uses
<ul style="list-style-type: none"> a) Notwithstanding Table 9.2 of this By-Law, the only uses that shall be permitted are conservation uses. b) No building s or structures are permitted on the subject lands. c) All other provisions of this By-law shall apply

10.16.21

Exception Number: A-21
Applicable Parent Precinct: A
By-law (reference) 068-07
10.16.21.1 Permitted Uses
<p>Notwithstanding Table 9.2 of this By-Law, Lands zoned A-21 are subject to a Temporary Use By-law that has been passed under section 39 of the Planning Act, and the provisions are set out below:</p> <ul style="list-style-type: none"> a) On the lands described as 5265 11th Line, a temporary “Garden Suite Dwelling” shall be permitted until the 28th day of January, 2019.

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| <p>b) Following this date, the use, occupancy of the “Garden Suite Dwelling” for residential purposed in the subject land shall be prohibited. The entire removal of the “Garden Suite Dwelling” from the property described as Part of Lot 2, Concession 11, formerly Township of Essa, known municipally as 5265 11th Line, now in the Town of Innisfil, shall be required, unless such use is extended by Council in accordance with the provisions of Section 39 of the Planning Act.</p> <p>c) In the event the “Garden Suite Dwelling” is not occupied by anyone during this ten (10) year timeframe, the By-law shall cease to be in effect, and the lands revert to the A Precinct. The “Garden Suite Dwelling” shall be removed in its entirety by the Owner of the Property.</p> <p>d) All other provisions of this By-law shall apply</p> |
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10.16.22

Exception Number: A-22
Applicable Parent Precinct: A
By-law (reference) 092-13
10.16.22.1 Permitted Uses
a) Notwithstanding Table 9.2 of this By-Law, the storage and maintenance of construction equipment for the purpose of marine lakeshore restoration shall be permitted until September 18, 2016, after which the permitted uses shall only be those permitted in the A Precinct.

10.16.23

Exception Number: A-23
Applicable Parent Precinct: A
By-law (reference) 067-14
10.16.23.1 Permitted Uses
a) Notwithstanding Table 9.2, a maximum of 1 (one) dwelling (existing) is permitted, and no further severances for residential purposes are permitted
10.16.23.2 Precinct Regulations
a) Notwithstanding Table 9.3 of this By-Law, the minimum lot frontage shall be 86 m

10.16.24

Exception Number: A-24
Applicable Parent Precinct: A
By-law (reference) 068-18
10.16.24.1 Precinct Regulations
a) Notwithstanding Table 9.3 of this By-Law, the following provisions shall apply: <ul style="list-style-type: none"> i. Minimum Lot area: 1.92 ha ii. Minimum Lot frontage of 76.2 m on Highway 89.

10.16.25

Exception Number: A-25
Applicable Parent Precinct: A
By-law (reference) 080-13
10.16.25.1 Permitted Uses

<p>a) Notwithstanding Table 9.2 of this By-Law, the following uses are also permitted:</p> <ul style="list-style-type: none"> i. agricultural processing establishment ii. agricultural produce warehouse iii. bulk fuel depot iv. concrete or asphalt batching or recycling facility v. contractors shop or yard vi. equipment sales, rental and servicing vii. farm implement dealer viii. stockyard ix. veterinary clinic x. accessory uses
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10.16.26

Exception Number: A-26
Applicable Parent Precinct: A
By-law (reference) 080-13
10.16.26.1 Permitted Uses
a) Notwithstanding Table 9.2 of this By-law, a cheese manufacturing operation is the only permitted use

10.16.27

Exception Number: A-27
Applicable Parent Precinct: A
By-law (reference) 58-91
10.16.27.1 Permitted Uses
a) Notwithstanding Table 9.2 of this By-law, a private academic school with boarding facilities for students and faculty is a permitted use
10.16.27.2 Other
a) On those lands zoned A-27, the Holding Zone shall not be removed until a satisfactory site plan has been prepared and a Site Plan Agreement has been entered into and the appropriate approval authority is satisfied that an adequate water supply and sewage disposal facilities are available to service the proposed use.

10.16.28

Exception Number: A-28
Applicable Parent Precinct: A
By-law (reference) 016-10
10.16.28.1 Permitted Uses
The area zoned A-28 is subject to a temporary use bylaw which had been passed under Section 39 of the Planning Act, and the provisions are set below:
a) On lands described as 3887 5th Line a Temporary "Garden Suite Dwelling " shall be permitted until the 3rd day of February, 2020.

- | |
|--|
| b) Following this date, the use and occupancy of the Garden Suite for residential purposes on the subject land shall be prohibited, The entire removal of the Garden Suite from the property described as Concession 4, north Part Lot4 in the Town of Innisfil, shall be required, unless such use is extended by Council in accordance with the provisions of Section 39 of the Planning Act. |
|--|

10.16.28.2 Precinct Regulations

- | |
|---|
| a) The total gross floor area for the garden suite as permitted in Section 10.X.X.1 shall not exceed 100 m2 |
|---|

10.16.29

Exception Number: A-29

Applicable Parent Precinct: A

By-law (reference) 080-13

10.16.29.1 Permitted Uses

- | |
|--|
| a) Notwithstanding Table 9. 2 of this By-law, an observatory shall be permitted. |
|--|

10.16.30

Exception Number: A-30

Applicable Parent Precinct: A

By-law (reference) 080-13

10.16.30.1 Permitted Uses

- | |
|---|
| a) Notwithstanding Table 9. 2 of this By-Law, an establishment for the servicing and display of timepieces shall be permitted |
|---|

10.16.31

Exception Number: A-31

Applicable Parent Precinct: A

By-law (reference) 080-13

10.16.31.1 Permitted Uses

- | |
|--|
| a) Notwithstanding Table 9.2 of this By-law, a construction yard and office shall be permitted |
|--|

10.17 Site Specific Exceptions for Agricultural Specialty Crop (ASC) Precincts

10.17.1

Exception Number: ASC-1

Applicable Parent Precinct: ASC
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By-law (reference) 63-93

10.17.1.1 Permitted Uses

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|--|
| a) Notwithstanding Table 9. 2 of this By-Law, additional permitted accessory uses shall include a single-detached dwelling and accessory uses |
|--|

10. 18 Site-Specific Exceptions for Rural (RU) Precincts

10.18.1

Exception Number: RU-1
Applicable Parent Precinct: RU
By-law (reference) 080-13
10.18.1.1 Permitted Uses
a) Notwithstanding any other provision of this By-law, Recreational Vehicle Storage shall be an additional permitted use

10.19 Site-Specific Exceptions for Estate Residential (ER) Precincts

10.19.1

Exception Number: ER-1
Applicable Parent Precinct: ER
By-law (reference) 29-00 Wilkinson
10.19.1.1 Precinct Regulations
a) Notwithstanding Table 9.3 the following provisions shall apply: <ul style="list-style-type: none"> i. No buildings or structures shall be located further than 50 m from the front lot line ii. No buildings or structures shall be located within 15 m of the centerline of the eastern most watercourse on the subject subdivision development lands

10.19.2

Exception Number: ER-2
Applicable Parent Precinct: ER
By-law (reference) 42-05
10.19.2.1 Permitted Uses
a) Notwithstanding any other provisions of this By-law , in addition to the use permissions and regulations of the ER Precinct, a second dwelling unit, with a maximum gross floor area of 200 m2 shall also be permitted within the principal dwelling

10.19.3

Exception Number: ER-3
Applicable Parent Precinct: ER
By-law (reference) 44-97
10.19.3.1 Precinct Regulations
a) Notwithstanding any other provisions of this By-law, the following regulations shall apply: <ul style="list-style-type: none"> i. Minimum frontage: 35 m ii. Minimum lot area: 3,000 m2 iii. Minimum gross floor area: 135 m2

10.19.4

Exception Number: ER-4

Applicable Parent Precinct: ER
By-law (reference) 080-13
10.19.4.1 Permitted Uses
<p>a) Notwithstanding any other provisions of this By-law, in addition to the use permissions of the ER Precinct the following uses are permitted:</p> <p>i. an apartment within a unit not exceeding 75 m2 shall be permitted.</p>

10.19.5

Exception Number: ER-5
Applicable Parent Precinct: ER
By-law (reference) 080-13
10.19.5.1 Precinct Regulations
<p>a) Notwithstanding any other provisions of this By-law, the following regulations shall apply:</p> <p>i. Minimum lot area: 3600m2, provided that the average size of all lots is a minimum of 5900m2</p>

10.19.6

Exception Number: ER-6
Applicable Parent Precinct: ER
By-law (reference) 081-03
10.19.6.1 Permitted Uses
<p>a) Notwithstanding Table 9.2, all lands zoned ER-6 permitted shall be for single detached dwellings with a minimum lot frontage of 28.0 metres and a minimum lot area of 2700 m2.</p>
10.19.6.2 Precinct Regulations
<p>a) Notwithstanding Table 9.3, the minimum exterior side yard setback shall be 10 m</p>

10.19.7

Exception Number: ER-7
Applicable Parent Precinct: ER
By-law (reference) 114-16
10.19.7.1 Precinct Regulations
<p>a) Notwithstanding Table 9.3 of this By-Law, the following provisions shall apply:</p> <p>i. Minimum lot frontage: 10m</p> <p>ii. Minimum lot area: 1.3 ha</p>

10.20 Site-Specific Exceptions for Rural Residential (RR) Precincts

10.20.1

Exception Number: RR-1
Applicable Parent Precinct: RR
By-law (reference) 41-99
10.20.1.1 Precinct Regulations

- | |
|---|
| a) Notwithstanding any other provision of this By-law, the minimum lot frontage shall be 10 m. |
|---|

10.20.2

Exception Number: RR-2
Applicable Parent Precinct: RR
By-law (reference) 80-13
10.20.2.1 Precinct Regulations
a) Notwithstanding any other provision of this By-law, the following provisions shall also apply to an existing single detached dwelling :
i. Minimum lot area : 4.5 ha
ii. Minimum lot frontage : 27 m

10.20.3

Exception Number: RR-3
Applicable Parent Precinct: RR
By-law (reference) 079-02
10.20.3.1 Precinct Regulations
a) Notwithstanding Table 9.3, the minimum lot frontage shall be 60 m.

10.20.4

Exception Number: RR-4
Applicable Parent Precinct: RR
By-law (reference) 008-07
10.20.4.1 Permitted Uses
a) Notwithstanding Table 9.2 of this By-law, a private music school shall be permitted as an accessory use within the existing principal building

10.20.5

Exception Number: RR-5
Applicable Parent Precinct: RR
By-law (reference) 042-15
10.20.5.1 Precinct Regulations
a) Notwithstanding Table 9.3, the minimum lot frontage on lands zoned RR-22 and EP-16 shall be 80 m.

10.20.6

Exception Number: RR-6
Applicable Parent Precinct: RR
By-law (reference) 042-15
10.20.6.1 Precinct Regulations
a) Notwithstanding Table 9.3, the minimum lot frontage shall be 60 m.

10.20.7

Exception Number: RR-7
Applicable Parent Precinct: RR
By-law (reference) 095-13

10.20.7.1 Precinct Regulations
a) Notwithstanding any other provisions of this By-law, the minimum lot frontage and lot area shall be approximately 95.6 metres and 1.03 hectares respectively for a single residential lot .

10.20.8

Exception Number: RR-8
Applicable Parent Precinct: RR
By-law (reference) 095-13
10.20.8.1 Precinct Regulations
a) Notwithstanding any other provisions of this By-law, the minimum lot frontage and lot area shall be approximately 78 metres and 1.03 hectares respectively for a single residential lot .

10.20.9

Exception Number: RR-9
Applicable Parent Precinct: RR
By-law (reference) 008-13
10.20.9.1 Precinct Regulations
a) Notwithstanding Table 9.3, the minimum lot frontage shall be 75 m.

10.20.10

Exception Number: RR-10
Applicable Parent Precinct: RR
By-law (reference) 042-12
10.20.10.1 Permitted Uses
a) Notwithstanding Table 9.2, a Montessori School is permitted within the existing single detached dwelling and associated accessory uses shall be permitted.
10.20.10.2 Precinct Regulations
a) A Montessori School shall be permitted to occupy a maximum of 72% of the gross floor area of the existing single detached dwelling
10.20.10.3 Parking
a) Notwithstanding Table 4.1, the following number of parking spaces shall be required: <ul style="list-style-type: none"> i. 10 parking spaces shall be provided on the subject lands for the Montessori School and; ii. 2 parking spaces shall be provided for the single detached dwelling
b) Notwithstanding any other provision of this By-law, any off-street parking, driveways , or aisles shall not be required to be paved.

10.20.11

Exception Number: RR-11
Applicable Parent Precinct: RR
By-law (reference) 097-19

10.20.11.1 Precinct Regulations

- a) Notwithstanding Table 9.3, the minimum **interior side yard setback** shall be 1.5m

10.20.12

Exception Number: RR-12**Applicable Parent Precinct: RR**

By-law (reference) 080-13

10.20.12.1 Precinct Regulations

- a) Notwithstanding Table 9.3 of this By-law, the minimum **interior side yard setback** shall be 32 m, as measured from the west limits of the zone boundary, being the west limits of the property

10.20.13

Exception Number: RR-13**Applicable Parent Precinct: RR**

By-law (reference) 067-14

10.20.13.1 Precinct Regulations

- a) Notwithstanding Table 9.3, the minimum **lot frontage** shall be 55 m

10.20.14

Exception Number: RR-14**Applicable Parent Precinct: RR**

By-law (reference) 094-14

10.20.14.1 Precinct Regulations

- a) Notwithstanding Table 9.3 of this By-law, lands zoned RR-14 and EP-15 shall have a minimum **lot area** of 18,700 m²

10.20.15

Exception Number: RR-15**Applicable Parent Precinct: RR**

By-law (reference) 009-05

10.20.15.1 Precinct Regulations

- a) Notwithstanding Table 9.3, the westerly minimum **interior side yard setback** for a **principal structure or building** shall be 44 m

10.20.15.2 Parking

- a) Notwithstanding Table 4.1, a minimum of 6 (six) **parking spaces** shall be required

10.20.16

Exception Number: RR-16**Applicable Parent Precinct: RR**

By-law (reference) 077-02

10.20.16.1 Precinct Regulations

- a) Notwithstanding Table 9.3, the minimum lot frontage shall be 91 m.

10.21 Site Specific Exceptions for Rural Commercial (RUC) Precincts

10.21.1

Exception Number: RUC-1
Applicable Parent Precinct: RUC
By-law (reference) 69-95
10.21.1.1 Permitted Uses
<ul style="list-style-type: none"> a) Notwithstanding any other provisions of this By-law, a self-storage establishment shall be an additional permitted use. b) Notwithstanding any other provision of this By-law, bulk storage shall only be permitted with a garden centre or nursery or new and used motor vehicles such as cars, trucks, motor homes, recreational vehicles
10.21.2.2 Other
<ul style="list-style-type: none"> a) Limited external display of finished goods and merchandise shall be permitted. Items such as garden chairs, children's swing sets, lawn mowers etc. shall constitute external display b) External display shall not exceed 10% of the gross floor area for each permitted use c) More than one principal use shall be permitted

10.21.2

Exception Number: RUC-2(H)
Applicable Parent Precinct: RUC
By-law (reference) 35-99
10.21.2.1 Permitted Uses
<ul style="list-style-type: none"> a) Notwithstanding Table 9.2 of this By-law, a motor vehicle gas bar shall be permitted b) One or more principal permitted uses are permitted on a lot in one or more buildings
10.21.2.2 Precinct Regulations
<ul style="list-style-type: none"> a) The regulations of Section 3.37 Motor Vehicle Service Stations shall apply, with the exception of the following: <ul style="list-style-type: none"> i. the distance between access ramps; and ii. the setback from the property frontage along County Road 27, which shall be a minimum of 10.6 m from the property line, or 25.9 m from the centerline of the road, whichever is the greater. b) All the General Provisions of the By-law shall apply except any daylighting triangle provisions of Section 3.15
10.21.2.3 Parking
<ul style="list-style-type: none"> a) Notwithstanding Table 4.1, the minimum number of parking spaces for motor vehicle gasoline bar shall be 3
10.21.2.4 Other
<ul style="list-style-type: none"> a) The front lot line shall be the lot line abutting Country Road No. 27, and lot frontage shall be calculated along the property line abutting the County Road b) While the RUC-2(H) Precinct is followed by the letter (H), the lands shall be used for no other purpose than the existing use.

10.21.3

Exception Number: RUC-3
Applicable Parent Precinct: RUC
By-law (reference) 041-07
10.21.3.1 Permitted Uses
<p>a) Notwithstanding Table 9.2, the only permitted uses are:</p> <ul style="list-style-type: none"> i. Any combination of a restaurant, restaurant take out, retail convenience or service station ii. A car wash accessory to a retail convenience store iii. Gas pumps accessory to a retail convenience store iv. Accessory uses which are clearly incidental to, associated and co-located within permitted commercial uses as listed above v. Public mechanical garage vi. Parking associated with the permitted uses as listed above; and vii. Sale, service, storage or repair of small internal combustion engine such as snow machines, all-terrain vehicles, outboard motors and lawnmowers provided not more than 15% of the lot area is used for outside display and storage purposes
10.21.3.2 Precinct Regulations
<p>a) A 1.8 m wood fence shall be erected along the boundary of the property where the boundary abuts residential uses.</p>
10.21.3.3 Other
<p>a) Notwithstanding any other provision of this By-law, not more than 3 buildings shall be permitted.</p>

10.21.4

Exception Number: RUC-4
Applicable Parent Precinct: RUC
By-law (reference) 24-98
10.21.4.1 Parking
<p>a) Notwithstanding Table 4.1 except the minimum parking requirement for a shopping centre shown on the lands shown as RUC-4 shall be one parking space for every 30 m² of gross floor area.</p> <p>b) The parking facilities shall be provided and maintained either on the same lot on which the principal use is located, or on the lot within 60 m of the lot on which the principal use is located.</p>

10.21.5

Exception Number: RUC-5(H)
Applicable Parent Precinct: RUC
By-law (reference) 017-23
10.21.5.1 Permitted Uses
<p>a) Notwithstanding Table 9.2, the only permitted uses are:</p> <ul style="list-style-type: none"> i. Motor Vehicle Service Station ii. Motor Vehicle Gas Bar iii. Motor Vehicle Repair Garage iv. Restaurant

v.	Restaurant, Take Out
vi.	Drive-Through Facility Accessory to a Restaurant
vii.	Accessory Convenience Store
viii.	Accessory Motor Vehicle Washing Establishment and;
ix.	Accessory Service and Repair Establishment provided not more than 15% of the lot area is used for outside display and storage purposes
10.21.5.2 Other	
a)	Notwithstanding any other provisions of By-law No. 017-23, for lands zoned RUC-5(H), on Schedule 'A', attached hereto, until the H Symbol is removed, the only permitted uses shall be those uses that were existing at the time of the passing of this By-law. The Holding (H) Symbol shall not be removed until the following are completed:
i.	Sewer and water allocation has been granted by the Council of the Corporation of the Town of Innisfil, in consultation with InnServices;
ii.	A traffic study of the expected traffic generation by all of the uses at or near the intersection, to the satisfaction of the Town of Innisfil and County of Simcoe; and,
iii.	A Site Plan Agreement has been executed.

10.21.6

Exception Number: RUC-6	
Applicable Parent Precinct: RUC	
By-law (reference) 041-07	
10.21.6.1 Permitted Uses	
a) Notwithstanding Table 9.2, the only permitted uses are:	
i.	Any combination of a restaurant, restaurant take out , retail convenience or service station
ii.	A car wash accessory to a retail convenience store
iii.	Gas pumps accessory to a retail convenience store
iv.	Accessory uses which are clearly incidental to, associated and co-located within permitted commercial uses as listed above
v.	Public mechanical garage
vi.	Parking associated with the permitted uses as listed above; and
vii.	Sale, service, storage or repair of small internal combustion engine such as snow machines, all-terrain vehicles, outboard motors and lawnmowers provided not more than 15% of the lot area is used for outside display and storage purposes
b)	Notwithstanding any other provision of this By-law, not more than 3 buildings shall be permitted.
10.21.6.2 Precinct Regulations	
a)	A 1.8 m wood fence shall be erected along the boundary of the property where the boundary abuts residential uses .

10.21.7

Exception Number: RUC-7
Applicable Parent Precinct: RUC
By-law (reference) 38-08

10.21.7.1 Permitted Uses
a) Notwithstanding Table 9.2, a self-storage facility shall be permitted. For the purpose of this section, a “self-storage facility” shall mean a building or buildings which are divided into small sections having individual secure accesses with said sections being leased for the storage of goods, but does not include a warehouse

10.21.8

Exception Number: RUC-8
Applicable Parent Precinct: RUC
By-law (reference) 067-01
10.21.8.1 Permitted Uses
a) Notwithstanding the permitted uses of the RUC Precinct, the use of the lands zoned RUC-8 is subject to the provision of services as approved by the Town of Innisfil and/or the Ministry of the Environment

10.21.9

Exception Number: RUC-9
Applicable Parent Precinct: RUC
By-law (reference) 56-93
10.21.9.1 Permitted Uses
a) All uses permitted in the RUC-9 Precinct shall be permitted, provided they are in accordance with the “Fill, Construction and Alteration to Waterways” regulations of the Nottawasaga Valley Conservation Authority, noting that the lands may be subject to flooding, The Regional Storm Flood line elevation for the subject site is 228.3 m or 749.1 feet c.g.d.

10.21.10

Exception Number: RUC-10
Applicable Parent Precinct: RUC
By-law (reference) 71-97
10.21.10.1 Permitted Uses
a) The lands may not be used for any purpose other than that which legally existed on October 22, 1997 until the Holding Symbol (H) is removed in accordance with Section 36 of the Planning Act.
b) Notwithstanding Table 9.2 the following uses shall be permitted:
i. A public use in accordance with Section 3.X
ii. Business and professional offices
iii. A new or used automobile, motorcycle, snowmobile, boat establishment and recreational vehicles sales rental and services establishment, including sale of accessories, parts and petroleum products incidental thereto
iv. A public mechanical garage
v. Antique shop
vi. Gift shop

<ul style="list-style-type: none"> vii. Variety store viii. A commercial plaza containing two or more permitted special highway commercial uses in one or more buildings subject to the same minimum requirements for a special single special commercial use ix. Mobile home and modular sales and display x. A financial institution xi. Self-storage operation
10.21.10.2 Other
<ul style="list-style-type: none"> a) The Holding Symbol (H) shall not be removed until the following has been completed: <ul style="list-style-type: none"> i. The Ministry of Environment and/or the approval agency approves servicing of the site; and ii. A site plan agreement has been executed.

10.21.11

Exception Number: RUC-11
Applicable Parent Precinct: RUC
By-law (reference) 080-13
10.21.11.1 Permitted Uses
<ul style="list-style-type: none"> a) Notwithstanding any other provisions of this By-law, a shopping centre shall be an additional permitted use.

10.22 Site-Specific Exceptions for Rural Industrial (RUI) Precincts

10.22.1

Exception Number: RUI-1
Applicable Parent Precinct: RUI
By-law (reference) 7-85 (A-048-2020)
10.22.1.1 Permitted Uses
<ul style="list-style-type: none"> a) Notwithstanding Table 9.2, one or a combination of the following uses are permitted: <ul style="list-style-type: none"> i. The operation of a business to pump and clean septic tanks and haul water. ii. The manufacture, storage, repair, service rental and sale of portable construction site structures and portable privies. iii. Outside storage of such uses, including trailers and equipment related thereto. iv. Parking of, and incidental running repairs to motor vehicles related thereto. v. Storage and treatment of sewage or any other type of effluent in an inground container or vault of a maximum capacity of 68,000 litres approved in accordance with the Environmental Protection Act, being Chapter 141, R.S.O. 1980, as amended. For purposes of this paragraph, effluent does not include Industrial Waste as defined in the Environmental Protection Act, Chapter 141, R.S.O. 1980, as amended.

10.23 Site-Specific Exceptions for Extractive Industrial (EI) Precincts

10.23.1

Exception Number: EI-1
Applicable Parent Precinct: EI
By-law (reference) 075-13
10.23.1.1 Permitted Uses
a) Notwithstanding Table 9.2, the storing of material associated with hydro evacuation shall be a permitted use . This process would involve the drying of a mud slurry product associated with a hydro evacuation (ie: hydro-vac) business, and the use of this material to further fill and rehabilitate the former gravel pit. The by-product of this business is an inert material that is composed of dirt and water (ie: wet mud).
10.23.1.2 Other
a) The subject lands shall be under Site Plan Control as per Section 41 of the Planning Act, R.S.O. 1990, c.P 13, as amended.

10.24 Site Specific Exceptions for Civic Campus (CC) Precincts

10.24.1

Exception Number: CC-1
Applicable Parent Precinct: CC
By-law (reference) 080-13
10.24.1.1 Permitted Uses
a) Notwithstanding Table 9.2, the following uses shall be permitted: <ol style="list-style-type: none"> i. An abattoir which legally existed on the date of the adoption of this By-law ii. Agricultural equipment repair iii. Agricultural produce warehouse iv. Farm auction barn v. Farm implement dealer vi. Feedmill vii. Seedmill viii. Veterinary clinic ix. Veterinary Hospital x. Accessory uses, which are clearly incidental to, associated and co-located with permitted commercial uses as listed above.
10.24.1.2 Precinct Regulations
a) Notwithstanding Table 9.3, the following provisions shall apply: <ol style="list-style-type: none"> i. Minimum lot area: As it existed on the date of adoption of this By-law ii. Minimum interior side yard setback: 6 m iii. Maximum lot coverage: 35%

10.24.2

Exception Number: CC-2
Applicable Parent Precinct: CC
By-law (reference) 039-17
10.24.2.1 Permitted Uses

a) Notwithstanding Table 9.2, a childcare centre shall be permitted as an accessory use within the existing Innpower building and a fenced outdoor play area is also permitted outside of the Innpower building as an accessory use to the childcare centre .
10.24.2.2 Precinct Regulations
a) The maximum permitted total floor area of the childcare centre within the existing Innpower building shall be 510m ²
b) The maximum permitted fenced outdoor play area associated with the childcare centre shall be 150m ²

10.24.3

Exception Number: CC-3
Applicable Parent Precinct: CC
By-law (reference) 071-11
10.24.3.1 Permitted Uses
a) Notwithstanding Table 9.2, two additional dwelling units are permitted as an accessory use
10.24.3.2 Precinct Regulations
a) Notwithstanding any other provision of this By-law, a maximum area of 105m ² is permitted for each additional dwelling unit

10.24.4

Exception Number: CC-4
Applicable Parent Precinct: CC
By-law (reference) 041-07
10.24.4.1 Permitted Uses
a) Notwithstanding Table 9.2, the only permitted uses are: <ol style="list-style-type: none"> i. Any combination of a restaurant, restaurant take out, retail convenience or service station ii. A car wash accessory to a retail convenience store iii. Gas pumps accessory to a retail convenience store iv. Accessory uses which are clearly incidental to, associated and co-located within permitted commercial uses as listed above v. Public mechanical garage vi. Parking associated with the permitted uses as listed above; and vii. Sale, service, storage or repair of small internal combustion engine such as snow machines, all-terrain vehicles, outboard motors and lawnmowers provided not more than 15% of the lot area is used for outside display and storage purposes
10.24.4.2 Precinct Regulations
a) A 1.8 m wood fence shall be erected along the boundary of the property where the boundary abuts residential uses .
10.24.4.3 Other
a) Notwithstanding any other provision of this By-law, not more than 3 buildings shall be permitted.

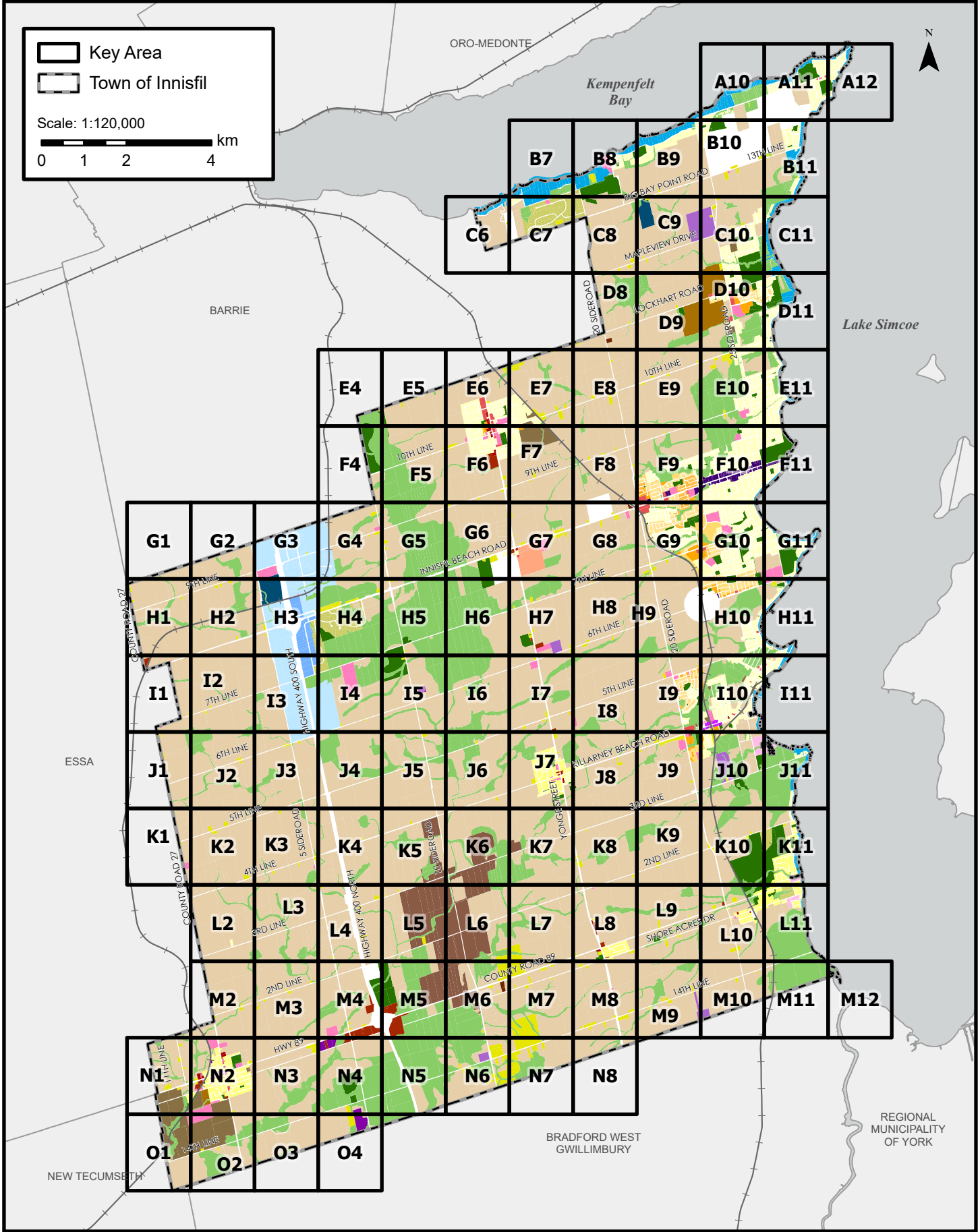
10.25 Site-Specific For Future Urban (FUR) Precincts

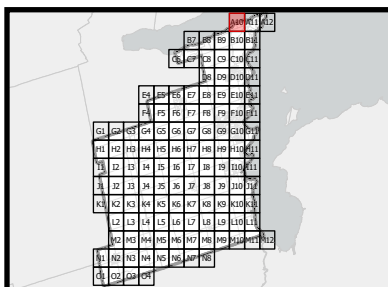
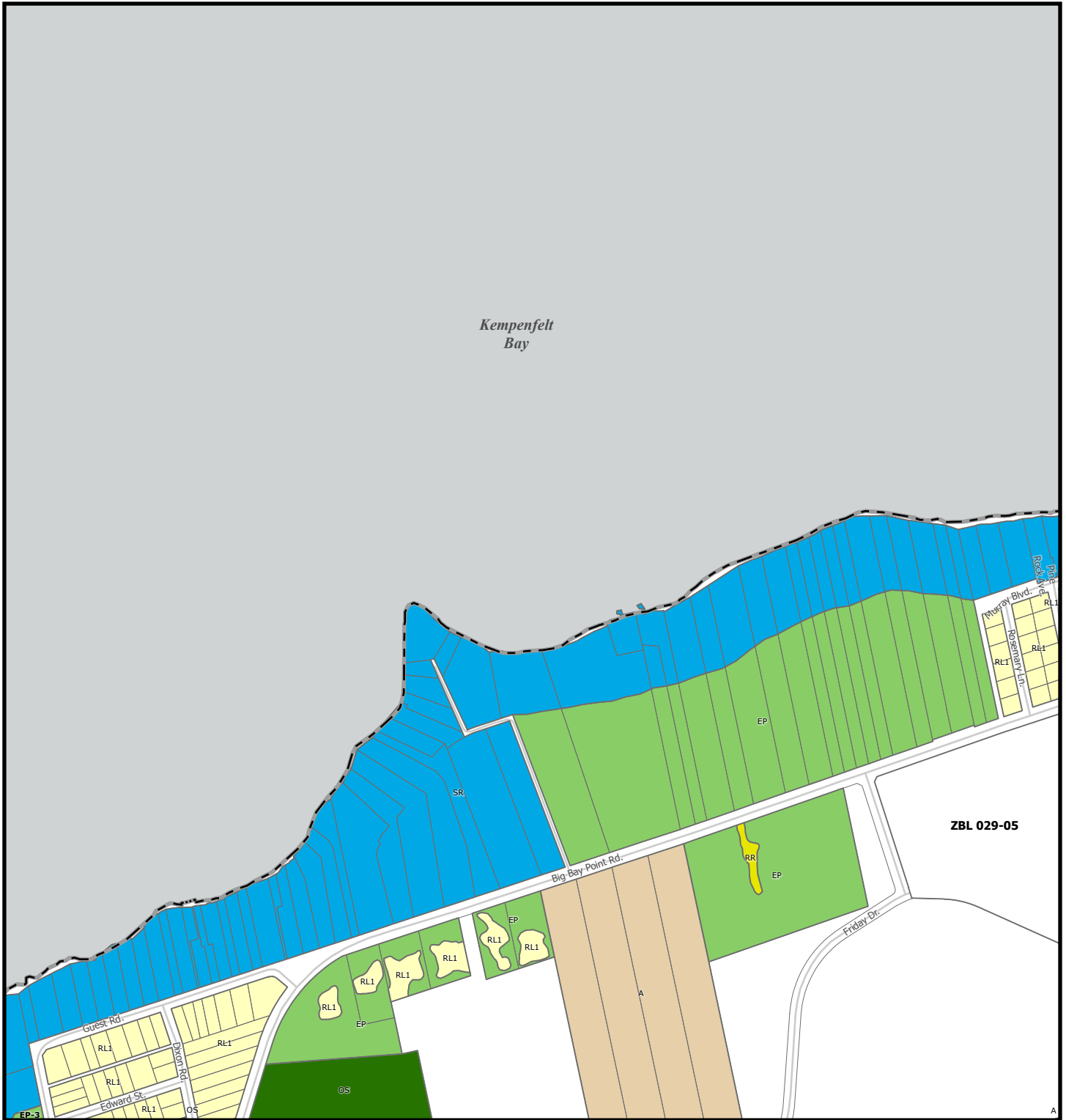
10.25.1

Exception Number: FUR-1
Applicable Parent Precinct: FUR
By-law (reference) 080-13
10.25.1.1 Precinct Regulations
a) Notwithstanding any other provision in this By-law, the following provisions shall apply: <ul style="list-style-type: none">i. Minimum lot frontage: 38 m and theii. Minimum lot area: 7.78 hectares

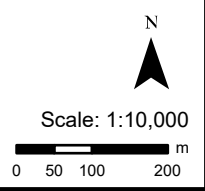
Schedules

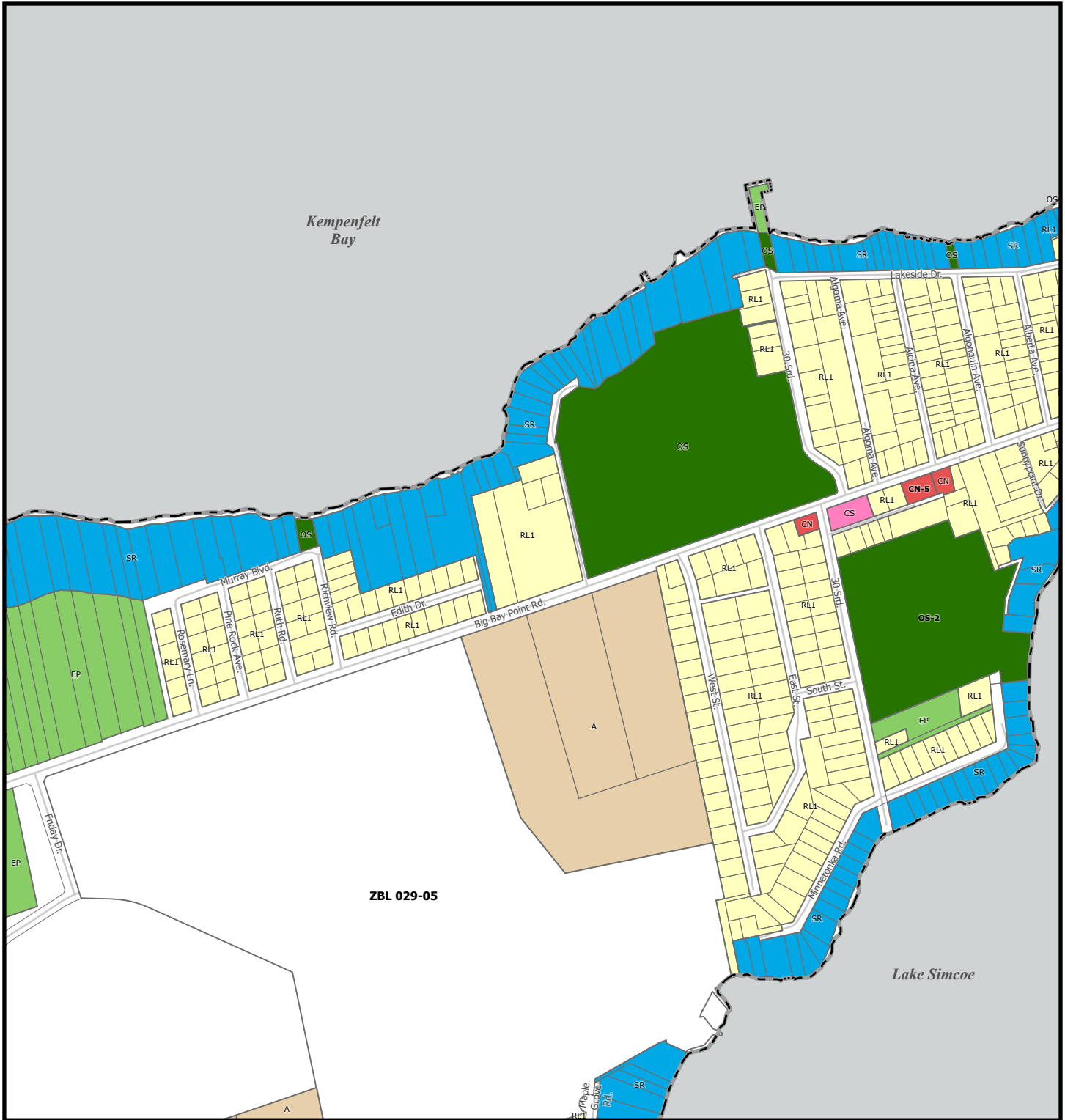
Key Area
 Town of Innisfil
 Scale: 1:120,000



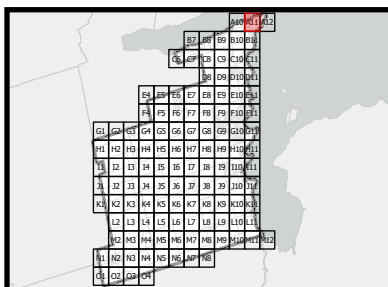


- SR (Shoreline Residential Precinct)
- RL1 (Residential Low Density 1 Precinct)
- RR (Rural Residential Precinct)
- EP (Environmental Protection)
- OS (Open Space Precinct)
- A (Agricultural Precinct)





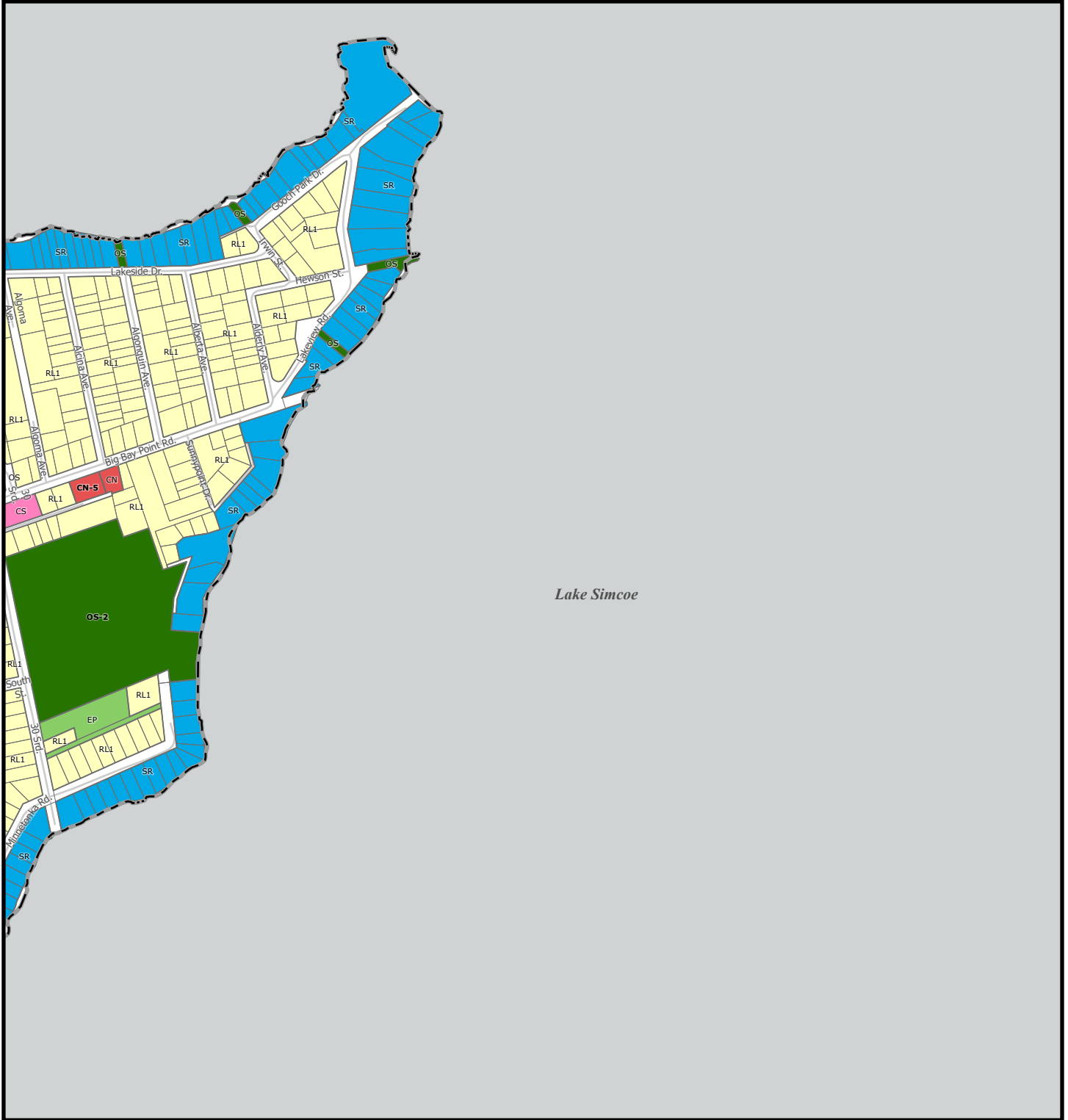
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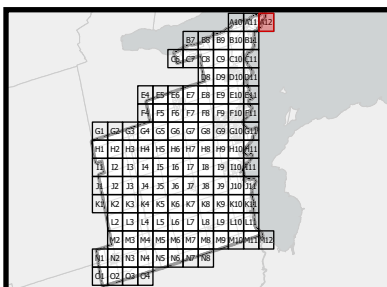
- SR (Shoreline Residential Precinct)
- RL1 (Residential Low Density 1 Precinct)
- EP (Environmental Protection)
- OS (Open Space Precinct)
- A (Agricultural Precinct)
- CN (Neighbourhood Commercial Precinct)
- CS (Community Service Precinct)

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Scale: 1:10,000



Lake Simcoe

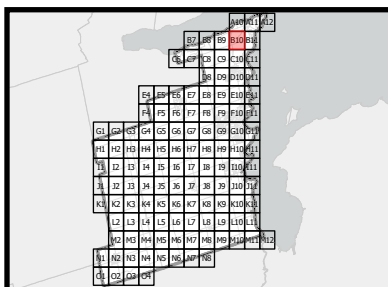
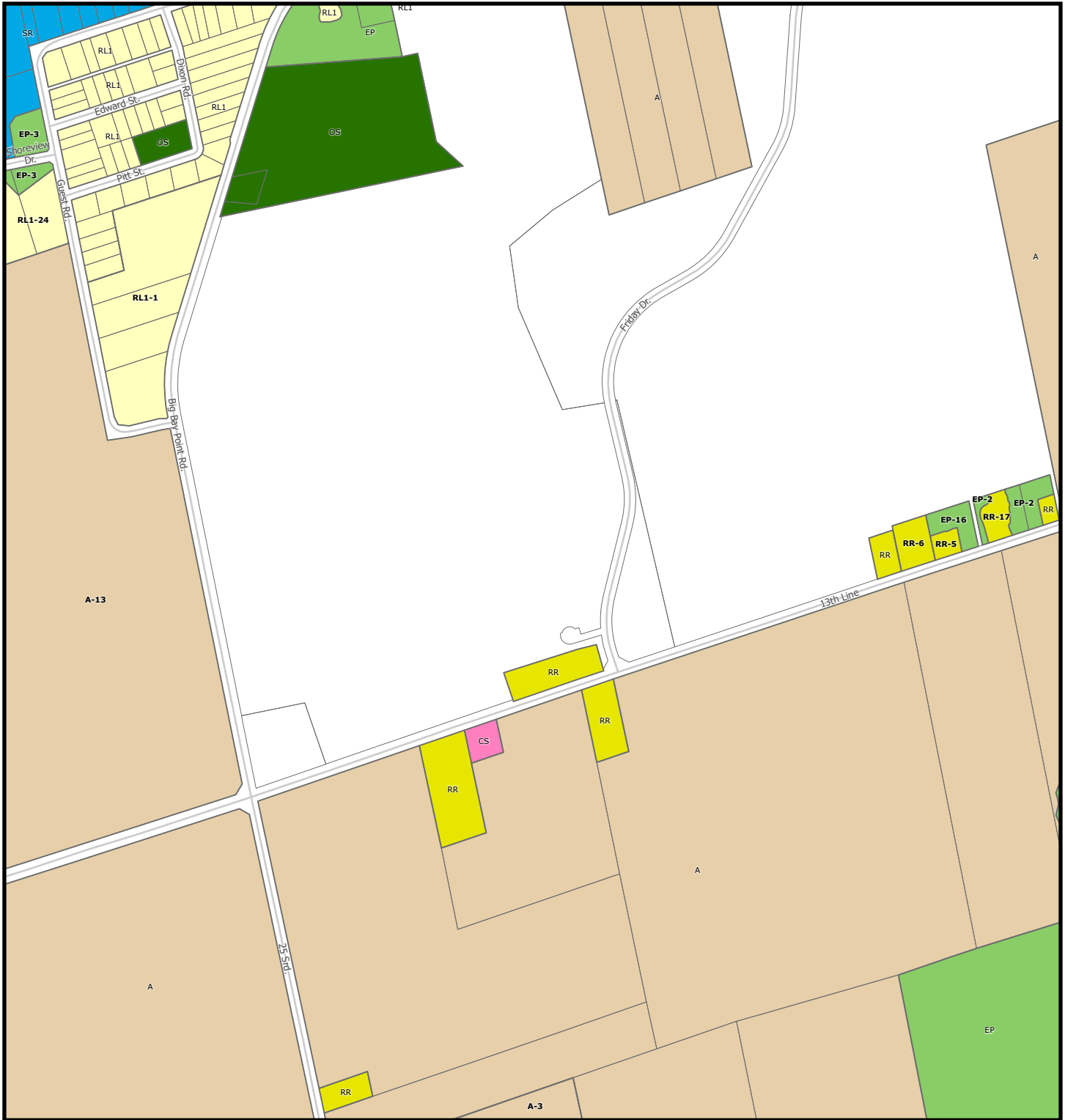


- SR (Shoreline Residential Precinct)
- RL1 (Residential Low Density 1 Precinct)
- OS (Open Space Precinct)
- CN (Neighbourhood Commercial Precinct)
- EP (Environmental Protection)
- CS (Community Service Precinct)

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Scale: 1:10,000

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0 50 100 200



- SR (Shoreline Residential Precinct)
- RL1 (Residential Low Density 1 Precinct)
- RR (Rural Residential Precinct)
- EP (Environmental Protection)
- OS (Open Space Precinct)
- A (Agricultural Precinct)
- CS (Community Service Precinct)

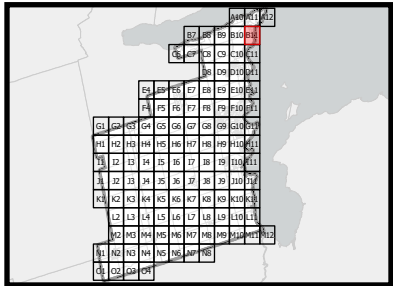
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Lake Simcoe

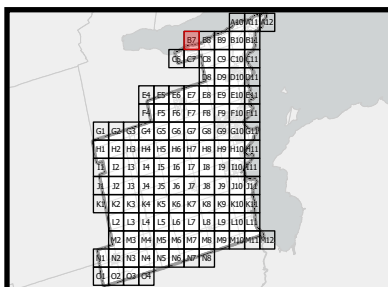
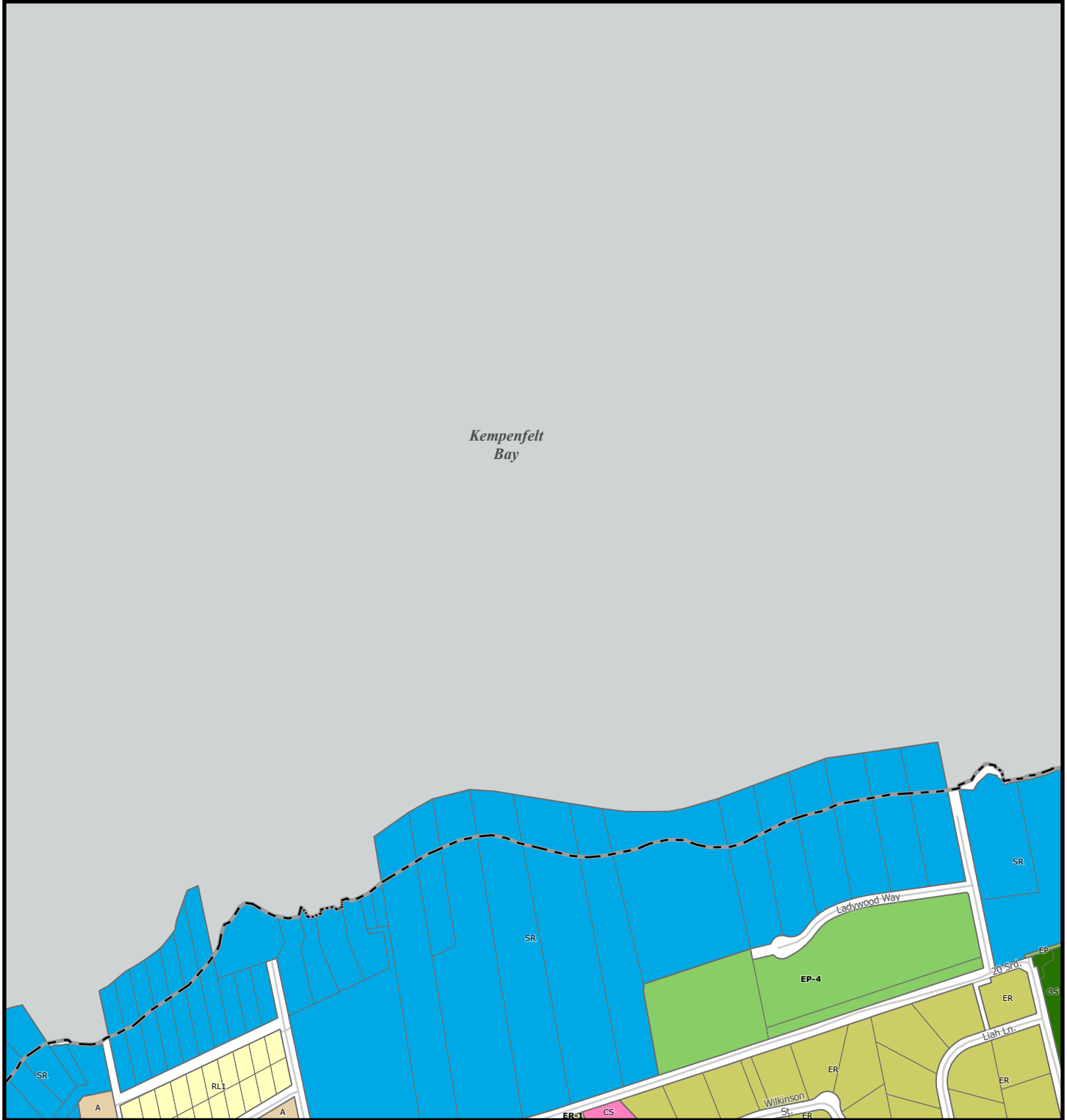


	SR (Shoreline Residential Precinct)		EP (Environmental Protection)
	RL1 (Residential Low Density 1 Precinct)		OS (Open Space Precinct)
	RR (Rural Residential Precinct)		A (Agricultural Precinct)

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Scale: 1:10,000

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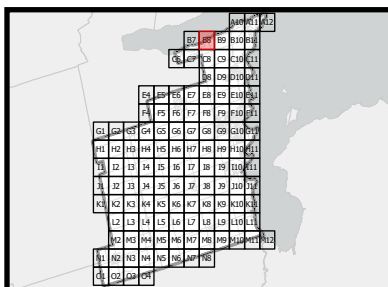
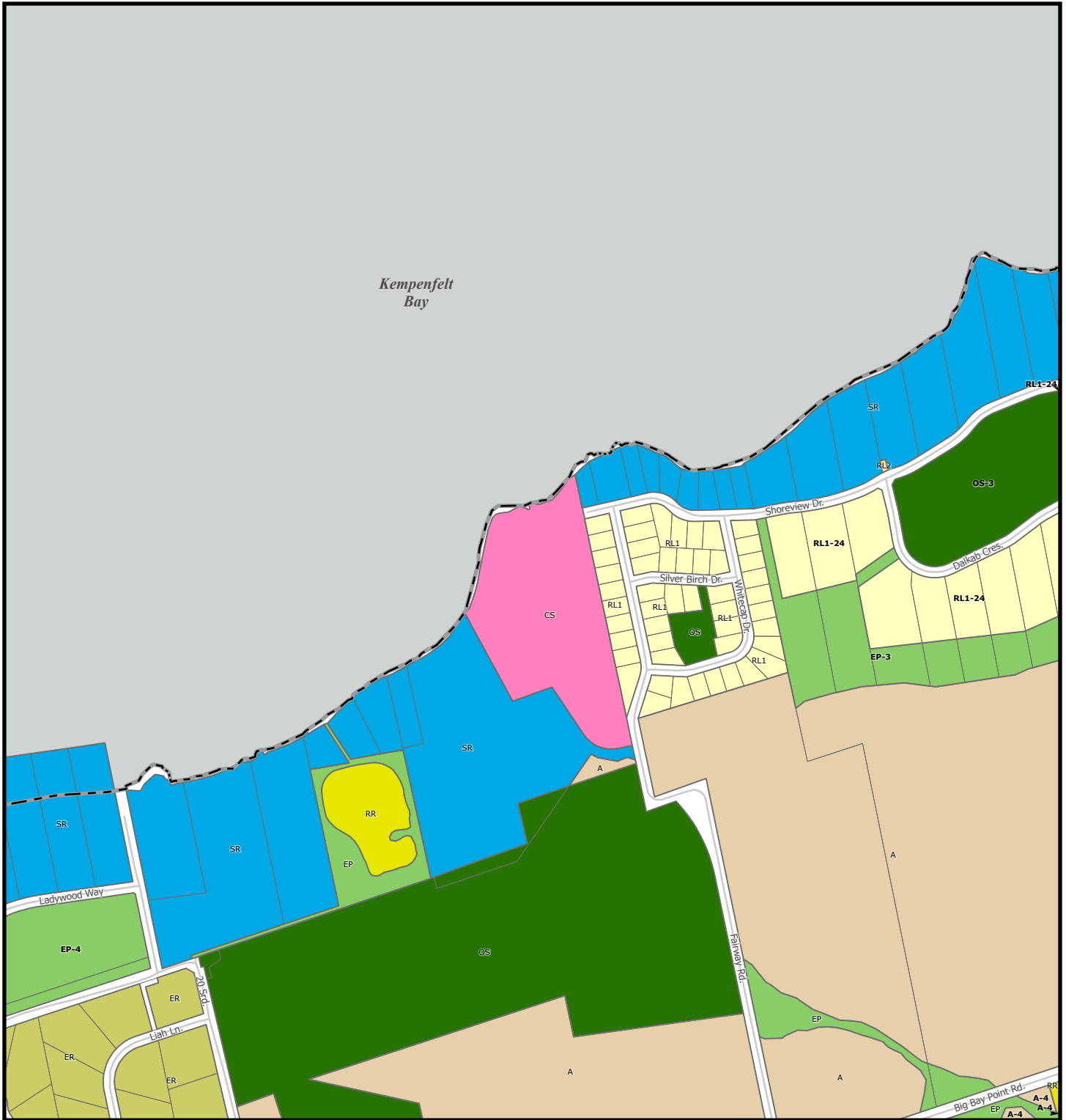


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|--|---------------------------------|
| SR (Shoreline Residential Precinct) | OS (Open Space Precinct) |
| RL1 (Residential Low Density 1 Precinct) | A (Agricultural Precinct) |
| ER (Estate Residential Precinct) | CS (Community Service Precinct) |
| EP (Environmental Protection) | |

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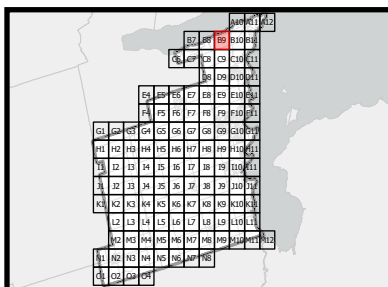
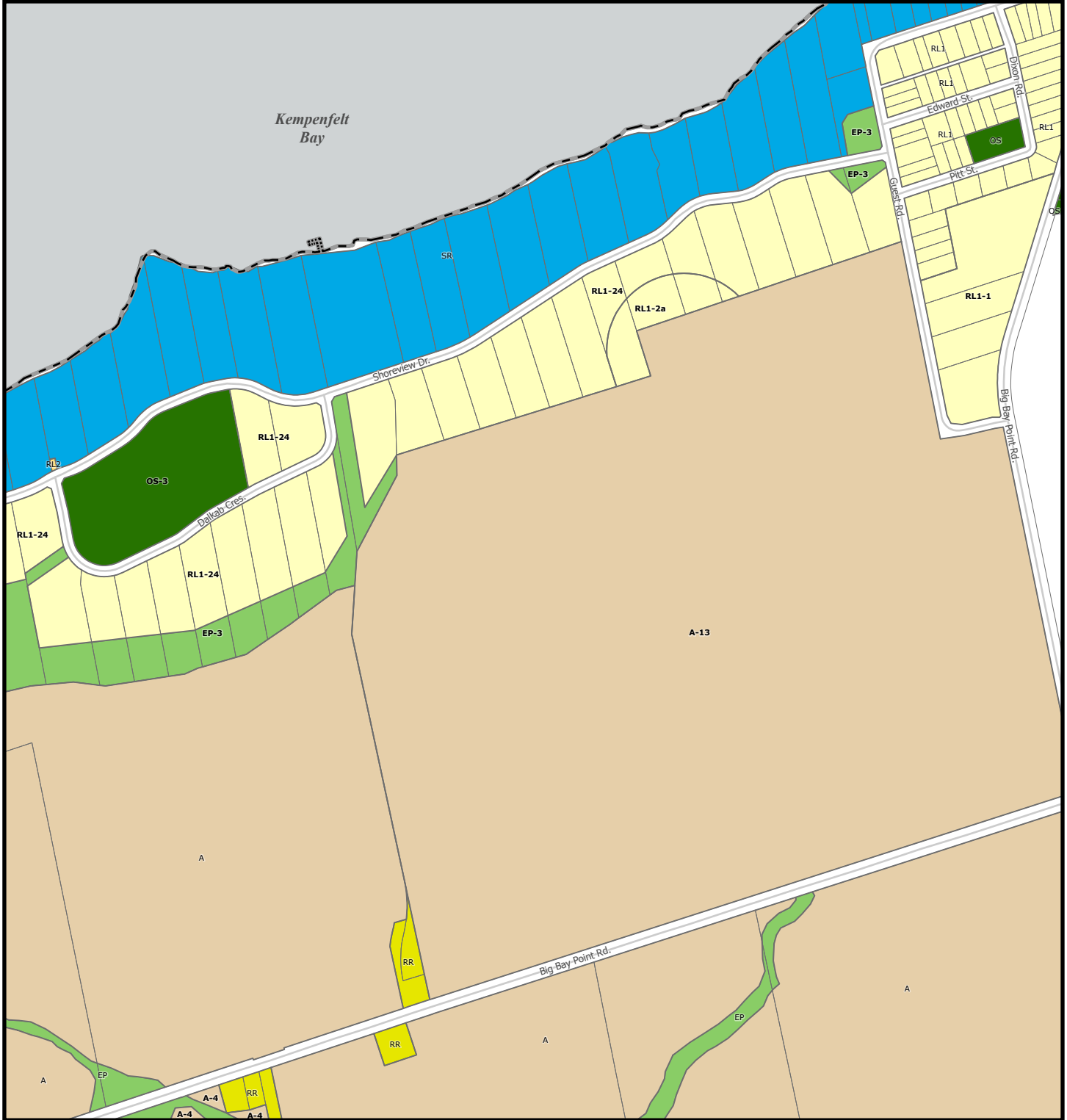
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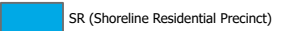
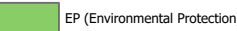
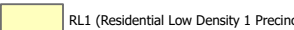
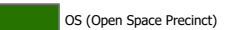
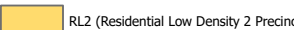




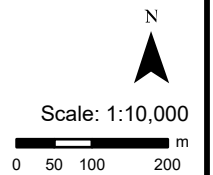
- SR (Shoreline Residential Precinct)
- RL1 (Residential Low Density 1 Precinct)
- RL2 (Residential Low Density 2 Precinct)
- RR (Rural Residential Precinct)
- ER (Estate Residential Precinct)
- EP (Environmental Protection)
- OS (Open Space Precinct)
- A (Agricultural Precinct)
- CS (Community Service Precinct)

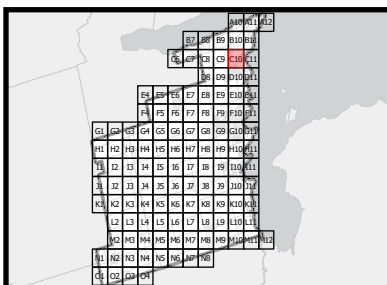
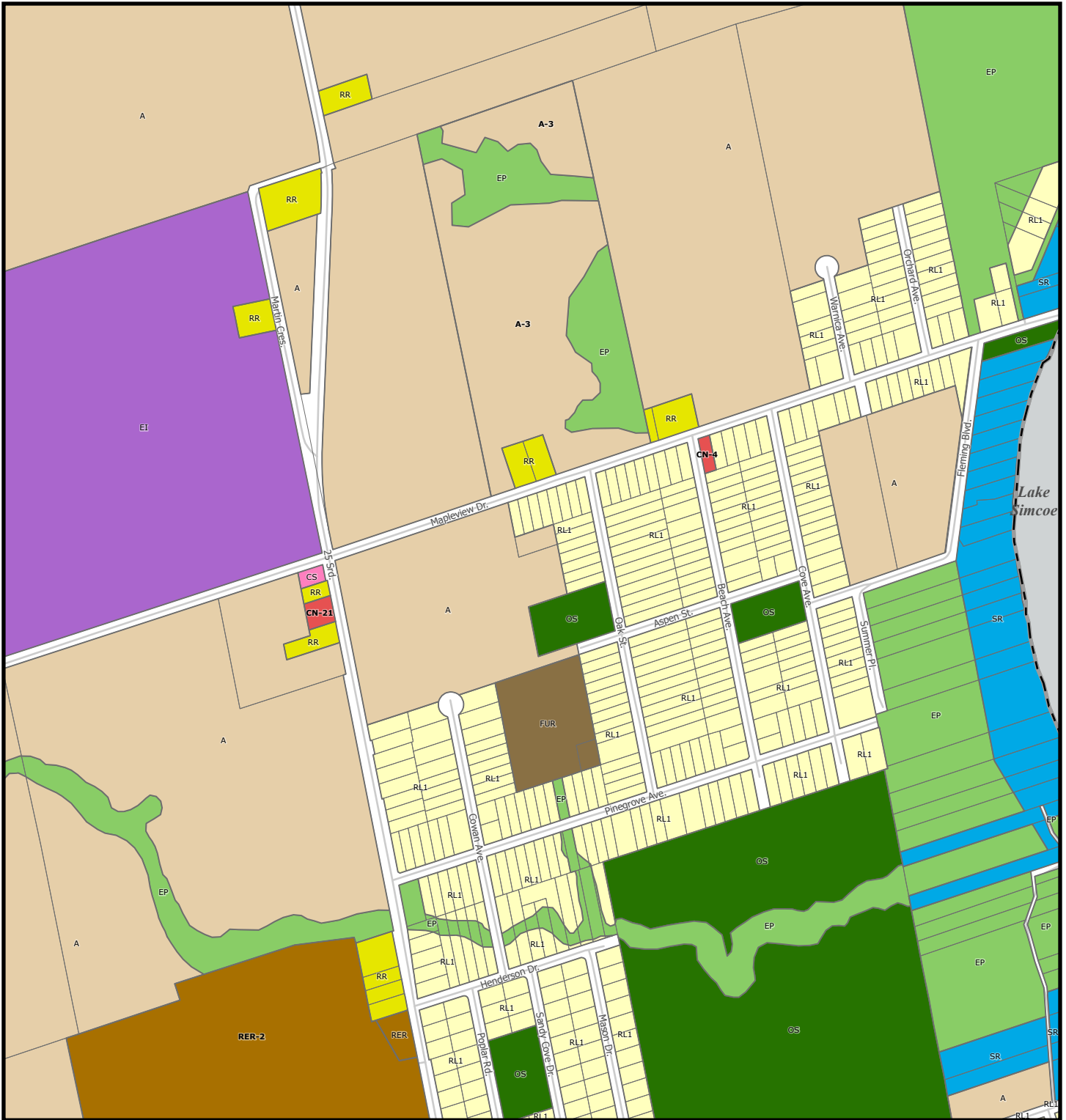
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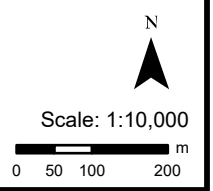


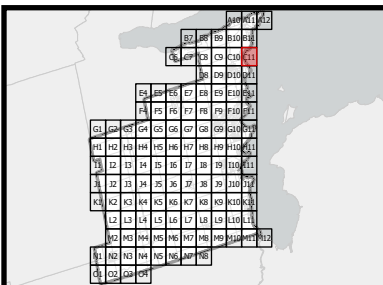
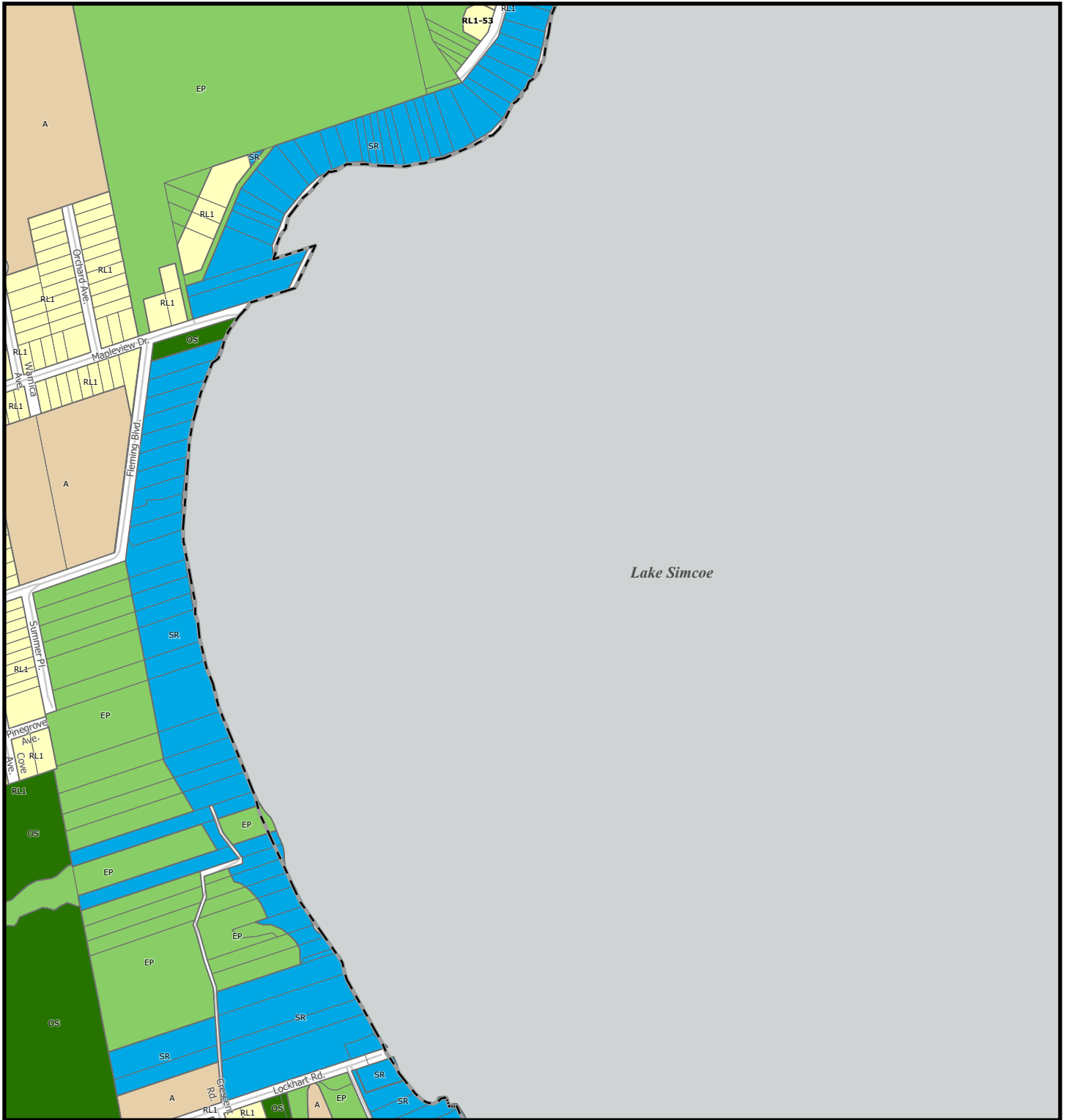
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|---|--|--|-------------------------------|
|  | SR (Shoreline Residential Precinct) |  | EP (Environmental Protection) |
|  | RL1 (Residential Low Density 1 Precinct) |  | OS (Open Space Precinct) |
|  | RL2 (Residential Low Density 2 Precinct) |  | A (Agricultural Precinct) |
|  | RR (Rural Residential Precinct) | | |





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|--|--|--|--|
| | SR (Shoreline Residential Precinct) | | OS (Open Space Precinct) |
| | RL1 (Residential Low Density 1 Precinct) | | A (Agricultural Precinct) |
| | RER (Retirement Residential Precinct) | | CN (Neighbourhood Commercial Precinct) |
| | RR (Rural Residential Precinct) | | CS (Community Service Precinct) |
| | FUR (Future Urban Precinct) | | EI (Extractive Industrial Precinct) |
| | EP (Environmental Protection) | | |

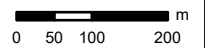


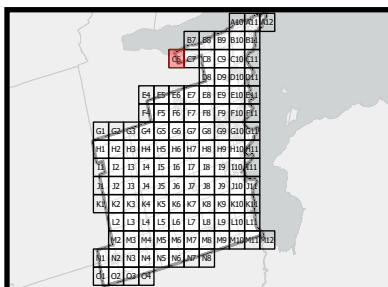
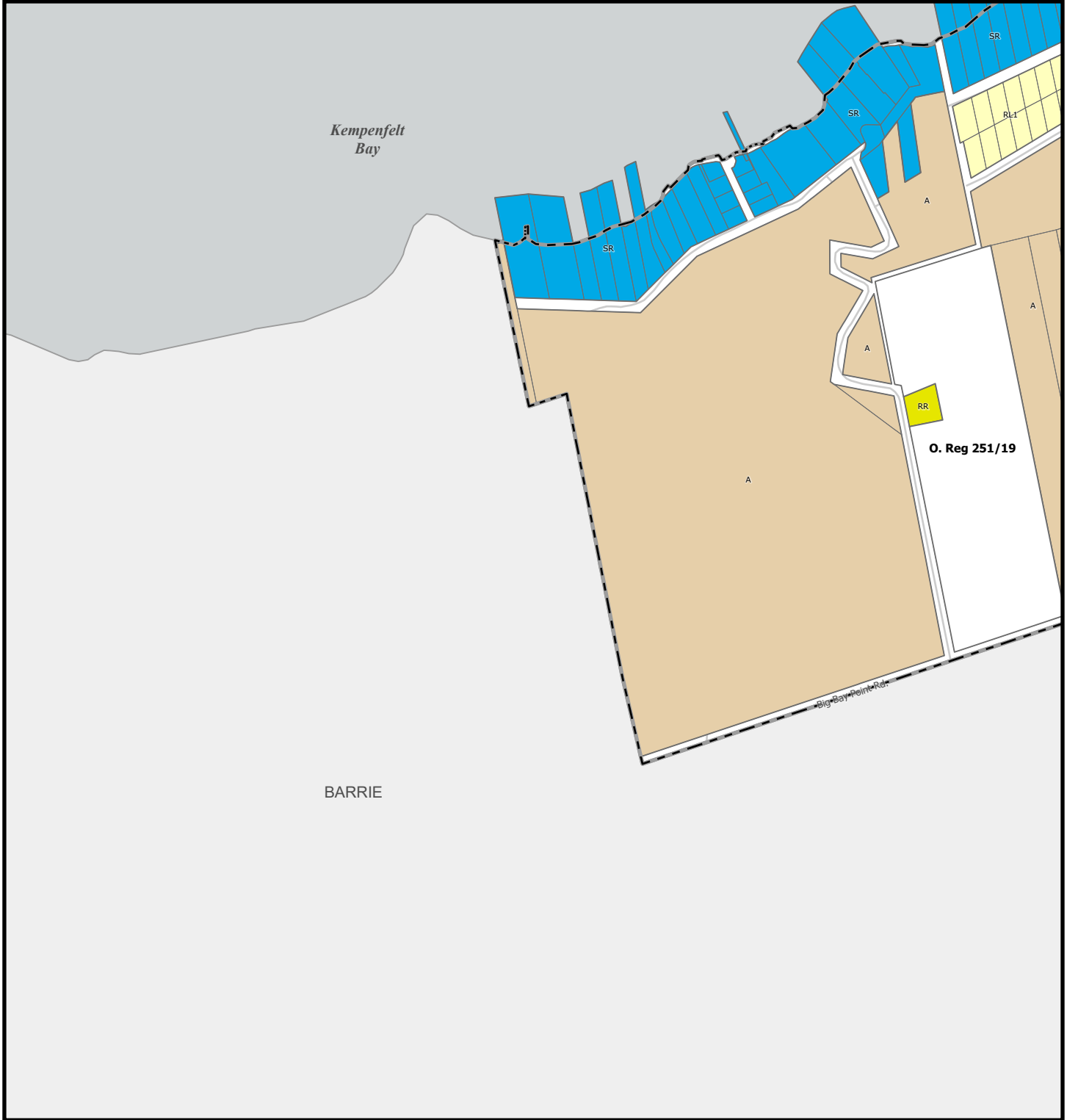


- SR (Shoreline Residential Precinct)
- RL1 (Residential Low Density 1 Precinct)
- OS (Open Space Precinct)
- A (Agricultural Precinct)
- EP (Environmental Protection)

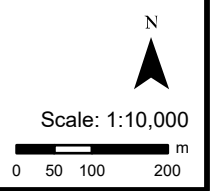


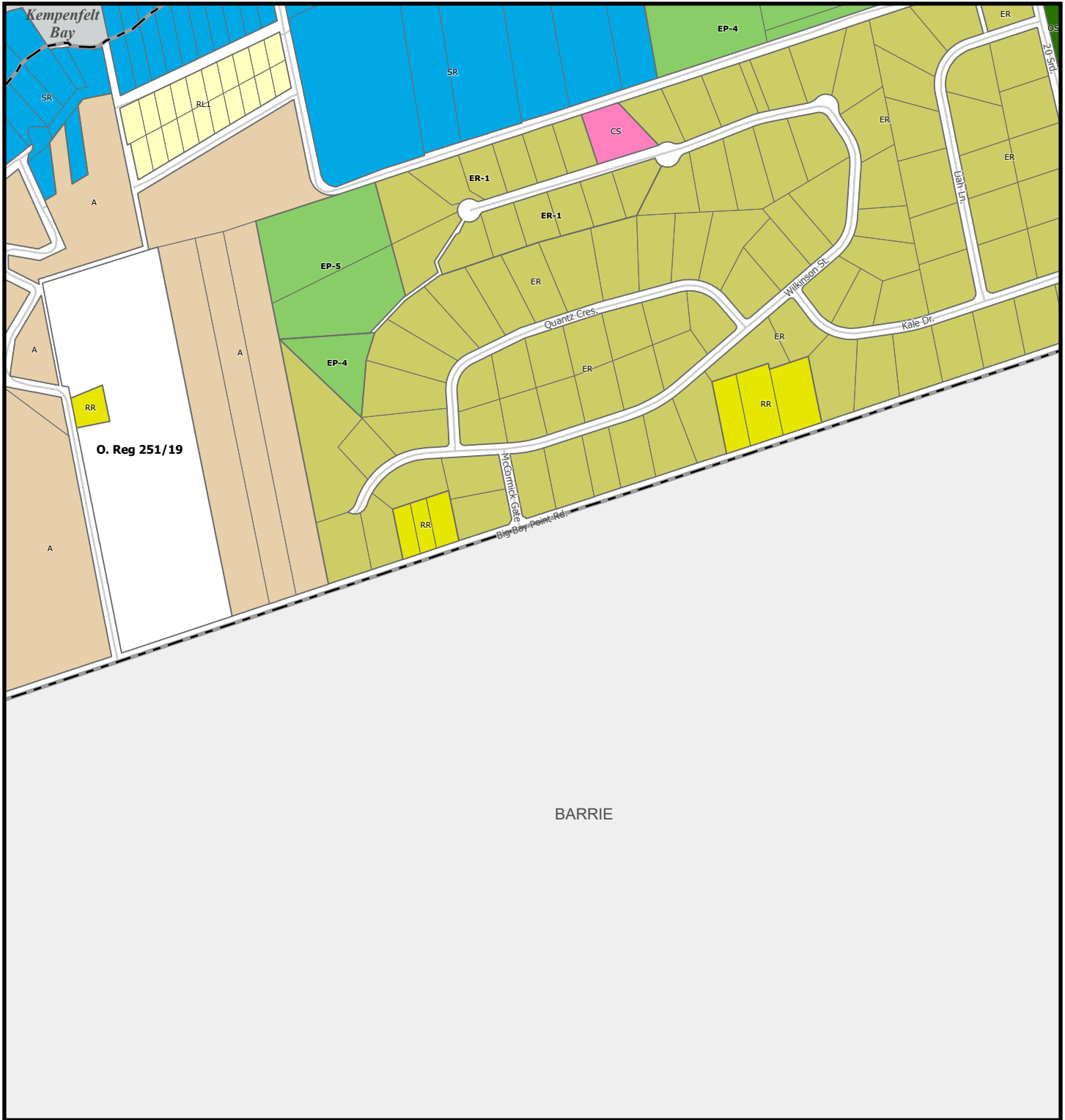
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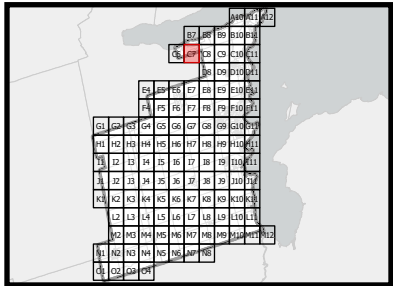


- SR (Shoreline Residential Precinct)
- RL1 (Residential Low Density 1 Precinct)
- RR (Rural Residential Precinct)
- A (Agricultural Precinct)

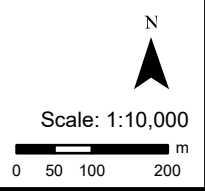


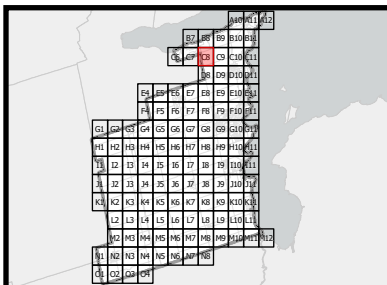
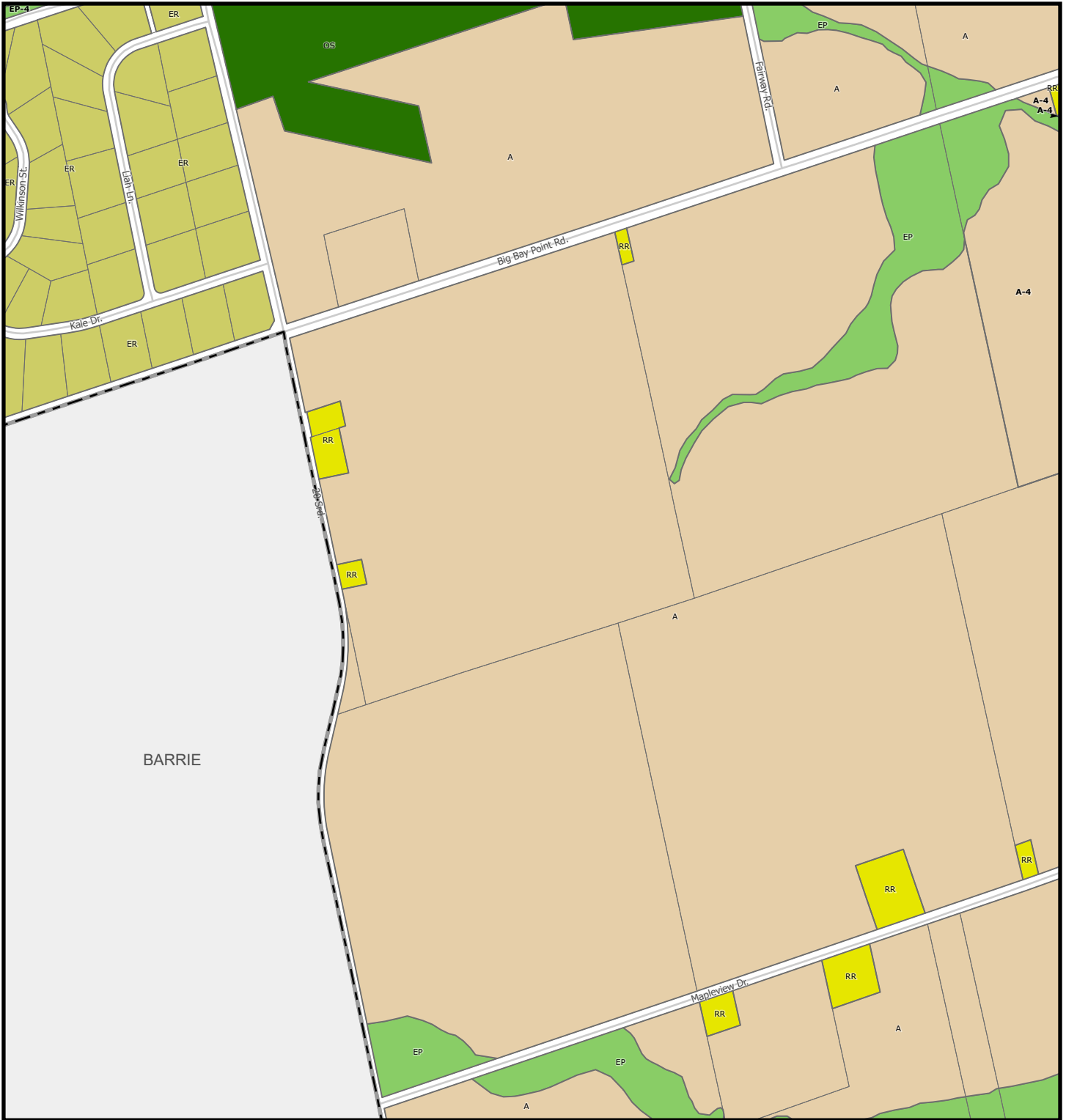


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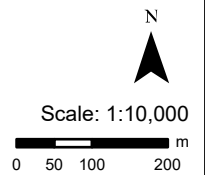


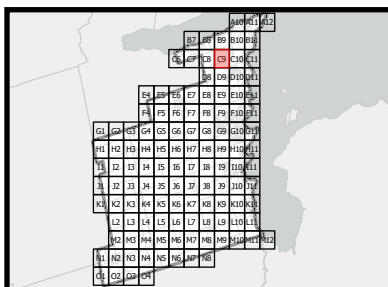
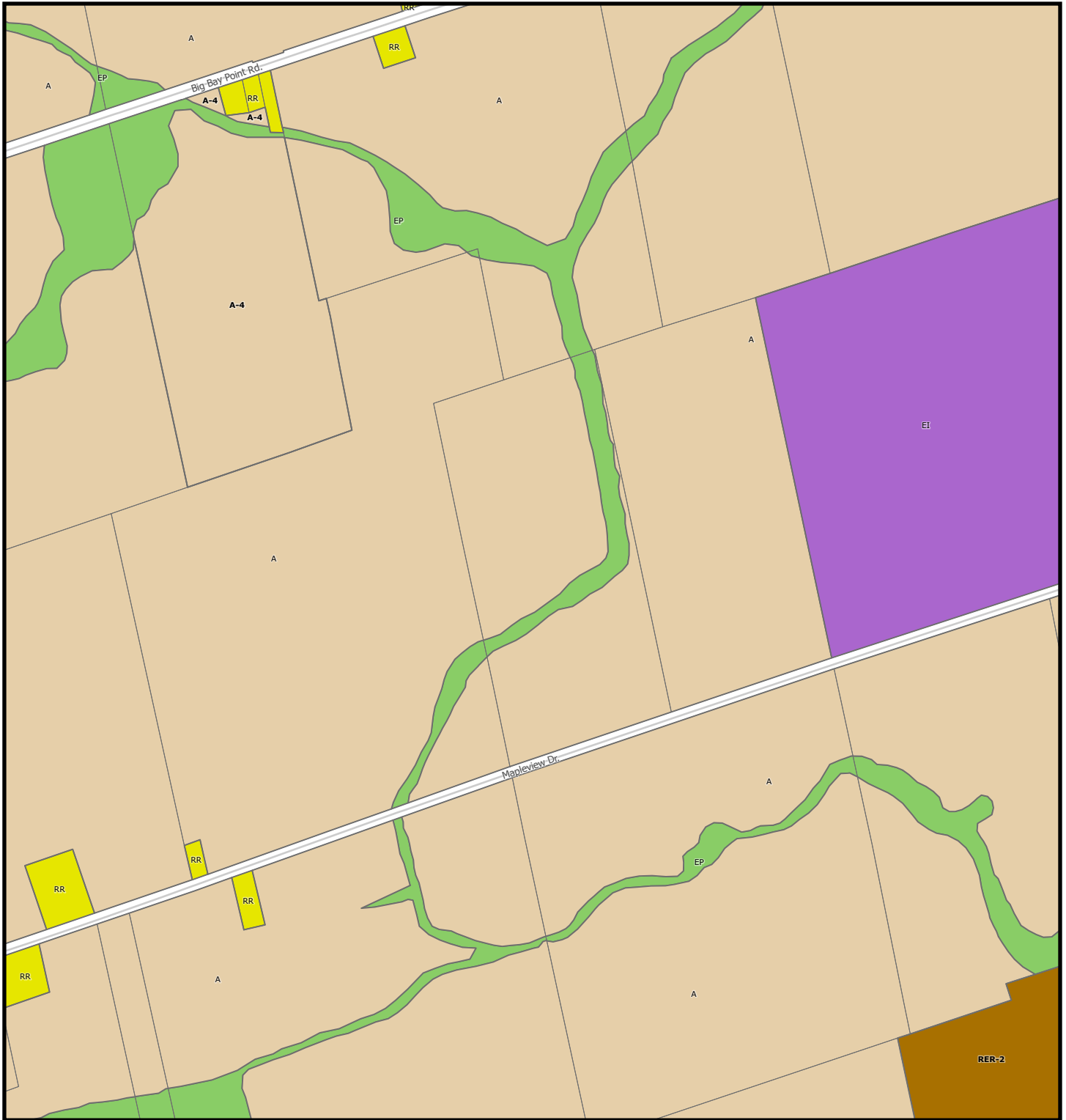
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|--|---------------------------------|
| SR (Shoreline Residential Precinct) | EP (Environmental Protection) |
| RL1 (Residential Low Density 1 Precinct) | OS (Open Space Precinct) |
| RR (Rural Residential Precinct) | A (Agricultural Precinct) |
| ER (Estate Residential Precinct) | CS (Community Service Precinct) |





- RR (Rural Residential Precinct)
- ER (Estate Residential Precinct)
- EP (Environmental Protection)
- OS (Open Space Precinct)
- A (Agricultural Precinct)

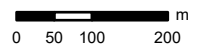


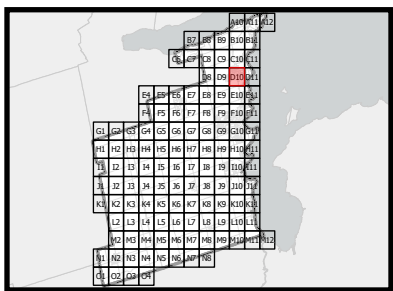
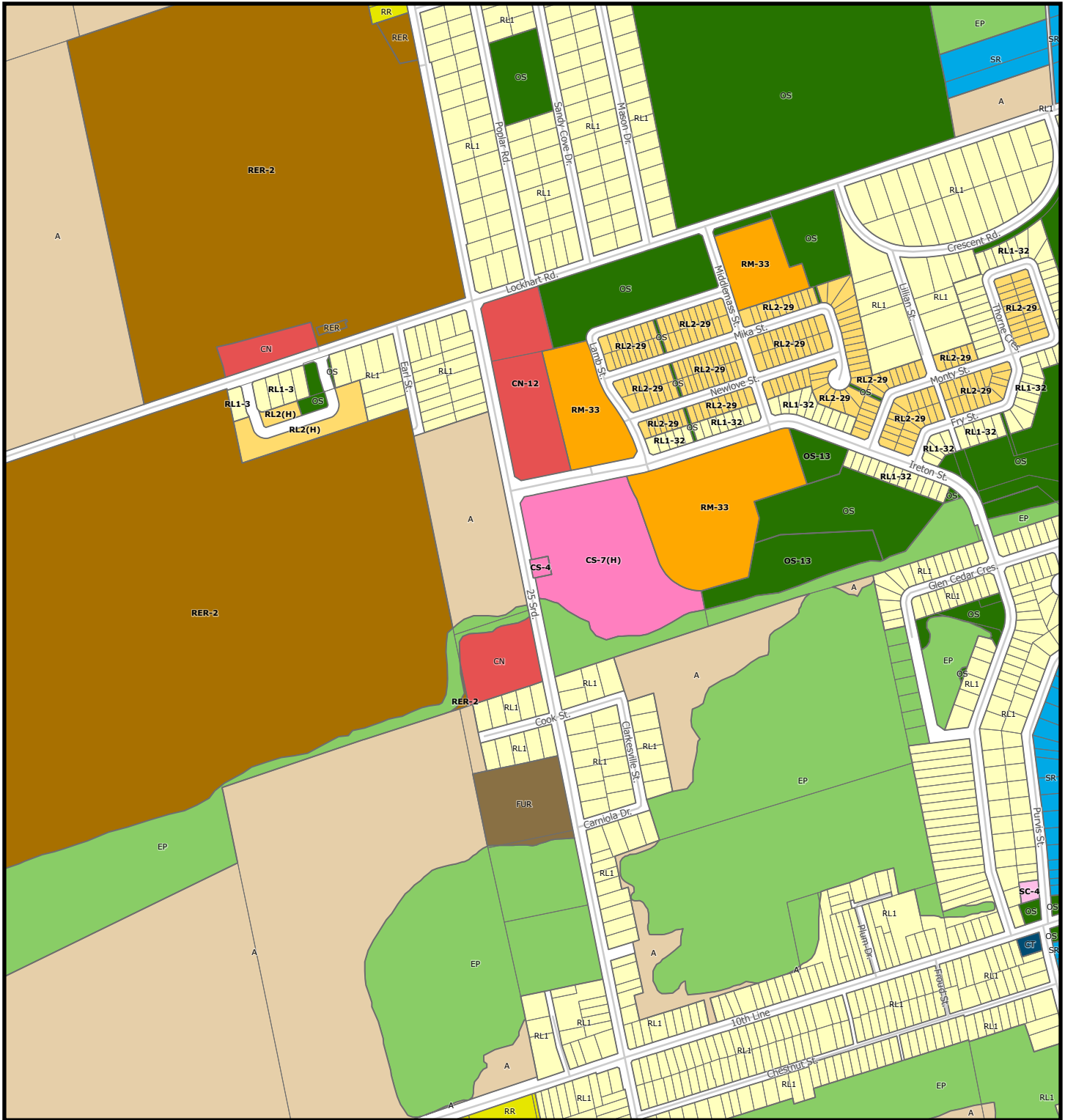


- RER (Retirement Residential Precinct)
- RR (Rural Residential Precinct)
- EP (Environmental Protection)
- A (Agricultural Precinct)
- EI (Extractive Industrial Precinct)



Scale: 1:10,000





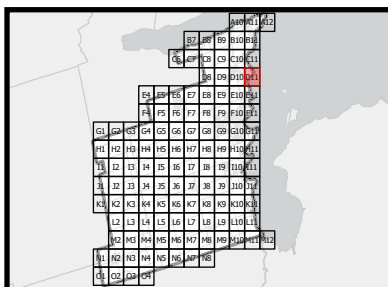
SR (Shoreline Residential Precinct)	RR (Rural Residential Precinct)	CN (Neighbourhood Commercial Precinct)
RL1 (Residential Low Density 1 Precinct)	FUR (Future Urban Precinct)	CS (Community Service Precinct)
RL2 (Residential Low Density 2 Precinct)	EP (Environmental Protection)	SC (Shoreline Commercial Precinct)
RM (Residential Medium Density Precinct)	OS (Open Space Precinct)	CT (Tourism / Commercial Area Precinct)
RER (Retirement Residential Precinct)	A (Agricultural Precinct)	

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Scale: 1:10,000



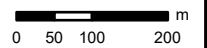
Lake Simcoe

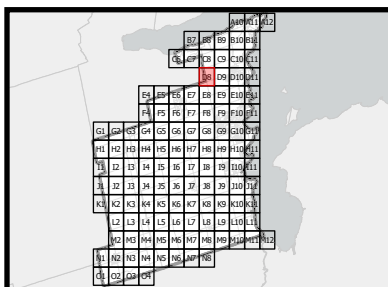
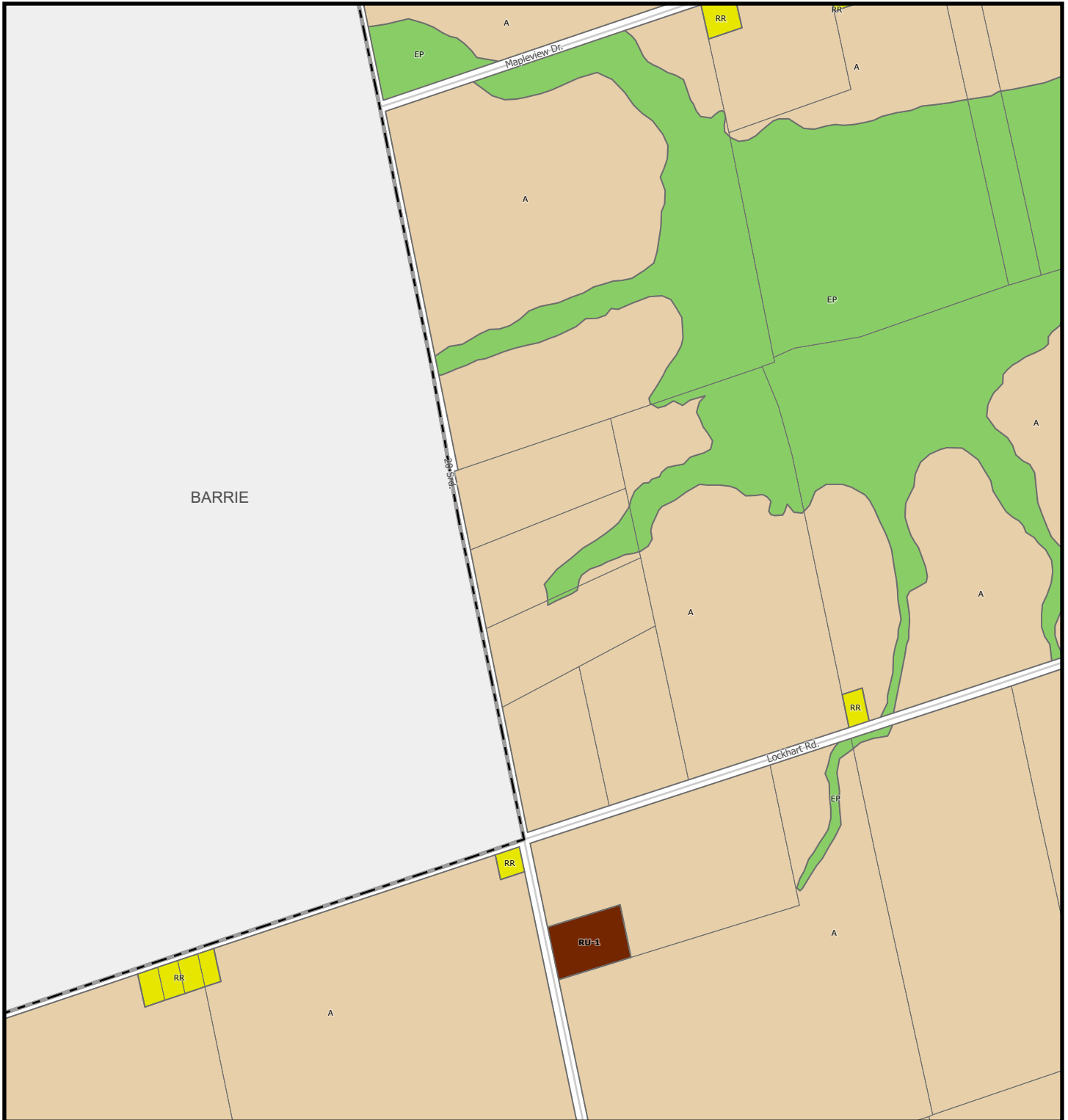


- SR (Shoreline Residential Precinct)
- RL1 (Residential Low Density 1 Precinct)
- RL2 (Residential Low Density 2 Precinct)
- EP (Environmental Protection)
- OS (Open Space Precinct)
- A (Agricultural Precinct)
- SC (Shoreline Commercial Precinct)
- CT (Tourism / Commercial Area Precinct)



Scale: 1:10,000



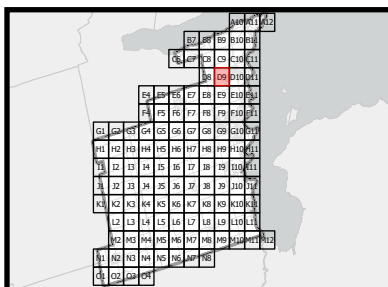
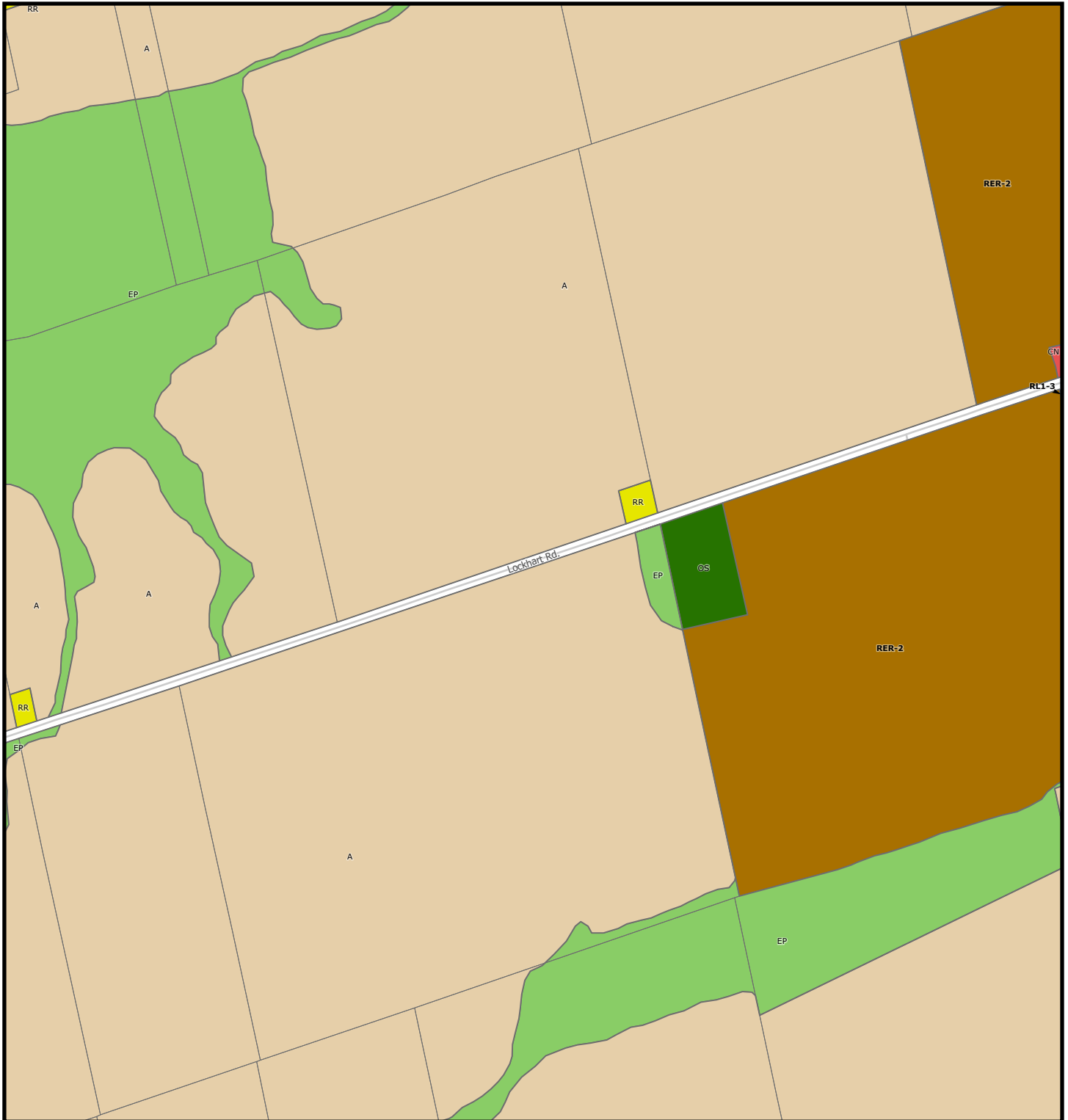


- RR (Rural Residential Precinct)
- A (Agricultural Precinct)
- EP (Environmental Protection)
- RU (Rural Precinct)

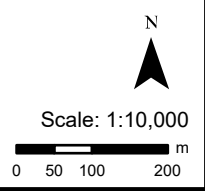
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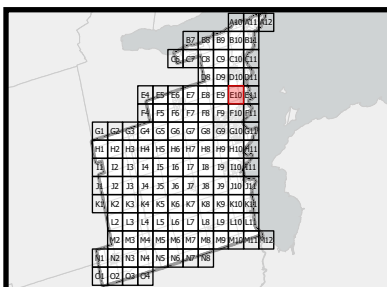
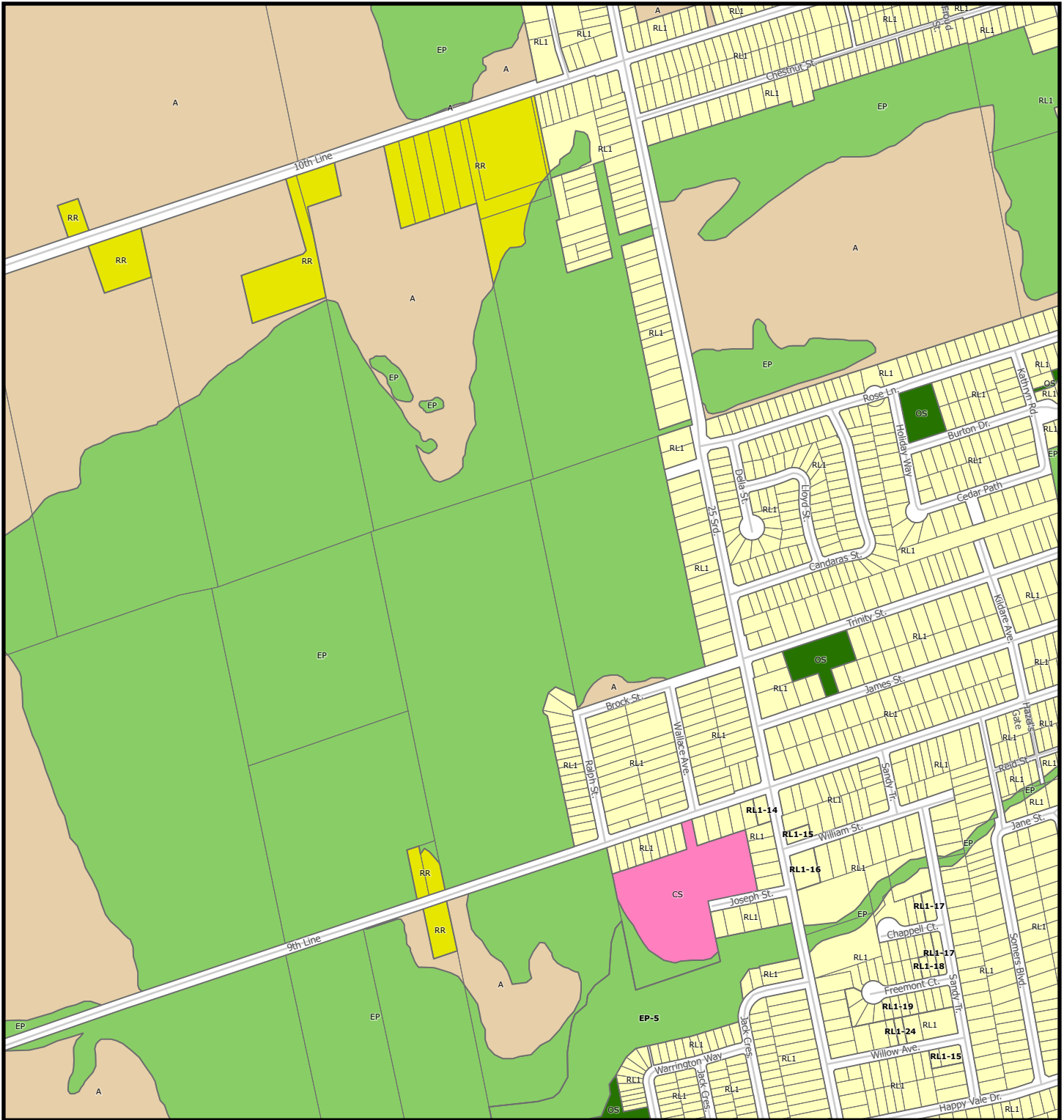
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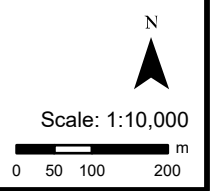


- RL1 (Residential Low Density 1 Precinct)
- OS (Open Space Precinct)
- RER (Retirement Residential Precinct)
- A (Agricultural Precinct)
- RR (Rural Residential Precinct)
- CN (Neighbourhood Commercial Precinct)
- EP (Environmental Protection)



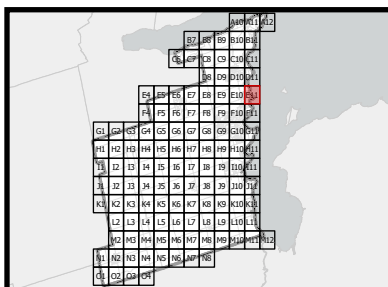


- RL1 (Residential Low Density 1 Precinct)
- RR (Rural Residential Precinct)
- EP (Environmental Protection)
- OS (Open Space Precinct)
- A (Agricultural Precinct)
- CS (Community Service Precinct)





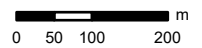
Lake Simcoe

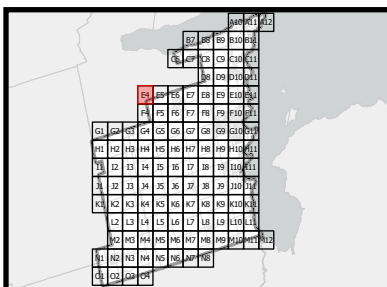
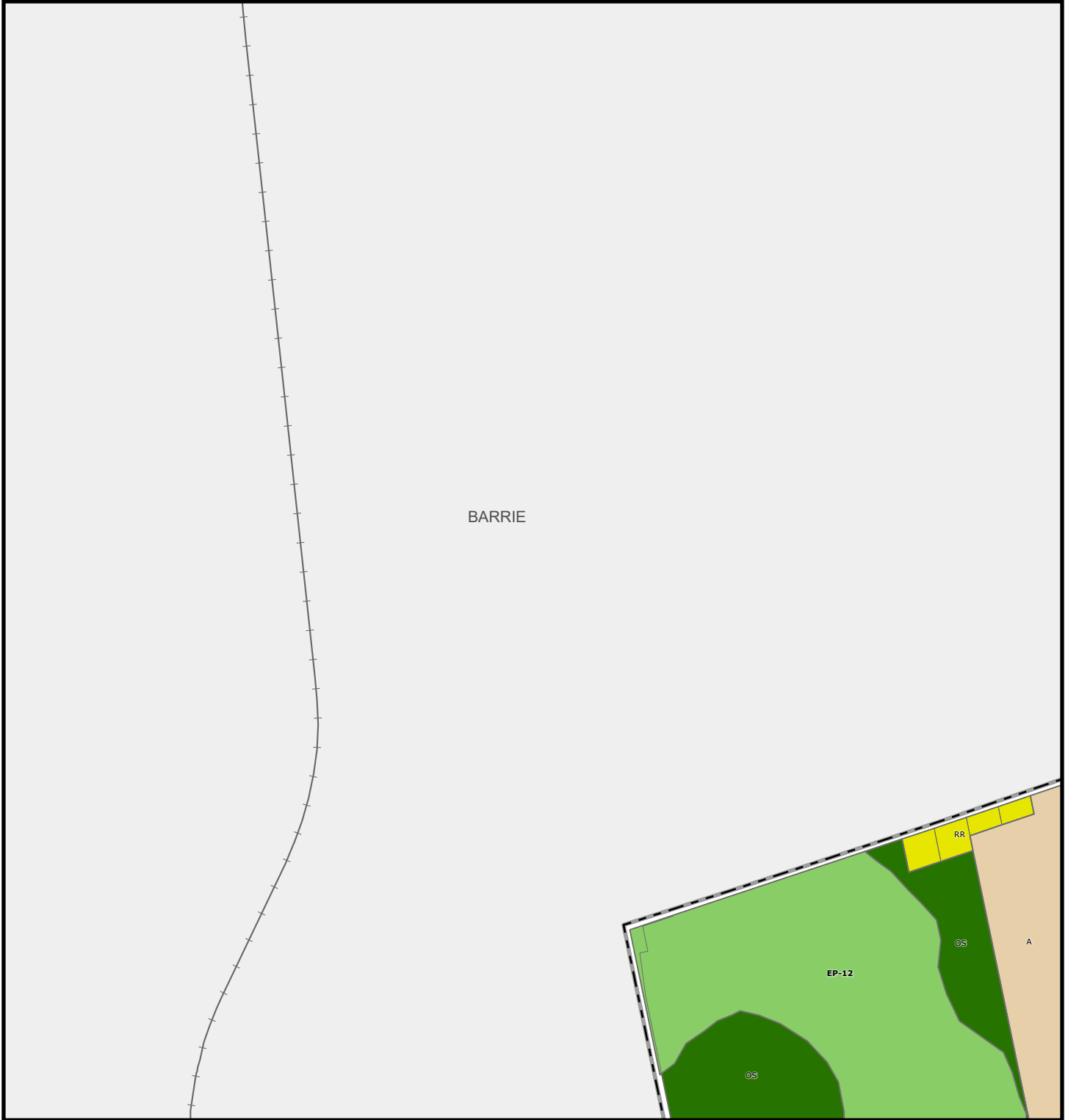


- SR (Shoreline Residential Precinct)
- RL1 (Residential Low Density 1 Precinct)
- EP (Environmental Protection)
- OS (Open Space Precinct)
- A (Agricultural Precinct)

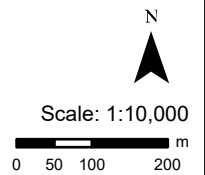


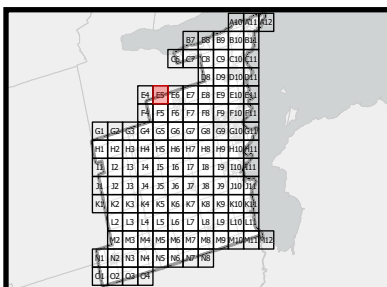
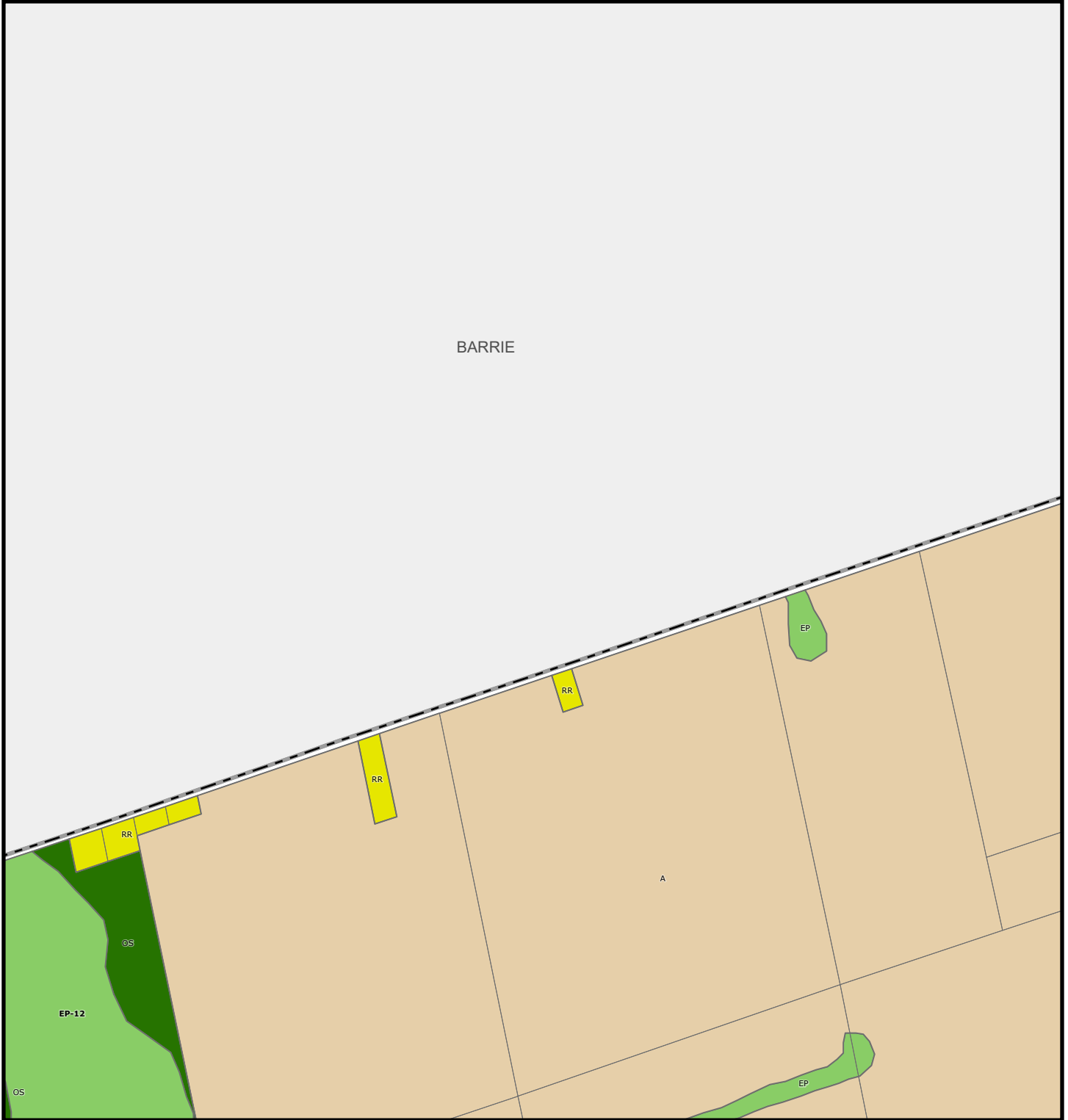
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- RR (Rural Residential Precinct)
- EP (Environmental Protection)
- OS (Open Space Precinct)
- A (Agricultural Precinct)

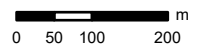


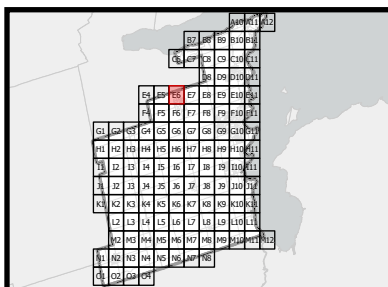
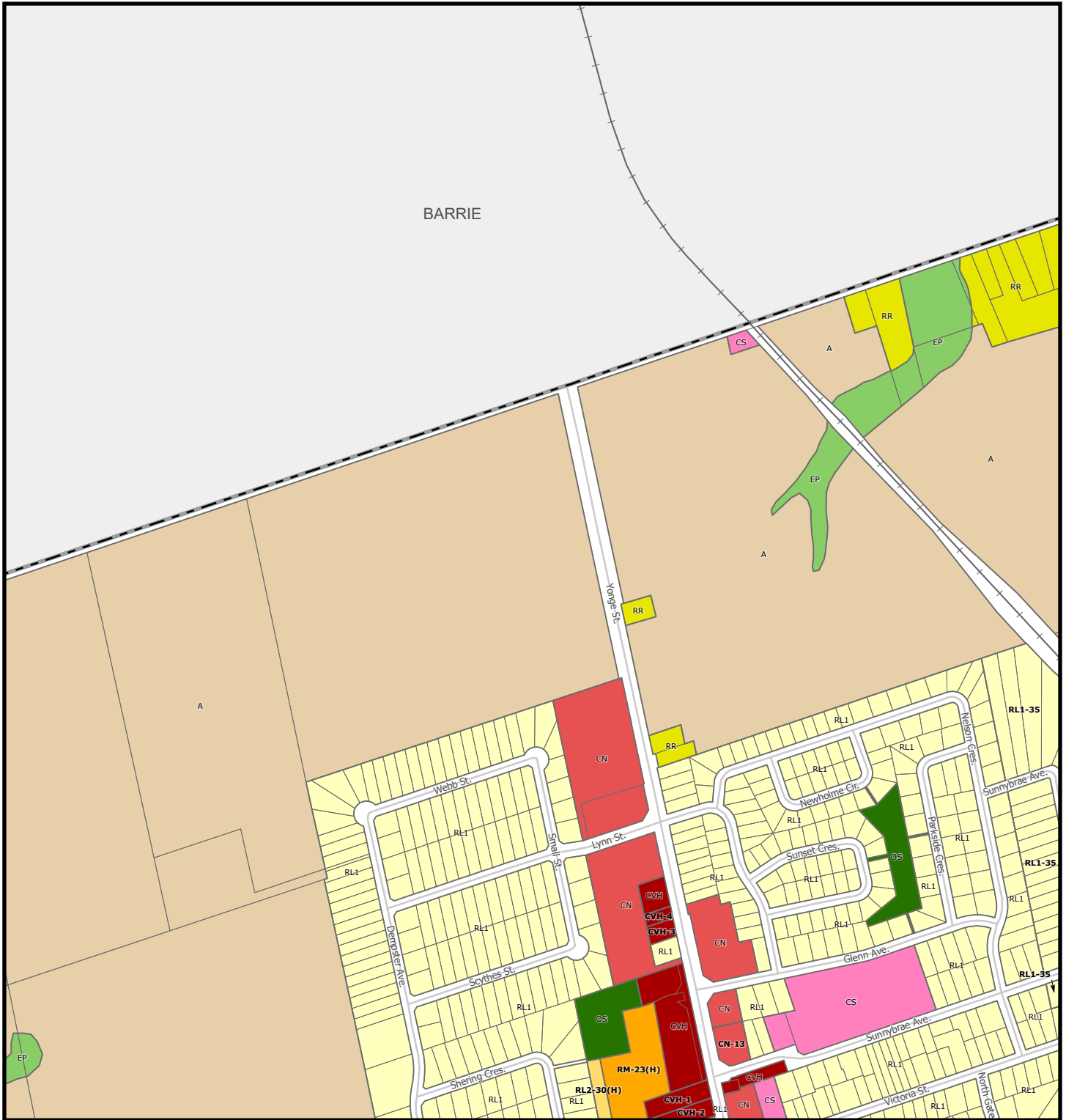


- RR (Rural Residential Precinct)
- OS (Open Space Precinct)
- EP (Environmental Protection)
- A (Agricultural Precinct)

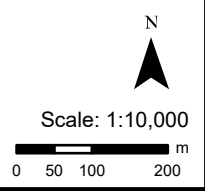


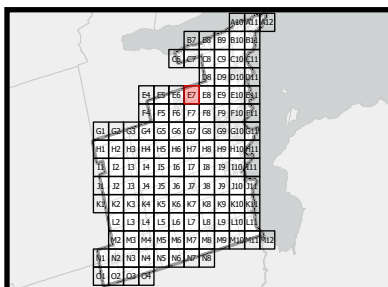
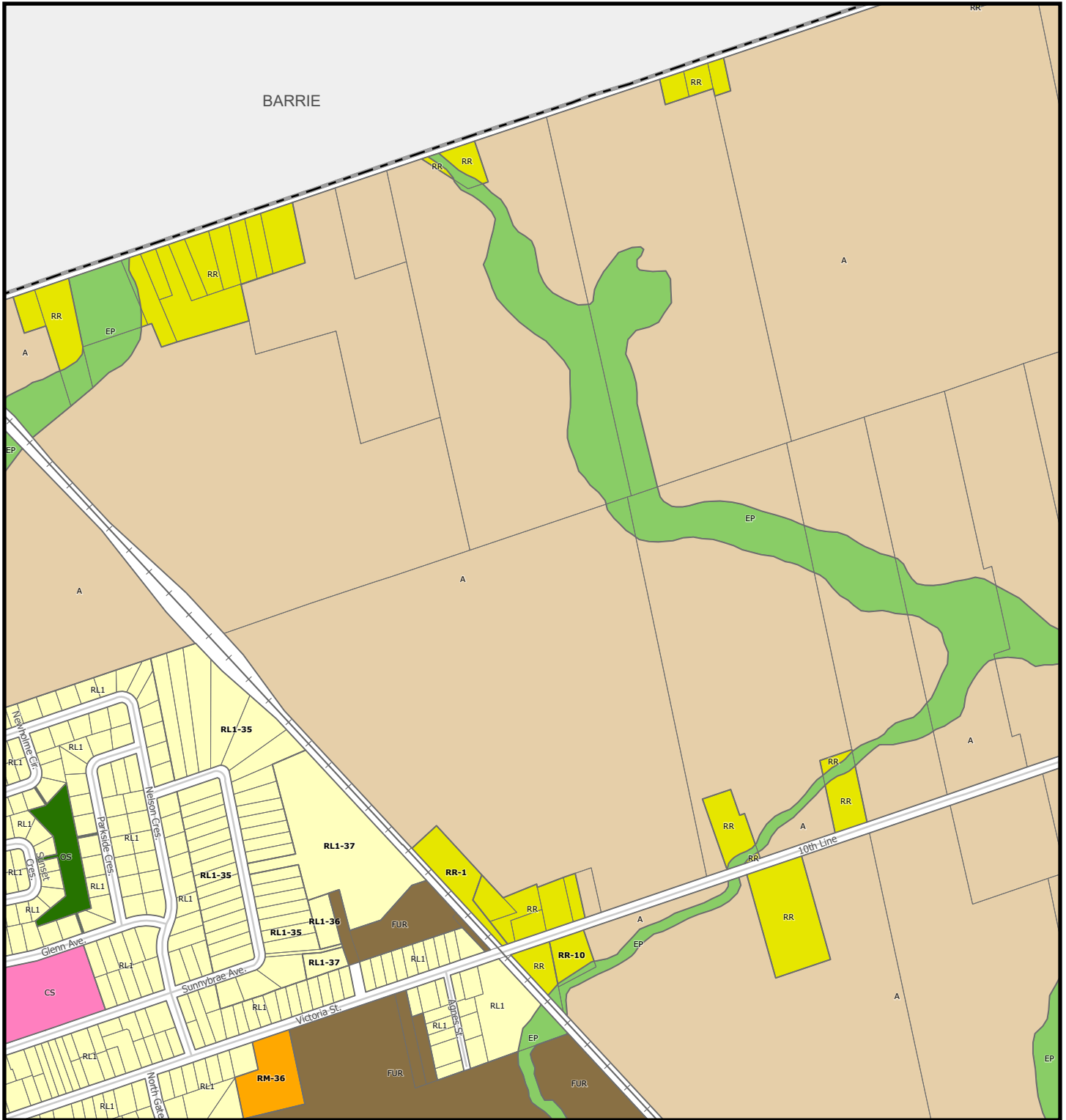
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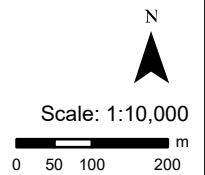


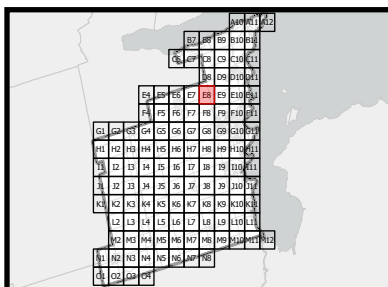
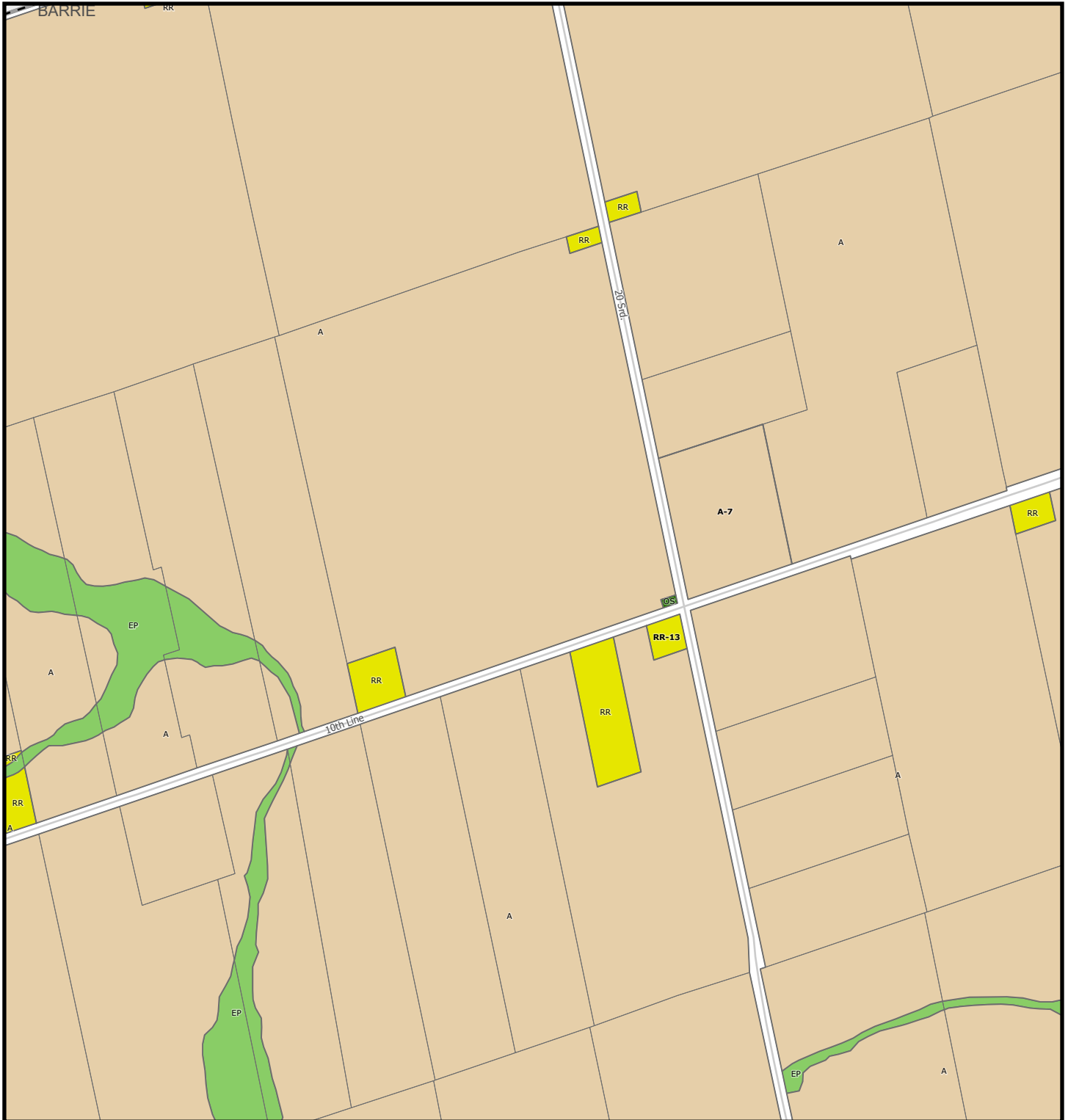
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| | RL1 (Residential Low Density 1 Precinct) | | OS (Open Space Precinct) |
| | RL2 (Residential Low Density 2 Precinct) | | A (Agricultural Precinct) |
| | RM (Residential Medium Density Precinct) | | CVH (Village and Hamlet Commercial Precinct) |
| | RR (Rural Residential Precinct) | | CN (Neighbourhood Commercial Precinct) |
| | EP (Environmental Protection) | | CS (Community Service Precinct) |



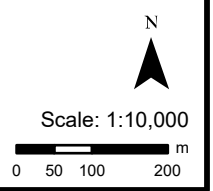


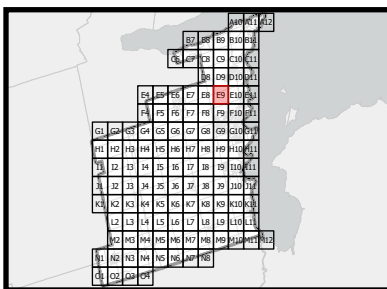
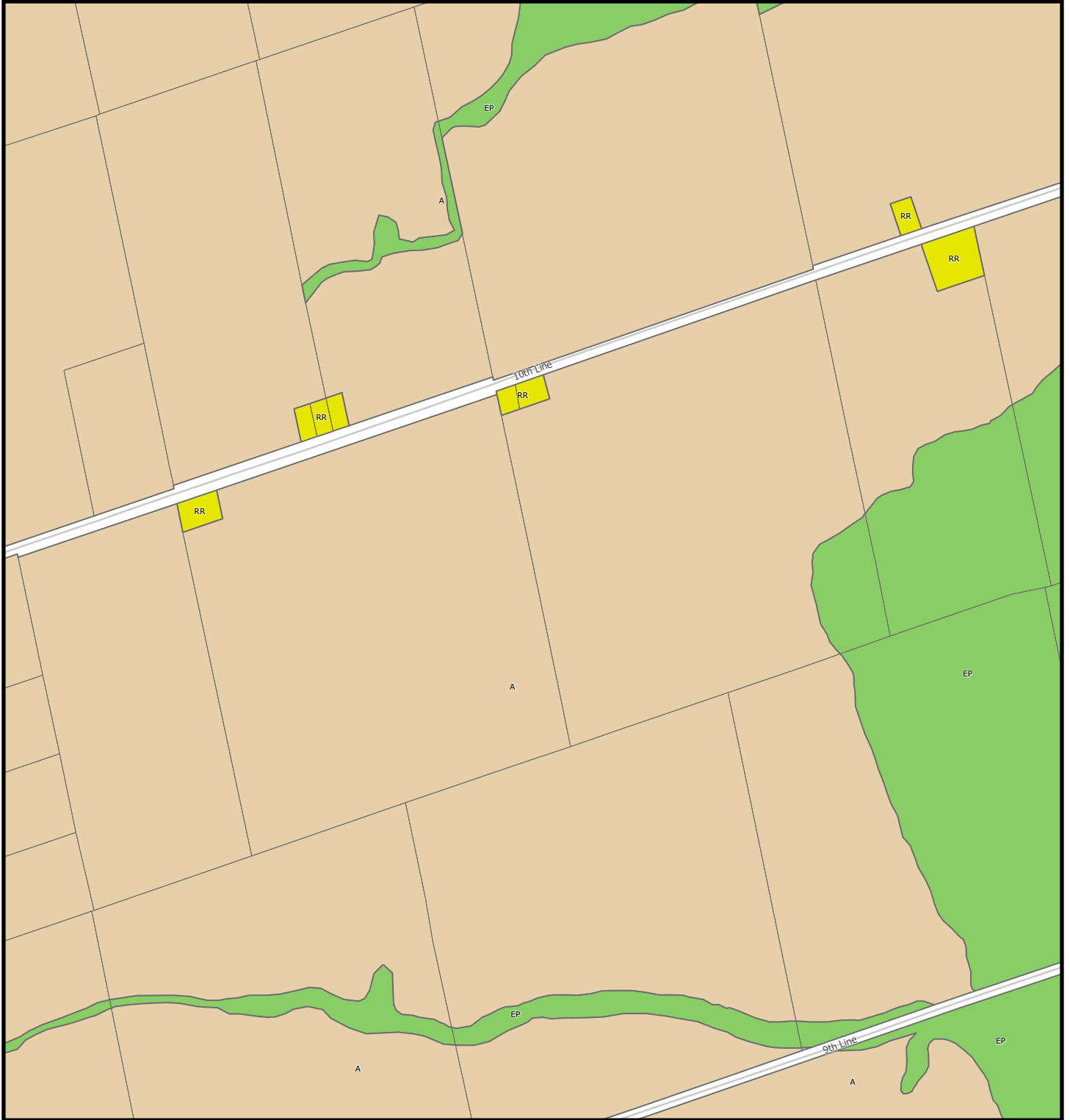
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|--|---------------------------------|
| RL1 (Residential Low Density 1 Precinct) | EP (Environmental Protection) |
| RM (Residential Medium Density Precinct) | OS (Open Space Precinct) |
| RR (Rural Residential Precinct) | A (Agricultural Precinct) |
| FUR (Future Urban Precinct) | CS (Community Service Precinct) |



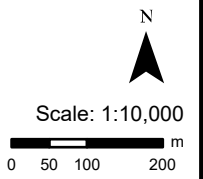


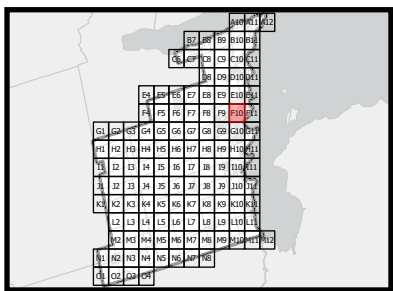
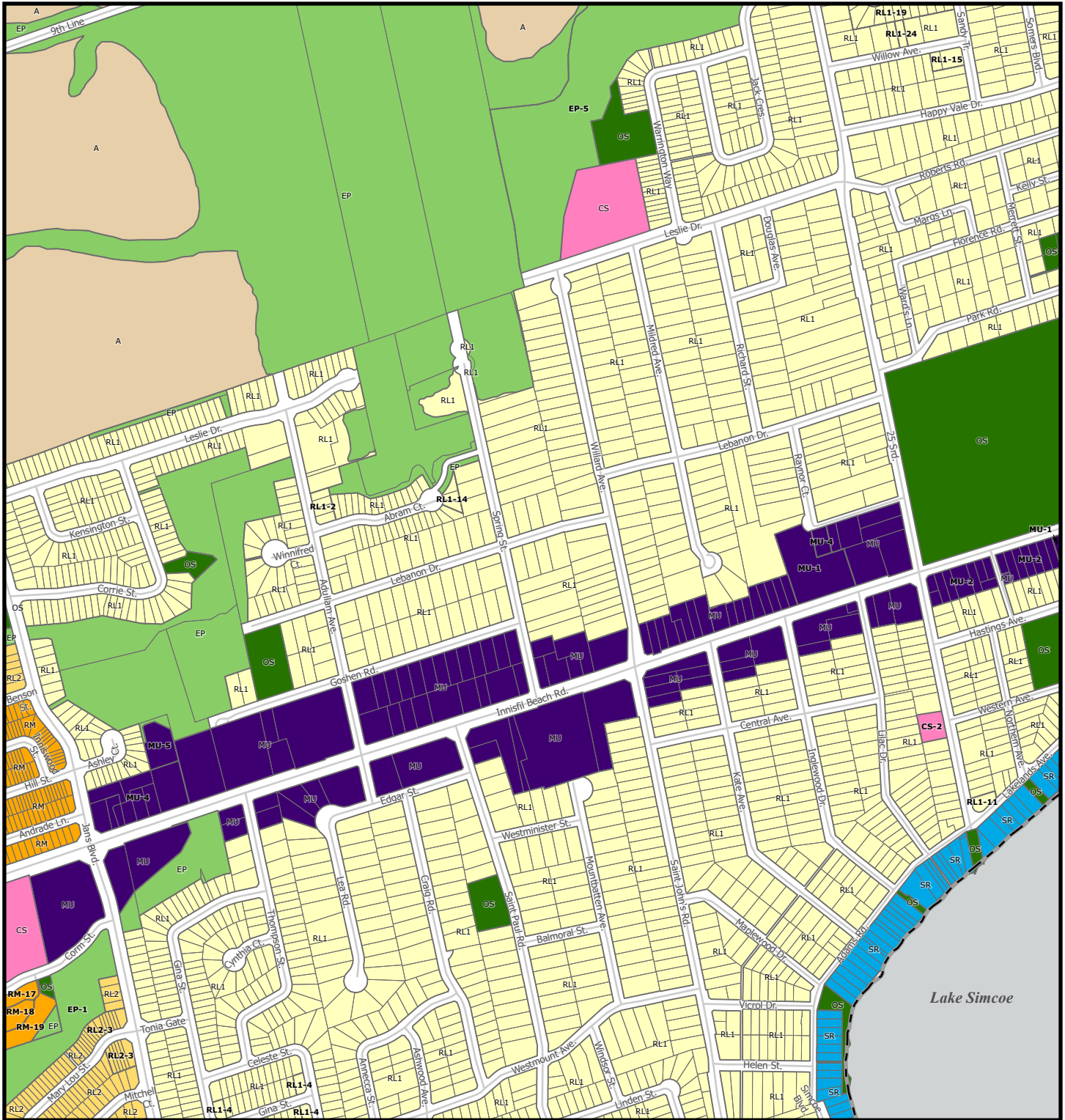
- RR (Rural Residential Precinct)
- OS (Open Space Precinct)
- EP (Environmental Protection)
- A (Agricultural Precinct)





- RR (Rural Residential Precinct)
- EP (Environmental Protection)
- A (Agricultural Precinct)





- SR (Shoreline Residential Precinct)
- RL1 (Residential Low Density 1 Precinct)
- RL2 (Residential Low Density 2 Precinct)
- RM (Residential Medium Density Precinct)
- EP (Environmental Protection)
- OS (Open Space Precinct)
- A (Agricultural Precinct)
- CS (Community Service Precinct)
- MU (Mixed Use Precinct)

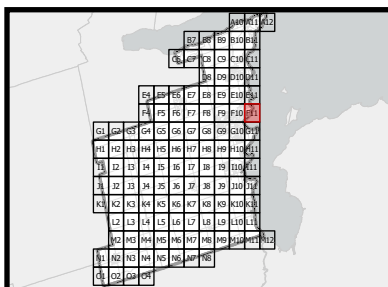
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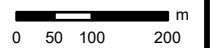
Lake Simcoe

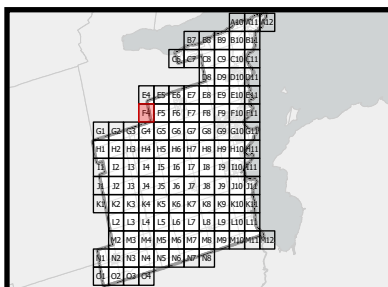
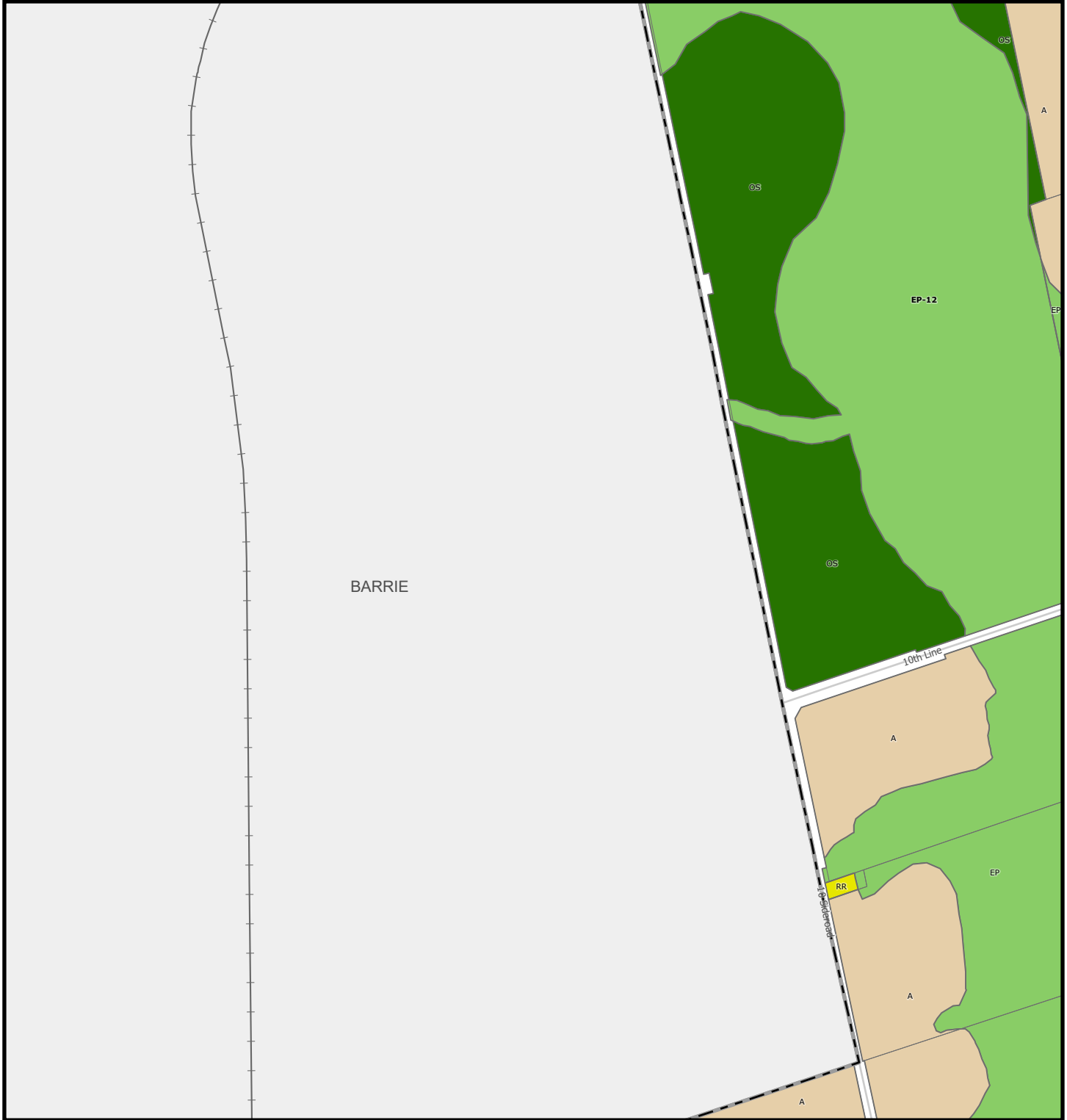


- SR (Shoreline Residential Precinct)
- RL1 (Residential Low Density 1 Precinct)
- OS (Open Space Precinct)
- CS (Community Service Precinct)
- MU (Mixed Use Precinct)

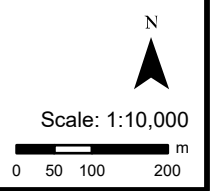


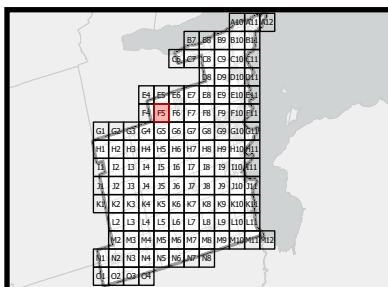
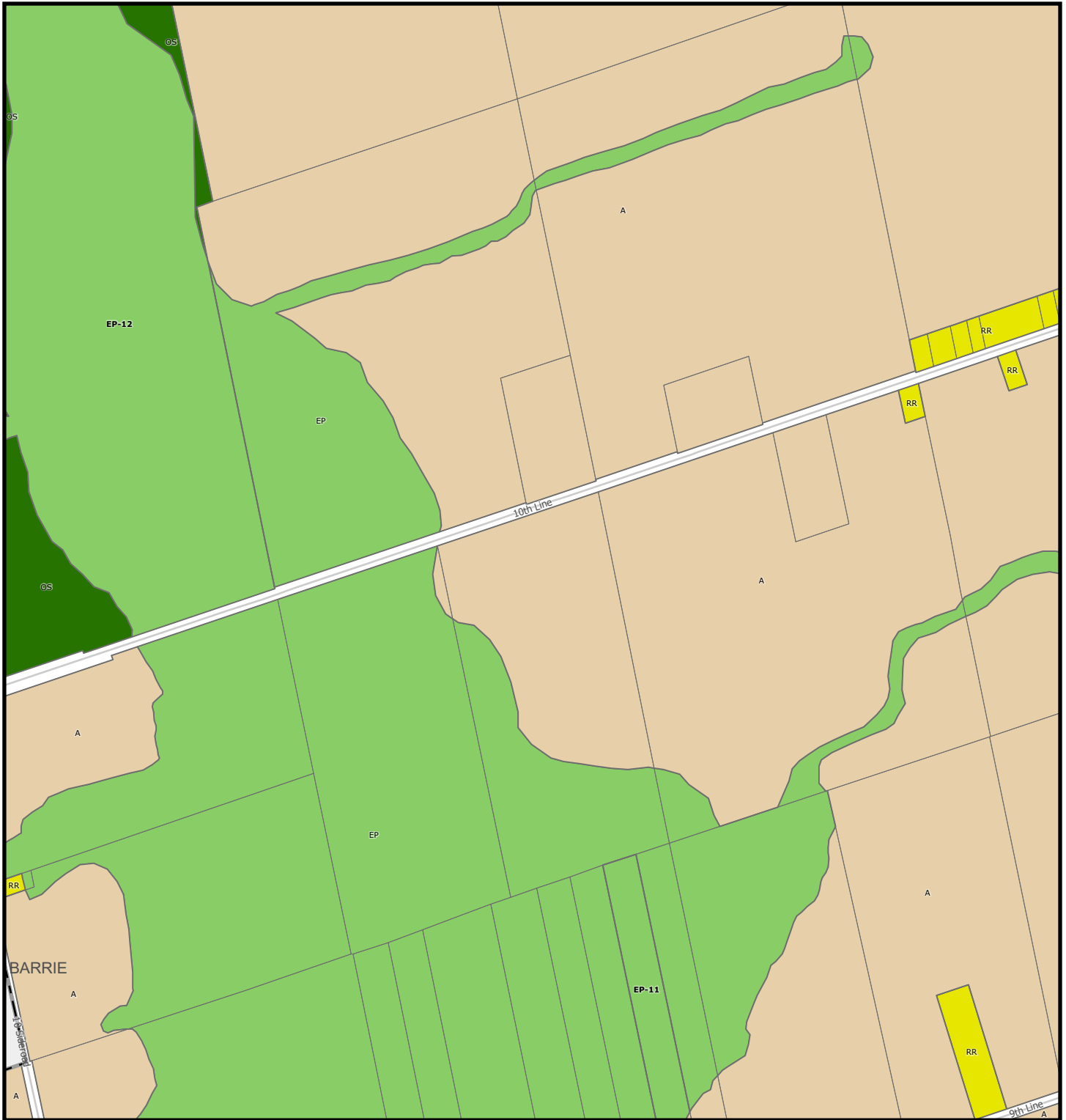
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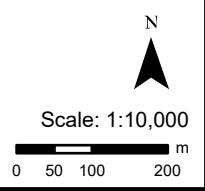


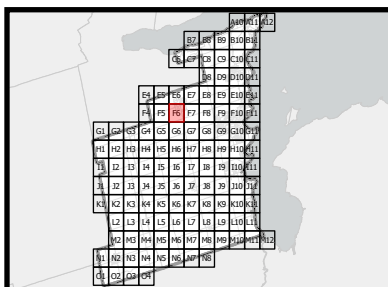
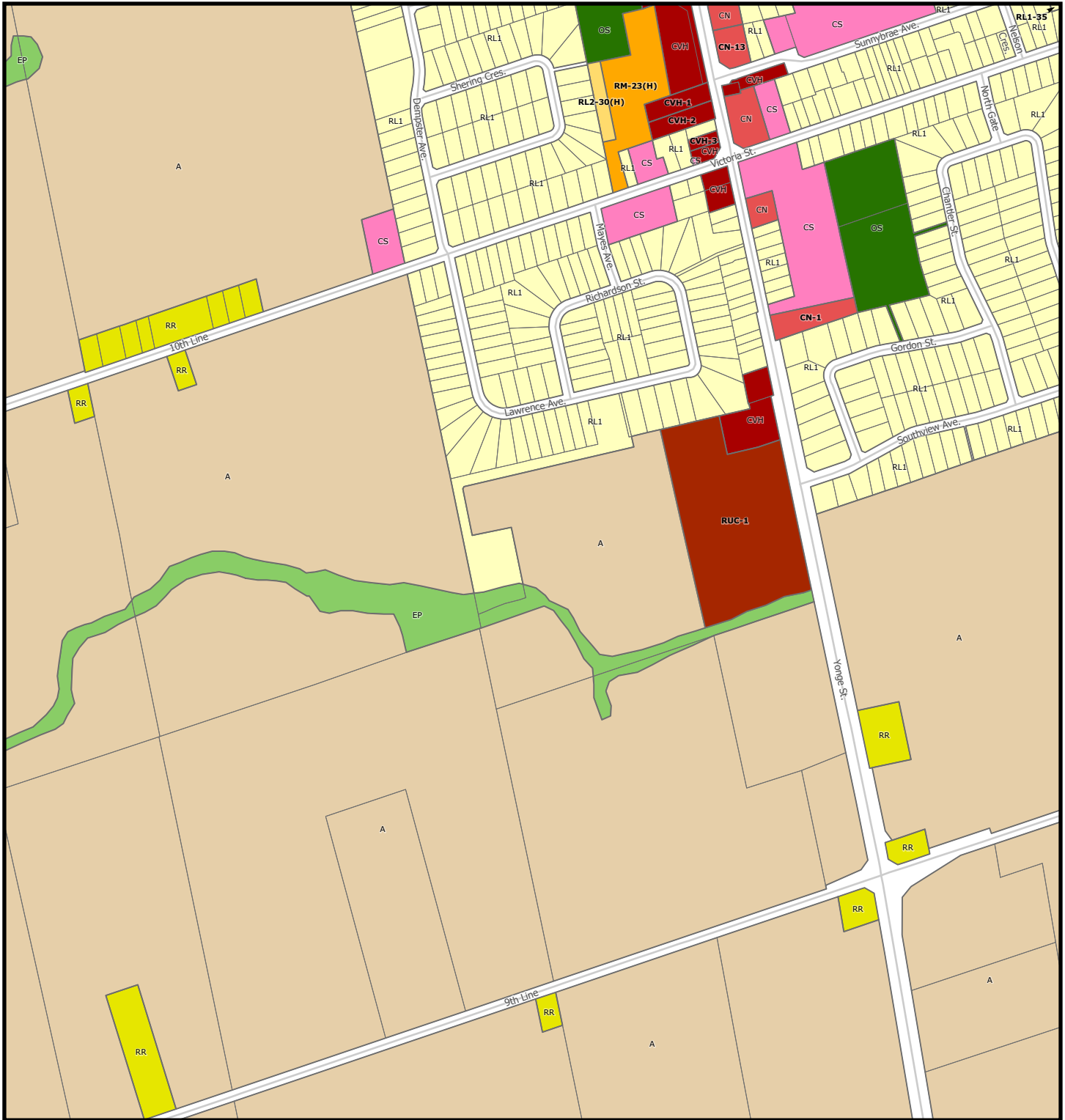
- RR (Rural Residential Precinct)
- OS (Open Space Precinct)
- EP (Environmental Protection)
- A (Agricultural Precinct)





- RR (Rural Residential Precinct)
- OS (Open Space Precinct)
- EP (Environmental Protection)
- A (Agricultural Precinct)



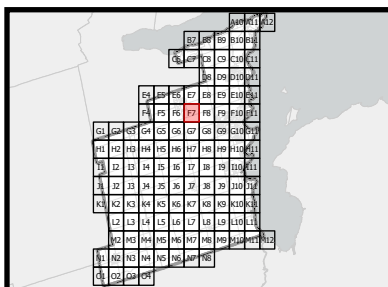
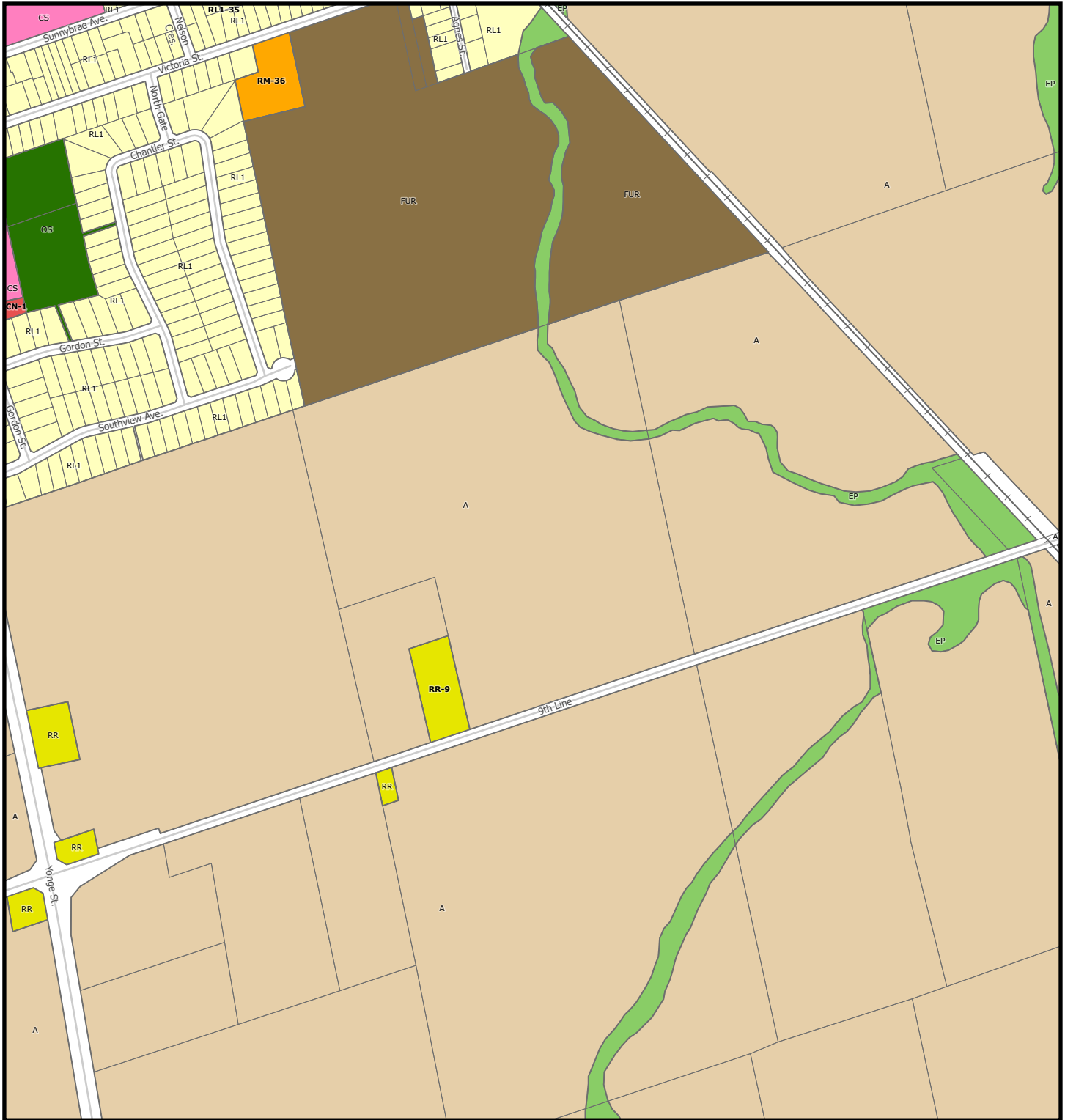


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| | RL1 (Residential Low Density 1 Precinct) | | A (Agricultural Precinct) |
| | RL2 (Residential Low Density 2 Precinct) | | CVH (Village and Hamlet Commercial Precinct) |
| | RM (Residential Medium Density Precinct) | | RUC (Rural Commercial Precinct) |
| | RR (Rural Residential Precinct) | | CN (Neighbourhood Commercial Precinct) |
| | EP (Environmental Protection) | | CS (Community Service Precinct) |
| | OS (Open Space Precinct) | | |

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Scale: 1:10,000

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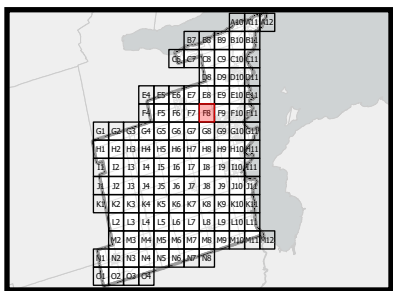
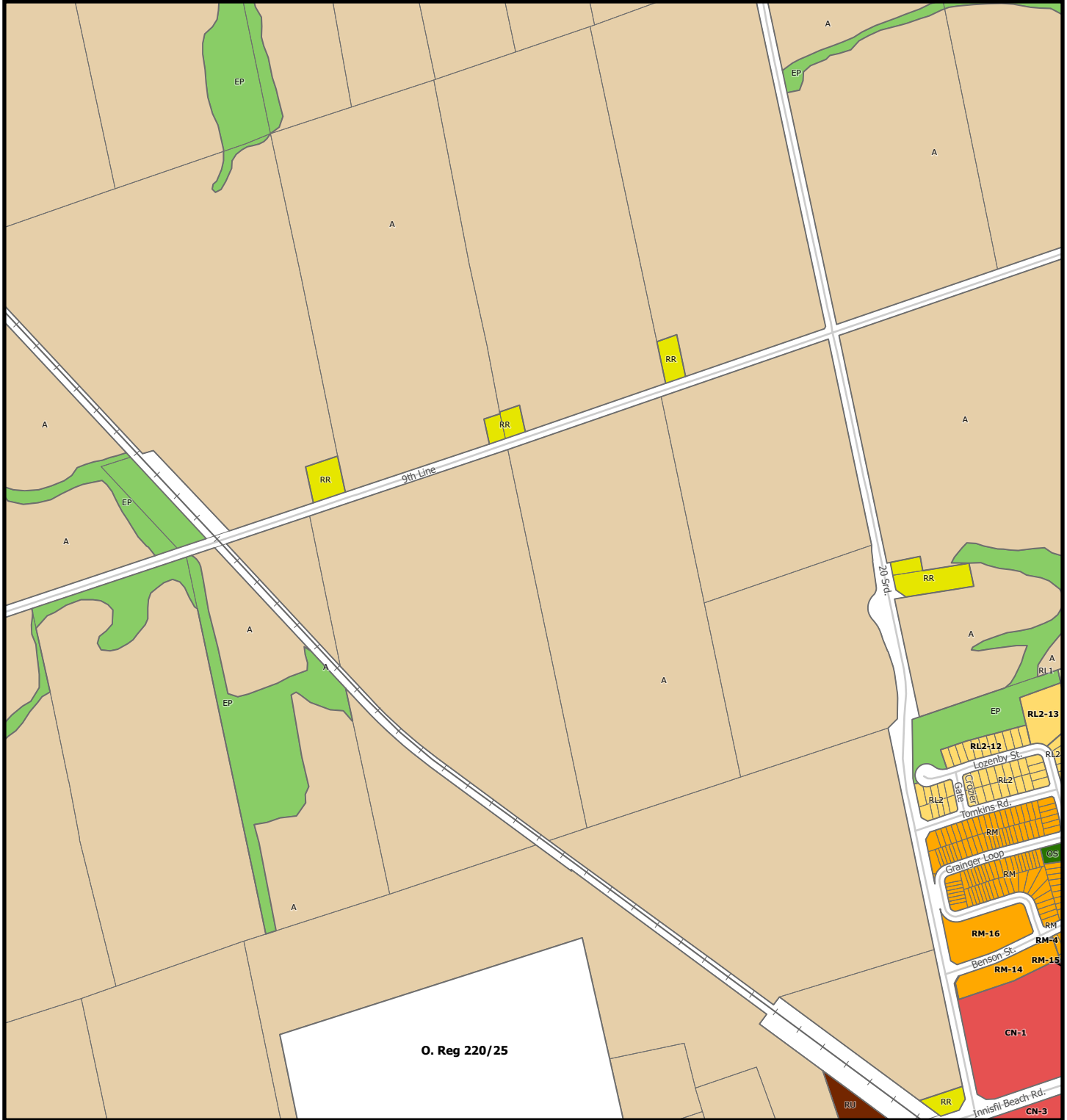


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| RL1 (Residential Low Density 1 Precinct) | OS (Open Space Precinct) |
| RM (Residential Medium Density Precinct) | A (Agricultural Precinct) |
| RR (Rural Residential Precinct) | CN (Neighbourhood Commercial Precinct) |
| FUR (Future Urban Precinct) | CS (Community Service Precinct) |
| EP (Environmental Protection) | |

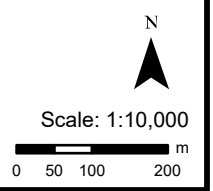
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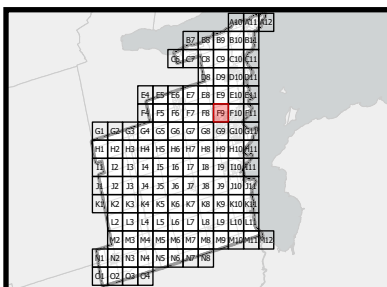
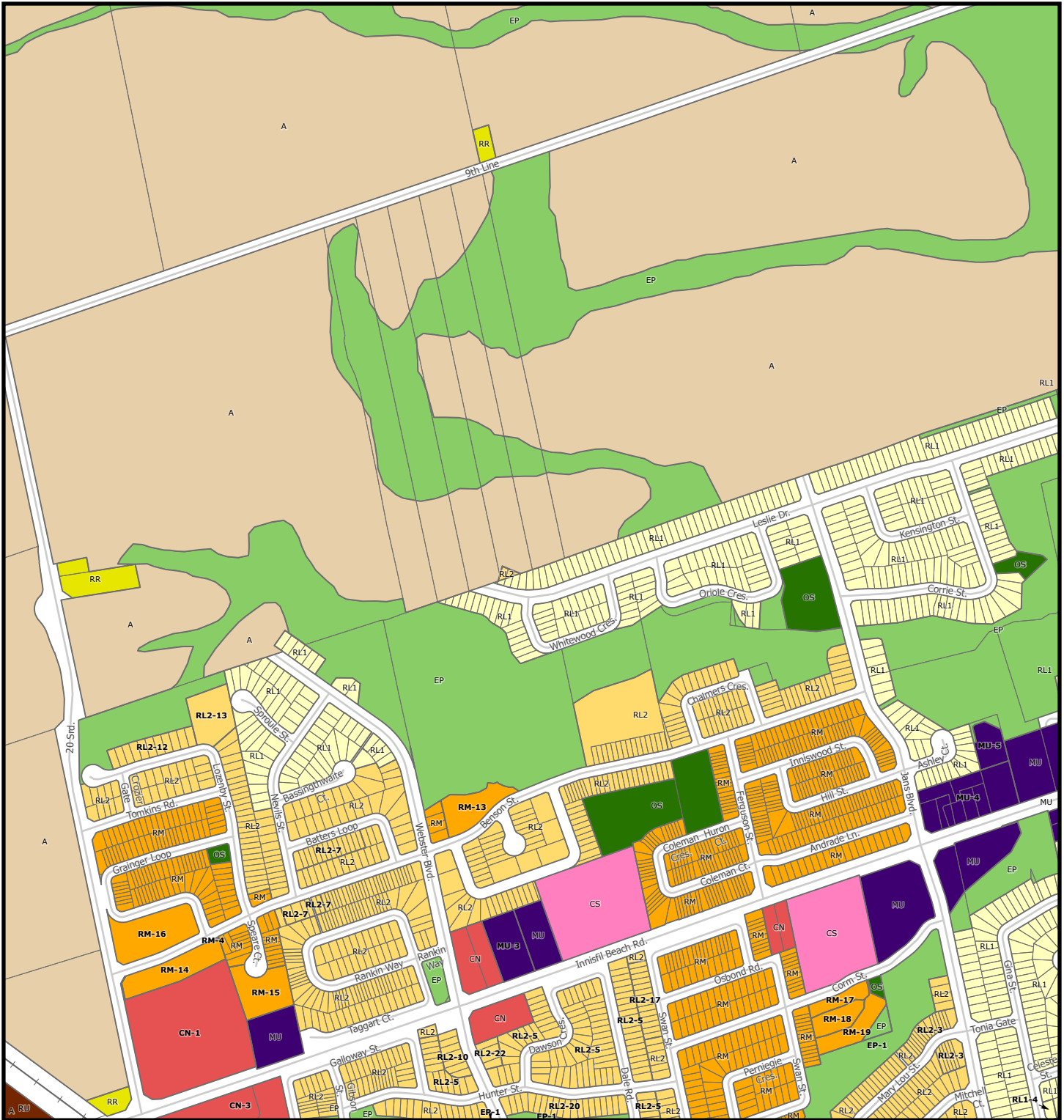
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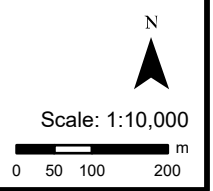


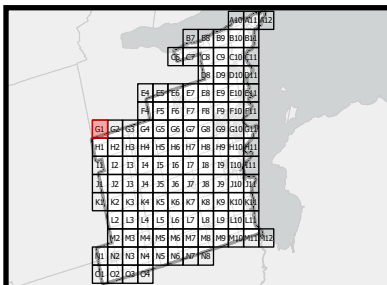
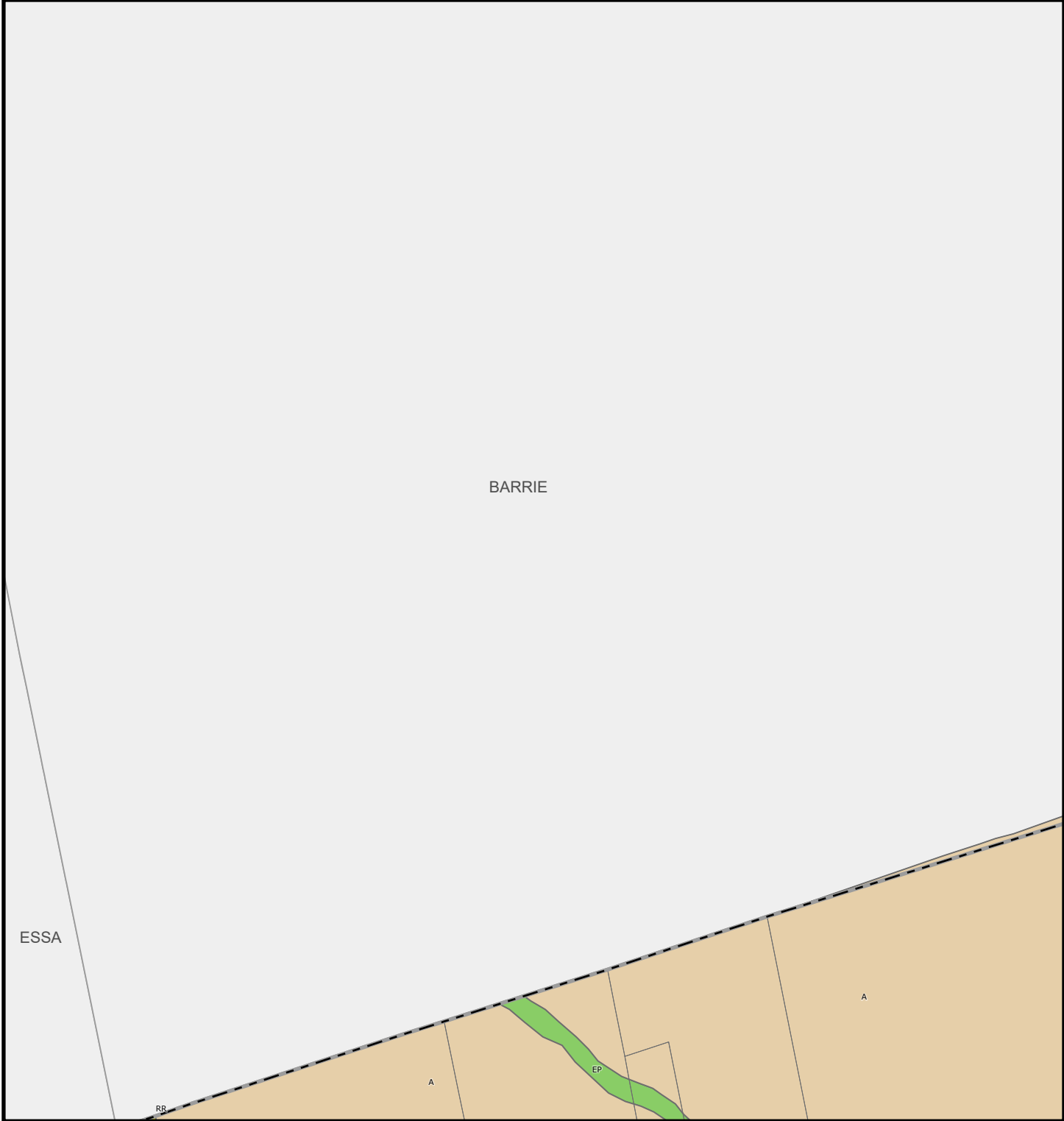
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|--|--|--|--|
| | RL1 (Residential Low Density 1 Precinct) | | OS (Open Space Precinct) |
| | RL2 (Residential Low Density 2 Precinct) | | A (Agricultural Precinct) |
| | RM (Residential Medium Density Precinct) | | RU (Rural Precinct) |
| | RR (Rural Residential Precinct) | | CN (Neighbourhood Commercial Precinct) |
| | EP (Environmental Protection) | | |



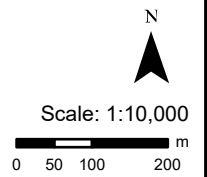


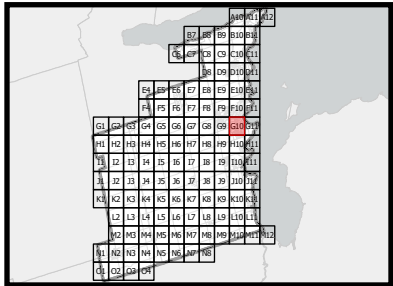
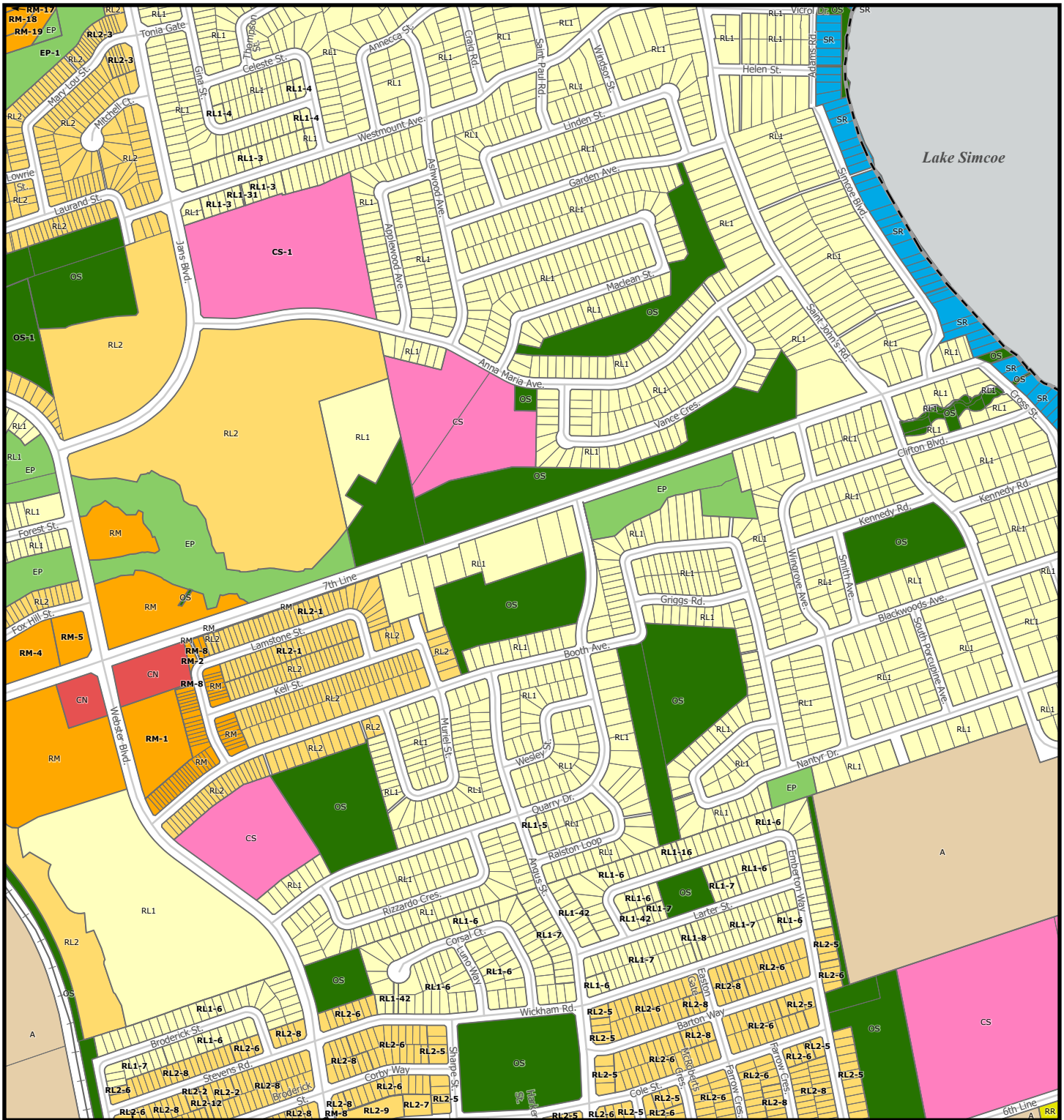
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|--|--|--|--|
| | RL1 (Residential Low Density 1 Precinct) | | A (Agricultural Precinct) |
| | RL2 (Residential Low Density 2 Precinct) | | RU (Rural Precinct) |
| | RM (Residential Medium Density Precinct) | | CN (Neighbourhood Commercial Precinct) |
| | RR (Rural Residential Precinct) | | CS (Community Service Precinct) |
| | EP (Environmental Protection) | | MU (Mixed Use Precinct) |
| | OS (Open Space Precinct) | | |





- RR (Rural Residential Precinct)
- EP (Environmental Protection)
- A (Agricultural Precinct)

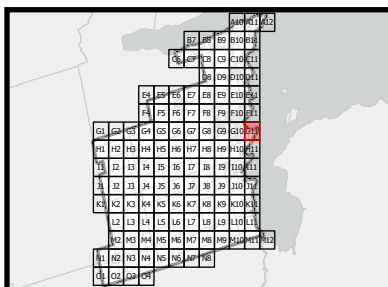




	SR (Shoreline Residential Precinct)		EP (Environmental Protection)
	RL1 (Residential Low Density 1 Precinct)		OS (Open Space Precinct)
	RL2 (Residential Low Density 2 Precinct)		A (Agricultural Precinct)
	RM (Residential Medium Density Precinct)		CN (Neighbourhood Commercial Precinct)
	RR (Rural Residential Precinct)		CS (Community Service Precinct)

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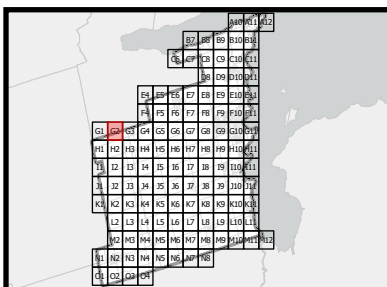
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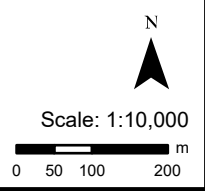
- SR (Shoreline Residential Precinct)
- RL1 (Residential Low Density 1 Precinct)
- RL2 (Residential Low Density 2 Precinct)
- RR (Rural Residential Precinct)
- FUR (Future Urban Precinct)
- EP (Environmental Protection)
- OS (Open Space Precinct)
- A (Agricultural Precinct)
- CS (Community Service Precinct)

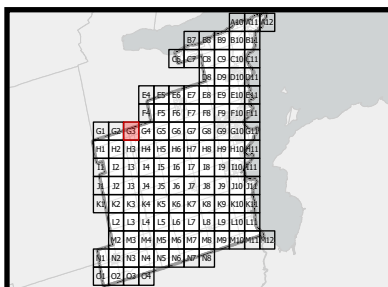
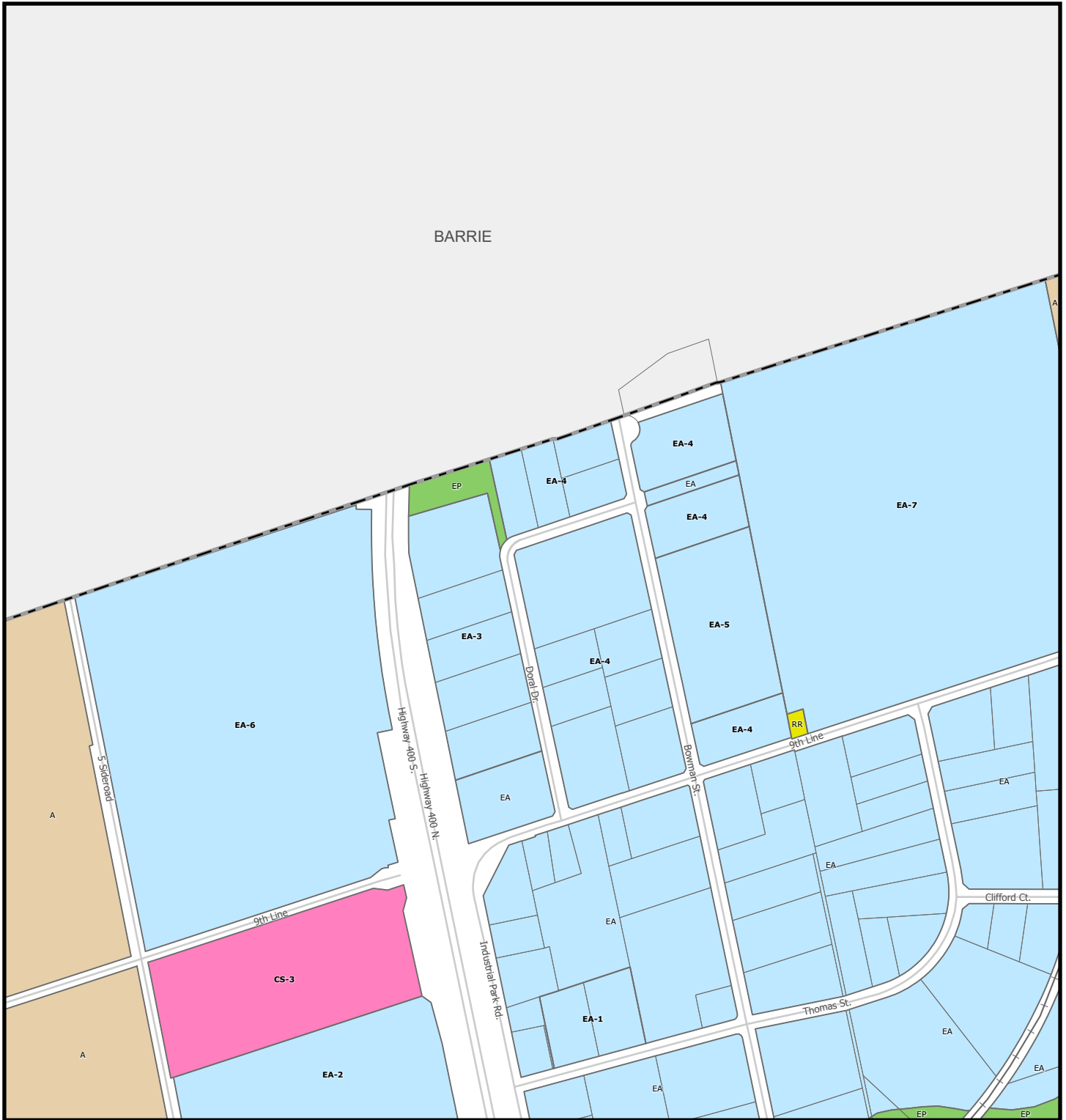
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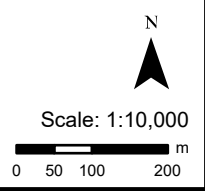


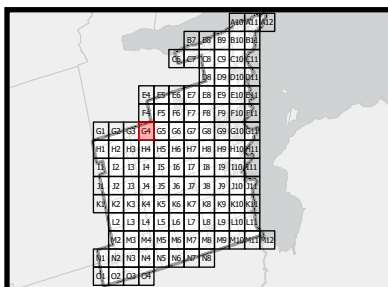
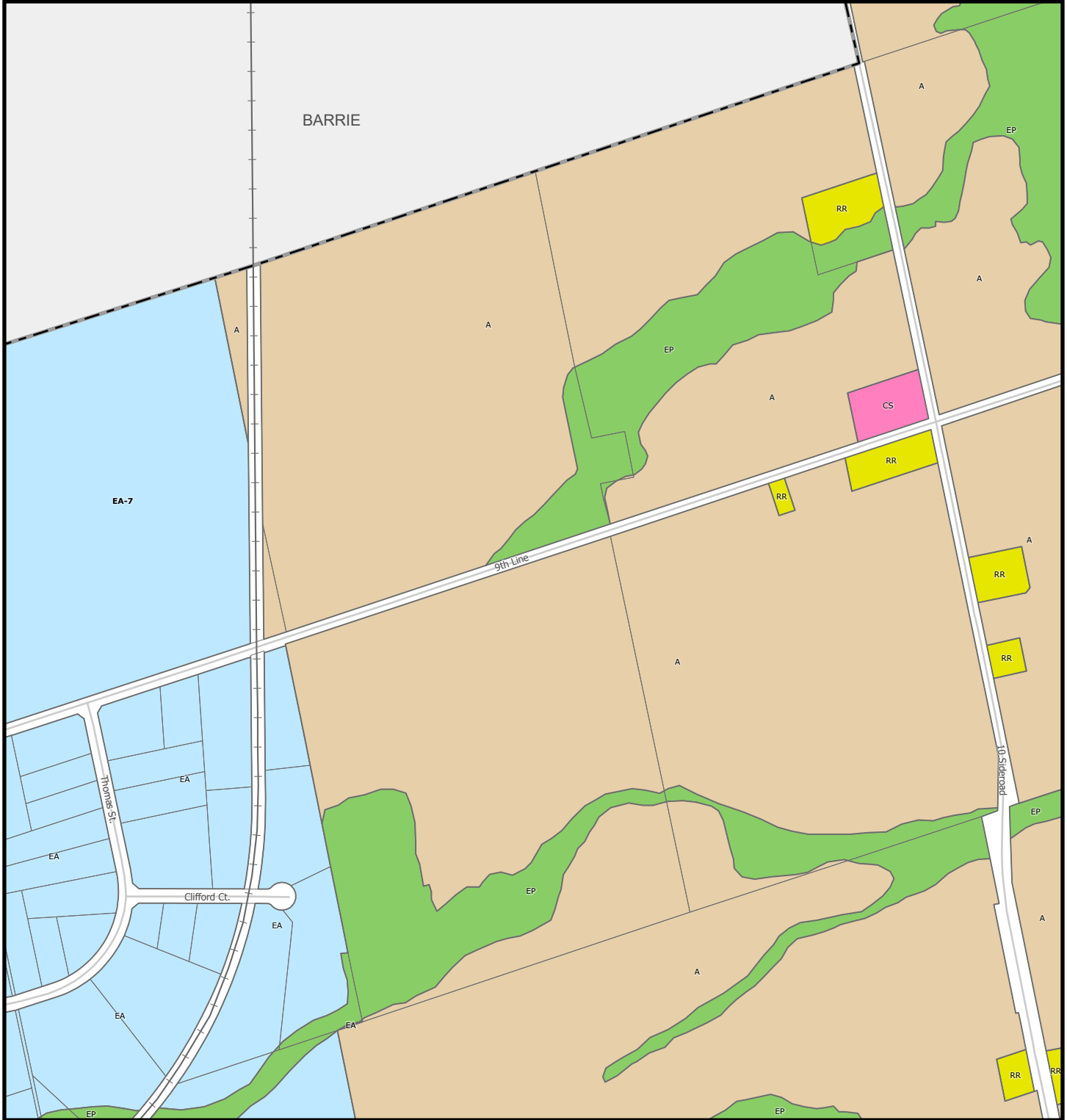
- RR (Rural Residential Precinct)
- EP (Environmental Protection)
- A (Agricultural Precinct)
- CS (Community Service Precinct)
- EA (Employment Area Precinct)



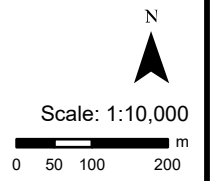


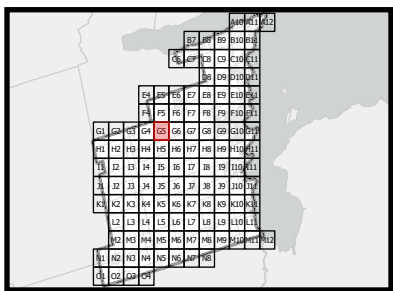
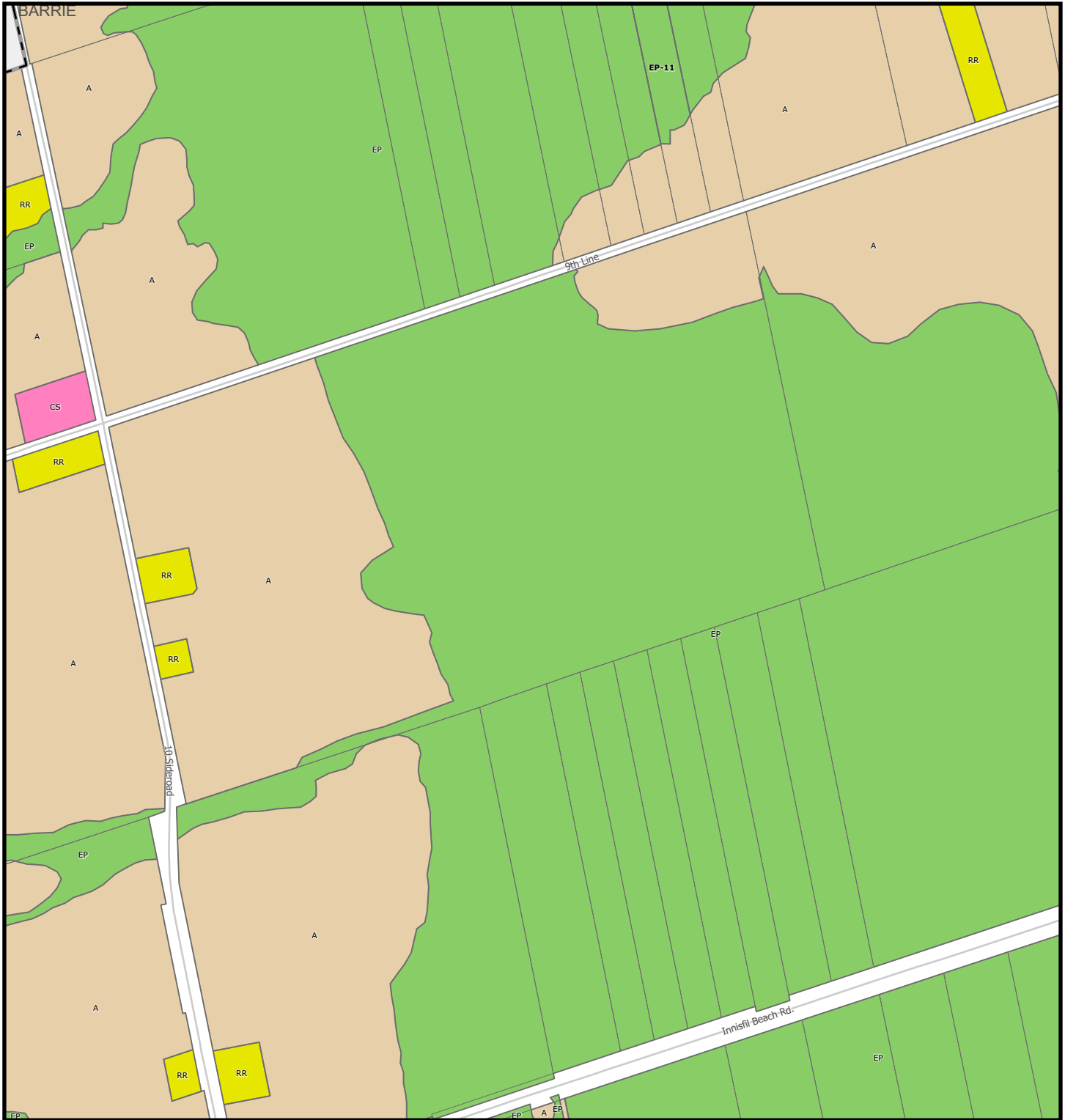
- RR (Rural Residential Precinct)
- EP (Environmental Protection)
- A (Agricultural Precinct)
- CS (Community Service Precinct)
- EA (Employment Area Precinct)



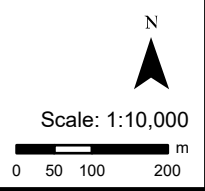


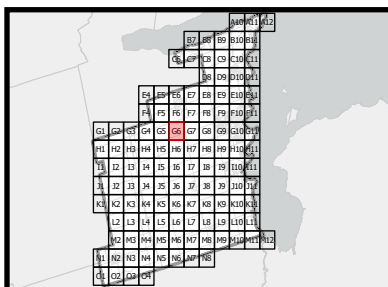
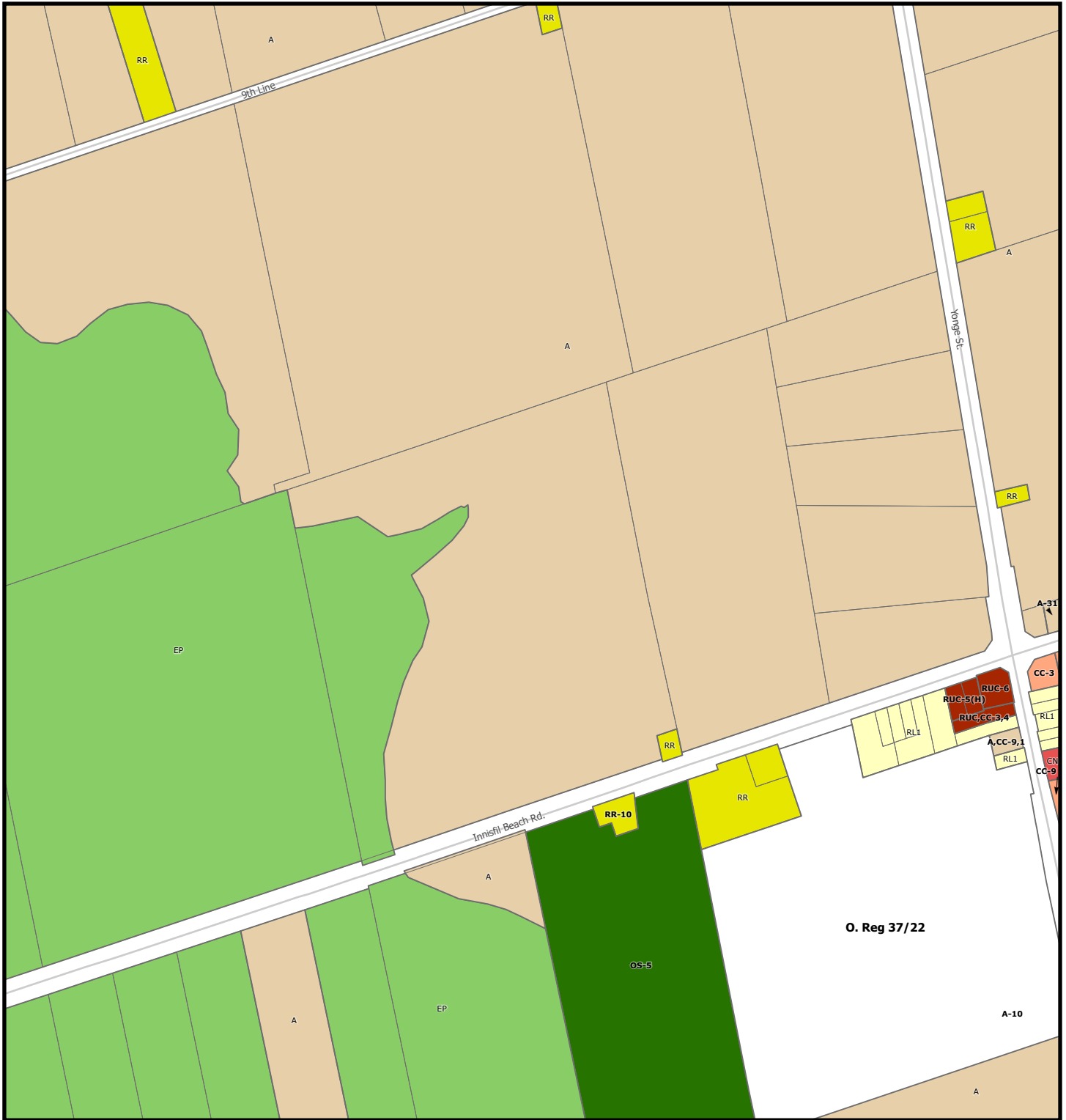
- RR (Rural Residential Precinct)
- EP (Environmental Protection)
- A (Agricultural Precinct)
- CS (Community Service Precinct)
- EA (Employment Area Precinct)



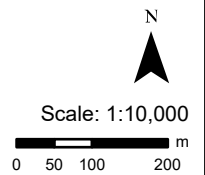


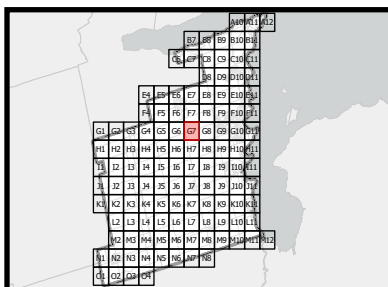
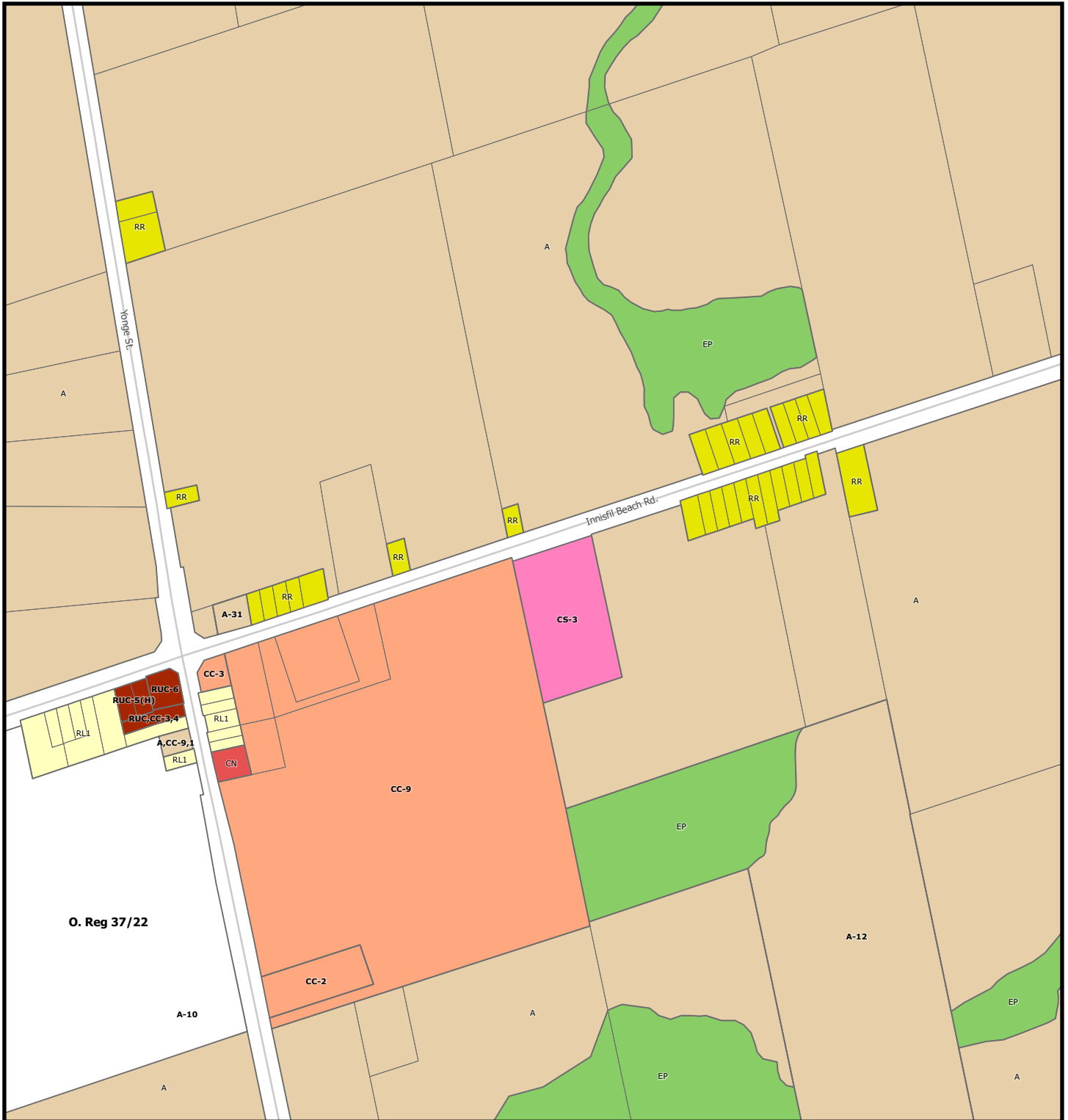
- RR (Rural Residential Precinct)
- A (Agricultural Precinct)
- EP (Environmental Protection)
- CS (Community Service Precinct)





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| RL1 (Residential Low Density 1 Precinct) | A (Agricultural Precinct) |
| RR (Rural Residential Precinct) | RUC (Rural Commercial Precinct) |
| EP (Environmental Protection) | CN (Neighbourhood Commercial Precinct) |
| OS (Open Space Precinct) | CC (Civic Campus Precinct) |



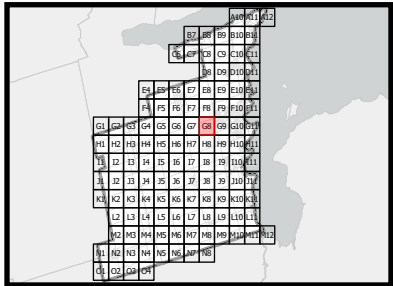


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| RL1 (Residential Low Density 1 Precinct) | RUC (Rural Commercial Precinct) |
| RR (Rural Residential Precinct) | CN (Neighbourhood Commercial Precinct) |
| EP (Environmental Protection) | CS (Community Service Precinct) |
| A (Agricultural Precinct) | CC (Civic Campus Precinct) |

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Scale: 1:10,000

0 50 100 200 m

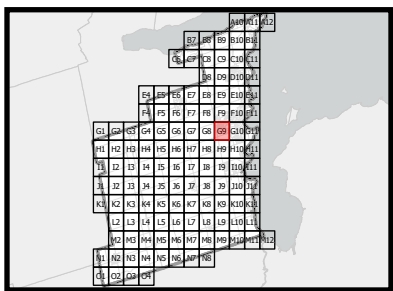
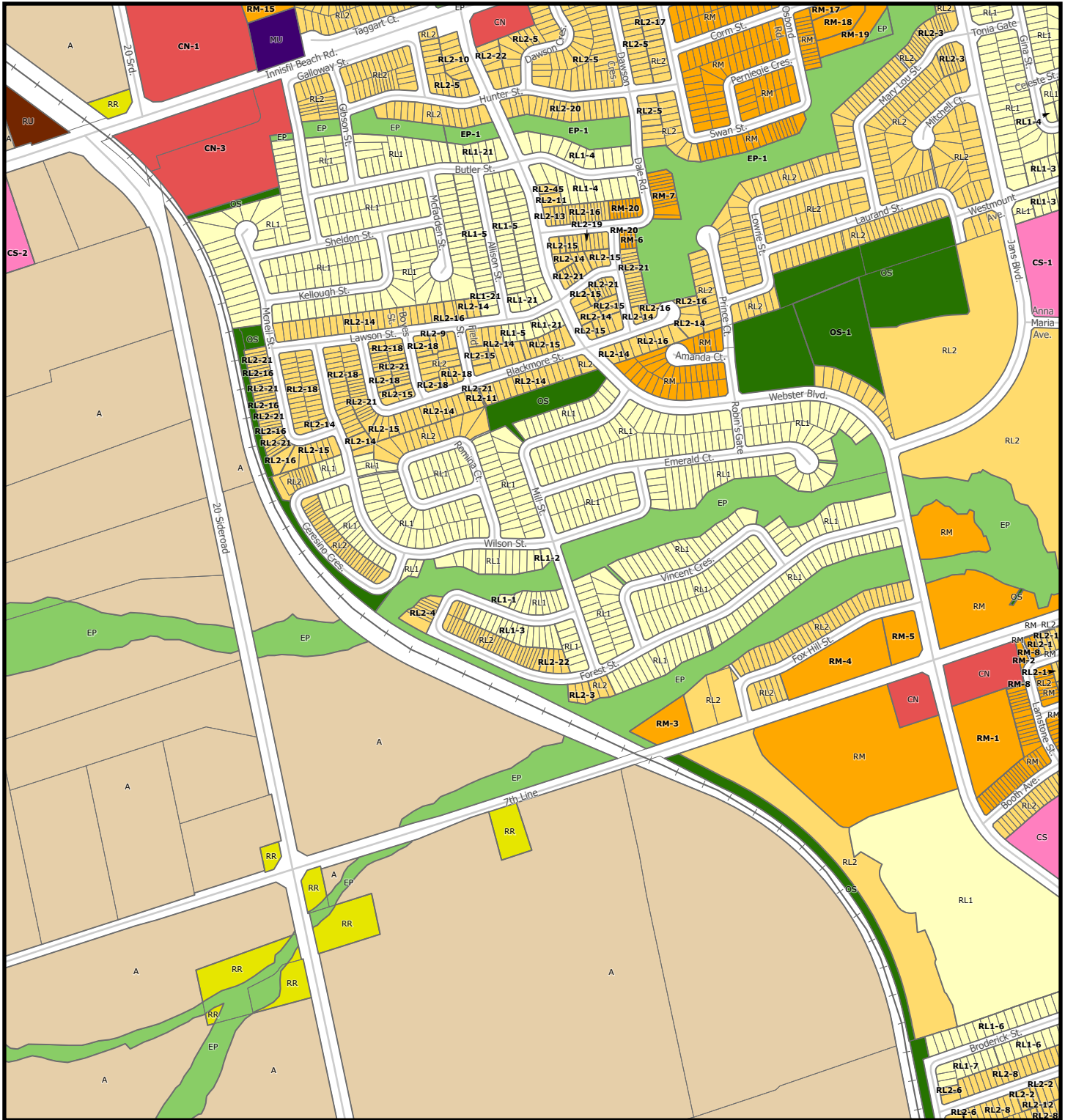


RL1 (Residential Low Density 1 Precinct)	A (Agricultural Precinct)
RR (Rural Residential Precinct)	RU (Rural Precinct)
EP (Environmental Protection)	CN (Neighbourhood Commercial Precinct)
OS (Open Space Precinct)	CS (Community Service Precinct)

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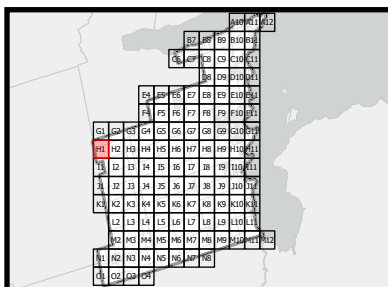
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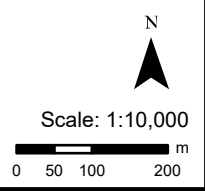
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|--|--|--|--|
| | RL1 (Residential Low Density 1 Precinct) | | A (Agricultural Precinct) |
| | RL2 (Residential Low Density 2 Precinct) | | RU (Rural Precinct) |
| | RM (Residential Medium Density Precinct) | | CN (Neighbourhood Commercial Precinct) |
| | RR (Rural Residential Precinct) | | CS (Community Service Precinct) |
| | EP (Environmental Protection) | | MU (Mixed Use Precinct) |
| | OS (Open Space Precinct) | | |

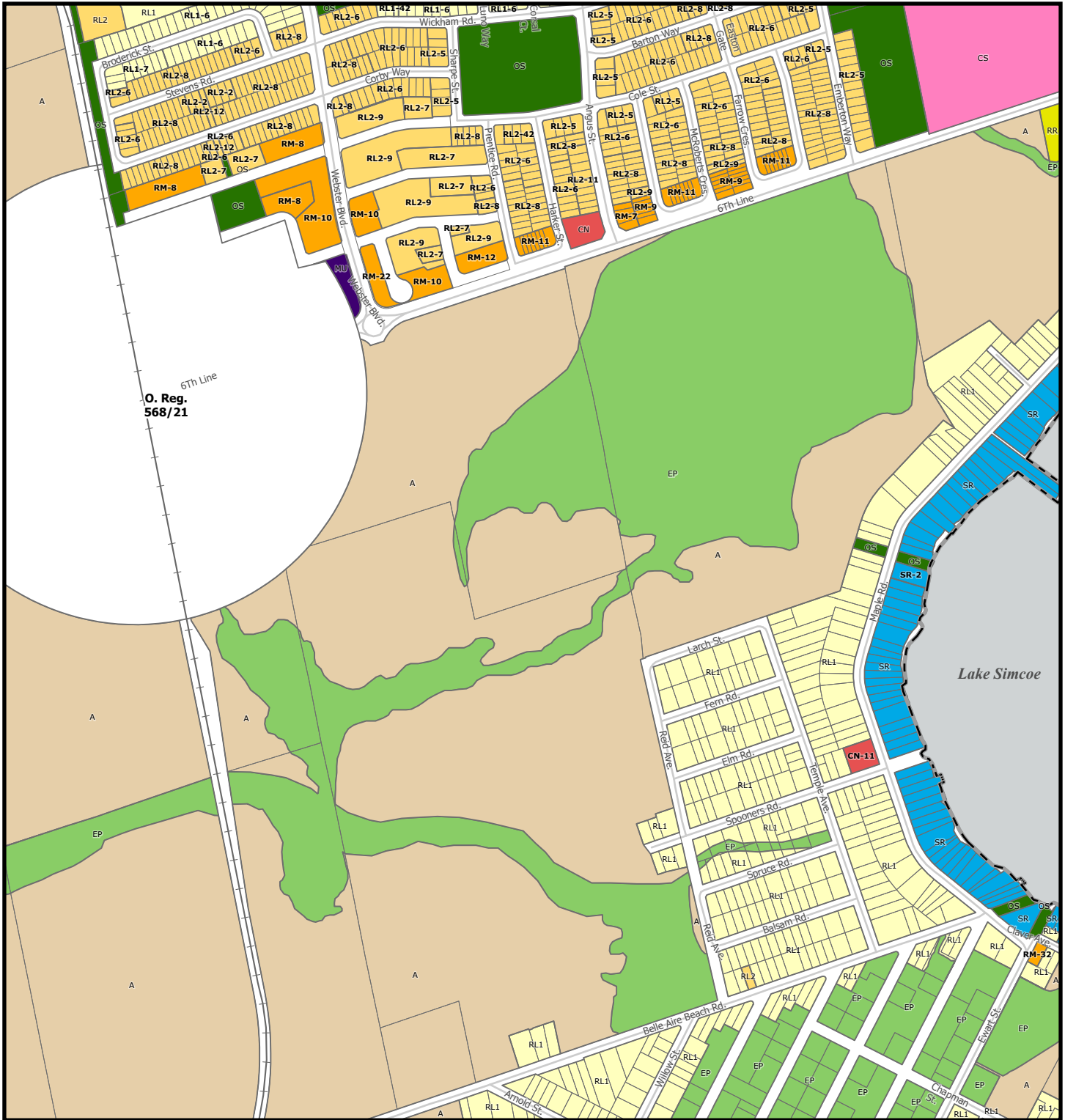
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Scale: 1:10,000



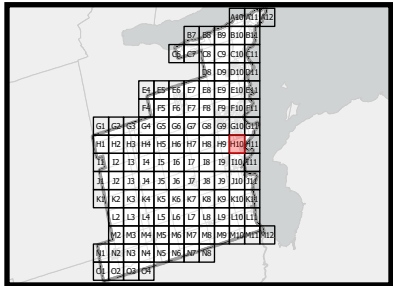
- RR (Rural Residential Precinct)
- A (Agricultural Precinct)
- EP (Environmental Protection)
- RUC (Rural Commercial Precinct)
- OS (Open Space Precinct)
- CS (Community Service Precinct)



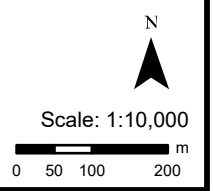


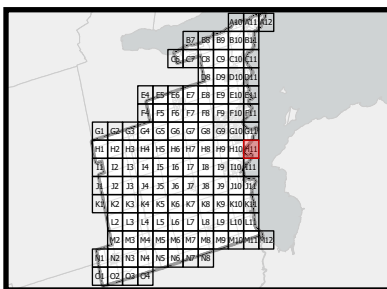
O. Reg. 568/21

Lake Simcoe

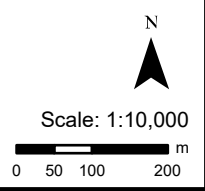


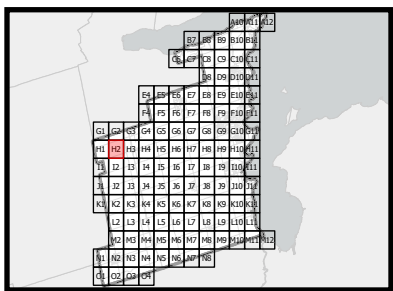
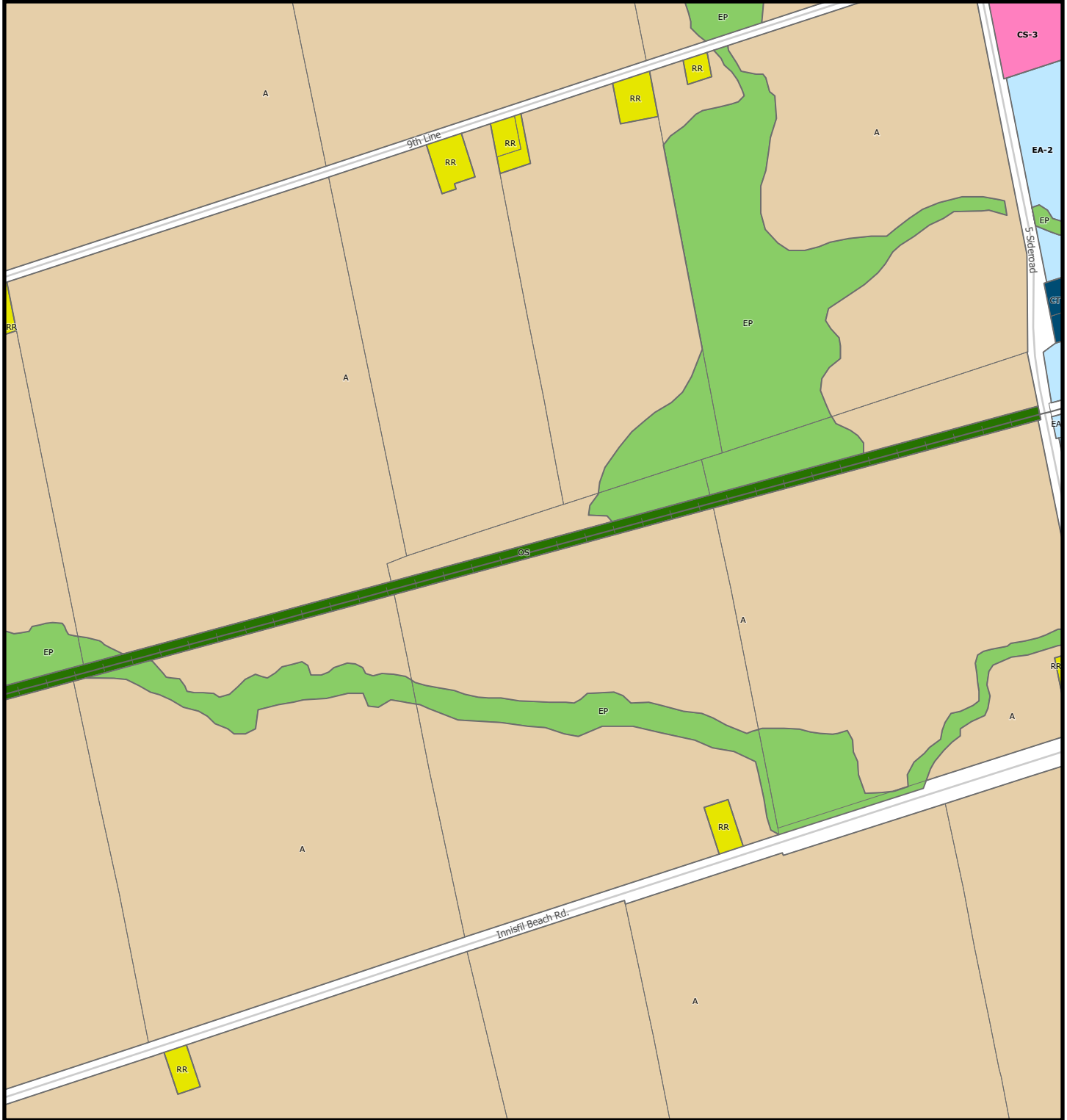
- SR (Shoreline Residential Precinct)
- RL1 (Residential Low Density 1 Precinct)
- RL2 (Residential Low Density 2 Precinct)
- RM (Residential Medium Density Precinct)
- RR (Rural Residential Precinct)
- EP (Environmental Protection)
- OS (Open Space Precinct)
- A (Agricultural Precinct)
- CN (Neighbourhood Commercial Precinct)
- CS (Community Service Precinct)
- MU (Mixed Use Precinct)



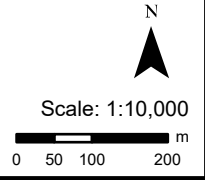


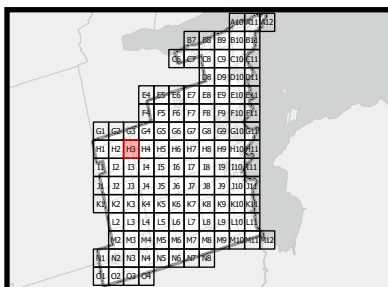
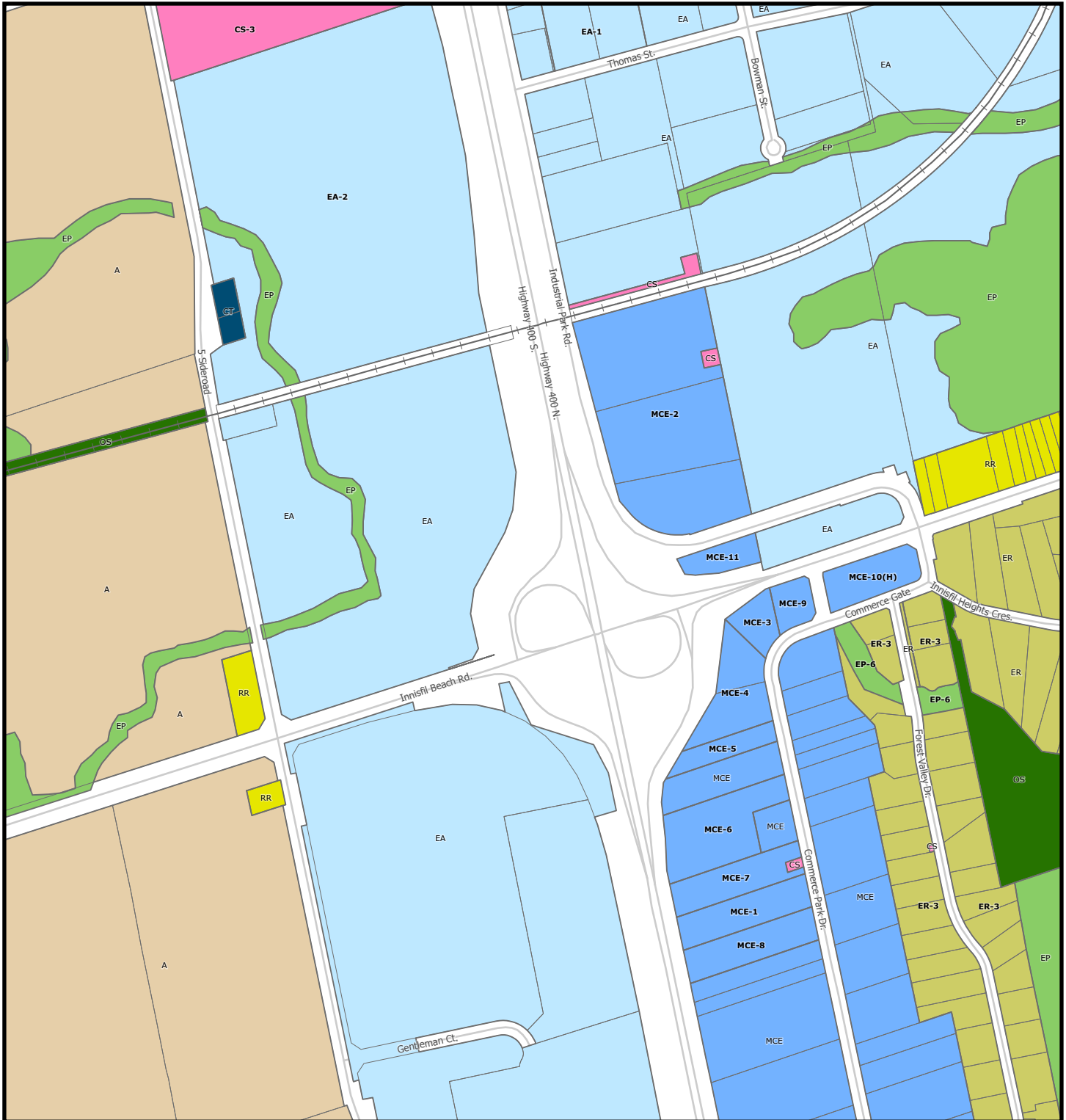
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|--|--|--|--|
| | SR (Shoreline Residential Precinct) | | EP (Environmental Protection) |
| | RL1 (Residential Low Density 1 Precinct) | | OS (Open Space Precinct) |
| | RL2 (Residential Low Density 2 Precinct) | | A (Agricultural Precinct) |
| | RM (Residential Medium Density Precinct) | | CN (Neighbourhood Commercial Precinct) |
| | RR (Rural Residential Precinct) | | CS (Community Service Precinct) |



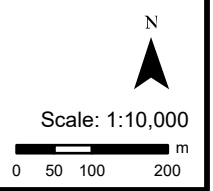


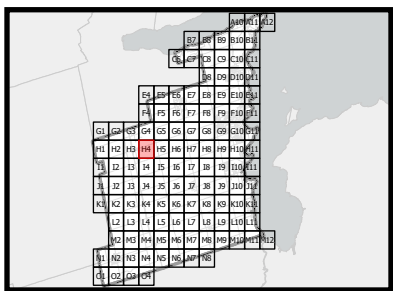
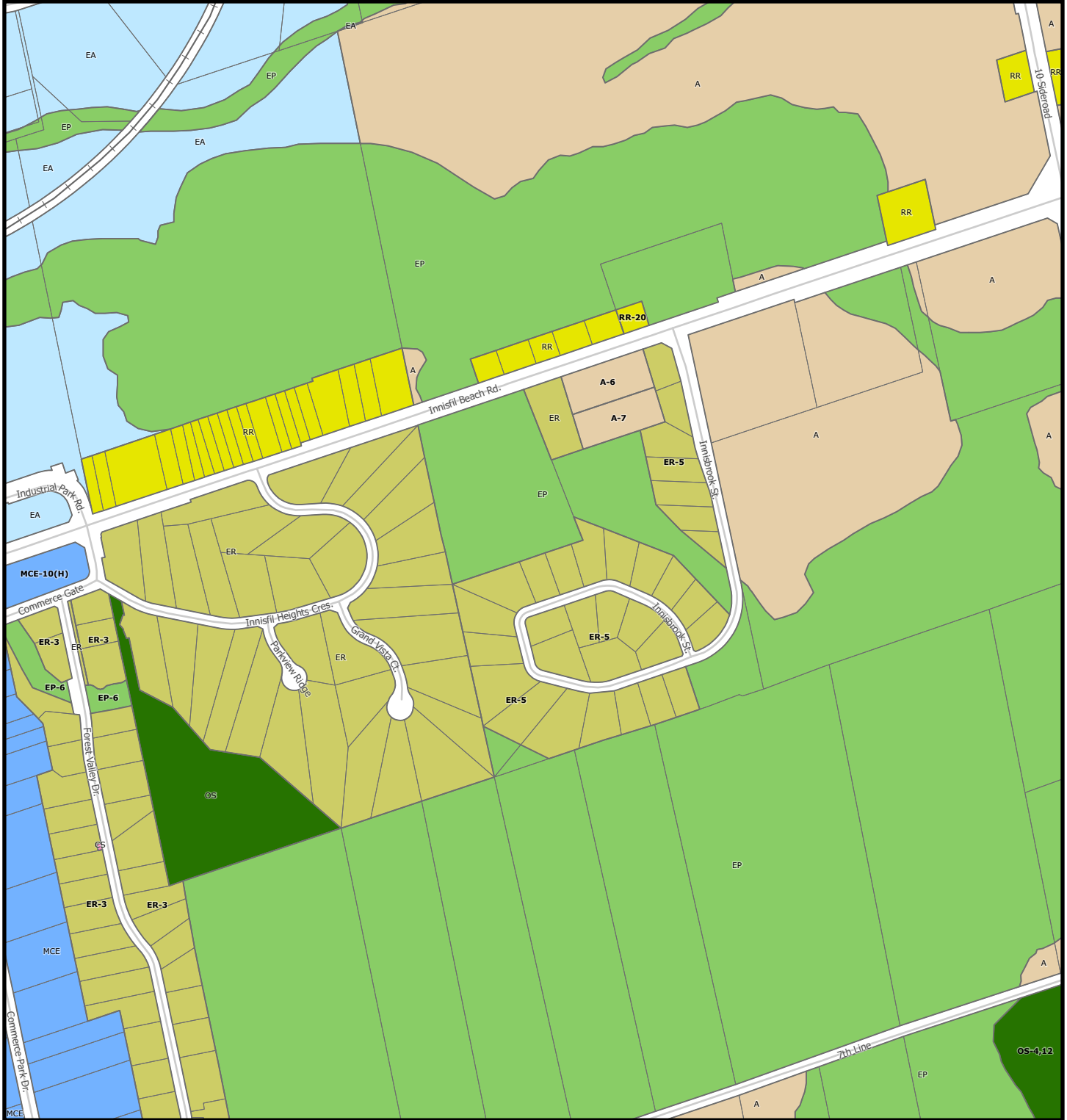
- RR (Rural Residential Precinct)
- EP (Environmental Protection)
- OS (Open Space Precinct)
- A (Agricultural Precinct)
- CS (Community Service Precinct)
- EA (Employment Area Precinct)
- CT (Tourism / Commercial Area Precinct)



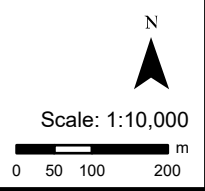


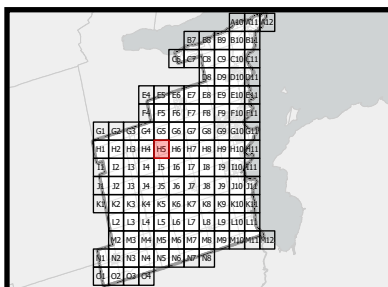
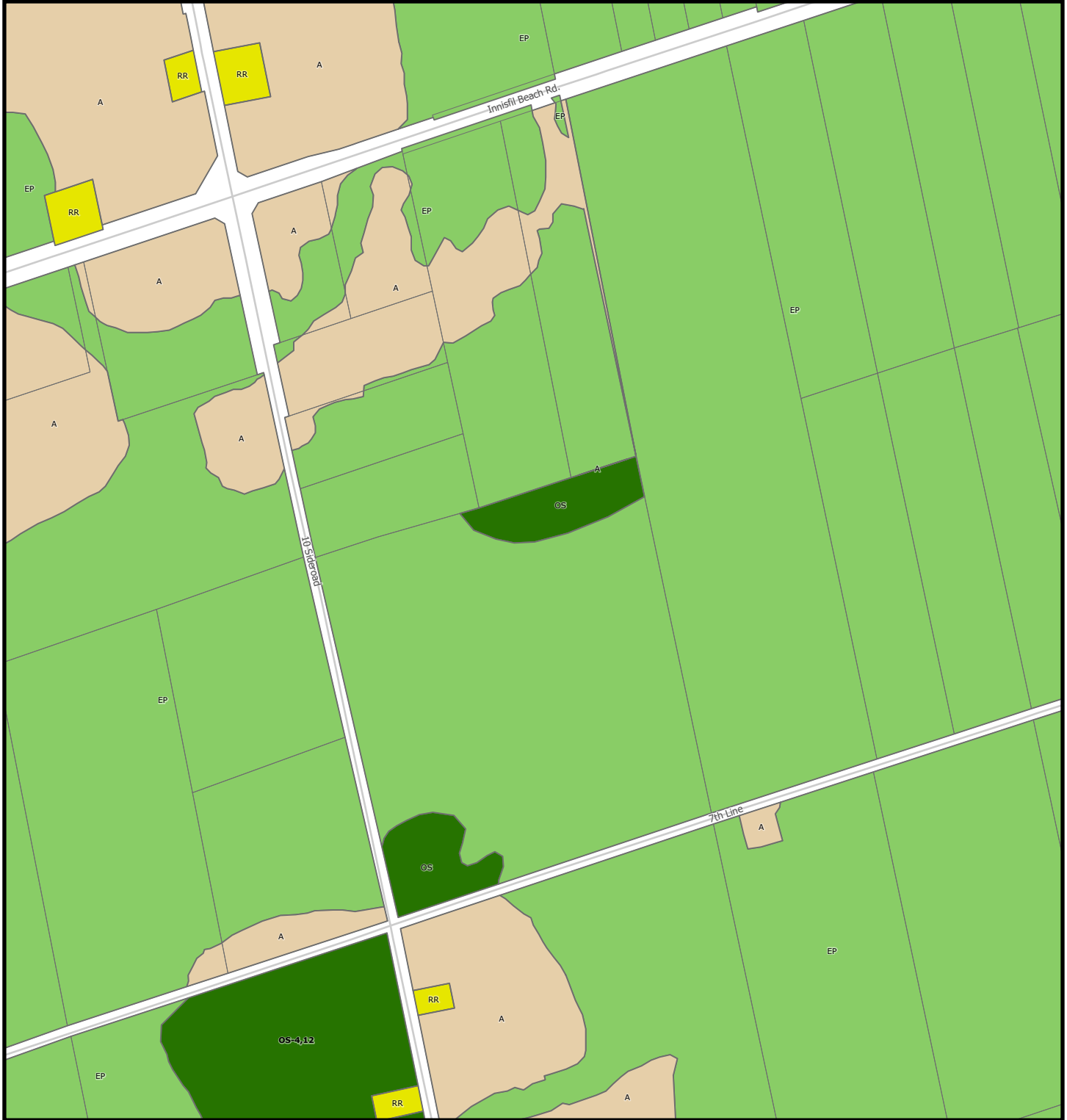
- RR (Rural Residential Precinct)
- ER (Estate Residential Precinct)
- EP (Environmental Protection)
- OS (Open Space Precinct)
- A (Agricultural Precinct)
- CS (Community Service Precinct)
- EA (Employment Area Precinct)
- MCE (Mixed Commercial / Employment Area Precinct)
- CT (Tourism / Commercial Area Precinct)





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|----------------------------------|---|
| RR (Rural Residential Precinct) | A (Agricultural Precinct) |
| ER (Estate Residential Precinct) | CS (Community Service Precinct) |
| EP (Environmental Protection) | EA (Employment Area Precinct) |
| OS (Open Space Precinct) | MCE (Mixed Commercial / Employment Area Precinct) |

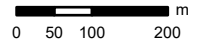


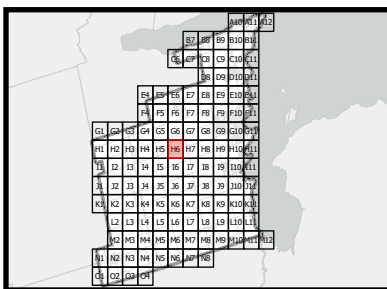
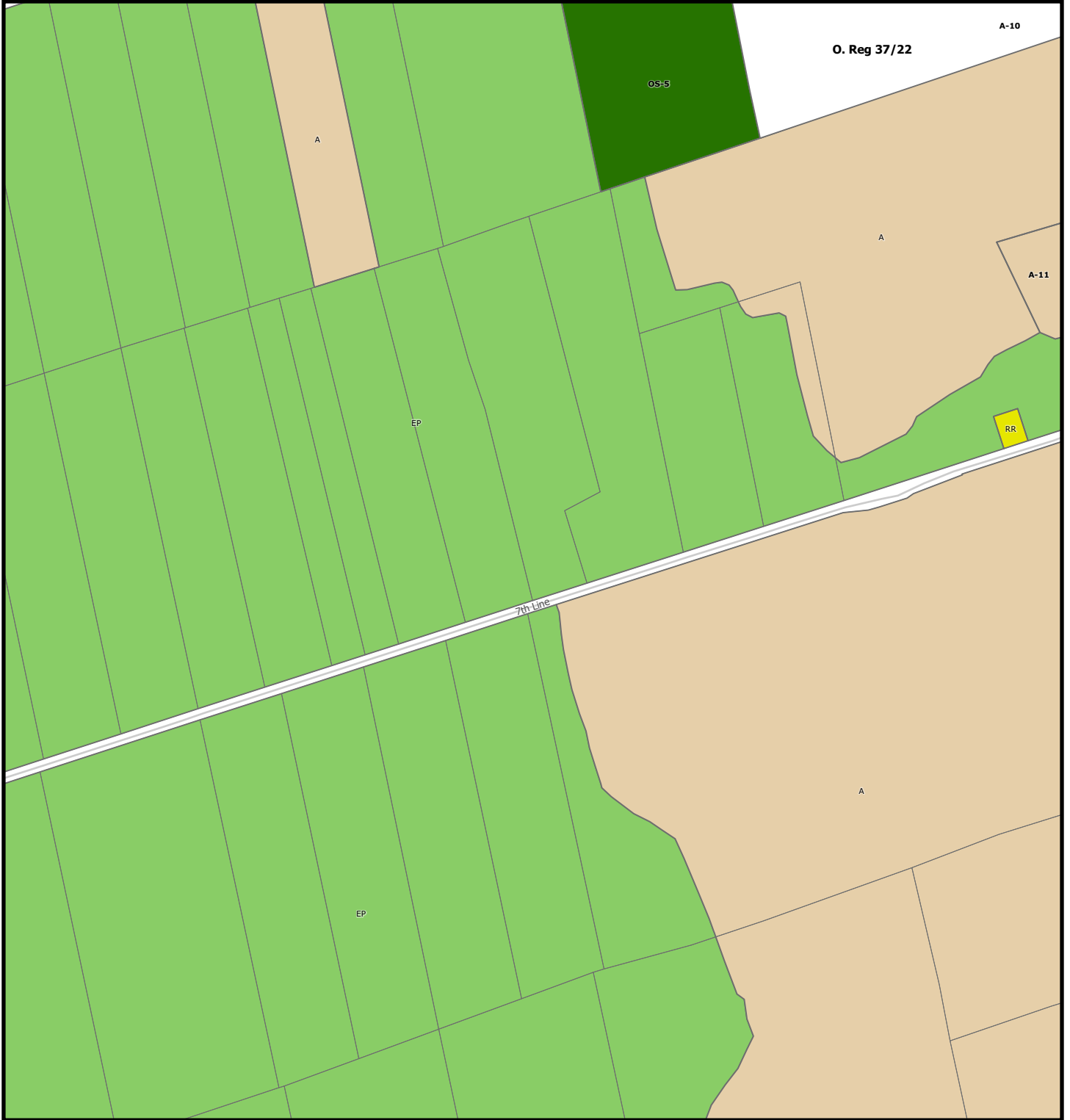


- RR (Rural Residential Precinct)
- EP (Environmental Protection)
- OS (Open Space Precinct)
- A (Agricultural Precinct)



Scale: 1:10,000

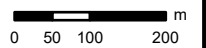


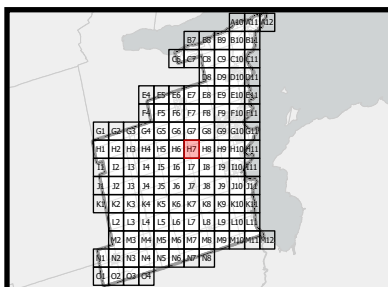
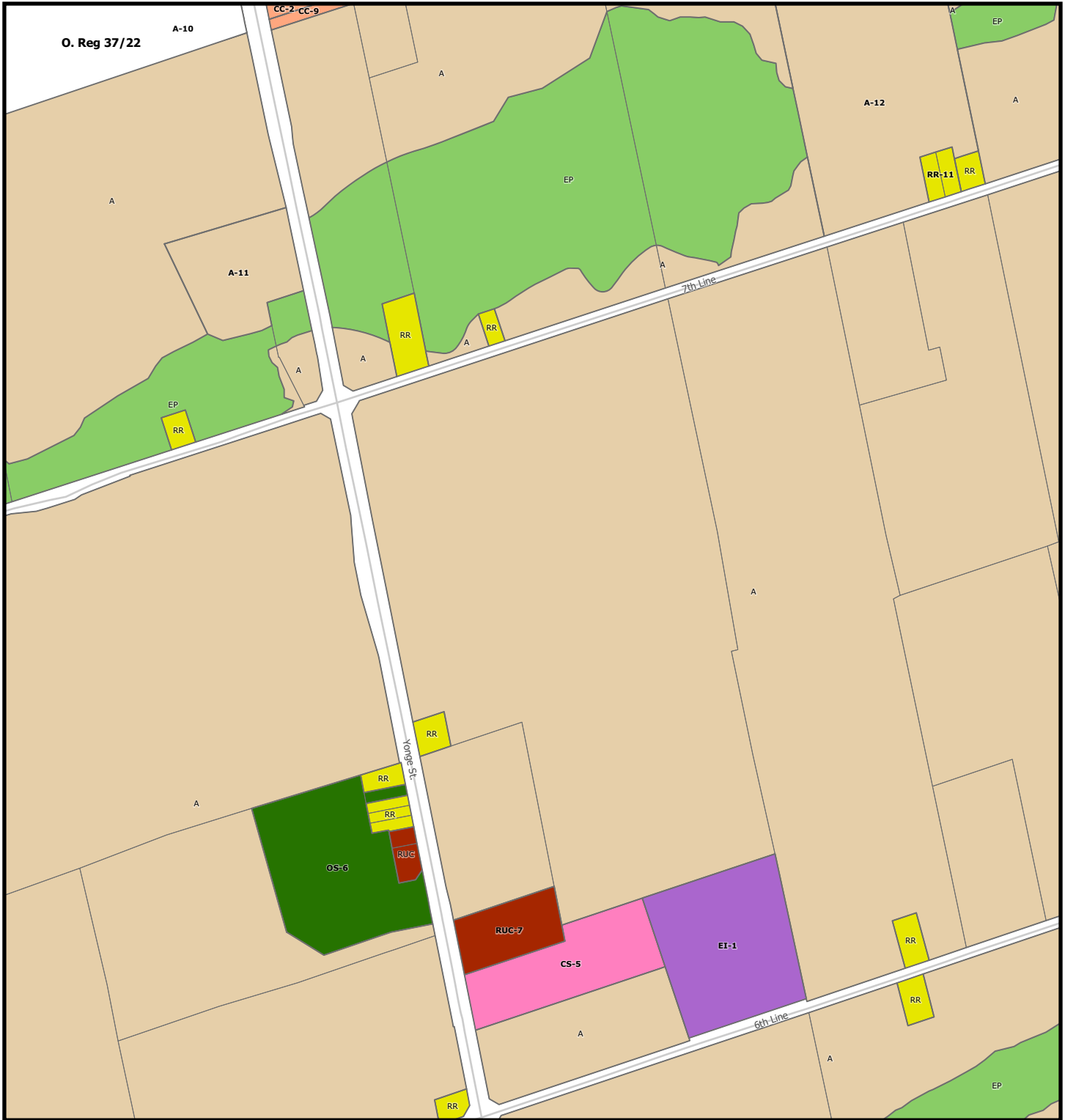


- RR (Rural Residential Precinct)
- OS (Open Space Precinct)
- EP (Environmental Protection)
- A (Agricultural Precinct)

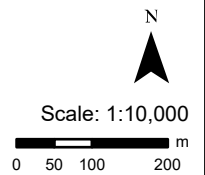


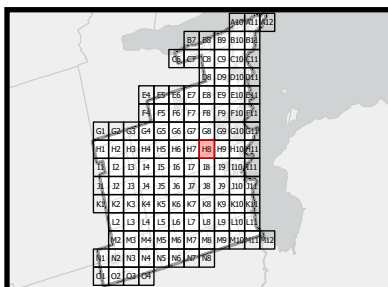
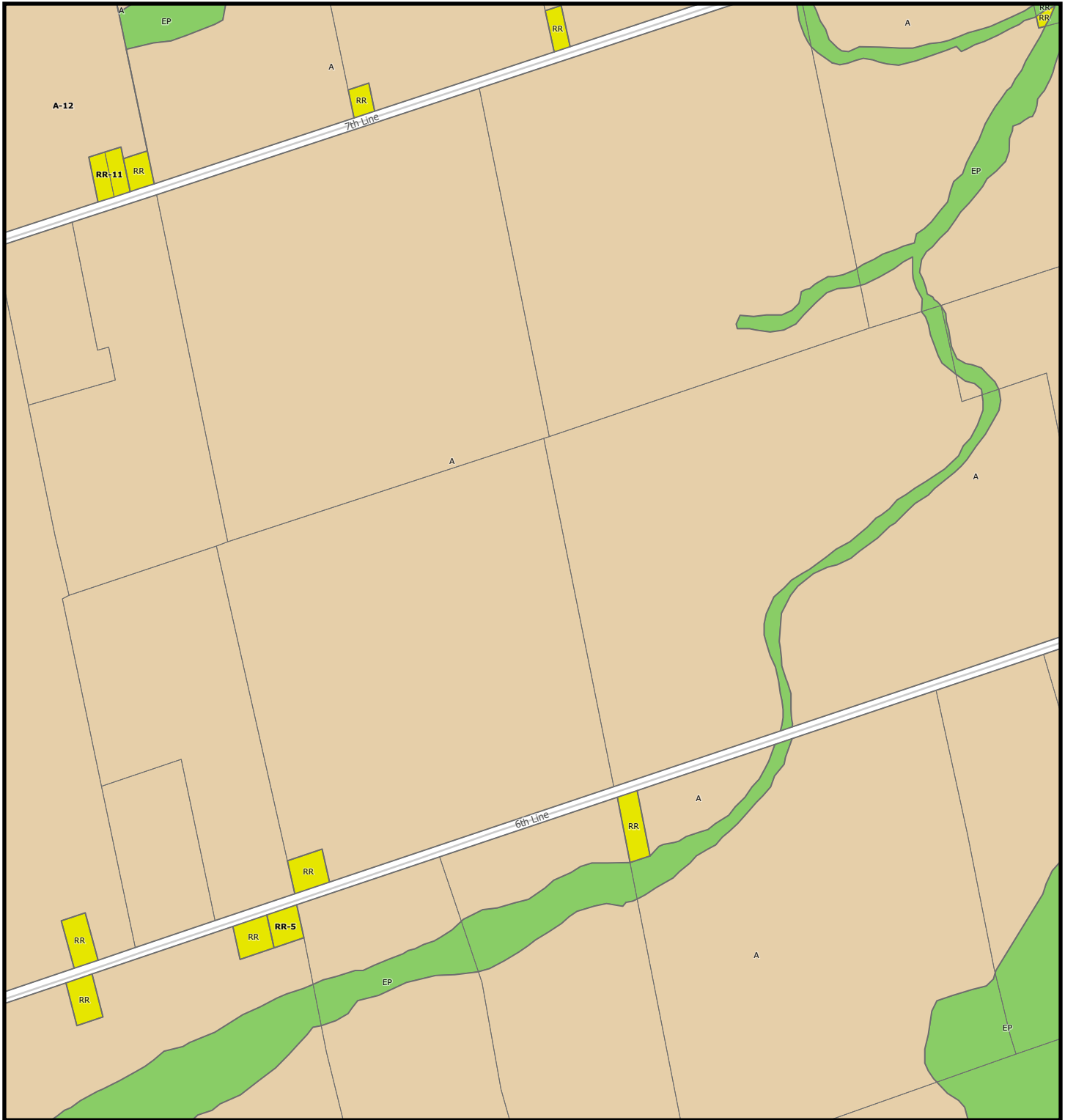
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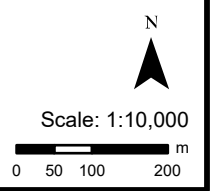


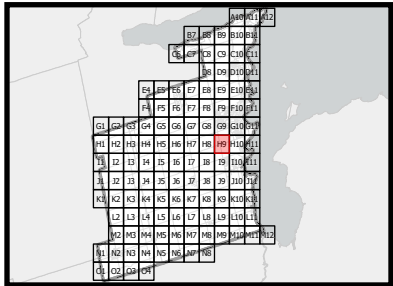
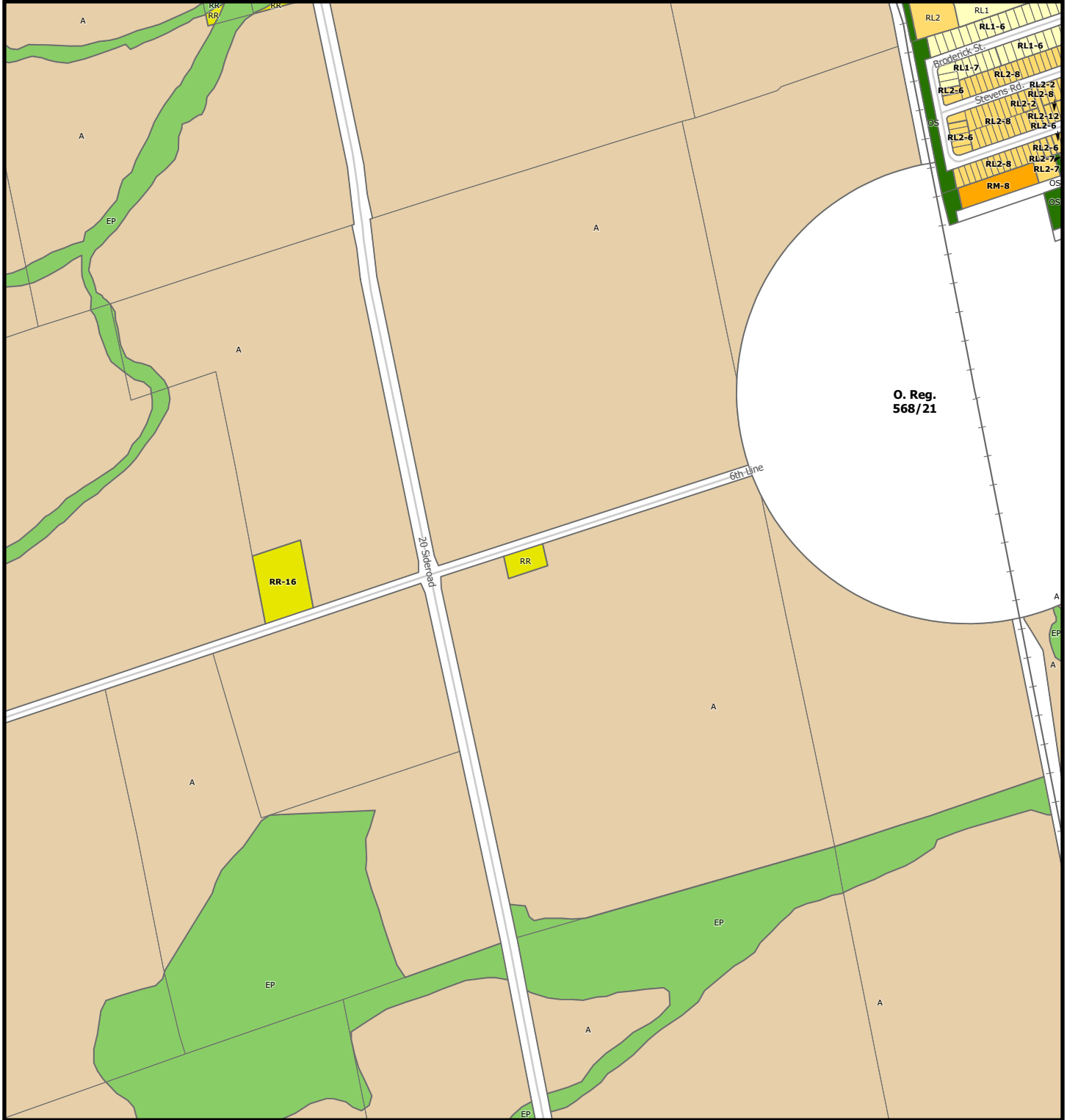
RR (Rural Residential Precinct)	RUC (Rural Commercial Precinct)
EP (Environmental Protection)	CS (Community Service Precinct)
OS (Open Space Precinct)	CC (Civic Campus Precinct)
A (Agricultural Precinct)	EI (Extractive Industrial Precinct)





- RR (Rural Residential Precinct)
- EP (Environmental Protection)
- A (Agricultural Precinct)



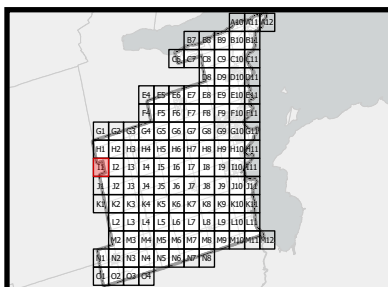
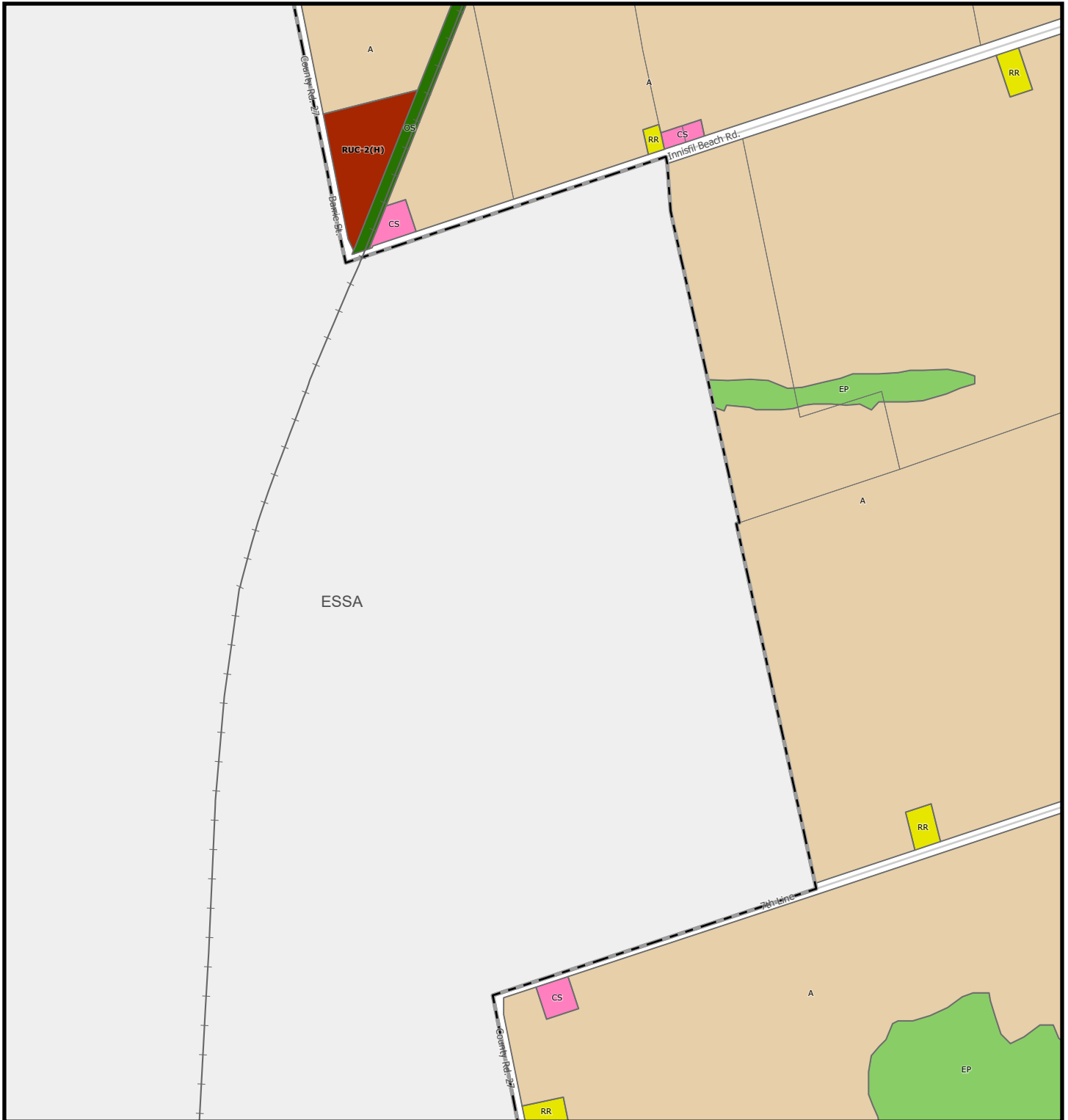


	RL1 (Residential Low Density 1 Precinct)		EP (Environmental Protection)
	RL2 (Residential Low Density 2 Precinct)		OS (Open Space Precinct)
	RM (Residential Medium Density Precinct)		A (Agricultural Precinct)
	RR (Rural Residential Precinct)		

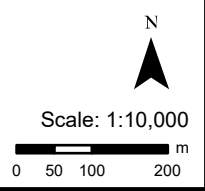
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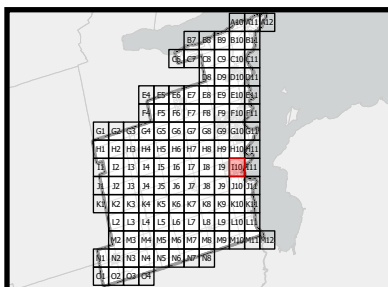
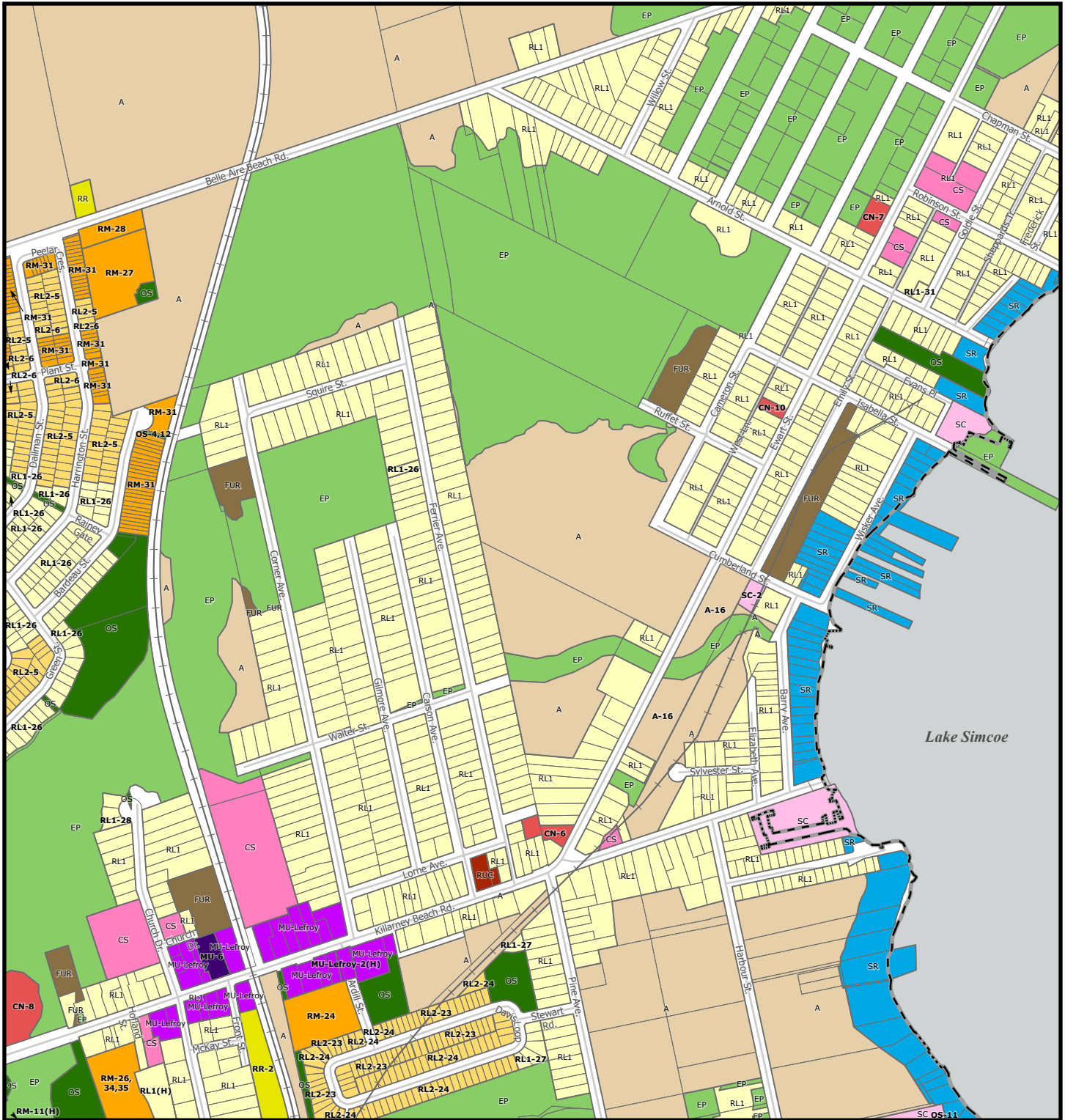
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0 50 100 200 m



- RR (Rural Residential Precinct)
- EP (Environmental Protection)
- OS (Open Space Precinct)
- A (Agricultural Precinct)
- RUC (Rural Commercial Precinct)
- CS (Community Service Precinct)

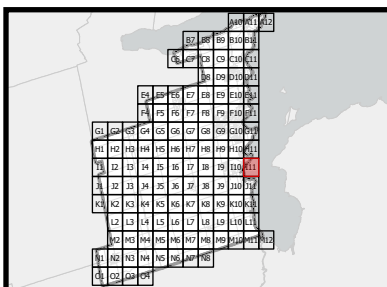
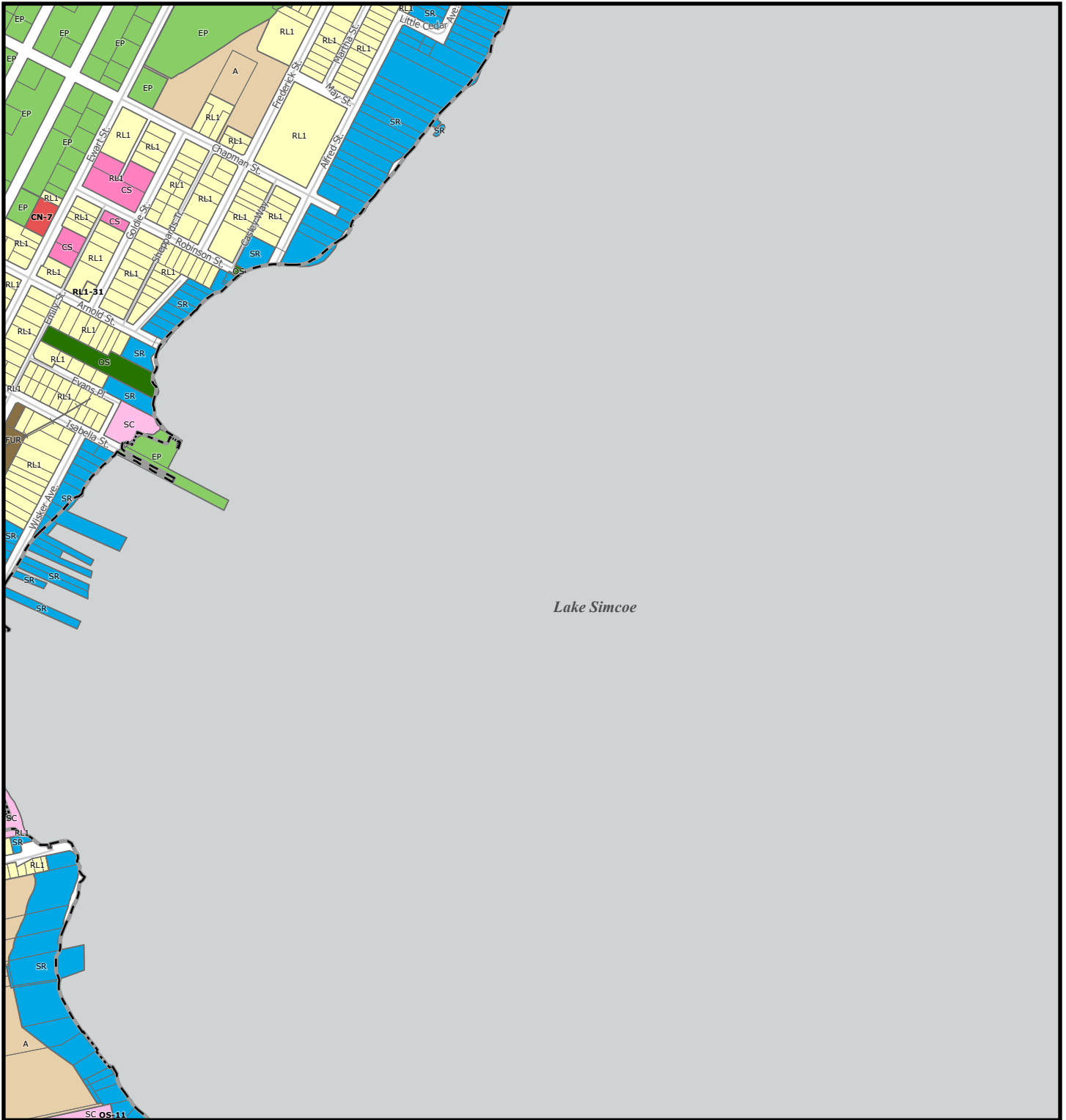




	SR (Shoreline Residential Precinct)		FUR (Future Urban Precinct)		CN (Neighbourhood Commercial Precinct)
	RL1 (Residential Low Density 1 Precinct)		EP (Environmental Protection)		CS (Community Service Precinct)
	RL2 (Residential Low Density 2 Precinct)		OS (Open Space Precinct)		SC (Shoreline Commercial Precinct)
	RM (Residential Medium Density Precinct)		A (Agricultural Precinct)		MU (Mixed Use Precinct)
	RR (Rural Residential Precinct)		RUC (Rural Commercial Precinct)		MU-Lefroy (Mixed Use Lefroy Precinct)

Scale: 1:10,000

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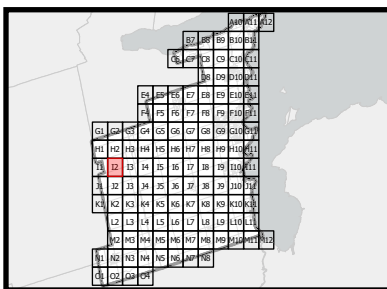
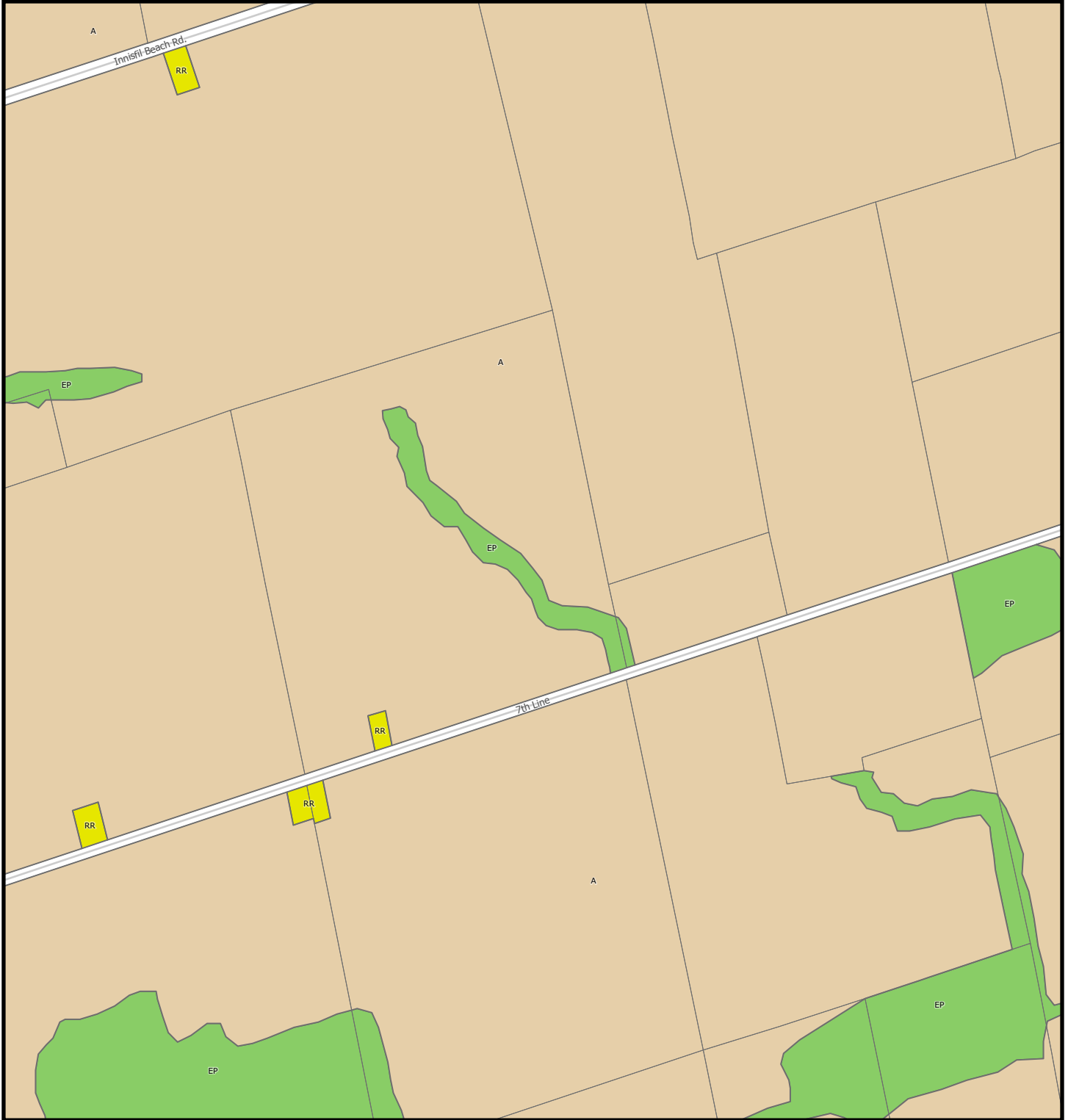


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|--|--|--|--|
| | SR (Shoreline Residential Precinct) | | A (Agricultural Precinct) |
| | RL1 (Residential Low Density 1 Precinct) | | CN (Neighbourhood Commercial Precinct) |
| | FUR (Future Urban Precinct) | | CS (Community Service Precinct) |
| | EP (Environmental Protection) | | SC (Shoreline Commercial Precinct) |
| | OS (Open Space Precinct) | | |

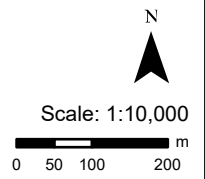
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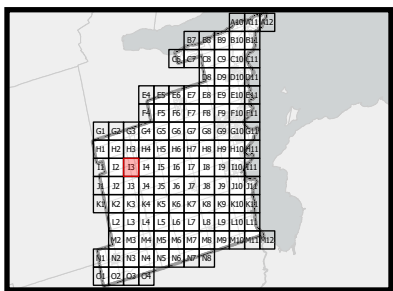
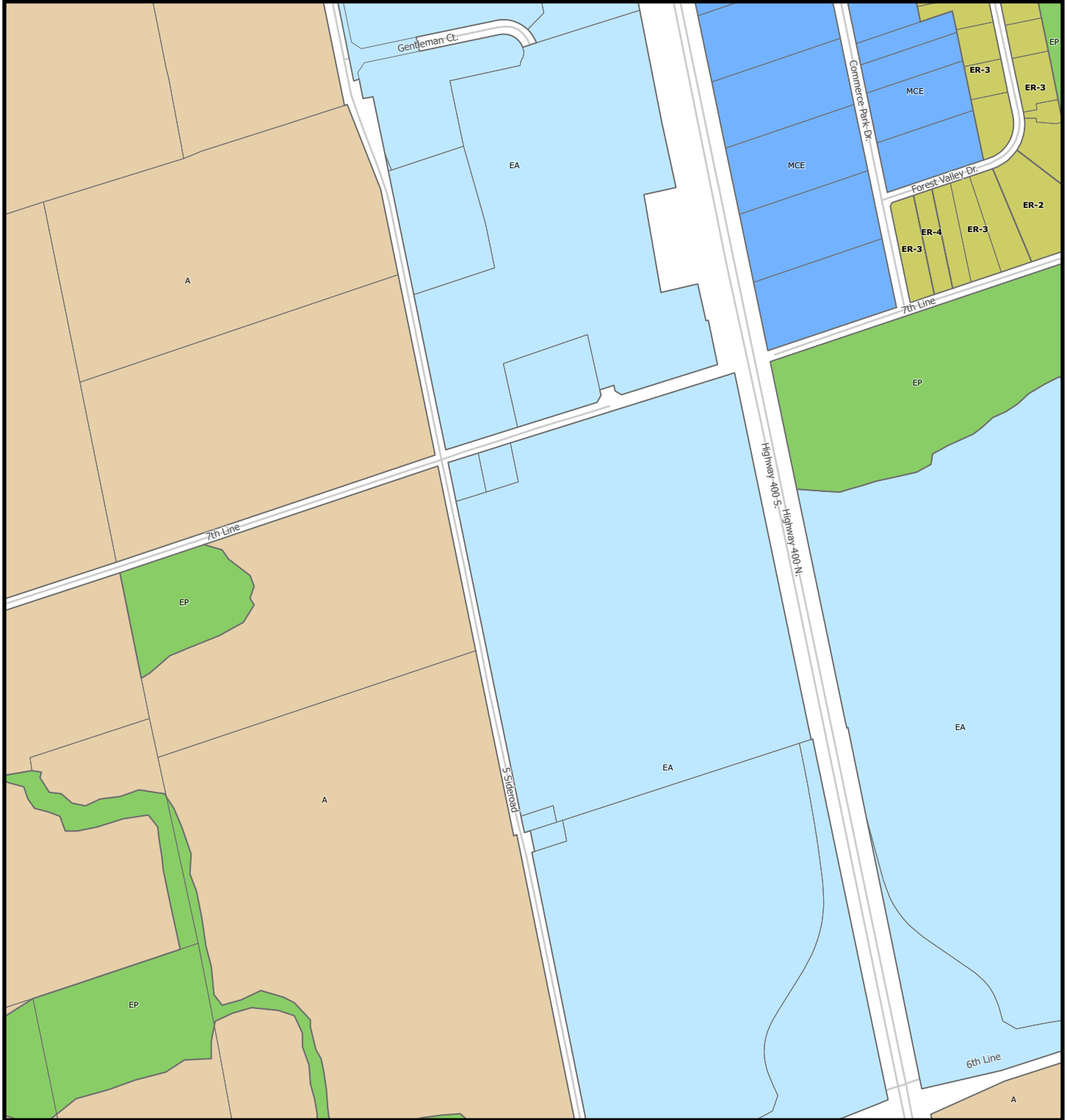
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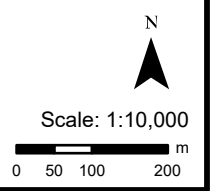


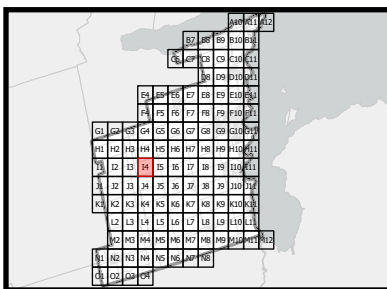
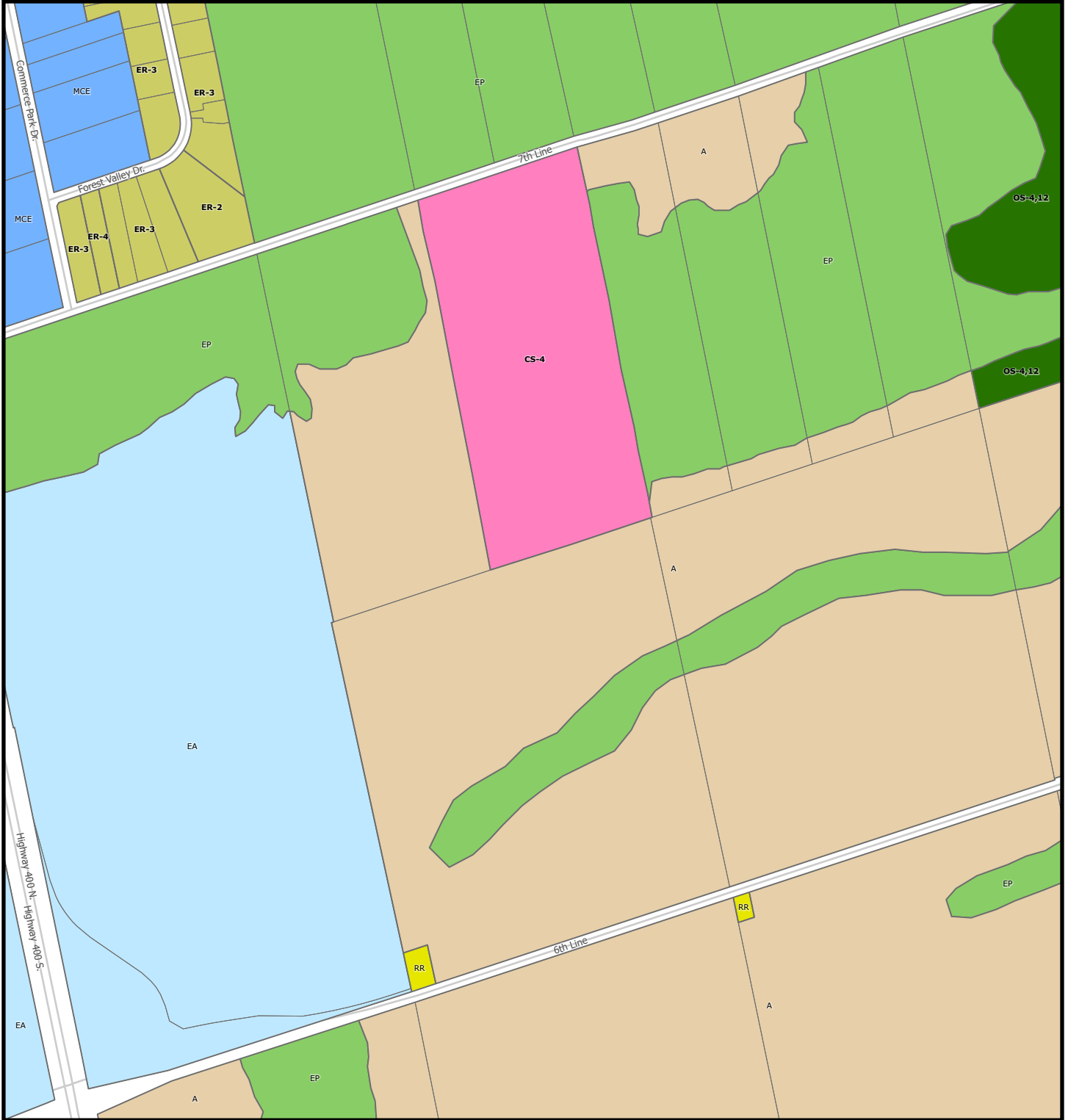
- RR (Rural Residential Precinct)
- EP (Environmental Protection)
- A (Agricultural Precinct)



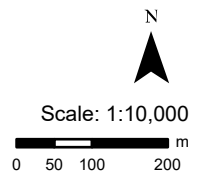


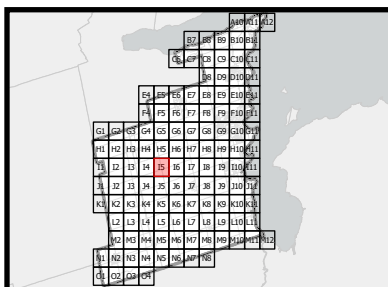
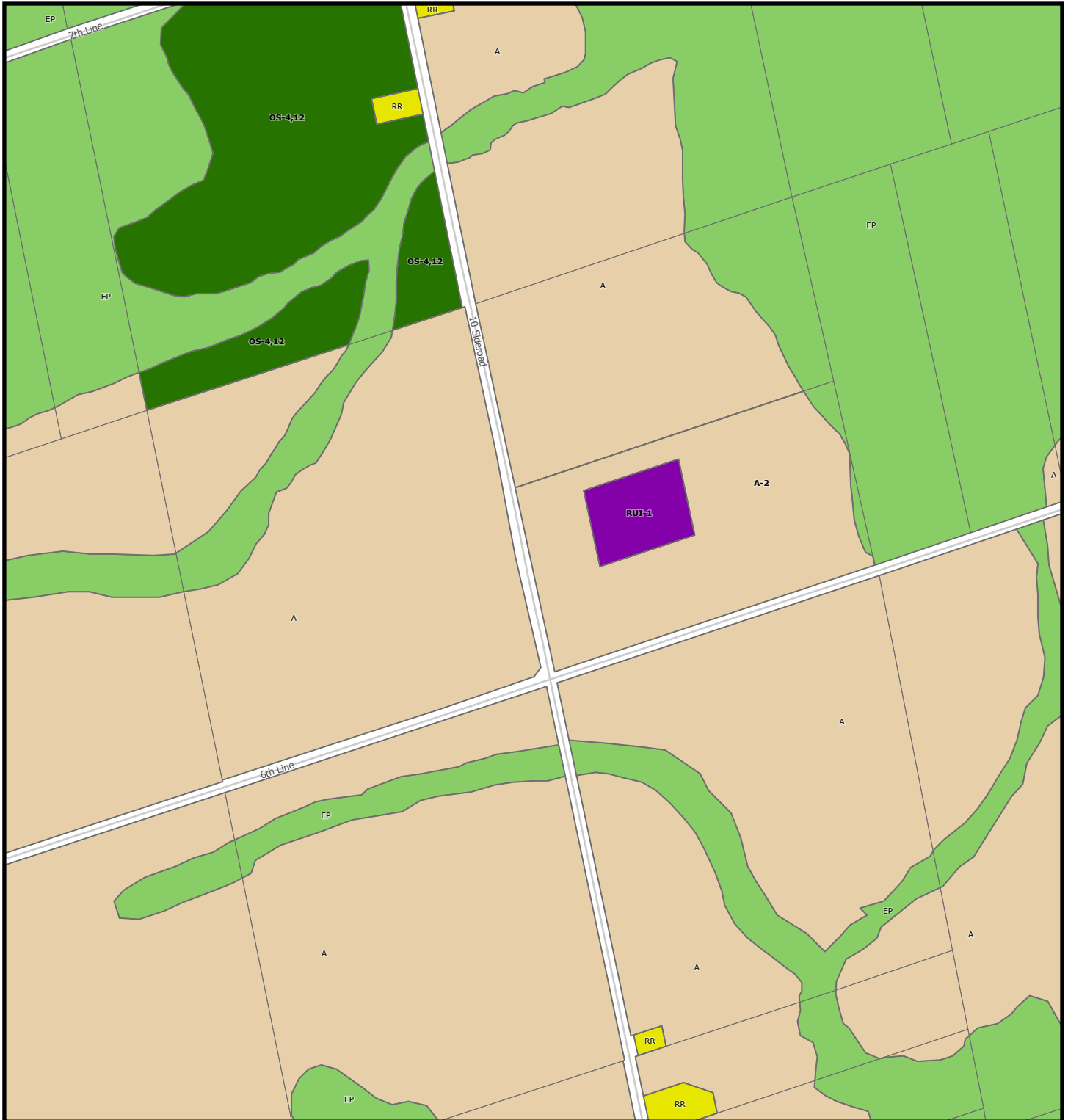
- ER (Estate Residential Precinct)
- EP (Environmental Protection)
- A (Agricultural Precinct)
- EA (Employment Area Precinct)
- MCE (Mixed Commercial / Employment Area Precinct)





- | | |
|----------------------------------|---|
| RR (Rural Residential Precinct) | A (Agricultural Precinct) |
| ER (Estate Residential Precinct) | CS (Community Service Precinct) |
| EP (Environmental Protection) | EA (Employment Area Precinct) |
| OS (Open Space Precinct) | MCE (Mixed Commercial / Employment Area Precinct) |

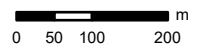


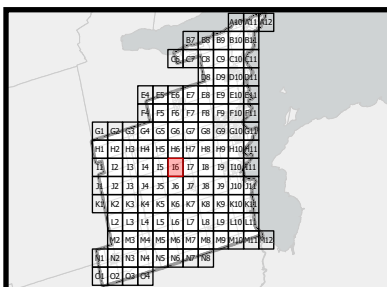
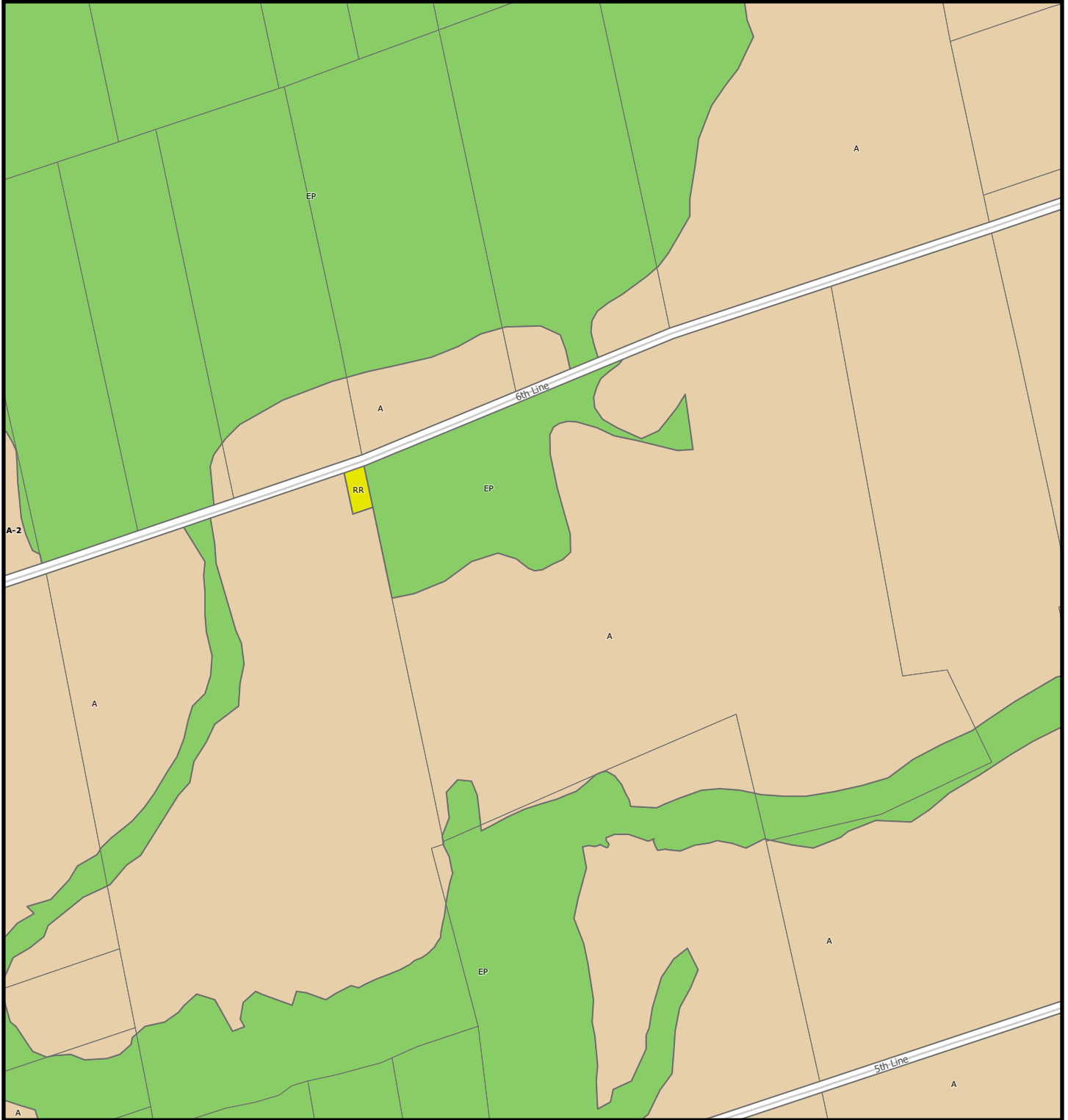


- RR (Rural Residential Precinct)
- EP (Environmental Protection)
- OS (Open Space Precinct)
- A (Agricultural Precinct)
- RUI (Rural Industrial Precinct)

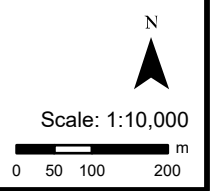


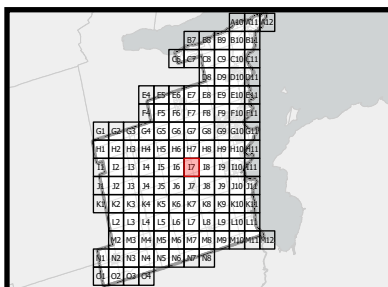
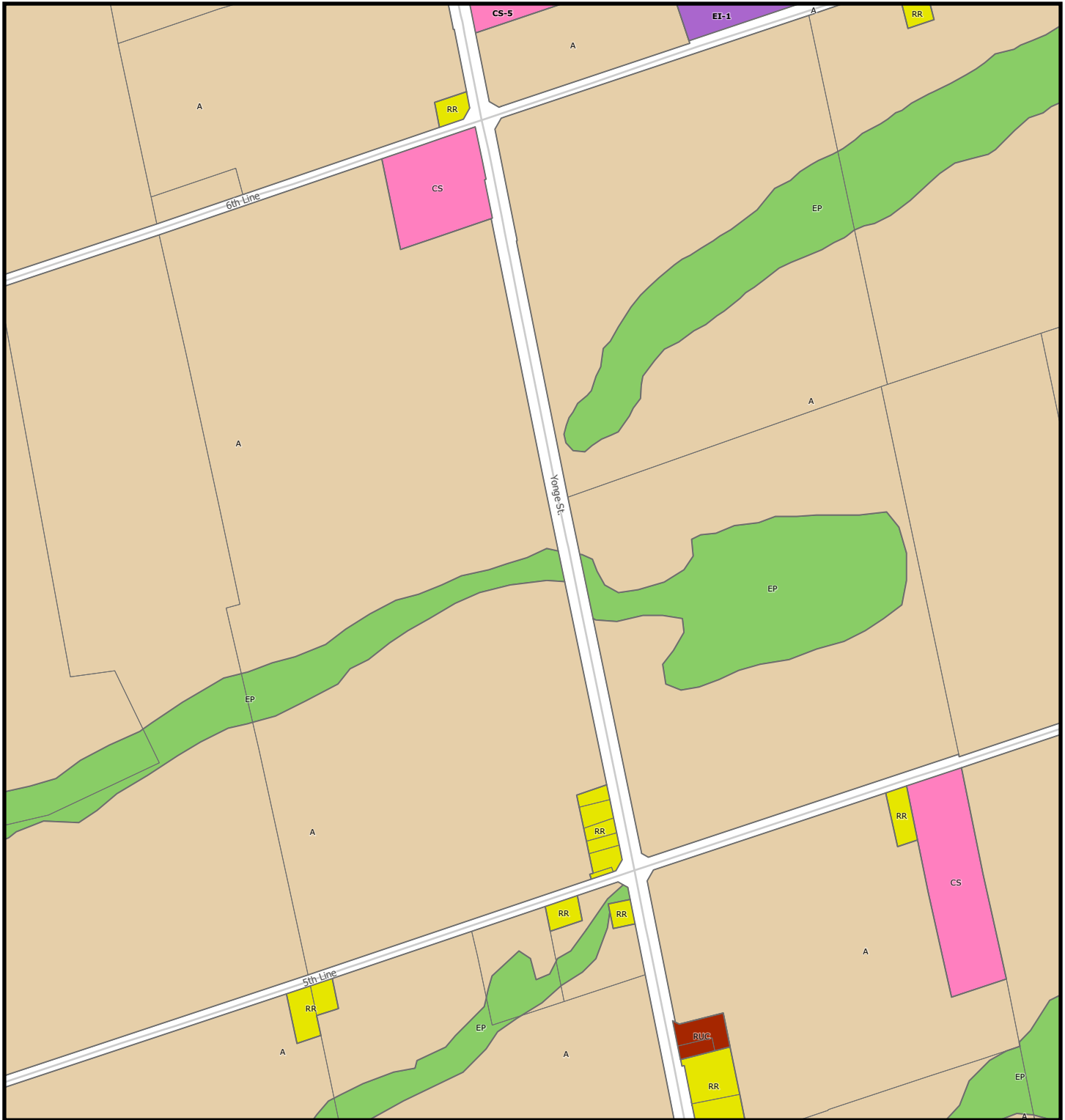
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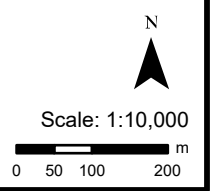


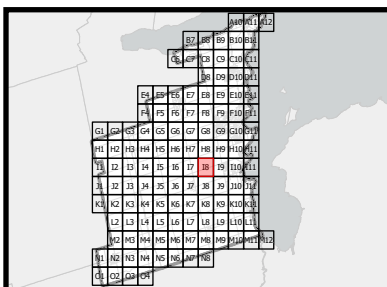
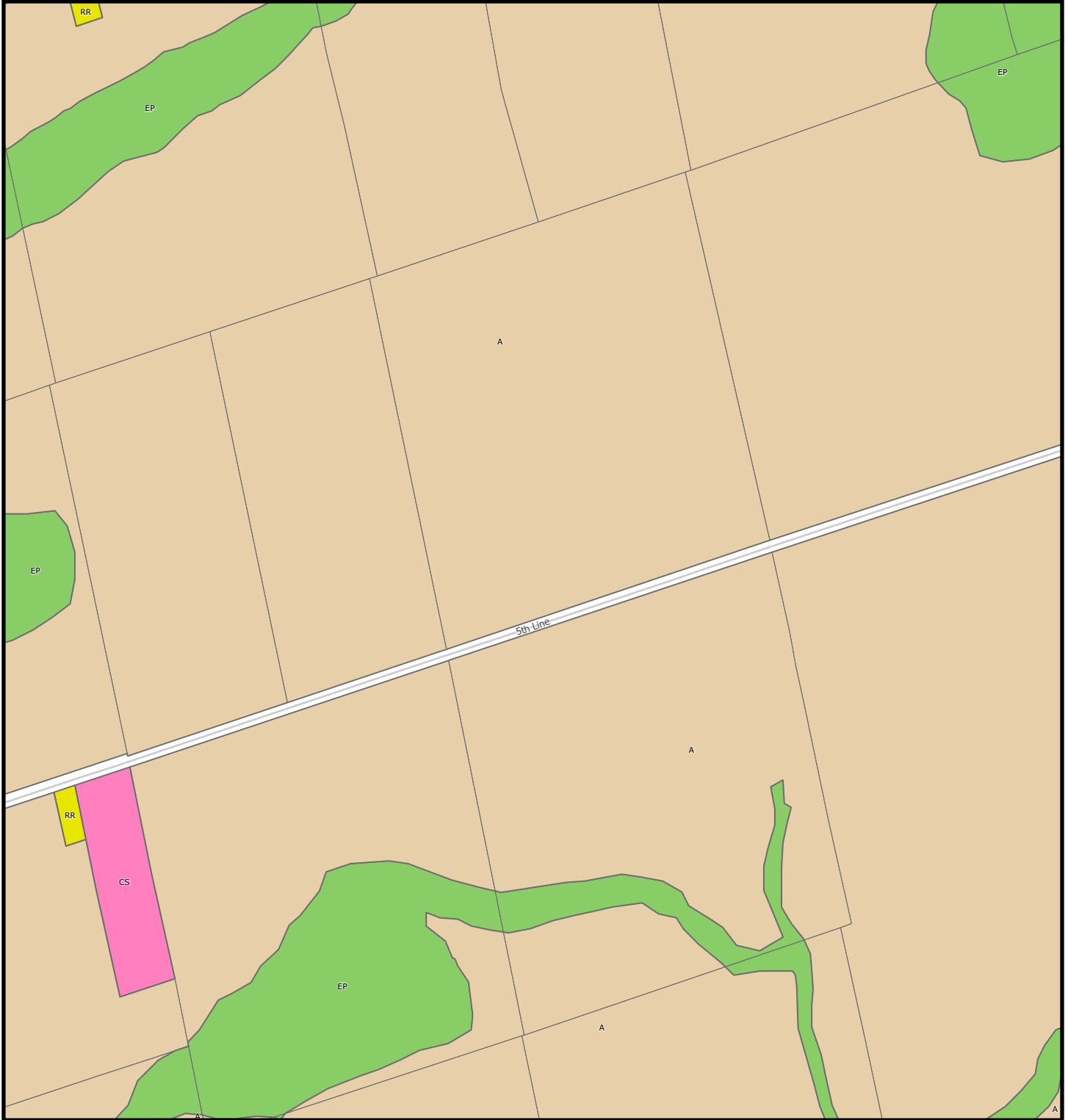
- RR (Rural Residential Precinct)
- EP (Environmental Protection)
- A (Agricultural Precinct)





- RR (Rural Residential Precinct)
- EP (Environmental Protection)
- A (Agricultural Precinct)
- RUC (Rural Commercial Precinct)
- CS (Community Service Precinct)
- EI (Extractive Industrial Precinct)

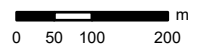


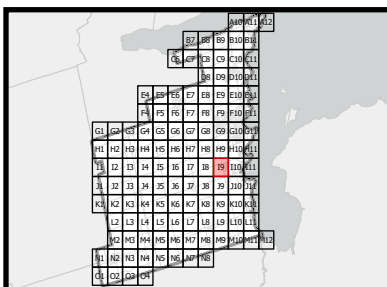
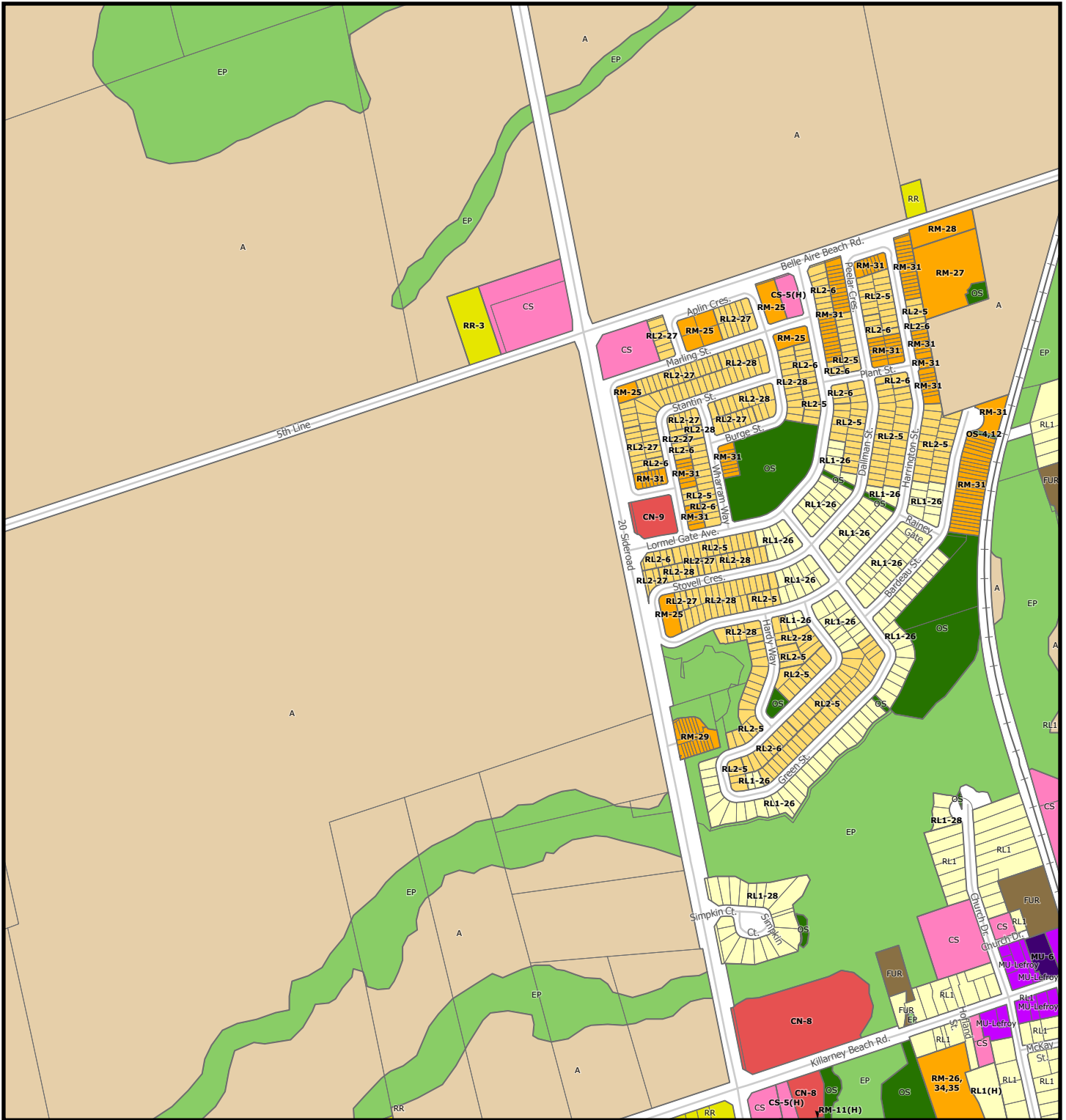


- RR (Rural Residential Precinct)
- A (Agricultural Precinct)
- EP (Environmental Protection)
- CS (Community Service Precinct)

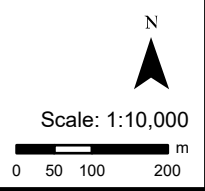


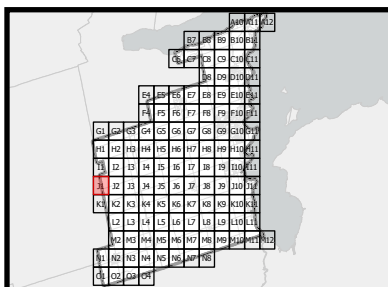
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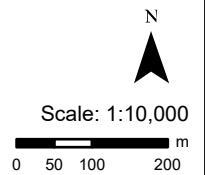


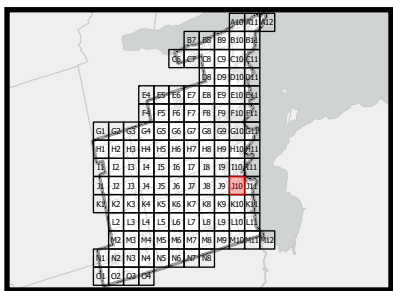
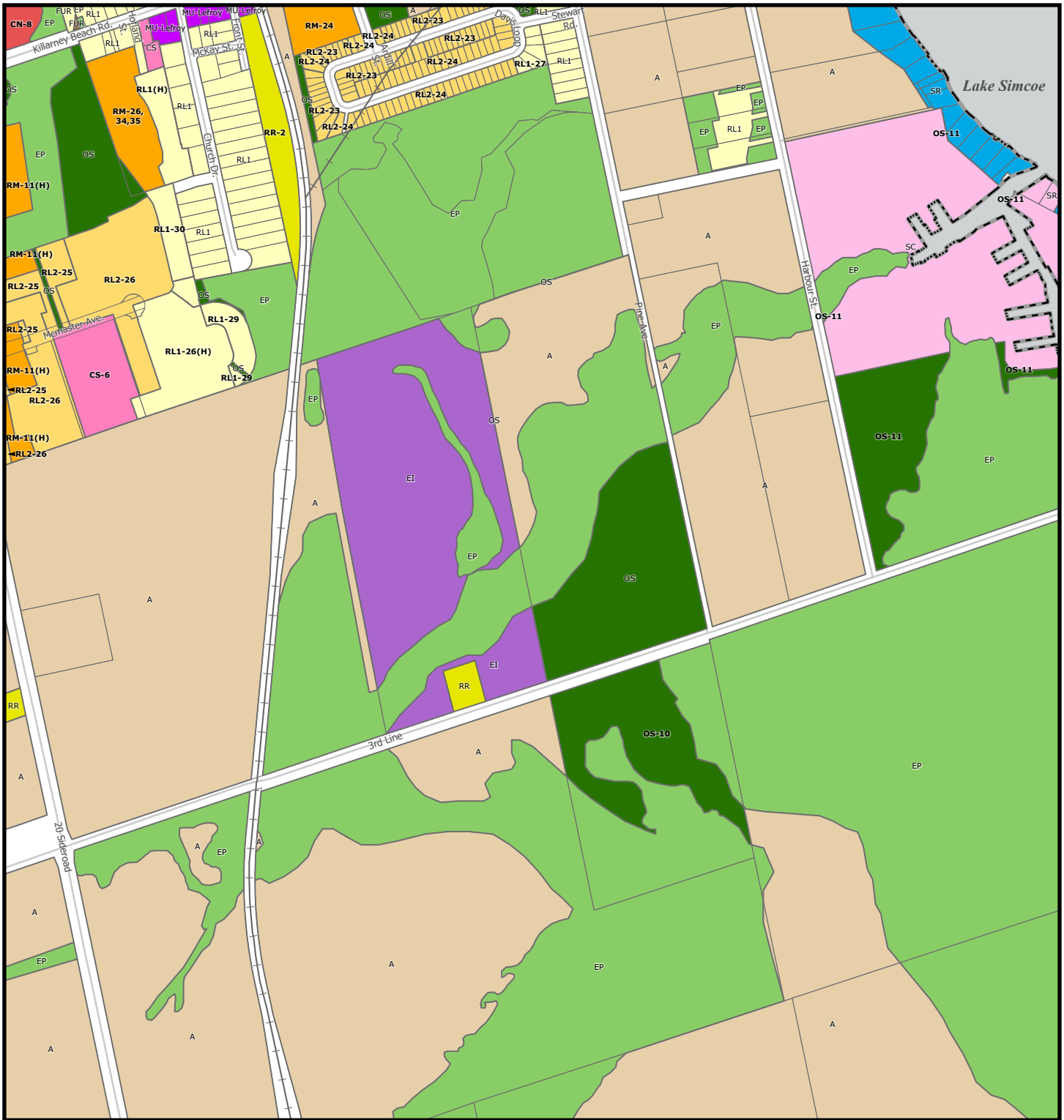
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|--|--|--|--|
| | RL1 (Residential Low Density 1 Precinct) | | OS (Open Space Precinct) |
| | RL2 (Residential Low Density 2 Precinct) | | A (Agricultural Precinct) |
| | RM (Residential Medium Density Precinct) | | CN (Neighbourhood Commercial Precinct) |
| | RR (Rural Residential Precinct) | | CS (Community Service Precinct) |
| | FUR (Future Urban Precinct) | | MU (Mixed Use Precinct) |
| | EP (Environmental Protection) | | MU-Lefroy (Mixed Use Lefroy Precinct) |





- RR (Rural Residential Precinct)
- A (Agricultural Precinct)
- EP (Environmental Protection)
- CS (Community Service Precinct)



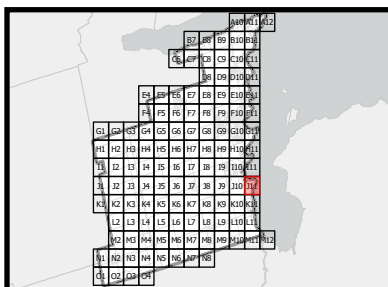


	SR (Shoreline Residential Precinct)		FUR (Future Urban Precinct)		CS (Community Service Precinct)
	RL1 (Residential Low Density 1 Precinct)		EP (Environmental Protection)		SC (Shoreline Commercial Precinct)
	RL2 (Residential Low Density 2 Precinct)		OS (Open Space Precinct)		EI (Extractive Industrial Precinct)
	RM (Residential Medium Density Precinct)		A (Agricultural Precinct)		MU-Lefroy (Mixed Use Lefroy Precinct)
	RR (Rural Residential Precinct)		CN (Neighbourhood Commercial Precinct)		

N

Scale: 1:10,000

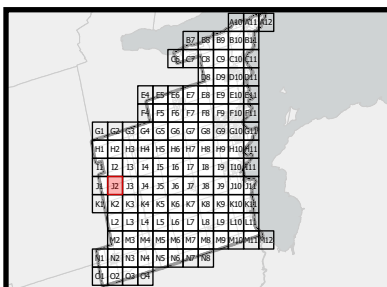
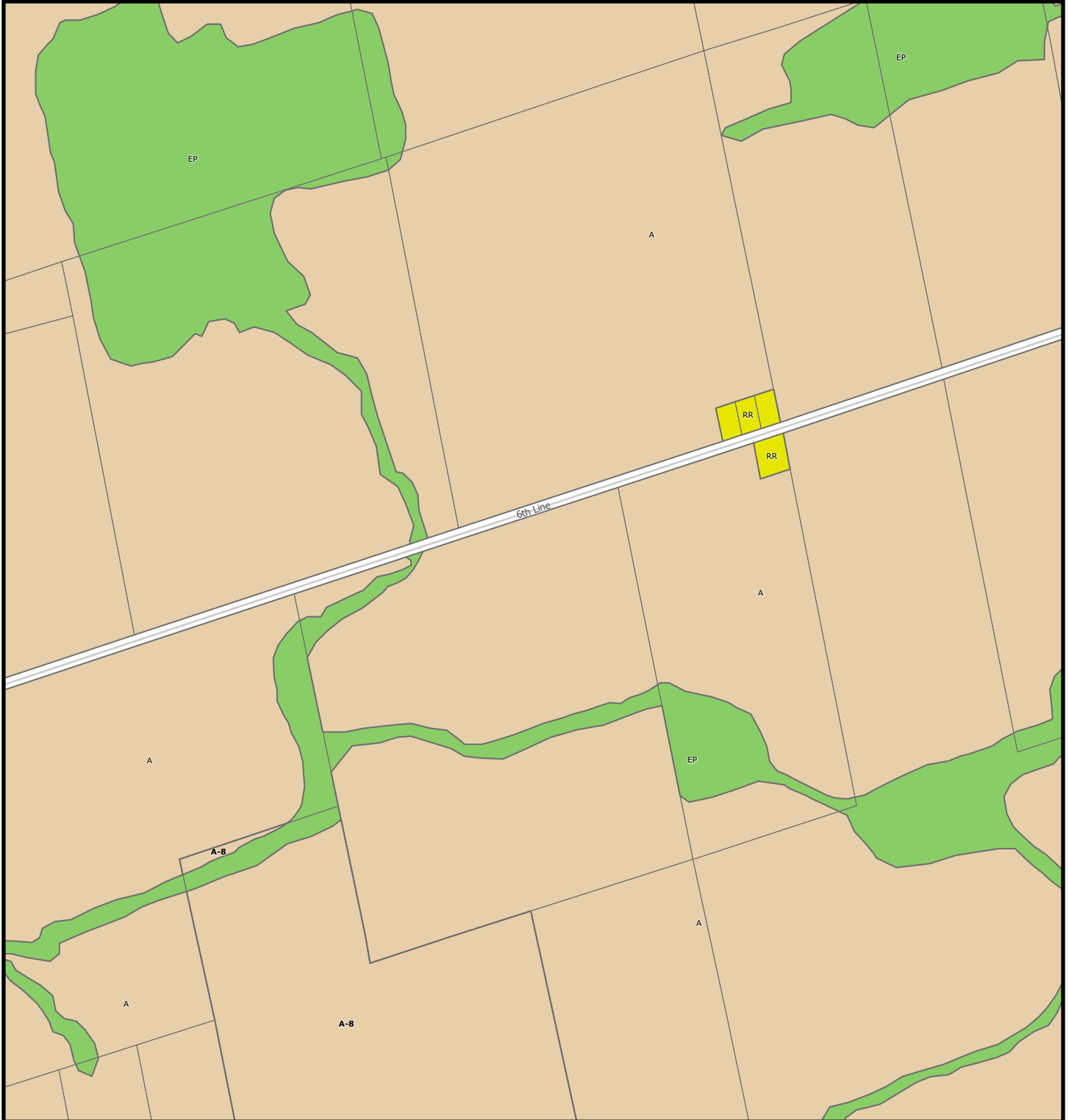
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- SR (Shoreline Residential Precinct)
- RL1 (Residential Low Density 1 Precinct)
- EP (Environmental Protection)
- OS (Open Space Precinct)
- A (Agricultural Precinct)
- SC (Shoreline Commercial Precinct)

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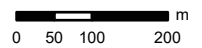
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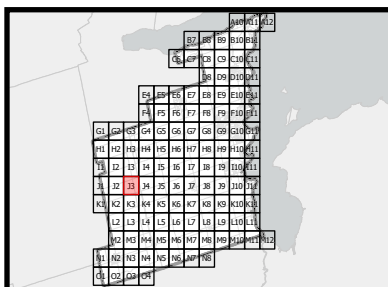
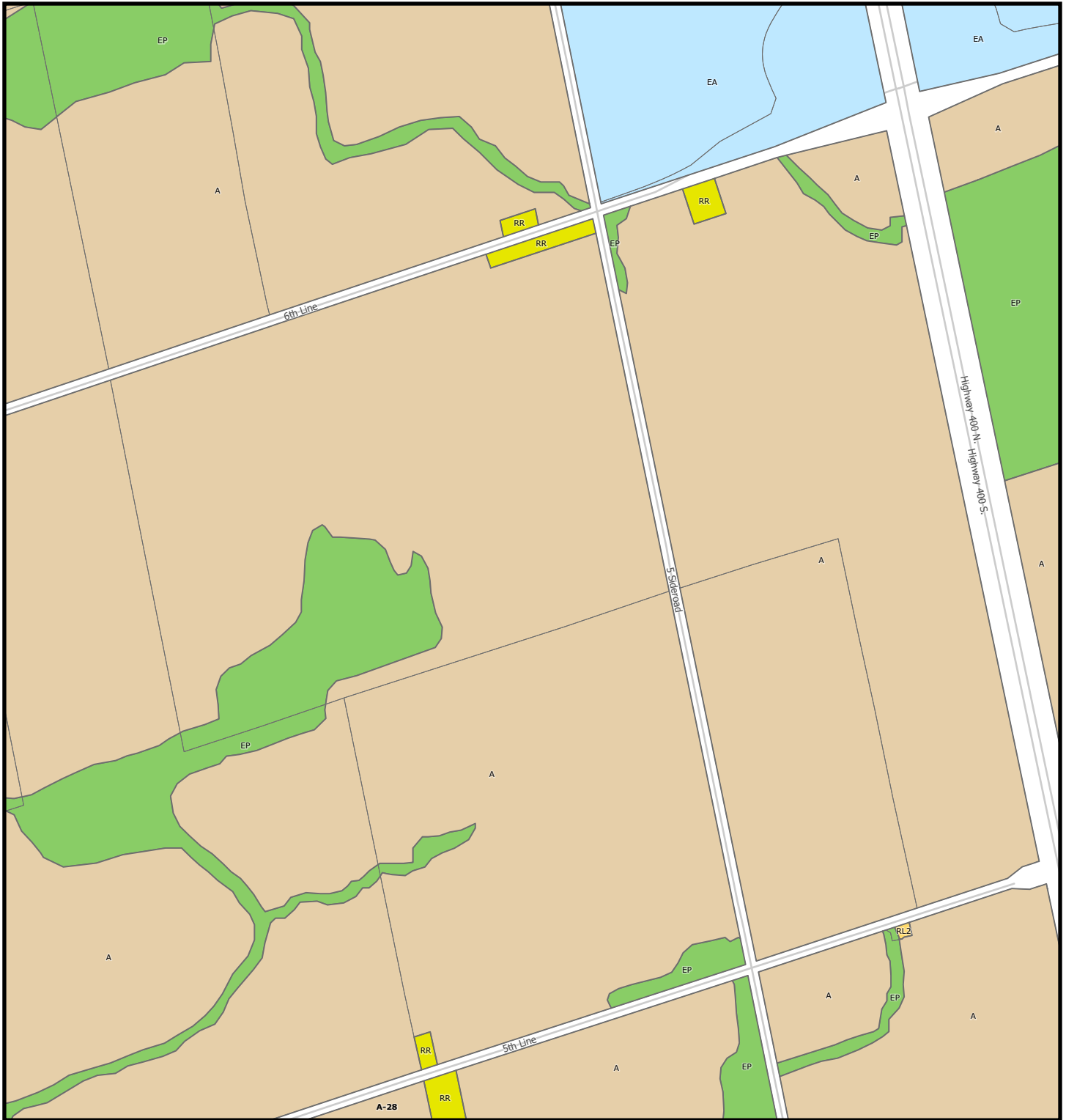


- RR (Rural Residential Precinct)
- EP (Environmental Protection)
- A (Agricultural Precinct)

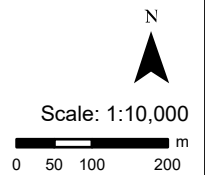


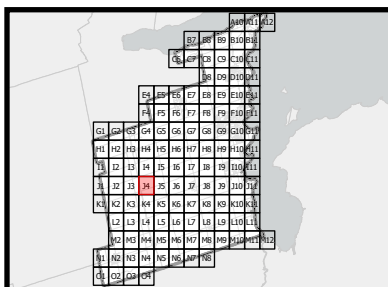
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- RL2 (Residential Low Density 2 Precinct)
- RR (Rural Residential Precinct)
- EP (Environmental Protection)
- A (Agricultural Precinct)
- EA (Employment Area Precinct)

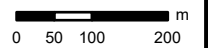


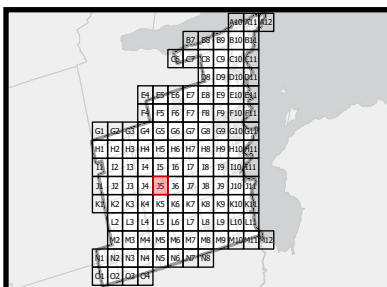
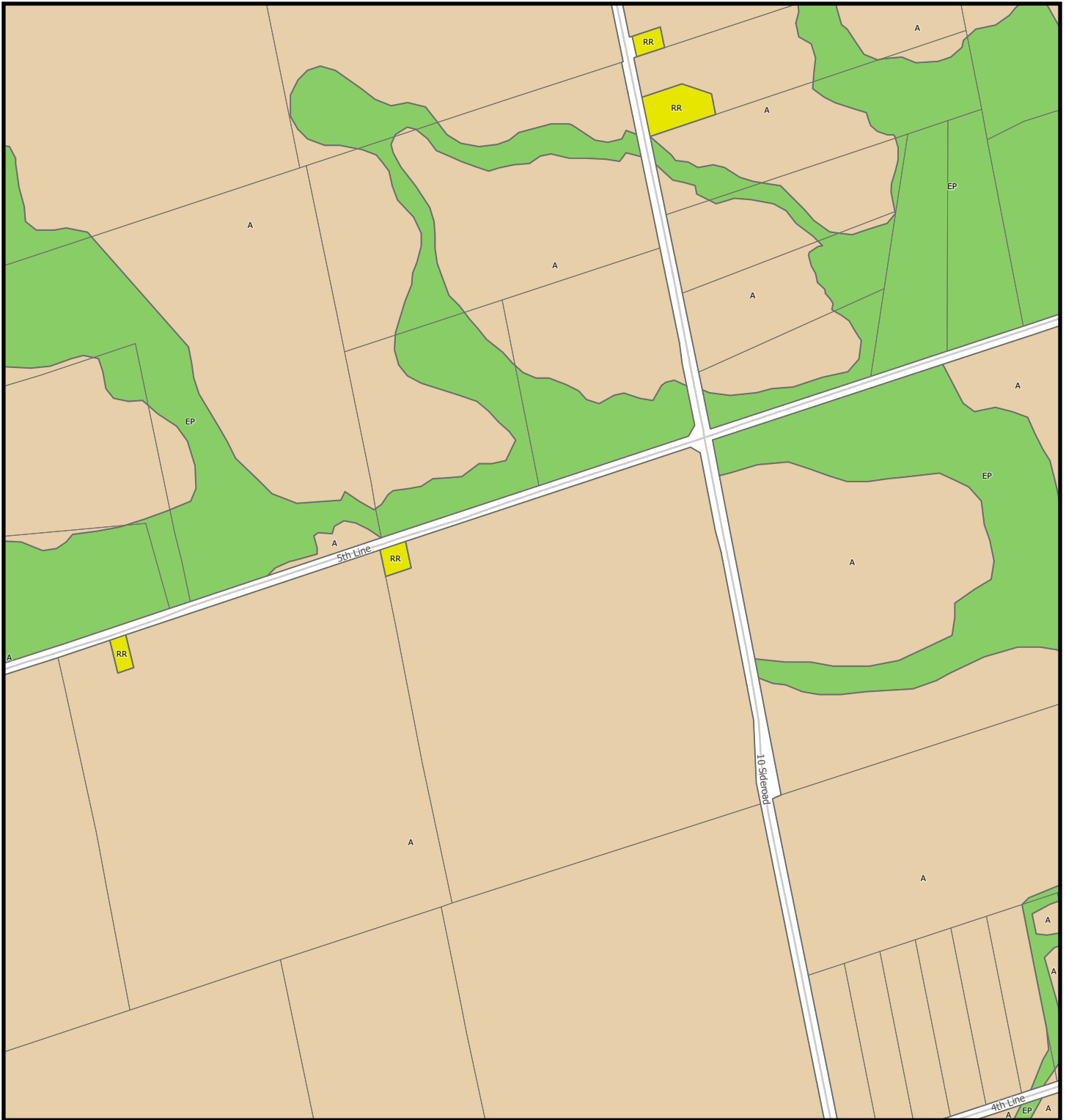


- RL2 (Residential Low Density 2 Precinct)
- RR (Rural Residential Precinct)
- EP (Environmental Protection)
- A (Agricultural Precinct)
- EA (Employment Area Precinct)

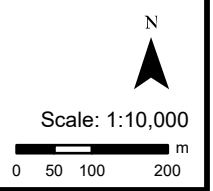


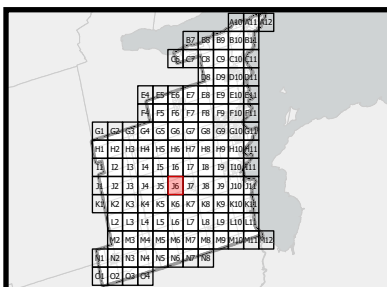
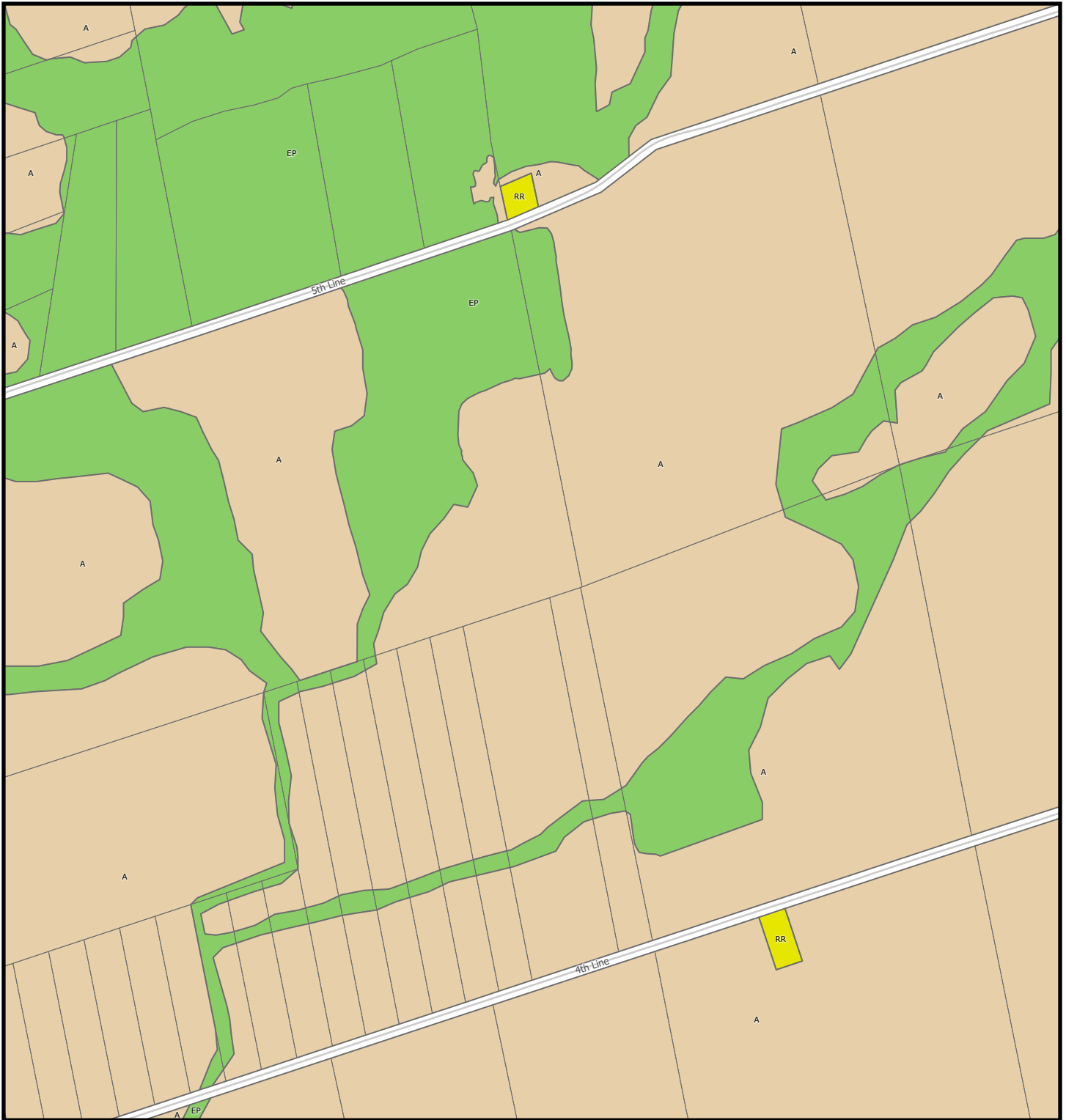
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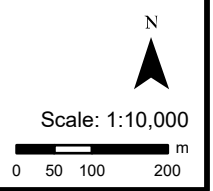


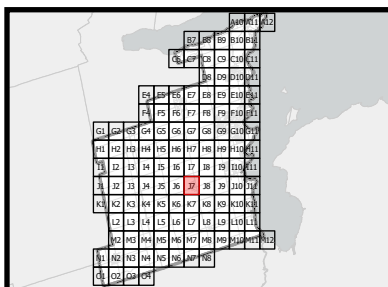
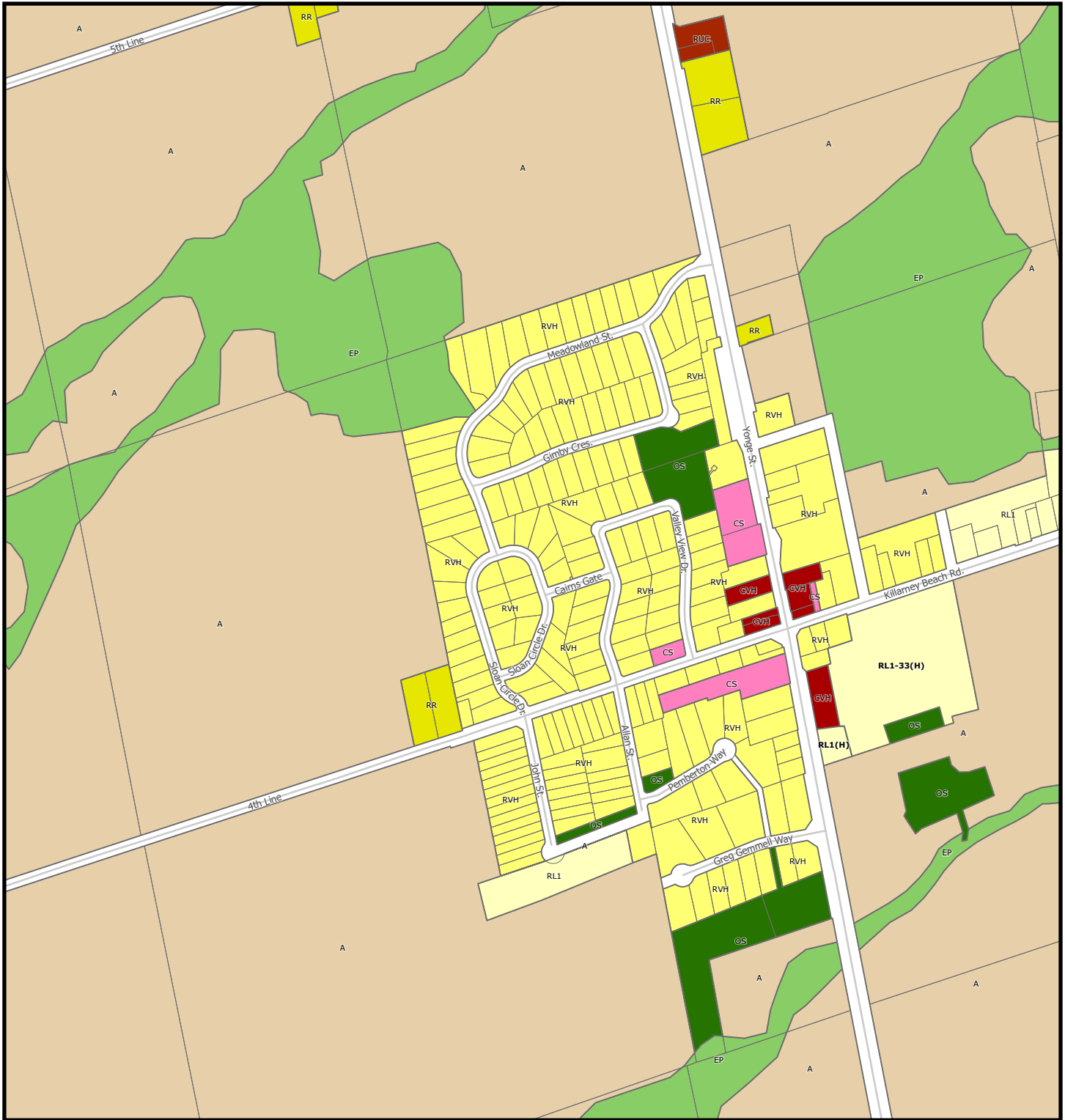
- RR (Rural Residential Precinct)
- EP (Environmental Protection)
- A (Agricultural Precinct)





- RR (Rural Residential Precinct)
- EP (Environmental Protection)
- A (Agricultural Precinct)



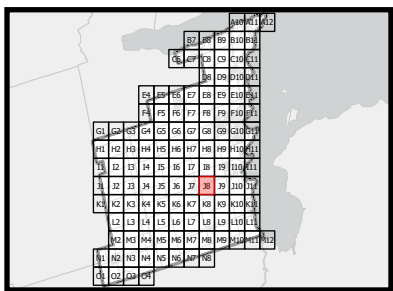
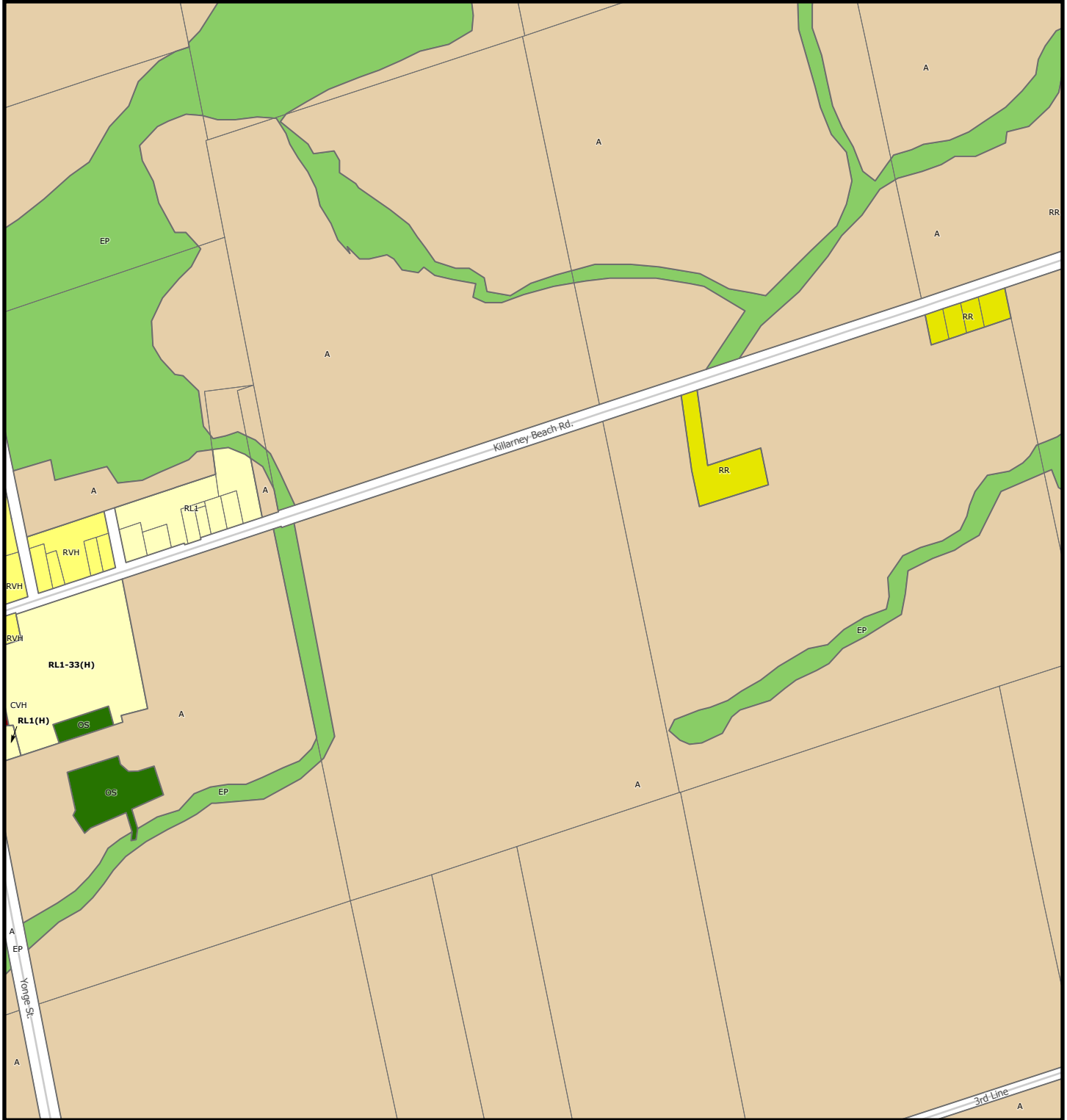


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|---|--|
| RL1 (Residential Low Density 1 Precinct) | A (Agricultural Precinct) |
| RVH (Village and Hamlet Residential Precinct) | CVH (Village and Hamlet Commercial Precinct) |
| RR (Rural Residential Precinct) | RUC (Rural Commercial Precinct) |
| EP (Environmental Protection) | CS (Community Service Precinct) |
| OS (Open Space Precinct) | |

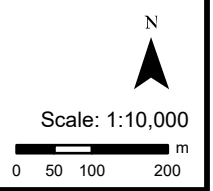
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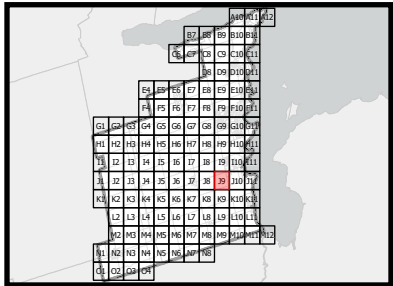
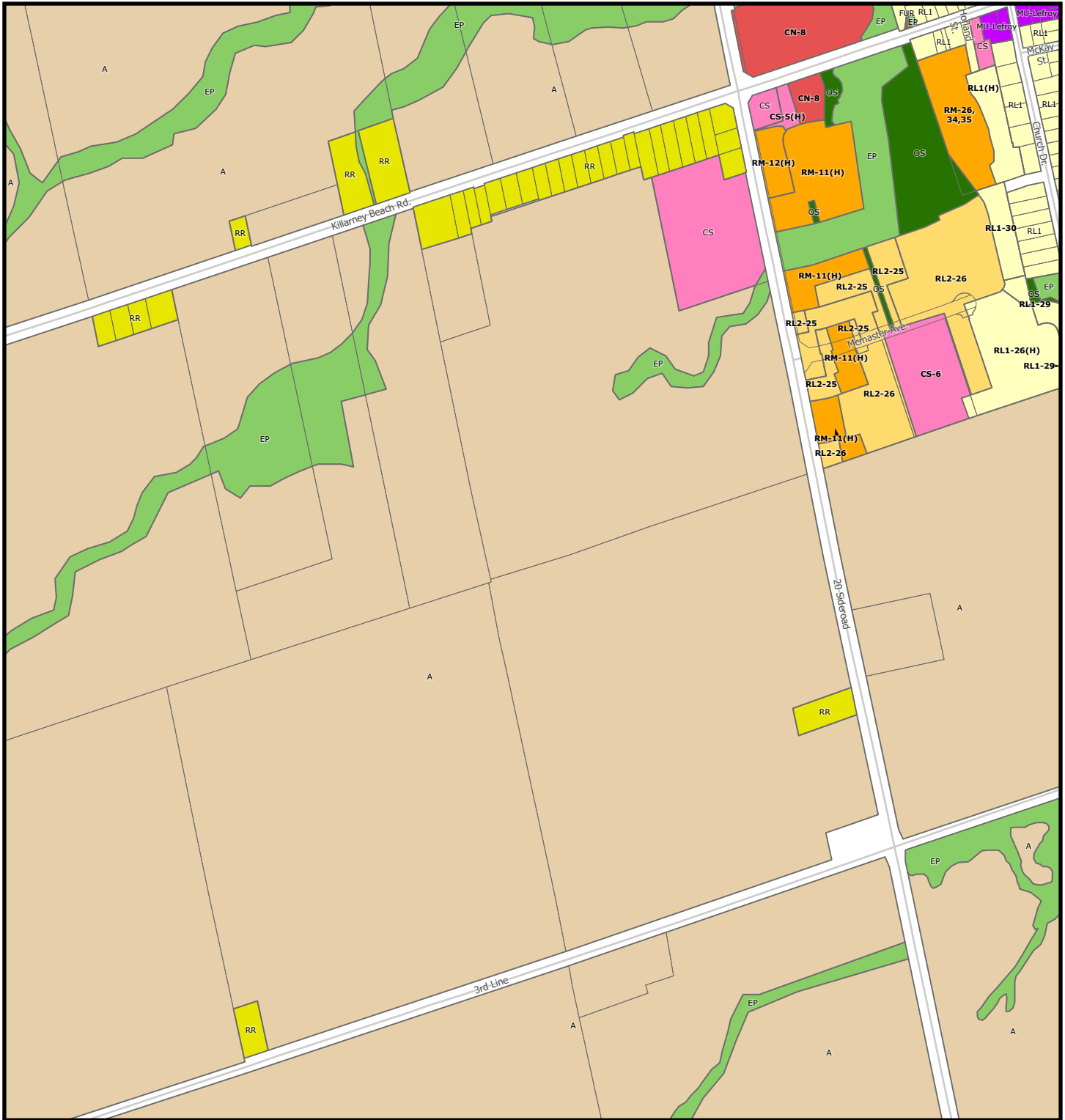
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|---|--|
| RL1 (Residential Low Density 1 Precinct) | OS (Open Space Precinct) |
| RVH (Village and Hamlet Residential Precinct) | A (Agricultural Precinct) |
| RR (Rural Residential Precinct) | CVH (Village and Hamlet Commercial Precinct) |
| EP (Environmental Protection) | |



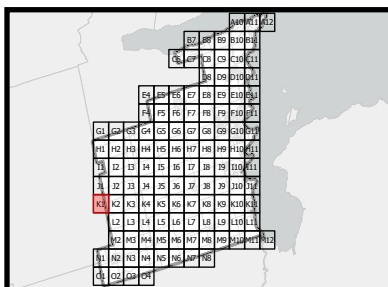
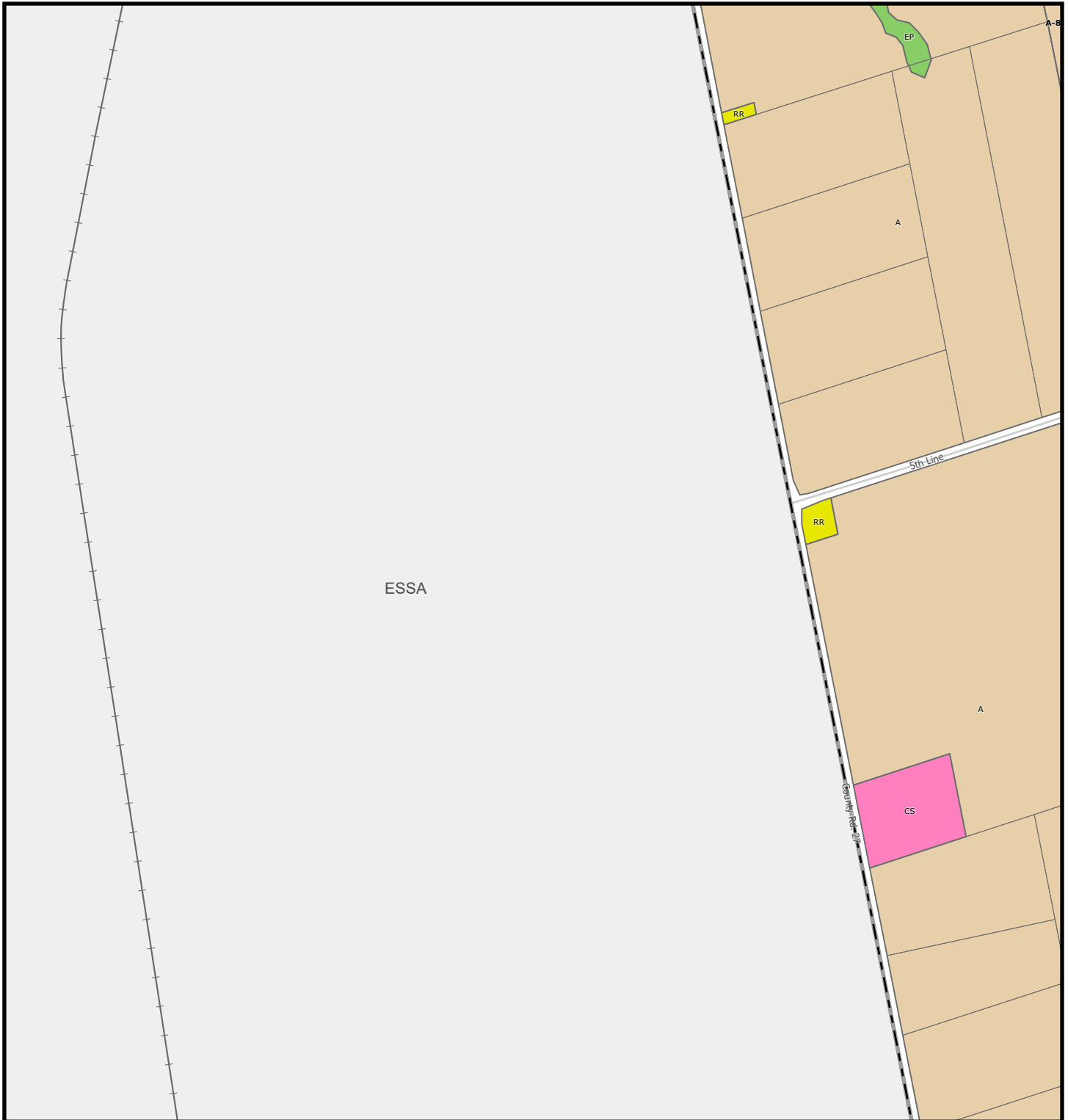


RL1 (Residential Low Density 1 Precinct)	OS (Open Space Precinct)
RL2 (Residential Low Density 2 Precinct)	A (Agricultural Precinct)
RM (Residential Medium Density Precinct)	CN (Neighbourhood Commercial Precinct)
RR (Rural Residential Precinct)	CS (Community Service Precinct)
FUR (Future Urban Precinct)	MU-Lefroy (Mixed Use Lefroy Precinct)
EP (Environmental Protection)	

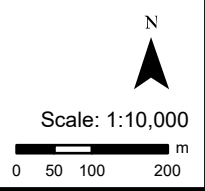
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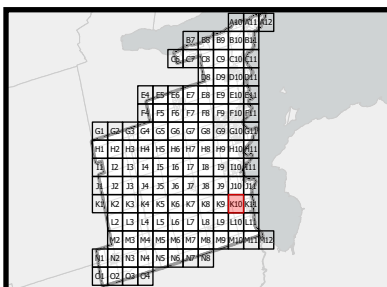
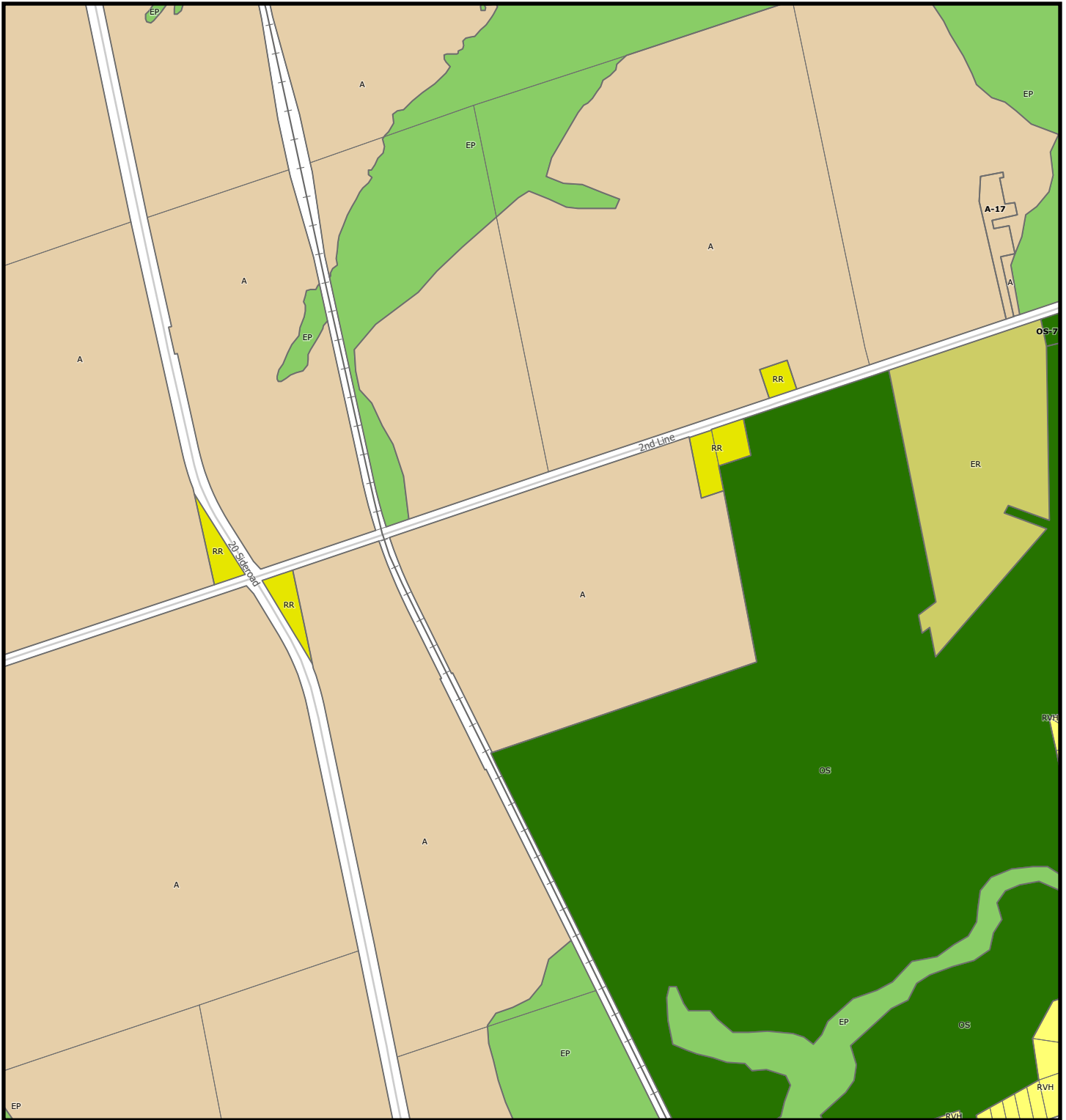
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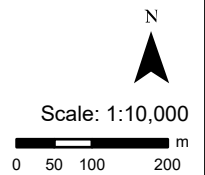


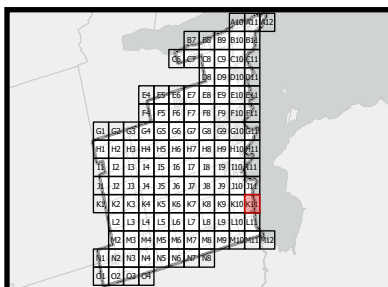
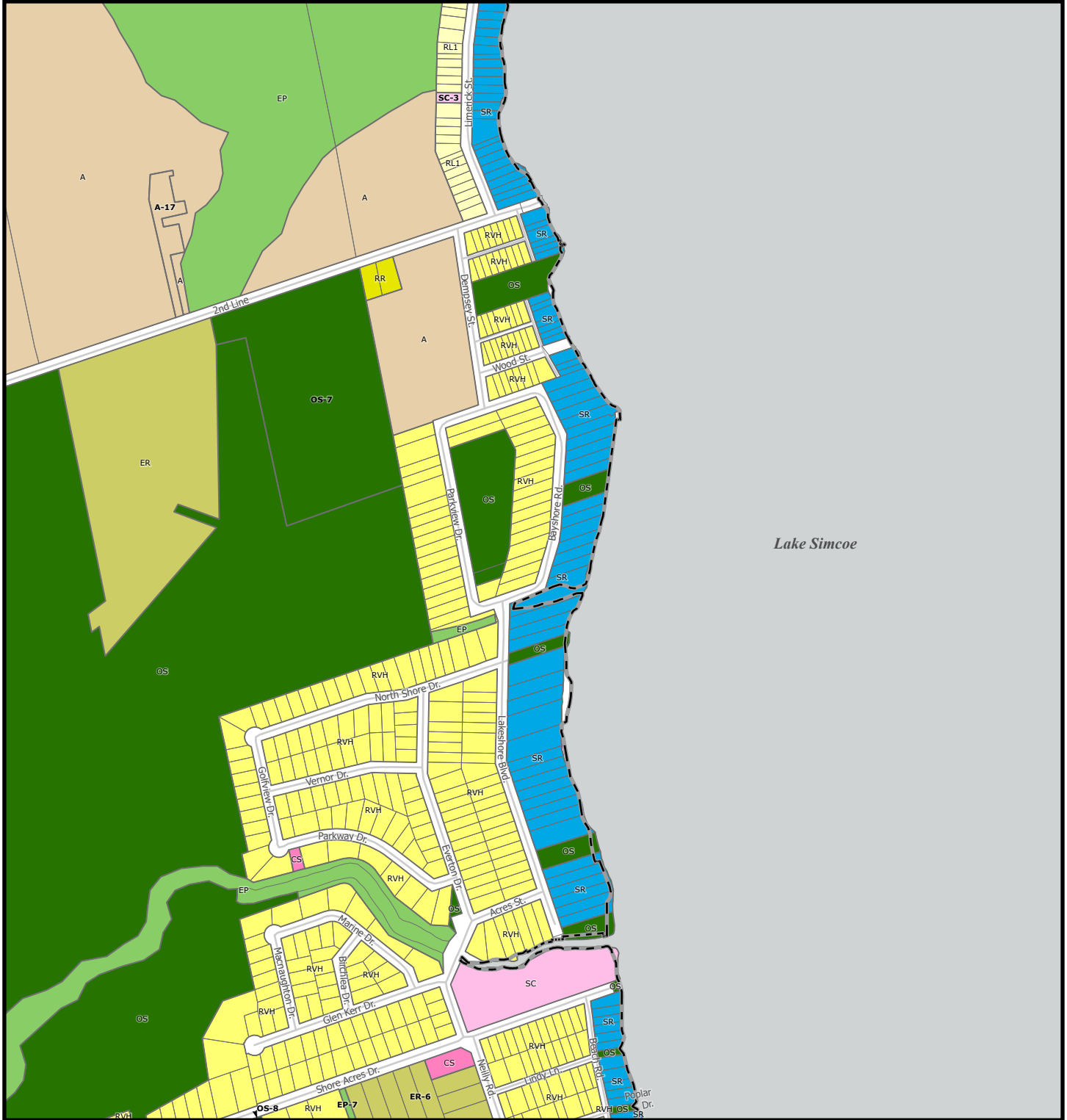
- RR (Rural Residential Precinct)
- A (Agricultural Precinct)
- EP (Environmental Protection)
- CS (Community Service Precinct)



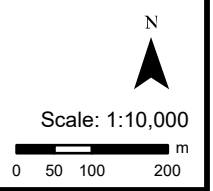


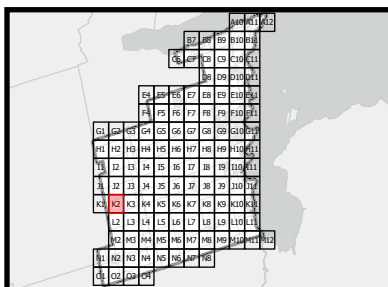
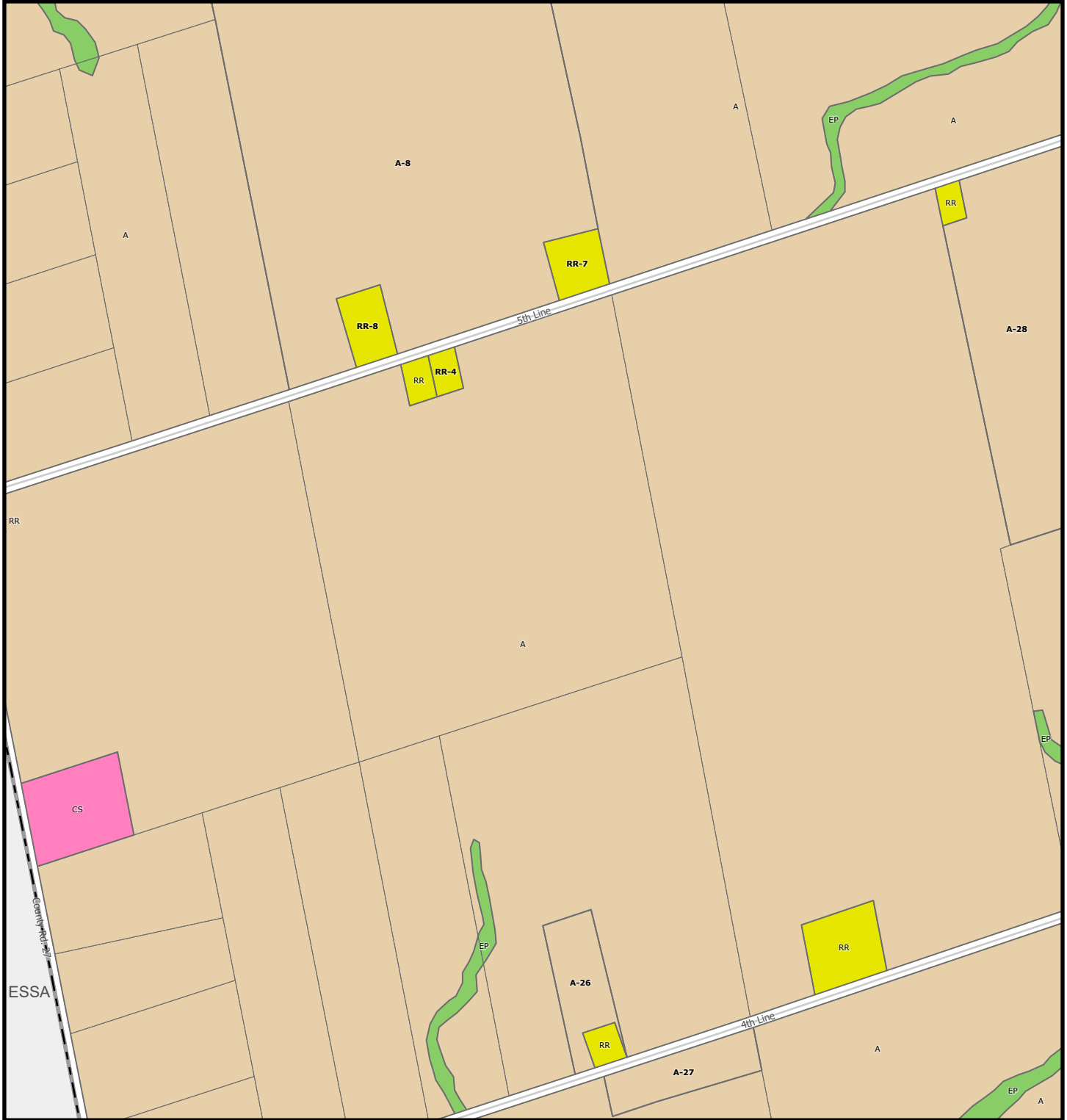
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|--|---|--|-------------------------------|
| | RVH (Village and Hamlet Residential Precinct) | | EP (Environmental Protection) |
| | RR (Rural Residential Precinct) | | OS (Open Space Precinct) |
| | ER (Estate Residential Precinct) | | A (Agricultural Precinct) |



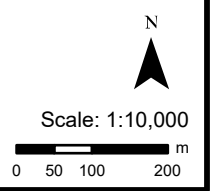


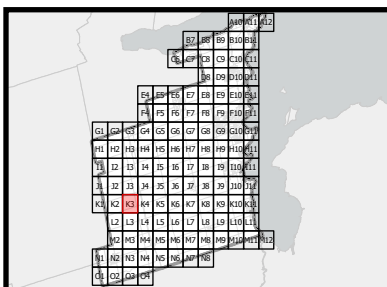
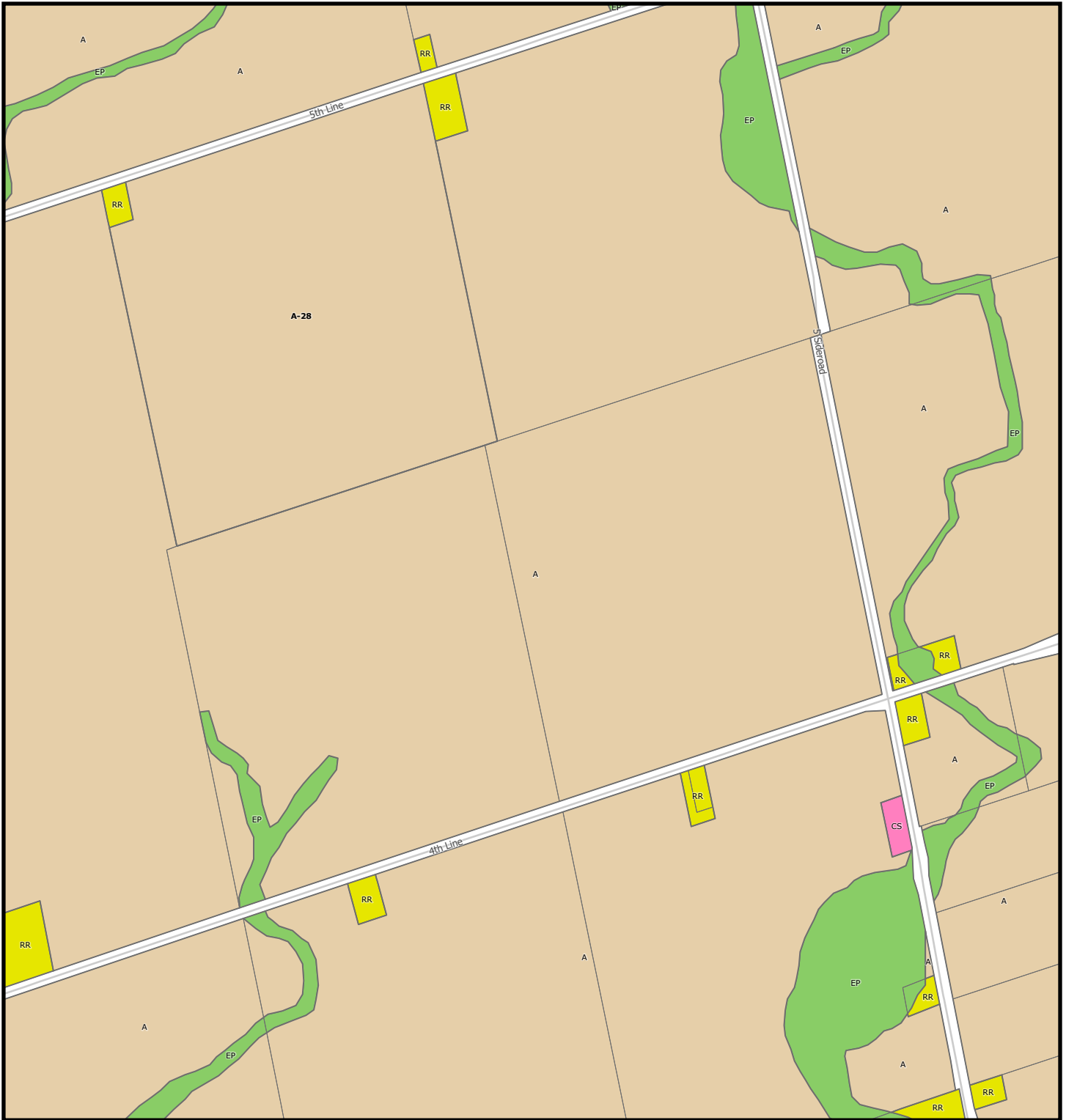
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|--|---|--|------------------------------------|
| | SR (Shoreline Residential Precinct) | | EP (Environmental Protection) |
| | RL1 (Residential Low Density 1 Precinct) | | OS (Open Space Precinct) |
| | RVH (Village and Hamlet Residential Precinct) | | A (Agricultural Precinct) |
| | RR (Rural Residential Precinct) | | CS (Community Service Precinct) |
| | ER (Estate Residential Precinct) | | SC (Shoreline Commercial Precinct) |



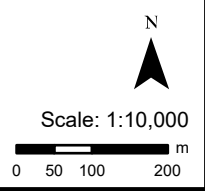


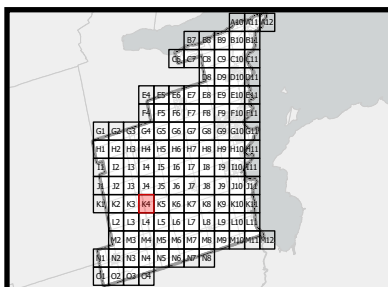
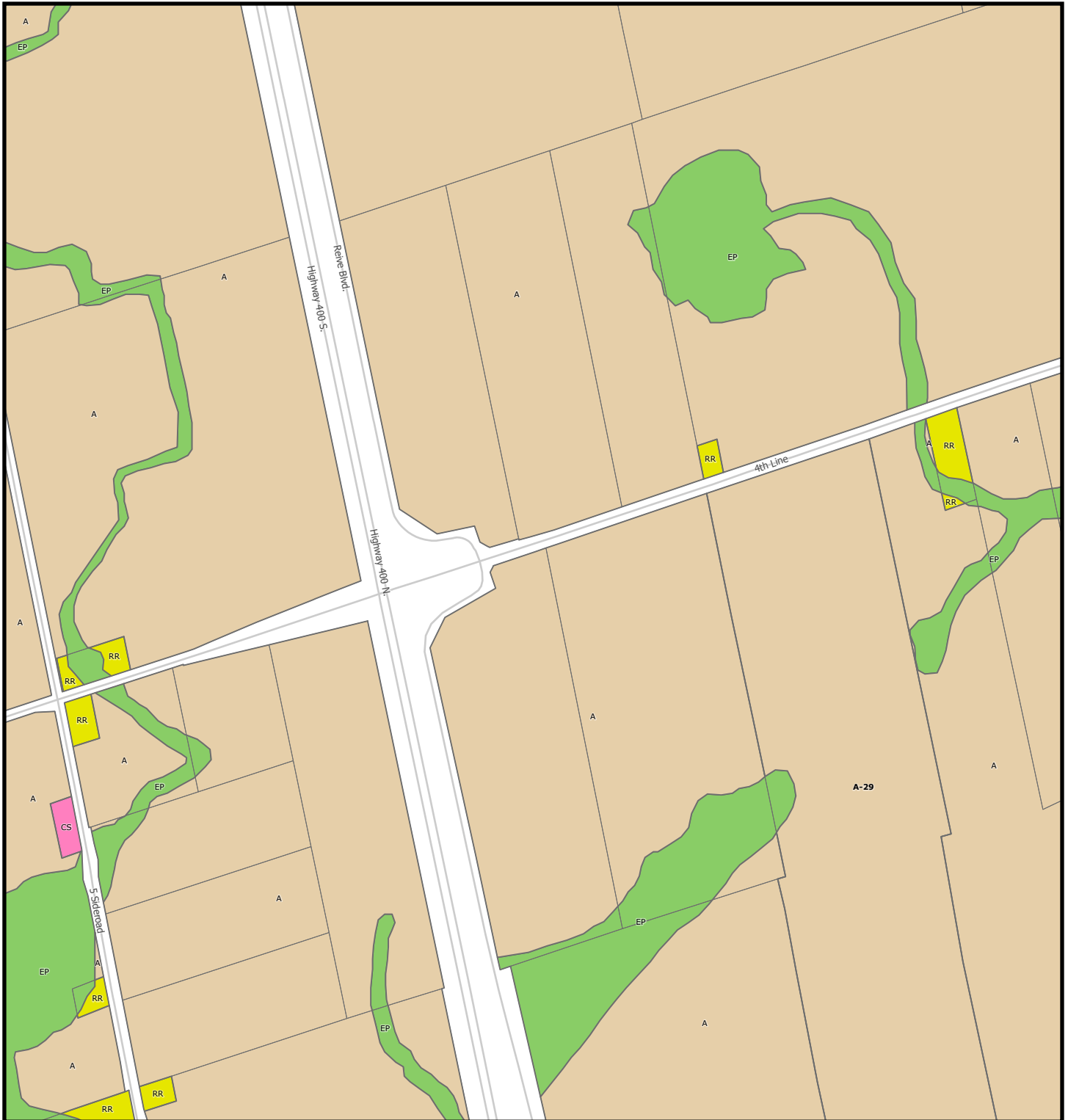
- RR (Rural Residential Precinct)
- A (Agricultural Precinct)
- EP (Environmental Protection)
- CS (Community Service Precinct)





- RR (Rural Residential Precinct)
- A (Agricultural Precinct)
- EP (Environmental Protection)
- CS (Community Service Precinct)

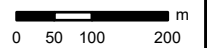


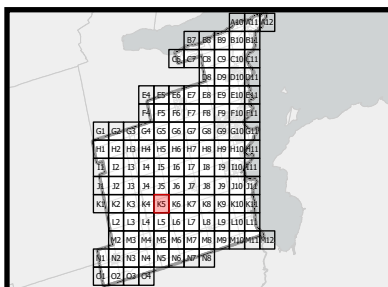
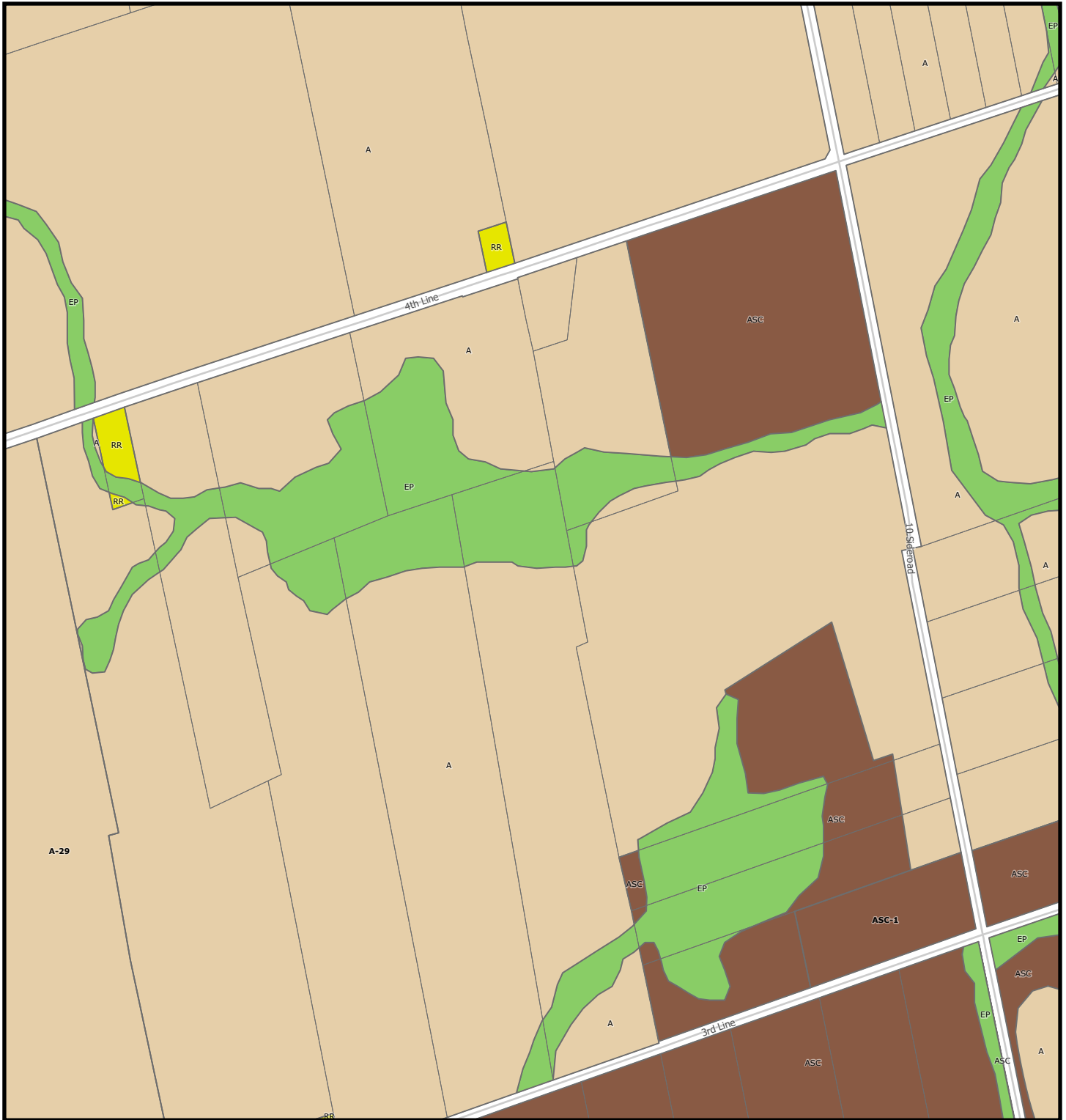


- RR (Rural Residential Precinct)
- A (Agricultural Precinct)
- EP (Environmental Protection)
- CS (Community Service Precinct)

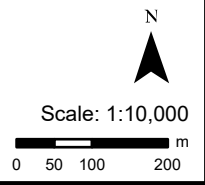


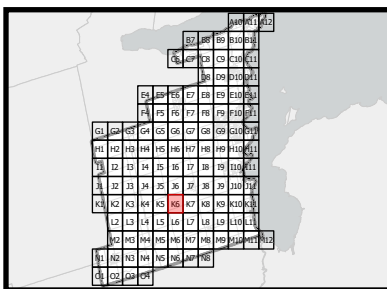
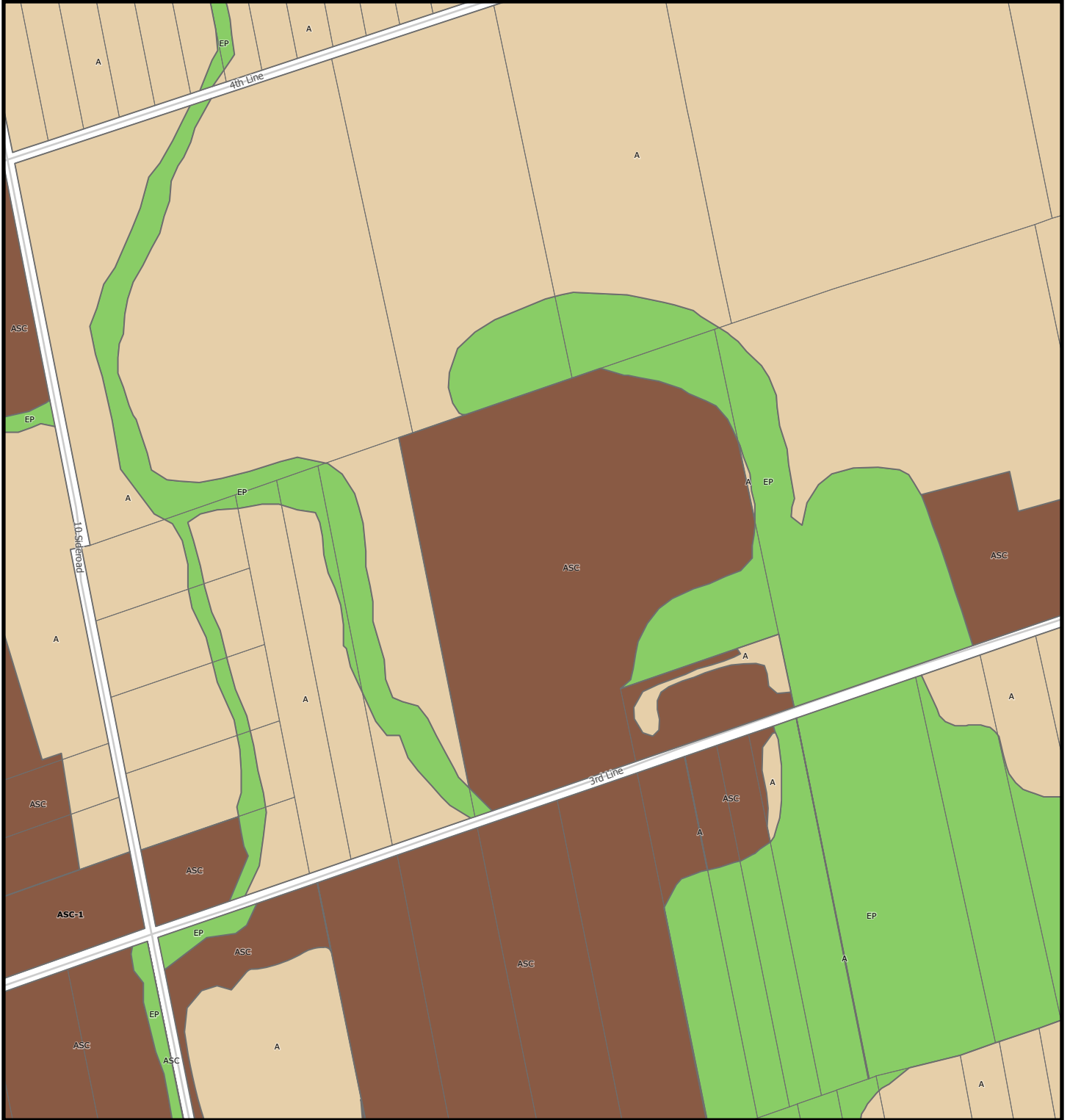
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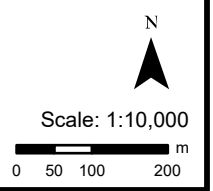


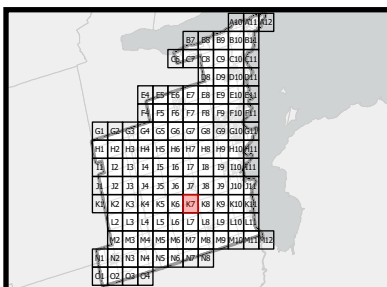
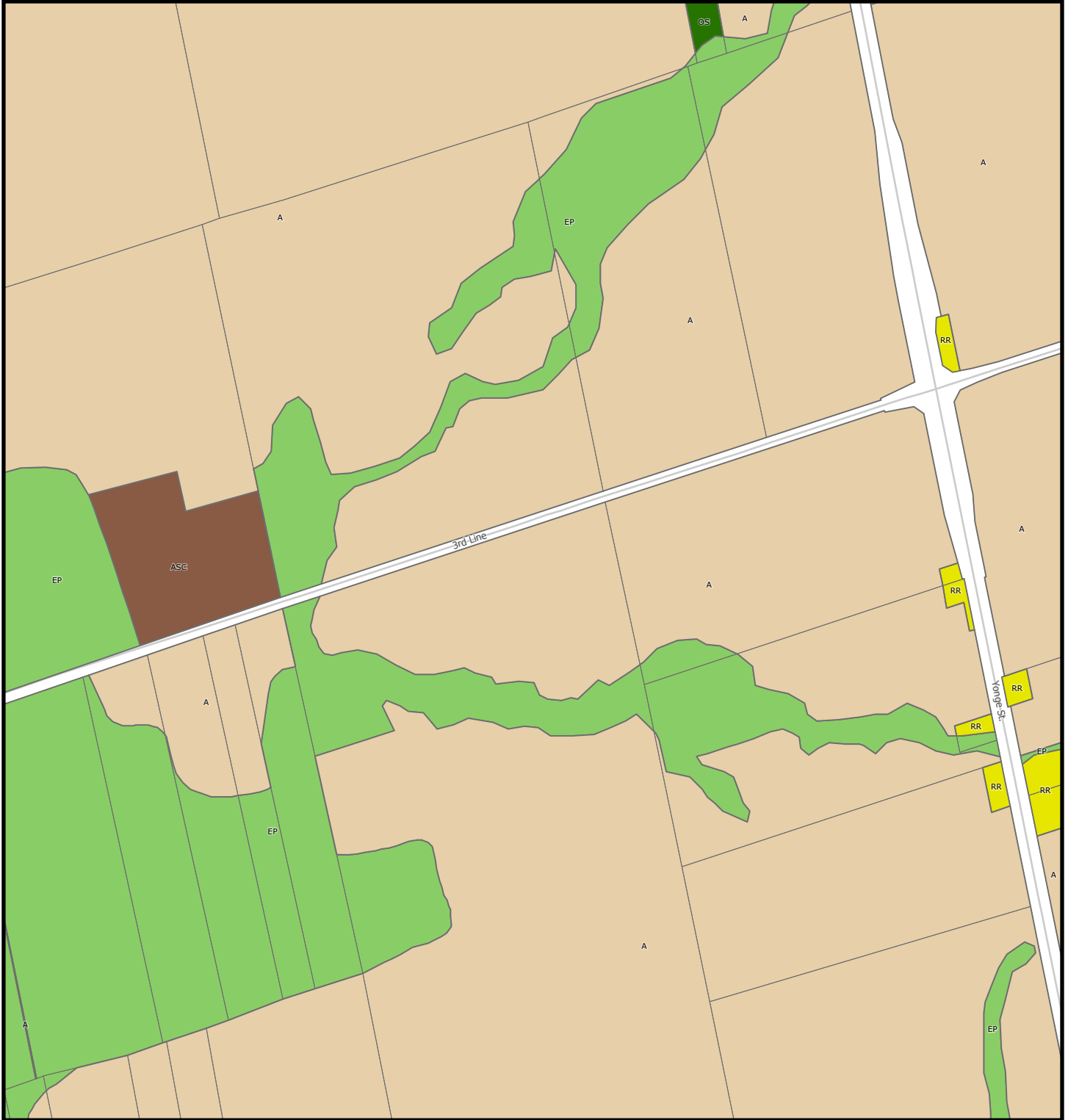
- RR (Rural Residential Precinct)
- A (Agricultural Precinct)
- EP (Environmental Protection)
- ASC (Specialty Crop Precinct)



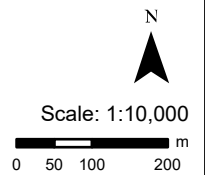


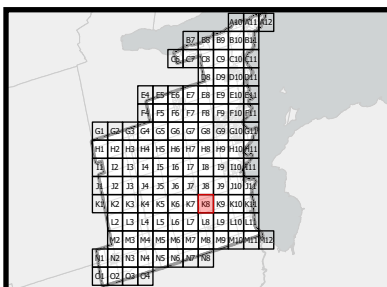
- EP (Environmental Protection)
- A (Agricultural Precinct)
- ASC (Specialty Crop Precinct)



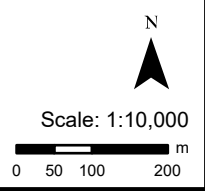


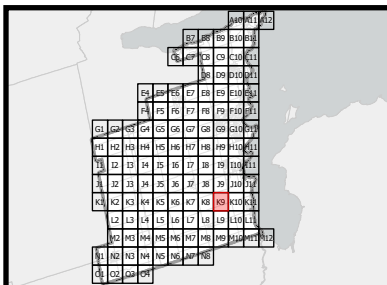
- RR (Rural Residential Precinct)
- EP (Environmental Protection)
- OS (Open Space Precinct)
- A (Agricultural Precinct)
- ASC (Specialty Crop Precinct)





- RR (Rural Residential Precinct)
- A (Agricultural Precinct)
- EP (Environmental Protection)
- CS (Community Service Precinct)

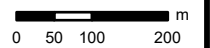


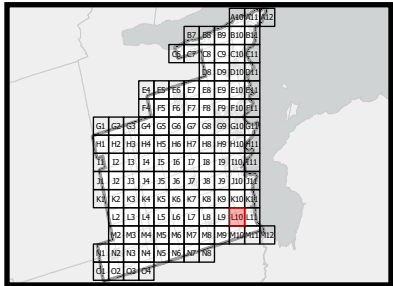
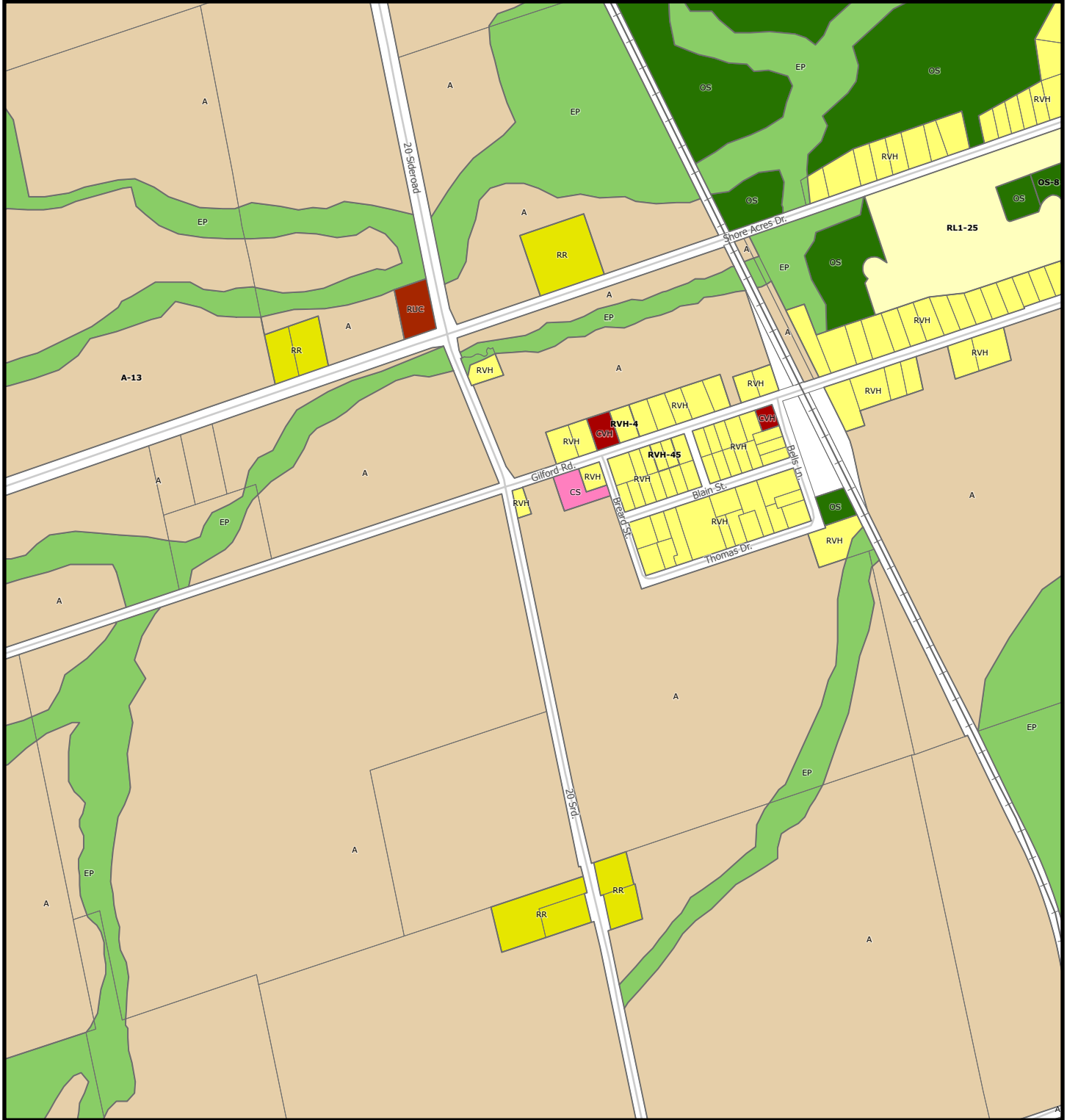


- RR (Rural Residential Precinct)
- EP (Environmental Protection)
- A (Agricultural Precinct)



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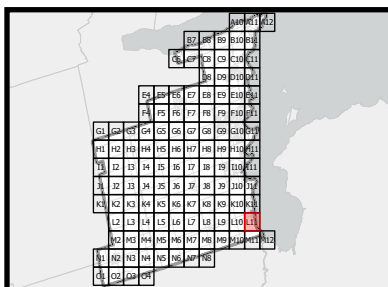
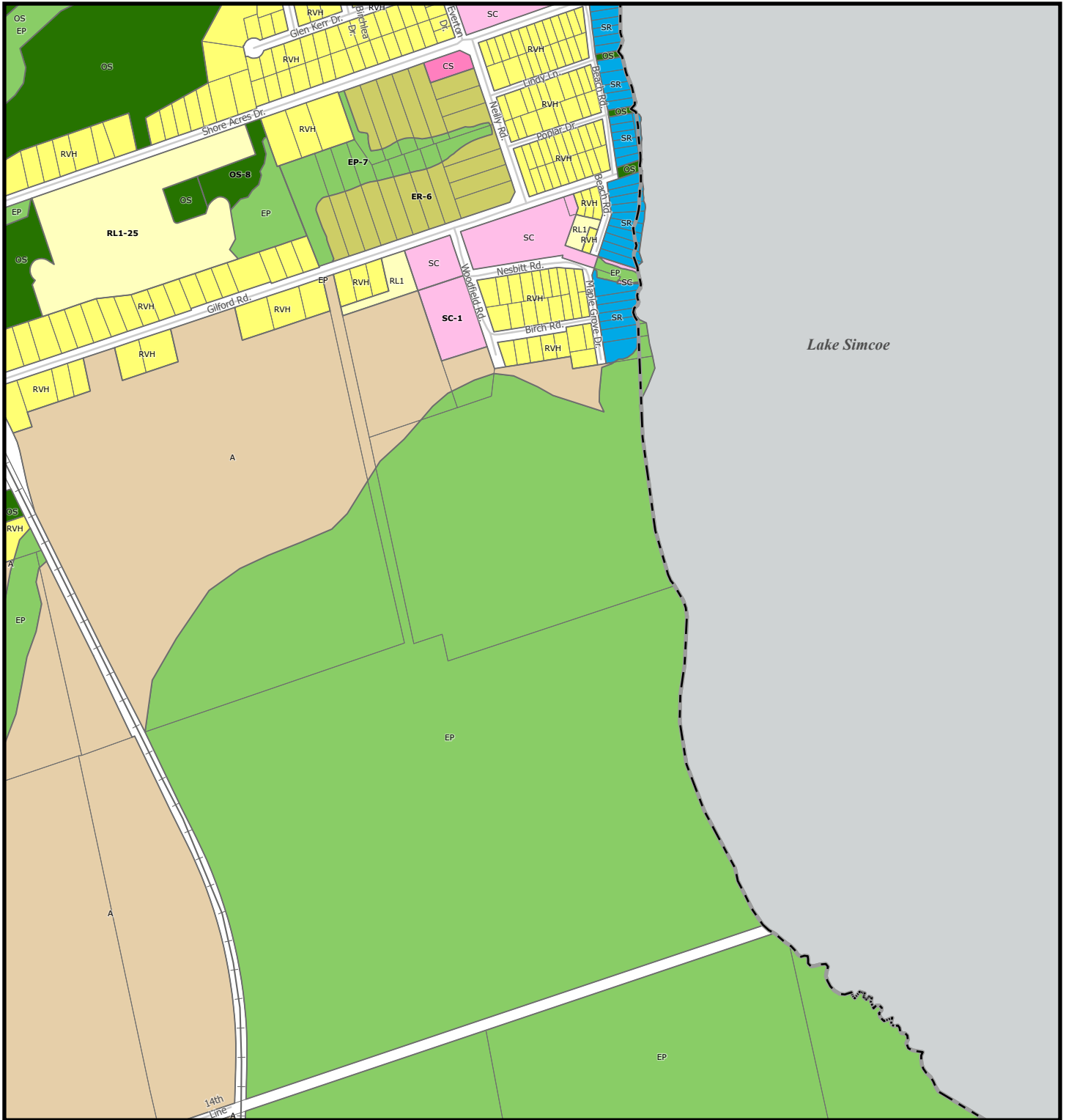


RL1 (Residential Low Density 1 Precinct)	A (Agricultural Precinct)
RVH (Village and Hamlet Residential Precinct)	CVH (Village and Hamlet Commercial Precinct)
RR (Rural Residential Precinct)	RUC (Rural Commercial Precinct)
EP (Environmental Protection)	CS (Community Service Precinct)
OS (Open Space Precinct)	

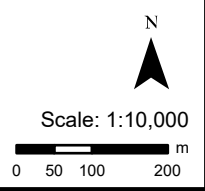
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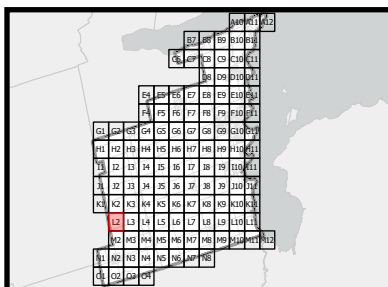
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|--|---|--|------------------------------------|
| | SR (Shoreline Residential Precinct) | | OS (Open Space Precinct) |
| | RL1 (Residential Low Density 1 Precinct) | | A (Agricultural Precinct) |
| | RVH (Village and Hamlet Residential Precinct) | | CS (Community Service Precinct) |
| | ER (Estate Residential Precinct) | | SC (Shoreline Commercial Precinct) |
| | EP (Environmental Protection) | | |



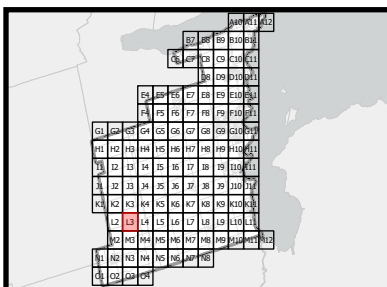


- RL1 (Residential Low Density 1 Precinct)
- RR (Rural Residential Precinct)
- EP (Environmental Protection)
- A (Agricultural Precinct)

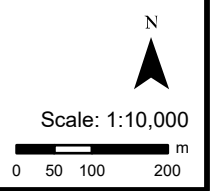
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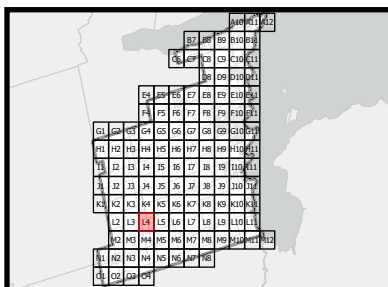
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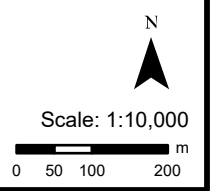


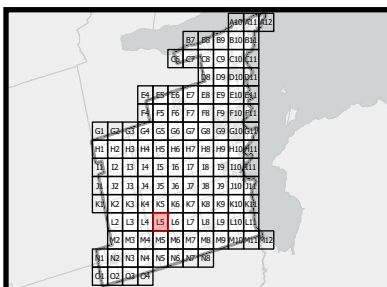
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- EP (Environmental Protection)
- A (Agricultural Precinct)



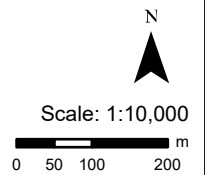


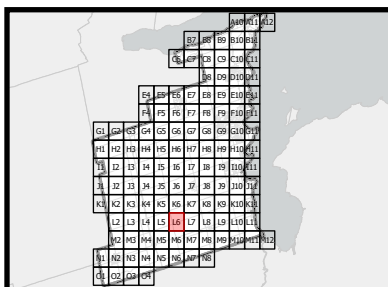
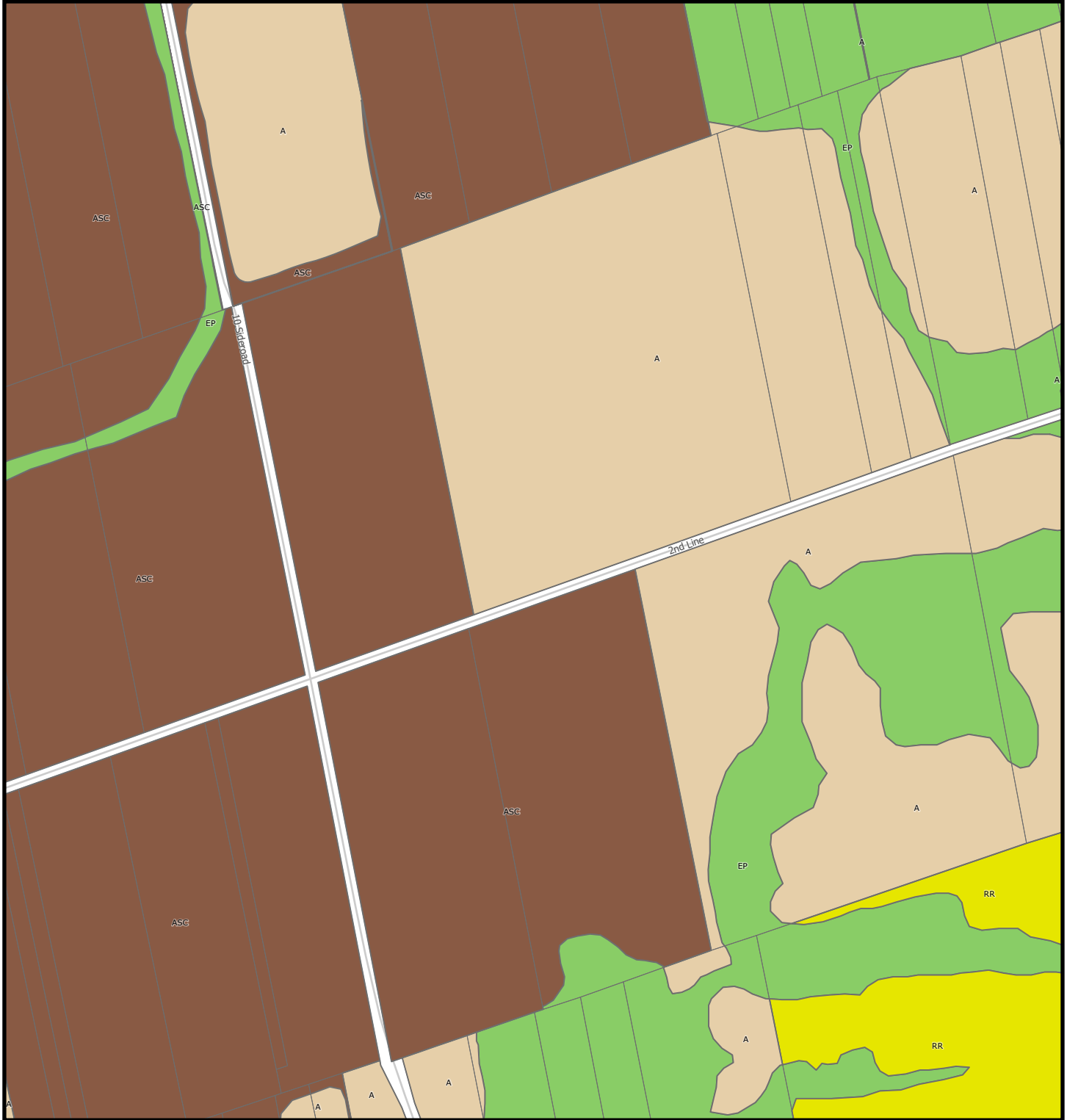
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- EP (Environmental Protection)
- A (Agricultural Precinct)
- OS (Open Space Precinct)



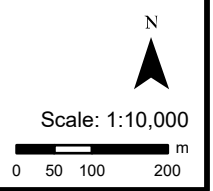


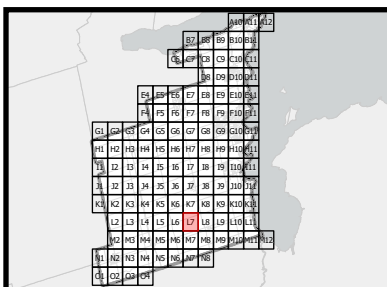
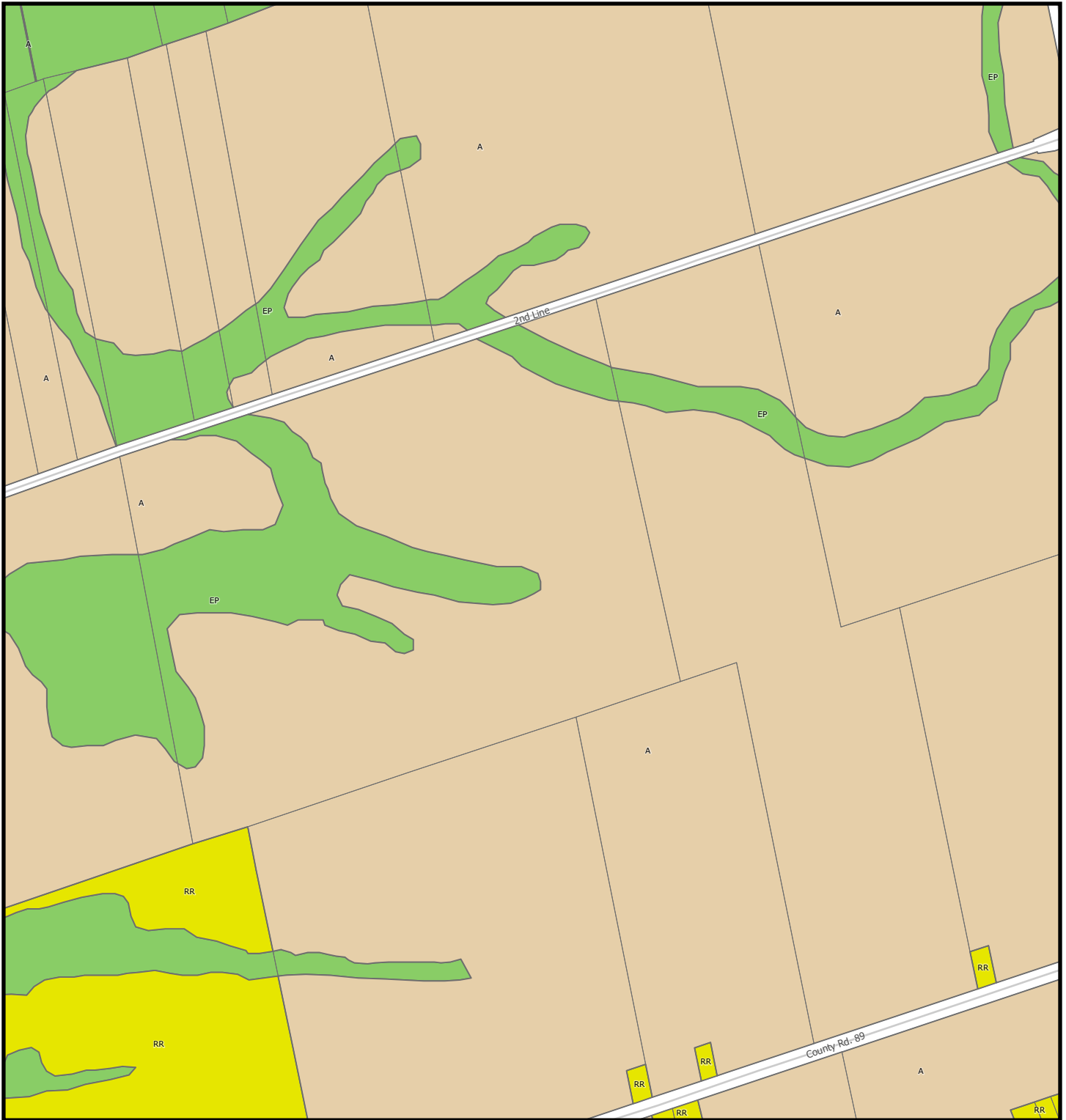
- RR (Rural Residential Precinct)
- A (Agricultural Precinct)
- EP (Environmental Protection)
- ASC (Specialty Crop Precinct)
- OS (Open Space Precinct)



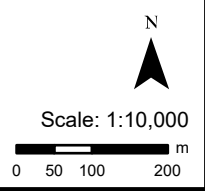


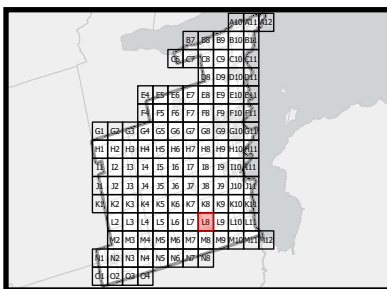
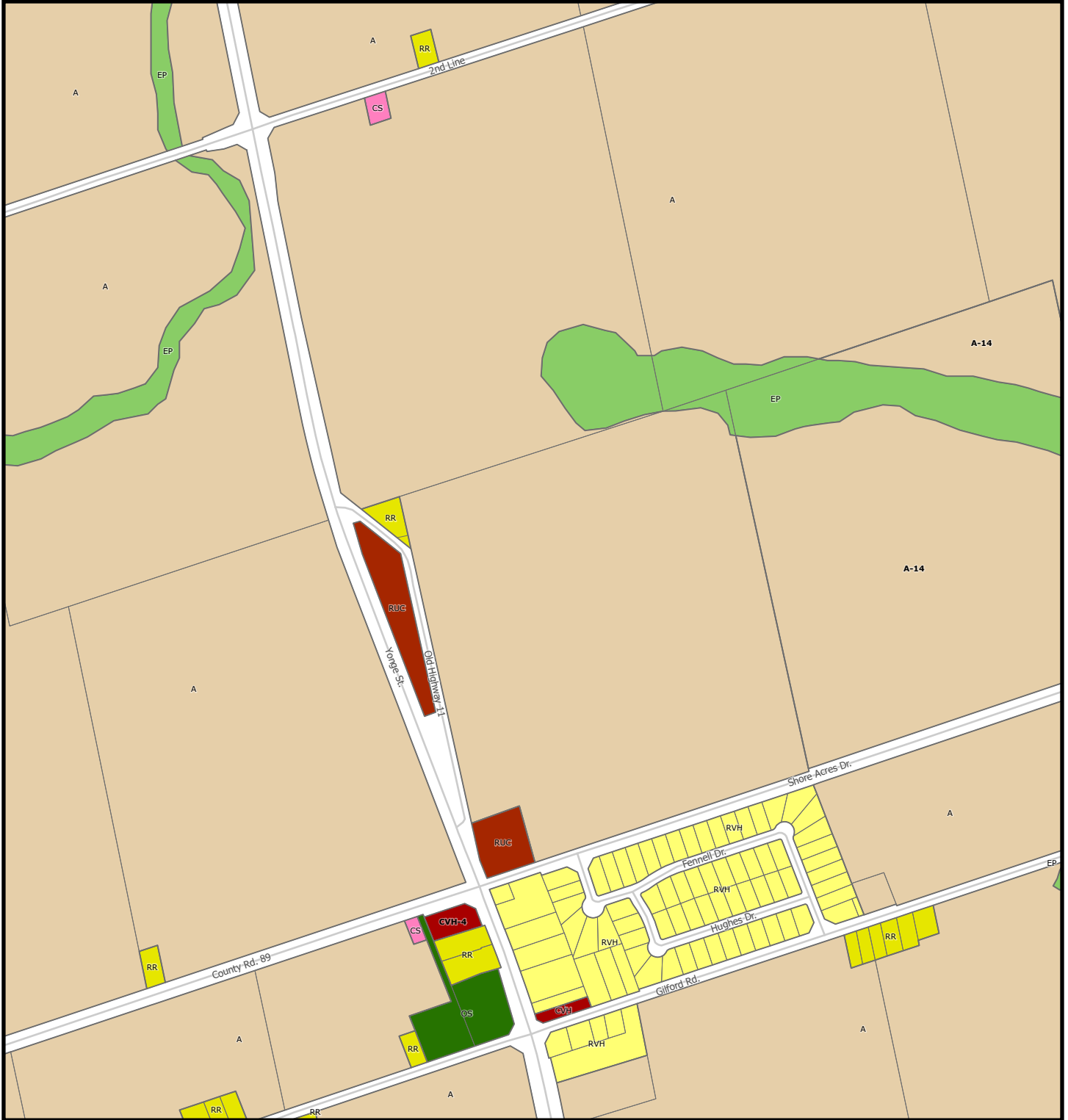
- RR (Rural Residential Precinct)
- A (Agricultural Precinct)
- EP (Environmental Protection)
- ASC (Specialty Crop Precinct)



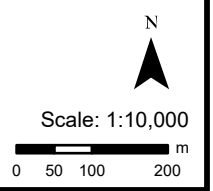


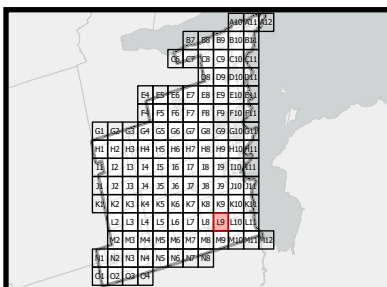
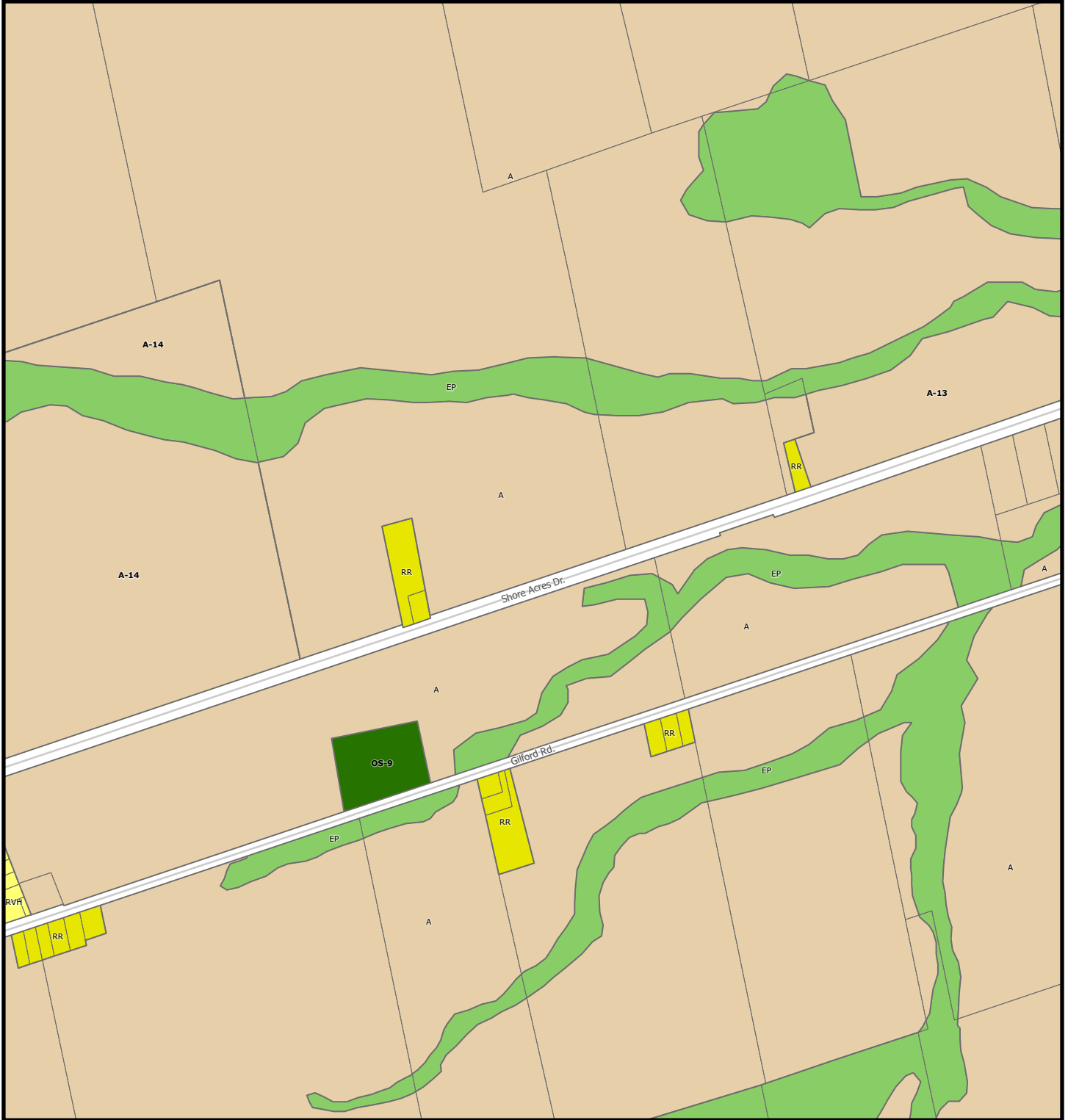
- RR (Rural Residential Precinct)
- EP (Environmental Protection)
- A (Agricultural Precinct)



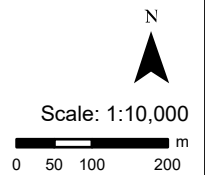


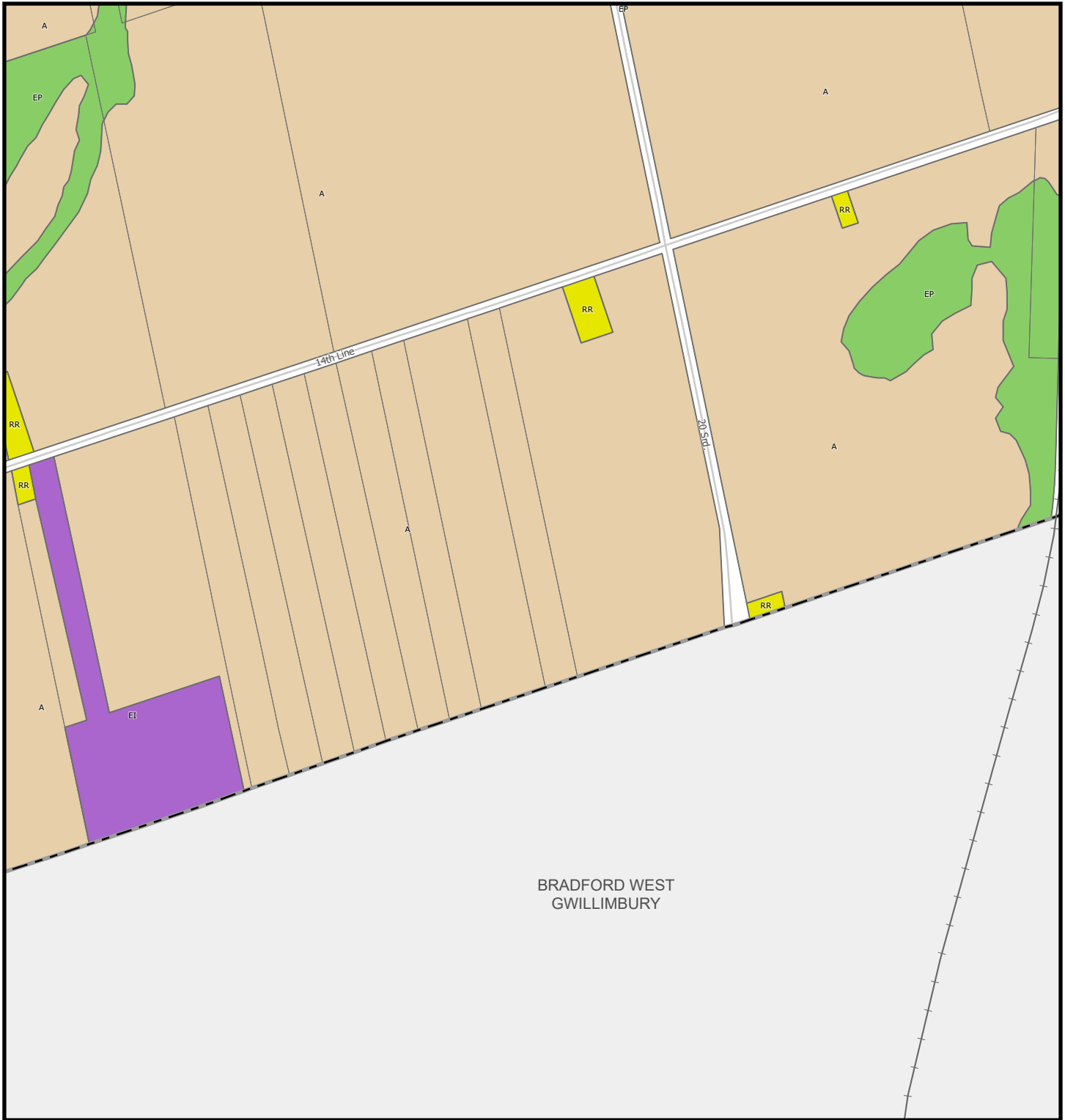
- RVH (Village and Hamlet Residential Precinct)
- RR (Rural Residential Precinct)
- EP (Environmental Protection)
- OS (Open Space Precinct)
- A (Agricultural Precinct)
- CVH (Village and Hamlet Commercial Precinct)
- RUC (Rural Commercial Precinct)
- CS (Community Service Precinct)



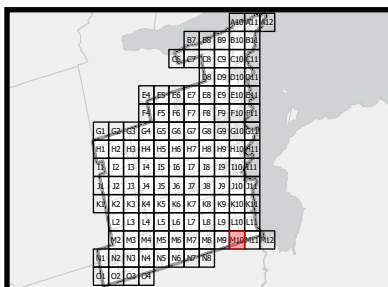


- RVH (Village and Hamlet Residential Precinct)
- RR (Rural Residential Precinct)
- EP (Environmental Protection)
- OS (Open Space Precinct)
- A (Agricultural Precinct)





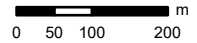
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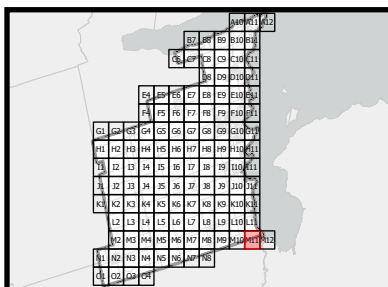
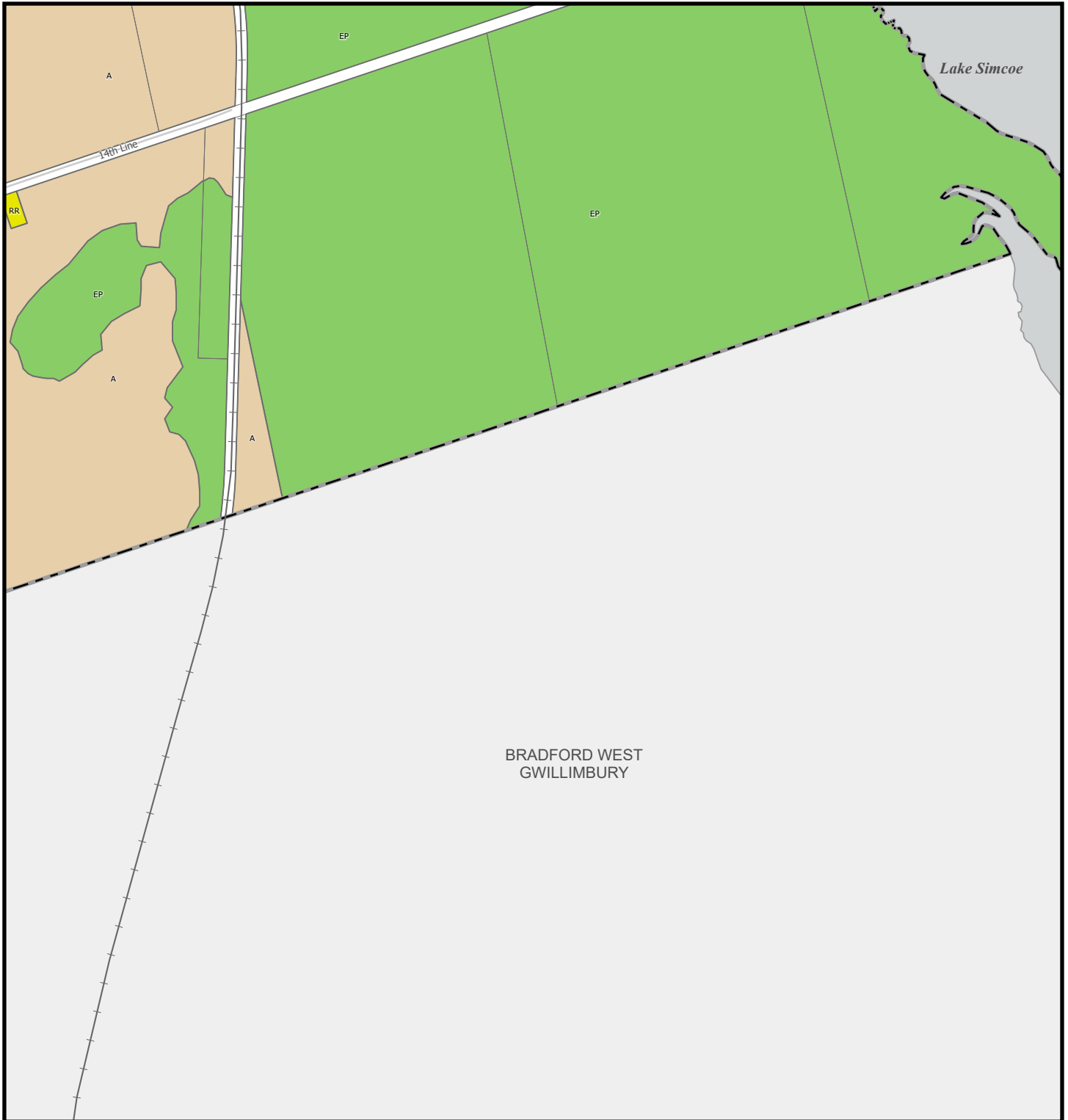


- RR (Rural Residential Precinct)
- A (Agricultural Precinct)
- EP (Environmental Protection)
- EI (Extractive Industrial Precinct)



Scale: 1:10,000



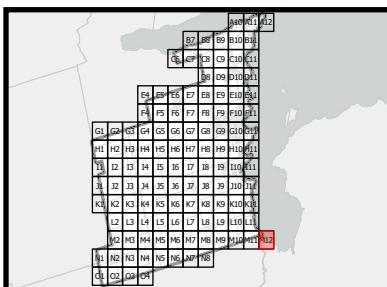


- RR (Rural Residential Precinct)
- EP (Environmental Protection)
- A (Agricultural Precinct)

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Scale: 1:10,000

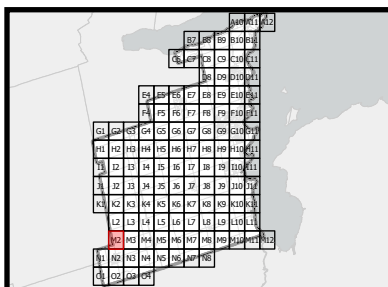
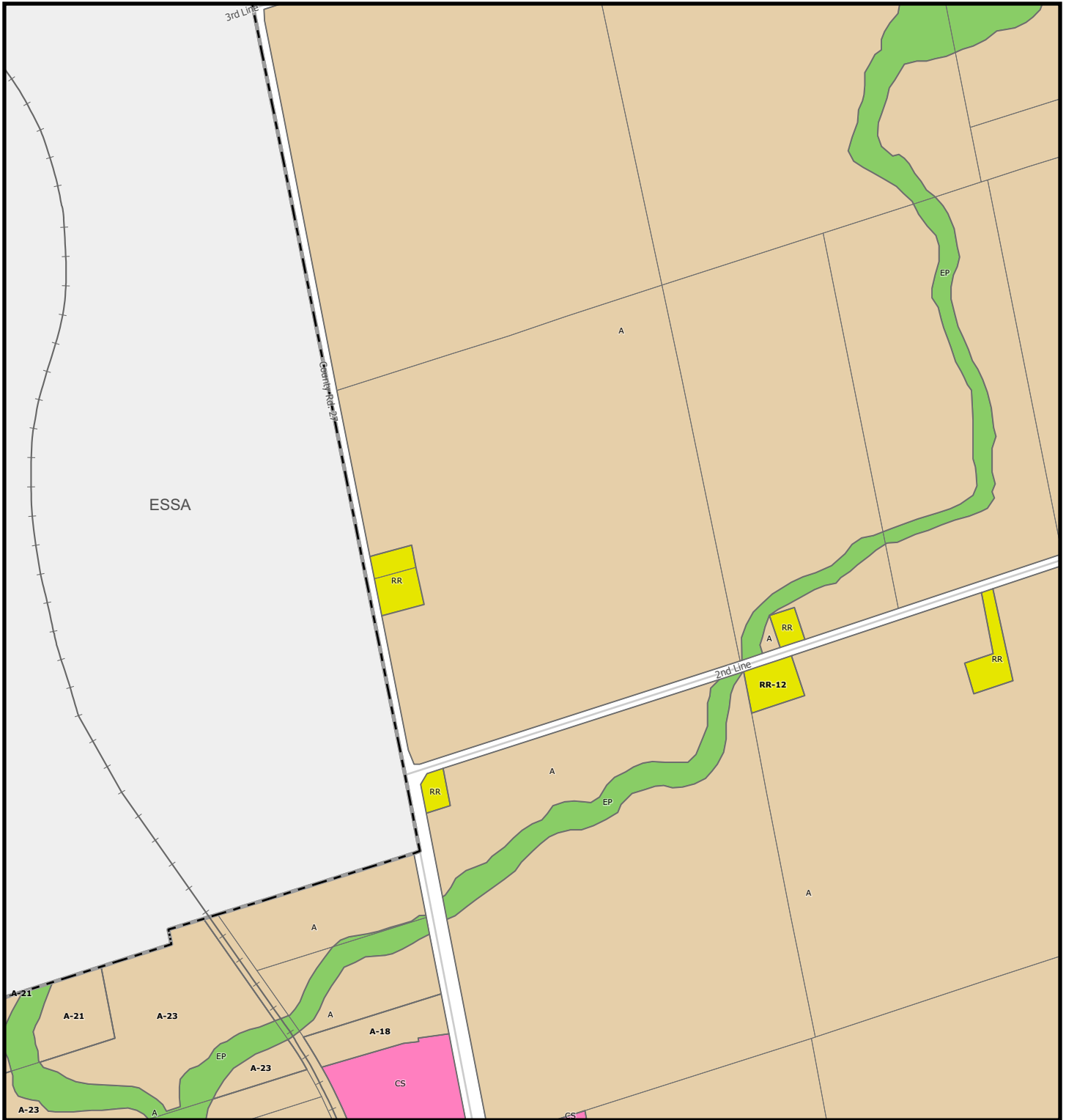
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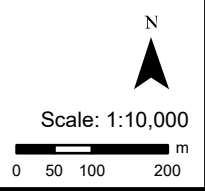
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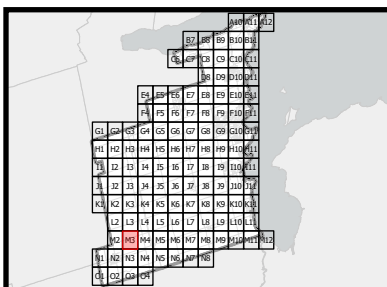
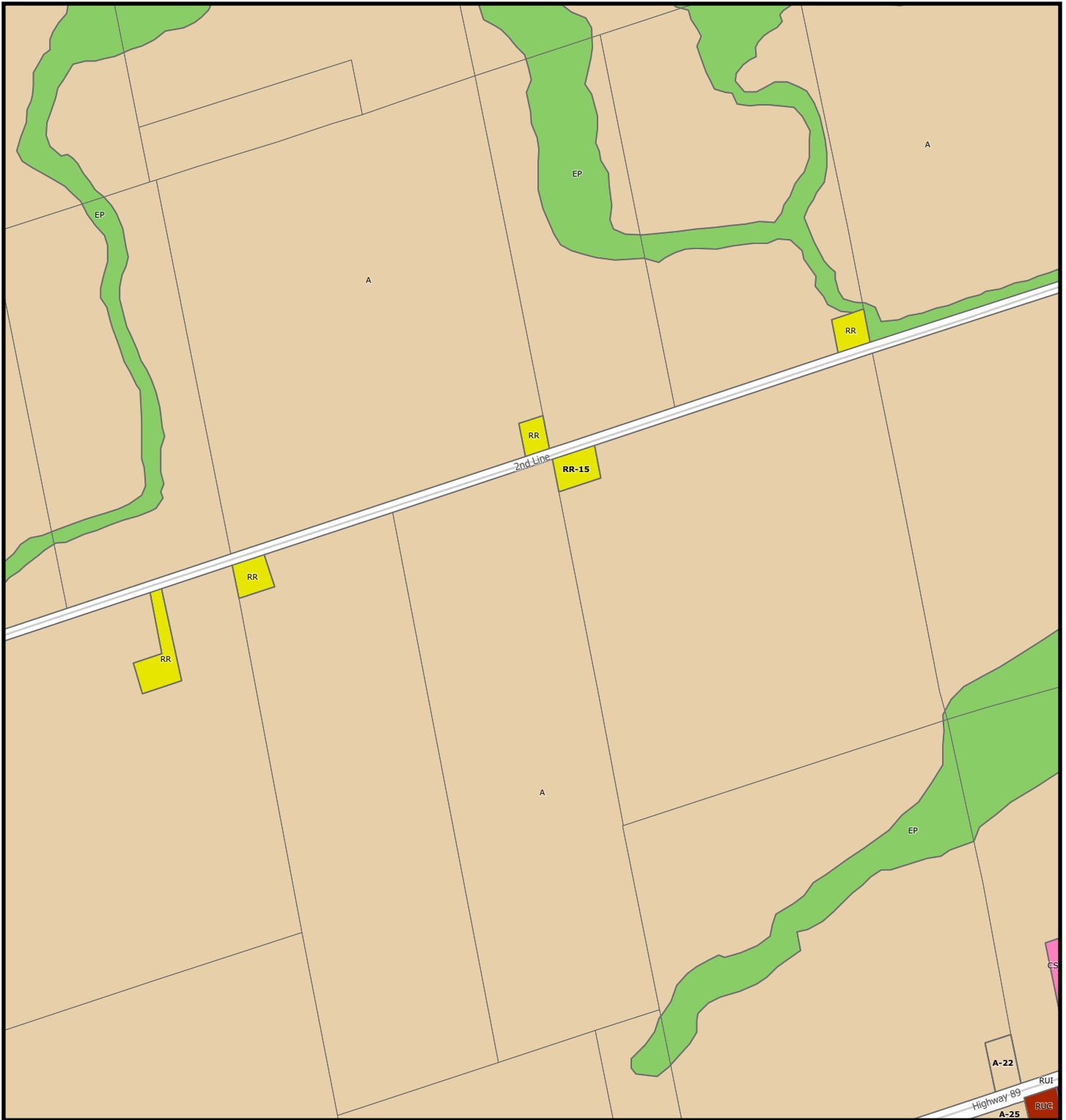
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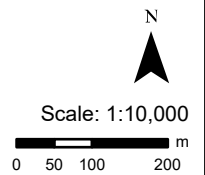


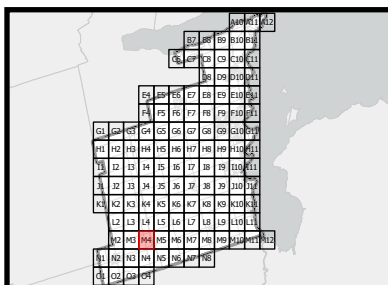
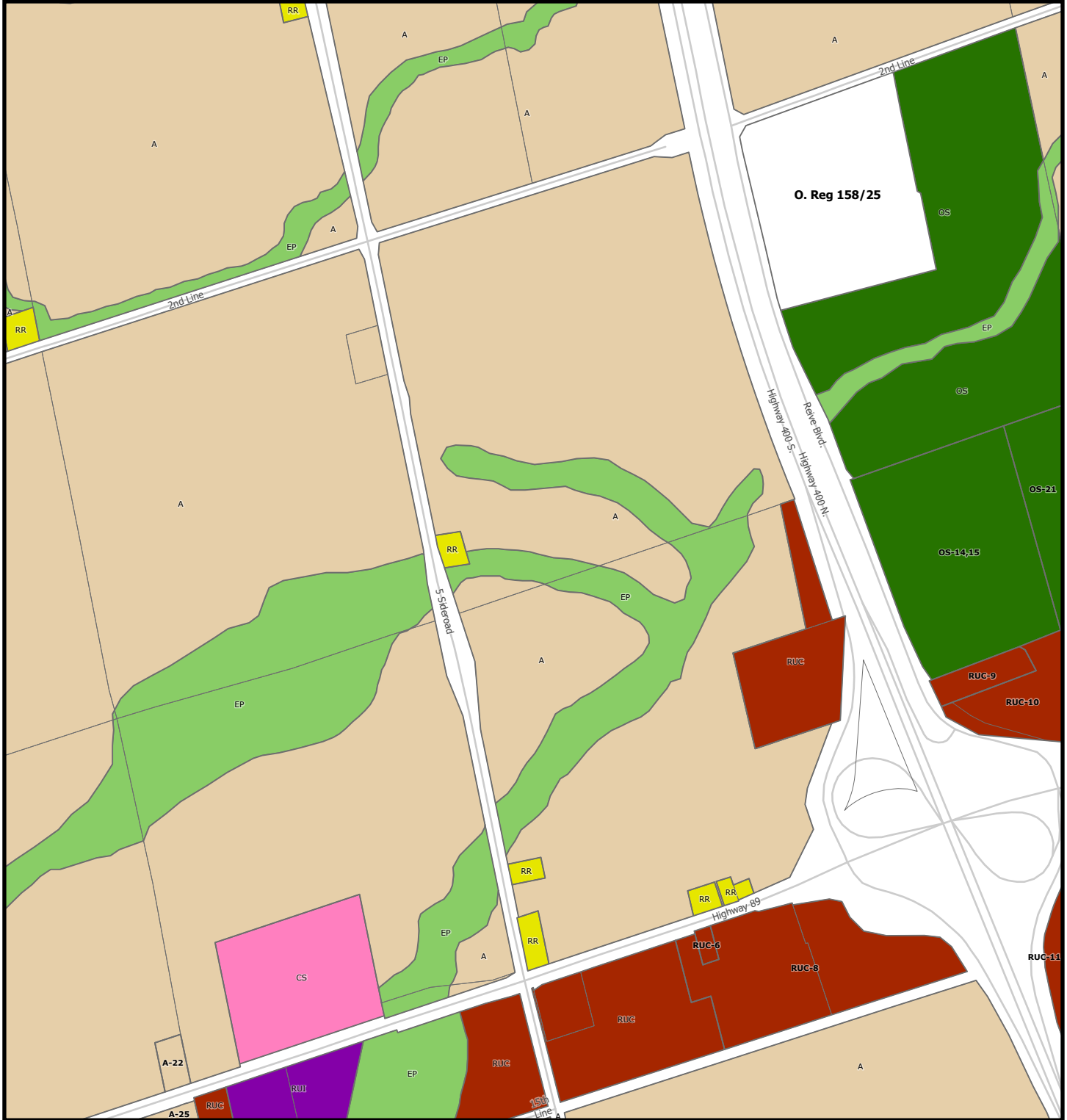
- RR (Rural Residential Precinct)
- A (Agricultural Precinct)
- EP (Environmental Protection)
- CS (Community Service Precinct)





- RR (Rural Residential Precinct)
- EP (Environmental Protection)
- A (Agricultural Precinct)
- RUC (Rural Commercial Precinct)
- CS (Community Service Precinct)
- RUI (Rural Industrial Precinct)



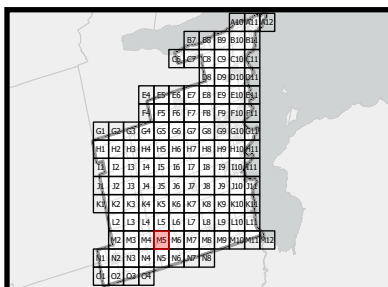
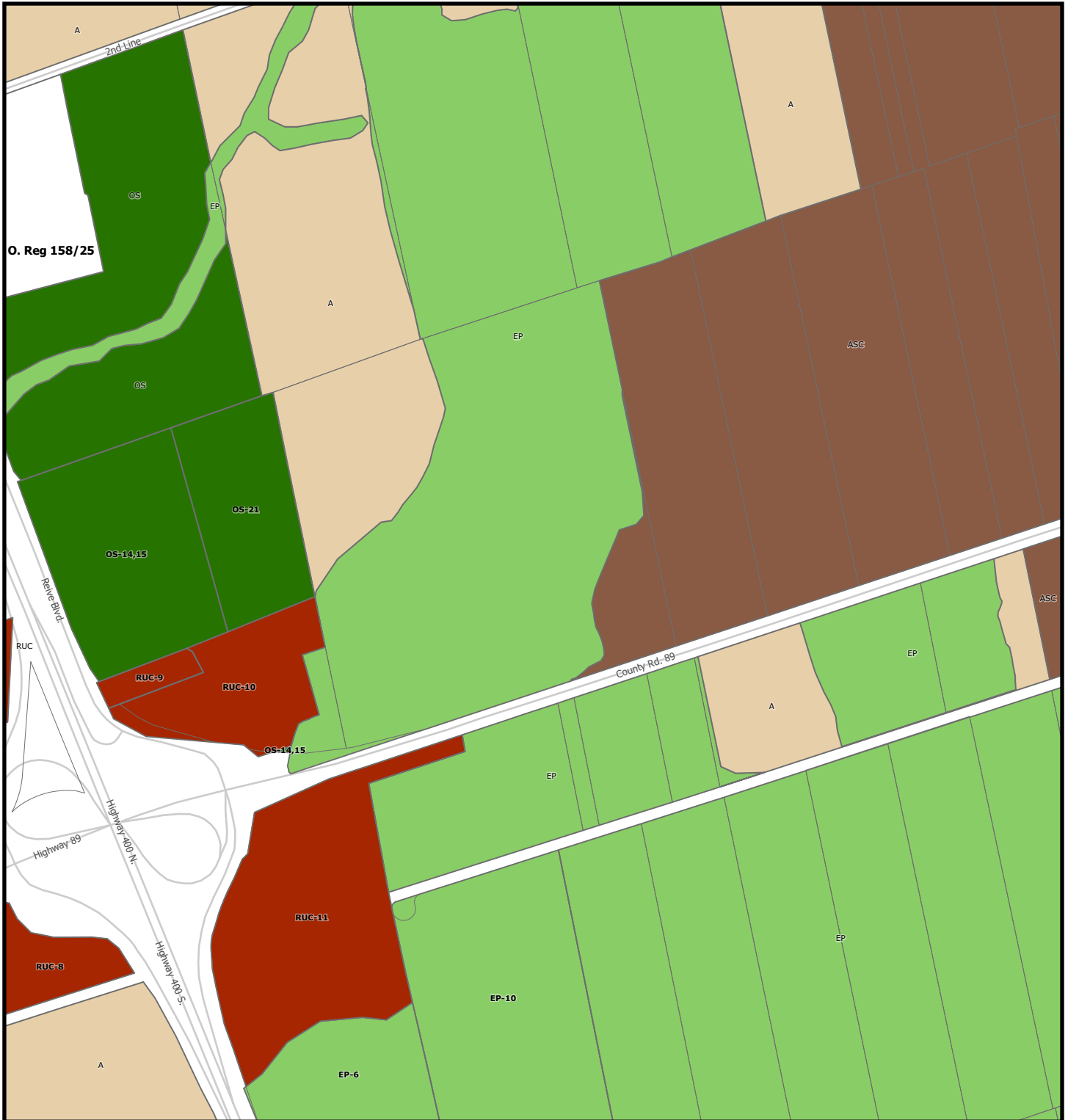


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|---------------------------------|---------------------------------|
| RR (Rural Residential Precinct) | RUC (Rural Commercial Precinct) |
| EP (Environmental Protection) | CS (Community Service Precinct) |
| OS (Open Space Precinct) | RUI (Rural Industrial Precinct) |
| A (Agricultural Precinct) | |

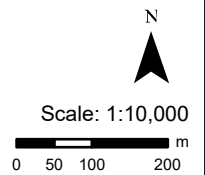
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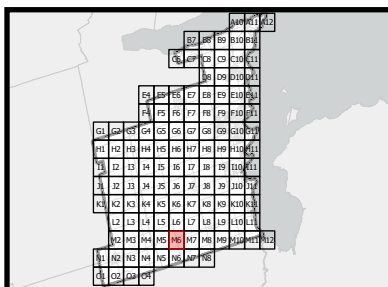
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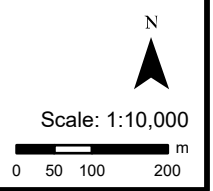


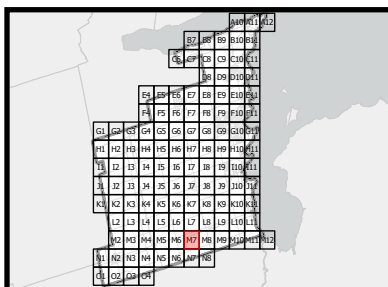
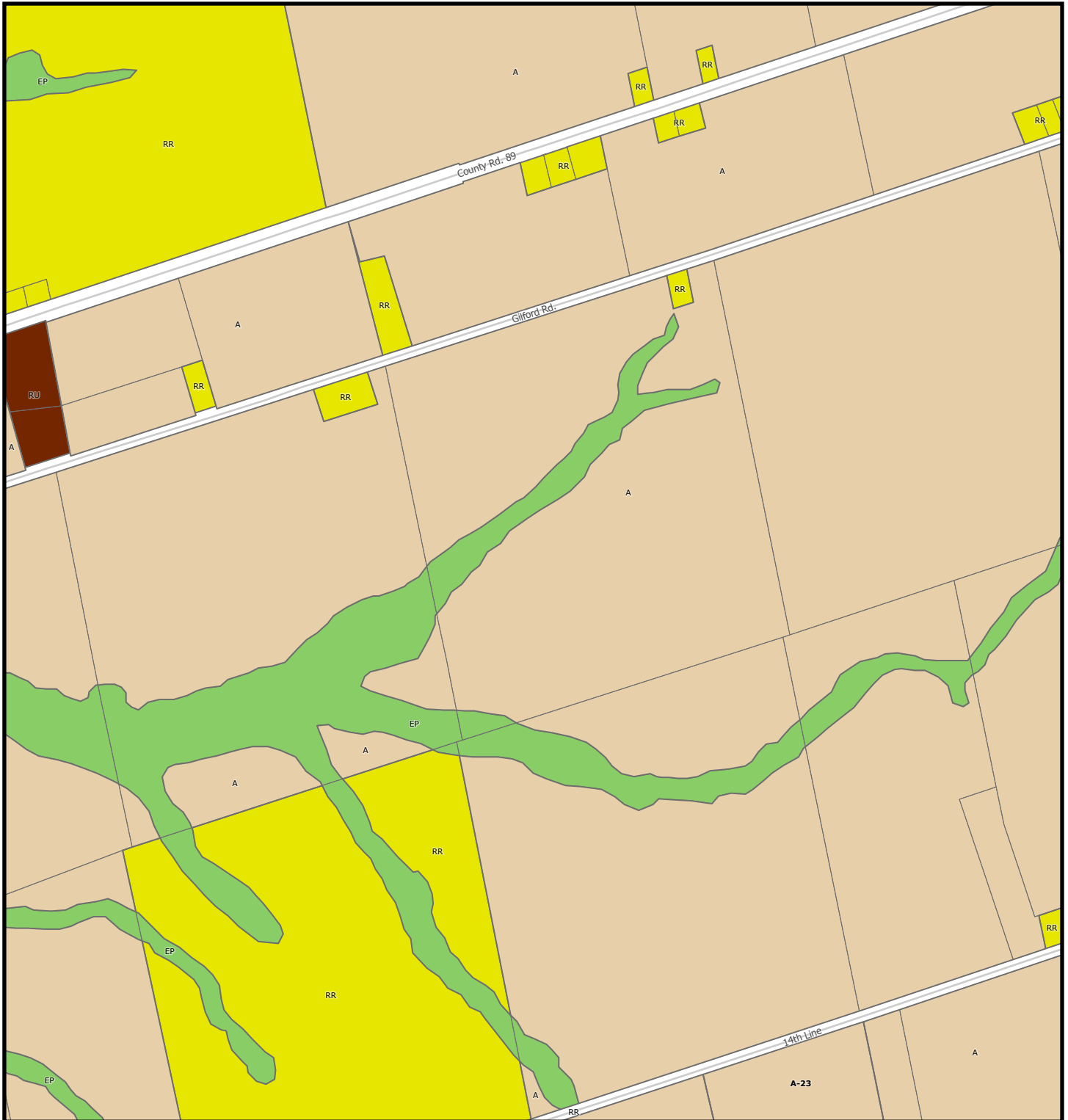
- EP (Environmental Protection)
- OS (Open Space Precinct)
- A (Agricultural Precinct)
- ASC (Specialty Crop Precinct)
- RUC (Rural Commercial Precinct)



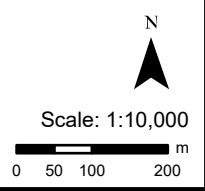


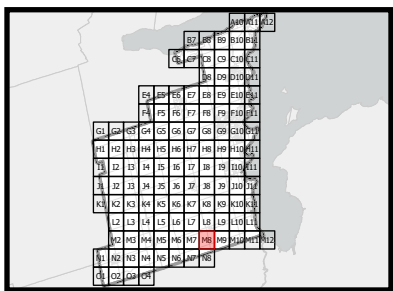
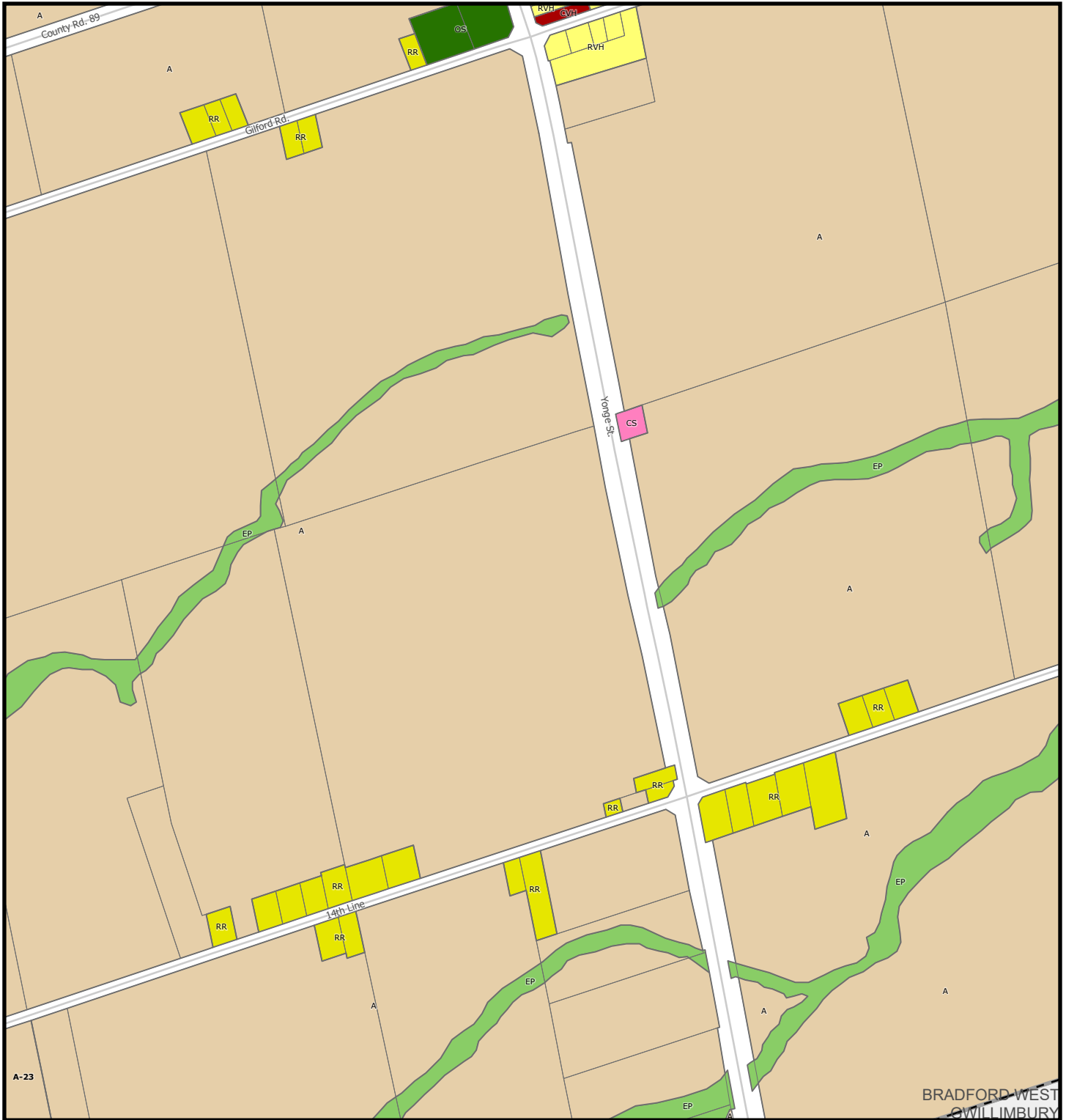
- RR (Rural Residential Precinct)
- EP (Environmental Protection)
- A (Agricultural Precinct)
- ASC (Specialty Crop Precinct)
- RU (Rural Precinct)





- RR (Rural Residential Precinct)
- A (Agricultural Precinct)
- EP (Environmental Protection)
- RU (Rural Precinct)





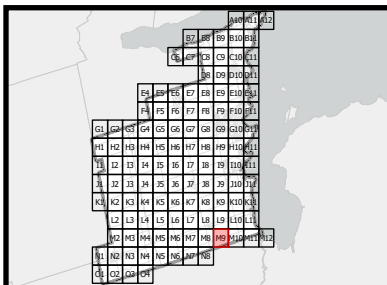
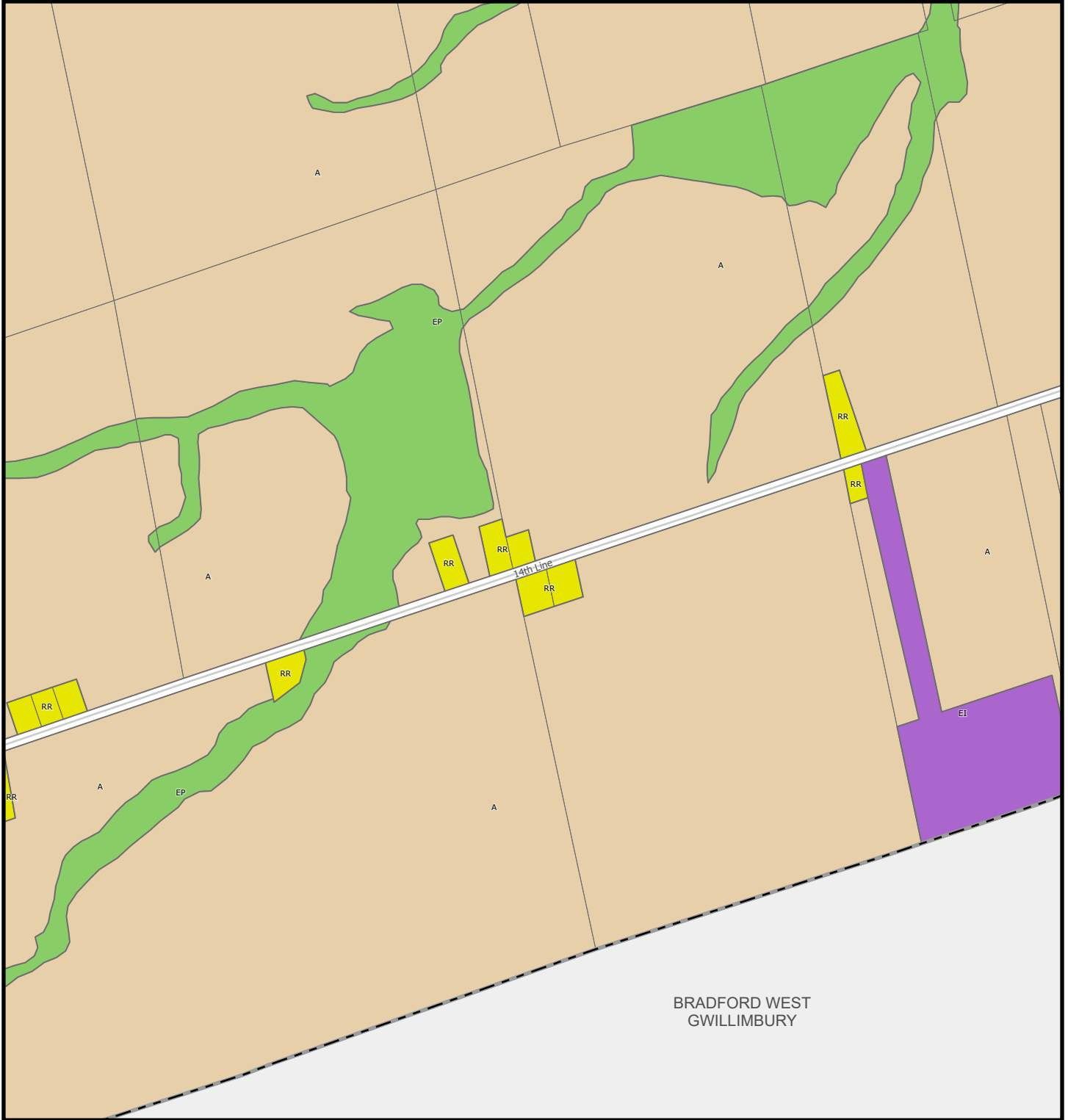
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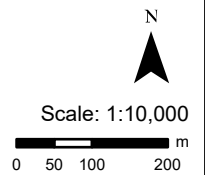
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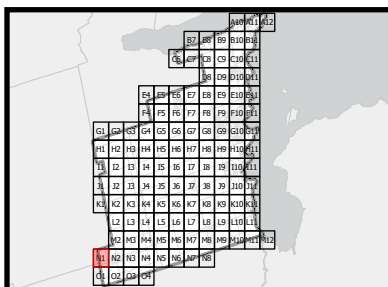
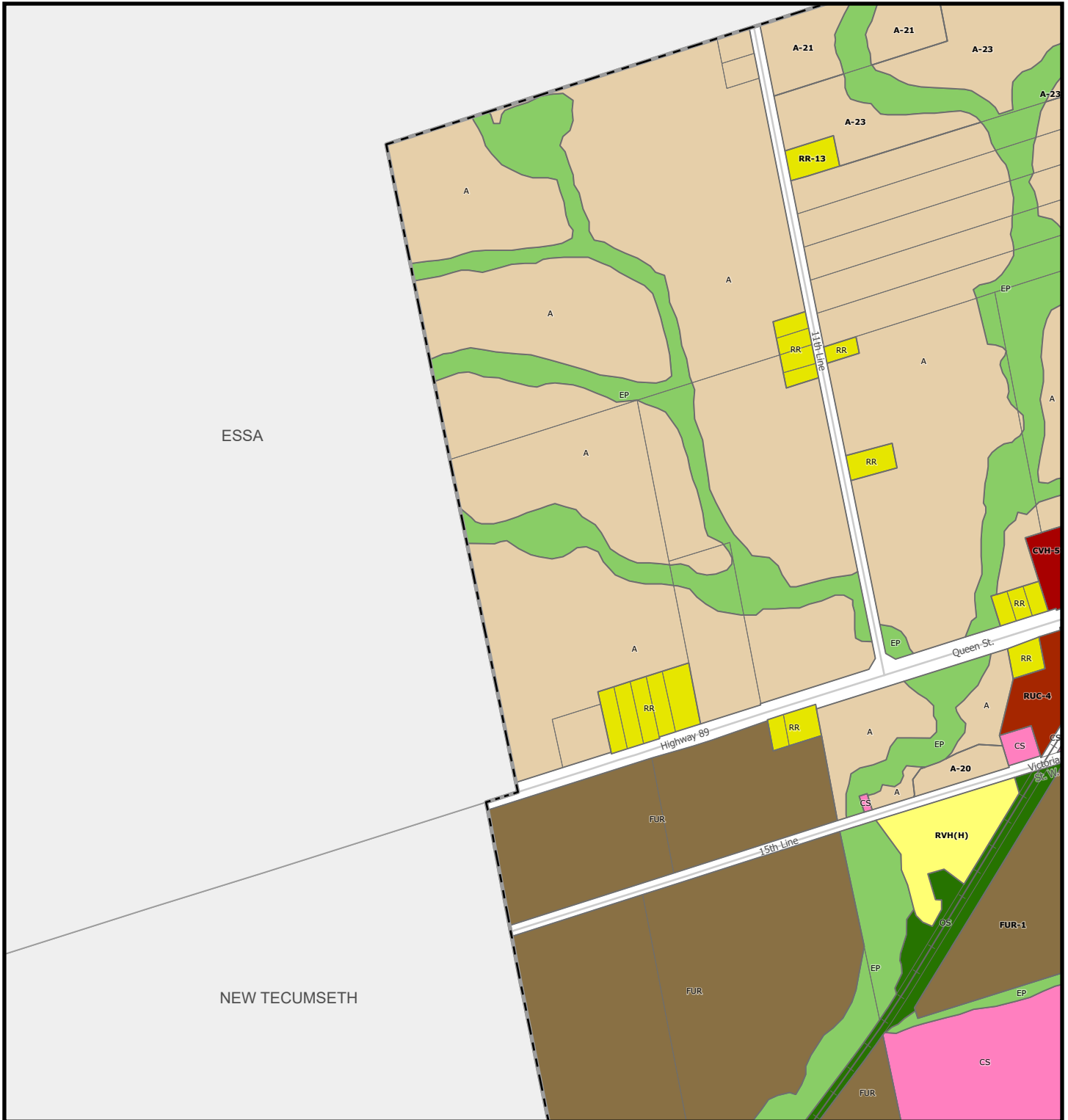
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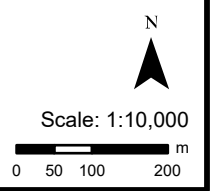


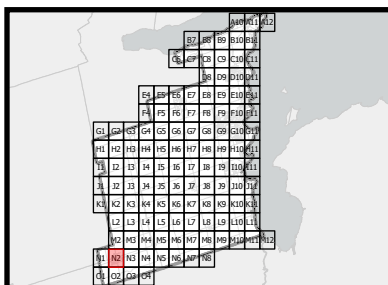
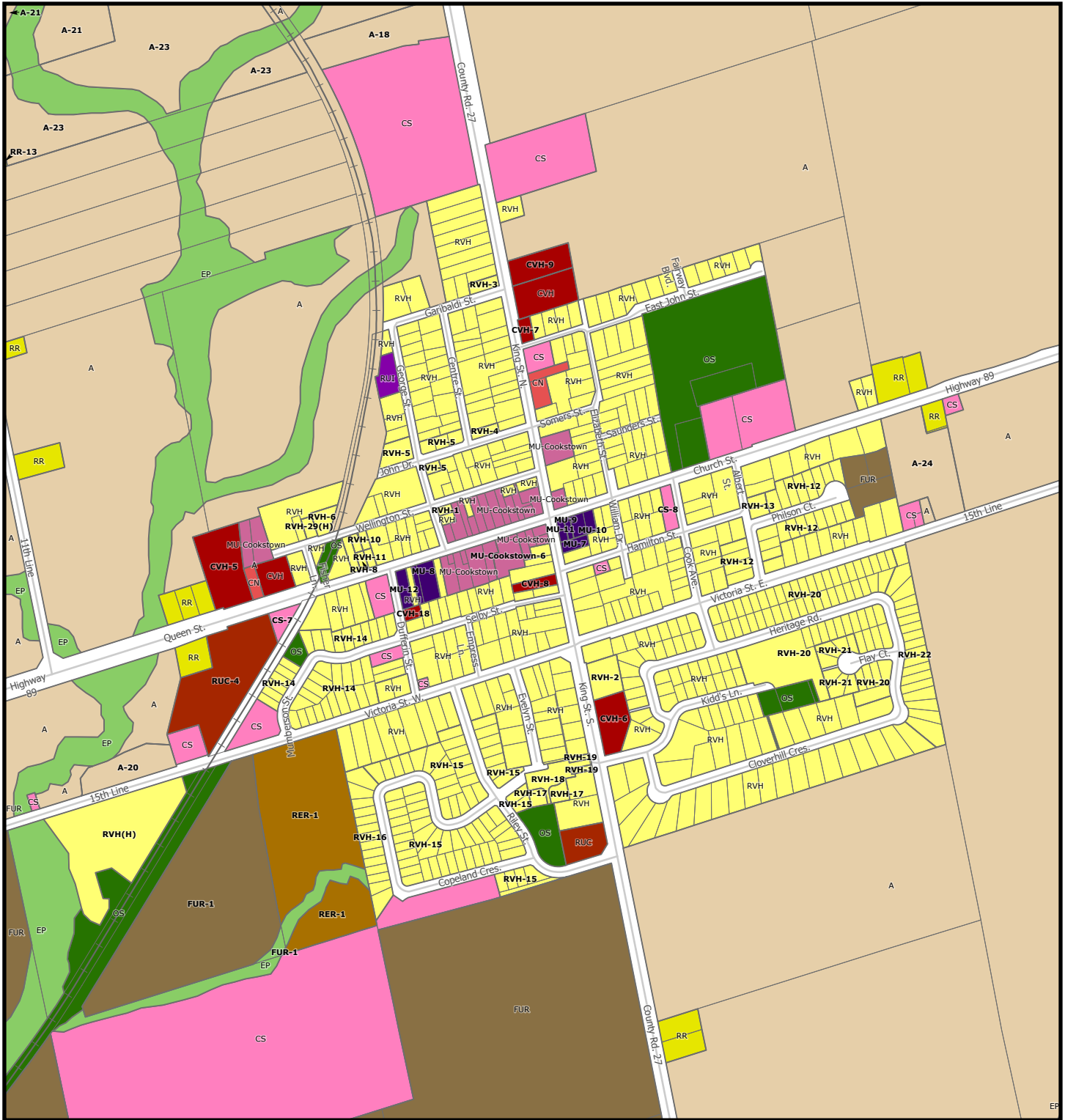
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- EI (Extractive Industrial Precinct)



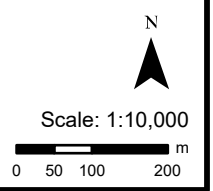


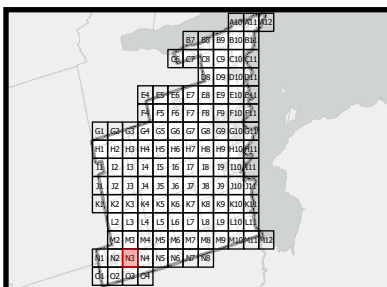
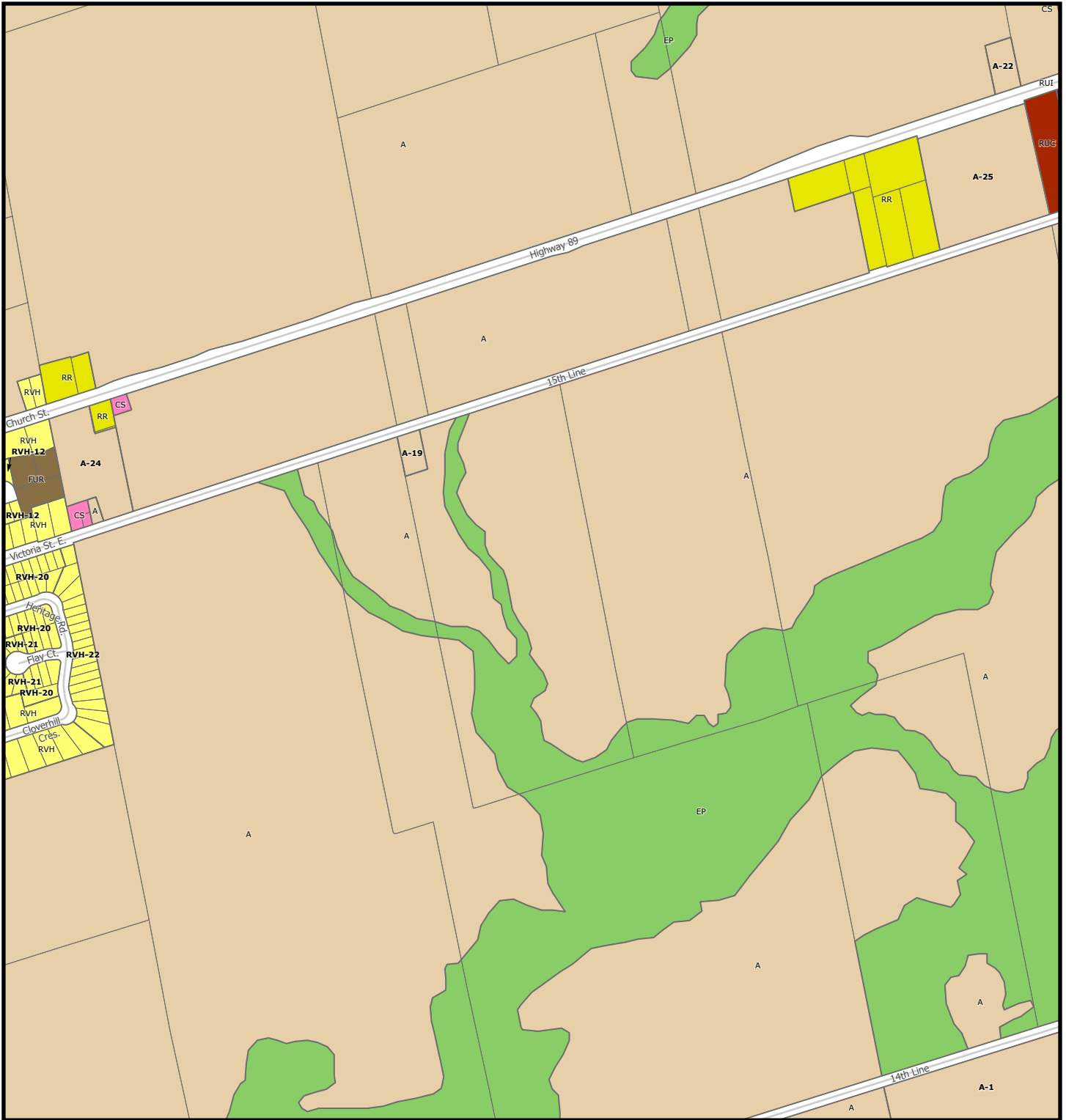
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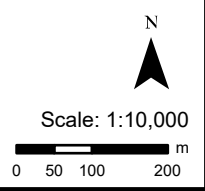


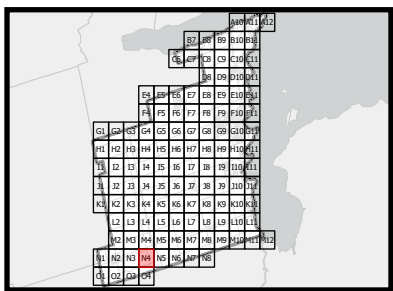
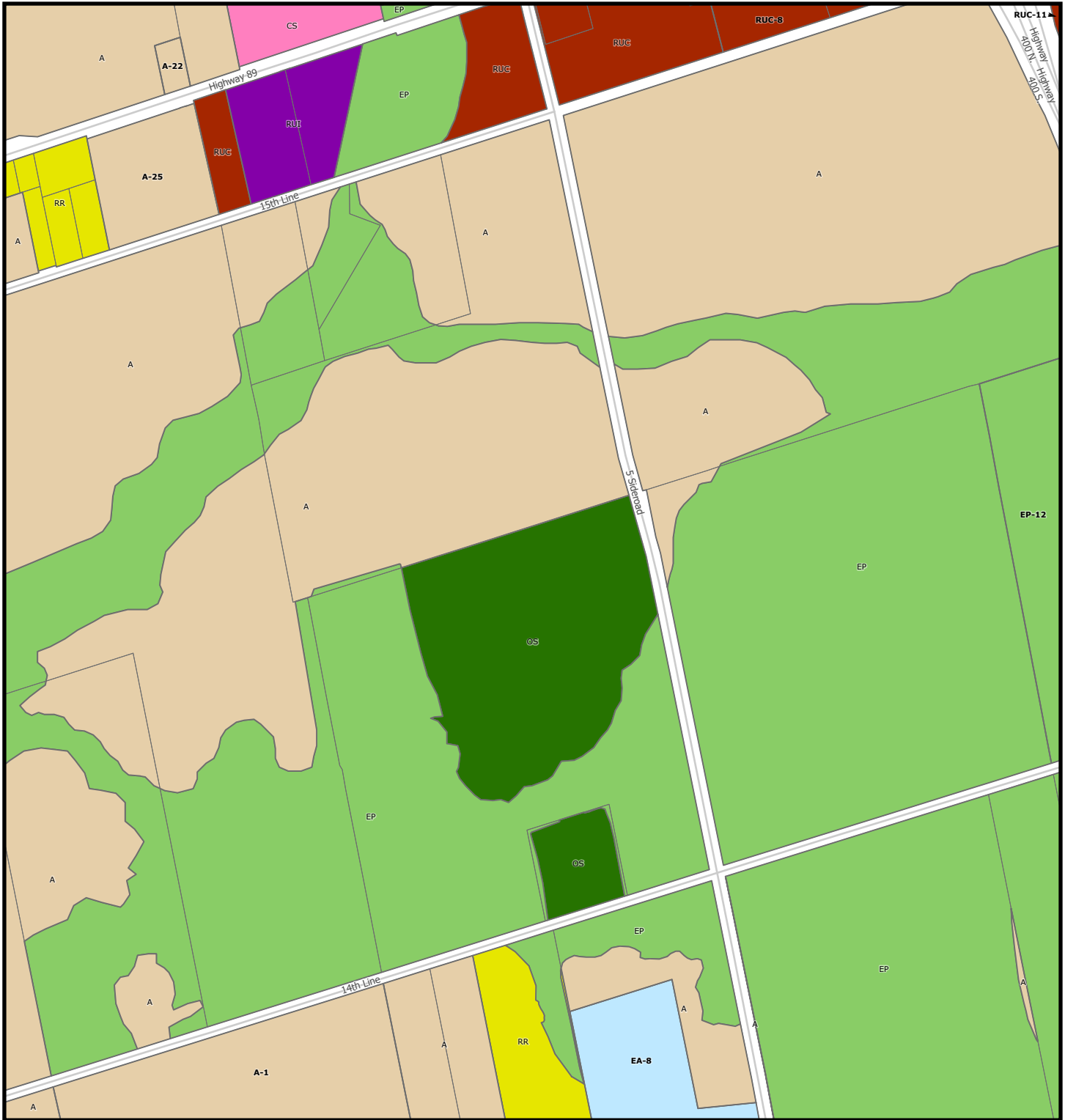
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| | FUR (Future Urban Precinct) | | CS (Community Service Precinct) |
| | EP (Environmental Protection) | | RUI (Rural Industrial Precinct) |
| | OS (Open Space Precinct) | | MU (Mixed Use Precinct) |
| | A (Agricultural Precinct) | | MU-Cookstown (Mixed Use Cookstown Precinct) |





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| EP (Environmental Protection) | RUI (Rural Industrial Precinct) |



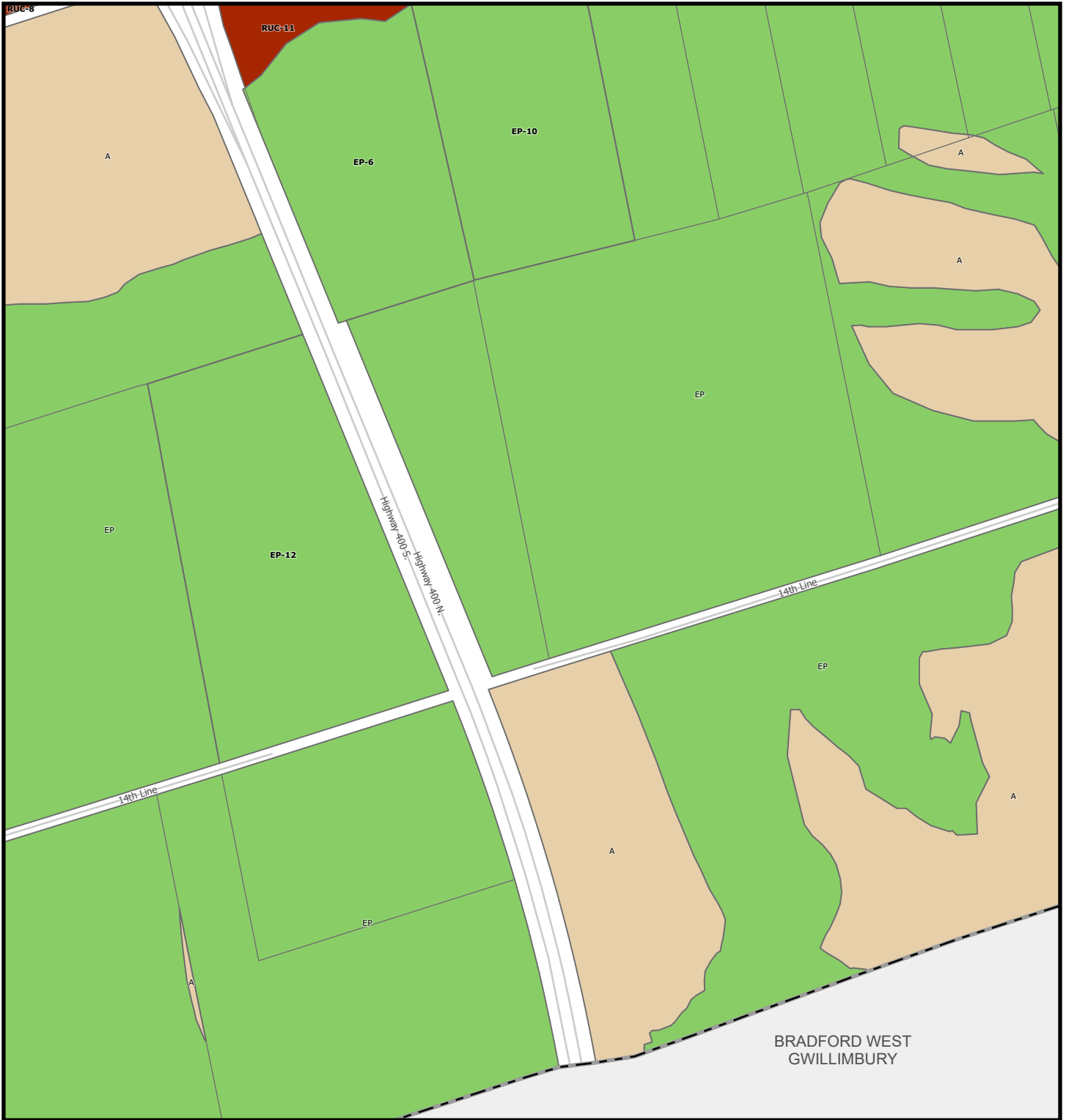


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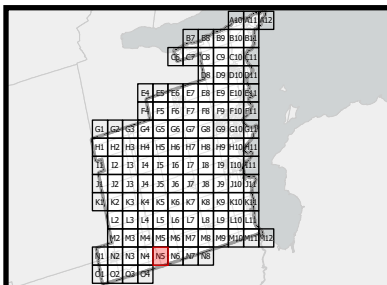
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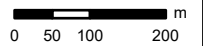
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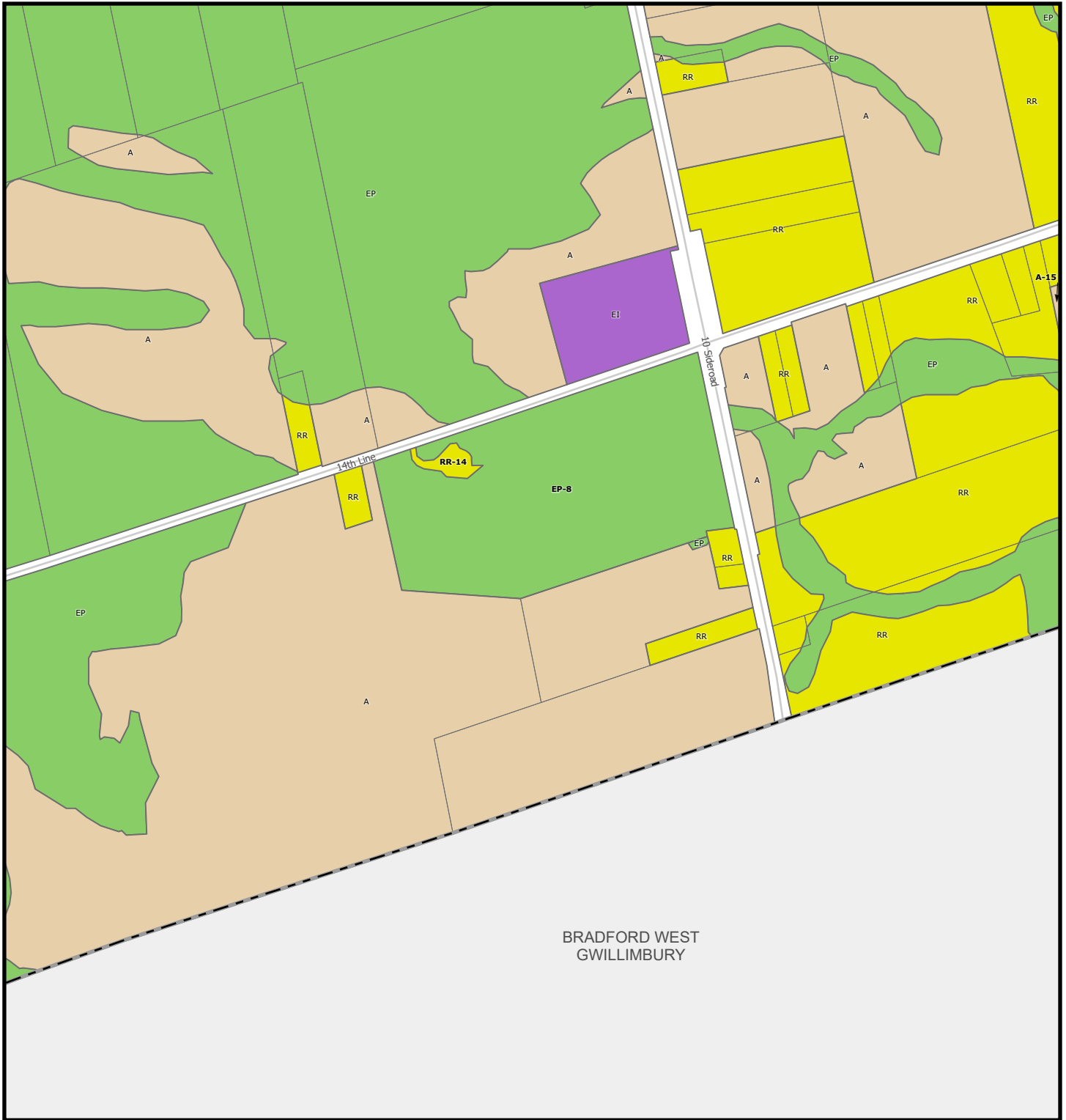


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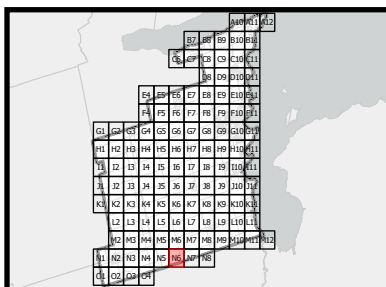


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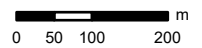
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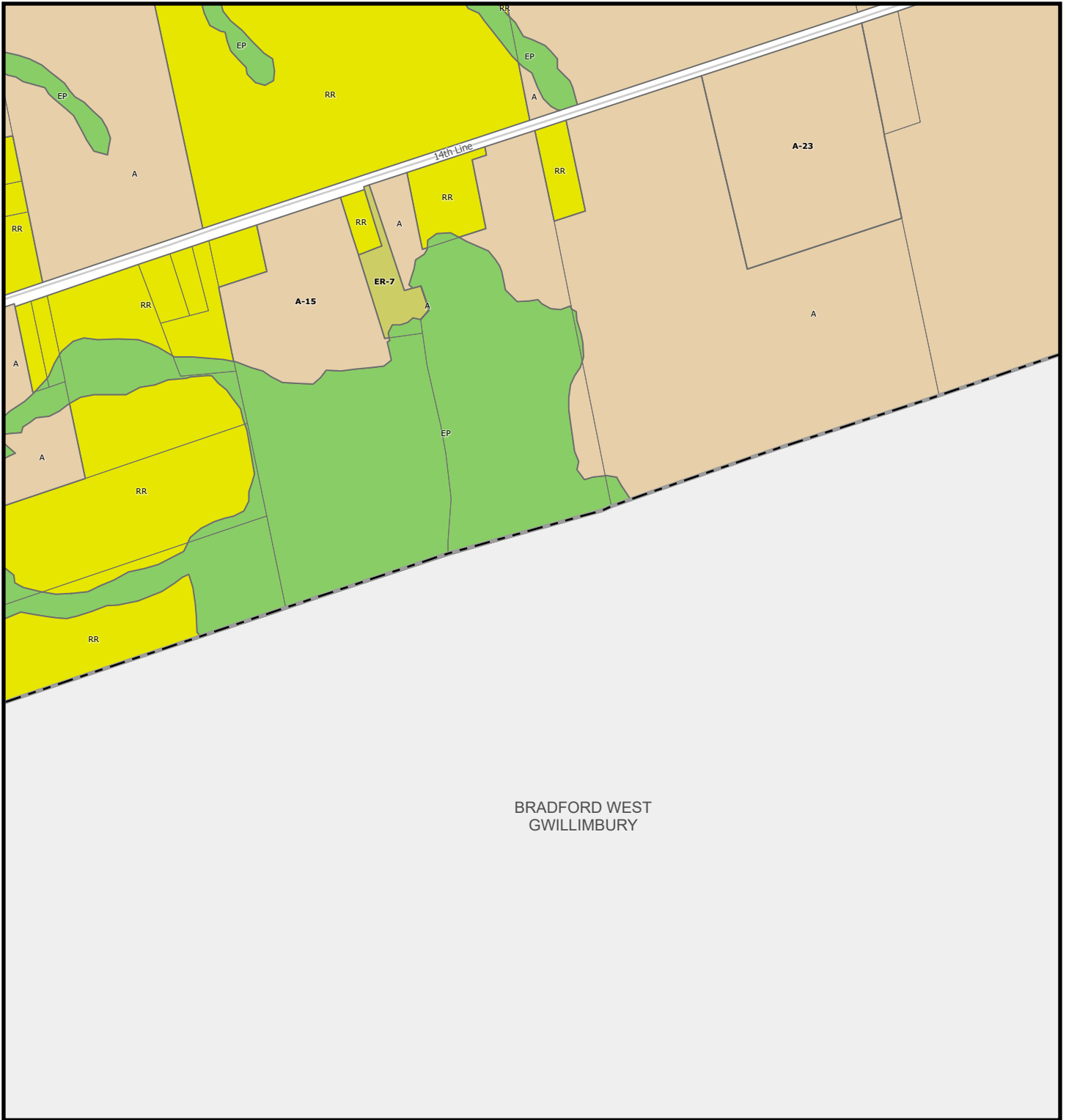


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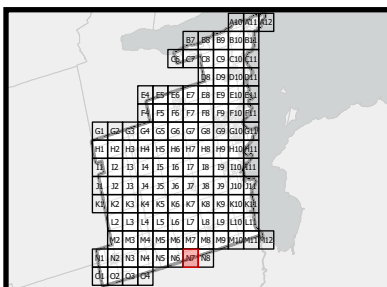


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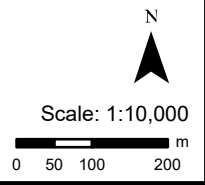


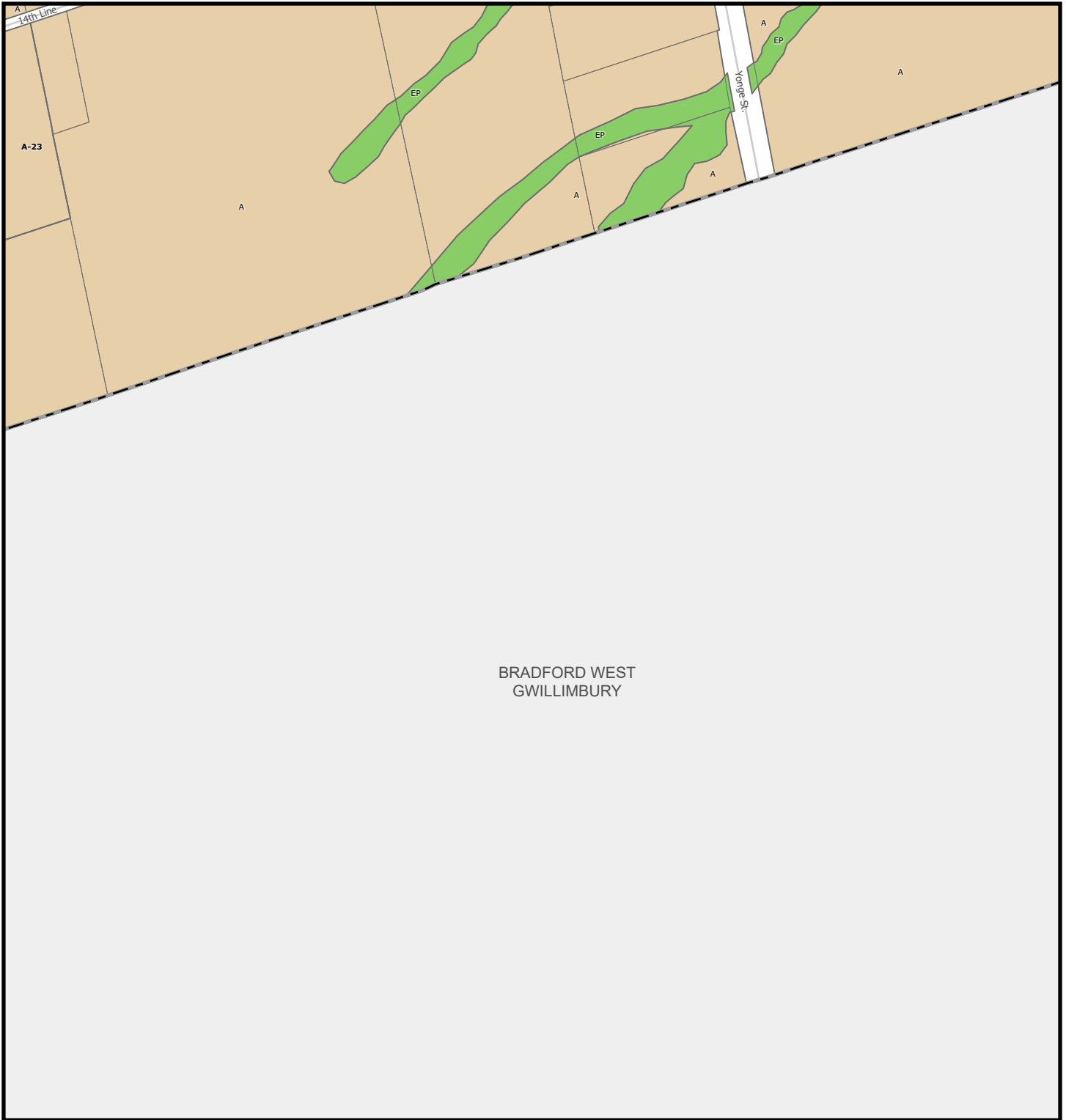


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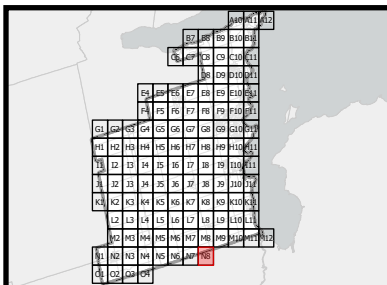


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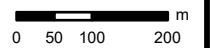
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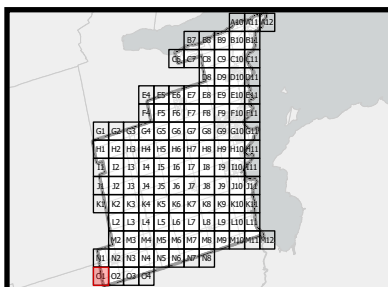
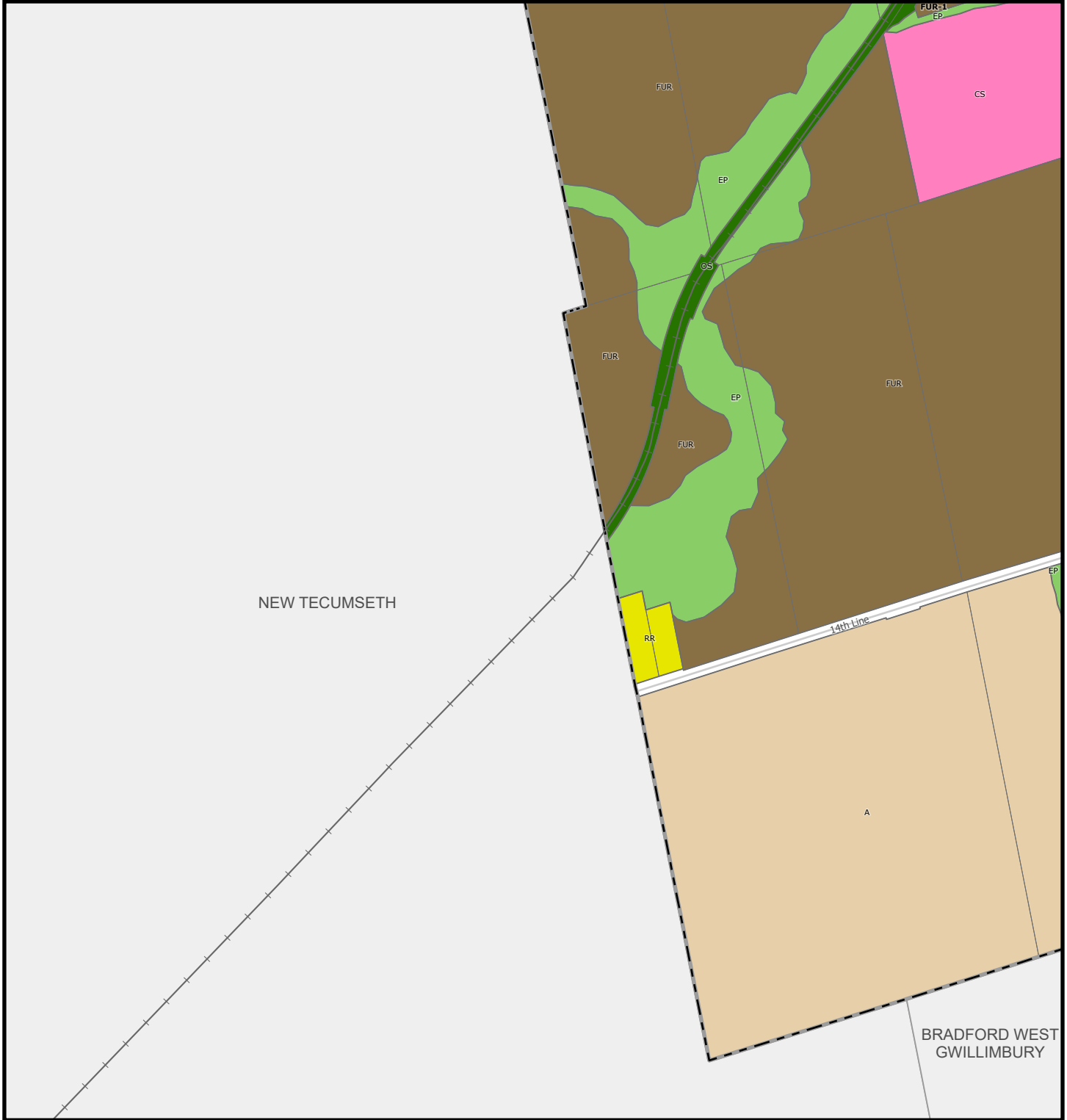


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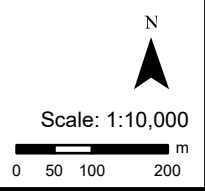


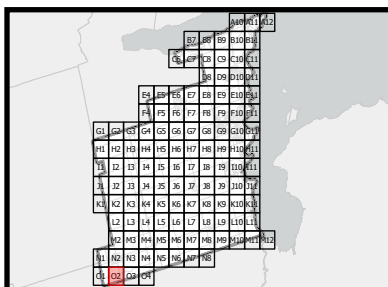
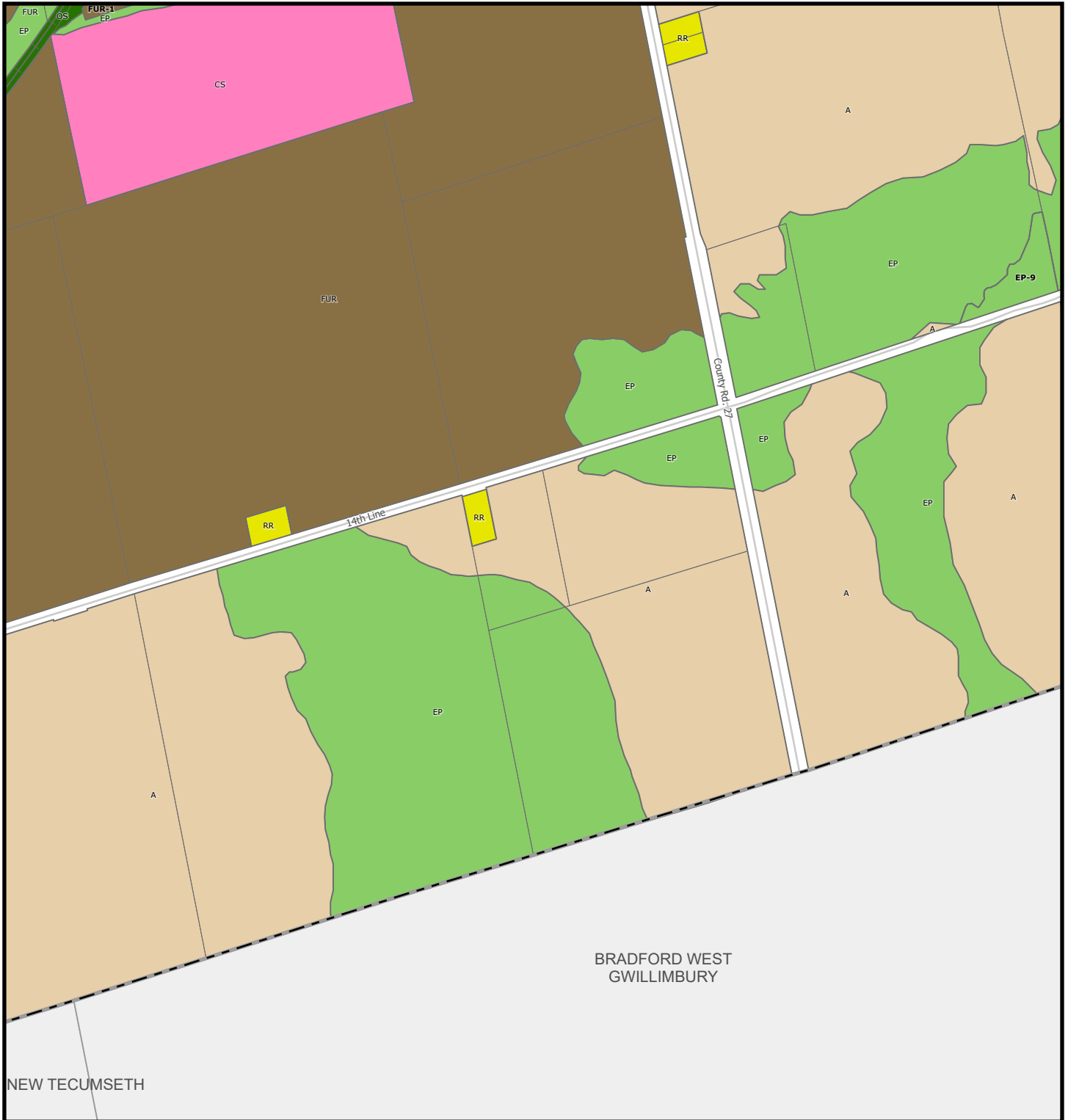
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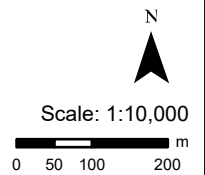


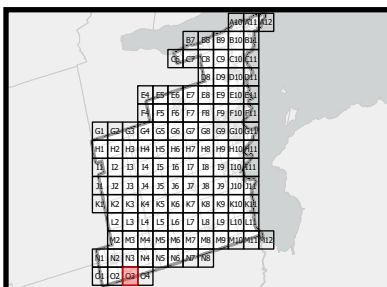
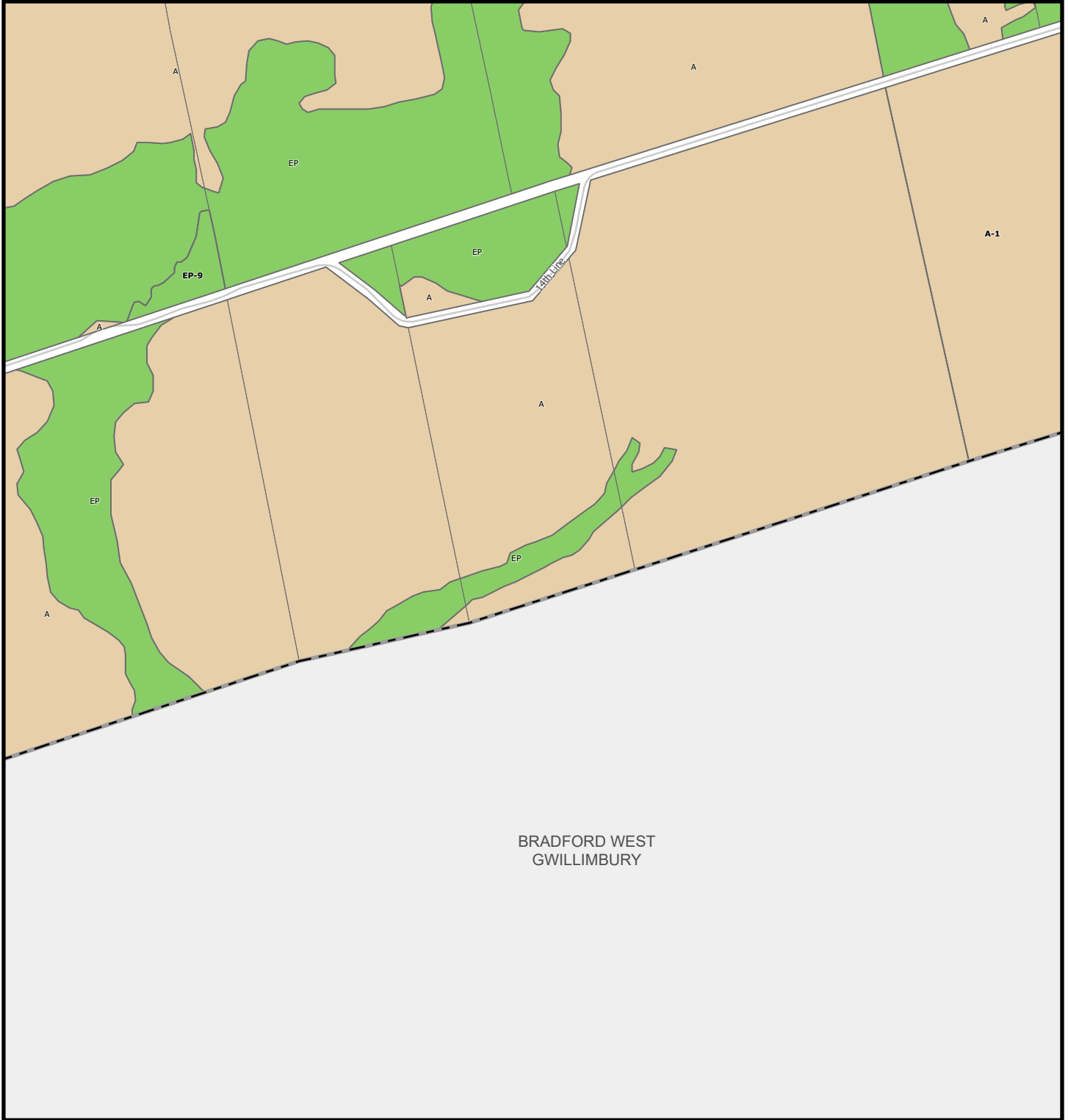
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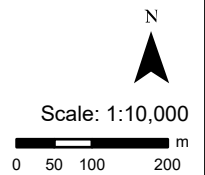


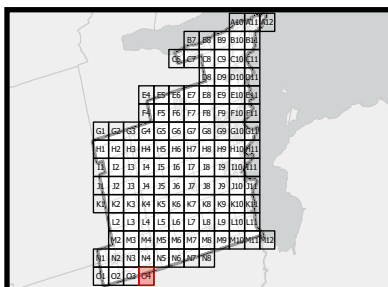
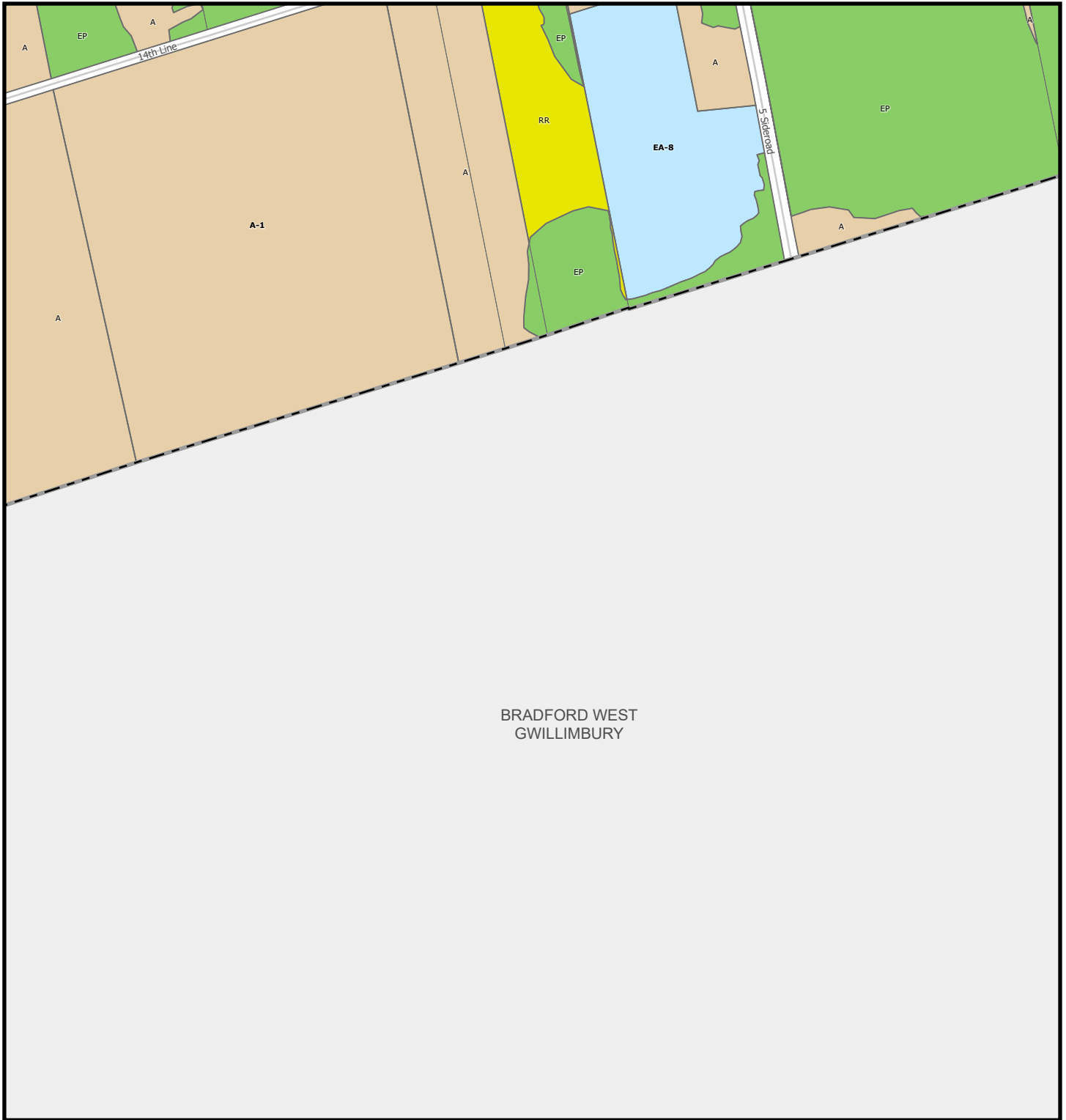
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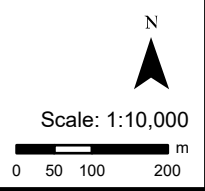



- EP (Environmental Protection)
- A (Agricultural Precinct)







- RR (Rural Residential Precinct)
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- EP (Environmental Protection)
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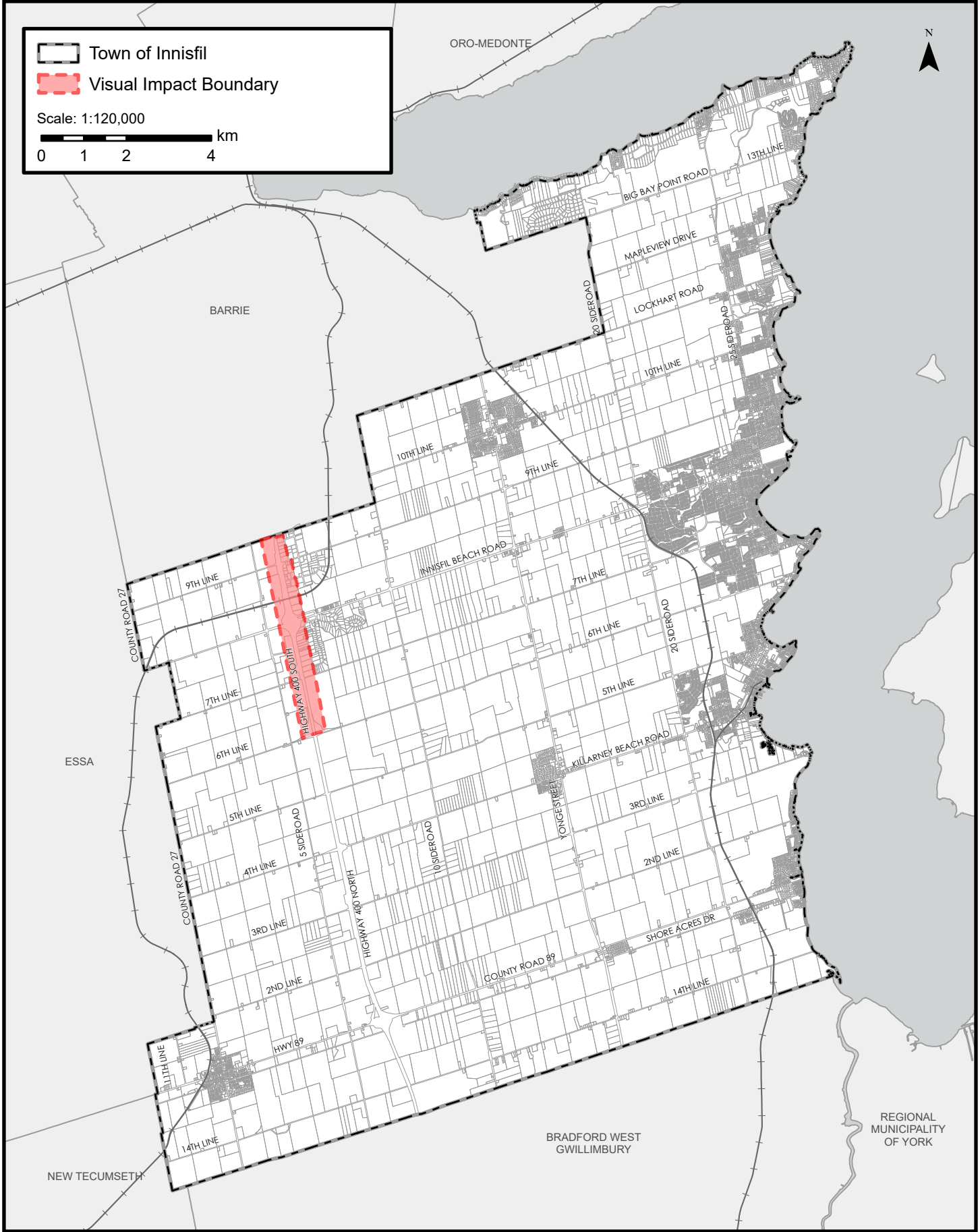
 Town of Innisfil

 Visual Impact Boundary

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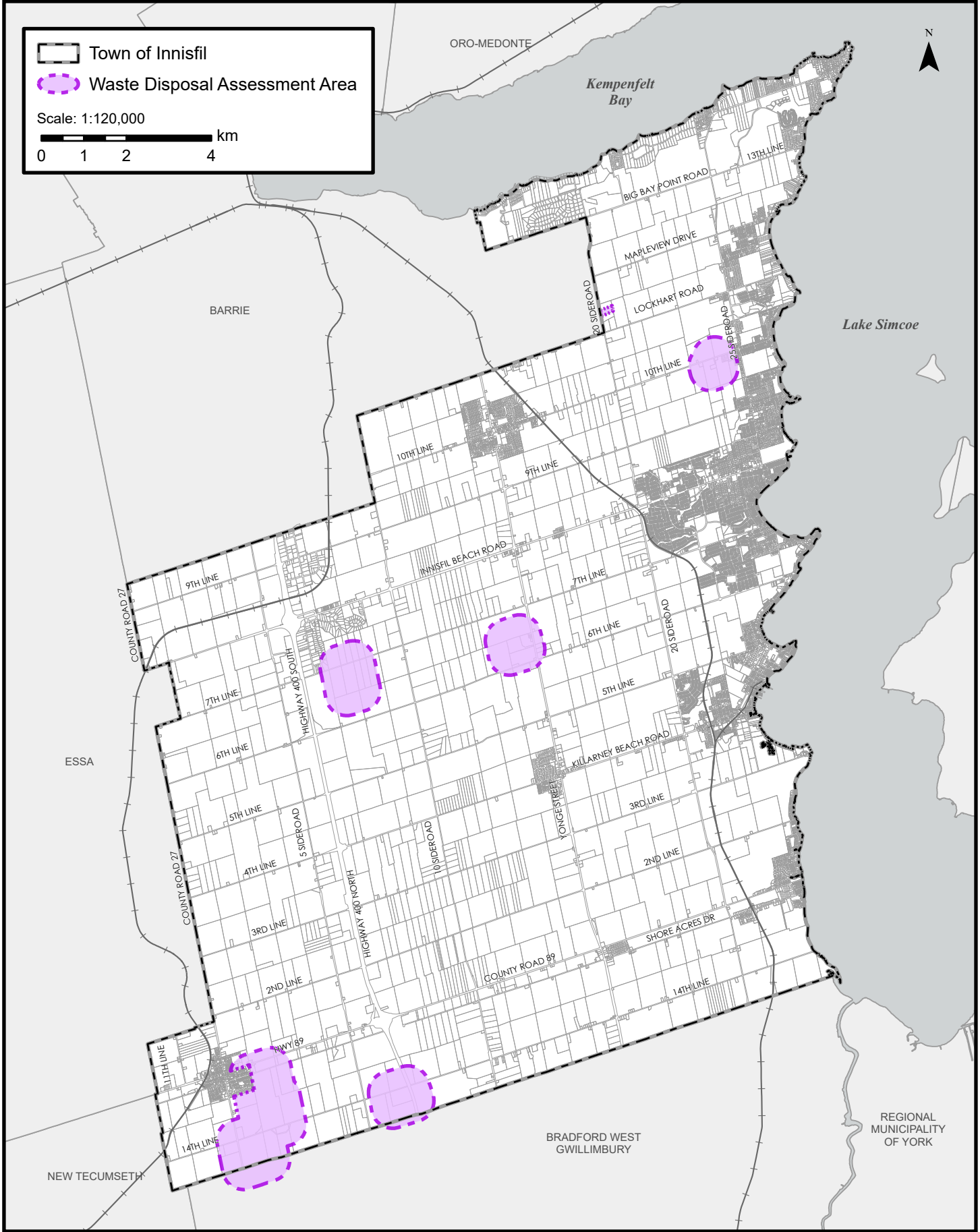
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Town of Innisfil

Waste Disposal Assessment Area

Scale: 1:120,000



Schedule A - Wellhead Protection Areas and Intake Protection Zone Overlay

Town of Innisfil

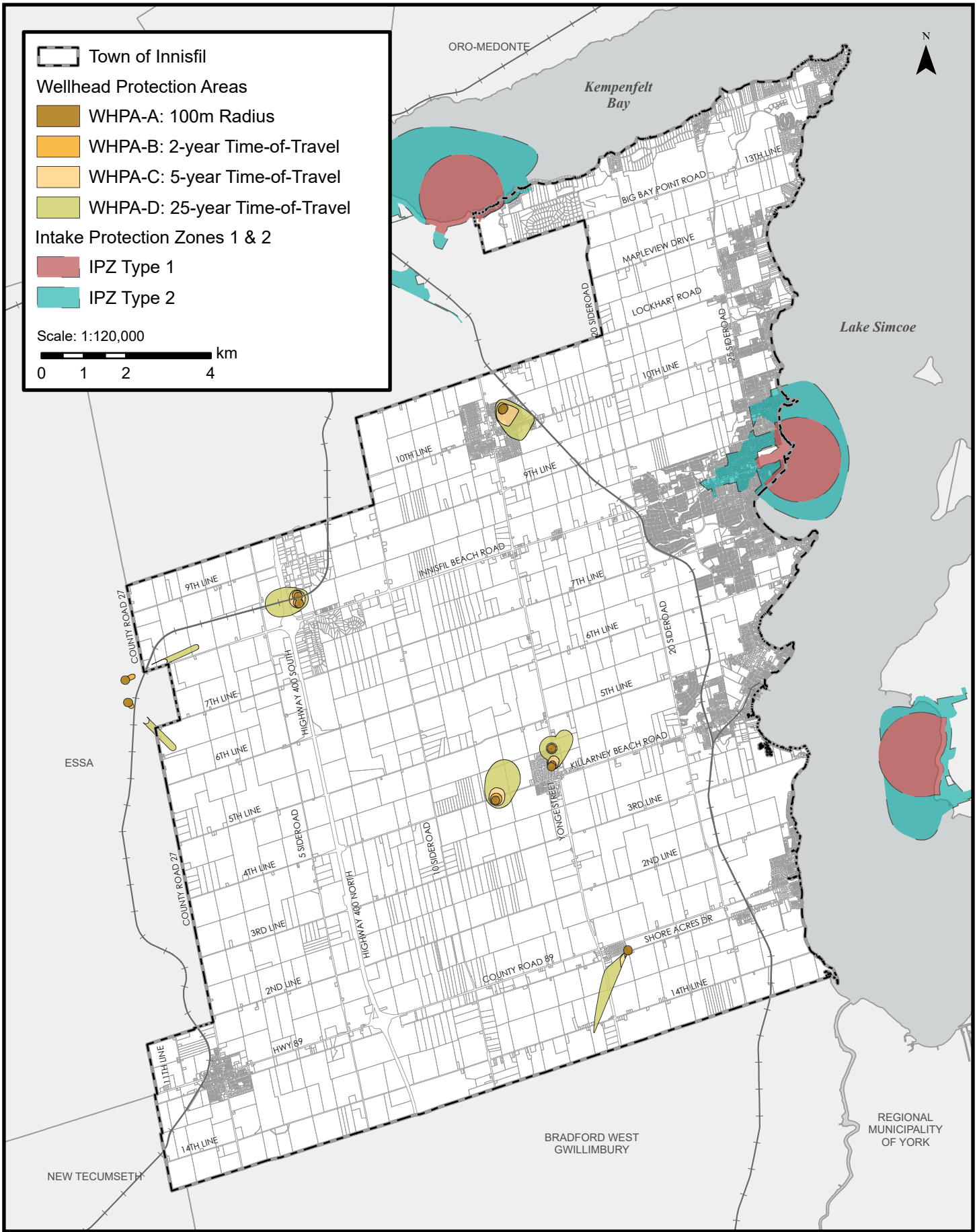
Wellhead Protection Areas

- WHPA-A: 100m Radius
- WHPA-B: 2-year Time-of-Travel
- WHPA-C: 5-year Time-of-Travel
- WHPA-D: 25-year Time-of-Travel

Intake Protection Zones 1 & 2

- IPZ Type 1
- IPZ Type 2

Scale: 1:120,000



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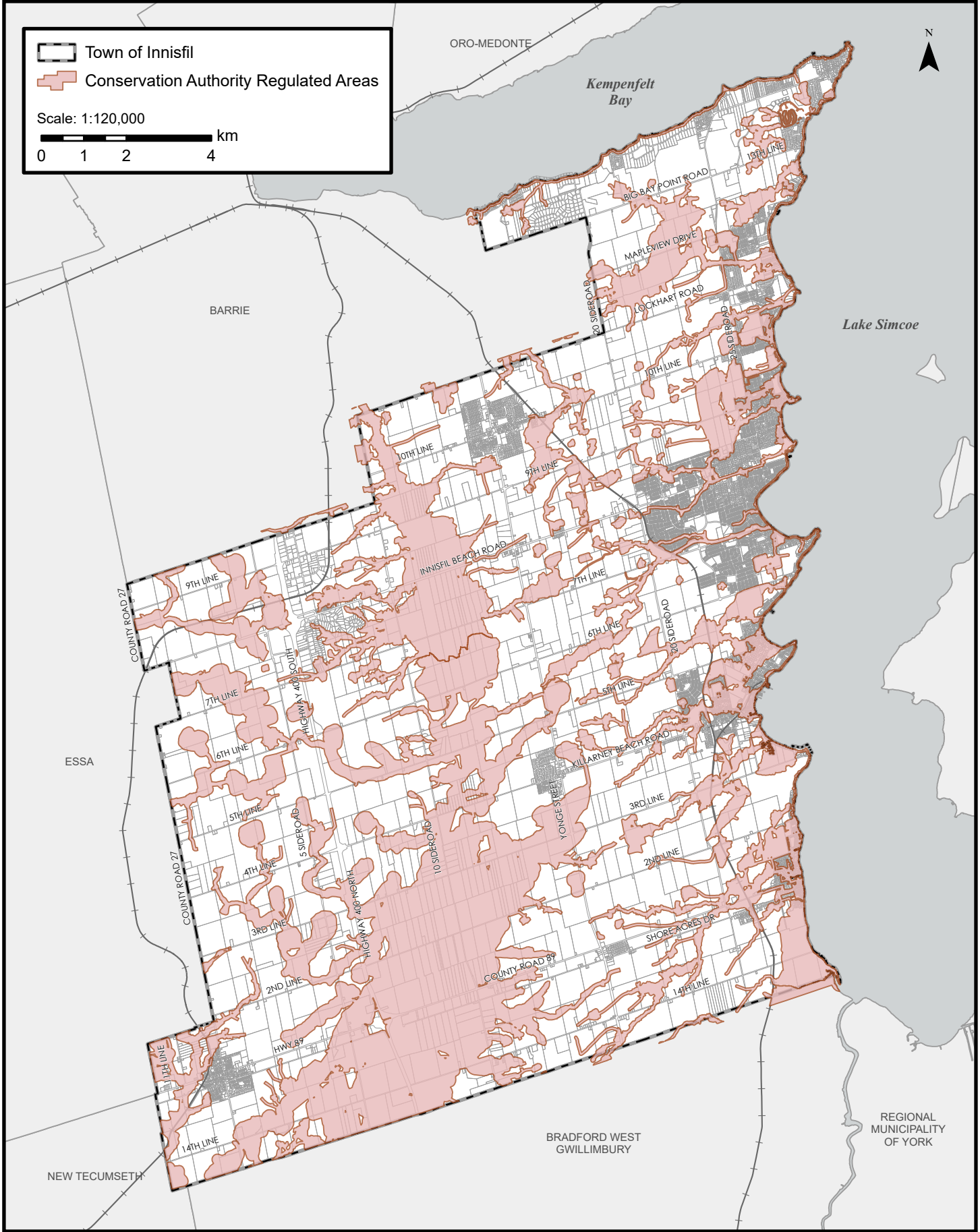
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Town of Innisfil

Conservation Authority Regulated Areas

Scale: 1:120,000





DISCLAIMER

Public Comments for Public Meetings and Committee of Adjustment Hearings

As of June 11, 2026

The views expressed in the Public Comments are solely those of the individuals providing them and do not reflect the opinions of the Town of Innisfil, its agents, or its employees. Although the Town cannot verify the accuracy of all information provided by members of the public, it is the Town's policy to provide public access to these comments to ensure a completely transparent process. The Town assumes no responsibility for any inaccurate information that may be contained within the Public Comments. If you have information that might correct, clarify, or refute any statements contained within the Public Comments, please forward it to the Town of Innisfil's Planning Department, 705-436-3710 or planningservices@innisfil.ca

From: Samantha Sevilla [REDACTED]
Sent: May 29, 2026 1:54 PM
To: Savana Hasan <shasan@innisfil.ca>
Subject: Zoning Request: 2702 6th Line, Innisfil, L9S 4S4

You don't often get email from [REDACTED] [Learn why this is important](#)

[EXTERNAL]

Hi Savana,

I hope you are doing well.

Once again I want to thank you for meeting with my family and I on Mar 18th.

Following our meeting, I am formally requesting that the property at 2702 6th Line, Innisfil, L9S 4S4 will be partially zoned as agricultural since part is already cleared out.

Please change this property zoning to be in line with the official plan land use designation.

For your reference I am attaching the picture I took after our meeting which shows the front part of the property as agricultural. (Note: I was not able to find this information online, that's why I am attaching this picture.

Best regards,

Samantha Sevilla
[REDACTED]

June 9, 2026

Keirsten Morris, RPP, MCIP
 Planning Project Manager

Town of Innisfil
 2101 Innisfil Beach Road
 Innisfil, ON L9S 1A1

Via email: kmorris@innisfil.ca

Dear Keirsten Morris:

**RE: Community Planning Permit System – Public Open House and Public Meeting
 Town of Innisfil
 MHBC File: PAR 50650**

MacNaughton Hermsen Britton Clarkson Planning Limited ("MHBC") are the planning consultants for TransCanada PipeLines Limited ("TCPL"), an affiliate of TC Energy Corporation ("TC Energy"). This letter is in response to the Notice of Public Open House and Public Meeting to update the Community Permit Planning System (CPPS) to apply across the entire Town. TCPL has two (2) high-pressure natural gas pipelines contained within its easement(s) ("TCPL Pipeline Right-of-Way") and associated facilities crossing the Town of Innisfil.

TCPL's pipelines and related facilities are subject to the jurisdiction of the Canada Energy Regulator (CER). As such, certain activities must comply with the Canadian Energy Regulator Act ("Act") and associated Regulations. The Act and the Regulations noted can be accessed from the CER's website at www.cer-rec.gc.ca.

Policy Context

TCPL's pipelines and related facilities are federally regulated and are subject to the jurisdiction of the Canada Energy Regulator ("CER"). As such, certain activities must comply with the Canadian Energy Regulator Act ("Act") and associated Regulations. The Act and the Regulations noted can be accessed from the CER's website at www.cer-rec.gc.ca.

Policy Context

TCPL's pipelines are defined as *infrastructure* in the *Provincial Planning Statement, 2024 ("PPS")*. In accordance with Policy 3.3.1 of the PPS, "*planning authorities shall plan for and protect corridors and rights-of-way for infrastructure, including transportation, transit and electricity generation facilities and transmission systems to meet current and projected needs*".

TCPL's pipelines and facilities are also defined as *major facilities* in the PPS. In accordance with the policies in Section 3.5 of the PPS, where avoidance is not possible, planning authorities shall protect the long-term viability of existing or planned major facilities that are vulnerable to encroachment by ensuring that the planning and

development of adjacent sensitive land uses is only permitted if potential adverse effects to the proposed adjacent sensitive land uses are minimized and mitigated, and potential impacts to major facilities are minimized and mitigated in accordance with provincial guidelines, standards and procedures.

In the County of Simcoe Official Plan, policies related to TCPL are found in Section 3.3.25, TransCanada Pipeline. In the Town of Innisfil's Zoning By-law 080-13, provisions related to TCPL are found in Section 3.46, TransCanada Pipeline.

Appropriate setbacks to the TCPL Pipeline Right-of-Way are needed to manage the safety and integrity of the pipelines, as well as ensuring adequate access for emergencies, operations and maintenance. TCPL also provides feedback on official plan policies and zoning regulations to align with TCPL's Damage Prevention Best Practices. For greater alignment with TCPL's current development and regulatory standards, we request that Section 3.56 of the Community Planning Permit By-law be replaced with the following text:

3.56 TransCanada PipeLines Limited (TCPL)

- a) Notwithstanding any other provision of this By-law, no principal or accessory buildings or structures shall be located within 7.0 metres of the TCPL pipeline right-of-way.
- b) Notwithstanding any other provision of this By-law, a minimum setback of 7.0 m from the nearest portion of a TCPL pipeline right-of-way shall also apply to any parking area or loading area, including any parking spaces, loading spaces, stacking spaces, bicycle parking spaces, and any associated aisle or driveway.

Thank you for the opportunity to comment. We look forward to reviewing the updated By-law. If you have any questions, please do not hesitate to contact our office.

Sincerely,

MHBC



Kaitlin Webber, MA, RPP, MCIP
Intermediate Planner | MHBC Planning

on behalf of TransCanada PipeLines Limited



June 10, 2026

Brandon Correia, MCIP, RPP, PMP
Manager of Planning
Town of Innisfil
2101 Innisfil Beach Road
Innisfil, ON, L9S 1A1

**RE: Town of Innisfil 1st Draft Community Planning Permit By-law – Review Comments
Innisfil Long-Term Care Home – Lang Yi Villa Non-Profit Living
1702 Innisfil Beach Road
OUR FILE 19150B**

Introduction

MacNaughton Hermsen Britton Clarkson Planning Limited (“MHBC”) on behalf of the Owner, 1702 Innisfil Corporation, and the Applicant, Lang Yi Villa Non-Profit Living, is pleased to submit the following comments on the 1st Draft of the Town of Innisfil’s New Community Planning Permit By-law (“Draft CPP”) as it relates to the Subject Property located at 1702 Innisfil Beach Road (Roll No. 431601002121700).

These comments are being provided in advance of the Public Meeting on June 10, 2026. It is understood that following the public meeting, the Draft CPP will be finalized to incorporate feedback and that adoption of the Draft CPP is anticipated sometime later in the Summer of 2026.

Site and Area Context

As the Town is aware, the Subject Property was granted a Minister’s Zoning Order (MZO) On September 22, 2025 (O. Reg. 220/25) with conditions (see **Appendix 1**). The purpose of the MZO was to establish land use permissions for a largescale development consisting of a long-term care home in the first phase and a mix of residential and commercial uses in the subsequent phases. The immediate priority is to proceed with the long-term care home and associated required infrastructure comprising Phase 1. Formal Pre-Consultation for Phase 1 with the Town of Innisfil occurred in November 2025 and the applications for Consent to Sever and Site Plan Control are anticipated to be submitted shortly.

Comments on 1st Draft Innisfil CPP

While the approved MZO includes several site-specific provisions, it largely relies on the General Provisions and standards of the Mixed Use 1 (MU1) Zone within the Town's current Comprehensive Zoning By-law 080-13.

In review of Schedules F8 and G8 of the Draft CPP, we see that the Town has mapped our Client’s site as white (indicating no underlying Precinct) with a label "O. Reg 220/25".

Currently, the text document of the Draft CPP does not explicitly reference any properties with existing MZOs or include any implementation policies for lands subject to existing MZO approvals.

While we appreciate that the Town is recognizing the existing MZO on the Draft CPP schedules, we are concerned that it may not be appropriately transitioned once the new CPP is in force, as Section 1.23 of the Draft CPP confirms that once the CPP is approved and in force, the existing Comprehensive Zoning By-law 080-13 "and all amendments thereto" will be repealed and replaced.

As the current MZO relies heavily on the existing Zoning By-law, it is unclear how this would continue to function if and when the existing Zoning By-law is repealed and replaced by the Draft CPP as the current MZO does not speak to or recognize the Draft CPP.

To ensure the existing MZO is appropriately transitioned forward once the new CPP is approved and in force we believe adjusted language needs to be included within Section 1.23 that clarifies that the current Comprehensive Zoning By-law 080-13 is not repealed and remains in effect for those properties subject to Ministerial Zoning Orders as of the date the CPP is approved and comes into force.

Suggested revised language is provided below:

1.23 Repeals of Previous By-law

On the day that this By-law comes into force, Comprehensive Zoning By-law No. 080-13 and Fence By-law 052-05 of the Town of Innisfil, and all amendments thereto, are repealed in so far as they apply to lands affected by this By-law as shown on Schedule A, with the exception of lands subject to a Ministerial Zoning Order. Comprehensive Zoning By-law No. 080-13 will continue to apply to those lands subject to a Ministerial Zoning Order on the day this By-law comes into force.

Closing

We request a meeting with Town staff to review and discuss this matter further so we can collaboratively work towards ensuring our Client's approved MZO is appropriately transitioned forward.

We intend to continue to stay engaged as the Town works to finalize the Draft CPP and we reserve the right to provide additional comments in the future in relation to the Subject Property.

Thank you in advance for considering these comments. We would also like to be notified of any Council decision with respect to the Draft CPP.

Yours truly,
MHBC



Kory Chisholm, BES, M.Sc, MCIP, RPP
Partner
kchisholm@mhbcplan.com



Tyler Kawall, BES, MCIP, RPP
Intermediate Planner
tkawall@mhbcplan.com

cc. *Andrew Chan / 1702 Innisfil Corporation*
Johnny Tran / 1702 Innisfil Corporation
Wilson Tran / 1702 Innisfil Corporation
David McKay / MHBC

Appendix 1

Ontario Regulation 220/25

ONTARIO REGULATION 220/25

made under the

PLANNING ACT

Made: September 19, 2025

Filed: September 19, 2025

Published on e-Laws: September 22, 2025

Published in *The Ontario Gazette*: October 4, 2025

ZONING ORDER - TOWN OF INNISFIL, COUNTY OF SIMCOE

Definitions

1. In this Order,

“seniors’ residence” means a premises, other than a long-term care home or retirement home, that provides accommodation primarily to seniors and,

(a) that comprises either or both,

(i) private rooms that each have at least one separate private bathroom, and

(ii) living units that each have cooking facilities and at least one separate private bathroom,

(b) where each private room or living unit, as the case may be, has a separate entrance from a common hall, and

(c) that has common facilities for the preparation and consumption of food, common lounges and recreation rooms;

“zoning by-law” means Zoning By-law 080-13 of the Town of Innisfil.

Application

2. (1) This Order applies to lands in the Town of Innisfil in the County of Simcoe, in the Province of Ontario, being the lands outlined in red on a map numbered 380 and filed at the Toronto office of the Ministry of Municipal Affairs and Housing located at 777 Bay Street.

(2) For the purposes of this Order, the lands described in subsection 2 (1) shall be considered to be a single lot.

Permitted uses

3. Every use of land and every erection, location or use of any building or structure is prohibited on the lands described in subsection 2 (1), except for,

(a) A seniors’ residence;

(b) The uses permitted in section 3.47 of the zoning by-law; and

(c) The uses set out in Table 5.1 — Permitted Uses, within the MU1 column (Mixed Use 1 Zone) of the zoning by-law.

Zoning requirements

4. (1) The zoning requirements set out in the General Provisions in section 3.0 and the Mixed Use 1 (Alcona) Zone in section 5.2 of the zoning by-law apply to the lands described in subsection 2 (1) with the following additions and exceptions:

1. The maximum height of any building or structure is four storeys.

2. The maximum setback from Innisfil Beach Road of an apartment dwelling containing non-residential uses on the first floor is 300 metres.

3. The gross floor area of a building or structure excludes service and common areas throughout the building or structure, including floor areas within the basement, mechanical penthouses and enclosed rooftop recreational uses.

(2) The requirements with respect to parking set out in the zoning by-law apply to the permitted uses set out in section 3 with the following additions and exceptions:

1. For a long-term care home, 0.5 parking spaces shall be provided per bed.

2. For a retirement home, 0.5 parking spaces plus 0.15 parking spaces for visitors shall be provided per unit.

3. For a seniors’ residence, 0.4 parking spaces plus 0.15 parking spaces for visitors shall be provided per private room or living unit, as the case may be.

Conditions

5. (1) The following conditions are imposed for the purposes of subsection 47 (1.0.1) of the Act:

1. A water and wastewater servicing strategy has been prepared by the proponent or landowner for the lands described in subsection 2 (1).
2. Archaeological assessments for the lands described in subsection 2 (1) have been undertaken and entered into the Ontario Public Register of Archaeological Reports.
3. A development phasing plan, prioritizing the construction of a 256-bed long-term care facility, has been prepared by the proponent or landowner for the lands described in subsection 2 (1).

(2) In making a determination as to whether a condition has been or will be fulfilled, the Minister may rely on information from the following entities:

1. The County of Simcoe.
2. The Town of Innisfil.
3. The Ministry of Citizenship and Multiculturalism.
4. The Ministry of Environment, Conservation and Parks.
5. The Ministry of Long-Term Care.

(3) The application of this Order is subject to subsections 47 (1.0.1) to (1.0.4) of the Act.

Terms of use

6. (1) Every use of land and every erection, location and use of buildings or structures shall be in accordance with this Order.

(2) Nothing in this Order prevents the use of any land, building or structure for any use prohibited by this Order if the land, building or structure is lawfully so used on the day this Order comes into force.

(3) Nothing in this Order prevents the reconstruction of any building or structure that is damaged or destroyed by causes beyond the control of the owner if the dimensions of the original building or structure are not increased and its original use is not altered.

(4) Nothing in this Order prevents the strengthening or restoration to a safe condition of any building or structure.

Deemed by-law

7. This Order is deemed for all purposes, except the purposes of section 24 of the Act, to be a by-law passed by the council of the Town of Innisfil.

Commencement

8. This Regulation comes into force on the day it is filed.

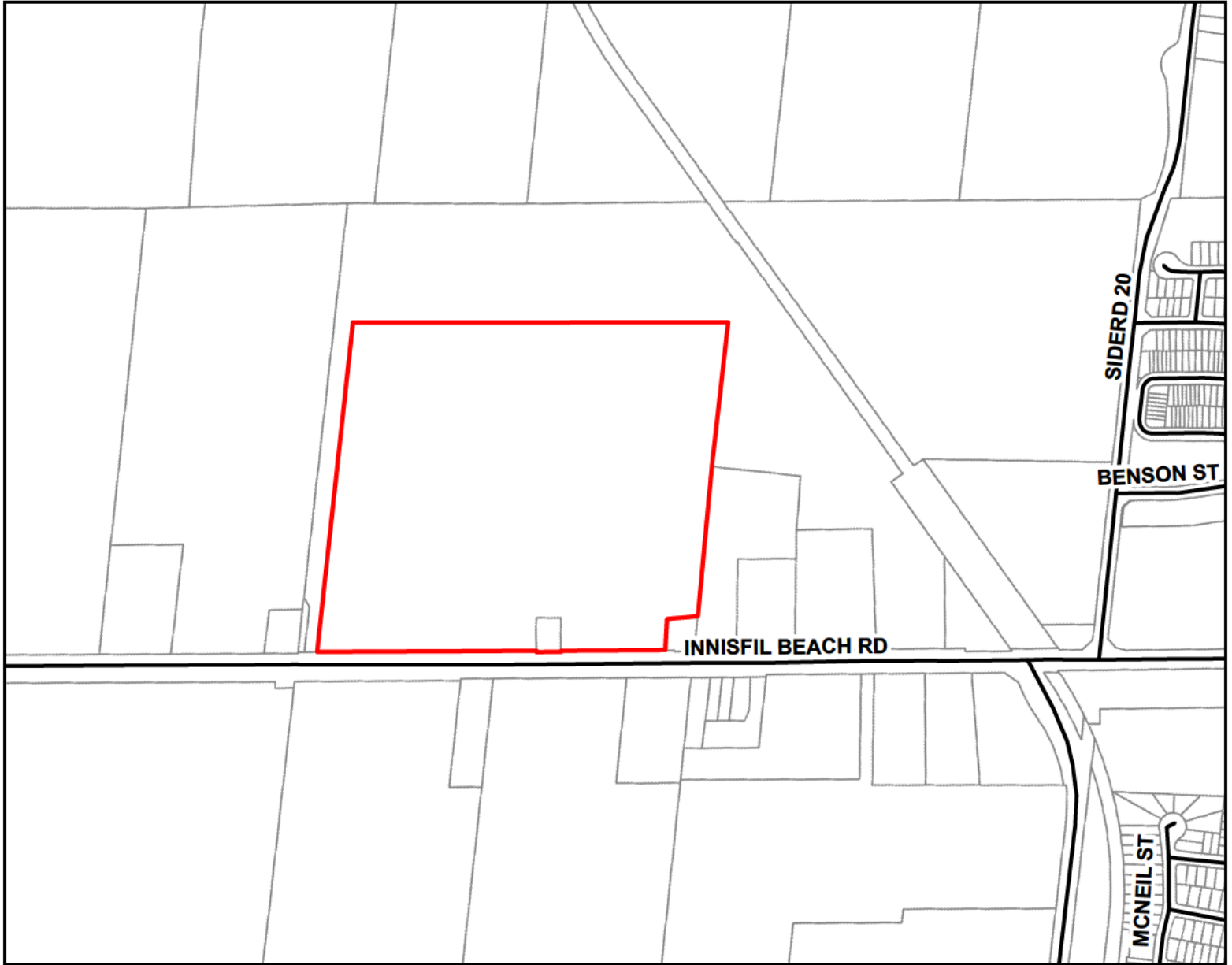
Made by:

ROB FLACK
Minister of Municipal Affairs and Housing

Date made: September 19, 2025

Back to top

Part of the South Half of Lot 19, Concession 8, Innisfil, Town of Innisfil, County of Simcoe



MAP NO. 380

Map filed at the office of the Ontario
Ministry of Municipal Affairs and Housing,
777 Bay St., Toronto, Ontario,




Planning Act

Ontario Regulation: 220/25

Date: September 19, 2025

Original Regulation Signed By: Minister of
Municipal Affairs and Housing

LEGEND

-  Roads
-  Parcels
-  Subject Lands



Map North (Degrees):
18°E

0 70 140 280

Metres

1 cm equals 92 metres

Map Description:

The map represents no.380 referred to in a Minister's Zoning Order.
It shows lands located in, Part of the South Half of Lot 19, Concession 8,
Innisfil, Town of Innisfil, County of Simcoe.

We are committed to providing accessible customer service
(<https://www.ontario.ca/page/accessible-customer-service-policy>).

On request, we can arrange for accessible formats and communications supports.
Please contact MMAH by email (mininfo@ontario.ca) for regulation details.

THIS IS NOT A PLAN OF SURVEY

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Innisfil Community Planning Permit System

Public Meeting

June 10, 2026



Project Team



Andria Leigh – Director, Planning & Growth
Brandon Correia – Manager of Planning
Keirsten Morris – Planning Project Manager



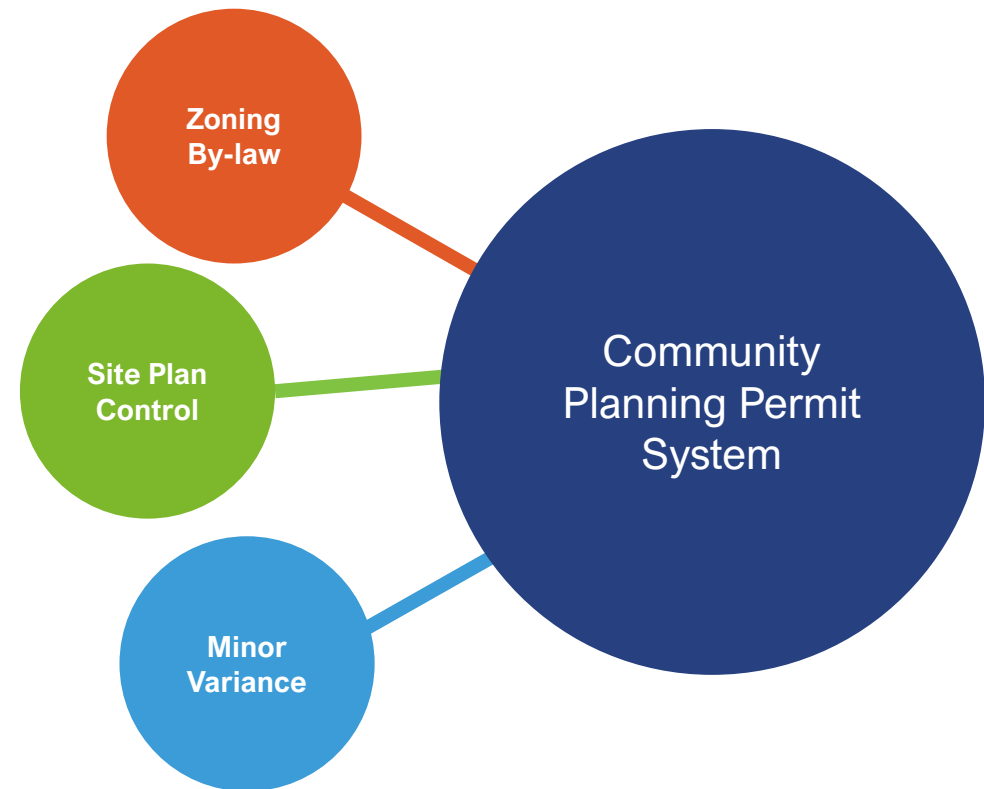
David Riley –
Principal



Justine Giancola -
Partner

What is a CPP By-Law?

- Combines Zoning By-law Amendments, Site Plan Approvals and Minor Variances into a single, comprehensive application and approval process.
- Replaces a municipality's Zoning By-law for the area(s) to which the CPPS applies.

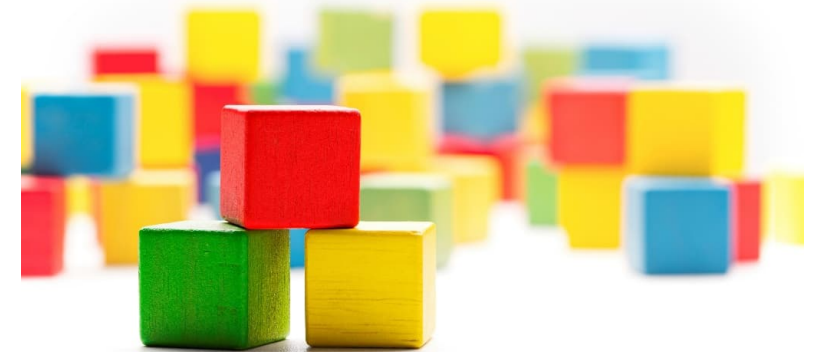


Key Benefits

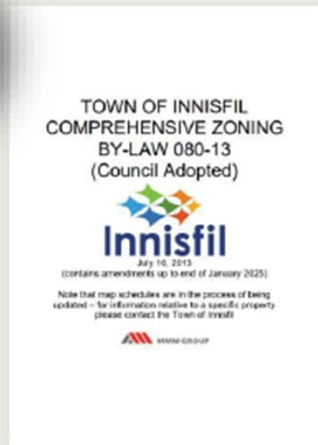
- ✓ Combined application process with shorter approval timelines
- ✓ Gets housing to market quicker
- ✓ Supports local priorities
- ✓ Provides flexibility by allowing the Town to define how land can be used if certain conditions are met
- ✓ Creates certainty and transparency for the community, landowners and developers
- ✓ Allows the Town to secure community benefits in exchange for additional density

What is Different About a CPP By-law Compared to a Zoning By-law?

- Flexibility in land use permissions and development standards (discretionary uses and variations).
- Delegated approvals (to staff) for more minor permit applications.
- Ability to require community benefits or other matters as a condition of approval.



Why a Town-Wide Community Planning Permit System?

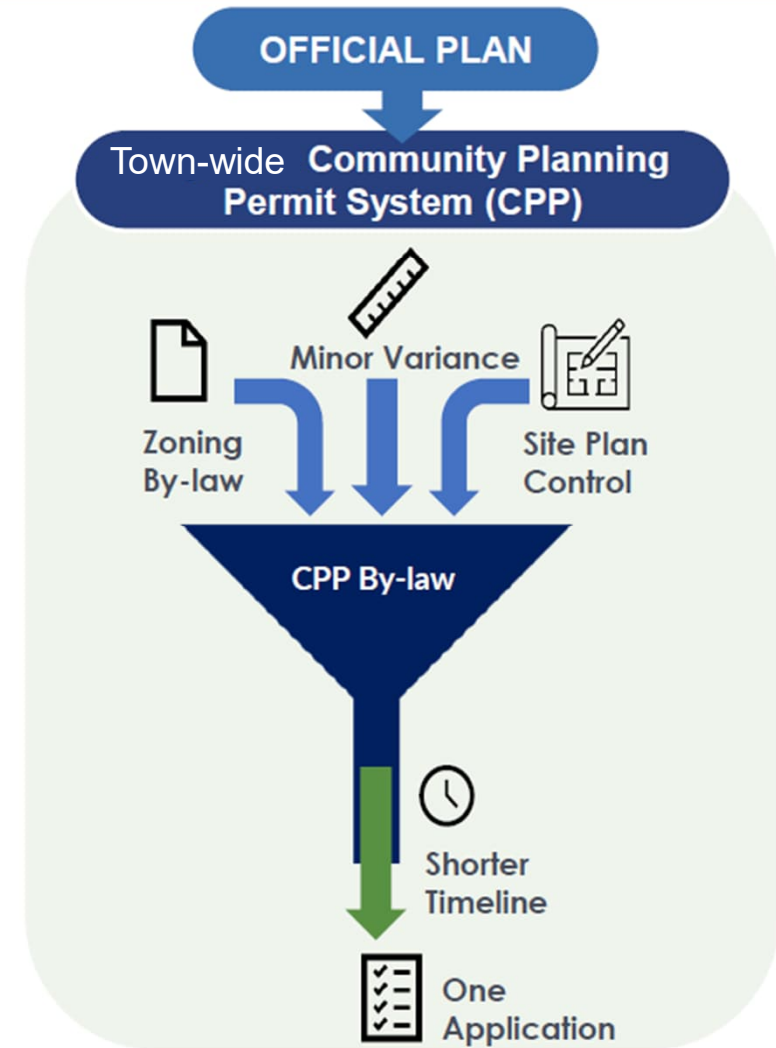


The Town's current Zoning By-law 080-13 needs to be updated to align with new policies



The CPP By-law is already effective in Alcona and the Shoreline.

We will expand these provisions to launch a Town-wide CPP By-law.



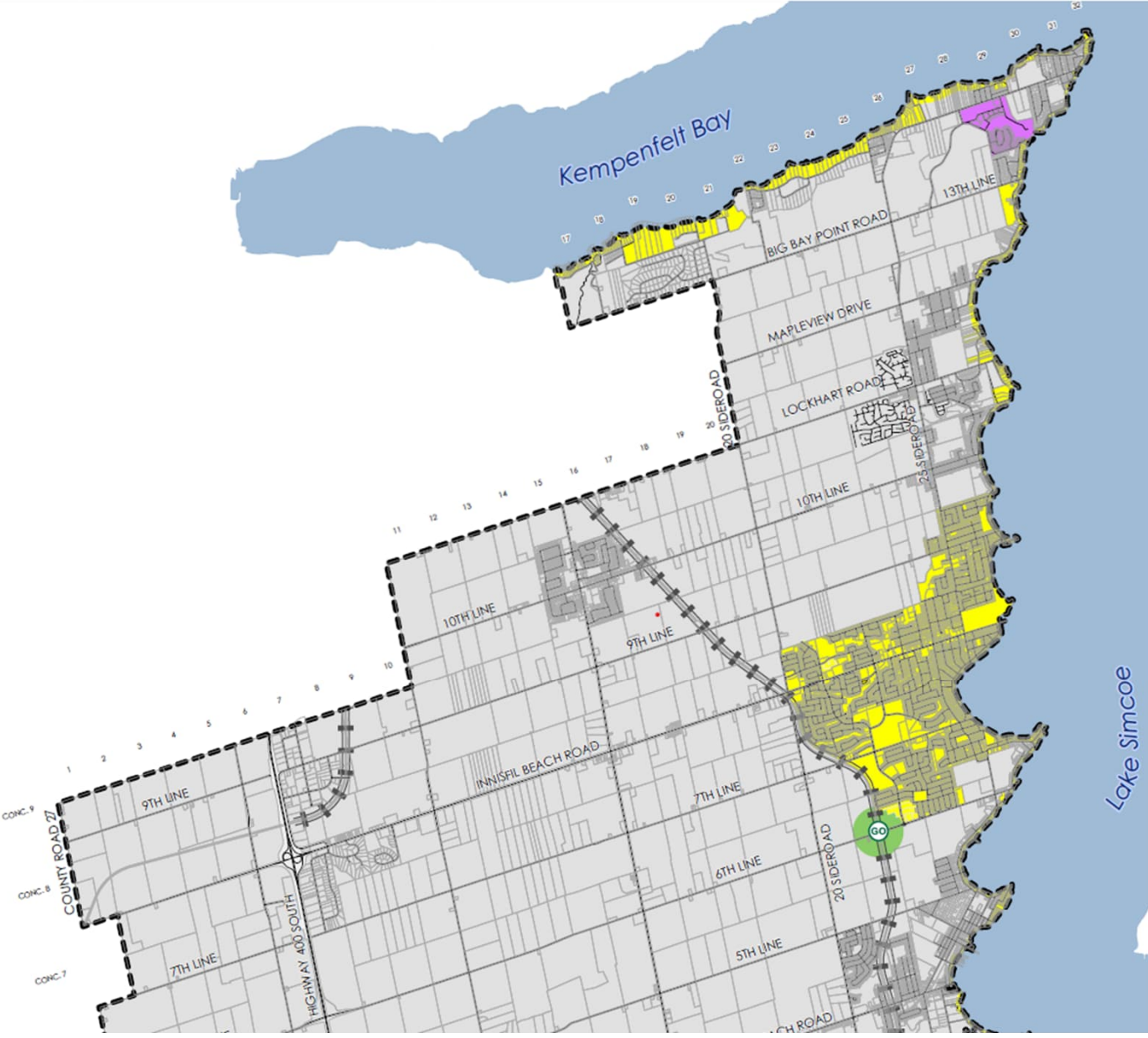
Status of CPP By-law and Official Plan Review

- CPPS By-law 058-25 was approved on June 25, 2025
 - Priority Area 1a (shoreline areas)
 - Priority Area 1b (Alcona primary settlement area)
- CPPS By-law Housekeeping Amendment approved March 18, 2026
 - Council Public Meeting was held on March 18, 2026
- Official Plan Review is underway
 - Plan is proposed for Adoption this Evening
- Town-Wide CPP By-law will implement the new Official Plan (once in force) and provide administrative consistency across the Town

Town-wide CPP By-law Area

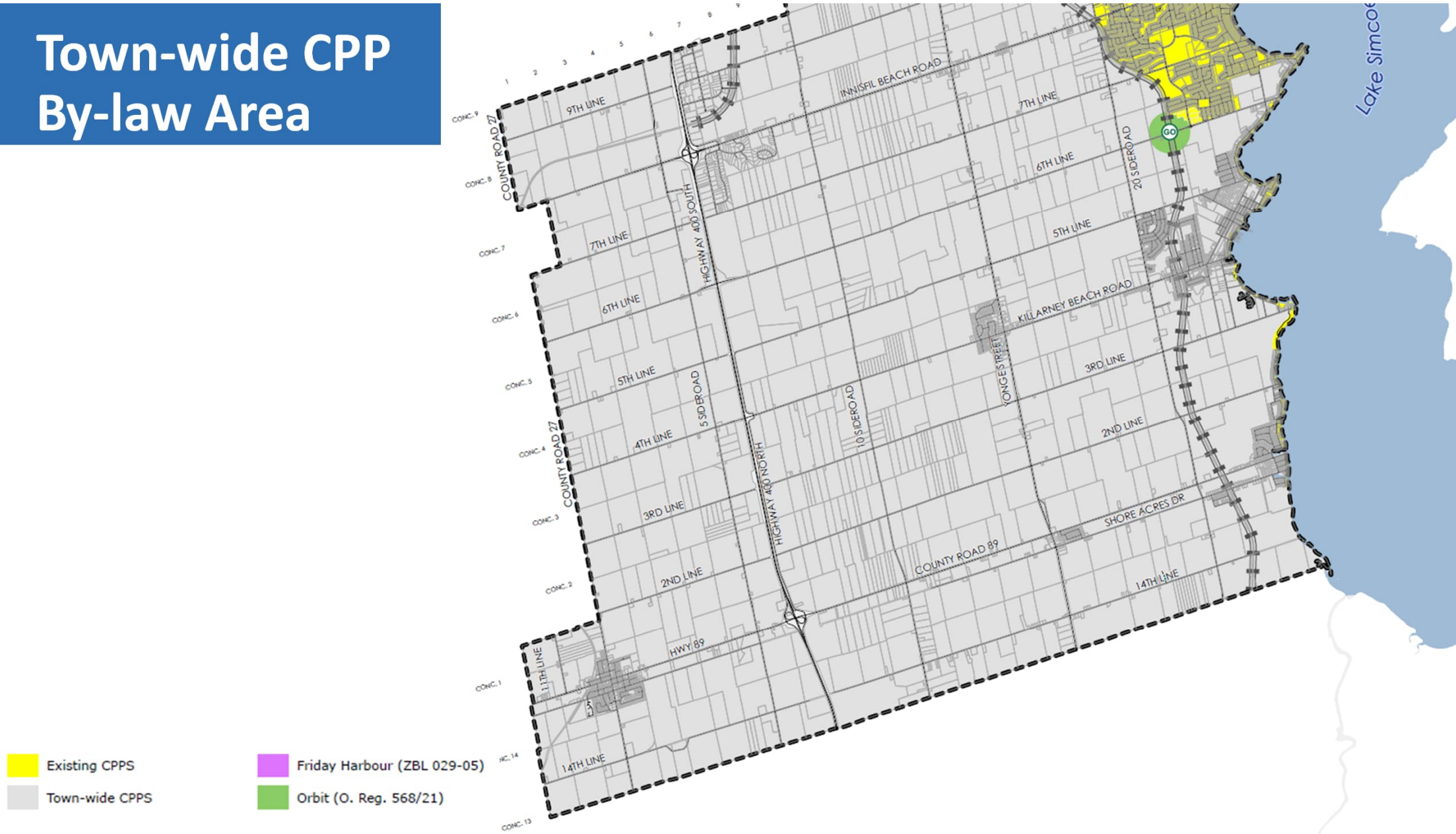
Existing CPPS
Town-wide CPPS

Friday Harbour (ZBL 029-05)
Orbit (O. Reg. 568/21)



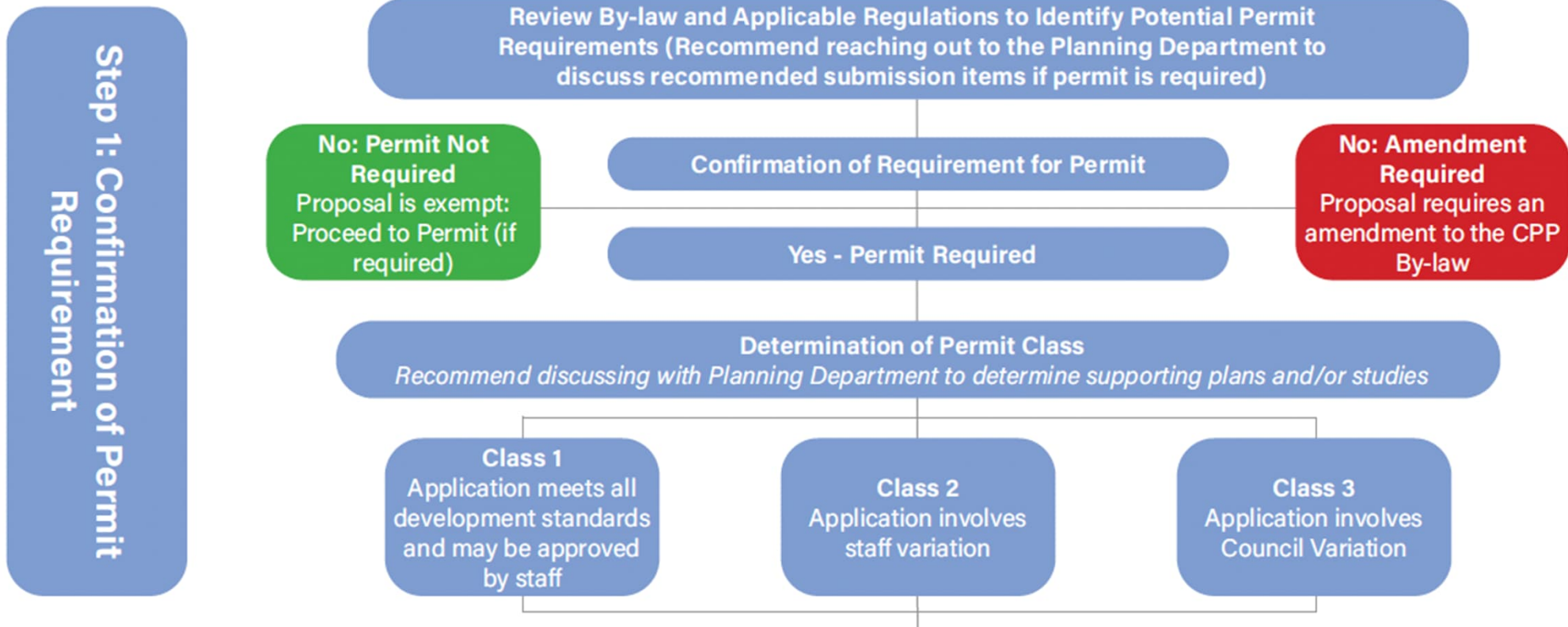
Lake Simcoe

Town-wide CPP By-law Area



Community Planning Permit Review Process

Step 1: Confirmation of Permit Requirement



Community Planning Permit Review Process

Step 2: Application Submission

Step 2: Application Submission

Applicant Submits Community Planning Permit Application (and all supporting studies and/or plans)

Application Circulated to Agencies and Departments for comment

Application is deemed to be Complete once all Agencies and Department comments are received, and confirmation that all materials have been submitted

Class 3 Public Notification

- Staff prepares Notices
- Applicant to post sign on property
- Staff notify property owners within 120 metres of the subject property by mail
- Staff post notification on municipal website
- Twenty (20) days for comments

Community Planning Permit Review Process

Step 3: Application Review

Step 3: Application Review

Class 1 Application Review

- If no significant issues are raised, then proceed to decision
- If there are concerns, then comments are discussed with Applicant, and revisions are made as required

Class 2 Application Review

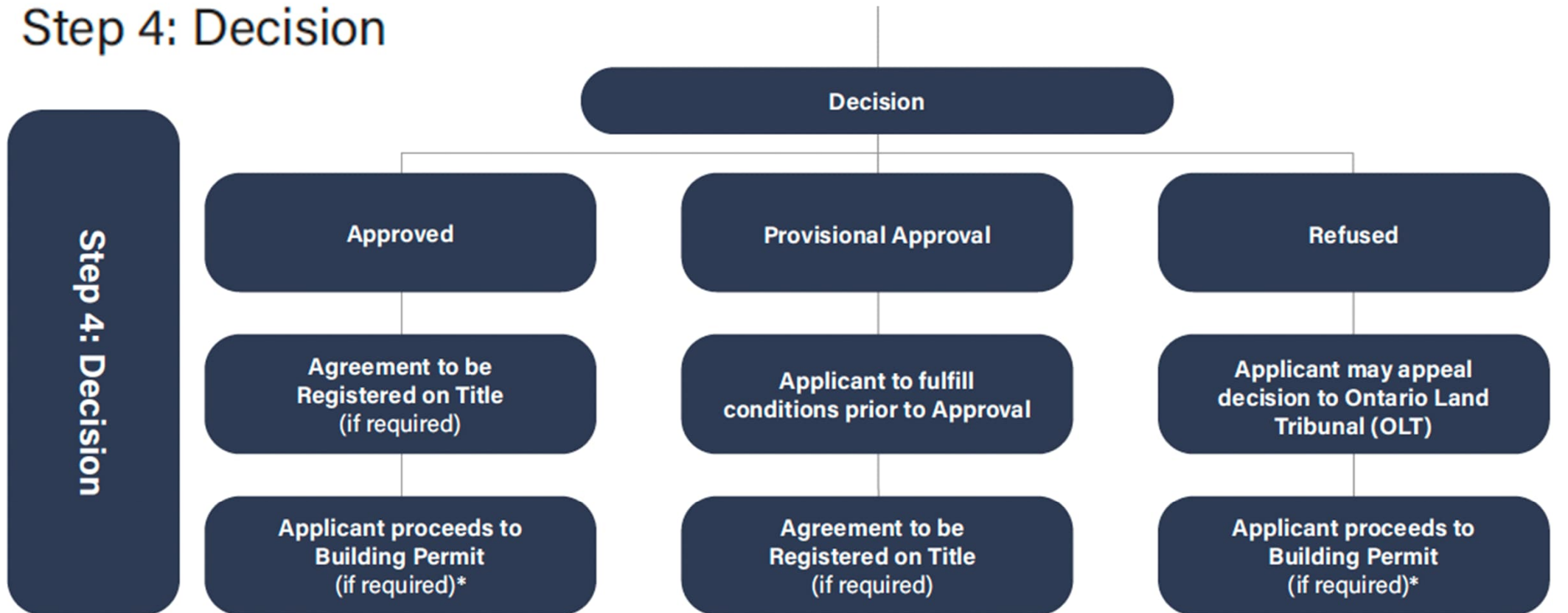
- If no significant issues are raised, then proceed to decision
- Potential referral of application to Council (Class 3) if there are significant concerns

Class 3 Application Review

- Application is reviewed by staff and if no significant issues are raised, proceeds to Council for decision




Community Planning Permit Review Process

Step 4: Decision



*Additional Permits may need to be obtained from other Agencies

Community Planning Permit Classes

Class of Permit	Description	Approval Authority
	<p>Application meets all development standards, and no variations are required.</p>	<p>Town Staff</p>
	<p>Application generally meets the intent, standards and provisions of this By-law but requires minor relief (a Class 2 - Staff Variation) from:</p> <p>1) One or more applicable development standards within the established 'Class 2' variation limits.</p> <p>A 'Threshold' limit for what variation from the development standard can be approved under a Class 2 variation is set out for individual provisions within the By-law.</p>	<p>Town Staff</p>
	<p>Application requires more substantial or complete relief (a Class 3 - Council Variation) from:</p> <p>1) One or more applicable development standards above the Class 2 Variation Limit; and</p> <p>2) Building height above the maximum Class 2 threshold.</p> <p>Council may vary the standards, provisions and requirements of the Community Planning Permit By-law up to 100% of the stated standards.</p>	<p>Council or Planning Committee if approval is delegated</p>

By-law Exemptions

Development that does not require a Permit:

- any development consistent with a **site plan agreement** pursuant to the Town's Site Plan Control By-law;
- **interior renovations** if there is no change in use or intensification;
- new, or additions to existing **single-detached and semi-detached dwellings**, where such dwellings comply with all applicable provisions of the By-law, except in the Shoreline Residential Precinct;
- **Additional dwelling units**, where permitted, that comply with all applicable provisions of the By-law;





By-law Exemptions

- **maintenance of existing buildings and structures**, such as the replacement of windows, doors, stairs and decks, that will not result in changes to the footprint of the structure and location;
- **repairs to existing buildings and foundations** provided that the works do not involve the placement of fill, alteration of existing grades or changes to the footprint of the structure;
- **seasonal water structures** subject to the standards and provisions in Section 5.6.2;
- **storage sheds** no greater than 10 m² in size in the Shoreline Residential Precinct, and no greater than 15 m² in size in all other Precincts, subject to standards and provisions in Section 3.3 or 5.6.4;




By-law Exemptions

- **decks, swimming pools, and gazebos** that comply with all applicable provisions of this By-law, except in the Shoreline Residential Precinct;
- **new fences**, or repairs to **existing fences**, that comply with all applicable provisions of this By-law, except in the Shoreline Residential Precinct;
- **placement of fill** less than 7m² or 2 half ton loads;
- lands subject to By-law 029-05 (**Friday Harbour**);
- placement of a **portable classroom** on a school site of a district school board;
- projects initiated by a '**public authority**' (as defined in By-law); and
- agricultural uses and new agricultural buildings or structures in the **Agricultural, Specialty Crop, or Rural Precincts**, where minimum distance separation (MDS) is met in accordance with Provincial requirements, where such uses, buildings and structures comply with all applicable provisions of this Bylaw.






Structure of CPP By-law

	Section 1	Administration and Interpretation (defines how the by-law is to be administered)
	Section 2	Definitions (list of defined terms used throughout the by-law)
	Section 3	General Provisions (applies to all classes of development and geographies)
	Section 4	Parking and Loading Provisions (parking and loading rules for specific uses)

Structure of CPP By-law

	Section 5	Residential Precincts (permitted uses and development standards)
	Section 6	Commercial and Mixed Use Precincts (permitted uses and development standards)
	Section 7	Community Service, Open Space and Environmental Protection Precincts (permitted uses and development standards)

Structure of CPP By-law

	Section 8	Employment Precincts (permitted uses and development standards)
	Section 9	Countryside Precincts (permitted uses and development standards)
	Section 10	Site-Specific Exceptions (carries over site-specific exceptions from Zoning By-law)
	Schedule A	Precinct Map
	Appendices	Overlays <ul style="list-style-type: none">-Regulated Area of a Conservation Authority-Wellhead Protection Area A and B, Intake Protection Zone-Visual Impact-Waste Disposal Assessment

Section 1: Administration and Interpretation

Defines how the by-law is to be administered and implemented – key sub sections include:

Criteria for Variations from Standards

- Sets out criteria to evaluate Community Planning Permit applications where a variation is sought

Decision and Conditions of Approval

- Community Planning Permit applications may be approved subject to conditions, as specified in the By-law (e.g. requirement for completion of technical studies or plans to the satisfaction of the Town)

Section 1: Administration and Interpretation

Transition Provisions

- Establishes parameters for considering previously approved planning approvals (minor variance, consent, site plan) and approved or in-process building permit applications – ensures carry-over of prior approvals

Facilities, Services and Matters

- Sets out requirements for facilities, services and matters (community benefits) to be provided in exchange for increases in height and/or density (including affordable housing units)
- Sets out affordability threshold for ownership and rental units in Innisfil

Section 2: Definitions

- List of Defined terms used throughout the by-law.

Section 3: General Provisions

Sets out provisions/regulations which apply to all classes of development and all geographic permit areas



Image of Sandy Cove lake access to Lockhart Road.

Section 4: Parking and Loading Provisions

Sets out provisions/regulations for parking and loading provisions for specific uses

- Largely carried over from Town's existing Zoning By-law
- Establishes minimum vehicular parking rates for specific uses, including accessible parking spaces
- Establishes minimum loading space requirements for specific uses
- Requirement for bicycle parking spaces for residential uses and for non-residential uses
- Requirement for electrical vehicle (EV) parking spaces for residential, mixed use and commercial developments.



Image of parking spaces at Trinity Crossing plaza.

Section 5: Residential Precincts

Residential precincts bring together the land use designations in the Official Plan as Residential Low Density 1, Residential Low Density 2, Residential Medium Density, Retirement Residential, and Village and Hamlet Residential.

Residential Low Density 1

Focus on single detached and similar dwellings.

Residential Low Density 2

Wider range of low density types of housing, including some types of townhouses.

Residential Medium Density

More dense forms of housing including triplexes, stacked townhouses, apartments, and some discretionary uses including commercial uses and bed & breakfast establishments.

Section 5: Residential Precincts

Residential precincts bring together the land use designations in the Official Plan as Residential Low Density 1, Residential Low Density 2, Residential Medium Density, Retirement Residential, and Village and Hamlet Residential.

Retirement Residential

Serving the special social and housing needs of older persons. Focused on low density housing, retirement facilities, and supporting recreational services.

Village and Hamlet Residential

Residences on unserviced, partially serviced, or with limited services, typically single detached houses.

Section 6: Commercial and Mixed Use Precincts

Sets out provisions/regulations for Neighbourhood Commercial, Village and Hamlet Commercial, Rural Commercial, Shoreline Commercial, Mixed Use, Mixed Use Lefroy, and Mixed Use Cookstown.

Neighbourhood Commercial

Caters to the day-to-day shopping needs and key services for neighbourhood residents.

Rural Commercial

Supports the commercial growth of businesses in the rural areas of Innisfil.

Village and Hamlet Commercial

Serves the shopping and commercial needs of residents in hamlets and small village estates.

Shoreline Commercial

Convenience, tourist, and recreation-oriented commercial uses along the Lake Simcoe Shoreline.

Section 6: Commercial and Mixed Use Precincts

Sets out provisions/regulations for Neighbourhood Commercial, Village and Hamlet Commercial, Rural Commercial, Shoreline Commercial, Mixed Use, Mixed Use Lefroy, and Mixed Use Cookstown.

Mixed Use

Supports a variety of retail, service, office, institutional, community, and residential uses in a pedestrian friendly setting.

Mixed Use Lefroy

Includes additional development guidance for mixed uses to suit the unique context in Lefroy.

Mixed Use Cookstown

Includes additional development guidance for mixed uses to suit the unique context in Cookstown.

Section 7: Commercial Service, Open Space, and Environmental Protection Precincts

Sets out provisions/regulations for Community Space, Open Space, and Environmental Protection Precincts

Community Service

Public facilities that incorporate public uses, programmes and services to serve the community and support health and wellbeing.

Open Space

Areas supporting vibrant recreational areas that contribute to place making, including parks, golf courses, campgrounds, community gardens, trails, etc.

Environmental Protection

Lands with natural heritage features that are protected from development.

Section 8: Employment Precincts

Sets out provisions/regulations for Employment Area, Mixed Commercial/Employment Area and Tourism/Commercial Area Precincts

Employment Area

Supports the majority of planned employment activities in Innisfil Heights.

Mixed Commercial/ Employment Area

Allows for a range of commercial and recreational uses, as well as prestige type industrial uses in fully enclosed buildings.

Tourism / Commercial Area

Generally located in the Georgian Downs and OLG Slots lands in the northwest area of Innisfil Heights, supporting a mix of tourism, employment supportive, and office uses.

Section 9: Site Countryside Precincts

Sets out provisions/regulations for Agricultural, Specialty Crop, Future Urban, Civic Campus, Extractive Industrial, Rural, Estate Residential, Rural Residential, Rural Commercial and Rural Industrial Precincts

Agricultural

Supports agricultural activities and on-farm diversified uses. These lands are not specialty crop or rural.

Specialty Crop

Lands protected for specialty crop production, allowing for a full range of agricultural uses for the long term.

Future Urban

Lands designated to be subject to a future Official Plan Amendment intended for residential and commercial uses.

Civic Campus

The area around the Town administrative campus, intended to function as a community hub.

Section 9: Site Countryside Precincts

Sets out provisions/regulations for Agricultural, Specialty Crop, Future Urban, Civic Campus, Extractive Industrial, Rural, Estate Residential, Rural Residential, Rural Commercial and Rural Industrial Precincts

Estate Residential

Recognizes existing estate residential development in the Town, as well as planned estate residential development on existing designated lands

Rural

Lands outside of settlement areas that provide for agricultural and rural related uses that support the agricultural and rural community.

Rural Residential

Recognizes both existing and future/planned estate-style residential development in the rural area.

Rural Commercial

Supports rural commercial uses that are larger in size, or serve travelling public and tourists.

Section 9: Site Countryside Precincts

Sets out provisions/regulations for Agricultural, Specialty Crop, Future Urban, Civic Campus, Extractive Industrial, Rural, Estate Residential, Rural Residential, Rural Commercial and Rural Industrial Precincts

Rural Industrial

Applies to industrial uses outside settlement areas, for both existing and future uses.

Extractive Industrial

Focused on major extractive industries and supporting uses.

Section 10: Site Specific Exceptions

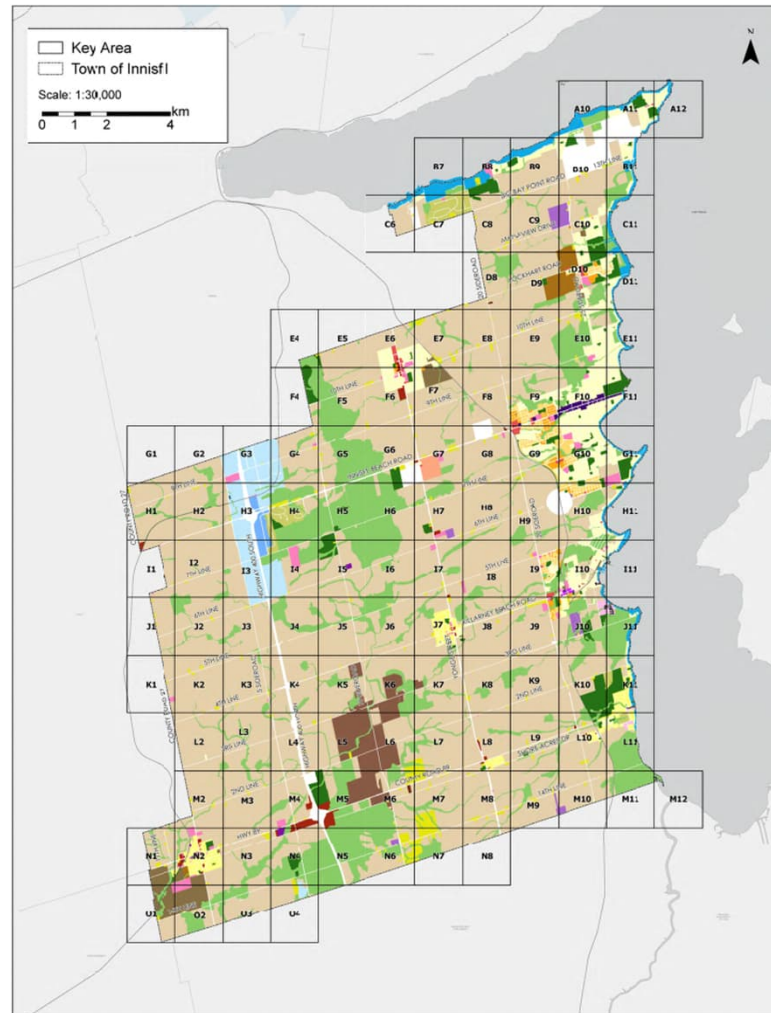
- Carries over site-specific exceptions from Zoning By-law. Examples:

10.1 Site-Specific Exceptions for Residential Low Density 1 (RL1) Precincts

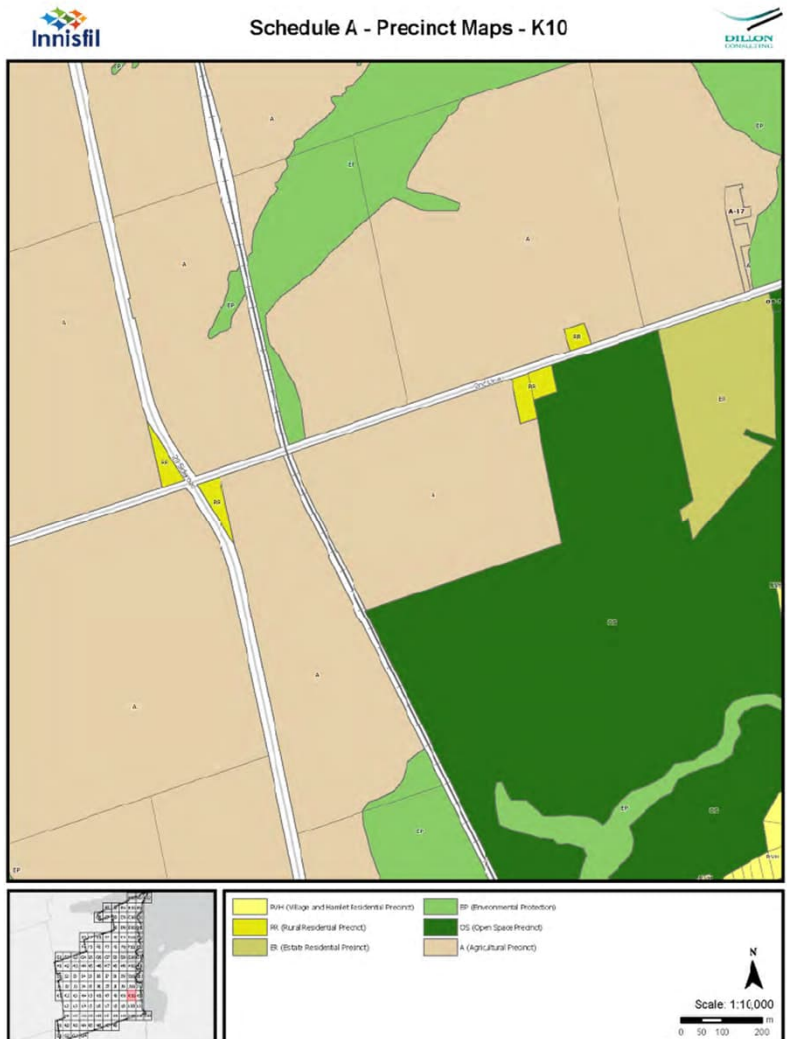
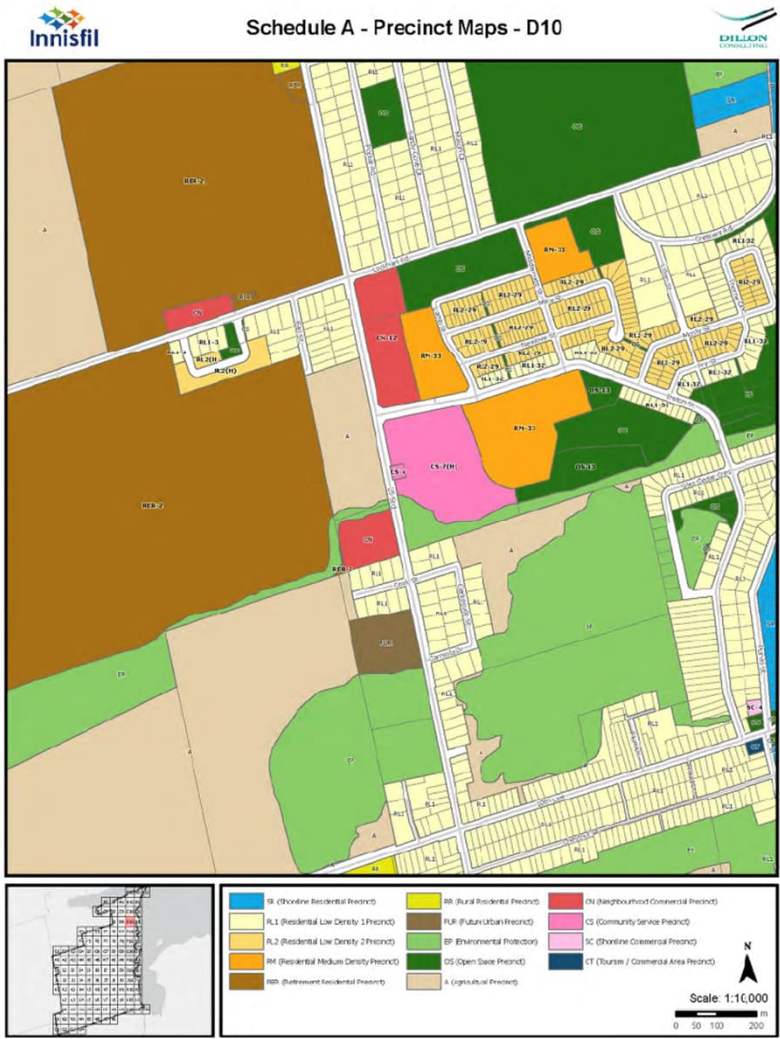
10.1.1

Exception Number: RL1-1
Applicable Parent Precinct: RL1
By-law (reference) 011-01
10.1.1.1 Precinct Regulations
a) Notwithstanding Table 5.4 the minimum rear yard setback shall be 3.0m.

Precinct Maps – Key Map



Precinct Maps – Examples



Questions?

Zoning By-law Amendment (Temporary Use) – 1417 6th Line



Staff Report DSR-088-26

To: Mayor, Deputy Mayor, and Members of Council

From: Brandon Correia, Manager of Planning

Date: June 10, 2026

Executive Summary

- An application for a Zoning By-law Amendment was filed to establish site-specific zoning provisions to permit the existing temporary Orbit sales pavilion located at 1417 6th Line to continue as a temporary use for an additional 3 (three) years.
- The proposed Zoning By-law Amendment would permit the existing temporary sales pavilion use for an additional 3 (three) year term.

Recommendation:

1. That Staff Report DSR-088-26 regarding 1417 6th Line for the proposed Zoning By-law Amendment (D14-2026-002) be received; and
2. That By-law 062-26 being a By-law to amend Zoning By-law 080-13, as amended, to rezone a portion of the subject lands at 1417 6th Line to permit a sales pavilion as a temporary use, be adopted.

Background:

An application for a Zoning By-law Amendment (Temporary Use By-law) to allow the existing Orbit sales pavilion to continue to exist as a temporary use for an additional three years was filed with the Town on April 21, 2026, by Cortel Group on behalf of the owner for 1417 6th Line (the “subject lands”). The subject lands are located on the south side of 6th line, east of 20 Sideroad and are legally described as Part of Lot 21 Concession 5, in the Town of Innisfil. A Key Map showing the location of the subject lands is shown on Attachment 1 to this report. A previous application for Zoning By-law Amendment (Temporary Use By-law) (File No. D14-2022-14, Staff Report [DSR-066-23 Zoning By-law Amendment Application for 1417 6th Line](#)) was heard on April 26th, 2023, where Council passed By-law 044-23 to permit the use of a temporary sales pavilion on the subject lands until April 26, 2026. This By-law expired April 26, 2026. The purpose of this application is to pass a new by-law to allow three additional years for the sales pavilion use on the subject lands.

The subject lands have a lot area of approximately 397 000 metres squared, with the Orbit sales pavilion and associated parking covering 8612.44 metres squared situated on the northwest corner of the lot (at the intersection of 6th and 20 sideroad). The lands are surrounded by:

- Agricultural Lands to the south;
- 20 Side Road and agricultural lands to the west;
- 6th Line and agricultural fields to the north;
- Dwelling and agricultural lands to the east.

Since the expiration date for the temporary use of the sales pavilion in By-law 044-23 (as shown on Attachment 2) has passed, a new application for a Zoning By-law Amendment has been received which proposes to amend the Town of Innisfil Zoning By-law, as was previously approved in 2023, to continue to permit the existing sales pavilion, as a temporary use, for a period of 3 (three) additional years through Zoning By-law Amendment 062-26 shown on Attachment 3. The sales pavilion is constructed and received occupancy in April, prior to the expiry of the temporary use by-law, and no changes to previously approved plans have been requested. Although the proposed By-law as shown on Attachment 3 is written as a Zoning By-law Amendment with a proposed exception number (the By-law in Attachment 2 was not written with an exception number), it carries the same provisions as the original Temporary Use By-law 044-23 and does not introduce any changes.

Table 1: Supporting Materials

Submission Materials*	Date
Cover Letter, prepared by Cortel Group	April 21, 2026
Temporary Use By-law No. 044-23 (2023, signed)	April 21, 2026
Complete Application Form, prepared by Cortel Group	April 21, 2026
Proposed Draft Temporary Use By-law	May 12, 2026

*submission materials, including the materials for the previous application D14-2022-14, can be viewed on the [Town's GetInvolved page](#).

Further background information for this application can be reviewed through Staff Report [DSR-066-23](#) for the Public Meeting held on April 26, 2023 in Council Chambers.

Public and Agency Comments:

Notice for the Public Meeting was provided to the required agencies, and the Notice was circulated to all landowners within 120m of the subject lands on May 21, 2026, in accordance with the *Planning Act*. Corresponding signage was posted on the property on May 21, 2026. Information and materials respecting the application were posted on the [Town's GetInvolved page](#). Notice of this matter returning to Council was also provided to all who provided written correspondence, including on getinvolvedinnisfil.ca, and/or participated in the Public Meeting process.

No public or agency comments have been received at the time of writing this report.

Analysis/Consideration:

The proposed Zoning By-law Amendment (temporary use by-law) would permit the existing temporary sales pavilion to operate for an additional 3 (three) years beyond its original expiration date of April 26, 2026 (shown on Attachment 2). Staff have written the proposed Zoning By-law Amendment as shown on Attachment 3 with a site-specific exception (AG-36) on the subject lands to carry forward the provisions of By-law 044-23 with an extended expiration date to June 10, 2029. A new temporary use by-law was required due to the passing of the expiration date of By-law 044-23 being before the application could be heard at Council, as the application was not submitted in time to issue an extension on the original by-law. The existing temporary sales pavilion is in accordance with the executed Sales Pavilion Agreement between the Town and the Owner, and no additional site alteration is proposed.

Staff consider the amendment to provide an additional three years for the existing temporary sales pavilion use to be a reasonable temporary land use, outside of a settlement area, as the lands are currently designated Agricultural Area in the Town's Official Plan. Staff note that this sales pavilion has been approved on agricultural lands through application D14-2022-014 and

there is an existing, executed Sales Pavilion Agreement between the Town and the Owner. The extension of the temporary use is required to facilitate the sales of lots or units which have received Draft Plan of Subdivision or Condominium approval under the *Planning Act* or *Condominium Act* which currently includes the Sleeping Lion subdivision lands and approved development within the Orbit. Although the subject lands are currently designated agricultural, they are within Transit-Oriented Community (TOC) 3 in the adopted Orbit Secondary Plan, and also the use is existing, and is considered minor in scale as it is able to be converted back to arable land after the term has expired, or redeveloped for land uses contemplated in the adopted Orbit Secondary Plan once the Secondary Plan is approved and the area develops. Every three years Council can continue to consider extending the sales pavilion if required under Section 39 of the *Planning Act*.

Planning Policy Review:

The proposal has been reviewed by Town Staff for consistency and conformity with Provincial, County, and Town policies:

- The existing development and proposal to extend the use temporarily is subject to the policies for temporary uses, and has been reviewed in accordance with the **Provincial Planning Statement (2024)**; and
- The existing development and proposal to extend the use temporarily is subject to the policies for temporary uses, and has been reviewed in accordance with the **County of Simcoe Official Plan**; and
- The existing development and proposal to extend the use temporarily is subject to the policies which pertain to the “Agricultural Area” land use designation, and temporary uses, and has been reviewed in accordance with the **Town’s ‘Our Place’ Official Plan**.

The relevant policies included in Staff’s evaluation are outlined below:

Provincial Planning Statement

The proposed Zoning By-law Amendment to permit an extension to the temporary sales pavilion has been reviewed for consistency with the Provincial Planning Statement (PPS) (2024). The PPS (2024) provides policy direction on matters of provincial interest related to land use planning and development. The PPS (2024) is applied province-wide and provides for appropriate development while ensuring public health and safety, and the quality of the natural and built environment are protected. In accordance with Section 3(5) of the *Planning Act*, all land use decisions in Ontario “shall be consistent with” the PPS. The proposed extension to the expiration date of the temporary sales pavilion use is consistent with Section 2.8.1.1 of the PPS:

Section 2.8.1.1 Planning authorities shall promote economic development and competitiveness by: providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long term needs; providing opportunities for a diversified economic base. The sales pavilion is a temporary use which as stated, may be converted back to arable land or redeveloped for urban uses consistent with the broader land use policies of the Orbit Secondary Plan, as adopted. A traffic brief, agricultural impact assessment, functional servicing and planning justification report were submitted in support of the original Temporary Use By-law approved in 2023, and a building permit, site plan control agreement, and occupancy has been issued. Staff consider this application consistent with the PPS.

Lake Simcoe Protection Plan (LSPP)

The objectives of the LSPP include protect, improve, or restore the elements that contribute to the ecological health of the Lake Simcoe watershed, including, water quality, hydrology, key natural heritage features and their functions, and key hydrologic features and their functions. A portion of the lands used for the sales pavilion are within the LSRCA regulated area. All required permits, including an LSRCA permit have been obtained.

County of Simcoe Official Plan

The subject lands are designated Agricultural and Greenlands in the County of Simcoe Official Plan. The sales pavilion is located in the area designated Agricultural. Staff have reviewed the use of a sales pavilion in terms of County and Town Official Plan policies in the context of its temporary nature and in the context of the proposed Orbit Secondary Plan and are of the opinion the application to extend the expiration date conforms to the County of Simcoe Official Plan.

Town of Innisfil Official Plan

The subject lands are designated Agricultural Area and Key Natural Heritage Features and Key Hydrologic Features in the Town Official Plan. Specifically, the area proposed for the sales pavilion is designated Agricultural Area.

Section 22.5 of the Official Plan speaks to requirements of consideration for temporary use by-laws, including land use compatibility, environmental impact, adequacy of servicing, parking, traffic and maintaining the general intent and purpose of the Official Plan. Temporary Use By laws shall not exceed three years, with subsequent extensions granted up to three years. The applicant has provided required materials and studies for the matters under Section 22.5 which have been reviewed by Staff and agencies pursuant to site plan control and the executed Sales Pavilion Agreement. The proposed extension of the use is temporary, and as stated, lands may be restored as arable land or used for land uses contemplated in the adopted Orbit Secondary Plan based on future approval decisions respecting the Orbit Secondary Plan.

Town of Innisfil Zoning By-law 080-13

The Zoning By-law Amendment application proposes to permit the existing temporary sales pavilion on a temporary basis, for a 3 (three) year term.

Sales Pavilions are not permitted as-of right in any zone, unless they are in an existing building within any commercial or mixed-use zone. Section 3.30.2 of the Town Zoning By-law No. 080-13 requires a site-specific Zoning By-law Amendment in order for a Sales Pavilion use to be permitted. The previously passed Zoning By-law Amendment as shown on Attachment 2 allowed the use on a temporary basis (3 years, extendable by three-year increments at the discretion of Council) in accordance with Section 39 of the *Planning Act*. A Sales Pavilion Agreement was executed which regulates the parking area, points of ingress and egress, signage, landscaping, servicing, lot grading, stormwater management, and other matters considered under Section 41 of the *Planning Act* (Site Plan Control). The proposed Zoning By-law Amendment, as shown on Attachment 3, assigns a site-specific exception number to the subject lands and permits the use of the temporary sales pavilion for an additional three years beyond its original expiration date as shown on Attachment 2. As stated, the previous temporary use by-law is not proposed to be 'extended' as it expired before this application could be heard by Council. Therefore, a new temporary use by-law is required.

Community Strategic Plan Alignment:

The proposed extension of the temporary use of a sales pavilion on the subject lands meets the Town's Priority # 1 "Grow" by providing for a temporary sales office use that promotes the Orbit development that meets the strategic objectives by facilitating growth within designated areas (1.1) and uses the existing 20th Sideroad watermain with intent for future connection to sewer and water infrastructure, contributing to the Town's financial stability by utilizing existing infrastructure (3.3). The proposal meets the goal of managing the level of growth and actively engaging residents.

Financial Consideration:

All costs incurred by the Town for the purposes of this application are recovered from the Applicant, resulting in no net financial impact to the Municipality.

Local Impact:

The temporary sales pavilion is an existing structure that is designed to fit within the surrounding character of the existing area, understanding this is a temporary use on the lands that can be extended by Council in three-year increments subsequently at Council's discretion.

Options/Alternatives:

Council has the option to deny, defer, or make amendments to the proposed Zoning By-law Amendment (Temporary Use By-law).

Conclusion:

Staff recommend that Council approve the proposed Zoning By-law Amendment to permit a new temporary use by-law to allow the existing sales pavilion at 1417 6th Line for 3 (three) years.

Prepared By:

Savana Hasan, Assistant Development Planner
Steven Montgomery, Supervisor of Development Planning

Approved By:

Andria Leigh, Director of Planning and Growth

Attachments:

Attachment 1 – Key Map
Attachment 2 – Previous Temporary Use By-law 044-23
Attachment 3 – Proposed Temporary Use By-law 062-26

Reference Material:

[Community Strategic Plan](#)

Key Map

1417 6th Line



 Subject Lands

ORIGINAL

The Corporation of the Town of Innisfil

By-Law No. 044-23

A By-law of The Corporation of the Town of Innisfil to amend Zoning By-law No. 080-13, as amended to rezone the subject lands at 1417 6th Line to permit a Sales Pavilion as a temporary use.

Whereas the Council of The Corporation of the Town of Innisfil deems it desirable to approve an application to rezone the lands being Part of Lot 21, Concession 5, and municipally know as 1417 6th Line; and

Whereas the authority to pass this By-law is provided pursuant to Sections 34 and 39 of the Planning Act, R.S.O 1990, c.P.13, as amended.

Now Therefore the Council of The Corporation of the Town of Innisfil enacts as follows:

1. Schedule 'A' attached forms part of this By-law.
2. By-law 080-13, as amended, is hereby further amended by rezoning lands as shown on Schedule 'A' attached hereto to permit a sales pavilion for a period of three (3) years from the date of the passing of this Temporary Use By-law. The permitted sales pavilion shall not exceed a gross floor area of 495 square metres, and shall maintain a minimum of 18 parking spaces, including one accessible parking space.
3. This By-law shall take effect on the final passing thereof, subject to the provisions of Sections 34 and 39 the Planning Act, as amended.

Passed this 26th day of April 2023.

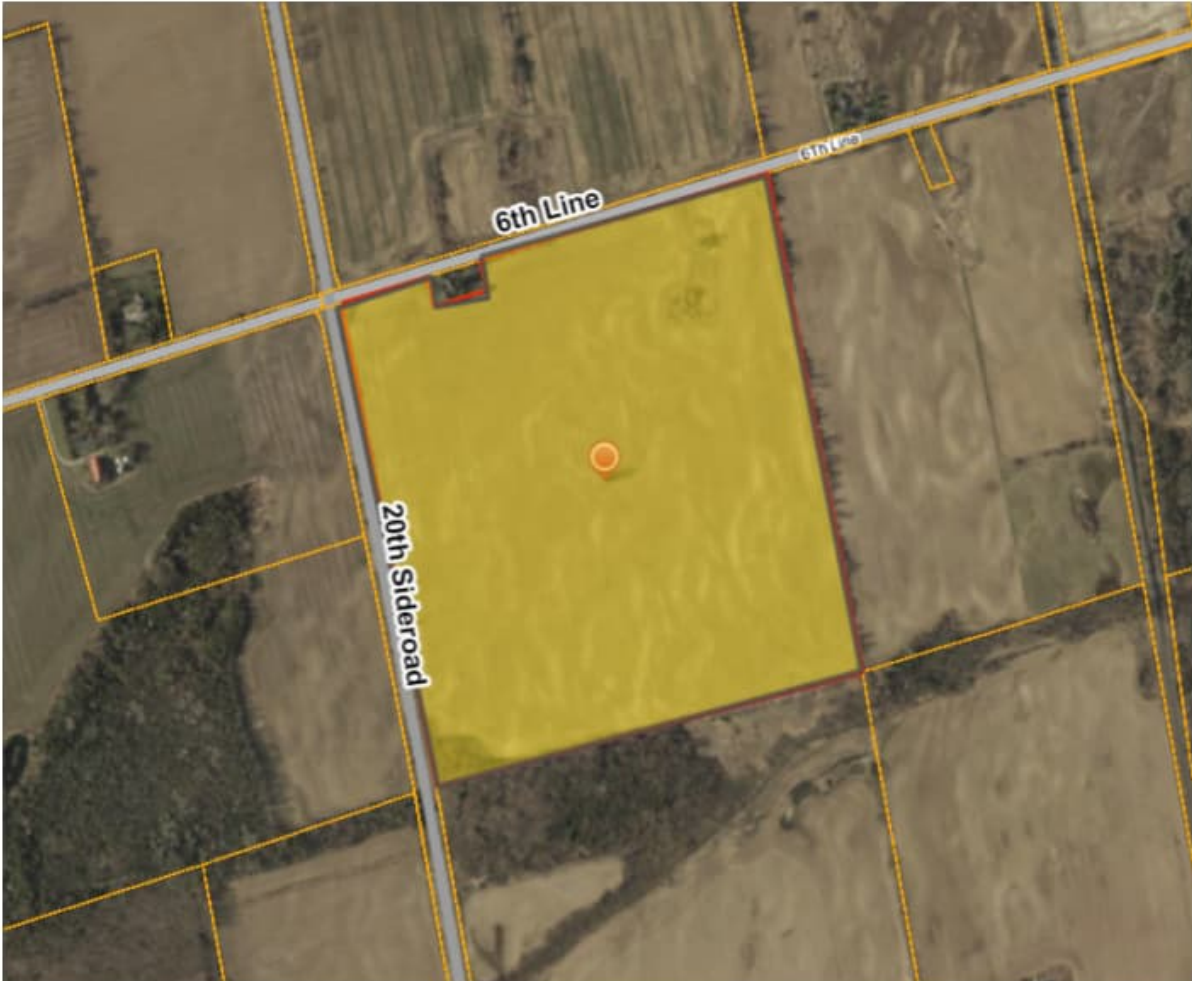


Lynn Dollin, Mayor



Patty Thoma, Clerk

**SCHEDULE 'A'
BY-LAW 044-23**



**LANDS TO BE REZONED ON A TEMPORARY BASIS FOR A PERIOD OF
THREE (3) YEARS TO PERMIT A SALES PAVILLION**

**PART LOT 21, CONCESSION 5; REGISTERED PLAN 51R-32799
1417 6TH LINE**

The Corporation of the Town of Innisfil

By-law No. 062-26

A By-law of The Corporation of the Town of Innisfil to amend Zoning By-law 080-13, as amended, by rezoning the lands described as Part Lot 21, Concession 5, in the Town of Innisfil, known municipally as 1471 6th Line to permit a Sales Pavilion as a temporary use.

Whereas the Council of The Corporation of the Town of Innisfil deems it desirable to approve an application to rezone the lands described as Part of Lot 21, Concession 5, in the Town of Innisfil, from the Agricultural General (AG) Zone to the Agricultural General Exception 36 (AG-36) zone; and

Whereas the authority to pass this By-law is provided pursuant to Section 34 and 39 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended; and

Whereas Council has determined that no further notice is to be given pursuant to Section 34 (17) of the *Planning Act*, R.S.O. 1990.

Now Therefore The Corporation of the Town of Innisfil enacts as follows:

1. Schedule "A" attached forms part of this By-law.
2. Schedule "A"- Map No.31 to Zoning By-law 080-13, as amended, is hereby further amended by rezoning the lands shown on Schedule "A" attached hereto from "Agricultural General (AG)" to "Agricultural General Exception 36 (AG-36)".
3. Section 8.3.1 "Agricultural General Zone (AG)" of Zoning By-law 080-13 is hereby amended by adding the following Section after Section 8.3.1.35:

8.3.1.36 AG-36 (2026-XX)

The area identified on Schedule "A" attached and **zoned** AG-36 is subject to a temporary **use** By-law which had been passed under Section 39 of the *Planning Act*, and the provisions are set below:

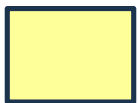
- a) On lands described as 1417 6th Line, a temporary sales pavilion shall be permitted until the 10th day of June, 2029.
 - b) Following this date, the **use** of the sales pavilion shall be prohibited, and the removal of the temporary sales pavilion from the property described as Part of **Lot 21**, Concession 5, in the Town of Innisfil, shall be required, unless such **use** is extended by Council in accordance with the provisions of Section 39 of the *Planning Act*.
 - c) The temporary sales pavilion shall not exceed a **gross floor area** of 495m², and shall maintain a minimum of 18 **parking spaces**, including one accessible **parking space**.
4. This By-law shall come into force and take effect on the day it is passed subject to the appeal provisions set out in Sections 34 and 39 of the *Planning Act*, R.S.O. 1990.

Passed this 10th day of June 2026.

Lynn Dollin, Mayor

Jennifer Marshall, Clerk

**SCHEDULE 'A'
BY-LAW 062-26**



LANDS TO BE REZONED FROM AGRICULTURAL GENERAL (AG) ZONE TO AGRICULTURAL GENERAL EXCEPTION 36 (AG-36) ZONE TO PERMIT THE EXISTING TEMPORARY SALES PAVILION FOR 3 (THREE) YEARS

**PART OF LOT 21, CONCESSION 5; REGISTERED PLAN 51R-32799
1417 6TH LINE**



Innisfil

1417 6th Line

**Proposed Zoning By-law Amendment/
Temporary Use By-law**

Town File No. D14-2026-002

Public Meeting Presentation – June 10, 2026

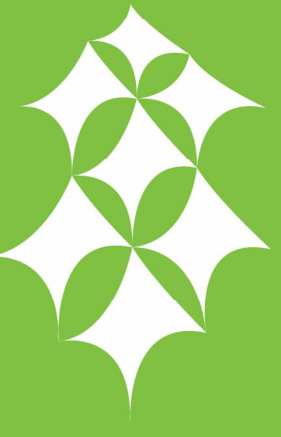
Note: This document is for presentation purposes only.

Please see Staff Report DSR-088-26 for more information.

Purpose of the Application

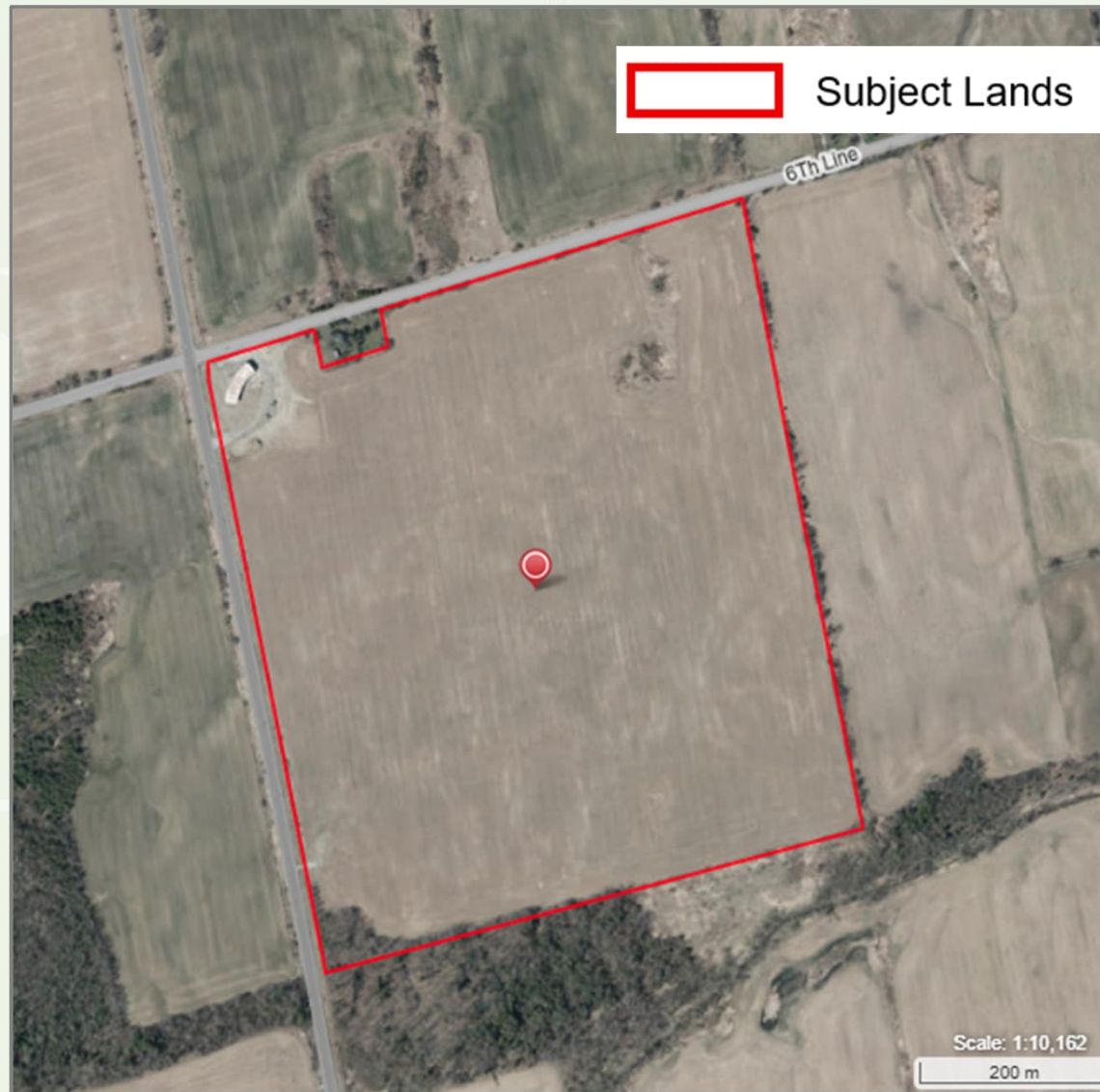
- This amendment proposes to re-zone the subject lands from the Agricultural General (AG) zone to a new site-specific Agricultural General Exception 36 (AG-36) zone to permit the existing Orbit Sales Pavilion as a temporary use for three (3) years (until 2029)
- The intent of this application was to extend the expiration date in Temporary Use By-law 044-23, adopted on April 26, 2023, which permitted the temporary sales pavilion on the subject property until April 26, 2026
- A new Temporary Use By-law 062-26 was required due to the passing of the expiration date of By-law 044-23

Innisfil





Property Details



Property Details



Planning Policy Framework

Provincial Planning Statement (2024)

Lake Simcoe Protection Plan

County of Simcoe Official Plan

Innisfil, Our Place Official Plan

Comprehensive Zoning By-law 080-13

Innisfil



Agency and Public Comments

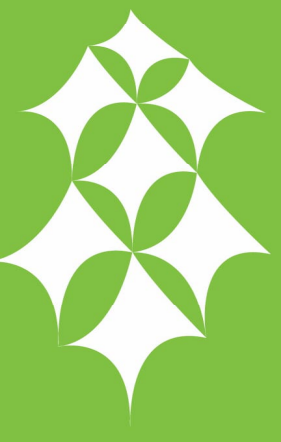
- No comments have been received

Summary

- Application proposes to establish site-specific zoning provisions to permit the existing temporary Orbit Sales Pavilion located at 1417 6th Line to continue as a temporary use for 3 (three) years
- No proposed changes to the site

Next Steps

- Staff are recommending that the proposed Temporary Use By-law 062-26 be considered by Council for adoption immediately following the Public Meeting provided any public or agency comments received can be addressed at the Public Meeting.
- In the event there are comments requiring further review, Staff would recommend the proposed By-law amendment be considered at a future Council meeting.
- Notice of the decision will be provided to all who requested notification and/or submitted written correspondence.



Thank You

Questions / Comments?

- Contact Savana Hasan,
Assistant Development Planner
 - shasan@innisfil.ca
 - 705-436-3710 ext. 3318
- GetInvolved page using QR code:



The Corporation of the Town of Innisfil

By-law No. 059-26

A By-law of The Corporation of the Town of Innisfil to confirm the proceedings of the Council of The Corporation of the Town of Innisfil at its Special Council meeting held on June 10, 2026.

Whereas the powers of a municipal corporation are to be exercised by its Council, pursuant to Subsection 5(1) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended ("*Municipal Act*"); and

Whereas the powers of every Council are to be exercised by by-law, pursuant to Subsection 5(3) of the *Municipal Act*; and

Whereas it is deemed expedient that the proceedings of the Council of The Corporation of the Town of Innisfil at this meeting be confirmed and adopted by by-law.

Now Therefore The Corporation of the Town of Innisfil enacts as follows:

1. The actions of the Council of The Corporation of the Town of Innisfil at its meeting held on June 10, 2026 in respect of each recommendation contained in the reports of the Committee of the Whole as adopted or amended and adopted and each motion and resolution passed and other action taken by the Council of The Corporation of the Town of Innisfil at this meeting is hereby adopted and confirmed as if all such proceedings were expressly embodied in this by-law.
2. The Mayor and Clerk and the appropriate other officials of the Town of Innisfil are hereby authorized and directed to do all things necessary to give effect to the action of the Council of the Town of Innisfil referred to in the preceding section.
3. The Mayor and Clerk are authorized and directed to execute all documents necessary in that behalf and to affix thereto the Seal of The Corporation of the Town of Innisfil.

Passed this 10th day of June 2026.

Lynn Dollin, Mayor

Jennifer Marshall, Clerk