

Policy and Priorities AGENDA

P&P-07/2016 July 25, 2016 Town of Pelham Municipal Office - Council Chambers 20 Pelham Town Square, Fonthill

			Pages
1.	Call t	o Order and Declaration of Quorum	
2.	Adoption of Agenda		
3.	Discl	osure of Pecuniary Interest and the General Nature Thereof	
4.	New Business		
	4.1	Human Resource Policy – Hours of Work	1
	4.2	Human Resource Policy - Overtime	6
	4.3	Policy - Public Works Core Standards	12
	4.4	Engineering Design Criteria and Standard Drawings	16
	4.5	Draft Comprehensive Zoning By-law, July 2016	110
	4.6	T. Nuziato re: ATV Use on Public Roads	249
	4.7	R. Stammers re: Speeding on Canboro Road	251
5.	Old E	Business	
6.	Depa	rtment Reports	
	6.1	Community Planning & Development Monthly Report	253
	6.2	Corporate Services Monthly Report	258
	6.3	Fire & By-Law Services Monthly Report	269

6.	4	Human Resources Monthly Report	271	
6.	5	Public Works Monthly Report	273	
6.	6	Recreation, Culture & Wellness Monthly Report	289	
6.	7	Clerks Monthly Report	304	
6.	8	Chief Administrative Officer Monthly Report	307	
Ad	Adjournment			

7.



Human Resource Policy – Hours of Work July 25, 2016

Concept: How Might We Ensure the Town's HR policies remain in compliance with legislation and relevant to the Town?

Background:

Changes to the Ontario Human Rights Code, the Ontario criminal code and Occupational Health and Safety code impact the Town's HR policies.

The Town policy requirements evolve as operations within the Town progress.

The Challenge:

How might we ensure the Town's HR policies remain in compliance with legislation and relevant to the Town?

Our Recommended Solution:

THAT Policy and Priorities Committee receive the Human Resource Policies Report and recommend that Council approve Policy S301-08 - Hours of Work.

Rationale:

Frequent review of HR policies will ensure the Town remains in compliance and that the polices are relevant to the Town.

Measure of Success:

All HR polices are up-to-date.

Milestones:

HR staff reviews policies and recommends amendments as required. Amended policies are approved by Council and replace current policies. Changes are communicated to staff.



20 Pelham Town Square P.O Box 400 · Fonthill, ON LOS 1E0 p: 905.892.2607 f: 905.892.5055 pelham.ca



Policy Title:	Hours of Work	
Last Updated:	June 11, 2013	S 301-08

HOW MIGHT WE:

How Might the Town of Pelham provide guidelines regarding hours of work which meet operational requirements, while considering employee commitments and external obligations?

KEY FACTS:

Employment Standards:

The Town of Pelham will comply with all legislation relating to Hours of Work as outlined in the Employment Standards Act, 2000.

Special Circumstances:

- Standard hours of work for office and clerical employees may be subject to change due to special circumstances as negotiated within the individual employment contract and approved by the departmental Director and CAO.
- Hours of work may be varied from time to time, depending on the needs of the Town. Employees may be required to work Saturdays and/or Sundays when deemed necessary.

Shift Premiums:

 Recreational Facilities and Public Works employees are entitled to a shift premium when required to work an afternoon or evening shift. An afternoon shift is a shift in which the majority of hours fall between 4:00 PM and 12:00 AM. An evening shift is a shift in which the majority of scheduled hours fall between 11:00 PM and 7:00 AM.

Rest Periods:

• Employees are permitted to have a fifteen (15) minute paid rest period in the morning and a fifteen (15) minute paid rest period in the afternoon; to be designated by the Supervisor.

Lunch Periods:

 Employees may not work through their rest periods or lunch periods and put in for overtime payments.



Policy Title:	Hours of Work	
Last Updated:	June 11, 2013	S 301-08

SOLUTION STATEMENT

Office and Clerical Employees

Standard work hours for Office and Clerical employees will be thirty-five (35) hours per week; seven (7) hours per day, five (5) days per week from Monday to Friday. Hours of work are between 8:30 AM and 4:30 PM with a one (1) hour unpaid break for lunch.

Recreational Facilities and Public Works Employees

Standard work hours for the Recreational Facilities and Public Works employees will be forty (40) hours per week; eight (8) hours per day, five (5) days per week from Monday to Friday. Hours of work are between 7:00 AM and 3:30 PM with a thirty (30) minute unpaid break for lunch.

Standard work hours for Recreational Facilities and Public Works Management employees in classification six (6) and up will be thirty-five (35) hours per week; seven (7) hours per day, five (5) days per week from Monday to Friday. Hours of work are between 8:30 AM and 4:30 PM with a one (1) hour unpaid break for lunch.



Policy Title:	Hours of Work	
Last Updated:	April 12 2016	S 600-08

HOW MIGHT WE:

How Might the Town of Pelham provide guidelines regarding hours of work which meet operational requirements, while considering employee commitments and external obligations?

KEY FACTS:

Employment Standards:

The Town of Pelham will comply with all legislation relating to Hours of Work as outlined in the Employment Standards Act, 2000.

Special Circumstances:

- Standard hours of work for office and clerical employees may be subject to change due to special circumstances as negotiated within the individual employment contract and approved by the departmental Director and CAO.
- Hours of work may be varied from time to time, depending on the needs of the Town. Employees may be required to work Saturdays and/or Sundays when deemed necessary.

Rest Periods (approved breaks):

 Employees working an 8 or 10 hour shift are permitted to have two fifteen (15) minute paid rest period during the shift. Timing of these rest periods to be designated by the Supervisor.

Eating Periods

 Meal breaks are an important part of the day. It is important to rest, refresh and maintain healthy eating habits. As such, employees may not work through their meal break. See "Solution Statement" for duration of meal break.

SOLUTION STATEMENT

Office and Clerical Employees

Standard work hours for Office and Clerical employees will be thirty-five (35) hours per week; seven (7) hours per day, five (5) days per week from Monday to Friday. Hours of work are typically between 8:30 AM and 4:30 PM with a one (1) hour unpaid meal



Policy Title:	Hours of Work	
Last Updated:	April 12 2016	S 600-08

break. Given the nature of the work, hours may be varied and irregular at times. In order to maintain a healthy work/life balance and remain within the standard 35 hour week, start and end times may be adjusted accordingly (flex time). The leader will help employees adjust weekly schedules in order to meet the changing demands.

Standard work hours for *Management* employees in classification six (6) and up will be 40 hours per week. The typical work week will follow that of the office staff; however specific days and time are at the discretion of the manager in partnership with the Director.

Recreational Facilities and Public Works Employees

Standard work hours for the Recreational Facilities and Public Works employees will be forty (40) hours per week. Shifts may be either eight (8) hours per day, five (5) days per week or ten (10) hours per day, four (4) days per week from Sunday to Saturday. Hours of operation are dependent on the needs of the business. Employees working either 8 or 10 hours will be given a thirty (30) minute unpaid meal break.

Standard work hours for Recreational Facilities and Public Works Management employees in classification six (6) and up will be 40 hours per week. The typical work week will follow that of the staff; however specific days and time are at the discretion of the manager in partnership with the Director



Human Resource Policy - Overtime July 25, 2016

Concept: How Might We Ensure the Town's HR policies remain in compliance with legislation and relevant to the Town?

Background:

Changes to the Ontario Human Rights Code, the Ontario criminal code and Occupational Health and Safety code impact the Town's HR policies.

The Town policy requirements evolve as operations within the Town progress.

The Challenge:

How might we ensure the Town's HR policies remain in compliance with legislation and relevant to the Town?

Our Recommended Solution:

THAT Policy and Priorities Committee receive the Human Resource Policies Report and recommend that Council approve Policy S301-13 – Overtime.

Rationale:

Frequent review of HR policies will ensure the Town remains in compliance and that the polices are relevant to the Town.

Measure of Success:

All HR polices are up-to-date.

Milestones:

HR staff reviews policies and recommends amendments as required. Amended policies are approved by Council and replace current policies. Changes are communicated to staff.



20 Pelham Town Square P.O Box 400 · Fonthill, ON LOS 1E0 p: 905.892.2607 f: 905.892.5055 pelham.ca



Solution Title:	Overtime	
Council Approved:		\$301-13
Last Updated:	November 12, 2013	

HOW MIGHT WE:

How Might the Town of Pelham provide guidelines surrounding the compensation and distribution of overtime hours, which recognize employee contributions and meet the requirements of applicable legislation?

KEY FACTS:

Employment Standards:

The Town of Pelham will comply with all legislation relating to Overtime as outlined in the *Employment Standards Act (ESA), 2000.* The *ESA* outlines that employees are entitled to overtime pay at a rate of one and one-half times their regular rate of pay after working forty-four (44) hours in a week.

Approval:

Overtime hours must be pre-approved and authorized by the department Director. When overtime is worked without prior written authorization in an emergency situation, communication with the department Director regarding the amount of overtime worked and the details of the emergency situation must occur as soon as possible.

Distribution of Overtime Hours:

Overtime hours will be offered to permanent full-time employees first, followed by permanent part-time employees and finally seasonal part-time employees if required. Seasonal part-time employees may only receive overtime hours in an emergency situation.

Payment of Overtime Hours: Overtime hours may be paid monetarily to an employee or may be banked as time in lieu. Full-time permanent office staff who work thirty-five (35) hours weekly may bank a maximum of seventy (70) hours in one year. Full-time permanent outside staff who work forty (40) hours weekly may bank a maximum of eighty (80) hours in one year. Banked time in lieu must be used in the current year and cannot be carried over to a future year.



Solution Title:	Overtime	
Council Approved:		\$301-13
Last Updated:	November 12, 2013	

SOLUTION STATEMENT:

A full-time employee who is required to work in excess of the regular hours of work, shall be paid at the rate of time and one-half (1.5) for hours worked in excess of:

Non-Management Office and Clerical Employees:			
The regular seven (7) hours per day; OR			
The regular thirty-five (35) hours per week.			
Non-Management Recreational Facilities and Public Works Employees:			
The regular eight (8) hours per day; OR			
The regular forty (40) hours per week.			
Part-time and Seasonal employees are not eligible for overtime pay under the same payout as full-time employees, but will be paid according to the			
Employment Standards Act.			



Solution Title:	Overtime	
Last Updated	May 24, 2016	S 600-13

HOW MIGHT WE:

How Might the Town of Pelham provide guidelines surrounding the compensation and distribution of overtime hours, which recognize employee contributions and meet the requirements of applicable legislation?

KEY FACTS:

Employment Standards:

The Town of Pelham will comply with all legislation relating to Overtime as outlined in the *Employment Standards Act (ESA), 2000.* The *ESA* outlines that employees are entitled to overtime pay at a rate of one and one-half times their regular rate of pay after working forty-four (44) hours in a week.

Banked Time

Paid time off must be taken within three months of the week in which the overtime was earned.

The Definition of Emergency Hours, Event Hours, Volunteer Hours and Flex time:

Emergency hours: Defined as unavoidable, these hours are accrued during emergency situations resulting in staff working longer than the typical work day or being called back into work. Due to the "emergency" status, if the work is completed without prior authorization, communication with the department manager or director regarding the details of the emergency situation and the amount of emergency hours accrued must occur as soon as possible.

Event Hours: Full time permanent or fixed term staff may agree to work additional hours over and above the usual 35 or 40 hours/week in order to support Town or department specific events. An "event" is defined as "planned work to occur over a predetermined time, but not considered regular work." An event may be one-time only or occur at regular intervals (i.e. annual or semi-annual). As event hours are capped annually, the department manager or director must approve event hours prior to them being accrued.

Volunteer Hours: Everyone is encouraged to volunteer their time to Town-hosted events or festivals. As defined, "volunteering" is time given willingly and without compensation.



Solution Title:	Overtime	
Last Updated	May 24, 2016	S 600-13

Flexible Time: Employees, in partnership with their manager, are empowered to adjust (or flex) their start and end times in order to avoid working more than the standard week.

SOLUTION STATEMENT:

Compensation for Emergency Hours: Overtime Pay

In an emergency situation when an employee is required to work in excess of the regular hours of work, he/she shall be paid in 15-minute increments at the rate of time and one-half (1.5) for hours worked in excess of:

Non-Management Office and Clerical Employees:

The regular thirty-five (35) hours per week.

Non-Management Recreational Facilities and Public Works Employees:

The regular forty (40) hours per week.

The rate of 1.5 x the regular rate also applies to overtime hours worked on weekends.

Part-time and Seasonal employees are not eligible for overtime pay under the same payout as full-time employees, but will be paid according to the Employment Standards Act.

Compensation for Event Hours: Banked time

Banked time is earned at a rate of 1.5 x the number of hours worked as is capped at an annual maximum of the following:

	Number of additional hours worked in a calendar year	Total banked hours in a calendar year
Permanent full-time employees who work a 35 hour work week	<mark>46.5</mark>	70
Permanent full-time employees who work a 40 hour work week	<mark>53.5</mark>	<mark>80</mark>
Once an employee has worked t	the maximum number of hours pe	<mark>rmitted to bank the</mark>
maximum number of hours, they	are not permitted to bank any ad	Iditional hours until
January 1 st of the following year.		



Solution Title:	Overtime	
Last Updated	May 24, 2016	S 600- 13

Should additional Town or department events require staff to work beyond their typical work day, the flex time option must be explored with the leader.

As banked hours must be taken in the form of time off, the Town reserves the right to schedule time off for the employee, on the employee's behalf if it appears that the employee is not able to schedule the time off (in its entirety) before the end of the calendar year.

Flex Time:

Should an employee be required to work longer hours than usual on a given day, every effort should be made to reduce the remaining hours in that pay-period in order to maintain the 35 or 40 hour standard work week. This solution must be presented to the leader and explored between the employee and the leader.



Concept: How might the Town of Pelham ensure that Public Works carries out its duties with safety, consistency, efficiency and innovation as its core standards?

Background:

Safety, consistency, efficiency and innovation are core standards of everything we do in Public Works, in that order of priority.

1. Safety – Above all, all Public Works staff must work safely, with vigilant attention to health and safety risks, always in alignment with the Health and Safety Policy. Including health and safety content in training and procedures, Public Works can help ensure safety is paramount.

2. Consistency – Public Works leaders and staff ensure that core work is carried out consistently. Consistency need not be overly rigid, but general consistent principles reduce risk, liabilities and inefficiencies.

3. Efficiency - In planning and carrying out work, Public Works leaders and staff consider if the planned approach is the most efficient way to do business.

Efficiency is largely achieved by applying the following principles:

a. Avoid multi-tasking – assigning/planning too many overlapping duties

b. Delegation – ensuring the work suits the responsibilities and authorities of the team members

c. Communicating – avoiding time wasted through poor communication between staff, groups and departments

d. Structured scheduling and planning – managing and planning time, rather than operating in a reactive mode

e. Organized – Ensuring tools, equipment and supplies have organized, methodical and logical storage

f. Assessing resources – Regularly evaluating time spent and allocation of work, to stay aware of demands and trends





Policy – Public Works Core Standards July 25, 2016

g. Balance – ensure work/life balance is managed, so that staff are rested and able to perform at their peak

4. Innovation – In listening, assessing challenges and brainstorming solutions, Public Works staff remain open-minded and always willing to learn. This may include new approaches to traditional problems. This may also include applying creative problem-solving and tactical urbanism principles to fuzzy situations and infrastructure concerns.

Using a 'ready – fire – aim' approach, a smart Public Works team identifies a smart solution and implements a solution promptly, even if it is temporary. Once this is implemented, then the team continues to 'aim' at other similar challenges, learning each time it 'fires' a solution. The 'aiming' never stops. Public Works uses smart teams involving internal and external resources to mark the right moving targets, or problems. Smart teams, smart money and smart adjustments are made to strategize to hit the right moving targets, or right challenges, every time.

This innovative approach includes adopting the principles of tactical urbanism. Tactical urbanism is an umbrella term used to describe a collection of low-cost, temporary changes to the built environment, usually in cities and towns, intended to improve local neighbourhoods and city gathering places.

The Challenge:

How Might the Town of Pelham ensure that public works carries out its duties with safety, consistency, efficiency and innovation as its core standards?

Our Recommended Solution:

The Department of Public Works endeavours to do the following, in this order of priority:

1. Work Safely – Through Standard Operating Procedures, Public Works shall strive to ensure all work is performed safely, with acute attention to health and safety legislation, policy, risks and training. Safety is paramount.

2. Work Consistently – Through Standard Operating Procedures, Public Works shall strive to ensure core processes are carried out consistently.

3. Work Efficiently – Public Works shall be mindful of efficiencies in planning and carrying out work. Efficiency is found through continual improvement, and Public Works strives to continually





Policy – Public Works Core Standards July 25, 2016

improve its core processes through review, trending and problem-solving.

4. Work Innovatively – In challenges that arise, wherever practicable, Public Works shall strive to minimize the common behaviour of identifying reasons 'why not', and instead maximize, prioritize, test and implement viable solutions, using 'ready-fire-aim' and tactical urbanism principles.

Rationale:

Working safely is a legislated requirement, and implementing, training and abiding by operating procedures that include safety considerations ensures staff are working safely and minimizes risk.

Working consistently reduces risk, and implementing, training and abiding by operating procedures helps reduce critical inconsistencies in how tasks are performed.

Efficient work is regularly discussed and pondered, but ensuring a policy and work practices are documented and abided by helps ensure efficiencies are implemented and maintained, and also monitored for effectiveness.

Finally, innovative work must be considered in all of Public Works plans, ensuring innovative ideas are investigated and appreciated, rather than continuing 'because that how it's always been done'. Implementing a policy to demonstrate commitment to innovative work helps ensure innovative work is an ongoing principle in Public Works.

Measure of Success (the measures being tracked to determine if the solution is working):

- Work performance is regularly reviewed and discussed with leaders and staff. A true measure of success of the implementation of this policy is ongoing work done by Public Works in a safe, consistent, efficient and innovative manner.

- Safe, consistent work is indicated by feedback through leaders and health & safety committee on the safe work of the team, and reduced reports of accidents.

- Efficient work is indicated by the ability to meet budgets for capital work involving staff, by reductions in overtime hours, and by the ability in staff to maintain a healthy work/life balance while meeting work and department deadlines.

Innovative work is difficult to measure, but could be first indicated by acceptance of 'new concepts' by Council, SMT and by staff, and then successful implementation of these projects.
It is anticipated that the Director may review random projects involving PW staff for these four





Policy – Public Works Core Standards July 25, 2016

manifesto principles, and report back in the Committee of the Whole monthly report from time to time.

Milestones (key concrete deliverables from the implementation plan):

The key milestone for implementation of this policy will involve rolling it out to PW staff in the regular department meeting. In addition, effective monitoring and reporting measures may also be identified, to ensure measures of success are being reviewed and reported.





Engineering Design Criteria & Standard Drawings July 25, 2016

Concept: How Might We Implement Sound Engineering Design Criteria and Standard Drawings?

Background:

When undertaking municipal construction and development projects within the Town of Pelham, contractors and developers are required to adhere to the Town of Pelham Municipal Engineering Design Criteria and Standard Drawings.

These design criteria and standards are for Town staff and consulting engineers working on capital improvement projects and for consulting engineers working for the development industry preparing engineering designs and drawings for private developments in the Town of Pelham. In addition, contractors bidding or constructing capital improvement projects are responsible to review applicable Town criteria and drawings, to ensure compliance with the contract documents.

The Town of Pelham Municipal Standards Design Criteria are intended as a firm guideline to provide a sound engineering basis for municipal servicing and subdivision design, to establish uniform criteria of minimum standards for an appropriate standard of living, and to ensure efficient processing of development applications and agreements in the Town.

This Municipal document, when adopted by Council, is meant to be read in conjunction with the Ontario Provincial Standard Specifications, Ontario Provincial Standard Drawings and with the Niagara Peninsula Standard Contract Documents.

The core documents were originally prepared by a consultant, in consultation with other municipalities and with the Town of Pelham. The Town then customized that product to ensure the requirements prescribed are consistent, sound and valid. These were then reviewed through Operations staff and another third party consultant.

These documents will be reviewed and updated periodically to stay current with Strategic Plan, construction standards, industry best practices, and to remain in compliance with regulatory requirements.

The Challenge:





Engineering Design Criteria & Standard Drawings July 25, 2016

How might the Town of Pelham establish and maintain sound engineering design criteria and standard drawings, applicable to development and capital improvement projects in the Town of Pelham?

Our Recommended Solution:

Please see attached Town of Pelham Engineering Design Criteria and Standard Drawings.

Rationale:

Council-approved Engineering Criteria and Standard Drawings are an excellent tool to ensure acceptable and consistent standards are applied as Developers, Contractors and Town of Pelham staff plan, design and build new infrastructure. These criteria and the Standard Drawings define the minimum expectation for public infrastructure. It is the responsibility of Developers, Consulting Engineers and Contractors to apply sound engineering principles and industry best practices to provide an end product that is practical, economical, efficient, safe and sustainable to operate and maintain by the Municipality. These Standards also serve as a guide for the exploration of implementing viable and economic alternatives that meet the intent of the Standards. Proposed alternatives must be reviewed and approved by Public Works prior to implementation.

Measure of Success:

Public Works will ensure that the Engineering Design Criteria and Standard Drawings will be consulted for all work within scope, including small and large development and capital projects.

Milestones:

Once approved, the Engineering Design Criteria and Standard Drawings will be made available for ongoing use on the website, and through request with the Engineering group.

The published material will also be communicated to consulting groups regularly doing work with the Town, and to all groups requesting the information.

Staff training will also be carried out with key operations and engineering staff to ensure the detailed content is familiar and regularly utilized.



Page 17 of 310



Engineering Design Criteria & Standard Drawings July 25, 2016



20 Pelham Town Square P.O Box 400 · Fonthill, ON LOS 1E0 p: 905.892.2607 f: 905.892.5055 pelham.ca

Page 18 of 310



Municipal Engineering Design Criteria and Standard Drawings

Town of Pelham



Page 19 of 310

Table of Contents

1	DE∨	ELOPMENT OR SUBDIVISION SUBMISSION REQUIREMENTS	1
	1.1	General Requirements	1
	1.2	Functional Design Report	1
	1.3	Engagement of a Consulting Engineer	1
	1.4	Submission Requirements	1
	1.5	Letter of Transmittal	2
	1.6	Design Brief Requirements	2
	1.7	Drawing Requirements	2
	1.8	Lot Grading and Drainage	4
2	DES	IGN CRITERIA – ROADS AND STREETSCAPE	8
	2.1	General	8
	2.2	Daylighting	11
	2.3	Curbs	12
	2.4	Boulevards	12
	2.5	Sidewalks	12
	2.6	Bikeways Within the Road Right-of-Way	12
	2.7	Multi-Use Trails and Walkways	13
	2.8	Cul-de-Sacs	13
	2.9	Laneways	13
	2.10	Intersections	14
	2.11	Driveways	14
	2.12	Traffic Control – Signs and Pavement Markings	14
	2.13	Noise Barriers	15
	2.14	Entrance Features	16
	2.15	Fencing	16
	2.16	Streetscape and Landscape Requirements	16
	2.17	Utility Installation	19
3	DES	IGN STANDARDS – STORM WATER MANAGEMENT	20
	3.1	General	20
	3.2	Design Requirements	20

	3.3	Maintenance Holes	21
	3.4	Pipe Design and Materials	22
	3.5	Inlet and Outfall Structures	23
	3.6	Catch basins	23
	3.7	Culverts	24
	3.8	Easement Requirements	24
	3.9	Storm Sewer Service Connections	24
	3.10	Roof Leaders and Foundation Drains	25
	3.11	Stormwater Management Facilities	25
	3.12	Low Impact Development	25
	3.13	Other SWMP Options	26
4	DES	IGN STANDARDS – SANITARY WASTE COLLECTION	28
	4.1	General	28
	4.2	Design Requirements	28
	4.3	Maintenance Holes	28
	4.4	Pipe Design and Materials	29
	4.5	Easement Requirements	30
	4.6	Sanitary Sewer Service Connections	30
5	DES	IGN STANDARDS – DRINKING WATER DISTRIBUTION	32
	5.1	General	32
	5.2	Hydraulic Design	32
	5.3	Pipe Design and Materials	33
	5.4	Cathodic Protection	34
	5.5	Thrust Restraints	34
	5.6	Valves	35
	5.7	Fire Hydrants	36
	5.8	Water Sampling Station	36
	5.9	Bedding, Cover Material and Backfill	37
	5.10	Corrosion Protection	37
	5.11	Concrete Blocking and Anchoring	37
	5.12	Backflow Prevention	37



July 2016: Town of Pelham Municipal Engineering Design Criteria and Standard Drawings

	5.13	Water Service Connection	37
	5.14	Water Service Installation	39
	5.15	Water Meters	39
	5.16	Fire Lines	39
6	ILLU	IMINATION AND ELECTRICAL CRITERIA	41
	6.1	General	41
	6.2	Design Approvals	41
	6.3	Design Criteria	42

6.4	Street Lighting	44
6.5	Recommended Lighting Configurations and Pole Offsets	44
6.6	Materials	44
6.7	Installation	46
LIST C	DF STANDARD DRAWINGS	47



INTRODUCTION

When undertaking municipal construction and development projects within the Town of Pelham, contractors and developers are required to adhere to the Town of Pelham Municipal Engineering Design Criteria and Standard Drawings.

Adopted by Council, the Town of Pelham Municipal Standards Design Criteria and Standard Drawings are intended as a firm guideline to provide a sound engineering basis for municipal servicing and subdivision design, to establish uniform criteria of minimum standards for an appropriate standard of living, and to ensure efficient processing of development applications and agreements in the Town.

This Municipal document is meant to be read in conjunction with Town of Pelham Standard Drawings, the Ontario Provincial Standard Specifications, Ontario Provincial Standard Drawings and with the Niagara Peninsula Standard Contract Documents. Changes and revisions will be made to the Municipal Engineering Design Criteria and Standard Drawings from time to time and it is the responsibility of the Developer or Consulting Engineer to obtain and make use of the latest versions available at the time of servicing design. Contractors bidding or constructing capital improvement projects should fully review all applicable criteria and standard drawings, to ensure compliance with the contract documents.

These criteria and the Standard Drawings define the minimum expectation for public infrastructure. It is the responsibility of Developers, Consulting Engineers and Contractors to apply sound engineering principles and industry best practices to provide an end product that is practical, economical, efficient, safe and sustainable to operate and maintain by the Municipality. These Standards also serve as a guide for the exploration of implementing viable and economic alternatives that meet the intent of the criteria and standards. Proposed alternatives must be reviewed and approved by Public Works prior to implementation.

Design criteria and standard drawings will be reviewed and updated periodically to stay current with Strategic Plan, construction standards, industry best practices, and to remain in compliance with regulatory requirements.



DEVELOPMENT OR SUBDIVISION SUBMISSION REQUIREMENTS 1

The following sections outline the Town of Pelham's requirements for all design submissions forwarded to the Town related to approval of industrial, commercial and residential subdivision construction. The Town of Pelham reserves the right to alter any of these requirements within the text of each Development Agreement.

This document is not intended to be a "stand alone" manual and in situations that go beyond its scope, reference to appropriate guidelines, specifications and standards have been made. Prior to commencement of detailed design, it is advisable that the developer and/or his consultant meet with Town Public Works staff to clarify the Town's requirements for engineering submissions.

1.1 General Requirements

All developments shall generally include the following, as applicable:

- a) Roads, including hot mix asphalt pavement;
- b) Curbs and gutters;
- c) Walkways and sidewalks;
- d) Storm and sanitary sewers and services;
- e) Street name and regulatory signage;
- f) Watermains, hydrants and water services;
- g) Underground utilities (hydro, telephone, gas, cable TV, etc.);

h) Street lighting;

i) Tree planting;

- j) Sodding of boulevards and all residential lots;
- k) Grading to ensure adequate surface drainage;

I) Landscaping;

m) Fencing.

1.2 Functional Desian Report

The need for a Functional Design Report will be established by the Director of Public Works or designate, during the **preliminary review** of the development application. The Functional Design Report shall include, but not necessarily be limited to, analysis of the following:

a) Road Network

- Impact of the development on any roads within or abutting the development;
- Preparation of Traffic Impact Study.

b) Sanitary Sewer System

- Drainage areas and proposed flows;
- Main sizing, location and capacity of outlets;
- 1. DEVELOPMENT AND SUBDIVISIONS

- Capacity analysis of the collection system. c) Storm Sewers and Storm Water Management
 - Drainage areas and proposed flows;
 - Designation of major and minor drainage systems direction of flow and outlet;
 - Storm water management facilities,

• Main sizing, location and capacity of outlet including downstream infrastructure. d) Water System

- Main sizing, location and looping, including analysis of network;
- Pressure boundaries, booster station requirements and treatment facilities.

1.3 Engagement of a Consulting Engineer

The Development Applicant shall retain a Consulting Engineering firm licensed in the Province of Ontario, experienced in the design and execution of land development projects acceptable to the Town of Pelham.

The Consultant must provide proof of professional liability insurance to the satisfaction of the Director of Public Works or designate, in the amount of \$5,000,000.00 minimum.

The Consultant retained by the applicant will undertake the following activities in conjunction with the requirements of the Town of Pelham's Public Works Department: a) Functional design report (if required);

- b) Pre-engineering survey;
- c) Soils investigation;
- d) Design brief;

e) Plans, specifications, cost estimates, tender documents and contracts; f) Ministry applications;

- g) Calling of tenders and analysis of bids and recommendations;
- h) General administration and resident supervision of construction;

i) As-constructed drawings;

i) Co-ordination of all utilities (gas, telephone, hydro, cable TV, etc.); k) Respond to general complaints from public.

1.4 Submission Requirements

Prior to the preparation and execution of a development agreement, (which includes a subdivision agreement, or any other development agreement), the Town of Pelham requires that a complete technical submission be provided by the developer's consultant to the Town's Public Works Department for their review and comment.

A complete submission constitutes the following items:



- a) Letter of transmittal;
- b) Engineering design brief (3 copies);
- c) Engineering drawings in hard copy (3 copies) and electronic file format;
- d) Contract documents (3 copies);
- e) Construction cost estimate and proposed construction schedule (3 copies).

1.5 Letter of Transmittal

The letter can be a standardized form or a formal letter indicating the submission date, contents of the submission package, and the name of the appropriate contact personnel.

1.6 Design Brief Requirements

The Design Brief is a technical report summarizing the intent of the project and outlines the detail design, assumptions, calculations, supporting documentation and references to previous studies, for each component of the development. The supporting information should include, but not be limited to the following:

- a) Geotechnical report;
- b) Calculations for pipe strength and bedding requirements;
- c) Sanitary sewer design calculations;
- d) Storm sewer design calculations;
- e) Watermain design calculations/analysis;
- f) Pavement/roadway design calculations;
- g) Stormwater management calculation/analysis;
- h) Traffic impact study.

Studies shall be prepared by qualified firms as per regulated requirements.

1.6.1 Geotechnical Report

The geotechnical report is used to identify existing site conditions, design and construction limitations by providing specific information on subsurface soil, rock, and water conditions. A geotechnical report may include recommendations to ameliorate poor soil conditions. A geotechnical report will be required if the nature of the proposed work involves significant excavation, infrastructure bedding, structural support or other criteria with the potential to cause significant impact in the opinion of the Town.

1.6.2 Traffic Impact Study (TIS)

There are a number of criteria under which a TIS may be required. In general, a TIS should be conducted if:

- A significant change in current use is proposed, that could impact traffic flow negatively;
 - 1. DEVELOPMENT AND SUBDIVISIONS

- The development is located in an area of high roadway congestion and/or a high employment or population growth area;
- The development requires an amendment to the Official Plan, or Zoning By-Law;
- The development, its access(es) or type of operation is not consistent with land-use zoning or transportation plans;
- As part of the proposed development, a new traffic signal is proposed;
- If in the opinion of the Town the development has the potential to create unacceptable adverse traffic operational and/or safety impacts on the road network; or
- Existing access(es) are operating inefficiently or where traffic safety concerns exist.

1.7 Drawing Requirements

- a) All drawings shall be completed using the current version of AutoCAD.
- b) All drawings will be completed using metric system only. Imperial units will not be accepted.
- c) Drawing size shall be A1 (600 mm X 900 mm).
- d) All drawings shall be neat, legible and completed in ink.
- e) All drawings must contain a key plan, north arrow, current revision status, and be stamped by an appropriately qualified practitioner.
- f) All sewers, watermains, manholes, manhole numbers, pipe diameter, direction of flow pipe class and bedding, and service connections shall be shown on any drawings, as required.
- g) Where plans require more than one drawing, match lines shall be provided with no overlapping of information.
- h) A complete set of drawings shall include:
 - Title sheet
 - General plan of services
 - General lot grading plan
 - Sanitary drainage area plan
 - Storm drainage area plan
 - Plan and profile drawings
 - Construction details
 - Street lighting plan
 - Streetscape and Traffic Plan
 - Draft plan of subdivision

1.7.1 Title Sheet

The title sheet shall include the following:

- a) Name of the development;
- b) Name of the developer;
- c) Town of Pelham;
- d) Name of the consulting firm;



- e) Key plan at a scale of 1:10,000 indicating the location of the proposed development and the proposed new street alianment;
- f) Index to each drawing constituting the complete set indicating drawing number and title.

1.7.2 General Plan of Services

The general plan of services shall be to a scale of 1:500, showing the following:

- a) Roads, lots and their numbers;
- b) Sanitary and storm sewers including pipe diameter, material and direction of flow;
- c) Watermains and appurtenances;
- d) Sanitary, storm and water services;
- e) Manholes and catchbasins;
- f) Culverts and easements:
- g) Existing streets and services surrounding the development and their relation to the proposed work;
- h) Location and description of the benchmark.

1.7.3 General Lot grading Plan

The general lot grading plan shall be to a scale of 1:500 showing the following:

- a) Existing and proposed elevations at all lot corners, every 10m along lot line and 3 metres into adjoining property;
- b) Existing contouring at 500mm elevation intervals for the area under consideration, including sufficient area of the adjacent lands to establish the overall drainage pattern;
- c) Proposed road elevations at 20m intervals, at changes in grade, and at all intersections, and the location of catchbasins;
- d) Minimum basement floor elevations of proposed structures;
- e) Proposed ground elevation at the front of all houses;
- f) Proposed ground elevation at the rear of all rear walkouts, rear back split and front split lots, or where steep arades from the front to the rear of the lot are encountered;
- a) Proposed drainage easement and rear yard swales and invert elevations of rear yard swales:
- h) Direction of surface drainage on individual lots;
- i) Proposed rear lot catchbasins, leads, top elevations and inverts;
- i) Typical sections for all proposed drainage courses and swales;
- k) Existing surface drainage features such as ditches, channels or swamps;
- I) For each lot, a proposed drainage type shall be specified;
- m) Typical detail drawings of proposed drainage types as per Town of Pelham standards shall be included:
- n) All proposed embankments with hatched lines and proposed top and toe of embankment elevations and degree of slope, i.e. 3:1, 4:1;

- o) Location of all proposed retaining walls and proposed elevations including cross-sections;
- p) Location of all street catchbasins;
- q) Any additional plans, sections and details that may be required for drainage courses and may be requested by the Town.

1.7.4 Sanitary Drainage Area Plan

The sanitary drainage area plan shall be to a scale of 1:500, showing the following:

- a) Proposed sanitary sewers, manholes and appurtenances, indicating grade, pipe size, type of pipe, lengths and directions of flow; and
- b) Drainage areas within the subdivision and the limits of areas outside the plan draining into the proposed system.

1.7.5 Storm Drainage Area Plan

The storm drainage area plan shall be to a scale of 1:500, showing the following:

- a) Major storm system flow route along streets and easements including controlling elevations,
- b) Limits of area outside the plan draining through the proposed major system;
- c) Drainage areas within the subdivision and the limits of areas outside the plan draining into
- d) All existing drainage channels and the method of incorporating these channels into the proposed major system;
- e) Location of catchbasins and other stormwater management facilities.

1.7.6 Plan and Profiles of Road

Plan and profile drawings must be drawn for all streets within the subdivision as well as for any service easements. All chainages shall be calculated along the street centrelines. There must be at least two ties provided per sheet to determine the relationship of the road centreline to the property bars. All appurtenances and construction details are to be referenced to applicable Town Standard Drawings or Ontario Provincial Standard Drawings (OPSD).

Any design details not covered by the above should be included as detailed drawings and attached with the contract plans with the approval of the Public Works Director or designate. Plan and profile drawings shall be drawn at a minimum horizontal scale of 1 to 500 and at a minimum vertical scale of 1:50, and shall show the following:

• Existing and proposed sewer, giving for each section the size, class, pipe grade, and bedding requirements;

1. DEVELOPMENT AND SUBDIVISIONS



erosion protection, irregular or steep topography, and screening and noise abatement as

the proposed system; including area in hectares, direction of flow and runoff coefficient;

- All sewer appurtenances. The manholes must be numbered on both the plan and profile in accordance with Town of Pelham asset management system requirements. Designation between sanitary manhole numbers and storm manhole numbers must be shown;
- Details of manholes such as number, location, standard, details and grate elevations must be shown;
- All manhole inverts must be given and adequately described on the profile;
- Existing ground profile is to be indicated as a broken line;
- Proposed road profile (top of pavement), giving grades, chainage of P.V.I.'s and vertical curve data are to be shown;
- Radius and angle of intersection should be shown for all horizontal curves.
- Chainage of B.C., E.C. and P.I., etc. is to be shown on the plan and indicated as such;
- The names of streets are to be given outside and above the road allowance;
- Curb radii must be given at all intersections and on bends;
- Location and description of the nearest benchmark on each drawing.

1.8 Lot Grading and Drainage

Lot grading and drainage controls shall be in place for the following reasons:

- a) To ensure the establishment and certification of a grading scheme for developed lands by means of relative ground elevations in accordance with good drainage practices.
- b) To determine a point in time up to which the Town and Owner/Builder are responsible for the establishment of the grading scheme and after which the maintenance of the grading and drainage becomes the owner's responsibility.
- c) To ensure maintenance of, or acceptable revisions to, the grading and drainage scheme established on lands developed under this policy through the Building Permit applications for future works which require excavation. (i.e. garages, in-ground swimming pools, new buildings, building additions, etc.)
- d) To ensure surface drainage is self-contained within the lands being developed and to ensure surface drainage from or on adjacent lands is accommodated or not adversely affected.
- e) The grading, drainage and building construction should be such that unanticipated storm water does not enter the sanitary sewer system.
- f) The grading and drainage on lands developed under this policy should be congenial with nature and thus preserve the natural terrain as much as possible.
- g) Grading and drainage schemes shall include erosion and sediment control measures.

1.8.1 As-Constructed Detailed Lot Grading Plans

- a) Consultant shall be required to submit to the Town one copy of the As-Constructed Lot Grading Plan, prepared by a qualified Professional Engineer or Ontario Land Surveyor, as shown on the Detailed Lot Grading Plan.
- The As-Constructed Detailed Lot Grading Plan shall be prepared and certified by a b) Ontario. The qualified Professional Engineer or Ontario Land Surveyor will appropriately Constructed Lot Grading Plan complies with the approved Lot Grading Design Plan.
- Where a revision to the Subdivision Lot Grading Plan is necessary to accommodate C) in writing, through the Owner in accordance with these standards.
 - d) The As-Constructed Grading Plan of a lot that has been certified by the Design Consultant Lot Grading Plan shall be known as the Grading Conformance Certificate.
- d) responsibility for the lot grading and the beginning of the new property owner's responsibility to maintain the grading and drainage scheme.
- e) number of lots will be confirmed together. Numerous properties can drain to a certain catch basin and these properties shall be known as drainage areas. These separate drainage areas will be submitted together.

1.8.2 Grading Design Requirements and Guidelines

1.8.2.1 Technical Requirements for Subdivision Grade Control Plans Subdivision Grade Control Plans shall be prepared in conformance with this section, and with regard to the Town Standards. All elevations are relative to the geodetic benchmark elevation(s).

The Subdivision Grade Control Plan shall be prepared at a scale of 1:500, be on a standard A1 (596 mm x 841 mm) size sheet and clearly illustrate the following:



Upon completion of the grading as noted, prior to landscaping or fencing, the Developer's which includes the house footprint and the finished elevations of the grade control points

Professional Engineer or an Ontario Land Surveyor licensed to practice in the Province of stamp and sign the As-Constructed Lot Grading Plan once they are satisfied that the As-

completed grading which is not in conformance with the Detailed Lot Grading Plan and Subdivision Lot Grading plan, the Builder must submit the request for a revision to the Town,

and accepted by the Town to be in conformance with the latest revision of the Subdivision

The date on the Grading Conformance Certificate shall mark the end of the Developer's

Individual conformance certificates will not be issued. If the Town deems it appropriate a

July 2016: Town of Pelham Municipal Engineering Design Criteria and Standard Drawings

- legend, north direction, name of subdivision, location, description and elevation of geodetic a) benchmark(s), date of preparation of plan and any subsequent revisions clearly identified in the revision column;
- property boundaries and lot and block numbers or designations; b)
- C) existing and proposed contours and elevations;
- existing elevations and drainage from lands adjacent to the subdivision and, if the drainage d) from these lands is towards the proposed subdivision, the existing information shall be obtained to the high point of this drainage or at least to the adjacent street;
- location of sewer maintenance holes, hydrants, sidewalks, trails, catch basins and rear yard e) catch basins;
- proposed elevations at the centre line of the finished road and relative data showing f) distances and slopes between these elevations;
- existing and proposed ground elevations at the corner of each lot or block with suitable g) intermediate elevations as required;
- h) existing and proposed ground elevations at the house;
- i) location, elevation and longitudinal slopes at the invert of swales together with rear yard catch basins elevations and drainage arrows showing the direction of swale drainage;
- i) any drainage obstruction such as berms, retaining walls, sound barriers, silt traps, vegetation, etc.;
- k) artificial or natural impondments;
- 1) existing trees and vegetation, as they affect proposed drainage and catch basin schemes and which are to be saved;
- if any lots or blocks are not suitable for the construction of certain types of buildings or m) features (i.e. split-levels, walkout basements, etc.) because of the sanitary sewer depth, grading and drainage pattern, this should be clearly indicated on the plan.

1.8.3 Technical Requirements for Individual Site and Grade Control Plans

Detailed Lot Grading Plans for individual lots shall be prepared in conformance with this section, and with regard to the Town Standards.

- The plan shall be at a scale of 1:250. 1.
- 2. The plan shall be on legal size sheet, or a standard A1 size sheet if required.
- The plan shall include the identification and certification information consistent with the 3. overall grading plan.
- The plan shall clearly illustrate the following: 4.
 - General Information a)
 - shape and dimensions of lot; i)
 - ii) house location and shape;
 - iii) abutting street names;
 - iv) driveway location(s) within the municipal road allowance;
 - V) conditioners, heat pumps, etc.), swimming pools, etc.;
 - existing trees to be saved; vi)
 - vii) location of proposed entrances, and outside stairwells;
 - viii)
 - b) Drainage and Grading Information
 - drainage flow;
 - ii) location and direction of flow of swales;
 - stairwells:
 - abutting the subject lands;
 - ground floor;
 - elevations:
 - the lot is directed:

1. DEVELOPMENT AND SUBDIVISIONS



existing or proposed curbs, catch basins, sidewalks, trails, utility plant, hydrant, proposed patios, decks, porches, chimneys, environmental control units (air

location of easements for rear yard catch basins and leads or other utilities.

i) specific lot grading with drainage arrows to indicate direction of surface

iii) existing or proposed geodetic ground elevations at each corner of the lot, at high and low points, at changes in slope of ground, where a change in the direction of flow occurs, at the corners of the house and at entrances to outside

iv) existing or proposed elevation of the centre line of road, sidewalk or top of ditch

v) elevations of top of footing, top of foundation wall, under side of footing and

vi) elevation of finished garage floor and entrance elevations, if different from floor

vii) elevation of the rim of any rear yard or on-site catch basin(s) to which flow from

- viii) ground elevations on adjacent lands, if drainage is to cross these lands to a catch basin or other outlet of these lands;
- ix) location of downspouts and direction of discharge. (Note: No downspouts shall be directed so as adversely affect adjacent property or outlet directly to driveways); location of terraces and retaining walls;
- x) any slope that exceeds three horizontal to one vertical (3:1), including side slopes of swales:
- xi) elevation of top step of outside stairwells (to be a minimum of 150 mm above the adjacent ground).

1.8.4 Design Guidelines for Subdivision Lot Grading

The following guidelines should be considered when designing the grading on lots. Many of the guidelines set out are illustrated in the sample drawings in **Standard Drawings**.

- All surface drainage, including downspout discharge, shall be directed away from the a) building(s), including adjacent existing or future buildings and driveways.
- b) Unless otherwise stipulated, the lot shall have a minimum slope of 2% and maximum slope of 6%. Average slopes between 6% and 10% can be achieved by combining a 6% maximum slope with a 3 to 1 slope at the rear of the lot/block.
- Should the average slope exceed 10%, the Town may require a retaining structure or C) terracing to reduce the grade differential to an acceptable amount. Notwithstanding the above, elevation changes exceeding one (1) metre in height shall require a retaining structure and a building permit.
- d) The maximum slope between the dwelling unit and the side property line shall be 3 to 1. Otherwise, appropriate steps or retaining structures shall be required.
- Terraces between lots shall be located on the lower lot with the top of the terrace slope at e) the lot line.
- f) Drainage flows shall be confined to defined swales which shall be located as far from the dwelling units as possible.
- Swales shall have a minimum grade of 2%, and a maximum grade of 6%. g)
- h) The swale depth shall not exceed 450 mm, minimum 0.15m depth.
- i) The side slopes of swales shall not be steeper than 3 to 1.

- The alignment of swales shall not change more than 45° unless otherwise approved. j)
- k) Rear yard swales shall only be allowed in a Town easement, and shall be located:
 - i) Centred on the rear lot line if adjoining lots are within the same subdivision;
 - ii) Entirely on the subject lot if the adjoining land is outside the subdivision.
- 1) basin or other suitable outlet) shall be 50 m unless otherwise approved. This maximum length of swale may be varied at the discretion of the Town depending on lot size, topography, and drainage area.
- m) schemes. Side yard swales shall only be permitted with approval of the Town, if the construction of such swales can be accommodated properly.
- n) shall be 6% unless prior approval is received from the Town.
- Depressed driveways sloping toward the dwelling units are not allowed, and driveways 0) shall not be used as another for swales.
- Side and back entrances and stairwells shall not be located adjacent to main swales or p) downspouts.
- The brick-line must be at least 150 mm above the finished grade. If Vinyl or Wood is used a) the minimum shall be 200 mm.
- Downspouts must discharge to grade with 900 mm extensions to grass surfaces or on to r) splash pads.
- s) and not onto adjacent property.
- All lots must conform to a split drainage design unless otherwise approved by the Town. **†**)
- U)



The maximum length of a rear yard swale from the high point to the outlet (rear yard catch

Generally speaking, all semi-detached and minimum sized lots shall have rear lot drainage

The minimum grade on driveways shall be 2%. The desirable maximum grade on driveways

Downspouts must direct the flow away from the building, not onto walkways or driveways

When separation between houses is less than 1.5m, the Developer shall ensure 19mm clear stone is placed to a depth of 100mm in place of topsoil and sod. Must be a positive grade away from houses. Positive drainage must be maintained away from adjacent properties.

1.8.5 Sodding

The entire yard of all developed lots shall be sodded to the satisfaction of the DPW or designate. Sodding is preferred not to occur in July or August. Sod shall be placed over a minimum depth of 100mm of topsoil.

1.8.6 Retaining Walls

Must be located entirely on the higher lot.

- Retaining walls greater than 6m require a railing.
- Retaining walls may not be constructed of wood



iling. vood

2 DESIGN CRITERIA – ROADS AND STREETSCAPE

2.1 <u>General</u>

The geometric design of municipal roads shall conform with standards set out in the latest edition of the "Geometric Design Standards for Canadian Roads and Streets" issued by the Roads & Transportation Association of Canada, or as amended herein.

Generally, residential roads are classified as arterial, collector, local and laneway.

Arterial roads are intended to carry large volumes of traffic, moving at medium to high speeds. Arterial roads serve the major traffic flows between the principal traffic generators and connect with collectors and freeways. Design of arterial roads shall meet the requirements of the controlling authority.

Collector roads provide for both traffic service and land access. The primary traffic service function is to carry traffic between local streets and arterial roads.

A local road's function is to provide for land access to those properties directly abutting or adjacent to it.



2.1.1 Design Criteria

	Laneway	Local Road	Collector Road	Arterial
Minimum Grade	0.497	0.497	0.597	0.5%
With Curbs	0.4%	0.4%	0.5%	0.5%
Without Curbs	0.8%	0.8%	0.0%	0.8%
Maximum Grade	8.0%	8.0%	6.0%	5%
Maximum Grade for Through Roads at Intersection	3.5%	3.5%	3.0%	3.0%
Maximum Grade for Stop Roads at Intersection	2.5%	2.5%	1.5%	1.5%
Minimum Curb Radius at Intersection with Arterial Road	9m	9m	13m	15m
Minimum Curb Radius at Intersection with Collector Road	9m	9m	13m	15m
Minimum Curb Grade	0.40%	0.40%	0.50%	0.50%
Minimum Curb Grade at Radius of Intersections	0.80%	0.80%	0.80%	0.80%
Cul-de-Sac Minimum Outside Curb Radius	N/A	15m	N/A	N/A
R.O.W. (minimum)	7.5m	20m	20m *	30m
Pavement Width (measured curb face to curb face)		8.5m	10.40m	
	6.0m	0.011	12.60m	
		14.00	14.80m	
Minimum Centreline Radius	60m **	60m **	85m	
Design Speed	15 kph	50 kph	50 to 60 kph	60 to 80 kph
Vertical Curve				
Minimum sight stopping distance	65m	65m	85m	85 to 140
LVC=KA (MTC Manual)				
K. for Sag	12	12	20	9 or 16
K. for Crest	8	8	15	13 or 36
Superelevation	None	None	None	None
	70-110° at local, 80-100°	70-110º at local, 80-100º		
Intersection Angle	at collector and arterial	at collector and arterial	80-100°***	90°
	***	***		
Minimum Intersection Spacing	34m	80m	120m	250m
Minimum Stopping Sight Distance	-	65m	85m	-

* Town may request 22.0 m R.O.W.

** Except at 90° corners for crescents and courts.

*** All streets are to intersect at 90° unless existing road alignments or property restrictions required otherwise.



2.1.2 Road Pavement Design

The pavement design for arterial roads will be considered on an individual basis. The composition and construction thickness of the road pavement shall be designed based upon the following factors as outlined in the geotechnical soils report

- Mechanical analysis / load bearing capability of the subgrade soil; a)
- Drainage; b)
- C) Frost susceptibility;
- The future volume of class of traffic expected to use the pavement. d)

Pavements for all roads shall be designed for a minimum ADT - 1000 vehicles and an anticipated life of 25 years.

Laneway and Local

40 mm HL3 Surface Course 50 mm HL8 Binder Course 450 mm Granular 'A'Base

Local Collector and Collector

40 mm HL3 Surface Course 80 mm HL8 Binder Course 525 mm Granular 'A'Base

Arterial

40 mm HL3 Surface Course 100 mm HL8 Binder Course 550 mm Granular 'A'Base

The above are minimum design requirements. The Owner is required to engage a Geotechnical Consultant with experience in pavement design to confirm the minimum design based on results of local soils tests.

On roads that are designed Industrial and/or Arterial, a paved "boulevard strip" consisting of 40 mm HL-3 and 150 mm granular 'A', 550 mm in width, shall be constructed. (The 'boulevard strip' or 'kill strip' is where large quantities of salt and sand are used to maintain winter operations and therefore eliminating any vegetation behind the curb.)

2.1.3 Transit – Road Design Elements

On roads designated as transit routes, the base course asphalt thickness shall be a minimum 100 mm. Bus bays shall be in accordance with the TAC Geometric Design Guidelines for Canadian Roads.

Consistent with section 5.4.2 of OTM Book 18, where on-road bicycle facilities coincide with transit routes and stops (i.e. bus bays), the cycling facility should be delineated with a dashed line (see Figure 5.19 of OTM Book 18). If an in-boulevard active transportation facility is present, the facility should be designed to pass behind transit stops – if the space is available within the right-of-way width.

2.1.4 Traffic Calming

The primary function of Traffic Calming measures is to improve the liveability of neighbourhoods and improve public safety by reducing vehicle speeds, vehicle volumes and collision frequency. In addition, well-designed and landscaped Traffic Calming measures can enhance a neighbourhood's appearance, quality of life for its residents and improve transportation mode split. Traffic calming measures should be incorporated into the planning of new neigbourhoods.

2.1.4.1 Types of Traffic Calming Measures

The following categories are several of the key types of Traffic Calming measures available to the Town of Pelham, as outlined in the TAC/ITE Canadian Guide to Neighbourhood Traffic Calming.

Horizontal Deflection – refers to two types of Traffic Calming measures.

- 1. The first type hinders the driver's ability to drive in a straight line by creating a horizontal shift in the road. This shift, forces drivers to slow their vehicles in order to safely navigate the measure.
- 2. The second type is designed to narrow the width of the travel lane. Doing so reduces the driving condition. Horizontal deflection measures are mainly used to address speed concerns.

Vertical Deflection – refers to Traffic Calming measures that create a change in the height of the road. Vehicles must slow down over these measures in order to avoid unpleasant bumping sensations. Vertical deflection measures are mainly used to reduce vehicle speeds, with minor effects on traffic volumes.

Physical Obstruction – refers to measures that prevent particular vehicle movements, thereby discouraging and eliminating cut-through traffic. The reduction in volume will depend on the nature of the Traffic Calming measure.

Signs and Pavement Markings – can be used as Traffic Calming measures that regulate traffic movements in lieu of physical changes to the road. These measures may produce the same effect as physical Traffic Calming measures. However, police enforcement may still be required.

ROADS AND STREETSCAPE



usable surface of the road causing drivers to slow their vehicles to maintain a comfortable

The following is a list of Traffic Calming measures and a description of each:

- Chicane: A series of curb bulb-outs staggered on alternating sides of the road, narrowing the travel lane and forces motorists to slow down as they navigate side to side through the chicane.
- Curb extension/bulb-out: An intrusion of the curb extending across a parking lane and narrowing the travel lane.
- Diagonal Diverter: Physical barrier placed across the centre of an intersection, prohibiting one direction of traffic.
- Lane Narrowing: Can be achieved through paint, barriers or curb
- Median Island: Prevents cutting through traffic between collector and local roads
- On-Street Parking: Allow vehicles to park parallel to the curb, reducing the travel portion of the road.
- Raised Crosswalks: This section of road is raised 75 mm (3 inches) to 150 mm (6 inches) above street grade.
- Raised Intersection: The section of road is raised 150 mm (6 inches) above the road.
- Right In/Right Out ("Pork Chop") Island: A raised island at an intersection that prevents left turns and through movements to and from an intersection.
- Semi-Diverter/Partial: Physical barrier blocks half the road prohibiting a Street Closure vehicle movement (one way in/out).
- Speed Humps: A raised section of road, which deflects both the wheels and frame of a vehicle, forces vehicles to slow down over hump. These measures may pose emergency vehicle risks.
- Street Closure: Extension of physical barrier across the width of a road creating a cul-de-sac and closing a road.
- Textured Crosswalks: A crosswalk designed of a different texture or pattern surface then that of the road, warns motorists they are entering a heavy pedestrian area.
- Traffic Circles: A raised island located in the middle of an intersection and forces vehicles to travel through the intersection in a counter-clockwise direction around the island.
- Turning Prohibition: Restrict specific turning movements into neighbourhoods, reduces cutthrough traffic, enforcement required.
- Woonerf: Is a Dutch term for "living street". A shared space where pedestrians take priority and motorized traffic is restricted to a walking pace.

Bicycle Priority Streets/Bikeway Boulevard (OTM Book 18): A low-volume, low-speed Street that has been optimized for bicycle travel through treatments such as signage, pavement markings, intersection crossing treatments and restricting through travel by motor vehicles at some intersections.

Speed humps are not a preferred solution, as they may cause a wide range of other serious issues This has resulted in their reduction in use and even removal in some municipalities. Speed humps reduce speed for all traffic including emergency vehicles and thus increase response times in emergencies. Speed humps have also been known to cause injuries.

2.1.5 Road Allowance Cross-Section

The typical road allowance cross-sections shall be as per **Standard Drawings**. Details shall be provided for any approved special provisions required due to unique physical conditions on the site or for existing or future design conditions such as retaining walls, slope protection, culverts, bridges or special crossfall conditions.

2.1.6 Road Sub-Drains

In general, sub-drains will be required to run continuous along both sides of all roads, as per OPSD 216.010. However, the Town may consider reducing sub-drain requirements for a particular location where a recognized soils consultant indicates that there will be no adverse effects to the road either during or after construction.

Sub-drains will be required for a minimum length of 6m on the upstream side of all catch basins as per the recommendation of the Geotechnical Report.

2.2 Daylighting

When subdivision, condominium, or commercial / industrial streets intersect at any street or street intersection, land for daylighting triangles shall be required. The size of the daylighting required is based on the classification of the intersecting roads.

Private to Local	2.5 m x 2.5
Private to Collector	2.5 m x 3.5
Local to Local	3.5 m x 3.5
Local to Collector	5.0 m x 5.0
Collector to Collector	7.0 m x 7.0
Local/Collector to Arterial	12.0 m x 12

The Town may request additional daylighting above these requirements, if deemed necessary, notwithstanding Regional Government requirements.

Any fencing erected outside a daylighting triangle, on private property, in residential front yards must not be more than 1.0 m in height. Fences erected **within** a daylighting triangle, on private property, must not be more than 0.5 m in height above the elevation of the ground level nearest to the fence.



m

m

m

m

) m 2.0 m

2.3 <u>Curbs</u>

Barrier curb as shown on OPSD 600.040 shall be used on all streets with the exception of cul-de-sac bulbs and laneways. Saw cutting of curb or entrance depressions will be allowed. "Capping" of curb depressions will not be permitted. All depressions not used as property entrances shall be replaced with full barrier type curbing. Barrier type curbing shall be used on all Arterial, Collector, Local Collector roads and also residential streets where deemed necessary by the Town.

Mountable curbs as per OPSD 600.060 may be used in the curb section of the cul-de-sacs. Mountable curbing may also be used in specific situations and/or areas approved by the Town.

Any installations of curb faced sidewalk shall have full barrier burb installed as shown on OPSD 600.040. Installations of sidewalks closer than 2.9 m shall also have full barrier type curbing unless approved by the Town.

Poured two stage curb construction in accordance with OPSD 600.070 may be used with the approval of the Town. Where the curb cut does not match the driveway or replacement of the curb is required, the curb and gutter shall be replaced to the nearest construction or expansion joint for a minimum length of 3.0 m. Prior to placement of top asphalt, all curb repairs shall be completed.

2.4 Boulevards

The boulevard area (Standard Drawings) shall be excavated to a depth of 300 mm and backfilled with 175 mm clean fill material, free of stone, concrete, rocks and other extraneous material and compacted. The boulevard area shall then be filled with 150 mm of screened topsoil, compacted and sodded in accordance with Town requirements. Further to the above, the owner is responsible to provide tree pits 1.2 m in diameter x .4 m in depth and filled with topsoil within the boulevard area prior to sodding. The location of pits will be determined by the Town prior to the completion of any said boulevard area within the subdivision. Any concrete (panels, parking areas, and roads) where heave from tree roots may occur, protection from tree root penetration shall be installed into panels immediately abutting the tree.

2.5 Sidewalks

Concrete sidewalks as per OPSD 310.010 and location are to be constructed to the following minimum standards in accordance with OPSS 351.

- 1.60 m width (residential)
- Minimum depth of 100 mm crushed stone base,
- Concrete sidewalk to be 150 mm thick across boulevards, residential driveways and adjacent • to curbs,

- Through commercial development entrances the 'laying down' patterned line work, known as "street printing" is required; however this shall be undertaken after consultation with the Town,
- Minimum 200 mm concrete textured ramps/sidewalks at intersections with Arterial and Regional Roads.

Concrete sidewalks are required:

- Along both sides of local, local collector, collector and arterial roads;
- Along the inside of crescents;
- On one (1) side of cul-de-sacs if Cul-de-sac is shorter than 100 m to the bulb;

Concrete sidewalks are not required along laneways, in the "Bulb" section of cul-de-sacs or along the longer side of crescents, unless otherwise specified by the Town.

Curb face sidewalk shall not be permitted on local streets.

The Sidewalk, also referred to as the Pedestrian Clearway, is the part of the boulevard dedicated to pedestrian movement. To promote active transportation and connectivity, sidewalks should be provided on both sides of the street where practical. However, responding to local conditions and adjacent land use, the sidewalk may be of varying widths. The sidewalk should always be kept clear of obstructions and conform to Accessibility for Ontarians with Disabilities Act (AODA) specifications.

- Sidewalks should be located on both sides except in exceptional circumstances.
- Sidewalks should be constructed of brushed concrete to facilitate pedestrian movement and barrier-free accessibility. Sidewalks should not be constructed of permeable materials.
- Sidewalks should be kept free of all obstructions. Seating, retail spill-out space and temporary signage should not be permitted in the sidewalk zone.
- Crosswalks at intersections and mid-block crossings should be continuous and connected to adjacent sidewalks.
- The location and design of crossings and curb cuts should conform to the AODA regulations. They should be clearly marked with surface markings or variation in treatment and be highly visible.

2.6 Bikeways Within the Road Right-of-Way

Bikeways form part of the transportation network for the Town of Pelham. Pelham's active transportation plan provides direction on potential cycling facility types to be implemented throughout the Town. Ontario Traffic Manual Book 18 provides direction on the selection and design of preferred cycling routes and facilities. In addition to the implementation of signed bicycle routes, there are three types of cycling facilities which could be considered within Pelham. They include:


- Conventional Bike Lane (section 4.2 OTM Book 18): a portion of the roadway which has been designated by pavement marking and signage for preferential or exclusive use by cyclists.
 - Desired width is 1.8m (including gutter pan) or up to 2.0m where high volumes of cyclists are anticipated.
 - For bike lanes which split two travel lanes the desired width is 2.0m but could be designed at a minimum of 1.8m.
 - If a bike lane is implemented adjacent to on-street parking a 1.0m buffer would be desired in addition to the 1.5m bike lane. A minimum buffer of 0.5m would be required.
- Separated Bike Lane (section 4.2.2 OTM Book 18): a roadway for preferential or exclusive use by cyclists which is delineated from the motor vehicles by pavement markings (spatial buffers) of a physical barrier and signage. Physical separation can vary and is dependent on the available width, right of way preferences of the Town and roadway characteristics.
 - Spatial buffer including pavement markings should be designed at a desired width of 1.2m and a minimum width of 0.5m.
 - Physical buffer can include flexible bollards, planters/concrete curbs/median or onstreet parking. Flexible bollards and planters should be implemented at a desired width of 1.2m and a minimum width of 0.5m. For on-street parking a minimum buffer of 0.8m should be provided to reduce the risk of cyclist colliding with an opening car door.
- Cycle Track (section 4.3 of OTM Book 18): A bicycle facility adjacent to and vertically separated from the roadway which is designated for exclusive use by cyclists and is distinct from the sidewalk.
 - Raised cycle tracks can be either one-way or two-way depending on the context. For a one-way raised cycle track the desired width is 2.0m but can also be designed at a minimum width of 1.5m. Two-way cycle tracks should be a 4.0m but could be designed at a minimum of 3.0m.
 - In-boulevard (see description of facility design in boulevards in section 2.4 of the standards)

As noted in OTM Book 18 the selection of a preferred cycling facility will be determined based on a process which takes into consideration a set of consistent route selection criteria, context specific considerations and the function of the roadway. The final design including signage and pavement markings will be consistent with OTM Book 18.

2.7 Multi-Use Trails and Walkways

All walkways shall be a minimum of 3.0 m in width unless otherwise noted. They shall be excavated to a minimum depth of 300 mm. The excavation is to be backfilled with a minimum 225 mm compacted Granular "A" limestone plus 50 mm HL8 and 25 mm HL3A or HL2 asphalt. On either side of the walkway, the owner shall construct a 1.8 m high chain link fence consisting of industrial type posts, No. 9 gauge wire coated in black vinyl, except such fence shall be 0.9 m high in any required front yard, unless otherwise agreed to with the Town. The said fencing shall have a 1-11/16" outside diameter (O.P.) top rail and single strand bottom tension wire 14.0 gauge fastened 450 mm or centre. (Refer to Standard Drawings). The optional 1.8 m high pressure treated board on board

fence shall be located on private property. The posts shall be a minimum of 100 mm x 100 mm pressure treated cedar wood and be spaced no farther than 2.44 m and be located 50 mm inside the property line. All property bars that are disturbed by this construction shall be reset when construction has been completed.

2.7.1 In-Boulevard Facilities

On roadways with high volumes and operating speed the Town may select to implement a fully separated cycling facility in the form of an in-boulevard or an active transportation pathway (see section 3.2.3 of OTM Book 18). These could include:

- One-way in-boulevard bicycle facility this assumes that in addition to the one-way bicycle bicycle facility by a minimum of 1.0m;
- Two-way in boulevard bicycle facility; and
- Two-way in-boulevard shared facility.

2.8 Cul-de-Sacs

All local roads which permanently terminate at one end (dead end streets) shall be provided with a turning circle (cul-de-sac) of sufficient area to enable the turning of garbage trucks, snow removal equipment and other emergency vehicles. A road allowance with a 19.0 m radius will be required for a cul-de-sac with a pavement radius of 15.00 m.

All dead end streets longer than 100 m shall provide an emergency access for firefighting. A minimum width of 3.9 m; 225 mm compacted Granular "A" limestone; 50 mm HL8 and 25 mm HL3A or HL2 asphalt. Where a walkway is incorporated with the emergency access, the width shall be 4.5 m and constructed in accordance with footpaths and walkways specifications.

2.9 Laneways

The function of laneways are to provide vehicular access to parking garages/areas located to the rear of a house/development that have frontages on another public street.

Laneways shall have a 6.0 m paved thru lane and 0.6 m setbacks to any structure, with a minimum 7.5 m total ROW.

Drainage of laneways should be down the centre of the road and captured via catch basins when necessary. Details can be found in Drawing No. 1- Laneway R.O.W. 7.5m Without Parking.



facility a sidewalk would be provided for pedestrians. Sidewalk to be off-set from the one-way

2.9.1 Laneways

Laneways are an important component of the circulation network, especially in downtown and urban areas. They provide for access, loading, servicing and parking away from the main right of way, so that vehicle and pedestrian movement is not interrupted.

- Laneways should have a ROW width of 7.5 m, including a 6.0 m paved thru lane and 0.6 m • setbacks from garages or any other structure.
- Storm sewers shall be required along the length of the laneways. ٠
- Catchbasins shall be spaced a maximum of 100m apart. .
- Permeable materials are encouraged for laneways where sufficient drainage exists. •
- Laneways are particularly encouraged in mixed-use or commercial areas to provide an offstreet access for loading, servicing and garbage collection.
- Laneways should provide access for parking and secondary entrances, but building • primary entrances should address the main street frontage.

2.10 Intersections

At the intersection of two roads, any transition of the minor classification road shall not interfere with the normal crossfall of the major road. A 1% to 2% backfall grade shall be provided on all road profiles where local streets intercept with arterial roads. The backfall grade shall be from the crown of the major road to the end of curb (E.C.) or first catch basin on the local road. Where possible intersections shall be utilized as the high point of the road.

All intersections meeting warrants for signalization or all-way stop control shall first be reviewed with the Town and analysed for the implementation of a roundabout prior to proceeding with intersection control design.

Channelization using traffic islands, medians and/or right-in / right-out "pork shop" islands shall meet warrants and be reviewed with the Town during design.

On roadways where cycling facilities pass through or approach an intersection, the Town should assess whether additional design treatments to accommodate the movement of cyclists are necessary. Potential design treatments could include bike stencils, sharrows, bike boxes, dashed guide lines and green surface treatment. For additional details and design standards please refer to the section 5.4 of OTM Book 18.

2.11 Driveways

Residential driveways shall be constructed as per OPSD 351.010. The width of curb cut for apartment, commercial and institutional driveways shall take into account the basic width of the driveway and the radius of curvature as further outlined below. Where mutual driveways are constructed between two adjoining properties, the curb cut-out shall be continuous. (i.e. where the barrier curb is less than 1.0 metre between driveways).

The radius of curvature from the road into apartment, commercial, institutional and industrial driveways shall be designed to accommodate the anticipated vehicular traffic without causing undue interference with the traffic flow on the street. As a minimum requirement, refer to OPSD 350.010.

The following minimum standards apply to driveway entrances:

Asphalt (OPSS 311 applies to this item)

- Residential 50 mm HL8 (or HL2) and 225 mm Granular 'A' base. i)
- ii) Commercial – 50 mm HL8 and 300 mm Granular 'A' base.
- iii) Industrial – 50 mm HL8 and 375 mm Granular 'A' base.

2.12 Traffic Control – Signs and Pavement Markings

2.12.1 Street Name and Rural Street Number Signs

Once the Town has approved the street names, the Owner is responsible for supplying and installing all street name and rural street number signs as per Town Standards as may be stipulated in an agreement with the Town, at the cost of the owner. All temporary street name signs and rural street number signs must be installed prior to the release of building permits. Permanent signs must be installed by Town staff, prior to commencement of the maintenance period.

A Pavement Markings and Signage Plan is to be prepared showing the location of all signs and markings to be installed on the road(s).

Local and Rural Street Number signs are to be on extruded aluminium blanks. All others are 3.1 mm (1/8") thick aluminium. The sign face shall be Engineering grade green background and reflective white lettering. The lettering shall be Helvetica Medium font, using upper and lowercase, both sides. As per drawing DPW-712.

Street name signs for private roads shall conform to the Town's standards.

All rural street number signs are to be mounted on galvanized steel "U" channel posts at a height of 1.0 m (3') on private property.



2.12.2 Traffic, Pedestrian and Bicycle Control Signs

A Pavement Markings and Signage Plan is to be prepared showing the location of all signs and markings to be installed on the road(s).

All traffic, pedestrian and bicycle control signs are to be made with High intensity type reflective sheeting approved by the Ministry of Transportation Ontario found in the most recent edition of the sign shop catalogue. Stop signs are to be mounted on 100 mm x 100 mm (4 x 4) pressure treated posts. All others on galvanized steel "U" channel posts 3.65 m (12') in length. Signs and markings shall be manufactured and installed in accordance with the current Ontario Traffic Manual and the Highway Traffic Act Regulation for Ontario.

All Stop signs at intersections and arterial roads are to be Ra-101. Stop signs at 'all way' stop intersections are to be mounted with an 'all way' tab and a red and white horizontal hazard marker. Stop signs at Regional intersections shall be installed by the Region.

2.12.3 Open Space Signs

The location of all signs within the subdivision is to be included in the Pavement Markings and Signage Plan. A minimum of one interpretive sign per each stormwater facility and woodlot is required. Regulatory by-law signage is required at all open space frontages accessible by roads and trails, as well as all park entrances.

The timing of installation of open space signs will be determined on a site-by-site basis with consideration for public access, safety and the construction schedule.

2.12.4 Pavement Markings

The Owner is responsible for supplying and installing all temporary and permanent pavement markings required by the Town for roads and cycling facilities found within the road right-of-way.

Pavement markings shall conform to the Ontario Traffic Manual, Book 11 (latest edition). Pavement markings are to be placed after installation of base course asphalt. Pavement markings shall be applied with a double coat with alass beads after the placement of top course asphalt. Prior to Maintenance and/or Assumption, markings may need to be reapplied.

The following pavement markings are required:

- a) Stop bars (0.3 m wide) at all intersections except local to local roads.
- b) Lead-in lines (tails), 15 metres long, at all intersections except local to local roads.
- c) Crosswalk lines and stop bars at 'all-way stop' intersections.
- d) Directional arrows for all designated turn lanes at a signalized intersection.
- e) Cycling facilities within the road right-of-way

Where boulevard multi-use trails are present, pavement markings crossrides at stop controlled and signal controlled intersections per section 5.8.1 of OTM Book 18

2.12.5 Traffic Signals

Traffic signals shall comply with Niagara Region Standards.

2.13 Noise Barriers

In order to ensure attractive streetscape appearance, the Town discourages development layouts that require noise barriers. The need for noise attenuation is identified in Acoustical Reports prepared and submitted in support of a development application or Plan of Subdivision. The heights of walls will be mitigated through the use of fence/berm combinations and landscaping. All aspects of installation must conform to Town policy.

It is important that continuity of appearance be achieved within neighbourhoods. Noise barrier walls shall be constructed of superior materials and may incorporate decorative masonry or pre-cast columns to provide design relief.

The minimum acoustical characteristics of the barrier wall shall be such that the wall has a surface density of at least 20 kg/m² or as required in the respective noise study; whichever is greater. The walls shall be designed for a reference wind pressure of 0.43 kPa.

The maximum barrier wall height shall be 6.0 m, unless otherwise stated in a respective noise report. Greater height can be obtained using a combination of berm and wall to the satisfaction of the Town. Maximum height adjacent to rail lines shall be 6.0 m.

Barrier walls shall be installed entirely on private property. Where the noise attenuation features include a berm and/or barrier wall, the noise attenuation feature shall be located entirely on private property.

The base of the street side of the wall should include a 1.2 m wide continuous planting strip mulched with shredded bark. The bed is to be planted with deciduous and coniferous shrubs and vines to provide year-round visual interest. Appropriate vines include Boston Ivy (Parthenocissus Tricuspidata Veitchii) and Virginia Creeper (Parthenocissus quinquefolia). Minimum spacing on centre for vines to be 5 m and for shrubs to be 1.2 m. The planting design should require low maintenance. The costs associated with installing any landscape maintenance systems will be the sole cost of the owner or those necessitating the barrier if different. At the time of Assumption, the owner may be required to remove the maintenance system and any unapproved plant material at their own expense.

Minimum grade for berms in turf areas that are to be mowed regularly shall be 4:1; naturalized areas are to be 3:1. 2:1 slopes may be allowed on low maintenance naturalized slopes. This will be



assessed on a site-specific basis. Seed mixes for berms are to be selected from the recommended seed mixes, and may require approval from outside authorities. Interim hydro seeding may be required for quick cover, erosion control or dust control.

Grading and berm construction associated with the barrier installation shall be completed to within 5 mm below the bottom of the barrier prior to constructing the barrier footings.

- a) There shall be no visible gaps between any barrier panels or beneath the bottom panels after completion of the barrier unless approved by the acoustical engineer.
- b) Where footings are to be installed on or within 1.0 m from a downward slope of 3:1 or steeper, the embedment depth shall be increased to a minimum of 0.5 m greater than the requirements of the Canadian Highway Bridge Design Code. The design of the depths may be altered based on the design by a Consulting Engineer.

2.14 Entrance Features

Entrance features are not a requirement of the Town except in identified areas of East Fonthill. An Owner may submit for approval a design proposal for entrance features which may consist of walls, gates, fences, trees, shrubs, flowers and other related components. The Owner will be required to install these entrance features, if approved, on private property and will enter into an agreement with the Owner for the construction and maintenance of entrance features.

2.15 Fencing

Fencing is required as follows:

- a) 1.8 m high decorative pressure treated cedar wood pressure or of a material approved by the Town prior to development, is required along rear or side yards flanking all public open spaces including walkways, parkland, watercourse blocks and woodlots, and to be located 0.05 m from property line on private property. This fencing shall be maintained by the property owner in perpetuity.
- b) Black coated galvanized chain link fencing is required for sports field applications.
- c) 1.8 m wood board-to-board privacy fence may be required in other locations where residential flankages and/or rear yards are adjacent to collector and arterial roads as deemed appropriate by the Town.
- d) Fencing may be required for properties abutting utility corridors; Owner to consult with utility company.
- e) Fencing will be required for properties abutting school board lands; Owners to consult with School Board.
- f) Fencing may be required for entrances or natural features abutting the R.O.W.

The fencing materials used are to be consistent throughout a development.

Fencing is not required where noise barrier walls are to be installed.

Temporary and/or protective decorative fencing may be required to protect park blocks and/or open space corridors at the Town's discretion.

Protective and/or erosion and sediment fencing must be installed to Town's approval in accordance with permit and drawing submissions. Refer to Standard Drawings.

2.16 Streetscape and Landscape Requirements

The following directions build on the technical engineering requirement outlined in this report. They outline the best urban design practices relating to the street sections.

2.16.1 Boulevards

Streetscape and landscape requirements apply to the boulevard area of the street. This is the area on either side of the roadway between the property line and the curb. Boulevard design will depend on the road typology and adjacent uses. In more urban/downtown settings, reflecting higher pedestrian volumes and a more diverse mix of uses, the boulevard may be wider and contain more pedestrian amenities. In more suburban/rural settings, it will often contain more.

2.16.2 Land Use Transition Zone

The Land Use Transition Zone provides a transition from private property to the public realm. It is found in the Urban Living Area Typology or where residential housing fronts onto the street.

- Approximately 0.5 m in width between the sidewalk and the property line. •
- •

2.16.3 Marketing Zone

•

The Marketing Zone provides additional space in the boulevard to support local businesses, a vibrant public realm and a pedestrian supportive street. This zone may contain private seating areas, retail spill-out areas, planters, commercial signage and patios. It is provided in areas where there is a commercial main street or mixed-use environment, and where pedestrian volumes are high or expected to increase.

- Width of 1.25 m in the Arterial/Collector Downtown (Village) Typology ٠
- activity are experienced.
- Items placed in this zone should not impede or encroach on the sidewalk in any manner. ٠
- Items in this zone should generally be moveable or temporary, and permanent elements ٠ must receive Town approval prior to installation.



Provides for transition from private property to the public space of the sidewalk and road.

This zone should be provided where retail exists at-grade, or where high levels of pedestrian

Overhanging signage may be installed in this zone if it does not interfere with pedestrian • travel and meets local signage regulations.

2.16.4 Landscape Zone

The Landscape Zone is indicated in every street typology; however, its character may be significantly different depending on street typology, adjacent uses and location. In general, the Landscape Zone includes space for street trees, planting boxes and/or a mix of soft and hardscaping. In urban or mixed-use areas, it may also contain street furniture and wayfinding and public signage to provide amenities for pedestrians, visitors and residents. In more rural settings, this zone will be primarily softscaped and consist of buffer planting, street trees or naturalized vegetation. The landscape zone is generally located between the curb and the sidewalk in order to provide an additional safety buffer between pedestrians and vehicles.

- Ranges from 1 to 4 metres in width and may be combined with the Landscape Zone. •
- The Landscape Zone includes street trees, other landscaping features such as planting . boxes, street furniture and public wayfinding signage.
- This zone provides space for amenities that activate the street and create a more • comfortable, accessible and appealing pedestrian environment.
- This zone can be hardscaped or softscaped or, most commonly, a mix of the two. More • rural or suburban areas will typically contain more softscaping, while Downtown and Urban Living Areas will contain more hardscaping.
- Both hardscaping and softscaping should be designed to be low maintenance and . durable.
- On more suburban road typologies, low maintenance vegetation and trees can be ٠ planted to reduce wind speed and snow drifting and protect the soil on adjacent fields from erosion.
- In urban / town areas, street trees and planting areas can be used at the street edge to • soften hard surfaces and buffer the pedestrian clearway from the road.
- In hardscape areas, trees should be planted in continuous tree trenches to promote longevity and the growth of a mature tree canopy – refer to **Street Trees**.
- Items in this zone should not obscure sight lines or visibility, especially at intersections. .
- The Landscape Zone, consists of the curb area. It provides a safety buffer against car doors and mirrors, and can also accommodate road signage, snow storage, lighting and utility posts and/or below-grade utilities.

2.16.5 Street Trees

Developer shall plant trees within the subdivision. Street trees in urban settings provide a significant aesthetic, environmental and even financial benefit. Mature trees that develop a full canopy provide shade and UV protection, improve air quality, moderate climate, store and sequester carbon, and can increase property values and reduce energy costs. Trees planted in

open pits can also reduce stormwater run-off and need to be replaced less frequently than smaller trees in planters.

For optimal tree health:

- Trees should be planted 1.5 to 2 m from the curb.
- Trees should be planted in a continuous linear trench to maximize soil volume
- A soil cell system should be used. A suspended stab system or structural soil infill are alternate options.

Ideally, 30 m³ of good quality soil should be provided for each street tree (or 15 m³ for each tree is in a shared pit). Soil should be 1 m in depth.

- 1 tree per lot, 2 trees/corner lot. •
- Trees that fail to grow or die within the maintenance period and prior to assumption shall ٠ be replaced.
- Where possible, 1 tree per 15m on the frontage. •
- Tree grates and other related infrastructure, when used, should not impede future tree • arowth.
- Bio-swales or infiltration swales should be used to allow for natural watering of plant • material and to reduce stormwater run-off.
- utility boxes are recommended.
- not interfere with mature tree growth. Coordination with utility providers is important to canopy size.
- water, sewer or storm infrastructure.
- Trees that die, or fail to grow within the maintenance period •
- Recommended parkland tree species list is included below. Final selection is to be • determined by the Town as factors such as maturity, canopy size, functional area and maintenance are considerations for the town.



If trees are planted in a hard surface boulevard, tree grates, tree guards and underground

Location and design of utility infrastructure (overhead wire, etc.) should ensure that it does minimize root and crown pruning during utility maintenance and to maximize tree pit and

Ensure that placement of street trees does not interfere with vehicle sight lines or with utility,

Recommended Street Trees					
Botanical Name	Common Name	Native *	Size Class at Maturity	Growth Rate	Canopy Size at 20 Years
Acer x freemanii 'Celzam'	Celebration Maple		Medium	Med-Fast	5.5 m
Acer x freemanii 'Jeffersred'	Autumn Blaze Maple		Medium	Medium	9 m
Acer saccharinum	Silver Maple	*	Large	Fast	10 m
Acer saccharum	Sugar Maple	*	Large	Slow-Med	10.5 m
Amelanchier arborea	Common Serviceberry	*	Small	Slow-Med	4 m
Amelanchier laevis	Serviceberry	*	Small	Slow-Med	3.75 m
Carya cordiformis	Bitternut Hickory	*	Large	Slow-Med	12 m
Carya ovata	Shagbark Hickory	*	Large	Slow	10 m
Catalpa speciosa	Western Catalpa		Large	Fast	12 m
Celtis occidentalis	Hackberry	*	Medium	Med-Fast	11 m
Cercidiphyllum japonicum	Katsura Tree		Medium	Slow	4.3 m
Corylus colurna	Turkish Hazel		Medium	Medium	5.5 m
Gleditsia triacanthos var. inermis 'Shademaster'	Thornless Honeylocust		Large	Fast	10.5 m
Gymnocladus dioicus	Kentucky Coffeetree	*	Large	Slow-Med	10 m
Juglans nigra	Black Walnut	*	Large	Med-Fast	14 m
Ostrya virginiana (Small understory tree good in a woodlot)	Ironwood	*	Small	Slow	5.4 m
Prunus Avium (Susceptible to disease)	Sweet Cherry		Medium	Medium	8.0m
Prunus maackii	Amur Chokecherry		Small	Slow	7.5 m
Pyrus calleryana var.	Ornamental Pear		Medium	Medium	4.5 m
Quercus species (Alba, Rubra, Velutina, Bicolour, Macrocarpa)	Oak	*	Large	Med-Fast	varies
Tilia americana	Basswood	*	Large	Medium	10 m
Tilia cordata var.	Littleleaf Linden		Medium	Medium	6.4 m
Ulmus x 'Pioneer'	Pioneer Elm		Large	Medium	9.5 m



2.16.6 Street Furniture

Street furniture design and placement should be part of a coherent strategy for the public realm that contributes to the creation of a sense of place and local identity. Throughout the Town of Pelham, there may be elements of a street furniture program that are consistent, as well as elements that change from village to village or neighbourhood to neighbourhood. Street furniture is an essential part of a pedestrian supportive streetscape and should be particularly concentrated in areas of high pedestrian activity, providing amenities for pedestrians and signalling to vehicle drivers that they should reduce speeds. Street furniture is most commonly located within the Landscaping Zone, where it does not impede pedestrian movement.

- Street furnishings can include benches, lighting, bicycle infrastructure and waste . receptacles.
- Furniture should be placed in a coordinated manner that guides movement through the Town, but does not clutter streets and sidewalks.
- A consistent palette of street furniture should be used, but it should be deployed in a . variety of ways and groupings to create interest on the street and respond to site-specific conditions.
- Each element should be made of durable materials that are long-lasting, easily maintained • and comfortably used.
- Furniture should generally be located in the Landscaping Zone and should not obstruct the • sidewalk area or hinder snow removal.

2.16.7 Street Lighting

Please refer to Street Lighting Section.

2.17 Utility Installation

Location and installation details for utilities must be approved by the Town and utility provider prior to the installation.

All utility trenches within the road allowance are to be backfilled and compacted to 95% Standard Proctor Density. Backfill material shall be in accordance with the requirements of the Town and utility authority.

The Owner is responsible to ensure that there is no conflict of plants and appurtenances with other utilities, driveways, tree planting pits, etc.

The location of all street furniture locations shall be submitted with plans for driveway cut locations.

Joint utility trenches are required unless impractical and at the Towns discretion. Utility placement shall be as per **Standard Drawings** unless otherwise approved by the Town and utility provider.

2.17.1 Utilities

The impact of utility infrastructure on the streetscape should be minimized through design and placement. Where possible, this infrastructure should be located below-grade, and where this is not possible, it should be grouped, located away from public spaces and/or screened from public view.

- Utility infrastructure should be located below-grade or integrated into building design • wherever possible.
- Where this is not possible, location and design should minimize the impact of this • infrastructure on the streetscape and public realm.
- Where located above-grade, utilities should be grouped, located in discrete locations or ٠ away from the public right-of-way, and/or screened from public view.
- If located below-grade, utilities should be located within the street right-of-way or a front • yard easement in a joint utility trench (JUT) that can be accessed for repairs without disturbing street trees.



DESIGN STANDARDS – STORM WATER MANAGEMENT 3

3.1 General

Within the urban settlement areas, a storm sewer system shall be used to collect runoff from lots and within the right-of-way, and the storm sewer system shall be constructed on every street where curb and gutter is used.

The construction of all storm sewer system components and service connections in the Town of Pelham shall be in accordance with the following documents and latest revisions, as well as MOECC auidelines:

The Owner and/or Consultant shall meet with the Town prior to commencement of detailed design to establish the acceptable methodology for determination of stormwater design flows, required by the Town and to determine a suitable storm outlet. This may be achieved in a pre-consulting process.

Final approval for storm sewer systems and alterations to an existing watercourse as well as new outlets and stormwater management facilities are under the jurisdiction of the Ontario Ministry of Environment and/or Ontario Ministry of Natural Resources and/or the Niagara Peninsula Conservation Authority.

The Consultant should contact these agencies early in the design phase to obtain their requirements.

3.2 **Design Requirements**

3.2.1 Minor and Major Systems

The design of the storm drainage system shall comprise both the minor system and major system. Storm sewers shall be designed to convey run-off for the Town of Pelham's five (5) year design storm without surface ponding.

Minor Drainage System - Consists of water conveyed by roof gutters, rainwater leaders, service connections, street gutters, catch basins, and storm sewers.

Major Drainage System - Consists of the natural streams, valleys, man-made swales, channels, ponds, and streets.

The major system shall convey the Town of Pelham's 100 year design storm overland within the rightof-way leading to the watersheds major outlet. Relief shall be provided in low points to prevent the depth of ponding at centre line from:

- 0.3m maximum on roads determined to be emergency access
- 0.2m maximum on local roads
- 0.15m maximum on collector roads
- 0.1m maximum on arterial roads

3.2.2 Rational Method

Where applicable, the design of the storm sewers for the minor system may be designed according to the rational formula where:

Q = 2.78 AiRA = Area in hectaresi = Average rainfall intensity - mm/h R = Run-off coefficient Q = Run-off quantity in I/s

3.2.3 Watershed and Drainage Areas

The watershed area shall be determined from contour plans and shall include all areas that naturally drain into the system and shall also consider all lot grading plans for proposed developments.

A plan of the watershed area shall be prepared and shall include all affected streets, lots and watercourses. The proposed storm sewer system shall be shown on this plan including each maintenance hole numbered consecutively for design reference. Maintenance holes shall be located at each and every change of pipe size, grade and alignment.

Maintenance holes shall be the tributary points in design. The areas tributary to each maintenance hole shall be clearly outlined on the storm drainage area plan with the area in hectares (to the nearest tenth) and run-off coefficient or parameter shown in a circle of 15 mm diameter.

In cases where areas of different run-off coefficients are tributary to one maintenance hole, the areas tributary to the maintenance hole shall be individually outlined. The tributary area and runoff coefficient for each area shall be shown as set out above.



In determining tributary areas to maintenance holes, the proposed grading of lots must be considered and taken into account in order to maintain consistency in design.

In the case of large tributary areas under single ownership, such as shopping centres, apartment developments, schools, etc., the design shall be prepared on the basis of the whole area being tributary to a maintenance hole in an abutting storm sewer. When more than one sewer connection will be necessary to service the property in question, the appropriate area tributary to each sewer connection shall be clearly shown and taken into account in the design of the storm sewer.

At the Towns discretion, in lieu of precise information on development of the whole or any part of a watershed area, the latest approved Zoning By-law and Plans shall be used to select the correct values of the run-off coefficients and parameters to be used in the design and to determine the specific areas where they will apply.

3.2.4 Rainfall Intensity

The values of the rainfall intensity shall be determined using the Town of Pelham IDF curves located in **Standard Drawings**.

Storm frequency values for both the minor and major systems are as follows:

- Minor System 5 Year Storm
- Major System 100 Year Storm (for all watercourses)

Generally inlet time or initial time of concentration is to be 10 minutes.

3.2.5 Run-off Coefficients

Values for the run-off coefficient "R" shall be approved by the Town. Listed below are recommended run-off coefficients, which may vary depending on lot coverage of impervious surfaces:

Parks

 over 4 hectares 	c = 0.30
 under 4 hectares 	c = 0.35
Schools	c = 0.75
Single Family Residential	c = 0.45
Semi-Detached	c = 0.55
Maisonettes, Townhouses, etc.	c = 0.70
Churches	c = 0.75
Apartment	c = 0.75
ndustrial	c = 0.75

Commercialc = 0.85Paved Areac = 0.90 or 1.00

3.3 Maintenance Holes

3.3.1 General

All maintenance holes are to be supplied or constructed in accordance with OPSD 701 Series. Maintenance holes shall be constructed as per Town Standards Drawings, however, it is the responsibility of the designer to analyze each application of the standard (i.e. soil conditions, loading, etc).

3.3.2 Purpose

Maintenance holes shall be provided at each change in alignment, grade and pipe material.

3.3.3 Spacing

Generally, maintenance holes shall be spaced at:

- A maximum of 100 m for pipe sizes 250 mm diameter to 750 mm diameter;
- A maximum of 120 m for pipe sizes 825 mm diameter to 1,200 mm diameter;
- A maximum of 150 m for pipe sizes greater than 1,200 mm diameter.

3.3.4 Structures

Maintenance holes shall be constructed of poured or precast concrete as per OPSD 701 Series, with watertight connections.

3.3.5 Benching

All benching inside maintenance holes shall be as determined in OPSD 701.021, and be completed to obvert.

3.3.6 Diameter

The type and size of maintenance hole shall be specified on the profile of the engineering drawing. The minimum maintenance hole size shall be determined using OPSD 701.021.

3.3.7 Access

All maintenance hole chamber openings shall be located parallel to flow direction.

3. STORM WATER MANAGEMENT



diameter to 750 mm diameter; diameter to 1,200 mm diameter; nan 1,200 mm diameter.

3.3.8 Change in Direction Flow

Storm sewer pipe shall not be turned more than 90° in any maintenance hole. The maximum change in direction of flow in maintenance holes for sewer sizes 1,050 mm and greater shall be 45 °. The direction of flow in any maintenance hole will not be permitted at acute interior angles.

3.3.9 Drop Across Maintenance Hole

When pipe size does not change through a maintenance hole and the upstream flow velocity does not exceed 1.5 m/s, the following allowances shall be made to compensate for hydraulic losses.

<u>Alignment Change</u>	Drop Required
• Straight run	grade of sewer
 14° < 45° 45° to 90° 	0.06 m

When the upstream flow velocity exceeds 1.5 m/s or for all junction and transition maintenance holes the drop shall be hydraulically designed.

3.3.10 Drop Structures

The maximum drop allowed across a maintenance hole is 900 mm. If the design of the sewer is such that the difference in elevation between inlet and outlet exceeds 900 mm, a drop structure is then required. The drop structure shall be in accordance with OPSD 1003.010 or 1003.031. if a large drop occurs in a maintenance structure other types of structures to accommodate this drop shall be explored and approved by the Town. If a drop structure is necessary, by the designer, a 600 mm sump shall be accommodated to eliminate the possibility of erosion to the bottom of the structure.

3.3.11 Safety Grates

Safety grates shall be required in all maintenance holes greater than 5.0 m in depth. Safety grates shall not be more than 5.0 m apart and constructed in accordance with OPSD 404 Series. Platforms shall be installed at the halfway point.

3.3.12 Matching Obverts

Obvert(s) on the upstream side of a maintenance hole should in no case be lower than obvert(s) on the downstream side of the maintenance hole. A design may be submitted for approval on an individual basis in relation to sewer installations. Matching obverts in the Town of Pelham is preferred. The Town may approve alternative designs with outlet issues.

3.4 Pipe Design and Materials

3.4.1 General

The class and type of pipe and type of pipe bedding shall be shown on the profile for all lengths of sewer. All storm sewers shall be located as shown on the appropriate road cross-section standard. Generally, the pipe sizes shall not decrease from a larger size upstream to a smaller size downstream regardless of the increase in grade. Subject to the approval of the Town, radius pipe will be permitted to achieve changes in horizontal alignment for sewers 1,050 mm in diameter or larger. The minimum radius allowed for various diameters of pipe shall be as detailed in the manufacturer's specification. Pipe bedding and class shall be designed to suit ultimate loading conditions.

3.4.2 Sewer Design Capacity

Manning's Formula shall be used to compute the capacity of storm sewers. The capacity of the sewer shall be calculated on the basis of the pipe flowing full such that $Q_{Peak} \leq 0.8(Q_{Pipe Full})$

3.4.3 Roughness Coefficient

The roughness coefficient to be used for storm sewer pipes shall be:

a) Concrete Pipe:	n = 0.013 for all si
b) PVC:	n = 0.013 for all si
c) Corrugated Metal:	based on

3.4.4 Velocity, Grade and Size

The velocity in storm sewers shall be generally limited to a minimum of 0.60 m/s and a maximum of 6.0 m/s, in accordance with MOECC Guidelines. The following are the minimum slopes in which shall be provided for storm sewers (in accordance with MOECC Guidelines):
Pipe Size Minimum Slope (%)

<u>Pipe Size</u>	<u>Minimum Slc</u>
200 mm	0.400
250 mm	0.280
300 mm	0.220
375 mm	0.150
450 mm	0.120
525 mm	0.100
600 mm	0.080
675 mm	0.067
750 mm	0.058
825 mm	0.052
900 mm	0.046



izes of pipes izes of pipes MTO recommended roughness coefficient

July 2016: Town of Pelham Municipal Engineering Design Criteria and Standard Drawings

975 mm	0.041
1,050 mm	0.037
1,200 mm	0.048
1,350 mm	0.042
1,500 mm	0.036
1,650 mm	0.031
1,800 mm	0.028
1,950 mm	0.025
2,100 mm	0.023

3.4.5 Minimum Depth

The minimum cover to the top of pipe shall be 1.5 m.

In all cases, the proposed storm sewers shall be installed at sufficient depth to service lands external to the site as determined by the Town.

3.4.6 Location

Where practical, storm sewers shall be located on the south and west side of the road allowance, as shown in **Standard Drawings**. If common trenching is required for the storm and sanitary sewer, the Consultant shall prepare special design standards and provide to the Town the specification for such requirements. Any non-standard design for locations will require the approval of the Town.

3.4.7 Crossings

Generally a minimum clearance of 150 mm shall be provided between the outside of the pipe barrels at the point of pipe crossing for sanitary sewers and other utilities except for watermain crossings, where the minimum clearance shall be no less than 500 mm. Wherever possible, the storm sewer shall be below the watermain. Requirements of section 4 will take precedence.

In the event that the minimum clearance of 200 mm cannot be obtained, then the pipes at the crossing shall be concrete encased to ensure that the pipes are properly bedded.

3.4.8 Pipe Materials

Mainline storm sewers shall be constructed of concrete pipe. High Density Polyethylene (HDPE) pipe may be used for culverts. The classification of pipe to be used shall be clearly indicated on the plans.

• Reinforced concrete sewer pipe 300 mm in diameter and larger shall be steel reinforced and shall conform to CSA Specification, or latest revision thereof, Class 50D, 65D, 100D or 140D, as required.

- Concrete catch basin leads shall conform to CSA A257.1 for Class 3 pipe. The use of polyvinyl chloride pipe (PVC) is permitted for catch basin lead application only. The pipe shall be CSA B182.1M and B182.2M, and have a minimum SDR of 35.
- Corrugated steel pipe (CSP) shall conform to AASHO specification M218, M136, M190 and M167.
- Concrete and PVC pipes shall be jointed by means of approved rubber gaskets.
- HDPE pipe for culverts shall be one continuous piece.

3.5 Inlet and Outfall Structures

Owners should contact the Niagara Peninsula Conservation Authority (NPCA) to ascertain permit requirements.

Inlet and Outlet structures including headwalls shall be fully designed and submitted in detail.

Grates shall be provided on all inlet and outfall structures 450 mm in diameter and larger and shall be fully designed and detailed including locks where applicable.

In general, inlet grates shall consist of vertical parallel bars or rods sloping approximately 45° away from and in the direction of the flow. Outfall grates shall consist of horizontal bars or rods placed perpendicular to the flow. Spacing between the bars or rods shall be as per OPSD 804.050.

3.6 Catch basins

3.6.1 General

Catch basins shall be precast and cast-in-place as per OPSD Series 700. The storm sewer connections to the main sewer shall be made with an approved manufactured tee for main sewer sizes up to and including 450 mm diameter and in accordance with Town requirements for larger sizes (i.e. when sewer diameter less than 2 x lateral diameter).

3.6.2 Catch basin Spacing

The maximum spacing of catch basins shall be as follows:

Road Gradient	<u>Maximum Spa</u>
0.5 % to 3.0 %	90 m
3.0 % to 5.0 %	/5 m
5.0 % to 6.0 %	60 m



<u>cing</u>

3.6.3 Pipe Size

Storm sewer connections for catch basin leads within roads, multiple family and other blocks, Commercial and Institutional Areas – to be sized individually according to the intended use.

Single Catch Basins	250 mm diameter at 10% slope minimum
Double Catch Basins	500 mm diameter at 1.0% slope minimum

3.6.4 Location

Where changes of grade occur, the average gradient shall determine the maximum spacing. Catch basins should not be located within 1.5 m of the curb depression for a driveway or sidewalk. At intersections, catch basins shall be installed so that no more than 15 m of gutter will drain past the upstream point of tangency.

In sags, when drainage is received from more than one direction, double catch basins shall be installed and the maximum length of gutter contributing from each side shall be 75% of the spacing permitted above.

Catch basins are required at the throat section of cul-de-sacs.

Private catch basins may be permitted in rear yards to permit drainage to the storm system on the street, but easements shall be required. Minimum 3m, registered on title, with restriction of use clause.

3.6.5 Private Rear Yard Catch basins

Rear yard catch basins (RYCB) and leads shall be included in the overall grading and drainage design to provide outlets for rear yard swales. The maximum distance from the swale high point to the RYCB or between the RYCB shall be the lesser of 50.0 m or four single family lots.

Easement requirements for RYCB and leads shall be a minimum width of 3.0 m as per **Section 2.8** herein and shall be conveyed in favour of the Town of Pelham for storm drainage purposes. Required easements shall be clearly shown on the drawings including a typical RYCB lead offset, minimum 400 mm from the easement line.

For the installation of connections to RYCB every effort must be made to install the lead so that it will outlet to a maintenance hole within the right-of-way.

Note: Private service maintenance holes to be located on private property.

3.7 <u>Culverts</u>

The minimum driveway culvert size is 400 mm diameter. Culverts required on major system watercourses shall be designed to convey the 1:100 year storm or the backwater effects for the 1:100 year storm flows must be determined.

3.8 Easement Requirements

Table 2.1			
Easement Requirements			
Size of Pipe	Depth to Obvert	Depth to Obvert	
250 to 375 mm	2.6 m maximum	1.8 – 3.0 m	
450 to 1,500 mm	2.6 m maximum	6.0 m	
1.650 mm and areater	2.6 m maximum	6.0 m plus 3 times O.D. of	
· ,		pipe	

Regardless of the above Easement Requirements, all situations will be reviewed and judged on individual cases at the discretion of the Town.

The Owner must grant permanent easements for any drainage works which are not within the road allowance to the Town, when required by the Town.

3.9 Storm Sewer Service Connections

3.9.1 General

All sewer service connections shall be installed in accordance with OPSD 1006.010 or OPSD 1006.020. Sewer service connections may be installed in a common trench provided the trench detail is provided to and approved by the Town (DPW-501). No connections may be made directly to catch basins.

Sewer service connections shall be provided with suitable stoppers (airtight plugs for sanitary) 1.5 m inside the property line complete with 50 mm x 100 mm timber markers identifying such connections.

The following minimum pipe sizes are required for residential services:

Storm sewer services

150 mm PVC DR 28 for single service 150 mm PVC DR 28 for dual service and 150 x 100 Wye PVC DR 28 for dual service



Minimum grade

1.0% for 150 mm

Maximum grade 8.0%

Colour shall be white to reduce risk of cross connection.

3.9.2 Depth

The depth of service connections at the street line in residential areas, measured from the final centreline road elevation shall be:

Minimum 1.50 m Maximum 2.50 m

Risers shall be used when the invert depth of the sewer main exceeds 4.0 m. Risers shall not exceed 3.0 m in depth.

3.10 Roof Leaders and Foundation Drains

Roof drain connections to the storm or sanitary sewer service connection are prohibited. Roof leaders shall discharge on grade at least 900 mm away from the building foundation walls with drain extensions or splash pads. Flows shall be directed away from the building towards side or rear yard swale without any erosion or impact to adjacent property.

Direct connection of foundation drains without sump pump system are not permitted.

Foundation drainage must be directed to sump pumps and discharged to grade or a storm water lateral is so installed fitted with a normally open backwater valve.

3.11 Stormwater Management Facilities

a) All permanent pool/"wet" ponds shall be enclosed with a 1.5m high chain link fence in accordance with Town Standard Drawings, or as approved by the Director of Public Works.b) Where a SWM pond is to be located adjacent to residences, a minimum 3.0m wide "flat" area

will be

provided to serve as a groomed buffer area.

c) SWM ponds are to be fully graded, groomed and planted within three months of excavation/construction.

d) Underground storage tanks will only be considered in exceptional circumstances and must be supported by a thorough technical analysis to the satisfaction of the Director of Public Works or

designate.

The following section outlines some of the typical SWMP's used for treatment of road drainage. The SWMP's represented in this report are preferred by the Town of Pelham however other SWMP's as detailed in the MOECC 2003 Guidelines shall be considered where the Owner demonstrates the suitability of the preferred SWMP. All SWMP's shall be designed in accordance with the MOECC 2003 Guidelines and where applicable with consideration for the guidelines presented in the Toronto Region Conservation Authority and Credit Valley Conservation Authority 2010 Low Impact Development Guidelines (TRCA and CVC LID Manual).

3.11.1 Swales

Swales should be designed with a minimum longitudinal slope of 2.0% to provide adequate flow velocity. Swales are not to be designed according to natural channel design principles, but shall provide a flow conveyance function only. Swales may have 3:1 maximum side slopes. The maximum flow velocity within grassed swales should be 1.2 m/s to prevent erosion. Swales with flow velocities above 1.2 m/s should be designed with appropriate erosion protection. Within residential rear yards flow velocities should be minimized and have a maximum velocity of 1.2 m/s. Swales providing stormwater quality treatment should adhere to the MOECC 2003 Guidelines.

3.11.2 Bio-swales

Bio-swales provide the same quantity control as a typical swale, however they offer the added benefit of providing some quality control as well through the use of biological systems to remove pollutants from the runoff prior to entering the receiving system. Bio-swales providing stormwater quality treatment should adhere to the MOECC 2003 guidelines as well as the TRCA and CVC LID Manual.

3.11.3 Joint SWM Facility

Where a SWM Facility currently exists or is proposed to support future development the Town of Pelham will consider the opportunity to convey road drainage to be controlled in a Joint SWM Facility. Proponents will be required to show that grading of the road and SWM Facility allows safe and efficient conveyance of water from the road surface to the SWM Facility without negatively impacting the right of way. SWM Facilities should adhere to the MOECC 2003 Guidelines for criteria and design constraints.

3.12 Low Impact Development

Low Impact Development (LID) represents the application of a suite of BMPs normally related to source and conveyance stormwater management controls to promote infiltration and pollutant removal on a local site by site basis. These measures rely on eliminating the direct connection



between impervious surfaces such as roofs, roads, parking areas, and the storm drainage system, as well as the promotion of infiltration on each development or redevelopment site.

The benefits from LID stormwater management practices are generally focused on the more frequent storm events (e.g. 2 year storm) of lower volumes as opposed to the less frequent storm events (e.g. 100 year storm) with higher volumes. It is also recognized that the forms of LID practices which promote infiltration or filtration through a granular medium provide thermal mitigation for storm runoff.

With respect to water quality and applying LID practices, all urban stormwater runoff is not equal, therefore the application of LID practices has to be considered carefully. Urban runoff water quality can vary depending on land use, age of development and existing stormwater management in place. Roads and/or parking lots have vehicular traffic and receive salt and sand during winter months. Roofs on the other hand typically produce relatively "clean "runoff, which can be directed to LID infiltration practices without pretreatment. Relatively clean runoff should be prevented from mixing with reduced quality runoff, which would make infiltration impractical.

Guidelines regarding the application of LID practices and techniques have been developed within various jurisdictions in the United States and Canada. The Toronto and Region Conservation Authority and Credit Valley Conservation have released the 2010 Low Impact Development Stormwater Management Manual, for the design and application of LID measures. Some LID techniques which have the potential to reduce or treat runoff from the right of way are detailed in the following sections.

The issues and challenges associated with the implementation of Low Impact Development BMPs relate primarily to the fact that these measures are typically "on-lot" within private control, outside of the direct control of the Municipality. Due to this basic circumstance, the question is raised by municipal managers as how best to ensure that the "on-lot" measures are maintained, working, and not removed by private landowners and/or businesses. Clearly, by installing these Best Management Practices on private property, there will be an eventual loss of effectiveness, either through lack of maintenance and/or removal in their entirety. The question relates to what extent this "loss" will occur and will this vary by land use.

Notwithstanding, Low Impact Development Best Management Practices in developing subwatersheds, have the potential to reduce the scale and scope of conventional end-of-pipe stormwater management systems. The Town is supportive of the implementation of LID, however, these measures are only effective with regular maintenance.

3.12.1 Enhanced Grassed Swales

The Town supports the use of enhanced grassed swales, where applicable, for stormwater quality treatment, provided that minimum length, velocity, flow depth and slope criteria are met for full functionality. The MOECC 2003 Guidelines provide design criteria for enhanced grass swales and should be incorporated into the swale design. Where it does not conflict with the MOECC 2003 Guidelines, the TRCA and CVC LID Manual should be used for detailed design.

3.12.2 Filter Strips

Filter strips are only considered appropriate for low-density development, roads and small drainage areas (< 2 ha). Vegetated filter strips should be located adjacent to watercourses and drainage swales, as these systems can receive the sheet flow produced by the filter strip. The MOECC 2003 Guidelines should be adhered to in the design of the filter strip. Where it does not conflict with the MOECC 2003 Guidelines, the TRCA and CVC LID Manual should be used for detailed design.

3.12.3 Buffer Strips

Buffer strips comprise natural areas located between development and the receiving water system or natural area. Buffer strips should be established and defined at the subwatershed planning level with input from the Conservation Authority, Town, Niagara Escarpment Commission and provincial agencies such as MNR.

3.12.4 Sand Filters

Sand filters shall be limited to a drainage area less than 5 ha. Sand filters shall require a form of pre-treatment and shall not be used as a stand-alone SWMP. The type of filter shall consider the surrounding soil condition and the possibility of being connected to the proposed storm system. The MOECC 2003 Guidelines outline the conditions and criteria for filters.

3.13 Other SWMP Options

The following section includes SWMP's which should be considered where the implementation of other SWMP's are not possible or practical.

3.13.1 Oversized (Super) Pipes

Super pipes provide subsurface storage to reduce post development peak flow rates to receiving storm sewer systems. The Town of Pelham may permit the use of oversized pipes to provide quantity control only for redevelopment, infill areas, and some smaller developments, when no other practical alternative exists. The Owner shall incorporate the MOECC 2003 Guidelines into the super pipe design.



3.13.2 Oil/Grit

Oil/grit separators are most appropriate for commercial/industrial land use and shall not be used as a stand-alone SWMP, but rather part of a "treatment train" approach to achieve the required water quality treatment. Oil/grit separators typically serve drainage areas under 2 ha and are predominantly encouraged by the Town to be used for spill control. In situations that involve spill management controls, effluent from oil/grit separators is governed by the local Sewer Use By-Laws. Oil/grit separators are also appropriate for providing water quality control for redevelopment, or infill areas which typically have space limitations. The MOECC 2003 guidelines shall be followed in incorporating an oil/grit separator as part of the water quality protection for a site. Oil/grit separator manufacturer's technical guidelines should be consulted in the sizing of a unit. Oil/grit separators should be located within an easement that allows access by Town staff for the purpose of inspection and maintenance, if necessary.

3.13.3 Cash-in-Lieu

In principle, cash-in-lieu on-site of stormwater management would involve an Owner providing a designated financial contribution towards off-site stormwater management infrastructure, elsewhere in the Town, in lieu of providing on-site stormwater management. The prerequisites to such an approach include a low sensitivity receiver, or limited rehabilitation opportunity and typically small or infill development form. The Owner is to provide a report that outlines where the



DESIGN STANDARDS – SANITARY WASTE COLLECTION 4

4.1 General

The design and construction of all sanitary sewers and service connections in the Town of Pelham shall be in accordance with the following documents and latest revisions.

4.2 Design Requirements

4.2.1 Design Flows

Calculation of sewage design flows shall conform to the latest editions of the Regional Municipality of Niagara, Public Works Department's "Guidelines for the Design and Construction of Sewer and Watermain Systems", and the Ontario Ministry of the Environment's "Guidelines for the Design of Water Storage Facilities, Water Distribution Systems, Sanitary Sewage Systems and Storm Sewers".

4.3 Maintenance Holes

4.3.1 General

All maintenance holes are to be supplied or constructed in accordance with OPSD 701 series. Maintenance holes shall be constructed as per Town Standards Drawings, however, it is the responsibility of the designer to analyze each application of the standard (i.e. soil conditions, loading, etc).

In site plan applications, a 'service' maintenance hole if required shall be located on private property near the entrance of the service as close as possible to the property line.

4.3.2 Purpose

Maintenance holes shall be provided at each change in alignment, grade, pipe material and at all junctions, and at the points of connections of sewer over 200 mm in diameter where the size of connection is equal to or one size smaller than the Town sewer.

4.3.3 Spacing

Generally, maintenance holes shall be spaced at:

- a maximum of 100 m for pipe sizes 200 mm diameter to 750 mm diameter;
- a maximum of 120 m for pipe sizes greater than 750 mm diameter.

4. SANITARY WASTE COLLECTION

All sanitary maintenance holes shall be benched as per OPSD 701.021 and be completed to obvert.

4.3.6 Diameter

4.3.5 Benching

4.3.4 Structures

The type and size of maintenance hole shall be specified on the profile and a detail of the benching is to be shown on the plan portion of the engineering drawing. The minimum maintenance hole sizes shall be determined using OPSD 701.021.

4.3.7 Access

All maintenance hole chamber openings shall be located parallel to flow direction.

4.3.8 Change in the Direction of Flow

The maximum change in the direction of flow in a sanitary sewer maintenance hole shall be 90°. A change of flow direction at acute interior angles shall not be permitted.

4.3.9 Drop Across Maintenance Holes

When pipe size does not change through a maintenance hole and the upstream flow velocity does not exceed 1.5 m/s, the following allowances shall be made to compensate for hydraulic loses.

Alignment Change	Drop Required
a) Straight run	grade of
b) 14° < 45°	0.03 m
c) 45° to 90°	0.06 m

When the upstream flow velocity exceeds 1.5 m/s or for all junction and transition maintenance holes the drop shall be hydraulically designed.

4.3.10 Drop Structures

The maximum drop allowed across a maintenance hole is 0.9 m. If the design of the sewer is such that the difference in elevation between inlet and outlet exceeds 900 mm, a drop structure is then required. The drop structure shall be in accordance with OPSD 1003.010 or 1003.031. The Town prefers to avoid the use of drop structures wherever possible.



Maintenance holes shall be constructed of poured or precast concrete as detailed in the OPSD 701 series with watertight connections KOR-N-SEAL type or approved equal.

sewer

4.3.11 Safety Grates

Safety grates shall be required in all maintenance holes greater than 5.0 m in depth. Safety grates shall not be more than 5.0 m apart and constructed in accordance with OPSD 404 series.

4.3.12 Matching Obverts

Obvert(s) on the upstream side of a maintenance hole shall in no case be lower than obvert(s) on the downstream side of the maintenance hole.

4.4 Pipe Design and Materials

4.4.1 General

The class, type of pipe and type of pipe bedding shall be shown on the profile for each section of sewer and shall be CSA approved.

In general, no decrease of pipe size from a larger size upstream to a smaller size downstream will be allowed regardless of increase in grade.

Pipe bedding and class of pipe shall be designed to suit ultimate loading conditions.

Generally, service connections shall not be permitted to sanitary sewers exceeding 7.60 m in depth. Depth is measured from the final centreline finished road elevation to the top of the sanitary sewer.

4.4.2 Sewer Design Capacity

Sewer capacities shall be computed by using Manning's Formula on the basis of sewer pipe flowing full, however the actual flow depth and velocity at the design flow shall also be calculated and taken as the basis for design. Design flows should be in accordance with MOECC guidelines (Design Guidelines for Sewage Works 2008).

4.4.3 Roughness Coefficients

For all types of pipe, a roughness coefficient of n = 0.013 shall be used.

4.4.4 Velocity, Grade and Size

All sanitary sewers are to be designed with a minimum velocity of 0.60 m/s and a maximum velocity of 3.0 m/s when flowing full. The minimum slope in the highest, or starting, leg of a sanitary sewer shall have a slope of no less than 1%

4.4.5 Minimum Depth

Depth is measured from the final centreline finished road elevation to the top of the sanitary sewer at standard location.

For residential, commercial and institutional areas, the minimum depth is 2.5 m unless approved by the Town. Minimum 0.25m clearance at storm crossing, using outside pipe diameter. Minimum separation of 0.5m for watermain. Sanitary shall also be 0.5m below any crossing, and must be below watermain.

In all cases, the proposed sanitary sewers shall be installed at sufficient depth to service lands external to the site as determined by the Town.

4.4.6 Location

Sanitary sewers shall be located within the road allowance as shown in **Standard Drawings**. If common trenching is required for the storm and sanitary sewer, the Owner's consultant shall prepare special design standards and provide to the Town the specification for such requirements. Any non-standard design for locations will require the prior approval of the Town.

4.4.7 Crossings

Generally a minimum clearance of 150 mm shall be provided between the outside of the pipe barrels at the point of pipe crossing for storm sewers and other utilities except for watermain crossings when the minimum clearance shall be 500 mm. If this cannot be met, section 4 will take precedence.

In the event the minimum clearance of 150 mm cannot be obtained, then the pipes at the crossing shall be concrete encased to ensure that the pipes are properly bedded.

4.4.8 Pipe Materials

Sanitary sewer shall be constructed of polyvinyl chloride or concrete pipes.

a) Polyvinyl Chloride Pipe (PVC)

PVC pipe shall be solid wall manufactured in accordance with the latest revision of CSA B182.1 or B182.2 and <u>green</u> in colour.

The design of sanitary sewer systems using PVC pipe shall be based on the modified Spangler Equation for flexible pipe.

b) Concrete



Reinforced concrete sewer pipe 300 mm in diameter and larger shall be steel reinforced and shall conform to CSA A257 Specification, and be designated as, Class 50D, 65D, 100D or 140D, as required.

Concrete and PVC pipes shall be jointed by means of approved rubber gaskets.

Note:

For main sewers, the Standard Dimension Ratio (SDR) of the PVC pipe shall not exceed SDR 35. For service connections, the SDR of the PVC pipe shall not exceed SDR 28.

The bedding required for PVC main sewer and service connection shall be as detailed in OPSD 1006.020.

4.5 Easement Requirements

The minimum width of easements for pipes shall be determined by the owner's consulting engineer and approved by the Town to account for number of pipes, pipe size, depth, excavation of open cut method and location of proposed building foundations. In no case shall the easement width be less than 3.0 m.

The owner must grant permanent easements for any drainage works which are not within the road allowance, to the Town or respective/impacted neighbouring property and a restriction of use clause shall be registered on title restricting landscaping and fencing activities.

4.6 Sanitary Sewer Service Connections

All sanitary sewer service connections for single and semi-detached dwellings shall be individual services. The connection to the main sewer shall be made with an approved manufactured tee or approved saddle. In new developments, the service connections shall be installed in accordance with the Town Standard Drawings terminating at the property line. Under no circumstances will roof water leaders or foundation weepers be permitted to be connected to the sanitary sewer.

4.6.1 Pipe Size

a) Service connections for single family and semi-detached units shall be 125mm in diameter. Clean outs shall be placed every 15 metres.b) Service connections for multiple family, commercial, institutional areas are to be sized individually according to the intended use.

4.6.2 Depth

The depth of the service connections for single family units and semi-detached units, at the street line, measured from the final centreline road elevation shall be: a) Minimum - 2.50 metres b) Maximum - 3.00 metres Risers shall be used when the invert depth of the sewer main exceeds 4.60 metres. The riser connection shall not exceed 3.0 metres in depth.

4.6.3 Velocity and Grade

a) Minimum low flow velocity 0.60 m/sec
b) Minimum grade - 125mm dia. 2%
c) Maximum grade 8%
d) Minimum grade - 150mm dia. 1%

4.6.4 Sanitary Sewer Connections to Multiple Family Blocks

Manhole shall be required to be located either on private property, 1.50 metres from property line to centre of rim, or on the municipal main.

4.6.5 Sanitary Sewer Connections to Commercial and Industrial Blocks

A manhole shall be required to be located on private property 1.50 metres from property line to centre of rim.

4.6.6 Materials for Sanitary Sewers Service Connections

a) Sanitary sewer service connections may be constructed using any of the materials outlined in Section 4.4.8 except for polyethylene, which is not listed as an acceptable material under The Plumbing Code.

b) In order to avoid cross connections, all pipe used for residential sanitary laterals shall be the colour green.

4.6.7 Location of Service Connections and Cleanouts

Sanitary connections shall be located in accordance with Town Standard Drawings. Clean out spacing shall not exceed 15m. For institutional and commercial properties, or as per Town request, a cleanout shall be provided at the property line.



4.6.8 Construction

Construction of all sanitary sewers and service connections shall be in accordance with the current and Town Specifications and Standard Drawing.

4.6.9 Sanitary Forcemains and Siphons

Forcemains and siphons are strongly discouraged, and will only be considered in exceptional circumstances when no other feasible option exists, including pumping stations. Any proposed use must be supported by a functional report prepared by a consulting engineer with significant experience in the design of such systems.



5 DESIGN STANDARDS – DRINKING WATER DISTRIBUTION

5.1 General

Infrastructure projects including, but not limited to, installation and repair of sewers, roads etc, may impact upon and necessitate that watermains are shut down or be disconnected and reconnected. It is imperative that such actions are supervised by an certified operator employed by the Town of Pelham and appropriate precautions are taken to ensure that contamination is not allowed to enter the drinking water system.

Any department and/or contractor that is undertaking capital projects or repairs or activities that require the operation of the any component of the drinking water system must ensure that certified Town of Pelham personnel are available and on-site.

All materials shall be as specified or equivalent as approved by the contract Administrator. Lead or lead composite components are strictly prohibited. All waterworks materials must meet AWWA current quality criteria standards and American National Standard ANSI/NSF Standard 61 no lead certification for waterworks materials products.

The construction of all watermains, appurtenances and service connections in the Town of Pelham shall be in accordance with the current and appropriate Ontario Provincial Standard Specifications (OPSS) and Standard Drawings (OPSD), the American Water Works Association (AWWA) Standards, the Niagara Peninsula Standard Contract Documents or as modified herein. All materials shall be as specified or equivalent, as determined by the Town.

Determination of the watermain design and design flows in accordance with MOECC Guidelines:

- The maximum working pressure shall not exceed 690 kPa (100 psi). Pressure reducing valves are required where localized areas exceed 690 kPa.
- The minimum working pressure shall not fall below 275 kPa (40 psi) under normal operating condition nor fall below 150 kPa (22 psi) under fire flow and maximum day conditions. The water flow must support a minimum 'Bluetop Hydrant' with 5,675 lpm (1,500 gpm) at 150 kPa. Any hydrant less than 5,675 lpm (1,500 gpm) must first be approved by the Fire Chief and Director of Public Works.
- For new systems, or for major upgrades, minimum design flow of 80 L/s must be used.
- For new development adding 4 or more residential units, increases building height or should sub-standard flow or pressure be anticipated, a water distribution analysis may be required on

the system. The result of such analysis complete with drawings and calculations shall be submitted to the Engineering Department for review and approval.

- Sizing a water distribution system shall be based on a uniform Pipe Friction Factor of 130 for any pipe size or pipe type. Field tests shall be made when calibrating the model of an existing system.
- Average consumption shall be based on Table 5.1 Unit Consumption Rates.

Table 5.1	
Unit Consumptio	on Rates
	Average Day
Domestic	Maximum Day
	Peak Rate
Fire Domand	Fire flow should be considered in
rile Demana	Organization's (formally Canadia

5.2 Hydraulic Design

5.2.1 System Pressures

The maximum sustained operating pressures shall not exceed 690 kPa (100 psi). Where the pressures in localized areas are above this level, pressure reducing valves shall be installed.

The distribution system shall be sized to meet normal peak demands. Under conditions of simultaneous maximum day and fire flow demands, the pressure shall not drop below 140 kPa (20 psi). Under normal operating conditions, the pressure shall not drop below 275 kPa (40 psi).

The Town may require the consulting engineer to verify the existing distribution system is sufficient to supply the system pressure design requirement to the development. This includes new development and where buildings exceed 3 storeys. The Owner is responsible for all associated costs for verifying the above.

All watermains shall be capable of withstanding minimum design pressures of 1,035 kPa (150 psi) regardless of the working pressure in the system or the rating necessary to meet the structural requirements of the trench condition. (Design Pressure = maximum sustained internal hydrostatic pressure to which the pipe is to be subjected, excluding transient pressures.)

5.2.2 Friction Factors

The following "C" values shall be used for the design of water distribution systems regardless of pipe materials:

Pipe Diameter (mm)



320	lpcd
- 70	1

570 lpcd

860 lpcd accordance with the Insurer's Advisory In Underwriters Association) requirements.

100
110
120
130

The above C factors represent long-term values. A C factor of 130 shall be used to calculate maximum velocities for transient pressure estimations, and for checking pump motor sizes for runout conditions.

5.3 <u>Pipe Design and Materials</u>

All materials shall be specified or equivalent as approved by the Town.

Lead and/or lead composite components are strictly prohibited. All Waterworks materials must meet AWWA current quality criteria standards and American National Standard ANSI/NSF Standard 61 no lead certification for waterworks material products.

Only those products stamped mechanically with the letters NSF61, certified by an accredited Laboratory, will be accepted by the Town.

5.3.1 Sizes

Sizes and looping of watermains will be determined at the preliminary stage of the development. The following are the minimum size requirements.

a) Residential Areas

The minimum size for watermains shall be 150 mm diameter except beyond the last hydrant on cul-de-sacs where smaller diameter pipe shall be used which is designed for domestic and maximum hour demands only.

b) Commercial and Institutional Areas

Sized according to anticipated demand for commercial and institutional developments.

The distribution system shall be designed to eliminate dead-end sections. Where dead-ends cannot be avoided, with the prior approval of the Town, they shall be provided with a fire hydrant or flushing hydrant.

Water distribution systems shall be designed so that no more than eighty (80) units with individual water services and meters shall be serviced from a single source of supply. If the looped watermain is connected to a single watermain, a valve must be installed in the watermain to permit isolation of supplies.

5.3.2 Depth of Cover

The minimum depth of cover to watermains should not be less than the depth of frost penetration.

Generally the depth cover shall not be less than 1.70 m measured in a vertical plane above the pipe from the top of the pipe to the finished ground elevation.

It will be the responsibility of the Consulting Engineer to justify any reduction in the depth of cover less than 1.70 m by submitting a report outlining the reasons for the reduction and alternative frost protection measures to be taken. Frost protection measures should include installation of minimum 50mm rigid foam insulation at least 0.6m wide, running along the length of the affected area. Spray foam insulation may also be considered by the Town. The design shall be in accordance with NPSS SPC 61.

5.3.3 Separation between Watermains and Sewers

Vertical Separation

Under normal conditions, watermains shall cross above sewers with sufficient vertical separation to allow for proper bedding and structural support of the watermain and sewer main. As a minimum, the vertical separation between the crown of the sewer and the invert of the watermain should be 0.3m, with an absolute minimum of 0.15m.

When it is not possible for the watermain to cross above the sewer, the watermain shall be protected as follows:

- and the crown of the watermain.
- b) The sewer and watermain shall be adequately supported to prevent excessive deflection of joints and settings.

c) The length of watermain shall be centred at the point of crossing so that the joints will be equidistant and as far as possible from the sewer.

Separation of Watermain and Sewers - Special Conditions

Under unusual conditions, where a significant portion of the construction will be in rock, where it is anticipated that severe dewatering problems will occur, or where congestion with other utilities will prevent a clear horizontal separation of 2.50 metres, a watermain may be laid closer to a sewer, provided that the elevation of the crown of the sewer is at least 0.50 metre below the invert of the watermain. Such separation shall be in-situ material or compacted backfill. Where this vertical separation cannot be obtained, the sewer shall be constructed of materials and with joints that are equivalent to watermain standards of construction and shall be pressure tested to assure water tightness. In rock trenches, facilities should be provided to permit drainage of the

5. DRINKING WATER DISTRIBUTION



a) A vertical separation of at least 0.5m shall be provided between the invert of the sewer

trench to minimize the effects of impounding of surface water and/or leakage from sewers in the trench.

Horizontal Separation

Under normal conditions, watermains shall be laid with a horizontal separation of at least 2.50 metres from any sewer. The distance shall be measured from the nearest edges.

5.3.4 Utility Crossings

Where watermains cross over or under utilities other than sewers, the clearance and type of crossing provided shall conform to the requirements of the particular utility involved and provide proper bedding and structural support of the watermain and utility. Generally, where watermains cross over utilities, a 0.3m minimum clearance shall be provided, and where watermains cross under utilities, a 0.5m minimum clearance shall be provided.

5.3.5 Pipe

The following materials may be used for watermains:

- Polyvinyl Chloride (PVC) can be used for sizes up to 600mm diameter when installed under roadways. In other locations this limit may be extended to 900mm diameter upon approval of the Director of Public Works, or designate.
- Reinforced Concrete Pressure Pipe (RCPP) can be used for sizes 400mm and greater.
- Polyethylene Pipe (PE) may be used for sizes up to 600mm diameter, upon the approval of the Director of Public Works or designate.

All pipe material and associated appurtenances must meet current American Water Works Association (AWWA) specifications and Ontario Provincial Specifications (OPSS).

Allowable pipe material shall be 100mm – 400mm (4" – 16") DR18 PVC conforming to AWWA C900 or approved equivalent. For Site Plan applications, the pipe material shall be in accordance with the Ontario Building Code and acceptable to the Chief Building Official.

Note: Tracer wire (10 gauge, solid copper plastic coated), must be used with all PVC, including services as applied in accordance with manufacturers specifications.

5.3.6 Tracer Wire

Watermain and Water Service Tracer Wire Specifications (refer to Standard Drawings)

General

All PVC watermains shall include the installation of a continuous 10 gauge insulated wire, properly taped and fastened onto pipe. All hydrants shall include the installation of a continuous 10 gauge wire connected to wire at watermain and brought to the surface along hydrant lead and through conduit at hydrant, where it is to connected to the next tracer wire length.

- 1) Tracer wire shall be installed on all non-metallic (PVC, HDPE, and PE) watermains, hydrant wire shall be installed in such a manner as to be able to properly trace all watermains, hydrant laterals and water services without loss or deterioration of signal or without the transmitted signal migrating off the tracer wire.
- 2) Tracer wire shall be RWU90 (Direct Burial Wire), number 10 gauge (AWG) American Wire Gage, single or seven strand, insulated copper wire with 60mil of white/ or black, cross link polyethylene (XLPE) insulation specifically manufactured for direct burial applications.
- 3) mastic shall be T.C. Mastic (Tape Coat of Canada) or approved equivalent and shall be the backfill material with the use of plastic membrane.
- Tracer wire to be installed at valve boxes. 4)

Tracer Wire Testing

- 1) has confirmed and demonstrated that the entire tracer wire system is installed and functioning properly.
- 2) If deficiencies are found in the tracer wire system when tested by the Town, then the confirm functionality and acceptability of the tracer wire system. Such cost shall be deducted from the Contractor's final payment.

5.4 Cathodic Protection

Zinc Anode DZP-1100-24 anodes to be used at each hydrant, multiple fittings (up to 3) and on cast iron and ductile iron pipe where connections are made to the watermain. Zinc Anode DZP-550-12 anodes to be used at each fitting (bend, reducer, cross, tee) and each water service.

5.5 Thrust Restraints

Thrust restraints are to be mechanical joint type:

EBAA Iron Series 2000 PV



laterals and water services except where such water services pipe is of copper material. The

All tracer wire welds onto existing cast or ductile iron pipe shall be completely sealed with the use of an approved mastic type sealer specifically manufactured for underground use. The applied in a thick coat a minimum of 12 mm thick and be protected from contamination by

The tracer wire system shall be tested for functionality by the Town only after the Contractor

Contractor shall be charged the full cost incurred by the Town for all subsequent visits to site to

- Uni-Flange Series 1300
- Megalug
- Grip Ring Pipe Couplings
- Safety factor 2:1
- High strength ductile iron per ASTM A536, Grade 65-45-12 and ASTM 536-80
- Bolts and connecting hardware to be high strength low alloy per ANSI/AWWA C111/A21.11 and ANSI/AWWA C153/A21.53
 Per Uni-B-13-92, recommended Performance Specification for Joint Restraint Devices for

use with PVC pipe.

Hydrants shall be equipped with both mechanical thrust restraints and thrust blocks, where allowed by the hydrant manufacturer.

5.6 <u>Valves</u>

5.6.1 Line Valves

Gate valves shall be used on all watermains 350 mm diameter or less in size.

All valves shall be of the approved type with non-rising stem and a 20 mm square operating nut opening counter clockwise.

5.6.2 Sizes

Sizes of line valves shall be the same size as the watermain.

5.6.3 Number, Location and Spacing

Generally, a minimum of three valves are required at a tee intersection and a minimum of four valves are required at a cross intersection. The valves shall be located at the point where the projections of the streetline intersects the watermain. Valve boxes and chambers shall be located in boulevards whenever possible.

Line valves shall be located such that 20 houses can be shut-off from another block and isolated from the system. In no case shall the spacing exceed 300 m. Line valves on feedermains shall be located in accordance with existing and future servicing requirements. The maximum distance between valves shall not exceed 750 m.

5.6.4 Air Release Valves

Air release valves shall be placed at all significant high points of the distribution system. In addition, an attempt shall be made to locate hydrants at high points or at dead ends, thereby eliminating the need for vacuum-air relief valves and/or blow-offs.

5.6.5 Drain Valves

Drain valves shall be located at the low points of all watermains of 600 mm diameter and greater.

5.6.6 Valve Boxes and Chambers

All valves 350 mm diameter and smaller shall have valve boxes and specified direct bury operators shall be used.

All valves 400 mm diameter and larger shall be installed in valve chambers.

The tops of valve boxes and valve chamber maintenance hole covers shall be set flush with finished grade. The top of the roof slab of valve chambers shall be at least 0.60 m below the profile of the finished pavement.

Chambers or pits containing valves, blow-offs, meters or other such appurtenances to a distribution system shall not be connected directly to any sanitary or combined sewer, nor shall blow-offs or air-relief valves be connected directly to any such sewer/

Such chambers or pits shall be drained to the surface of the ground where they are not subjected to flooding by surface water, to absorption pits or to a sump within the chamber where ground water level is above the chamber floor or storm sewer.

In order to minimize the total number of chambers on any project, care should be exercised in locating the line valves, air relief's, drains, etc., with a view to combining these functions in a single chamber.

All connections through chamber walls shall be sealed with hydraulic cement.

Valve chambers must conform to OPSD 1101 Series.

5.6.7 Fittings

MJ fittings as per ANSI/AWWA C153/A21.53 with cement or epoxy lining and coatings. Iron fittings, cast or ductile, shall be with ends specifically manufactured for use with asbestos cement pipe, ringtite or if required with hub, mechanical joint, flanged, tyton joint. All mechanical joints are to be fastened with Cor-Blue nuts and bolts or approved equivalent.

Iron fittings, cast or ductile, shall be with ends specifically manufactured for use with asbestos cement pipe, ringtite or if required with hub, mechanical joint, flanged, tyton joint. PVC fittings will be considered. The Consultant shall provide a written request to the Town in writing prior to construction.



5.6.8 Gate and Tapping Valves

All gate and tapping valves shall have stainless steel stem, resilient seat and epoxy coated inside and out.

Valve box specifications:

- Sliding type with tracer wire attachment hole built in, able to accommodate 8 gauge wire, and support plate
- Size: 108mm ($4\frac{1}{4}$ ") diameter
- Length: 0.3m above finished grade at full extension.

5.7 Fire Hydrants

5.7.1 General

Fire protection for institutional and commercial development shall be reviewed upon application.

5.7.2 Hydrants

Hydrant installation shall be located at the extension of the side lot line, away from the driveway.

5.7.3 Number and Spacing

Hydrants shall be installed on all watermains 150 mm diameter and larger in accordance with the MOECC Guidelines for the Design of Water Distribution Systems and/or with the following maximum allowable spacing:

- a) 150 m in residential areas, measured along the watermain or to provide for a maximum hose length of 75 m.
- b) 75 m in industrial and commercial areas measured along the watermain to provide for a maximum hose length of 37.5 m.
- c) 300 m in rural areas where applicable.

All hydrants when installed in new subdivisions shall have a clearance of at least one (1) metre away from any boulevard apron as to not cause any conflict with ingress and egress of driveway access.

5.7.4 Branch Valves and Boxes

All hydrants installed on watermains shall be installed with 150 mm diameter anchor tee, secondary valve and box.

5.7.5 Hydrant Types

Where hydrants do not conform to the furnished ground grade the proper length extension will be inserted either at the drain ring flange before backfilling or the ground line flange with proper rod extension. Extension must be installed in strict accordance to manufacturer's specifications.

Should the hydrant require a shorter barrel due to a necessary grade change in the main the proper length barrel will be installed before backfilling the hydrant trench.

Hydrant specifications:

- Hydrants shall be self draining (unless otherwise specified), steamer port, 150mm branch valve and box, approved type.
- Manufactured in accordance with AWWA Standard C502, be of break flag traffic model type, and present a low profile with a modern design exterior;
- Depth of bury: 1.8m (6');
- Boot: to be epoxy coated internally and externally, 150mm (6") diameter mechanical joint;
- Colour: red with silver dome and caps or as approved;
- Boot to bottom flange with stainless steel bolts;
- Dry barrel, shall be epoxy coated in compliance with AWWA Standard C502;
- Pumper nozzle designation "SD" ro 33B, thread detail 5-3/4 O.D. x 4.
- Drain ring bolts and nuts: stainless steel type 304
- Hydrant shall include pumper nozzle storz connection

Secondary Valve Specifications:

Opening size: 150 mm (6") diameter Joint: mechanical

Tee off watermain shall be anchor type. Secondary valve shall be bolted to the anchor tee. All piping required (from tee to valve to hydrant) shall be Class 150 PVC. Hydrant lead shall be less than 5.5m unless otherwise approved by the Town.

5.8 Water Sampling Station

Placement of water sampling stations within any new development or watermain rehabilitation project will be determined by the Town and shall be based on establishing the most optimal water quality monitoring program.

Where and when they will be installed is dependent on the most strategic location that will provide water quality data to efficiently monitor the distribution system based on surrounding sampling stations. Consultation with the Town shall be required in the determination of need and location.



5.9 Bedding, Cover Material and Backfill

Bedding material shall be 100 mm of limestone screening or fine traffic bound. Cover material shall be 300 mm of limestone screening or fine traffic bound. Backfill in roads and driveways shall be select native material and compacted to 100% SPD, at Town's discretion, which may require Geotechnical input.

5.10 Corrosion Protection

Zinc anode cathodic protection to be installed, where required, by the Town or the application of denso type or approved Town equal. Fittings with FRC coating will also be accepted. All metallic fittings/appurtenances shall be epoxy coated.

5.11 Concrete Blocking and Anchoring

All valves and fittings shall be supported independently with concrete blocking and anchoring so that vertical and thrust loads are not transmitted to connected pipes.

All concrete support (OPSD 1103.010 and 1103.020) shall be manufactured using Type 20 Portland cement, poured against undisturbed ground with bond-breaker provided against all pipe, joints, valves, bolts and fittings. It shall be the Contractor's responsibility to ensure that all ground is suitable for pipe, valves and fittings support and shall bring to the Contract Administrator's attention any possible unsuitable conditions.

5.12 Backflow Prevention

There shall be no physical connection between a public and a private potable water supply system, nor between either a water system and a sewer or appurtenance thereto, which would permit the passage of private water or any sewage or polluted water into the potable public supply. In addition, no pipe, valve or fitting which has been exposed to raw sewage shall thereafter be included in a potable water system, either temporarily or permanently.

5.13 Water Service Connection

5.13.1 General

In new developments, the service connections shall be installed in accordance with the Standard Drawings terminating at the property line. Curb stops shall be located at the property line.

No service connection shall be made to watermains greater than 400 mm diameter.

It is recommended that the designer determine the water service sizing based on flow requirements for water services which service single family homes which are estate lots, larger homes, have deep setbacks or where automatic lawn sprinkler systems or fire sprinkler systems are to be used.

Each dwelling unit in a detached, semi-detached, townhouse or row house block, must be serviced with a separate water service connected to a watermain or private watermain. Water services must front the dwelling unit they service unless otherwise approved in writing by Pubic Works.

Each dwelling unit in a private blockof condominium must be serviced with a separate water service connected to a private watermain. Water services must front the dwelling unit they service. Bulk metering of the site at the point(s) where the water service enters the property will be required. Individual metering of dwelling units by the Town will not be provided.

All unutilized services shall be removed or abandoned, plugged at the main with the valve or service box removed.

Installation of watermain stubs, or pre-servicing for future development, should be avoided unless confirmation can be made stating that these undeveloped lands will be developed in the near future, complete with an approved site plan.

5.13.2 Pipe Size

- The minimum size for service connections shall be 25 mm diameter.
- Service connections for multiple family dwellings shall be sized to provide capacity equivalent to 25 mm diameter connection to each dwelling unit.
- Service connections for blocks, commercial and industrial areas shall be sized according to the intended use and fire flow.
- Greenhouse or agricultural connections maximum size is 25mm.

5.13.3 Materials

Water service connection 50mm diameter or less shall be type "K" soft copper. Water service connections larger than 50mm diameter shall be in accordance with Section 5.3.

5.13.4 Location

Water service connections shall not be located under a driveway, if possible. The location of water service connections for single family and semi-detached lots shall suit the house style in accordance with Standard Drawings.



5.13.5 Depth

Curb and Gutter Roads – water service connections shall be installed 1.70 m minimum below finished centreline road grade.

Open Ditch and Unimproved Roads – in no case shall the cover of the water service connection be less than 1.70 m.

Depth at property line shall not be less than 1.7m minimum.

5.13.6 Mainstops

All domestic water service connections shall have mainstops installed at the watermain equal to the water service connection diameter.

Mainstops shall be the same size as the service line, bronze, round way. All main stops consisting or containing bronze or brass material must conform to AWWA Standard C800-05 and ANSI/NSF61 compliant, with "LF" stamp clearly shown or appropriate documents available for inspection.

For 25 mm diameter:

- service saddle is required;
- tapping must not exceed 15° from horizontal centre line of main.

For sizes 38 mm diameter and 50 mm diameter:

- service saddle is required;
- must be tapped at horizontal to centre line of main;
- AWWA standard thread inlet and female iron pipe thread outlet;
- Plastic pipe to iron coupling or adaptor.

5.13.7 Curb Stops and Boxes

All service connections shall have curb stops and boxes installed at the property line or an approved location.

Curb valve to be compatible (same size) as the service.

All curb stops on the open end must be protected with the use of a plastic cap or plug.

Curb value to be compatible (same size) as new service:

- bronze type shall be "0" ring type with both ends compression
- ball type valve only.

All curb stops on the open end must be protected with the use of a plastic cap or plug. All curb stops consisting or containing bronze or brass material must conform to AWWA Standard C800-05

and ANSI/NSF61 compliant, with "LF" stamp clearly shown or appropriate documents available for inspection.

Curb boxes are to be stainless steel and shall be the extension type with regular ribbed cover marked "WATER", hexagon plug, 0.9m minimum height S/S operating rod, stainless steel cotter pin and suitable for a 1.5m (5') to 1.8m (6') trench.

For 25mm (1") curb stops, the curb box, Series D1 Style #8. For 38mm (1½") and 50mm (2") curb stops the curb box, Series D-2 Style #8.

Full assembly is to consist of stainless steel stand pipe, epoxy coated cast iron base and lid. When the service lines are installed in a subdivision or any other location where the pipe is not continued past the curb stop into a building, the locations of the curb box must be indicated. At such curb box location, a 1.5mm (5') long 50mm x 50mm (2" x 2") wooden stake shall be planted and shall have 0.90m (3') bury. Stakes shall be painted blue and each shall bear, on its broad side above the ground, the letter "W" painted in white.

5.13.8 Tapping Sleeves

All sleeves to be epoxy coated both externally and internally complete with stainless steel bolts.

All tapping sleeves shall be Robar 6606 stainless steel tapping sleeve with T 304 stainless steel bolts or approved equivalent for C.I., A.C. and PVC pipe. Sizes 100mm (4") - 400mm (16") I.D.

5.13.9 Service Saddles

Any residential services installed on a PVC watermain will require the use of an approved service saddle. Service saddles are required for all services connected to concrete pressure pipe manufactured to the latest edition of AWWA C301 and AWWA C303 specifications for all tap sizes.

5.13.10 Coupling and Adaptors

All couplings and adaptors shall be as follows:
(a) For PE Tubing - Bronze with one piece combination nut and tail, compression type with stainless steel insert (heat flaring of tubing is not allowed).
(b) For PVC pipe: Bronze, brass or PVC with spigot, bell compression joint or iron pipe thread ends or any combination of these:

- Bell to Bell Johns-Manville PVC double bell coupling
- Bell to Male Iron Pipe Johns-Manville PVC male adaptor (threaded)
- Spigot to Male Iron Pipe 200mm (8") long schedule 80 grade 1 type 1
- PVC. nipple, one end with standard iron pipe thread, other bevelled 8° x 3/8".



pell coupling C male adaptor (threaded) Ig schedule 80 grade 1 type 1 pipe thread, other bevelled 8° x 3/8' Compression joints for 38mm and 50mm (1¹/₂" and 2") PVC, I.P. size is acceptable in the following fittings: curb stops, PVC to PVC compression couplings, PVC to I.P. male couplings, and PVC to I.P. female couplings.

Note: Couplings and adaptors employing heat fusion on PE tubing or solvent weld on PVC pipe may only be used if factory made. All couplings and adaptors consisting or containing bronze or brass material must conform to AWWA Standard C800-05 and ANSI/NSF61 compliant.

5.13.11 **Pipe Fittings and Nipples**

All pipe All pipe fittings and nipples must be brass, bronze, PVC or stainless steel as follows:

Fittings

- screwed PVC, Grade 1 type 1, schedule 80
 - bronze with one piece combination nut and tail, compression type joint with stainless steel insert, Class 160
- bell and spigot joint PVC, class 160

Threaded Nipples

- PVC, grade 1 type 1, schedule 80

NOTE: Cast bronze solder fittings are not acceptable. Teflon pipe thread tape must be used on all threaded PVC joints.

All pipe fittings and nipples consisting or containing bronze or brass material must conform to AWWA Standard C800-05 and ANSI/NSF61 compliant.

5.13.12 Larger Service Lines

Materials for water service lines larger than 50 mm diameter shall be in accordance with Section

5.13.13 Metering Pit / Chamber

As per Town drawing, to be installed and located immediately inside property line, shutoff valves for isolation. If service is greater than 50m, a pit or chamber is required.

5.13.14 **Connections Outside Urban Boundary**

1) Dedicated service connections for irrigation, spray mixing, hauling or filling shall not be permitted.

The maximum service length shall be 60 metres as measured from the property line to the 2) building wall.

- The maximum service sizes shall be as follows: 3)
 - Single Detached Residential Dwellings 25mm diameter a.
 - b. Multiple Unit Residential, Commercial, Institutional and Industrial Buildings – 100mm

Greenhouses and Other Agricultural Buildings – 50mm C. Service lengths in excess of 30 metres shall only be allowed where an engineered design to 4) the satisfaction of the Director of Public Works & Utilities demonstrates a residual pressure of 275 KPa under normal operating conditions and 140 Kpa under fire flow conditions can be maintained without mechanical aid.

5) The proponent shall provide all necessary testing, engineering calculations, design details and any other information as deemed necessary by the Director of Public Works & Utilities to assess a potential connection.

5.14 Water Service Installation

All 25 mm copper service connections must have stainless steel inserts of the proper length and they must not extend beyond the coupling nut when properly tightened. The end of the 1.5 m extension onto private property shall have a plug, or other type of appurtenance, to eliminate the possibility of contamination to the service.

25 mm main stops for 25 mm services when tapped in main must not exceed 15° from horizontal centre line of main.

All exposed foundation cracks are to be caulked or grouted in addition to the entrance hole for the service entering the building, where applicable.

5.15 Water Meters

Each municipal address shall have its own meter, and fire lines shall be metered. Water meters must be installed in all buildings prior to occupancy. Water meters must be purchased from the Town.

5.16 Fire Lines

In general, private fire lines may be allowed connection to the municipal system subject to the following criteria:

a) Properties requesting fire lines must have frontage on the watermain to which they are requesting connection.

b) Within the urban areas, fire lines will be allowed to new developments and redevelopments, including residential, commercial, institutional and industrial. institutional or industrial operations or similar redevelopments. d) The maximum diameter of private fire line permitted is 150mm. from the limit of the municipal right of way.



- c) Outside of identified urban areas fire lines will only be permitted to existing commercial,
- e) The maximum length of fire line permitted shall be sixty (60) metres. Length" is measured

f) All fire lines must be metered and have a shut off valve at the property line. Any fire line over 100mm diameter that crosses a road must be valved at both the connection to the municipal main and at the property line.

g) All technical details, inspection and testing pertaining to the design, construction and commissioning of the fire line shall be to the satisfaction of the Director of Public Works and the Fire Chief.

i) In addition to the above, the proponent must obtain the necessary permit from the Public Works Department, which outlines additional restrictions on use, maintenance reporting requirements, fees, etc.



6 ILLUMINATION AND ELECTRICAL CRITERIA

6.1 <u>General</u>

Lighting design criteria for roads and sidewalks within the Town of Pelham shall be based on the American National Standard Practice for Roadway Lighting, ANSI/IESNA RP-8-14, or latest revision thereof.

The lighting system shall provide the average maintained light levels and meet the recommended uniformities and veiling luminance ratios as indicated in **Table 8.1** and **Table 8.2**.

<u>"Luminance"</u> criteria may be used for determining light levels on straight and level roads that have a minimum length of ten luminaire mounting heights.

"Illuminance" criteria to be used for intersections, curvilinear road sections and sidewalks.

The Transportation Association of Canada (TAC) "Guide for Design or Roadway Lighting", Volumes 1 and 2 provides comprehensive design guidelines and may be used for lighting design for roadways and associated facilities.

Light fixtures shall be cut-off type to reduce light pollution and shall be dark sky compliant.

Light source shall be Light Emitting Diode (LED).

Power supply shall be coordinated and arranged with the Supply Authority from the nearest feasible location. Power supply shall be unmetered for street lighting loads and the street lights shall operate at 120 volts 60Hz AC. Where street lights are combined with receptacle loads, the power supply shall be metered. Maximum voltage drop at the end of the lighting circuit shall not exceed 5% of the supply voltage.

6.2 Design Approvals

All proposed lighting shall be reviewed and approved by the Town. Lighting design submissions must include:

- Design criteria used.
- Design calculations with photometric layouts utilizing approved computer lighting program AGI 32, AutoLux or equivalent.
- Contract drawings and specifications with cost estimate.

All drawings must be sealed by a registered qualified electrical Professional Engineer, licensed to practice in the Province of Ontario. Any attachments to hydro poles must have Hydro Authority approvals and comply with Regulation 22/04. All roadway lighting design and construction is subject to Electrical Safety Authority (ESA) inspection and approval.



6.3 <u>Design Criteria</u>

The design criteria requirements for luminance and illuminance in Table 8.1 and Table 8.2 are derived from ANSI/IES RP-8-14.

Table 8.1					
Luminance Method for Mid-Block Sections (Non-Intersection Areas)					
Road Classification	Average Maintained Luminance	Maximum Uniformity	Luminance Ratios	Maximum Veiling Luminance	Pedestrian Conflict Area
				Ratios	Classification
	Lavg (cd/m ²)	L _{max} to L _{min}	Lavg to Lmin	L _v to L _{avg}	
Arterial Roads	0.4	6 0 to 1	3.5 to 1	0.3 to 1	LOW
(IES Major)	0.0	8.0101	3.5101		
Arterial Roads	0.9	5 0 to 1	3.0 to 1	0.3 to 1	
(IES Major)	0.7	5.0101	5.0101	0.3101	MEDIOM
Collector (Minor) Roads	0.4	8 0 to 1		0.4 to 1	LOW
(IES Collector)		8.0101	4.0101	0.4101	
Collector (Major) Roads	0.4	6 0 to 1	3 5 to 1	0.4 to 1	
(IES Collector)	0.8	8.0101	3.5 10 1	0.4101	
Local (Rural) Roads	0.3	10.0 to 1		0.4 to 1	LOW
(IES Local)	0.5	10.0101	8.0101	0.4 10 1	
Local Roads					
(Urban/Industrial)	0.5	10.0 to 1	6.0 to 1	0.4 to 1	MEDIUM
(IES Local)					

Table 8.2 Illuminance Method for Intersection and Sidewalks			
Road and Pedestrian Conflict Area Classification	Minimum Average Maintained Illuminance (horizontal only) (R2 & R3 Pavements) E _{avg} in lux	Maximum Illuminance Eavg to Emin	
Illuminance Design Criteria for Roadways at Intersections			
Arterial Roads (IES Major-Low)	9	3 to 1	
Arterial Roads (IES Major-Medium)	13	3 to 1	
Collector (Minor) Roads-Low (IES Collector-Low)	6	4 to 1	
Collector (Major) Roads-Medium (IES Collector-Medium)	9	4 to 1	
Local (Rural) Roads-Low (IES Local-Low)	4	6 to 1	
Local Roads (Urban/Industrial)-Medium (IES Local-Medium)	7	6 to 1	



e Uniformity Ration			
		_	

Table 8.2		
Illuminance Method for Intersection and Sidewalks		
Road and Pedestrian Conflict Area Classification	Minimum Average Maintained Illuminance (horizontal only) (R2 & R3 Pavements)	
	E _{avg} in lux	Eavg TO Emin
Illuminance Design Criteria for Sidewalks		
Rural and Semi-Rural Areas	2	10 to 1
Pedestrian Areas-Low	3	6 to 1
Pedestrian Areas-Medium	5	4 to 1



e Uniformity	Ration
--------------	--------

Intersections shall have an illumination level equal to the sum of the recommended average illumination levels for each of the intersecting roadways. If it is not practical to achieve this level due to geometric constraints, then a minimum level of 50% higher than the recommended level for the main roadway may be acceptable, subject to the Town's approval.

Light levels shall be increased by 50% through schools areas, railway crossings and bridges. The street lights shall typically be serviced with underground wiring in ducts between poles. The luminaires shall be alternated between circuits to maintain 50% illumination upon loss of one circuit feeder.

6.4 Street Lighting

Street lighting can contribute to the overall character of a street or neighbourhood, while also being an important element of creating safe and pedestrian friendly streets. Street lighting within the boulevard should illuminate building entrances, pedestrian walkways and public spaces, while also considering sustainability and reduced energy consumption.

- Street lighting should be located in the Landscaping Zone or integrated into building • desian.
- Downcast pedestrian lighting should be provided in high traffic pedestrian areas. ٠
- Lighting on private property should ensure safe and well-lit entrances, parking areas and other pedestrian areas.
- In key areas, lighting can be used to accent special features or major destinations, with . additional lighting in mixed-use or downtown areas, at intersections or trail crossings.
- Design and location of lighting should consider sustainability and the impacts of light • pollution. It should be 'dark sky' friendly, and consider energy efficiency, directional lighting, inductions lighting, solar power, street reflectors and sensors to regulate brightness.

6.5 Recommended Lighting Configurations and Pole Offsets

- Roads with 3 lanes or less single sided or staggered configuration with pole offset from EP as per TAC criteria or on shoulder rounding.
- Roads 4 lanes or greater opposite configuration with poles offset as per TAC criteria.
- In urban areas behind the face or a barrier curb with design speed of 70 km/hr or less, pole offsets may be reduced to 1.5 m.
- Lights at signalized intersections should be combined with joint-use traffic signal poles wherever possible.

- On curved roads, position the light poles on the inside curve if possible. Alternatively, light pole • locations in unprotected areas on the outside of curves should be kept out of the vehicle overrun areas.
- Lighting poles shall have a minimum clearance of 3 m from pad-mounted transformers, fire hydrants and trees.
- Street lights and power pedestals should be located on the extension side lot lines where possible. A minimum of 1 m clearance is required between light poles and driveways and a minimum offset of 0.5 m from sidewalks.

6.6 Materials

All materials used for street lighting must be CSA approved.

- Electrical Handholes (Ground Mounted) 1. Precast concrete type complete with cover, 460 mm diameter, as per OPSD 2112.02.
- 2. Du<u>cts</u>
 - In boulevard, rigid PVC DB2 duct, CSA C22.2, No.211.1, 53 mm diameter.
 - Below roadways, rigid PVC Thickwall duct, CSA C22.2, No.211.2, 53 mm diameter.
 - used for protection of cables entering the wiring aperture in the concrete poles.
- 3. Cables
 - Power supply cables shall be 3-#2 AWG copper RWU90 (no ground wire), with crosslinked polyethylene insulation rated 600 volt, CSA C22.2 No.38.
 - Street light cables shall be 3-#6 AWG copper RWU90 as above with 1-#6 AWG strandard copper green ground.
 - Riser wires from pole handhole to luminaire shall be #12 AWG stranded copper type RWU90 insulation.
 - neutral conductors shall be "White".
 - Cable connectors in pole handholes shall be compression connectors with insulating covers.
- 4. Fuses
 - with 10 amp KTK fuse.



• Flexible duct (Polypipe CSA Standard B137.1, Series 75 or ENT CSA C22.2, No.227.1) to be

 Insulation colour for line conductors for 1-phase, 3-wire 240/120V system shall be "Red" and "Black" and for 1-phase, 2-wire 120V system shall be "Red". Insulation colour of all

• Fuse holders in pole handholes shall be in-line break-away type rated 600V complete

5. Grounding

• Ground rods shall be solid steel, 19 mm diameter, 3.0 m long, copper clad for full length according to CSA C22.2 No.41. Ground plated may be used subject to soil conditions.

Poles 6.

Standard Road Lighting Poles:

- Direct Buried, Class "B" spun concrete, to CSA A14-M1979, tapered round with а. natural concrete smooth mold finish, complete with handhole cover plate, nameplate and ground lug. Tamper proof screws and warning label to be supplied with handhole cover plate. Pole nameplate to indicate manufacturers name, pole class and length, date of manufacture and CSA stamp.
 - Arterial Roads 12.2 m •
 - Collector Roads 10.7 m or 12.2 m
 - Local Roads 7.6 m or 9.9 m or 10.7 m

Approved concrete pole manufacturers are StressCrete and U.S.I.

Decorative Road Lighting Poles:

- Direct Buried, Class "B" spun concrete, to CSA A14-M1979, octagonal with black smooth mold finish, complete with handhole cover plate, nameplate and ground lug. Tamper proof screws and warning label to be supplied with handhole cover plate. Pole nameplate to indicate manufacturers name, pole class and length, date of manufacture and CSA stamp.
 - Arterial Roads 12.2 m
 - Collector Roads 10.7 m or 12.2 m
 - Local Roads 7.6 m or 9.9 m or 10.7 m

Approved concrete pole manufacturers are StressCrete and U.S.I.

7. <u>Brackets</u>

Standard Road Lighting Brackets: α.

> Scroll arm aluminium brackets. The length of the bracket depends on offset from pavement and pole height.

- Arterial Roads 2.4 m preferred, 3.0 m maximum
- Collector Roads 1.8 m preferred
- Local Roads 1.2 m preferred

Acceptable manufacturers:

- Aluminous: Single Bend Colonial
- King Luminaire: KA30
- or Reviewed Equivalent •
- 8. Luminaires
 - LED Luminaires: a.

Luminaire – "Lantern" or "Pendant" style, type 2 or 3 distribution pattern, rugged die cast aluminium housing with surge and brown-out protection, LED drivers and electronic transfer switch.

Operating range from – 40 to +50C with light engines meeting the dust and moisture rating of IP-66. Luminaire design to meet CSA-C22.2 number 250 for 40C, wet location and to be ROHS compliant. Maximum total harmonic distortion to conform to AHSI C82.77 : 2002.

Solid state 120 volt 60 Hz electronic drivers with extended life to 100,000 hours minimum.

LED colour temperature 4,000 K nominal.

10 year limited warranty on LED light engine, LED drivers and all non-electrical components.

Acceptable manufacturers (Lantern Style):

- Cooper Lighting: SDL "Springdale"
- King Luminaire: K601
- or Reviewed Equivalent

Acceptable manufacturers (Pendent Style):

- King Luminaire: K822
- or Reviewed Equivalent
- 9. Power Supply Disconnects
 - Pole Mounted Disconnects α.



Pole mounted power supply disconnects shall be outdoor weatherproof type 240/120 V rated 100 amps with 60 amp 2 pole main breaker suitable for service entrance.

Approved manufacturer is Square 'D' (CQO) or approved equivalent.

b. Pedestal Mounted Disconnects

> Pedestal Pedestal mounted power supply disconnect shall be outdoor heavy gauge galvanized steel with lockable removable front cover complete with precast concrete base.

Colour to be equipment green with powder coat finish.

Interior power supply disconnect shall be 240/120 V rated 100 amps with 60 amp 2 pole main breaker suitable for service entrance. Branch breakers to be 30 amps 1 pole 120V.

Approved manufacturer is Pedestal Solution Inc. or approved equivalent.

6.7 Installation

1. General

The installation of the street lighting system shall be in compliance with ESA, CSA and Hydro Supply Authority requirements and in accordance with the Town's specifications and standards and the manufacturer's installation instructions.

Shop drawing materials shall be reviewed by the Design Consultant prior to material order. The installation shall be inspected by the Design Consultant during stake-out and trenching, construction of footings prior to pouring concrete and at final installation completion. A final completion certificate shall be issued by the Design Consultant to verify that the installation is in compliance with the design and contract documentation.

Ducts

Ducts shall be solvent welded together in trenches with minimum cover of 760 mm. Ducts shall be surrounded by 80 mm of brick sand and warning tape to cover width of trench.

Road crossings to be carried out by directional bore method using thickwall rigid PVC duct.

Where open-cut road crossings are necessary, ducts shall be concrete encased.

Installation as per OPSD 2100.06. Installation Specifications as per OPSS 603.

- Cables back-filled. Installation Specifications as per OPSS 604.
- <u>Fuses</u> Fuses in pole handholes as per OPSD 2255.020. Installation Specifications as per OPSS 617.
- Grounding 5th lighting pole and at the last lighting pole in each circuit. Installation Specifications as per OPSS 609.
- Poles **Refer to Standard Drawings** Installation Specifications as per OPSS 615.
- Brackets and Luminaires **Refer to Standard Drawings** Installation Specifications as per OPSS 617.
- Power Service Disconnect **Refer to Standard Drawings** Installation Specifications as per OPSS 614.

Where possible, place pole:

•

- Opposite lot of property lot lines
- Adjacent to main cable trench
- 3.5 m from property line
- Greater than 5m from a transformer



Cables to be continuous without splices and shall be installed after trenches are

Ground rods to be installed at power service disconnect (min. 2 roads) and at every

LIST OF STANDARD DRAWINGS

Roads and Streestscape

201-laneway ROW 7.5m without parking 202-urban laneway ROW 7.5m without parking 203-local urban street ROW 16.0m with parking 204-arterial downtown ROW 20.0m without parking 205-arterial urban living area ROW20.0m without parking 206-collector urban main street ROW 20.0m with parking on one side 207-collector neighborhood main street ROW 20.0m without parking 208-collector mixed use main street ROW 22.0m with parking both sides 209-collector mixed use main street ROW 22.0m shared continuous paving 210-arterial collector ROW 30.0m with separated median 211-common trench detail for direct buried cables with gas main 212-concrete sidewalk 213-standard walkway access 220-tourist directional sign installation 221-standard board on board fence detail 222-regulatory sign and street name sign installation 223-standard chain link fence detail 224-standard bench 225-standard entrances high volume access 226-urban residential entrance 227-rural entrance to road with culvert installation 228-turning basins for terminated urban roadways

229-service installation in the roadway area (open cut method)

Storm Water Management

301-sump pump lateral connection 302-rear yard swale subdrain detail 303-urban lot grading type A back to front drainage 304-urban lot grading type B split drainage with walkout 305-urban lot grading type C back to front drainage with walkout 306-urban lot grading type D split drainage 307-rain fall intensity - duration curves 308-sediment control fence

Sanitary Waste Collection 401-sewer lateral connections 402-standard service connections

Drinking Water Distribution

502-greenhouse water service installation schematic 503-water service installation details for 38mm and 50mm diameter sizes 504-water service installation details for 20mm and 25mm diameter sizes 506-50mm blow off installation 507-hydrant installation 509a-precast water meter chamber for 25mm diameter service connection and smaller 510-tracer wire detail





RURAL ROAD CROSS SECTION

LANEWAY					
R.O.W.	7.5m	WITHOUT	PARKING		

Std No: 201

Date: Apr. 2016

Page 70 of 310 Revision: 0


PLAN:



1. THE FOLLOWING IS A MINIMUM ROAD BASE AND WILL REQUIRE A SOILS REPORT VERIFICATION.

40mm HL3 50mm HL8 450mm GRANULAR "A"

2. STREET LIGHT FIXTURE PER APPROVED TOWN STANDARD.

3. FULL LENGTH MINIMUM 100mm DIA. SUB-DRAINS C/W

- FILTER CLOTH SHALL BE INSTALLED.
- 4. SUB-GRADE SHALL BE COMPACTED TO A MINIMUM OF 95% OF S.P.D. AT OPTIMUM MOISTURE CONTENT.
- 5.WHERE POSSIBLE MANHOLE LIDS TO BE LOCATED OUT OF TIRE LANE OF TRAFFIC.
- 6. TRANSFORMERS TO BE LOCATED ON SIDE STREETS WHERE POSSIBLE OR ALTERNATIVELY ON EASEMENT ADJACENT TO LANE WAY.
- 7. STREET LIGHT POLE IN 1mX1m EASEMENT.
- 50m MAXIMUM POLE SPACING AND THEREFORE MAXIMUM LANE WAY LENGTH IS 50m WITHOUT LANE WAY ILLUMINATION.

URBAN LANEWAY R.O.W. 7.5m WITHOUT PARKING Date: Apr. 2016

Revision: 0



LOC	CAL UR	BAN S	TREET
R.O.W.	16.0m	WITH	PARKING

Std No: 203

3

Date: Apr. 2016 Page 72 of 310 Revision: 0











TOWN OF PELHAM

COLLECTOR MIXED USE MAIN STREET R.O.W. 22.0m WITH PARKING BOTH SIDES

Revision. Page 77 of 310

Std No: 208





TOWN OF PELHAM

ARTERIAL/COLLECTOR R.O.W. 30.0m WITH SEPARATED MEDIAN

Std No: 210 Revision. Page 79 of 310





Rei	zisio	on:	0
Păd	ię 8,	1′ḋf	310

TOWN OF PELHAM









Revision: 0 Page 85 of 310

















3.0m 1.5m 1.5m 1.5m 1.5m 1.5m 1.5m 0.40m 3.1 mox 100mm TOPSOL AND SOD 20mm CLEAR STONE 20mm CLEAR STONE 100mm PREVORMED 3.1 mox 100mm					
3.0m 1.5m 1.5m 1.5m 1.5m 1.5m 3.1 mox 3.1					
SUBDRAIN INSTALLATION SWALE OFFSET FROM PROPERTY LINE NOTES 1. SUBDRAIN REQUIRED FOR ALL REAR YARD SWALES WITH LESS THAN 1.5% SLOPE. 2. OUTLET CONNECTIONS ARE TO BE MADE ON BOTH SIDES OF THE REAR YARD CATCHBASIN AND SHALL BE MORTARED AT THE INSIDE AND OUTSIDE OF THE CATCHBASIN WALLS. THE SUBDRAIN SHALL BE PLUGGED WITH A MANUFACTURED PLUG AT THE HIGH POINT. 3. FILTER WRAPPED PLASTIC SUBDRAIN PIPES SHALL NOT BE EXPOSED TO SUNLIGHT OVER A PERIOD OF 10 HOURS. 4. SUBDRAIN AND GEOTEXTILE MATERIALS IN ACCORDANCE WITH OPSS 1840 AND 1860 OR THE MOST CURRENT REVISION. 5. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE SHOWN.					
REAR YARD SWALE SUBDRAIN DETAIL	Std No: 302	DF PELHAM Date: Feb. 2016 Revision: 0 Page 94 of 310			





GENERAL NOTES (FOR ALL GRADING TYPES)

- 1. DIFFERENCE BETWEEN BUILDING LINE ELEVATION AND SIDE YARD SWALE ELEVATION IS TO BE MIN. 0.15m AND MAX 0.30m ACCORDING TO SIDE YARD WIDTH.
- 2. ALL SWALES TO BE MIN 2.0% WITH MIN. 100mm Ø PERFORATED SUBDRAIN (OPSS 405).
- 3. A MIN 0.3m APRON IS TO BE MAINTINED AGAINST ALL DWELLING UNITS TO ALLOW ACCESS FROM SIDE ENTRANCES TO THE FRONT AND REAR YARDS, 0.3m ACCESS TO BE ON GARAGE SIDE IF NO SIDE DOOR.
- 4. SLOPES WITHIN LOTS ARE TO HAVE A MAX GRADE OF 3:1. STRUCTURAL RETAINING WALL REQUIRED WHERE MAX. SLOPE EXCEEDED.
- 5. DIFFERENCE BETWEEN SIDE DOOR SILL AND GROUND ELEVATION TO BE MAX. $0.40\mathrm{m}.$
- 6. DIFFERENCE BETWEEN TOP OF FOUNDATION WALL AND BUILDING LINE ELEVATION TO BE MIN 0.15m.
- 7. MIN. 75% OF REAR YARD AREA TO BE GRADED BETWEEN 2% AND 6%.
- 8. TYPE "A" AND TYPE "C" LOTS WITH THROUGH DRAINAGE FROM OTHER TYPE LOTS ABUTTING THE REAR LOT LINE ARE TO BE A MIN. OF 12m IN WIDTH.
- 9. DRIVEWAY GRADES: FROM CURB TO STREET LINE: MIN. 2.0%, OPTIMUM 4.0%, MAX. 8.0%

URBAN LOT GRADING TYPE 'A'-BACK TO FRONT DRAINAGE

TOWN OF PELHAM

Std No: 303

Date: Apr. 2016 Page 95 of 310 Revision: 0







GENERAL NOTES (FOR ALL GRADING TYPES)

- 1. DIFFERENCE BETWEEN BUILDING LINE ELEVATION AND SIDE YARD SWALE ELEVATION IS TO BE MIN. 0.15m AND MAX 0.30m ACCORDING TO SIDE YARD WIDTH.
- 2. ALL SWALES TO BE MIN 2.0% WITH MIN. 100mm Ø PERFORATED SUBDRAIN (OPSS 405).
- 3. A MIN 0.3 m APRON IS TO BE MAINTINED AGAINST ALL DWELLING UNITS TO ALLOW ACCESS FROM SIDE ENTRANCES TO THE FRONT AND REAR YARDS, 0.3 m ACCESS TO BE ON GARAGE SIDE IF NO SIDE DOOR.
- 4. SLOPES WITHIN LOTS ARE TO HAVE A MAX GRADE OF 4:1. STRUCTURAL RETAINING WALL REQUIRED WHERE MAX. SLOPE EXCEEDED.
- 5. DIFFERENCE BETWEEN SIDE DOOR SILL AND GROUND ELEVATION TO BE MAX. 0.40m.
- DIFFERENCE BETWEEN TOP OF FOUNDATION WALL AND BUILDING LINE ELEVATION TO BE MIN 0.15m.
- 7. MIN. 75% OF REAR YARD AREA TO BE GRADED BETWEEN 2% AND 6%.
- 8. TYPE "A" AND TYPE "C" LOTS WITH THROUGH DRAINAGE FROM OTHER TYPE LOTS ABUTTING THE REAR LOT LINE ARE TO BE A MIN. OF 12m IN WIDTH.
- 9. DRIVEWAY GRADES: FROM CURB TO STREET LINE: MIN. 2.0%, OPTIMUM 4.0%, MAX. 8.0%

URBAN LOT GRADING TYPE 'B'-SPLIT DRAINAGE WITH WALKOUT

TOWN OF PELHAM

Std No: 304

Date: Apr. 2016 Page 96 of 310 Revision: 0





GARAGE DRIVEWAY ROAD BOULEVARD DWELLING SIDEWALK

GENERAL NOTES (FOR ALL GRADING TYPES)

- 1. DIFFERENCE BETWEEN BUILDING LINE ELEVATION AND SIDE YARD SWALE ELEVATION IS TO BE MIN. 0.15m AND MAX 0.30m ACCORDING TO SIDE YARD WIDTH.
- 2. ALL SWALES TO BE MIN 2.0% WITH MIN. 100mm Ø PERFORATED SUBDRAIN (OPSS 405).
- 3. A MIN 0.3 m APRON IS TO BE MAINTINED AGAINST ALL DWELLING UNITS TO ALLOW ACCESS FROM SIDE ENTRANCES TO THE FRONT AND REAR YARDS, 0.3 m ACCESS TO BE ON GARAGE SIDE IF NO SIDE DOOR.
- SLOPES WITHIN LOTS ARE TO HAVE A MAX GRADE OF 4:1. STRUCTURAL RETAINING 4. WALL REQUIRED WHERE MAX. SLOPE EXCEEDED.
- DIFFERENCE BETWEEN SIDE DOOR SILL AND GROUND ELEVATION TO BE MAX, 0.40m, 5
- DIFFERENCE BETWEEN TOP OF FOUNDATION WALL AND BUILDING LINE ELEVATION TO BE 6. MIN 0.15m.
- 7. MIN. 75% OF REAR YARD AREA TO BE GRADED BETWEEN 2% AND 6%.
- TYPE "A" AND TYPE "C" LOTS WITH THROUGH DRAINAGE FROM OTHER TYPE LOTS 8. ABUTTING THE REAR LOT LINE ARE TO BE A MIN. OF 12m IN WIDTH.
- 9. DRIVEWAY GRADES: FROM CURB TO STREET LINE: MIN. 2.0%, OPTIMUM 4.0%, MAX. 8.0%

URBAN LOT GRADING TYPE 'C'-BACK TO FRONT DRAINAGE WITH WALKOUT

بى

TOWN OF PELHAM

Std No: 305

Date: Apr. 2016 Page 97 of 310 Revision:



'D'-SPLIT DRAINAGE

TOWN OF PELHAM

Page 98 of 310 Revision







Revision: 0 Page 101 of 310









- 10. Service box rods shall be made of passitated #304 stainless steel with M5x70mm brass cotter pins.
- 11. All dimensions are in millimetres unless otherwise shown.

WATER SERVICE INSTALLATION	Relham Town of Pelham		
	Std No: 504	Date: Feb. 2016	
DIAMETER SIZES		Revision: 0 Page 105 of 310	




HYRDRANT INSTALLATION	Selham NIAGARA TOWN OF PELHAM			
	Std Nov EO7	Date: Feb. 2016		
	SLU INO. 507 Revision: 0 Page 107 of 5			







Draft Comprehensive Zoning By-law, July 2016 July 25, 2016

Concept: How Might We Receive the Draft Comprehensive Zoning By-law

Executive Summary:

The purpose of this report is to provide the Policy and Priorities Committee with the draft of the Comprehensive Zoning By-law for information.

Background:

Planning Partnership has been retained by the Town to prepare a new Comprehensive Zoning By-law. Work on this project commenced in in late 2014 and then in 2015 was somewhat in hiatus given changes to planning staff and workload volume. Work began again in earnest in the late 2015 and through the winter and spring of 2016 commencing with meetings with the consultants, providing mapping to consultants and preliminary staff review of earlier drafts of the by-law.

Project Description and Purpose:

The draft Comprehensive Zoning By-law is a hybrid using contextual zoning primarily in the greenfield areas of the Town and conventional zoning in the built up areas and rural agricultural areas of the Town. There is an extensive use of graphics to illustrate the various zone provisions which is aimed at providing for an ease of use. Properties that have received site specific zoning exceptions have been recognized. In addition the General Provisions and Definitions have been updated to reflect more contemporary standards and to eliminate discrepancies.

The draft Comprehensive Zoning By-law has also been prepared to conform to the Town Official Plan. However, it will be necessary to introduce some amendments to the Official Plan to address certain issues that have been identified during the preparation of the draft Comprehensive Zoning By-law. The amendments to the Official Plan would be considered to be housekeeping amendments and will be presented to Council at a later date as we move through the process.



20 Pelham Town Square P.O Box 400 · Fonthill, ON LOS 1E0 p: 905.892.2607 f: 905.892.5055 pelham.ca



Draft Comprehensive Zoning By-law, July 2016 July 25, 2016

Project Next Steps:

It is proposed that we begin the consultation process on the draft Comprehensive Zoning By-law and receive feedback from the community and agencies. Staff anticipate that there will open houses with the public, meetings with the development community and a special meeting with Council along with agency review and input.

Following the consultation with the community, agencies and Council, it is anticipated that the draft Comprehensive Zoning By-law will be revised to address the comments and feedback received. Following which a second round of consultation will be undertaken at which the draft Official Plan amendment(s) will also be available for review and input. The draft Comprehensive Zoning By-law will be finalized along with the housekeeping Official Plan amendments and presented to Council at a formal public meeting to be followed by adoption.

Conclusions:

The purpose of this report is to provide the Policy and Priorities Committee with the draft Comprehensive Zoning By-law for information and to update Committee on the next steps in the process. It is anticipated that the public, agency and Council consultation process will commence in late August/September.

Prepared by: Barbara Wiens, MCIP, RPP, Director of Community Planning and Development

Alternatives:

The Policy and Priorities Committee may choose to not receive the draft Comprehensive Zoning By-law for information.

Recommendation:

IT IS RECOMMENDED THAT, the Policy and Priorities Committee receive this Department of Community Planning and Development Report for information as it pertains to the draft Comprehensive Zoning By-law;



20 Pelham Town Square P.O Box 400 · Fonthill, ON LOS 1E0 p: 905.892.2607 f: 905.892.5055 **pelham.ca**



Draft Comprehensive Zoning By-law, July 2016 July 25, 2016

AND THAT, Staff be directed to commence the public, agency and Council consultation process on the draft Comprehensive Zoning By-law.



20 Pelham Town Square P.O Box 400 · Fonthill, ON LOS 1E0 p: 905.892.2607 f: 905.892.5055 **pelham.ca**



Town of Pelham illustrated Zoning By-law

Pelham

DRAFT 1 - January 27, 2016 DRAFT 2 - May 13, 2016 DRAFT 3 - July 5, 2016

Page 114 of 310

This page is intentionally left blank

Table Of Contents

Town of Pelham - illustrated zoning by-law 1.0 Introduction 2.0 **The Greenfield Zones** 2.1 **Greenfield Single Detached - Front Attached Garage** 2.2 Greenfield Single Detached - Side Driveway 2.3 **Greenfield Semi-Detached - Front Attached Garage** 2.4 **Greenfield Semi-Detached - Rear Lane** 2.5 **Greenfield Duplex** 2.6 **Greenfield Street Townhouse - Front Attached Garage** 2.7 **Greenfield Street Townhouse - Rear Lane** 2.8 **Greenfield Multiplex** 2.9 **Greenfield Apartment** 3.0 **The Commercial Zones Village Commercial** 3.1 3.2 Main Street 3.3 **Town Square** 3.4 **Downtown Corridor** 3.5 **Neighbourhood Commercial** 3.6 **General Commercial** 3.7 **Highway Commercial** 4.0 **The Existing Zones** 4.1 **Residential Village 1** 4.2 **Residential Village 2** 4.3 **Residential Multiple Village 1** 4.4 **Residential Multiple Village 2** 4.5 **Residential 1 Residential 2** 4.6 4.7 **Residential 3** 4.8 **Residential Multiple 1** 4.9 **Residential Multiple 2** 4.10 **Residential Development** 5.0 The Rural/Agricultural Zones 5.1 Agricultural 5.2 **Specialty Agricultural** 5.3 **Rural Employment** 5.4 **Mineral Aggregate Resource** 5.5 **Commercial Rural** 6.0 The Other Zones 6.1 **Open Space** 6.2 Institutional 6.3 **Environmental Protection 1 Environmental Protection 2** 6.4

- 6.5 Environmental Protection 3
- 6.6 Hazard

Page 116 of 310

38

22

1

2

54

63

- 7.1 Accessory Uses
- 7.2 Accessory Dwelling Units
- 7.3 Daylight Triangle
- 7.4 Frontage on Improved Street
- 7.5 Group Homes
- 7.6 Height Exceptions
- 7.7 Home Occupations
- 7.8 Loading Space Regulations
- 7.9 Lot Area Reduction
- 7.10 Lot Requirements
- 7.11 Lots with More Than One Use or Zone
- 7.12 Minimum Distance Separation
- 7.13 Municipal Services
- 7.14 Niagara Escarpment Commission Jurisdiction
- 7.15 Non-Complying Buildings, Structures, and Lots
- 7.16 Non-Complying Lots
- 7.17 Non-Conforming Uses
- 7.18 Obnoxious Uses
- 7.19 Parking Requirements
- 7.20 Planting Strips
- 7.21 Prohibited Uses
- 7.22 Public Uses
- 7.23 Railway Right of Way
- 7.24 Reconstruction of Architectural Buildings and Structures
- 7.25 Reduction of Requirements
- 7.26 Removal of Gravel
- 7.27 Refreshment Vehicles (Amending By-law No. 1817(1996)
- 7.28 Sea Containers
- 7.29 Special Exceptions
- 7.30 Special Uses Permitted
- 7.31 Special Setbacks
- 7.32 Storage of Recreational Vehicles, Trailers and Boats
- 7.33 Temporary Uses
- 7.34 Through Lots
- 7.35 Tourist Trailers, Mobile Homes & Motor Homes
- 7.36 Wayside Pits and Quarries
- 7.37 Yard Encroachments Permitted

Definitions	94
Exceptions	121
Schedules	126
1 Schedule 'A'	
1	Definitions Exceptions Schedules Schedule 'A'

- 10.2 Schedule 'B'
- 10.3 Schedule 'C'
- 10.4 Schedule 'D'
- 10.5 Schedule 'E'

THE CORPORATION OF THE TOWN OF PELHAM

BY-LAW NO. xxx (xxxx) (O.M.B. Order xxx xx, xxxx)

Being a by-law to regulate the use of lands and the character, location and use of buildings and structures within the Town of Pelham.

WHEREAS Section 34 of the Planning Act S.O. 1990, as amended, provides that the governing body of a municipal corporation may pass by-laws to regulate the use of lands and the character, location and use of buildings and structures.

AND WHEREAS the Committee of the whole of the Town of Pelham has recommended that such a by-law be enacted;

AND WHEREAS the Council of the Town of Pelham has deemed it to be in the public interest that such a by-law be enacted;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF PELHAM ENACTS AS FOLLOWS:

Part 1: Introduction *Town of Pelham* - illustrated zoning by-law

The purpose of this zoning by-law is to implement policies of the Town of Pelham's Offical Plan. The Official Plan is a document that is not meant to regulate every aspect of built-form on a private lot. In the province of Ontario, this is the role of the Zoning By-law. Once an official plan is in effect, the Town's Zoning By-law must conform to the Town's Official Plan.

This Zoning By-law will apply to all land within the Town of Pelham with the exception of land in the Niagara Escarpment Commission Plan Area. Through the authority granted in Section 34 of The Planning Act this by-law aims to prohibit the use of land and the erection of building and structures except for purposes as set out in this By-law. It will also regulate the type of construction, height, bulk, location, size, floor area, spacing, character and use of buildings or structure on the lands covered in this By-law.

It is the objective of this Zoning By-law to create successful, vibrant, and livable communities with an array of residential housing types, commercial mixed uses, in a pedestrian-oriented environment. This Zoning By-law has made an integration between the existing zones within the Town of Pelham and Greenfield Residential and Commercial Mixed/Use Zones which support a growing community.

Part 2: The Greenfield Residential Zones

Town of Pelham - illustrated zoning by-law

Introduction/Principles

It is the objective of these zoning regulations to create successful, vibrant, and livable neighbourhoods with an array of housing types, and ensuring a pedestrian-oriented environment. It is the objective of these zoning regulations to create and facilitate a streetscape with a facade that animates the street edge.

It is the intent of the Town that these zoning categories are to be applied on lands within the East Fonthill Secondary Plan Area.

Key design elements include the pushing of garages to the back, and the removal of parking lots from front yards. This section also introduces the concepts of "build within zones", "no encroachment zones", and "Angular Planes" which are used to achieve attractive and compatible residential and commercial mixed-use districts.

The following zoning categories are described in this section:



A summary of the zoning regulations applicable to each of these zoning categories is provided in the tables on the following pages.

Summary Table	of	Regulations for	the	Residential	Zones
---------------	----	------------------------	-----	-------------	-------

	GF-R1		GF-R2		GF-R3	GF-R4		GF-R5	GF-R6
Permitted Uses	Single D Dwellings Occup	etached and Home ations	Semi Do Dwellings Occup	etached and Home ations	Duplex Dwellings and Home Occupations	Street To	wnhouses	Multi-Unit Dwellings	Apartment Dwellings
	Attached Garage	Detached Garage	Attached Garage	Detached Garage	Rear Lane	Attached Garage	Detached Garage		
LOT SIZE/BUILDING HEIGHT									
min lot frontage	12m	12m	9m / unit	9m / unit	12m	6m (7.2m end unit)	6m (7.2m end unit)	22m	30m
min lot frontage - corners	15m	13.5m	12m	12m	15m	7.5m	9m	22m	-
min lot depth	32m	32m	32m	32m	32m	29m	32m	32m	32m
max building height	10.5m or 3 storeys, whichever is less	10.5m or 3 storeys, whichever is less	10.5m or 3 storeys, whichever is less	10.5m or 3 storeys, whichever is less	10.5m or 3 storeys, whichever is less	10.5m or 3 storeys, whichever is less	10.5m	10.5m or 3 storeys, whichever is less	18m, or 5 storeys, whichever is less
YARDS									
front yard setback	min 4.5m	4.5-7.5m	4.5-7.5m	4.5-7.5m	4.5-7.5m	4.5-7.5m	4.5-7.5m	4.5-7.5m	-
min interior side yard setback	1.2m	1.2/3m	1.2m	1.2m	1.2m	1.2m	1.2m	2m	3m
min exterior side yard setback	3m	3m	3m	3m	3m	3m	3m	4.5m	3m
min rear yard	7.5m	10.5m	7.5m	10.5m	7.5m	7.5m	10.5m	9m	7.5m
GARAGES									1
max garage width (% of lot frontage/% of lot depth)	50%/20%	50%/20%	50%/20%	-	-	50%/20%	-	6m	-
min garage set back to front lot line or exterior lot line	6m	6m	6m	-	-	6m	-	6m	-
min garage set back to interior lot lines	-	1.2m	-	1.2m	1.2m	-	0/1.2m	1.2m	-
min garage set back to rear lot line	-	1.2m	-	0.5m	0.5m	-	0.5m	0.5m	-
max garage height (to ceiling)	-	7m or 2 storeys, whichever is less	-	7m or 2 storeys, whichever is less	7m or 2 storeys, whichever is less	-	7m or 2 storeys, whichever is less	-	-
PORCHES AND STEPS									
encroachment to within front/exterior side lot line	Steps to 1.2m	2.5m	2.5m	2.5m	2.5m	2.5m	2.5m	2.5m	-
min porch depth	1.5m	1.5m	-	-	-	-	-	-	-



Single Detached Typologies





2.1 Single Detached - Attached Garage

Provisions

Lot Size

The minimum lot frontage shall be 12m, with a minimum lot frontage of 15m for corner lots. The minimum lot depth shall be 32m.

B Building Height

The maximum building height shall be 10.5m or 3 storeys, whichever is less.

C Front Yard

The main front wall of the residence shall be built within 4.5m and 7.5m of the front lot line.

D Side Yards

The minimum interior side yard shall be 1.2m. The minimum exterior side yard shall be 3m.

E Rear Yard

The minimum rear yard setback shall be 7.5m.

F) Garages

The garage door shall be set back a minimum of 6m from the front lot line, or exterior side yard lot line. The garage door width shall not exceed a maximum of 50% of the width of the lot, or, if facing the exterior side lot line, a maximum of 20% of the lot depth.



Porches and Steps

Porches where provided adjacent to a front or exterior side yard, shall have a minimum depth of 1.5m, and shall not encroach on any required front or exterior side yard. Steps associated with a porch may encroach into a required front or exterior side yard to a maximum of 1.2m.

Transect Zone

K1				





Single Detached Typologies





2.2 Single Detached - Detached Garage

Provisions

Lot Size

The minimum lot frontage shall be 12m, with a minimum corner lot frontage of 13.5m. The minimum lot depth shall be 32m.

(B) Building Height

The maximum building height shall be 10.5m or 3 storeys, whichever is less. The height of a detached garage shall not exceed 7m, or 2 storeys, whichever is less.

C) Front Yard

The main front wall of the residence shall be built within 4.5m and 7.5m of the front lot line.

D Side Yards

The minimum interior side yard shall be 1.2m. Where there is a driveway within the interior side yard, the minimum interior side yard shall be 3m. The minimum exterior side yard shall be 3m.

E Rear Yard

The minimum rear yard setback shall be 10.5m.

Porches and Steps

Porches and associated steps may encroach to within 2.5m of the front lot line and/or the exterior side yard lot line. Porches must have a minimum depth of 1.5m.

G Garages

A detached garage shall be set back a minimum of 1.2m from the interior side lot line and rear lot lines. The garage door shall be setback a minimum of 6m from the front lot line or exterior side yard. The garage door width shall not exceed 50% of the lot width, or if facing the exterior side lot line 20% of the lot depth.

Transect Zone







Semi-Detached Typologies





2.3 Semi-Detached - Attached Garage

Provisions

A Lot Size

The minimum lot frontage shall be 9m per unit, with a minimum corner lot frontage of 12m for the corner unit. The minimum lot depth shall be 32m.

B Building Height

The maximum building height shall be 10.5m or 3 storeys, whichever is less.

C Front Yard

The main front wall of the residence shall be built within 4.5m and 7.5m of the front lot line.

D Side Yards

The minimum interior side yard shall be 1.2m. The minimum exterior side yard shall be 3m.



(F)

Porches and Steps Porches and associated steps may encroach to within 2.5m of the front lot line and/or the exterior side yard lot line.



Garages

The garage door shall be set back a minimum of 6m from the front lot line. The garage door width shall not exceed 50% of the width of the lot, or if facing the exterior side lot line, a maximum of 20% of the lot depth.

Transect Zone



Page 126 of 310





Semi-Detached Typologies





2.4 Semi-Detached - Rear Lane

Provisions

A Lot Size

The minimum lot frontage shall be 9m per unit, with a minimum corner lot frontage of 12m. The minimum lot depth shall be 32m.

(B) Building Height

The maximum building height shall be 10.5m or 3 storeys or whichever is less. The height of a detached garage shall not exceed 7m, or 2 storeys, or whichever is less.

C Front Yard

The main front wall of the residence shall be built within 4.5m and 7.5m of the front lot line.

D Side Yards

The minimum interior side yard shall be 1.2m from the side yard lot line. The minimum exterior side yard shall be 3.0m from the exterior side yard lot line.

E Rear Yard

The minimum rear yard setback shall be 10.5m from the lot line.

F Porches and Steps

Porches and associated steps may encroach to within 2.5m of the front lot line and/or the exterior side yard lot line.



Garages

The garage door shall be set back 1.2m from the side lot line and 0.5m from the rear lot line.

Transect Zone



Page 128 of 310





Duplex Typologies





2.5 Duplex - Rear Lane

Provisions

A Lot Size

The minimum lot frontage shall be 12m, with a minimum corner lot frontage of 15m. The minimum lot depth shall be 32m.

B Building Height

The maximum building height shall be 10.5m, or 3 storeys, or whichever is less. The height of a detached garage shall not exceed 7m, or 2 storeys, whichever is less.

C Front Yard

The main front wall of the residence shall be built within 4.5m and 7.5m of the front lot line.

D Side Yards

The minimum interior side yard shall be 1.2m from the side yard lot line. The minimum exterior side yard shall be 3m from the exterior side yard lot line.

E Rear Yard

The minimum rear yard setback shall be 10.5m from the lot line.

(F)Porches and Steps

Porches and associated steps may encroach to within 2.5m of the front lot line and/or the exterior side yard lot line.

G Garages

The garage shall be set back 1.2m from the side lot line and 0.5m from the rear lot line.

Transect Zone



Page 130 of 310





Street Townhouse Typologies





2.6 Street Townhouse - Attached Garage

Provisions

A Lot Size

The minimum lot frontage shall be 6m per unit, with a minimum frontage of 7.2m for interior end units and 9.0m for exterior end units. The minimum lot depth shall be 29m.

B Building Height

The maximum building height shall be 10.5m, or 3 storeys, whichever is less.

C Front Yard

The main front wall of the residence shall be built within 4.5m and 7.5m of the front lot line.

DSide Yards

The minimum interior side yard shall be 1.2m from the side yard lot line. The minimum exterior side yard shall be 3m from the exterior side yard lot line.

E Rear Yard

The minimum rear yard setback shall be 7.5m from the lot line.

F Porches and Steps

Porches and associated steps may encroach to within 2.5m of the front lot line and/or the exterior side yard lot line.



The garage door shall be set back a minimum of 6m from the front lot line. The garage door width shall not exceed 50% of the width of the lot, or if facing the exterior side lot line, a maximum of 20% of the lot depth.

Transect Zone



Page 132 of 310





Street Townhouse Typologies





2.7 Street Townhouse - Detached Garage

Provisions

A Lot Size

The minimum lot frontage shall be 6m, with a minimum frontage of 7.2m for interior end units and 9.0m for exterior end units. The minimum lot depth shall be 32m.

B Building Height

The maximum building height shall be 10.5m, or 3 storeys, whichever is less. The height of a detached garage shall not exceed 7m, or two storeys, whichever is less.

Front Yard

The main front wall of the residence shall be built within 4.5m and 7.5m of the front lot line.

D Side Yards

The minimum interior side yard shall be 1.2m from the side yard lot line. The minimum exterior side yard shall be 3.0m from the exteror side yard lot line.

E Rear Yard

The minimum rear yard setback shall be 10.5m from the lot line.

F Porches and Steps

Porches and associated steps may encroach to within 2.5m of the front lot line and/or the exterior side yard lot line.

G Garages

The garage shall be set back 1.2m from the side lot line and 0.5m from the rear lot line.

Transect Zone



Page 134 of 310





Multi Unit Typologies





2.8 Multi-Unit

Provisions

A Lot Size

The minimum lot frontage shall be 22m, with a minimum frontage of 22m for corner lots. The minimum lot depth shall be 32m.

B Building Height

The maximum building height shall be 10.5m, or 3 storeys, or whichever is less.

C Front Yard

The main front wall of the residence shall be built within 4.5m and 7.5m of the front lot line.

D Side Yards

The minimum interior side yard shall be 2m from the side yard lot line. The minimum exterior side yard shall be 4.5m from the exterior side yard lot line.

E Rear Yard

The minimum rear yard setback shall be 9m from the lot line.

F Porches and Steps

Porches may encroach to within 2.5m of the front lot line and/or the exterior side yard lot line.

G Garages

Integral garage doors shall be setback a minimum of 6.0m from the front and/or exterior side lot line. Garage door width shall not exceed 6.0m along any street frontage. Laneway garages shall be set back 1.2m from the side lot line and 0.5m from the rear lot line.

H Parking

Parking in the front yard and/or exterior side yard shall not exceed 6.0m in width.

Transect Zone



Page 136 of 310



Page 137 of 310



Apartment Typologies





2.9 Apartment

Provisions

Lot Size Α`

The minimum lot frontage shall be 30m. The minimum lot depth shall be 32m.

Building Height B

The maximum building height shall be 18m or 5 Storeys or whichever is less.

Front Yard C

The main front wall of the residence shall be built within 3.0m and 7.5m from the front lot line.

Side Yards The minimum interior side yard shall be 3m. The minimum exterior side yard shall be 3m.



The minimum rear yard setback shall be 7.5m from the lot line.

F) Parking

Parking shall not be located in the front yard or exterior side yard.

Transect Zone



Page 138 of 310



Part 3: The Commercial Zones

Town of Pelham - illustrated zoning by-law

Introduction/Principles

It is the objective of this By-law to recognize existing zones for commercial uses in certain locations, and to establish new commercial/mixed use zones in "Downtown Fonthill" and "Downtown Fenwick" that promotes a more urban built form that appropriately address adjacent streetscapes and permit an array of compatible land uses.

The following zoning categories are described in this section:



A summary of the zoning regulations applicable to each of these zoning categories is provided in the tables on the following pages.

Summary Table of Regulations for the Mixed Use/Commercial Zones

min 2 storeys

max 10m or 3 storeys,

whichever is less

max 12m

max 500m² on Pelham Street

max 2500m² on HWY. 20 min 75%, and 10m

from lot line along

exterior side lot line

min 4.5m

VC	MS	TS	DC
Village Commercial	Main Street	Town Square	Downtown Corridor

Retail uses, residential apartments that are located above the first floor, office uses, restaurants, hotels, parks and urban squares, parking facilities, institutional uses, cultural and entertainment uses

min 3 storeys

max 17m or 5

storeys

4 storey buildings

max 12m

min 75%, and 50%

of any wall abutting

any public space

min 4.5m

min 2 storeys

max 20m or 6 storeys

4 storey buildings

max 12m

min 75%, and 10m

from lot line along

exterior side lot line

min 4.5m

Permitted Uses (all zones)

LOT SIZE/BUILDING HEIGHT

building height

YARDS

min 6m or 2 storeys

max 10m or 3 storeys,

whichever is less

max 14m

max 500m²

min 50%

min 3.0m

max 14m or 4 storeys

front yard setback

interior side yard

interior side yard with side driveway

exterior side yard

rear yard

rear angular plane

side angular plane

stepbacks

Retail Use

retail store GFA

first floor glazing

first floor height

Landmark Sites

building height

Stepbacks

max 20m or 6 max 14m or 4 storey's max 26m or 8 storeys storey's 1.5m above 3rd storey 1.5m above 3rd storey _ -

2	1 - 5m	0 - 3m	0 - 3m	0 - 3m
I	min 0.6 max 1.2m	-	-	-
,	min 3.0m	3.0m	3.0m	6.0m, adjacent driveways must consolidate driveways 3.0m each
l	min 1.0m max 5.0m	0 - 3m	0 - 3m	0 - 3m
	min 6.0m	6m	min 6.0m or 2m for lot frontage on Peace Park	6.0m
9	-	45° from abuting residential lot line	45° from abuting residential lot line	45° from abuting residential lot line
2	-	60° from 7.5m vertical height at the abuting residential lot line	60° from 7.5m vertical height at the abuting residential lot line	60° from 7.5m vertical height at the abuting residential lot line
5			1.5m above 2nd or 3rd storey for	1.5m above 2nd or 3rd storey for



Village Commercial Typologies





3.1 Village Commercial

Provisions

Building Height

The building height shall be a minimum of 6m or 2 storeys, whichever is less. The building height shall be a maximum of 10.5m or 3 storeys, whichever is less.

B Front Yard

The main front wall of the structure shall be built between a distance of 1 - 5m from the front lot line.

Side Yards

The minimum interior side yard shall be 0.6m and a maximum of 1.2m. The minimum interior side yard with a side driveway is 3.0m unless shared. The main exterior side wall shall be built within 1.0 and 5.0m of the exterior side lot line.

D **Rear Yard**

The minimum rear yard setback shall be 6.0m.

E Retail Frontage

The maximum retail frontage of individual businesses shall not exceed 14m.

F Retail Store GFA

The maximum retail gross floor area of individual businesses shall not exceed 500m².



(G) First Floor Glazing

The first floor glazing shall be a minimum of 50% of the front wall.



First Floor Height

The first floor height shall be a minimum of 3.0m

Landmark Sites

The maximum height for Landmark sites shall be the lesser of 14m or 4 storeys. There shall be a minimum step back of 1.5m minimum above the 2nd or 3rd storey.

Transect Zone




* All letters are associated with provisions listed on previous page



Main Street Typologies





Transect Zone



3.2 Main Street

Provisions

Building Height

The building height shall be a minimum of 2 storeys and a maximum of 10.5m, or 3 storeys, or whichever is less.

Front Yard

The main front wall shall occupy a minimum of 75% of the lot frontage and be built within 0 and 3.0m of the front lot line.

Side Yards

There is no minimum interior side yard requirements. The minimum interior side yard with a side driveway is 3.0m. Abutting driveways are to be consolidated into one side driveway. The main exterior side wall shall be built within 0 and 3.0m of the exterior side lot line.

D **Rear Yard**

The minimum rear yard setback shall be 6m.

E) Angular Plane

A 45° angular plane shall be established from the rear yard lot line where abutting a residential use. A 60° angular plane shall be established from 7.5m above the side yard lot line where abutting a residential use.

Retail Frontage

The maximum retail frontage of individual business shall not exceed 12m.

G Retail Store GFA

The maximum retail gross floor area shall not exceed 500m² on Pelham St. and 2500m² on Regional Road 20.



H) First Floor Glazing

The first floor glazing shall be a minimum of 75% of the front wall and exterior side wall for a distance of 10m from the front wall.

First Floor Height

The first floor height shall be a minimum of 4.5m

Landmark Sites

The maximum height for Landmark sites shall be the lesser of 14m or 4 storeys. There shall be a minimum step back of 1.5m minimum above the 3rd storey.





^{*} All letters are associated with provisions listed on previous page

MS



Town Square Typologies





3.3 Town Square

Provisions

A Building Height

The building height shall be a minimum 3 storeys and a maximum of 17m, or 5 storeys, whichever is less.

B Front Yard

The main front wall shall occupy a minimum of 75% of the lot frontage and be built within 0 and 3.0m of the front lot line.

C Side Yards

There is no minimum interior side yard requirment. The minimum interior side yard with a side driveway is 3.0m. Abutting driveways are to be consolidated into one side driveway. The main exterior side wall shall be built within 0 and 3.0m of the exterior side lot line.

D Rear Yard

The minimum rear yard setback shall be 6m from the lot line. For lots surrounding Peace Park a minimum 2.0m is permitted.

E Step Backs

There shall be a step back of 1.5m minimum above the 2nd or 3rd storey for buildings of 4 or more storeys.

(F) Angular Plane

A 45° angular plane shall be established from the rear yard lot line where abutting a residential use. A 60° angular plane shall be established from 7.5m above the side yard lot line where abutting a residential use.

Retail Frontage

The maximum retail frontage of individual businesses shall not exceed 12m.

First Floor Glazing

The first floor glazing shall be a minimum 75% of any walls facing streets or public spaces for retail uses, and 50% of any walls facing streets on public spaces for all other uses.

First Floor Height

The first floor height shall be a minimum of 4.5m

Landmark Sites

The maximum height for Landmark sites shall be the lesser of 20m or 6 storeys.

Transect Zone



Demonstration Streetscape



* All letters are associated with provisions listed on previous page



Downtown Corridor Typologies





3.4 Downtown Corridor

Provisions

Building Height

The building height shall be a minimum of 2 storeys and a maximum of 20m, or 6 storeys, or whichever is less.

B Front Yard

The main front wall shall occupy a minimum of 60% of the lot frontage and be built within 0 and 3.0m of the front lot line.

C Side Yards

There is no minimum interior side yard requirement. The minimum interior side yard with a side driveway is to be a minimum of 6.0m from the side yard lot line or if shared 3.0m. Abutting driveways are to be consolidated into one side driveway. The main exterior side wall shall occupy a minimum of 60% of the exterior lot frontage and be built within 0 and 3.0m of the exterior lot line.

D Rear Yard

The minimum rear yard setback shall be 6m from the lot line.

E) Step Backs

There shall be a step back of 1.5m above the 2nd or 3rd storey for buildings of 4 or more storeys.

F Angular Plane

A 45° angular plane shall be established from the rear yard lot line where abutting a residential use. A 60° angular plane shall be established from 7.5m above the side yard lot line where abutting a residential use.

G Retail Frontage

The maximum retail frontage of individual businesses shall not exceed 12m.

H First Floor Glazing

The first floor glazing shall be a minimum of 75% of the front wall and exterior side wall for a distance of 10m from the front wall.

First Floor Height

The first floor height shall be a minimum of 4.5m.

J Landmark Sites

I

The maximum height for Landmark sites shall be the lesser of 26m or 8 storeys.





Demonstration Streetscape



3.5 Neighbourhood Commercial

Subject to the general provisions of Section 7 and all other applicable requirements of this Bylaw, the provisions of this section shall apply throughout the Neighbourhood commercial NC zone.

3.5.1 PERMITTED USES

- (a) retail and service commercial uses
- (b) uses, buildings and structures accessory to the foregoing permitted uses;
- (c) dwelling units above ground floor.

3.5.2 REGULATIONS FOR COMMERCIAL USES

(a) Minimum Lot Frontage	15.5m				
(b) Minimum Lot Area	700m²				
(c) Maximum Lot Coverage	30 percent				
(d) Maximum Gross Floor Area	60 percent of lot area				
(e) Minimum Front Yard	12m				
(f) Minimum Exterior Side Yard	3m				
(g) Minimum Side Yard:					
(i) abutting a Commercial or Industrial use	Nil				
$\left(ii ight)$ abutting a Residential or Institutional Use or Zone	4.5m				
(h) Minimum Rear Yard					
(i) abutting a Commercial or Industrial use	6m				
$\left(ii ight)$ abutting a Residential or Institutional use or Zone	10.5m				
(i) Maximum Building Height 10.5m					
(j) Maximum Floor Area	235m ²				

3.5..3 REGULATIONS FOR RESIDENTIAL USES PERMITTED IN CLAUSE (c) OF SUBSECTION 3.5.1

(a) Not more than 50% of the gross floor area shall be used for dwelling units.

(b) Dwelling units shall only be permitted above the ground floor of any commercial use.

(c) A minimum landscaped amenity area of 55 m² shall be provided for each dwelling unit.

GC 3.6 General Commercial

Subject to the general provisions of Section 7 and all other applicable requirements of this Bylaw, the provisions of this section shall apply throughout the General Commercial GC zone.

3.6.1 Permitted Uses

- (a) retail and service commercial uses
- (b) uses, buildings and structures accessory to the foregoing permitted uses;
- (c) dwelling units above ground floor.

3.6.2 Regulations For Permitted Uses

(a)	Minimum Lot Frontage	15.5m
(b)	Minimum Lot Area	465m²
(c)	Maximum Lot Coverage	40%
(d)	Minimum Front Yard	6m
(e)	Maximum Gross Floor Area	50% lot area

(f) Minimum Side Yard

- (*i*) where the yard abuts a Commercial zone and access is available to the rear yard by a public or private lane, minimum nil;
- (ii) where the yard abuts a Commercial zone and no access is available to the rear yard except by means of the side yard, one yard shall have a minimum width of 0.4m, the other yard shall have a minimum width of nil;
- *(iii)* where the yard abuts a street, minimum 3.0m
- (*iv*) where the yard abuts any Residential zone, minimum 4.5m
- (g) Minimum Rear Yard
 - (i) where the yard abuts a Commercial or Industrial zone and access is available to the rear of the building on the said lot by means of a public or private lane, minimum nil;
 - (*ii*) where the yard abuts a Commercial or Industrial zone and no access is available to the rear of the said building except by means of a yard, minimum 6.0m;
 - *(iii)* where the building contains residential accommodation of the one or more storeys in height, minimum 10.5m;
 - (*iv*) where the yard abuts any Residential zone, minimum 10.5
- (h) Maximum Building Height 10.5m

3.6.3 CENTRAL BUSINESS AREA REGULATIONS

Notwithstanding the provisions of Subsection 6.15 and Subsection 6.16, and Clauses (a), (b), (e), (f) and (g) of Subsection 3.6.2, on any lot abutting Pelham Street from a point 60.9m south of Church Hill to a point 60.9m south of Elm Avenue, on any lot abutting the north side of Church Hill from Pelham Street to a point 152.4m west of Pelham Street, and on any lot abutting Canboro Road from 182.8m west of Pelham Street to a point 137.1m east of Pelham Street:

- (a) the minimum frontage shall be the lesser of 9.0m or as existing at the date of passing of this By-law;
- (b) the minimum lot area shall be the lesser of 280.0m² or as existing at the date of passing of this By-law;
- (*c*) no front yard or side yard shall be required except that when a front yard or exterior side yard abuts Highway #20 a minimum yard of 3m shall be provided.
- (d) the minimum rear yard depth shall be 4.0m.

20.4 REGULATIONS FOR RESIDENTIAL USES

The provisions of Subsection 3.5.3 shall apply to all residential uses within the General Commercial GC zone.

HC 3.7 Highway Commercial

Subject to the general provisions of Section 7 and all other applicable requirements of this Bylaw, the provisions of this section shall apply throughout the Highway Commercial HC zone.

3.7.1 Permitted Uses

- (a) retail and service commercial
- (b) shopping centres less than 2,323 square metres.
- (c) uses, buildings and structures accessory to the foregoing permitted uses;

3.7.2 Regulations For Permitted Uses

(a)	Minimum Lot Frontage	30.0m
(b)	Minimum Lot Area	1400m²
(c)	Maximum Lot Coverage	60%
(d)	Minimum Front Yard	18m
(e)	Maximum Gross Floor Area	50% of lot area

- (f) Minimum Side Yard
 - (i) nil where the yard abuts a Commercial zone and legal access is available to the rear yard by a public or private land or easement
 - (*ii*) one side yard 4.0m and the other side yard nil, where the yard abut a Commercial zone and no access to the rear yard is available except via the said side yard.
 - *iii)* 9.0m where the side yard is adjacent to a residential zone
 - (iv) 9.0m where the yard abuts a street (minimum exterior side yard)
- (g) Minimum Rear Yard

None except where adjacent to a residential zone the minimum rear yard shall be 9.0m

(h) Yards Adjacent to a Railway

Notwithstanding sections (e) and (f) herein, no minimum side yard or rear yard shall be required adjacent to a railway

(i) Landscaping

In addition to the provisions of Section 7.20 planting strips of By-law 1136 (1987), a planting strip shall be required along the fron lot line, exterior side lot lot line and rear lot line where it abuts a street, and shall be required along any lot line which abuts a railway.

(j) Exterior Lighting

In addition to the provisions of Section 7.19 (e) of this By-law, exterior lighting and illuminated signage shall be directed away from any adjacent residential zone.

(k) Loading spaces

In addition to the provision of Section 7.8 of this By-law, no loading space shall be permitted in a yard adjacent to a residential zone.

- (*l*) Maximum Building Height 10.5m
- (*m*) Outside Storage Except as otherwise specifically provided for in this By-law outside storage is not permitted

3.7.3 Warehouse Sales Outlet

Warehouse Sales Outlet (factory outlet, warehouse showroom) means a building or structure or part thereof where commodities are stored and offered for sale and shall include only the following: home furnishing and home improvement products, furniture, appliances, electrical fixtures, carpets and floor coverings, building supplies, plumbing supplies, draperies and decorating supplies such as paints and wallpaper.

HC

Part 4: The Existing Zones *Town of Pelham - illustrated zoning by-law*

Introduction/Principles

The purpose of the zoning requirements for the Existing Zones is to maintain the validity of established buildings and to maintain their current functioning land use.

The following zoning categories are described in this section:

Residential Village 1 Zone	RV1
Residential Village 2 Zone	RV2
Residential Multiple Village 1 Zone ———	RMV1
Residential Multiple Village 2 Zone	RMV2
Residential 1 Zone	$\mathbb{R}1$
Residential 2 Zone	R2
Residential 3 Zone	R3
Residential Multiple 1 Zone	RM1
Residential Multiple 2 Zone	RM2
Residential Development Zone	RD

	RV 1 Permitted Uses: a) One single detached dwelling on a lot and uses, buildings and structures accessory thereto b) Home occupations		RV2 Permitted Uses: a)Semi-detached dwellings and uses, buildings and structures accessory thereto b)duplex dwellings and uses, buildings and structures accessory to the foregoing permitted uses.		RMV1		RMV2	
					Permitted L a)Triplex Dwellings, semi-detached dwe dwellings, boarding house dwellings, com dwellings, block town b)uses, buildings and structures accessor	Permitted Uses: a)Apartment dwellings and uses, structures and buildings accessory thereto		
	Subsection 4.1 "With Santary Sewers and Water"	Subsection 4.1 "Without Saniary Sewers and Water"	Subsection 4.2 "Semi-detached"	Subsection 4.2 "Duplex"	Subsection 4.3 Triplex, semi- triplex, semi- fourplex, boarding hous, converted, street townhouse, block townhouse,	Subsection 4.3 "Townhouse"	Subsection 4.3 "Block Townhouse"	Subsection 4.4 "Apartments"
HEIGHT								
rontage	18m, 20m on corner lot	36m, 38 on corner lot	12m	20m	25m	10m per dwelling	35m	40m

LOT SIZE/BUILDING HEIGHT

min lot frontage	18m, 20m on corner lot	36m, 38 on corner lot	12m	20m	25m	10m per dwelling	35m	40m
minimum lot area	836m²	3700m²	400m²	836m²	140m²	250m²	2500m ²	175m²
maximum lot coverage	35%	20%	30%	25%	35%	30%	-	25%
max building height	10.5m	10.5m	10.5m	10.5m	10.5m	10.5m	10.5m	12m
minimum lot depth	-	-	-	-	-	-	-	-

YARDS								
minimum front yard	8m	10m	8m	9m	9m	9m	9m	10.5m or half of building height or whichever is greater
minimum interior side yard	1.5m	3m	1.5m , 0.5 for every additional storey above the ground floor	3.6m on one side 1.8 on the other side, plus 0.6m on the side for each additional storey above the second storey	3m or one half of building height whichever is greater	4m	6m	10.5m or half of building height or whichever is greater
minimum exterior side yard	5m	6m	6m	6m	7m or one half of building height whichever is greater	8m	9m	10.5m or half of building height or whichever is greater
minimum rear yard	7.5m	7.5m	7.5m	7.5m	25% of lot depth	9m	9m	12m or half of building height or whichever is greater
minimum landscaped area	-	-	-	-	-	-	25%	40%

R1	R2	R3		RM1			RM2	RD
Permitted Uses: a)One single detached dwelling b)uses, buildings and structures accessory to the foregoing uses c) home occupations	Permitted Uses: a)One single detached dwelling b)uses, buildings and structures accessory to the foregoing uses c) home occupations	Permitted Uses: a)Semi-Detached Dwelling b)Duplex Dwelling c) uses, building and structures accessory to the foregoing permitted uses.		P a)Triplex Dwellings, semi fourplex dwellings, boardir street townhouse dw b)uses, buildings and struct	Permitted Uses: a)Triplex Dwellings, semi-detached dwellings, duplex dwellings, fourplex dwellings, boarding house dwellings, converted dwellings, street townhouse dwellings, block townhouse dwellings b)uses, buildings and structures accessory to the foregoing permitte uses			Permitted Uses: a)One single detached dwelling b)uses, buildings and structures accessory to the foregoing uses c) home occupations d) uses existing at the date o the passing of the by-law
Subsection 4.5	Subsection 4.6	Subsection 4.7 "Semi-Detached"	Subsection 4.7 "Duplex"	Subsection 4.8 "Triplex, semi- foreaction, duplex, foreaction, duplex, foreaction house, converted, trate to winhouse, block to winhouse.	Subsection 4.8 "Townhouse"	Subsection 4.8 "Block Townhouse"	Subsection 4.9	Subsection 4.10

SIZE/BUILDING HEIGHT

min lot frontage	19m, 20m on corner lot	12m 15m on corner lot	19m, 22.5m on corner lot	19m	19m	6m per dwelling 9m end unit	30m	30m	122m
minimum lot area	700m²	360m²	288m ² per dwelling unit	580m²	175m ² Triplex, 156m ² Semi-detached	230m²	2000m²	150m²	4 H.a.
maximum lot coverage	30%	50%	35%	35%	-	-	-	30%	10%
max building height	10.5m	10.5m	10.5m	10.5m	10.5m	10.5m	10.5m	5 Storeys	10.5m
minimum lot depth	-	-	-	-	-	-	-	38m	-

YARDS									
minimum front yard	7.7m	6.5m	7.7m	7.7m	7.7m	7.5m	7.5m	7.5m or one half the height of the building or whichever is greater	8m
imum interior side yard	1.8m and 3m on the other side 1.8m on both sides where carport or garage is attached	1.5m and 3m on the other side 1.5m on each side where carport or garage is attached	1.5m , plus 0.5 for every additional storey above the ground floor	1.5m , plus 0.5 for every additional storey above the ground floor	3m or one half building height or whichever is greater	Зm	4.5m	6m or one half the height of the building or whichever is greater	5m
imum exterior side yard	5m from property line or 15m from centre line or whichever is greater	5m from property line or 15m from centre line or whichever is greater	4.5m with carport or garage 5.5m without	4.5m	5.5m or one half building height or whichever is greater	7.5m	7.5m	7m or one half of the height of the building or whichever is greater	8m
minimum rear yard	7.5m	7.5m	7.5m	7.5m	7.7m	7.5m	7.5m	12m or one half the height of the building or whichever is greater	8m
inimum landscaped area	-	-	-	-	-	-	35%	35%	-

4.1 Residential Village 1

Subject to the general provisions of Section 7 and all other applicable requirements of this Bylaw, the provisions of this section shall apply throughout the Residential Village 1 RV1 zone.

4.1.1 PERMITTED USES

- (a) One single detached dwelling on one lot and uses, buildings and structures accessory thereto;
- (b) Home occupations.

4.1.2 ZONE REQUIREMENTS

	<u>With Municipal</u> Sanitary & Water	<u>No Sewers & Water</u> or No Municipal Services
(a) Minimum Lot Area	836m²	3700m²
(b) Minimum Lot Frontage	18m 20m on a corner lot	36m 38m on a corner lot
(c) Maximum Lot Coverage	35 percent	20 percent
(d) Minimum Front Yard	8m	10m
(e) Minimum Interior Side Yard	1.5m	3m
(f) Minimum Exterior Side Yard	5m	6m
(g) Minimum Rear Yard	7.5m	7.5m
(h) Maximum Height for a Dwelling	10.5m	10.5m

RV2 4.2 Residential Village 2

Subject to the general provisions of Section 7, and all other applicable requirements of this Bylaw, the provisions of this section shall apply throughout the Residential Village 2 RV2 zone.

4.2.1 PERMITTED USES

- (a) semi-detached dwelling and uses, buildings and structures accessory thereto;
- (b) duplex dwellings and uses, buildings and structures accessory to the foregoing permitted uses.

4.2.2 ZONE REQUIREMENTS FOR SEMI-DETACHED DWELLINGS

(a) Minimum Lot Area	400m ² per dwelling unit
(b) Minimum Lot Frontage	12 m per dwelling unit
(c) Maximum Lot Coverage	30 percent
(d) Minimum Front Yard	8m
<i>(e)</i> Minimum Interior Side Yard	1.5m plus an additional 0.5m for every storey or part thereof above the ground floor; where no private garage or carport is provided, a side yard of not less than 3.0m on one side of such semi-detached dwelling; except that no interior side yard shall be required where a pair of semi-detached dwellings on adjacent lots are attached together by a common wall extending along the side lot line separating such lots provided that any wall which does not constitute part of such common wall or a direct extension thereof shall be set back not less than 1m from the side lot line separation such lots.
(f) Minimum Exterior Side Yard	6m
(g) Minimum Rear Yard	7.5m

(*h*) Maximum Height for a Building 10.5m

4.2.3 ZONE REQUIREMENTS FOR DUPLEX DWELLINGS

(a) Minimum Lot Area	836 m²
(b) Minimum Lot Frontage	20m
(c) Maximum Lot Coverage	25 percent
(d) Minimum Front Yard	9m
<i>(e)</i> Minimum Interior Side Yard	3.6m on one side, 1.8m on the other side plus 0.6m on the side for each additional or partial storey above the second, provided that where 2 garages and/or carports are attached to and/or are within the main building or the lot is a corner lot, the minimum width of the yard shall be 1.8m plus 0.6m for each additional or partial storey above the second.
(f) Minimum Exterior Side Yard	6.0m
(g) Minimum Rear Yard	7.5m
(h) Maximum Height for a Dwelling	10.5m

4.3 Residential Multiple Village 1

Subject to the general provisions of Section 7, and all other applicable requirements of this Bylaw, the provisions of this section shall apply through the Multiple Village 1 RMV1 zone.

4.3.1 PERMITTED USES

- (a) Triplex dwellings
- (b) semi-detached dwellings
- (c) duplex dwellings
- (*d*) fourplex dwellings
- (e) boarding house dwellings
- *(f)* converted dwellings
- (g) street townhouse dwellings
- (*h*) block townhouse dwellings;
- (*i*) uses, buildings and structures accessory to the foregoing permitted uses

4.3.2 ZONE REQUIREMENTS FOR TRIPLEX DWELLINGS, CONVERTED DWELLINGS, SEMI-DETACHED DWELLINGS, DUPLEX DWELLINGS, FOURPLEX DWELLINGS

	(a) Minimum Lot Frontage	25m
	(b) Minimum Lot Area	140 m²
	(c) Maximum Lot Coverage	35 percent
	(d) Minimum Front Yard	9m
	(e) Minimum Interior Side Yard	One-half of the building height or 3m, whichever is greater
	(f) Minimum Exterior Side Yard	One-half of the building height or 7m, whichever is greater
	(g) Minimum Rear Yard	25 percent of lot depth
	(h) Maximum Building Height	10.5m
4	.3.3 ZONE REQUIREMENTS FOR STREET	FOWNHOUSE DWELLINGS
	(a) Minimum Lot Frontage	8m per unit, except that in the case of a dwelling unit attached on one side only, the minimum lot frontage required shall be 10m

16m
250 m²
9m

(e) Minimum Exterior Side Yard 8m

-

RMV1

RMV1

(f) Minimum Interior Side Yard	4m
(g) Minimum Rear Yard	9m
(h) Maximum Building Height	10.5m
(i) Minimum Landscaped Area	30 percent
(j) Planting Strip	A planting strip of 1.5 m in width shall be provided where the RMV1 zone abuts an RV1 or RV2 zone
3.4 ZONE REQUIREMENTS FOR BLOCK T	OWNHOUSE DWELLINGS
(a) Minimum Lot Frontage	35m
(b) Minimum Lot Area	2500 m²
(c) Minimum Front Yard	9m on either a street or an internal roadway
(d) Minimum Side Yard	6m, except the minimum side yard abutting a street or an internal

4.

(a) Minimum Lot Frontage	35m
(b) Minimum Lot Area	2500 m²
(c) Minimum Front Yard	9m on either a street or an internal roadway
(d) Minimum Side Yard	6m, except the minimum side yard abutting a street or an internal roadway shall be 9m
(e) Minimum Rear Yard	9m
(f) Maximum Building Height	10.5m

(g) Distance between buildings on the same lot:

A "FACE" of a building means one or other of the longest walls of a building. Each building shall be deemed to have two faces;

A "SIDE" of a building means one or other of the shortest walls of a building. Each building shall be deemed to have two sides;

Any face of one townhouse shall be no closer to any side of another townhouse than 9m;

Any face of any townhouse shall be no closer than 15m to any face of another townhouse;

Any side of any townhouse shall be no closer than 9m to any side of another townhouse.

(h) Minimum landscaped area

25 percent

(i) Planting Strip

A planting strip of 1.5m in width shall be provided where the boundary of an RMV1 zone abuts an RV1 or RV2 zone

4.4 Residential Multiple Village 2

Subject to the general provisions of Section 7 and all other applicable requirements of this Bylaw, the provisions of this section shall apply throughout the Residential Multiple Village 2 RMV2 zone.

4.4.1 PERMITTED USES

(a) Apartment dwellings and uses, structures and buildings accessory thereto.

4.4.2 ZONE REQUIREMENTS

(a) Minimum Lot Area	175m² per dwelling unit
(b) Minimum Lot Frontage	40m
(c) Maximum Density	25 dwelling units per hectare
(d) Maximum Lot Coverage	25 percent
(e) Minimum Front Yard	One-half the building height or 10.5m, whichever is greater
(f) Minimum Rear Yard	One-half the building height or 12m, whichever is greater
(g) Minimum Interior Side Yard	One-half the building height or 10.5m, whichever is greater
(h) Minimum Exterior Side Yard	One-half the building height or 10.5m, whichever is greater
(i) Minimum Landscaped Area	40 percent of lot area
(j) Maximum Building Height	12m
(k) Planting Strip	A planting strip of 3.0 m in width shall be provided where the boundary of an RMV2 zone abuts an RV1, RV2 or RMV1 zone

R1

4.5 Residential 1

Subject to the general provisions of Section 7 and all other applicable requirements of this Bylaw, the provisions of this section shall apply throughout the Residential 1 R1 zone.

4.5.4 PERMITTED USES

- (a) One single detached dwelling;
- (b) uses, buildings and structures accessory to the foregoing uses;
- (c) home occupations.

4.5.5 ZONE REQUIREMENTS

(a) Minimum Lot Area	700 m ²
(b) Minimum Lot Frontage	19m, 20m on a corner lot
(c) Maximum Lot Coverage	30 percent
(d) Minimum Front Yard	7.7m
(e) Minimum Interior Side Yard	1.8m on one side and 3m on the other side where there is no carport or garage attached, or 1.8m on both sides where a carport or garage is attached
(f) Minimum Exterior Side Yard	5m from the side lot line or 15m from the centre line of the road whichever is the greater
(g) Minimum Rear Yard	7.5m
$\left(h ight)$ Maximum Height for a Dwelling	10.5m

Residential 1

4.6 Residential 2

Subject to the general provisions of Section 7 and all other applicable requirements of this Bylaw, the provisions of this section shall apply throughout the Residential 2 R2 zone.

4.6.1 PERMITTED USES

- (a) One single detached dwelling;
- (b) uses, buildings and structures accessory thereto;
- (c) home occupations.

4.6.2 ZONE REQUIREMENTS

(a) Minimum Lot Area	360m²
(b) Minimum Lot Frontage	12m, 15m on a corner lot
(c) Maximum Lot Coverage	50 percent
(d) Minimum Front Yard	6.5m
(e) Minimum Interior Side Yard	1.5m on one side and 3m on the other side where there is no carport or garage attached, or 1.5m on both sides where a carport or garage is attached
(f) Minimum Exterior Side Yard line of the	5m from the side lot line or 15m from the centre road whichever is the greater
(g) Minimum Rear Yard	7.5m
(h) Maximum Height for a Dwelling	10.5m

Residential 2

R3 4.7 Residential 3

Subject to the general provisions of Section 7 and all other applicable requirements of this Bylaw, the provisions of this section shall apply throughout the Residential 3 R3 zone.

4.7.1 PERMITTED USES

- (a) Semi-detached dwellings;
- *(b)* duplex dwellings;
- (c) uses, buildings and structures accessory to the foregoing permitted uses.

4.7.2 ZONE REQUIREMENTS FOR SEMI-DETACHED DWELLINGS

(a) Minimum Lot Frontage	19m or 22.5m on a corner lot
(b) Minimum Lot Area	288m ² per dwelling unit
(c) Maximum Lot Coverage	35 percent
(d) Minimum Front Yard	7.7m
<i>(e)</i> Minimum Interior Side yard	1.5m plus an additional 0.5m for every storey or part thereof above the ground floor; except where no private garage or carport is provided a side yard of not less than 2.5m on one side of such semidetached dwelling; except that no interior side yard shall be required where a pair of semidetached dwellings on adjacent lots are attached together by a common wall extending along the side lot line separating such lots, provided that any wall which does not constitute part of such common wall or a direct extension thereof shall be set back not less than 1m from the side lot line separating such lots
(f) Minimum Exterior Side Yard	4.5m except where no attached garage or attached carport is provided the minimum exterior side yard shall be 5.5m
(g) Minimum Rear Yard	7.5m

4.7.3 ZONE REQUIREMENTS FOR DUPLEX DWELLINGS

(a) Minimum Lot Frontage	19m
(b) Minimum Lot Area	580 m²
(c) Maximum Lot Coverage	35 percent
(d) Minimum Front Yard	7.7m
(e) Minimum Interior Side Yard	1.5m plus 0.5m for every storey or part thereof above the ground floor except where no attached garage or attached carport is provided the minimum interior side yard on one side shall be 3m
(f) Minimum Exterior Side Yard	4.5m
(g) Minimum Rear Yard	7.5m
(h) Minimum Floor Area	88m² per dwelling unit
$\left(i ight)$ Maximum Height for a Dwelling	10.5m

4.8 Residential Multiple 1

Subject to the general provisions of Section 7 and all other applicable requirements of this Bylaw, the provisions of this section shall apply throughout the Residential Multiple 1 RM1 zone.

4.8.1 PERMITTED USES

- (a) Triplex dwellings,
- (b) semi-detached dwellings,
- (c) duplex dwellings,
- (d) boarding house dwellings,
- (e) converted dwellings,
- (f) street townhouse dwellings,
- (g) block townhouse dwellings,
- (*h*) fourplex dwellings;
- (i) uses, buildings and structures accessory to the foregoing permitted uses.

4.8.2 ZONE REQUIREMENTS FOR TRIPLEX DWELLINGS, CONVERTED DWELLINGS, SEMI-DETACHED DWELLINGS, DUPLEX DWELLINGS, FOURPLEX DWELLINGS AND BOARDING HOUSE DWELLINGS

(a) Minimum Lot Frontage	19m
(b) Minimum Lot Area:	
(i) Triplex, boarding house	175m ² per and converted dwellings dwelling unit
(ii) Semi-detached, duplex	156m ² per dwelling and fourplex dwellings unit
(c) Minimum Front Yard	7.7m
(d) Minimum Interior Side Yard	one-half of the building height or 3m,whichever is the greater
(e) Minimum Exterior Side	Yard one-half of the building height or 5.5m, whichever is the greater
(f) Minimum Rear Yard	7.7m
(g) Maximum Building Height	10.5m
8.3 ZONE REQUIREMENTS FOR STREET TOWNH	OUSE DWELLINGS

4.

(a) Minimum Lot Frontage	6m per dwelling unit, except that in the case of an interior lot containing a dwelling attached on one side only, the minimum lot frontage required shall be 9m.

14m

RM1	(c) Minimum Lot Area	230 m ² per dwelling unit
	(d) Minimum Front Yard	7.5m
	(e) Minimum Exterior Side Yard	7.5m
	(f) Minimum Interior Side Yard	3m
	(g) Minimum Rear Yard	7.5m
	(h) Maximum Building Height	10.5m
	(i) Planting Strips	A planting strip 1.5m minimum in width shall be provided where the boundary of (RM1) zone abuts an (R1) or (R2) zone

4.8.4 ZONE REQUIREMENTS FOR BLOCK TOWNHOUSE DWELLINGS

(a) Minimum Lot Frontage	30m
(b) Minimum Lot Area	2,000m²
(c) Minimum Front Yard	7.5m on either a street or an internal roadway
(d) Minimum Side Yard	4.5m, except that where the rear of a building faces the side yard the minimum side yard shall be 7.5m, and the minimum side yard abutting a street or an internal roadway shall be 7.5m
(e) Minimum Rear Yard	7.5m
(f) Maximum Building Height	10.5m

(g) Distance between buildings on the same lot:

A FACE OF A BUILDING MEANS one or other of the longest walls of a building. Each building shall be deemed to have two faces.

A SIDE OF A BUILDING MEANS one or other of the shortest walls on a building. Each building shall be deemed to have two sides.

Any face of one townhouse shall be no closer to any side of another townhouse than 9m.

Any face of any townhouse shall be no closer than 15m to any face of another townhouse.

Any side of any townhouse shall be no closer than 9m to any side of another townhouse.

(h) Minimum Landscaped Area

25 percent

(i) Planting Strip

A planting strip of 1.5m minimum in width shall be provided where the boundary of an (RM1) zone abuts an (R1) or (R2) zone.

boundary of a

4.9 Residential Multiple 2

Subject to the general provisions of Section 7 and all other applicable requirements of this Bylaw, the provisions of this section shall apply throughout the Residential Multiple 2 RM2 zone.

4.9.1 PERMITTED USES

- (a) Apartment dwellings;
- (b) uses, buildings and structures accessory to the foregoing permitted uses.

4.9.2 ZONE REQUIREMENTS

(a) Minimum Lot Area	150 m ² per dwelling unit
(b) Minimum Lot Frontage	30m
(c) Minimum Lot Depth	38m
(d) Maximum Density	65 units per hectare
(e) Maximum Lot Coverage	30 percent of lot area
(f) Minimum Front Yard	one-half the height of the building or 7.5m, whichever is the greater
(g) Minimum Rear Yard	one-half the height of the building or 12m, whichever is the greater
(h) Minimum Interior Side Yard	one-half the height of the building or 6m, whichever is the greater
(i) Minimum Exterior Side Yard	one-half the height of the building or 7m, whichever is the greater
(j) Minimum Landscaped Area	35 percent of lot area
(k) Maximum Building Height	5 storeys

RD 4.10 Residential Development

Subject to the general provisions of Section 7 and all other applicable requirements of this Bylaw, the provisions of this section shall apply throughout the Residential Development RD zone.

4.10.1 PERMITTED USES

- (a) One single detached dwelling on one lot;
- (b) uses, buildings and structures accessory to the foregoing permitted use;
- (c) home occupations;
- (d) uses existing at the date of passing of the By-law.

4.10.2 ZONE REQUIREMENTS

(a) Minimum Lot Frontage	122m or as existing
(b) Minimum Lot Area	4 ha or as existing
(c) Maximum Lot Coverage	10 percent
(d) Minimum Front Yard	8m
(e) Minimum Interior Side Yard	5m
(f) Minimum Exterior Side Yard	8m
(g) Minimum Rear Yard	8m
(h) Maximum Height for a Dwelling	10.5m

Page 171 of₅310

Part 5: The Rural/Agricultural Zones

Town of Pelham - illustrated zoning by-law

Introduction/Principles

The purpose of the zoning requirements for Rural Zones is to maintain the existing integrity of rural areas and to enable agricultural uses to thrive.

The following zoning categories are described in this section:



A summary of the zoning regulations applicable to each of these zoning categories is provided in the table below

	А	SA	M1	MA	CR
	Agricultural	Specialty Agricultural	Rural Employment	Mineral Aggregate Resource	Commercial Rural
lot area	40 ha	16.2 ha	4000m	20 ha	0.4 ha
minimum lot frontage	180m	80m	30m	100m	30m
maximum lot coverage	10%	10%	60%	n/a	30%
maximum gross floor area	n/a	n/a	n/a	n/a	50%
minimum front yard	20m	20m	14m	20m*	7.5m
minimum side yard	46m	20m	6m	20m*	6m
minimum exterior side yard	20m	20m	14m	20m*	7.5m
minimum rear yard	46m	20m	7.5m	20m*	7.5m
maximum building height	n/a	n/a	10.5m	n/a	10.5m
minimum Ground Floor Area for 1 - storey dwelling	93m²	93m²	n/a	n/a	n/a
minimum Ground Floor Area for 2 - storey dwelling	56m²	56m²	n/a	n/a	n/a

* Where the lands are licenced for mineral aggregate extraction under the Aggregate Resources Act (ARA), the setbacks established in the approved ARA site plan shall prevail

A Agricultural

5.1.1 PERMITTED USES

- (a) agricultural uses
- *(b)* single detached dwellings
- (c) home occupations
- (*d*) home industries
- (e) on-farm diversified agricultural uses
- (f) bed and breakfast establishment
- (g) farm winery
- (h) forestry and resource management uses
- (i) passive recreational trails and facilities owned by public authority

5.1.2 REGULATIONS FOR AGRICULTURAL USES

(a)	Minimum Lot Area	40 hectares
(b)	Minimum Lot Frontage	180 m
(c)	Maximum Lot Coverage	10 %
(d)	Minimum Front Yard	20 m
(e)	Minimum Side Yard	20 m
(f)	Minimum Exterior Side Yard	20 m
(g)	Minimum Rear Yard	20 m

5.1.3 REGULATIONS FOR DETACHED DWELLINGS

(a)	Minimum Lot Area	0.6 hectares
<i>(b)</i>	Minimum Lot Frontage	46 m
(c)	Maximum Lot Coverage	10 %
(d)	Minimum Front Yard	13 m
(e)	Minimum Side Yard	9 m
(f)	Minimum Exterior Side Yard	8 m
(g)	Minimum Rear Yard	15 m
(h)	Minimum Ground Floor Area for one storey dwelling	93 m²
(i)	Minimum Ground Floor Area for one storey dwelling	93 m²
5.1.4	Regulations for Home Occupations - See Section 7.7.1	
5.1.5	Regulations for Home Industries - See Section 7.7.2	
5.1.6	Regulations for On-Farm Diversified Uses - See Section	7.7.3

5.1.7 Regulations for Farm Wineries

(a)	Minimum Lot Area	10 ha
<i>(b)</i>	Minimum Lot Frontage	46 m
(c)	Maximum Lot Coverage	10 %
(d)	Minimum Front Yard	20 m
(e)	Minimum Side Yard	20 m
(f)	Minimum Exterior Side Yard	20 m
(g)	Minimum Rear Yard	20 m
(h)	Minimum land area planted in vineyards	5 ha
(i)	Maximum total floor area of building(s) used for a farm winer shall be 300 square metres	у
(i)	Maximum floor area of a hospitality and retail space shall be	100 square metres
0/		
5.1.8	Regulations for Greenhouses	
5.1.8 (a)	Regulations for Greenhouses Minimum Lot Area	3 ha
(a) (b)	Regulations for Greenhouses Minimum Lot Area Minimum Lot Frontage	3 ha 100 m
(<i>a</i>) (<i>b</i>) (<i>c</i>)	Regulations for Greenhouses Minimum Lot Area Minimum Lot Frontage Maximum Lot Coverage	3 ha 100 m 30 %
(<i>a</i>) (<i>b</i>) (<i>c</i>) (<i>d</i>)	Regulations for Greenhouses Minimum Lot Area Minimum Lot Frontage Maximum Lot Coverage Minimum Front Yard	3 ha 100 m 30 % 20 m
(a) (b) (c) (d) (e)	Regulations for Greenhouses Minimum Lot Area Minimum Lot Frontage Maximum Lot Coverage Minimum Front Yard Minimum Side Yard	3 ha 100 m 30 % 20 m 15 m*
(<i>a</i>) (<i>b</i>) (<i>c</i>) (<i>d</i>) (<i>e</i>) (<i>f</i>)	Regulations for Greenhouses Minimum Lot Area Minimum Lot Frontage Maximum Lot Coverage Minimum Front Yard Minimum Side Yard Minimum Exterior Side Yard	3 ha 100 m 30 % 20 m 15 m* 20 m
 (a) (b) (c) (d) (e) (f) (g) 	Regulations for GreenhousesMinimum Lot AreaMinimum Lot FrontageMaximum Lot CoverageMinimum Front YardMinimum Side YardMinimum Exterior Side YardMinimum Rear Yard	3 ha 100 m 30 % 20 m 15 m* 20 m
 (a) (b) (c) (d) (e) (f) (g) (h) 	Regulations for GreenhousesMinimum Lot AreaMinimum Lot FrontageMaximum Lot CoverageMinimum Front YardMinimum Side YardMinimum Exterior Side YardMinimum Rear YardMinimum setback from a dwelling on an adjacent lot shall be	3 ha 100 m 30 % 20 m 15 m* 20 m 15 m

*where ventilation fans face the rear or side yard the yard shall be increased to 25 m.

A

SA Specialty Agricultural

5.2.1 PERMITTED USES

- (a) agricultural uses
- (b) single detached dwellings
- (c) home occupations
- (*d*) home industries
- (e) on-farm diversified agricultural uses
- (f) bed and breakfast establishment
- (g) farm winery
- (h) forestry and resource management uses
- (i) passive recreational trails and facilities owned by public authority

5.2.2 REGULATIONS FOR SPECIALTY AGRICULTURAL USES

(a)	Minimum Lot Area	16.2 hectares
<i>(b)</i>	Minimum Lot Frontage	180 m
(c)	Maximum Lot Coverage	10 %
(d)	Minimum Front Yard	20 m
(e)	Minimum Side Yard	20 m
(1)	Minimum Exterior Side Yard	20 m
(g)	Minimum Rear Yard	20 m

5.2.3 REGULATIONS FOR DETACHED DWELLINGS

(a)	Minimum Lot Area	0.6 hectares
<i>(b)</i>	Minimum Lot Frontage	46 m
(c)	Maximum Lot Coverage	10 %
(d)	Minimum Front Yard	13 m
(e)	Minimum Side Yard	9 m
(f)	Minimum Exterior Side Yard	8 m
(g)	Minimum Rear Yard	15 m
(h)	Minimum Ground Floor Area for one storey dwelling	93 m²
(i)	Minimum Ground Floor Area for one storey dwelling	93 m²
5.2.4	Regulations for Home Occupations - See Section 7.7.1	
5.2.5	Regulations for Home Industries - See Section 7.7.2	
5.2.6	Regulations for On-Farm Diversified Uses - See Section	7.7.3

5.2.7 Regulations for Farm Wineries

58

Specialty Agricultural

(a)	Minimum Lot Area	10 ha
(b)	Minimum Lot Frontage	46 m
(c)	Maximum Lot Coverage	10%
(d)	Minimum Front Yard	20 m
(e)	Minimum Side Yard	20 m
(f)	Minimum Exterior Side Yard	20 m
(g)	Minimum Rear Yard	20 m
(h)	Minimum land area planted in vineyards	5 ha

(i) Maximum total floor area of building(s) used for a farm winery shall be 300 square metres

(*j*) Maximum floor area of a hospitality and retail space shall be 100 square metres

5.2.8 Regulations for Greenhouses

(a)	Minimum Lot Area	3 ha
(b)	Minimum Lot Frontage	100 m
(c)	Maximum Lot Coverage	30%
(d)	Minimum Front Yard	20 m
(e)	Minimum Side Yard	15 m*
(f)	Minimum Exterior Side Yard	20 m
(g)	Minimum Rear Yard	15 m

(h) Minimum setback from a dwelling on an adjacent lot shall be 45 m

(i) Minimum setback for outside storage from a lot line or a dwelling on an adjacent lot 30 m

*where ventilation fans face the rear or side yard the yard shall be increased to 25 m.

5.2.9 EXCEPTIONS - GREENBELT NATURAL HERITAGE OVERLAY

Lands identified with the exception -1, are located within the Greenbelt Natural Heritage Overlay designation of the Township Official Plan. Permitted uses in the exception -1 zone shall be the uses of the zone category associated with the exception -1 zone but shall be subject to the following provisions:

- (a) Entering into a site plan agreement with the Town to address Section B3.5.4.1 of the Official Plan; and,
- (b) Maximum lot coverage shall be 25%.

Notwithstanding, agricultural buildings and structure are not subject to the above requirements.

M1 Rural Employment

5.3.1 PERMITTED USES

- (*a*) Manufacturing, assembly processing and fabrication;
- (b) Warehouse;
- (c) Agricultural-related uses;
- (d) Veterinarian's clinic;
- (e) Contractor's yard;
- (f) Open air recreation uses;
- (g) Wholesaling establishments; and,
- (h) Agricultural use that do not involve the keeping of livestock.

5.3.2 REGULATIONS FOR RURAL EMPLOYMENT USES

(a)	Minimum Lot Area	4000 m²
<i>(b)</i>	Minimum Lot Frontage	30 m
(c)	Maximum Lot Coverage	60 %
(<i>d</i>)	Minimum Front Yard	14 m
(e)	Minimum Side Yard	6 m
(f)	Minimum Exterior Side Yard	14 m
(g)	Minimum Rear Yard	7.5 m
(h)	Maximum Building Height	10.5 m

Rural Employment
Mineral Aggregate Resource

5.4.1 PERMITTED USES

	(a)	agricultural	
ļ	(<i>u</i>)	agricultural	uses

- (b) agricultural uses, on-farm diversified
- (c) agricultural uses, value-added
- *(d)* pit
- (e) quarry

5.4.2 REGULATIONS FOR MINERAL AGGREGATE USES

(a)	Minimum Lot Area	20 ha
(b)	Minimum Lot Frontage	100 m
(c)	Minimum Front Yard	20 m *
(d)	Minimum Side Yard	20 m *
(e)	Minimum Exterior Side Yard	20 m *
(f)	Minimum Rear Yard	20 m *

 \ast Where lands are licenced for mineral aggregate extraction under the Aggregate Resources Act (ARA), the setbacks established in the approved ARA site plan shall prevail.

MA

CR Commercial Rural

5.5.1 PERMITTED USES

- (a) Automobile service stations,
- (b) motor fuel retail outlet,
- (c) veterinarian's clinic,
- (d) building supply sales,
- (e) farm implement sales and service establishments,
- (f) feed and fertilizer dealers,
- (g) farm produce markets,
- (*h*) retail farm supply stores,
- (i) convenience retail stores,
- (j) restaurants,
- *(k)* service shops,
- *(l)* public and private halls,
- (*m*) vehicle repair shops,
- (*n*) vehicles sales and rental establishments,
- (o) water loading stations;
- (*p*) uses, buildings and structures accessory to the foregoing uses;
- $(q) \qquad$ accessory residential uses to any of the foregoing permitted uses except automobile service station.

5.5.2 REGULATIONS FOR COMMERCIAL RURAL USES

(a)	Minimum Lot Frontage	30 m (98.43 ft)
<i>(b)</i>	Minimum Lot Area	0.4 hectares (0.99 acres)
(c)	Maximum Lot Coverage	30 %
(d)	Maximum Gross Floor Area	50 % of lot area
(e)	Minimum Front Yard	7.5 m
(f)	Minimum Side Yard	6 m
(g)	Minimum Exterior Side Yard	7.5 m
(h)	Minimum Rear Yard	7.5 m
(i)	Maximum Building Height	10.5 m

Part 6: The Other Zones

 $Town \ of \ Pelham$ - illustrated zoning by-law

Introduction/Principles

The purpose of the zoning requirements for the other zones is to address additional uses that are external to residential, mixed-use, commercial, or rural zone.

The following zoning categories are described in this section:



A summary of the zoning regulations applicable to OS, I, and EP zoning categories is provided in the following tables

OS	I
Open Space	Institutional

minimum lot area	0.8 ha	0.15 ha or as existing
minimum lot frontage	15 m	30m or as existing
naximum lot coverage	10%	40%
minimum front yard	8 m	8 m
num interior side yard	4.5 m	4.5 m
num exterior side yard	5 m	7.5 m
minimum rear yard	7.5 m	7.5 m
ximum building height	12 m	10.5 m
mum landscaped area	n/a	25%

maximum lot covera minimum front ya minimum interior side ya minimum exterior side ya minimum rear ya maximum building heig minimum landscaped are

Open Space

(6.1) Provisions

6.1.1 PERMITTED USES

- (a) park, public
- (b) park, private
- (c) existing cemeteries
- (d) conservation and forestry uses

6.9.2 REGULATIONS FOR OPEN SPACE USES

(a)	Minimum Lot Area	0.8 ha
(b)	Minimum Lot Frontage	15 m
(c)	Maximum Lot Coverage	10%
(d)	Minimum Front Yard	8 m
(e)	Minimum Interior Side Yard	4.5 m
(f)	Minimum Exterior Side Yard	5 m
(g)	Minimum Rear Yard	7.5 m
(h)	Maximum Building Height	12 m

I

Institutional

(6.2) Provisions

6.2.1 PERMITTED USES

- (a) churches
- (b) day nurseries
- (c) public or private clubs
- (*d*) any public use
- *(e)* nursing homes
- *(f)* senior citizen homes
- (g) schools

6.2.2 REGULATIONS FOR INSTITUTIONAL USES

(a)	Minimum Lot Area	0.15 ha or as existing
(b)	Minimum Lot Frontage	30 m or as existing
(c)	Maximum Lot Coverage	40 %
(d)	Minimum Front Yard	8 m
(e)	Minimum Exterior Side Yard	7.5 m
(f)	Minimum Side Yard	The greater of one-half the height of the building or 4.5 m
(g)	Maximum Building Height	10.5 m
(h)	Minimum Landscaped Area	25 %
(i)	Minimum Rear Yard	7.5 m

	EP-1	EP-2	EP-3
Use	Environmental Protection 1	Environmental Protection 2	Environmental Protection 3
Existing uses	х	Х	x
Wildlife Management Uses	x	x	Х
Conservation and Flood Control	x	X	x
Agricultural Uses		х	x
Agricultural Uses, On- Farm Diversified		Х	
Bed and Breakfast		Х	
Home Occupations		Х	
Home Industries		х	
Single Detached Dwelling		х	х
Secondary Dwelling Unit		Х	x
Linear Infrastructure		Х	x
Passive Recreational Trails and Facilities	Х	Х	х

EP1 Environmental Protection 1

(6.5) Provisions

6.5.1 PERMITTED USES

- (a) existing uses
- (b) wildlife management uses
- (c) conservation and floor control

6.5.2 REGULATIONS FOR ENVIRONMENTAL PROTECTION 1

- (*a*) An existing use shall be a use which was legally established prior to the effective date of this By-law.
- (b) Existing uses are subject to Section 7.17 of the Zoning By-law (Legal Non-Conforming Uses)

-

Environmental Protection 2

(6.6) Provisions

6.6.1 PERMITTED USES

- (a) existing uses
- (b) wildlife management uses
- (c) conservation and floor control
- (d) agricultural uses
- (e) agricultural uses, on-farm diversified
- (f) bed and breakfast
- (g) home occupations
- (*h*) home industries
- (*i*) single detached dwelling
- (*j*) secondary dwelling unit
- (k) linear infrastructure
- (*I*) passive recreational trails and facilities

6.6.2 REGULATIONS FOR ENVIRONMENTAL PROTECTION 2

- (a) An existing use shall be a use which was legally established prior to the effective date of this Bylaw.
- (b) Existing uses not otherwise permitted in the EP2 Zone are subject to Section 7.17 of the Zoning By-law (Legal Non-Conforming Uses)
- (c) Uses 4 to 10 are subject to site plan control and Section 3.3.4 of the Official Plan.
- (*d*) The regulations for agricultural uses are found in Section 5.1 of the Zoning By-law.
- (e) The regulations for on-farm diversified uses are found in Section 7.7.3 of the Zoning By-law.
- (f) The regulations for bed and breakfasts are found in Section 7.7 of the Zoning By-law.
- (g) The regulations for home occupations are found in Section 7.7.1 of the Zoning By-law.
- (h) The regulations for home industries are found in Section 7.7.2 of the Zoning By-law.
- (i) The regulations for single-detached dwellings are found in Section 7.1 of the Zoning By-law.
- (j) The regulations for a secondary dwelling unit are found in Section 7.2.1 of the Zoning By-law.

EP2

EP3 Environmental Protection 3

(6.7) Provisions

6.7.1 PERMITTED USES

- (a) existing uses
- (b) wildlife management uses
- (c) conservation and floor control
- (d) agricultural uses
- (e) single detached dwelling
- (f) secondary dwelling unit
- (g) linear infrastructure
- (\tilde{h}) passive recreational trails and facilities

6.7.2 REGULATIONS FOR ENVIRONMENTAL PROTECTION 2

- (a) An existing use shall be a use which was legally established prior to December 6, 2004.
- (b) Existing uses not otherwise permitted in the EP3 Zone are subject to Section 7.17 of the Zoning By-law (Legal Non-Conforming Uses)
- (*c*) A new single detached dwelling shall be permitted on an existing vacant lot provided the vacant lot existed prior to December 6, 2004.
- (*d*) The regulations for agricultural uses are found in Section 5.1 of the Zoning By-law.
- (e) The regulations for single-detached dwellings are found in Section 7.1 of the Zoning By-law.
- (f) The regulations for a secondary dwelling unit are found in Section 7.2.1 of the Zoning By-law.

Hazard

(6.8) Provisions

6.8.1 PERMITTED USES

- agricultural uses
- (a) (b) forestry, conservation and flood control uses and works
- existing uses (c)
- (d) park, public

6.8.2 REGULATIONS FOR HAZARD USES

All development within the HZ Zone shall be subject to the authority, jurisdiction and (a) approval of the Niagara Peninsula Conservation Authority.

ΗZ

Part 7: General Provisions

Town of Pelham - illustrated zoning by-law

7.1 ACCESSORY USES

(a) GENERAL

Where this By-law provides that a lot may be used or a building or structure may be erected or used for a purpose, that purpose shall include any accessory building or structure or accessory use, but shall not include (1) any occupation for gain or profit conducted within or accessory to a dwelling house or unit or except as in this By-law is specifically permitted, or (2) any building used for human habitation except as in this By-law is specifically permitted.

(b) LOCATION

Except as otherwise provided herein, in a Residential zone any accessory building or structure which is not part of the main building shall be erected to the rear of the required front yard and shall not be located closer to any lot line than 1.2 m (3.94 ft) or closer to the front yard or exterior side yard setback.

In all other zones any accessory building or structure which is not part of the main structure shall be erected to the rear of the front yard and shall not be located closer to any lot line than the required yard of the main building or structure.

(c) MAXIMUM HEIGHT

Except as otherwise provided herein, no accessory building or structure shall exceed 3.7 m (12.14 ft) in height.

(d) LOT COVERAGE

The total lot coverage of all accessory buildings on a lot shall not exceed 10% of the lot area.

(e) UNDERGROUND PARKING

The yard requirements of this By-law shall not apply to underground parking structures.

- (f) SWIMMING POOLS
 - No interior wall surface of any such swimming pool shall be located closer than 1.5 m (4.92 ft) to any side lot line, rear lot line or exterior side lot line, or closer than 3.0 m (9.84 ft) to that portion of a rear lot line which abuts a side lot line of any adjoining lot;
 - (ii) No water circulating or treatment equipment, such as pumps or filters, shall be located closer than 3.0 m (9.84 ft) to any side lot line or rear lot line or 1.2 m (4.0 ft) to any side lot line or rear lot line if enclosed in an accessory building or structure or closer to any street than the required yard for the main building or structure.
 - (iii) A swimming pool shall not be considered as part of the lot coverage provided no part of the swimming pool or its railing protrudes more than 1.4 m (4.59 ft) above the ground level on any side surrounding the swimming pool.
 - (iv) A separate building or structure containing or enclosing a swimming pool shall comply with all the accessory building provisions of the zone in which such building or structure is located.

(g) SATELLITE DISH ANTENNA/ INTERNET COMMUNICATIONS ANTENNA

Satellite dish antenna shall be subject to the accessory building provisions of this By-Law except the satellite dish antenna shall only be permitted in the rear yard in any zone or any front or side yard beyond the minimum yard requirements in a commercial/mixed-use zone.

7.2 SECONDARY ACCESSORY DWELLING UNITS

7.2.1 Secondary Dwelling Unit to a Dwelling Unit

One Secondary Dwelling Unit is permitted in a Dwelling in Residential Zones GF-R1 to GF-R4 and E-R1 to E-R3 provided:

- (a) the detached, semi-detached, semi-detached or townhouse dwelling unit has an existing floor area of 110 square metres exclusive of the secondary dwelling unit;
- (b) the minimum floor area of the secondary dwelling unit is 45 square metres;
- (c) the maximum floor area of the secondary dwelling unit is 55 square metres;
- (d) the secondary dwelling unit has a means of egress to the outside that is separate from any means of egress for another dwelling unit; and,
- (e) a window opening in the secondary dwelling unit when below grade, having an area of 0.30 square metres is located above grade.

7.2.2 Secondary Dwelling Unit to a Commercial Use

Notwithstanding any other provisions of this By-law, secondary dwelling units are permitted in a building in the Greenfield Commercial/Mixed Use Zones provided, and one secondary dwelling unit is permitted in the Existing Commercial Zones provided:

- (a) the secondary dwelling units in the Greenfield Commercial Mixed/Use zones GF-VC, GF-MS, GF-TS or GF-DC shall be permitted to the extent of the provisions provided herein.
- (b) the secondary dwelling unit in the Existing Commercial zones E-NC, E-GC, or E-HC shall not exceed 33% of the gross floor area of the commercial building;
- (c) the minimum floor area of the secondary dwelling unit is 45 square metres;
- (d) the maximum floor area of the secondary dwelling unit is 55 square metres; and
- (e) secondary dwelling units have a means of egress only to the rear or side yard and is separate from any means of egress for the commercial use(s).

7.3 DAYLIGHTING TRIANGLES

On a corner lot within the Daylighting Triangle, no sign, fence, landscaping, building or structure shall be greater than 0.5 m (1.64 ft) in height above the elevation of the ground at the lot line.

Where the two street lines do not intersect at a point, the point of intersection of the street lines shall be deemed to be the intersection of the projection of the street lines or the intersection of the tangents to the street lines.

7.4 FRONTAGE ON IMPROVED STREET

(a) No person shall erect any building or structure in any Zone after the date of passing of this Bylaw, unless the lot upon which such building or structure is to be erected has direct access to or abuts an improved public road.

The above provisions shall not apply to prevent the erection of a permitted building or structure on a lot in a Registered Plan of Subdivision or Plan of Condominium where a Development or Subdivision Agreement has been entered into with the Municipality, notwithstanding that the road or roads will not be assumed by the Municipality until the end of the maintenance period. This provision shall not prevent the enlargement, extension, renovation, reconstruction or other structural alteration of an existing building or structure, which is located on a lot which does not have direct access to or abuts an improved public road, provided the use of such building or structure does not change, is permissible within the Zone in which it is located and complies with all applicable yard and setback requirements of this By-law.

(b) Frontage on Seasonally Maintained Municipal Road or Right-of-Way



Notwithstanding the provision in 9.4 (a) where an existing lot of record has direct access to or abuts a seasonally maintained municipal road or private right-of-way, a use, building or structure shall be permitted on such lot, in accordance with the applicable provisions of this By-law provided such lot and road or private right-of-way existed as of the date of passing of this By-law. In addition, alterations to such buildings and structures and the replacement of such buildings or structure are permitted provided the alteration or the replacement complies with the provisions of this By-law.

7.5 GROUP HOMES

- (a) A group home shall be permitted within any single detached dwelling, subject to the distance separation features outlined in subsection (c) and (d) hereof.
- (b) Only group homes licensed by the Ministry of Community and Social Services in the following categories shall be permitted:
 - (i) Approved Homes (psychiatric care)
 - (ii) Satellite Residence for Seniors
 - (iii) Accommodation Services for the Developmentally Handicapped
 - (iv) Children's Residences
 - (v) Homes for Special Care
 - (vi) Supportive Housing Programs, Adult Community Mental Health Programs
 - (vii) Homes for Physically Disabled Adults provided the province and/or region licenses, funds or approves a group home program for physically disabled adults.
- (c) Save as hereinafter provided, a group home in any zone in which single detached residential uses are permitted, shall not be within 300 m (984.25 ft) of another group home.
- (d) A group home in any area zoned Agricultural A or Special Agricultural SA shall not be within one kilometer of another group home.
- (e) A group home shall have a maximum of six residents excluding staff or receiving family.

7.6 HEIGHT EXCEPTIONS

Except to Section 30 (25) and, except as otherwise provided for in this By-law, nothing in this By-law shall apply to restrict the height of the following structures in any zone.

- (a) a barn;
- (b) a belfry;
- (c) a chimney;
- (d) a clock tower;
- (e) an elevator or stairway penthouse;
- (f) a flag pole;
- (g) a hydro-electric transmission tower;
- (h) an ornamental structure;
- (i) a communications antenna;
- (j) a silo;
- (k) a place of worship spire;
- (I) a structure containing heating, cooling, or other mechanized equipment pertaining to a build-

ing;

- (m) a tower;
- (n) a water tower;
- (o) a windmill;

provided that no such structure, other than a public use, occupies in excess of 5% of the lot area of the lot where such structure is located or, where such structure is located on the roof of a building, shall exceed 10% of the building area. Building area is the greatest horizontal area of a building within the outside surface of exterior walls.

7.7 HOME-BASED BUSINESS

7.7.1 Home Occupations

Where a home occupation is permitted in a Zone, the following provisions shall apply:

- (a) Not more than one employee, in addition to the residents of the dwelling unit, shall be engaged in the business and one parking space shall be dedicated to such employee in addition to parking required for the residential use;
- (b) Any dwelling unit containing a home occupation shall be occupied as a residence by the operator of the business; Any dwelling unit containing a home occupation shall be occupied as a residence by the operator of the business;
- (c) The use is entirely restricted to the dwelling unit and shall not be conducted in whole or in part in any accessory building, yard or private garage;
- (d) No more than one home occupation shall be permitted in one dwelling;
- (e) The maximum gross floor area dedicated to the home occupation shall be the lesser or 50 m² or 25% of the gross floor area of the dwelling.
- (f) There shall be no goods, wares or merchandise offered or exposed for sale, or sold or kept for sale on the premises other than those produced on the premises;
- (g) There shall be no outside storage of materials, goods or vehicles in conjunction with the home occupation use;
- There shall be no external advertising other than a sign erected in accordance with the Town of Pelham Sign By-law;
- A home occupation shall not create noise, vibration, fumes, odour, dust, glare or radiation that is detectable outside of the dwelling unit;
- (j) The following uses shall not be permitted as a home occupation:
 - (i) Adult entertainment parlour;
 - (ii) Dating/escort services;
 - (iii) Medical marihuana establishment;
 - (iv) Tattoo parlours;
 - (v) Taxi service depot/dispatch establishments; and
 - (vi) Any use involving the storage, repair, maintenance and/or towing of motor vehicles or recreational vehicles.

7.7.2 Home Industries

Where a home industry is permitted in a Agricultural or Specialty Agricultural Zone, the following provisions shall apply:

- (a) Not more than 2 employees, who are not residents of the dwelling unit, shall be engaged in the business and working in the home industry and one parking space shall be provided for each employee;
- (b) Any lot upon which a home industry is located shall be occupied as a residence by the operator of the business;
- (c) Any accessory building and any associated activity area used for the home industry shall be located no closer than 30 metres from any lot line;
- (d) A home industry shall only be located on a lot with a minimum lot area of least 4.0 hectares;
- (e) The maximum gross floor area dedicated to the home industry shall not exceed 100 m2;
- (f) The driveway accessing the home industry shall be shared with the driveway that is utilized for the residential use on the lot;
- (g) Only the sale of goods that are primarily manufactured, processed, fabricated, or produced on the premises shall be permitted;
- (h) Outdoor storage of goods or materials related to a home industry shall be permitted in the rear yard and interior side yards only, provided that the area utilized for open storage does not exceed 50 m2;
- No more than two currently licensed motor vehicles, associated with the home industry, shall be parked or stored on the lot and within an interior side or rear yard;
- There shall be no external advertising other than a sign erected in accordance with the Town of Pelham Sign By-law;
- (k) No more than one home industry shall be permitted per lot;
- (I) The following shall not be permitted as a home industry:
 - (i) Adult entertainment parlour;
 - (ii) Contractor establisment;
 - (iii) Medical Marijuana;
 - (iv) Tattoo parlours;
 - (v) Taxi service depot/dispatch establishments; and
 - (vi) Any use involving the storage, repair, maintenance and/or towing of motor vehicles or recreational vehicles.

7.7.3 On-Farm Diversified Uses

The following provisions shall apply with regard to an on-farm diversified use where permitted by this By-law:

- (*a*) The following uses may be permitted as an on-farm diversified use:
 - Processing, trades and repair services other than an automobile repair shop or public garage;
 - (ii) Welding and machine shops;
 - (iii) Wood working shops;
 - (iv) Saw mills;
 - (v) Commercial or retail uses including storage and refrigeration of regional agricultural products, and production, sales and marketing of agricultural products derived from regional sources;

- (vi) Services that support the production, marketing and distribution of agricultural products;
- (vii) On-farm and off-farm sales and marketing of predominantly regional agricultural products and experiences; and,
- (viii) Locally made arts and crafts.
- (b) The following regulations shall apply to the establishment and operation of an on-farm diversified use:
 - (i) The use shall be conducted entirely within one detached, accessory building in conjunction with an operational farm;
 - Ancillary retail commercial sales and service activities, including accessory retail sale of products produced by the on-farm business use, shall be limited to the lessor of 50 square metres or a maximum of 10 percent of the gross floor area of the building;
 - (iii) Only one on-farm diversified use is permitted on one lot;
 - (iv) The lot shall be eligible for the Farm Property Class tax rate and must be used for a farming business that has a current and valid Farm Business Registration number;
 - (v) The minimum lot area shall be 20 hectares;
 - (vi) The minimum lot frontage shall be 150 metres;
 - (vii) The use and all associated facilities including parking areas shall not exceed a maximum area of 0.4 hectares;
 - (viii) The building utilized for the on-farm use together with any area of open storage shall be set back a minimum of 20 metres from any lot line, and 120 metres from a dwelling on a separate lot;
 - (ix) The minimum separation distance between on-farm diversified uses shall be 500 metres;
 - The maximum combined total floor area of the building utilized for the on-farm diversified use shall be 250 square metres;
 - (xi) The maximum area that may be utilized for open storage shall be 200 sqaure metres and no more than one area of open storage shall be permitted and such area shall be screened from the view of a public road;
 - (xii) All buildings shall have a peaked roof and shall not contain an upper storey or loft;
 - (xiii) The use shall comply with the applicable noise emission standards of the Ministry of the Environment and, where necessary, acoustic fencing, berms or other mitigation measures shall be provided to ensure that off-site sound levels generated by the use meet those standards;
 - (xiv) The use shall be operated by the owner of the lot and a maximum of two employees;
 - (xv) The use shall not be offensive, obnoxious or dangerous to the neighbours or the area by reason of: the emission of light, heat, fumes, noise, vibration, gas, dust, smoke, fire, odour, air or water borne waste or pollution; interference with radio or television; or the significant increase in vehicle traffic due to frequency of deliveries by commercial carriers or patron parking; and,
 - (xvi) There shall be no external advertising other than a sign erected in accordance with the Town of Pelham Sign By-law.

7.8 LOADING SPACE REGULATIONS

(a) LOADING SPACE REQUIREMENTS

tain, on the same lot, locating spaces in accordance with the following provisions:

(b) LOADING SPACE REQUIREMENTS FOR INDUSTRIAL USES

The number of loading spaces required on a lot shall be based on the total gross floor area of all the uses on the said lot for which loading spaces are required, in accordance with the following:

- (i) less than 500 m2 (5,382.13 ft2) of total gross floor area 0 loading spaces.
- (ii) over 500 m2 (5,382.13 ft2) up to and including 2,500 m2 (26,910.66 ft2) of total gross floor area - 1 loading space.
- (*iii*) over 2500 m2 (26,910.66 ft2) up to and including 10,000 m2 (107,642.62 ft2) of total gross floor area 2 loading spaces.
- (iv) over 10,000 m2 (107,642.62 ft2) of total gross floor area 2 loading spaces, plus one
 (1) additional loading space for each 10,000 m2 (107,642.62 ft2) of total gross floor area or part thereof in excess of 10,000 m2 (107,642.62 ft2).
- (c) LOADING SPACE REQUIREMENTS FOR COMMERCIAL USES

The number of loading spaces required on a lot shall be based on the total gross floor area of all the uses on the said lot for which loading spaces are required, in accordance with the following:

- (i) less than or equal to 185 m^2 (1,991.39 ft²) of gross floor area 0 loading spaces.
- (ii) over 185 m² (1,991.39 ft²) up to and including 930 m² (10,010.76 ft²) of gross floor area 1 loading space.
- (iii) over 930 m² (10,010.76 ft²) of gross floor area 2 loading spaces plus one (1) additional loading space for each 1400 m² (15,069.97 ft²) of gross floor area or part thereof in excess of 230 m² (2,475.78 ft²).

(d) CALCULATION OF LOADING SPACE REQUIREMENTS

When a part of a loading space is required in accordance with this By-law, such part shall be considered 1 loading space for the purpose of calculating total loading space requirements.

(e) DIMENSIONS OF LOADING SPACES

A required loading space shall have minimum dimensions of 3.5 m (11.48 ft) by 9 m (29.53 ft) and a minimum vertical clearance of 4 m (13.12 ft).

(f) LOCATION OF LOADING SPACES

The required loading spaces shall be provided on the same lot occupied by the building or structure for which the said loading spaces are required, and shall not form a part of any improved street or lane.

(g) YARDS WHERE PERMITTED

Loading spaces shall be permitted in any yard other than a required front yard or a required exterior side yard, provided that:

- no part of any loading space shall be located closer than 2.5 m (8.20 ft) to any street line; and
- no part of any loading space shall be located closer than 1 m (3.28 ft) to any interior side lot line or rear lot line.
- (h) ACCESS TO LOADING SPACES

commercial zones and at least 6.0 m (19.69 ft) wide in industrial zones, and contained within the lot on which the loading spaces are located and leading to either an improved street or a lane not less than 7.5 m (24.61 ft) in width.

(i) ADDITION TO EXISTING USE

When a building or structure has insufficient loading spaces on the date of passing of this Bylaw to comply with the requirements herein, this By-law shall not be interpreted to require that the deficiency be made up prior to the construction of any addition provided, however, that any additional loading spaces required by this By-law for such addition are provided in accordance with all provisions hereof respecting loading spaces.

(j) LOADING SPACE SURFACE

The driveways, loading and unloading spaces shall be maintained with a stable surface which is treated so as to prevent the raising of dust or loose particles. They shall, before being used, be constructed of crushed stone, slag, gravel, crushed brick (or tile), cinders, asphalt, concrete, or Portland cement binder, for a combined depth of at least 0.15 m (.49 ft) and with provisions for drainage facilities.

7.9 COMPLIANCE WITH BY-LAW

(a) EXISTING USES, BUILDINGS OR LOTS

No person shall change the purpose for which any lot, building or structure is used or erect any building, or structure, or construct an addition to any existing building or structure, or sever any lands, if the effect of such action is to cause the original adjoining, remaining or new building, structure or lot to be in contravention with this By-law.

(b) LOTS REDUCED BY PUBLIC ACQUISITIONS

Where the area of a lot is reduced by means of an acquisition of part of the lot by a public agency for the purpose of providing a public service, and where such acquisition causes the lot to be reduced, or any building or structure existing lawfully on the lot on the date of such acquisition to have a lot area, lot frontage, lot depth, lot coverage, front yard depth, side yard depth or rear yard depth that does not conform to the requirements hereof for the zone in which such lot is located, then the lot as reduced shall continue to be used as if no such acquisition had taken place, provided that:

- no change is made in the dimensions or area of the lot as reduced, subsequent to the date of such public acquisition, that would increase the extent of the said non-conformity; and
- (ii) no building, structure or addition is erected on the lot as reduced, subsequent to the date of such public acquisition, except in accordance with all of the provisions hereof for the zone in which such lot is located.

7.10 NUMBER OF DWELLING UNITS PER LOT

Only one dwelling or secondary dwelling unit where permitted by this By-law shall be permitted on a single lot except in the case of block townhouse dwellings and apartment dwellings.

7.11 LOTS WITH MORE THAN ONE USE OR ZONE

- (a) MORE THAN ONE USE:
 - (i) Where a lot contains more than one permitted use defined separately herein, other than an accessory use, each such use shall conform to the provisions of this By-law which are applicable to such use in the zone in which the said lot is located as if such use existed independently of any other use.
 - (ii) Where standards or provisions pertaining to 2 or more uses on one lot are in conflict, the highest or most restrictive standards or provisions shall prevail.
- (b) MORE THAN ONE ZONE:



- (i) Where a lot is divided into two or more zones, each such portion of the said lot shall be used in accordance with the provisions of this By-law which are applicable to the zone wherein such portion of the said lot is located.
- (ii) Notwithstanding subsection (i) and subject to subsection (iii) for the purpose of determining required yard setbacks, the provisions of the said zone in which a building or structure is to be erected shall apply.
- (iii) Where one of the zones of the lots is Hazard, the required setback for each of the respective zones shall be the greater of that determined under (i) above or as otherwise required by the Niagara Peninsula Conservation Authority, in accordance with the provisions of the Conservation Authorities Act as amended from time to time.

7.12 MINIMUM DISTANCE SEPARATION

Notwithstanding any other provision of this By-law, no building, structure or land use shall be established except in compliance with the Minimum Distance Separation I or II as amended from time to time.

7.13 MUNICIPAL SERVICES

No person shall, within any Residential zone or Commercial zone, except as provided for in the Rural Commercial (RC) zone, erect, alter or use any building or structure unless such lot is serviced by a public water supply and sanitary sewer system. Notwithstanding if erected prior to the passing of this by-law such lot is permitted to alter or use any building or structure. (Would prefer to identify and refer to an urban service boundary on the schedule to the Zoning By-law to implement this section.)

7.14 NIAGARA ESCARPMENT COMMISSION JURISDICTION

This By-law shall have no effect within the Niagara Escarpment Commission Development Control Area as defined by Provincial regulation.

7.15 NON-COMPLYING BUILDINGS, STRUCTURES AND LOTS

(a) EXPANSION OF LEGAL NON-COMPLYING BUILDINGS AND STRUCTURES

Where a building or structure has been lawfully erected on a lot having less than the minimum frontage and/or area, or having less than the minimum setback, and/or yard or any other provision required in this By-law, the said building or structure shall be deemed to comply with this By-law with respect to any deficiency or deficiencies; and further the said building or structure may be reconstructed, replaced or renovated provided that:

- The reconstruction, replacement or renovation does not further reduce such setback at the front yard and/or side yard and/or exterior side yard and/or rear yard less than the minimum required by this By-law; and,
- (ii) All other provisions of this By-law are complied with.

7.16 NON-COMPLYING LOTS

(a) EXISTING UNDERSIZED LOTS

Where a lot, having a lesser lot area and/or lot frontage than required herein, existed on the date of passing of this By-law, or where such a lot is created by a public authority or correction of title, such smaller lot may be used and a permitted principle building or structure may be erected and/or used on such a smaller lot provided that all other applicable provisions of this By-law are complied with and provided that a sewage system that complies with the regulations under Building Code or can be connected to the Regional sanitary sewer and water system can be installed on the lands.

(b) Notwithstanding item (a), the minimum lot area required to establish any agricultural use in the A or SA Zones shall be X hectares and all other provisions of this By-law shall apply. (discussion point)

(c) UNDERSIZED LOTS RESULTING FROM BOUNDARY ADJUSTMENT OR LOT ADDITION

Lots which have been increased in frontage or area following adoption of this By-law as a result of a Planning Act approval, but still do not comply with minimum area or frontage requirements of this By-law, may also be used in accordance with Sub-section (a) and furthermore no zoning amendment shall be necessary to legalize the undersized lot.

(d) UNDERSIZED LOTS SUBJECT TO EXPROPRIATION OR TRANSFER TO PUBLIC AUTHORITY OR PRIVATE ROAD ASSOCIATION

Existing undersized lots which have been decreased in frontage or area following adoption of this By-law as a result of an expropriation by public authority but still do not comply with minimum area or frontage requirements of this By-law, may also be used in accordance with Subsection (a) and furthermore no zoning amendment shall be necessary to legalize the undersized lot.

7.17 NON-CONFORMING USES

No lands shall be used and no building or structure shall be used except in conformity with the provisions of this By-law unless such use legally existed prior to the passage of this By-law and provided that it has continued and continues to be used for such purpose, and that such use, when established, was not contrary to a By-law passed under Section 34 of the Planning Act, R.S.O 1990, c.P. 13 or a predecessor thereof that was in force at that time.(discussion point)

The expansion of a legal non-conforming building, structure or use shall not be permitted, however building improvement, restoration and/or renovation may be permitted provided the nature of the legal non-confirming aspect of the use is not enlarged, increased or intensified.(discussion point)

7.18 OBNOXIOUS USES

Notwithstanding anything contained herein, no land shall be used and no building or structure shall be erected, altered or used for any purpose which is obnoxious, and without limiting the generality of this subsection, for any purpose that creates or is likely to become a nuisance or offensive, or both:

- (a) by the creation of noise or vibration; or
- (b) by reason of the emission of gas, fumes, smoke, dust, or objectionable odour; or
- (c) by reason of the unsightly storage of goods, wares, merchandise, salvage, refuse matter, motor vehicles, trailers, or parts of vehicles or trailers, machinery or other such material; or
- (d) by any combination of these things describe in Clauses (a), (b) and (c) of this subsection.

7.19 PARKING AREA REGULATIONS

The owners of every building or structure erected or used for any of the purposes hereinafter set forth shall provide and maintain for the sole use of the owner, occupant or other persons entering upon or making use of the said premises from time to time, parking spaces and areas in accordance with the provisions of this subsection, except for:

(a) CENTRAL BUSINESS AREA

Commercial uses within a Commercial zone, shall either be provided with the required number of parking spaces specified hereunder or shall be exempt from the provision of parking spaces in accordance with an agreement with Council pursuant to the Planning Act.

(b) PARKING REQUIREMENTS

TYPE OF USE

Residential (other than listed herein)

MINIMUM PARKING REQUIREMENT

1 parking space in a private garage or carport per dwelling unit

Duplex dwelling, triplex dwelling, fourplex dwelling, converted dwelling

1 parking space per dwelling unit

Block townhouse dwelling	1.5 parking spaces per dwelling unit
Apartment dwelling	1.0 parking space per dwelling unit, plus 1.0 parking space for every two dwelling units or part thereof for visitor parking.
Senior Citizen Apartment House	1 parking space per dwelling unit
Boarding house dwelling	1 parking space per dwelling unit plus 1 parking space per 3 guest rooms
Hotel, Motel, Tavern	1 parking space per guest room or suite of a motel; 1 parking space for every 3 guest rooms of a hotel; plus 1 parking space for each 5 persons that can be accommodated at any one time in a restaurant, beverage room or liquor lounge
Hospital, Nursing Home	1 parking space for 2 beds
Church	1 parking space per 5 persons seating capacity
Assembly Hall, Community Centre,	The greater of:
Theatre, Auditorium	(a)1 parking space per 5 fixed seats or fraction thereof; or
	(b)1 parking space for every 5 persons maximum design capacity
School, Elementary	1.5 parking spaces per classroom
School, Secondary	The greater of:
	(a)1 parking space per 5 classroom seats; or
	(b)1 parking space per 15 square metres of floor area in the gymnasium; or
	(c)1 parking space per 15 square metres of floor area in the auditorium
Undertaking Establishment	1 parking space per 5 persons seating capacity with a minimum of 10 parking spaces
Take-out restaurant or Drive-in restaurant	1 parking space per 50 m ² (538.21 ft ²) of gross floor area
Eating Establishment	1 parking space per 4 persons seating capacity
Office, Public Building	1 parking space per 30 m ² (322.93 ft ²) of gross floor area
Bowling Alley	3 parking spaces per bowling lane
Curling Rink	4 parking spaces per curling sheet
Retail Store (other than a furniture store or factory outlet)	1 parking space per 30 m² (322.93 ft2) of gross floor area

G

Furniture Store, Factory Outlet, Warehouse Showroom	1 parking space per 100 m ² (1,076.43 ft ²) of gross floor area
Industrial Establishment	1 parking space per 50 m2 (538.21 ft ²) of gross floor area
Shopping Centre (other than an Eating Establishment)	1 parking space per 30 m ² (322.93 ft ² of gross floor area for the first 2323 m ² (25,005.38 ft ²) and thereafter 1 parking space per 25 m ² (269.11 ft ²) of gross floor area
Greenfield Village Commercial Zone	1 parking space per 50m ²
Greenfield Main Street Zone	1 parking space per 25m ²
Greenfield Town Square Zone	1 parking space per 25m ²
Greenfield Downtown Corridor	1 parking space per 25m ²
Uses permitted in this by-law other than those listed in this Table	1 parking space per 30 m² (322.93 ft2) of gross floor area

(c) CALCULATION OF PARKING REQUIREMENTS

 parking spaces required in accordance with this By-law shall not include any parking spaces used or intended to be used primarily for the storage or parking of vehicles for hire and gain, display or sale.

(d) ACCESSIBLE PARKING

Parking Spaces for the exclusive use of accessibility shall be provided in accordance with the Town of Pelham Accessibility By-law, as amended from time to time.

(e) PARKING AREA SURFACE

Each parking area and driveway connecting the parking area with a street shall be maintained with a stable surface which is treated so as to prevent the raising of dust or loose particles. They shall, before being used, be constructed of crushed stone, slag, gravel, crushed brick (or tile), cinders, asphalt, concrete, Portland cement binder or like material for a combined depth of at least 0.15 m (0.49 ft) and with provisions for drainage facilities, provided that:

- (i) in the case of a dwelling containing 4 or more dwelling units such parking area and driveway shall be paved with an asphaltic or concrete surface or such other hard surface as may be acceptable to the Town, and be bounded by curbs;
- (ii) in the case of Industrial, Institutional, Public and Commercial Zones, all parking areas and loading areas and their approaches shall have a cement or asphaltic binder or other permanent type of surfacing.

(f) INGRESS AND EGRESS

- (i) Ingress and egress, to and from the required parking spaces and areas, shall be provided by means of unobstructed driveways or passageways at least 3.0 m (9.84 ft) wide, where only one-way traffic is permitted, and have a minimum width of 7.5 m (24.61 ft), but not more than 9.0 m (29.53 ft) in perpendicular width where two-way traffic is permitted.
- The maximum width of any joint ingress and egress driveway ramp measured along the street line shall be 9.0 m (29.53 ft).
- (iii) The minimum distance between a driveway and an intersection of street lines measured along the street line intersected by such driveway shall be 7.5 m (24.61 ft).
- (iv) Except in Residential zones the minimum distance between driveways measured along the street line intersected by such driveways shall be 7.5 m (24.61 ft).
- (v) The minimum angle of intersection between a driveway and a street line shall be 60

degrees.

(vi) Every lot shall be limited to the following number of driveways:

1. up to the first 30.0 m (98.43 ft) of frontage - not more than 2 driveways; and

2. for each additional 30.0 m (98.43 ft) of frontage - not more than 1 additional driveway.

- (vii) Notwithstanding the requirements of items (i) through (vi) above, the ingress and egress requirements of the Region shall apply along all Regional Roads.
- (viii) Nothing in this By-law shall prevent the obstruction of a driveway by a gate, a temporary barrier or similar obstruction used solely to restrict access to the said driveway and designed to be easily raised, swung aside or otherwise opened or removed when necessary to permit passage of a vehicle. On Regional roads all such gates and barriers should be set back from the property line to allow the temporary stopping of a vehicle so that the vehicle while stopped is entirely contained within the property limits and does not overhang the public road allowance.
- (ix) Nothing in this subsection shall apply to prevent the use of a right-of-way as a means of obtaining access to a parking area provided the said right-of-way has been legally established for such purpose.

(g) ILLUMINATION

Where parking areas are illuminated, lighting fixtures shall be arranged, designed and installed so that the light is directed downward and deflected away from adjacent lots.

(h) MORE THAN ONE USE ON A LOT

When a building or structure accommodates more than one type of use as set out in paragraph (a) of this subsection, the parking space requirement for the whole building shall be the sum of the requirements for the separate parts of the building occupied by the separate types of use.

(i) ADDITIONS TO BUILDINGS

The parking area requirements referred to herein shall not apply to any building in existence at the date of passing of this By-law so long as the floor area as it existed at such date is not increased and the building or structure is used for a purpose which does not require more parking spaces, according to paragraph (a) of this subsection, than were required by its use at the date of passing of this By-law. If an addition or change of use is made to a building or structure as it existed at the date of passing of this By-law, then additional parking spaces shall be provided to the number required for such addition or change in use, provided that this paragraph shall not apply to require the establishment of parking spaces and areas for a detached single-family dwelling house which existed at the date of passing of this By-law.

(j) OTHER PARKING REGULATIONS

- (i) Nothing in this By-law shall prevent the erection of a shelter for use solely by parking attendants in any part of a parking area, except within a sight triangle, provided such shelter is not more than 4.5 m (14.76 ft) in height and has a floor area of not more than 5 m2 (53.82 ft2).
- (ii) No commercial vehicle as defined in the Highway Traffic Act, of greater than one tonne maximum capacity and/or no bus used as a commercial vehicle designed for carrying 10 or more passengers and used for the transportation of persons, shall be parked or stored in a Residential Zone.

(k) PARKING AREA LOCATION ON LOT

Notwithstanding the yard provisions of this By-law to the contrary, uncovered surface parking areas shall be permitted in the required yards as follows:

<u>ZONE</u>

YARD IN WHICH REQUIRED PARKING

Residential (except Apartment Boarding House Dwelling)	All yards provided that no part of any dwelling and parking area,other than a driveway, is located closer than 0.9 m (2.95 ft) to any street line.
Apartment Dwelling	Shall be permitted except in any front yard and exterior provided that no part of any Boarding House Dwelling parking area, other than a driveway, is located closer than 7.5 m (24.61 ft) to any street line and no closer than 3.0 m (9.84 ft) to any side lot line or rear lot line.
Institutional, Commercial, Open Space	All yards provided that no part of any parking area, other than a driveway is located closer than 0.9 m (2.95 ft) to any street line.
Industrial	Interior side and rear yards only, except for visitor parking, provided that no part of any parking area, other than a driveway, is located closer than 4.5 m (14.76 ft) to any street line.

(I) DIMENSIONS OF PARKING SPACES

A parking space required hereby shall be in accordance with Schedule "C" except:

- (i) where the side of a parking space abuts a wall, a column, a pillar, a tree, a fence, a pole or other obstruction or part thereof which is 0.5 m (1.64 ft) or more in height above the level of the parking space, the minimum width of the said parking space shall be 3 m (9.84 ft); and
- (*ii*) as otherwise provided in this clause, where a parking space abuts an area of landscaped open space or a pedestrian walkway greater than 1 m (3.28 ft) in width, the minimum width of such parking space shall be 2.4 m (7.87 ft).
- (m) LOCATION OF PARKING AREA

All required parking spaces shall be provided on the same lot occupied by the building, structure or use for which the parking spaces are required.

(n) PARKING STRUCTURES

- (i) Where a parking area located in a structure constitutes the main use on a lot, then such structure shall conform to all the zone provisions for the zone in which such lot is located.
- Where a parking area located in a structure is accessory to a permitted use on a lot, then such structure shall conform to all the provisions for accessory uses set out in Subsection (i) of this section.

(o) UNDERGROUND PARKING AREAS

Nothing in this By-law shall apply to prohibit the location of underground parking areas in any yard, provided that:

- (i) Only less than half of a part of any underground parking area shall be situated above finished grade in any required yard; and
- (ii) no part of any underground parking area shall be located within the limits of a street.



7.20 PLANTING STRIPS

(a) REQUIREMENTS FOR NON-RESIDENTIAL USES

Where a lot is used for a non-residential purpose and the interior side or rear lot line, or portion thereof, abuts a Residential zone, then a strip of land adjoining such abutting lot line, or portion thereof, shall be used for no other purpose than a planting strip in accordance with the provisions of this subsection.

(b) WIDTH

Where land is required to be used for no other purpose than a planting strip, it shall have a minimum width of 3.0 m (9.84 ft) measured perpendicular to the lot line it adjoins.

(c) DRIVEWAYS OR WALKS

In all cases where ingress and egress driveways or walks extend through a planting strip, it shall be permissible to interrupt the strip within 3.0 m (9.84 ft) of the edge of such driveway or within 1.5 m (4.92 ft) of the edge of such walk.

(d) LANDSCAPED AREA

A planting strip referred to in this subsection may form part of any landscaped area required by this By-law.

(e) PLANTING

Planting strips shall be planted with trees and bushes to form a visual screen at least 3.0 m (9.84 ft) in height.

7.21 PROHIBITED USES

The following uses are prohibited in any Zone:

- (a) The use of any trailer or sea container for human habitation, except where such trailer is located in a camping establishment, in a trailer park or in a mobile home park.
- (b) The use of any motor vehicle for human habitation.
- (c) The use of any accessory building or structure or boathouse as a dwelling unit.
- (d) The use of a truck, bus or coach body for human habitation.
- (e) The storage of disused rail cars, streetcars, truck bodies or trailers except where legally permitted by this zoning by-law.
- (f) The outdoor storage of partially dismantled motor vehicles or trailers or motor vehicle or trailer parts except where legally permitted by this zoning by-law.
- (g) Obnoxious uses.
- (h) The manufacturing, refining, rendering or distillation of acid, ammonia, chlorine, coal, creosote, explosives, fireworks, glue, petroleum or tar.
- (i) The bulk storage of industrial chemicals, hazardous waste or liquid industrial waste as defined under the Environmental Protection Act, as amended.
- (j) Permanent race tracks for autos or machines.

7.22 PUBLIC USES

The provisions of this By-law shall not apply to prevent the use of any land, building or structure by any public authority, except for a waste disposal site, provided that:

(a) Such use building or structure complies with the yard, setback and height provisions of the Zone in which it is located; and,

(b) No outdoor storage is permitted unless such outdoor storage is specifically permitted in the Zone in which the use is located.

Notwithstanding the above provisions, buildings and structure associated with a public works yard owned by a public authority are exempt from the height requirements of this By-law.

Nothing in this By-law shall prevent a public authority from providing or using land as a street or rail line nor prevent the installation of a utility main including a water main, sanitary sewer, storm sewer, gas main, pipeline or overhead or underground hydro, telecommunication or other utility supply or communication line.

7.23 RAILWAY RIGHT OF WAY

Notwithstanding other provisions within this By-law to the contrary, no residential dwelling shall be constructed any closer than 23 m (75.46 ft) to any functioning railway right-of-way.

7.24 RECONSTRUCTION OF AGRICULTURAL BUILDINGS AND STRUCTURES

(a) AGRICULTURAL BUILDINGS AND STRUCTURES

Nothing in this By-law shall apply to prevent the reconstruction of any legal non-compliant agricultural building or structure situated in the Agricultural (A) or Specialty Agricultural (SA) Zones in the case of partial or complete destruction caused by fire, lightning, or severe weather event provided:

- such building was in a state of good repair and was utilized for agricultural purposes at the time of destruction;
- such building or structure, as replaced or reconstructed, shall not have in total a greater livestock housing capacity than lawfully existed in the destroyed or demolished building or structure at the date of its partial or complete destruction or demolition; and,
- (iii) where any yard existing at the date of the partial or complete destruction or demolition of such building or structure does not comply with the minimum yard or minimum setback required by this By-law, such yard shall not be further reduced.

(b) REPLACEMENT OF OTHER BUILDINGS

Any building, other than a building used exclusively for residential purposes may, in the case of its complete destruction, be replaced with a new building where the complete destruction is caused by fire, lightning, or severed weather event provided that:

- (i) such destroyed or demolished building was in conformity with this By-law at the date of its complete destruction; or
- (ii) for buildings not in conformity with this By-law, the ground floor area and gross floor area of such building as replaced does not exceed that existing at the date of its complete destruction.

(c) **REPLACEMENT OF RESIDENTIAL BUILDINGS**

Any building used exclusively for residential purposes may, in the case of its complete destruction, be replaced with a new building or in the case of its partial destruction, be reconstructed where the complete or partial destruction, as the case may be, is caused by fire, lightning, explosion, or severed weather event provided that:

- such destroyed or demolished building was lawfully used at the date of its partial or complete destruction;
- such building as replaced or reconstructed shall not contain a greater number of dwelling units than lawfully existed in the destroyed or demolished building at the date of its partial or complete destruction;
- (iii) where the ground floor area of the destroyed building was less than the minimum



ground floor area permitted in the applicable zone under this By-law, such building, as replaced or reconstructed, shall not contain a lesser floor area than lawfully existed in the destroyed or demolished building at the date of its partial or complete destruction or demolition;

- (iv) where any yard existing at the date of the partial or complete destruction of such building does not comply with the minimum yard required in the applicable zone under this By-law, then such yard shall not be less than the yard existing at the date of the partial or complete destruction or demolition of such building;
- the height of such building, as replaced or reconstructed, shall not exceed the maximum height permitted in the applicable zone under this By-law;
- (vi) notwithstanding subsections (i), (ii), (ii), (iv) and (v) above, where the building is destroyed by flood, the replacement of said structure shall be subject to the regulations of the Niagara Peninsula Conservation Authority.

7.25 REMOVAL OF GRAVEL

Nothing in this By-law shall prevent an owner from removing gravel from his land for his own use on the property from which the gravel is removed.

7.26 REFRESHMENT VEHICLES (AMENDING BY-LAW NO. 1817(1996)

Nothing in this By-law shall prevent the temporary use of land for the following uses:

- The use of any land for a refreshment cart or cycle as licensed and regulated by the Corporation;
- (b) The use of the following commercially zoned lands for the seasonal placement of a refreshment vehicle as licensed and regulated by the Corporation and subject to the provision of the pertinent zone, except as noted herein:
 - (i) Commercial Rural (CR) Zone:

Part of Lots 15 and 16, Concession 7 and 8, located at Highway 20 West and Maple Street.

Part of Lots 13 and 14, Concession 8, located at Highway 20 West and Balfour Street

(ii) Highway Commercial (HC) zone:

Part of Lots 160, 161, 162, 166 and 167 located on the north and south side of Highway 20 East.

Notwithstanding the provisions of Section 2(d) of By-law 1261 (1989) a minimum front yard of 13.7 m (44.95 ft) is required.

(iii) General Commercial (GC) Zone:

Part of Lot 3, Concession 7, located on the north side of Highway 20 West

Part of Lot 3, Concession 8, located on the south side of Highway 20 West

Part of Lot 168, except those lands which are located within the Central Business Area as defined in Section 20.3 of this By-law

7.27 SEA CONTAINERS (COMMERCIAL/INDUSTRIAL)

Sea containers and unlicensed trailers shall not be permitted to be used or stored on any lot zoned for residential use.

This provision shall not restrict the use of a sea container or unlicensed trailer to be used in a residential zone on a temporary basis for the storage of construction materials and equipment for any project undertaken by or on behalf of a public authority or for any construction project for which the Municipality has issued a building permit, provided the container or trailer is removed upon

completion of the project and/or prior to final inspection.

7.28 SPECIAL EXCEPTIONS

The special exceptions noted in Section 30 shall have effect in respect of the subject use and the provisions of the respective zone shall be amended insofar as required to give effect to the special provisions. All other provisions of the respective zone shall apply, with the necessary changes being made, to the subject use.

7.29 SPECIAL USES PERMITTED

- (a) The following uses are permitted in all zones within the Corporation: A tool shed, scaffold or other building or structure incidental to construction on the lot where it is situated and only for so long as it is necessary for the work in progress and which shall be removed within 6 weeks of the work being completed or abandoned.
 - (b) "abandoned" in this subsection shall mean the failure to proceed within one year with the construction of a work.

7.30 SPECIAL SETBACKS (DISCUSS REFERENCE ON SCHEDULES)

Notwithstanding any other provisions in this By-law, the following special setbacks shall apply.

7.30.1 Setback from Environmental Protection One (EP1) Zone

Notwithstanding any other provision in this By-law, no building or structure shall be located within 120 metres of any Environmental Protection One (EP1) Zone.

7.30.2 Setback from Environmental Protection Two (EP2) Zone

Notwithstanding any other provision in this By-law, no building or structure shall be located within 50 metres of any Environmental Protection Two (EP2) Zone.

7.30.3 Setback from Environmental Protection Three (EP3) Zone

Notwithstanding any other provision in this By-law, no building or structure shall be permitted to locate within 120 metres of any Environmental Protection Three (EP1) Zone, with the exception that new agricultural buildings and structures are permitted within the 120 metres of an Environmental Protection Three (EP3) Zone, provided such buildings or structures maintain a 30 metre setback from the Environmental Protection Three (EP3) Zone.

7.30.4 Setbacks from Slopes

Notwithstanding any other provision in this By-law, no dwelling unit, building, or structure shall be located within 5 metres of a slope or embankment that exceeds 33% or 3 to 1. This provision shall also not prevent the expansion or replacement of buildings or structures that existed on the effective date of this By-law within this setback area, provided the expansion or replacement does not have the effect of reducing the setback from the slope or increasing the volume or floor area of a building or structure in a minimum required yard.

7.31 STORAGE OF RECREATIONAL VEHICLES, TRAILERS AND BOATS

In any Residential zone, except "Existing Residential 1 - R1" and "Existing Residential 2 - R2", no person shall store a recreational vehicle, mobile home, house trailer, motor home, tourist trailer, camper trailer, boat and trailer, or haulage trailer, except in accordance with the following provisions:

- (a) where the lot is used for an apartment dwelling or boarding house, the storage of such vehicles shall be enclosed and shall only be permitted in spaces or areas that are in addition to the number of parking spaces required in Section 6.16;
- (b) where the lot is used for any other residential use, the storage of such vehicles shall be permitted in any yard provided that where storage occurs in a front yard or exterior side yard, a minimum setback of 1.5 m (4.92 ft) from the front lot line or exterior side lot line shall be required for sight clearance purposes.

7.32 TEMPORARY USES

- (a) Nothing in this By-law shall prevent the use of any land, or the erection or use of any temporary building or structure for a construction camp, work camp, tool shed, scaffold or other temporary building or structure incidental to and necessary for construction work on the premises for which a building permit has been issued and not expired, but only for so long as such use, building or structure is necessary for such construction work which has not been finished or abandoned.
- (b) Nothing shall prevent the use of a mobile home, motor home or tourist trailer for the temporary accommodation of the occupants in the case of complete or partial destruction of the farm dwelling by fire, lightning, explosion, tempest, flood or Act of God, or where its demolition is by order of the Corporation of the Town of Pelham, the Regional Niagara Health Services Department or other authority, for safety, health or sanitation requirement in an Agricultural A zone or Special Agricultural SA zone for a period of time not to exceed 18 months.
- (c) Nothing shall prevent the use of land, or the erection of a real estate sales pavilion or the placement of a mobile home to be used as a real estate sales pavilion on a temporary basis either located within or not more than 300 m (984.25 ft) from a developing subdivision and which use shall be removed when all lots have been sold.

7.33 THROUGH LOTS

Where a lot which is not a corner lot has frontage on more than one street, such lot shall have a front yard on each street in accordance with the provisions of the zone or zones in which each front yard is located.

7.34 TOURIST TRAILERS, MOBILE HOMES & MOTOR HOMES

(a) ALL ZONES

No person shall in any zone, locate or use any tourist trailer, mobile home or motor home on any lot for living, sleeping or eating accommodation, not withstanding temporary use as established in Section 3.32 herein.

(b) EXCEPTIONS

Notwithstanding the provision of paragraph (a) hereof, a lot may be used for a tourist trailer or motor home for living, sleeping or eating accommodation:

- where the lot is used as a camping area in a public park, but which tourist trailer or motor home shall not be occupied for any period of time beyond 8 months;
- where the lot is in an Industrial zone and the tourist trailer or motor home is used by a caretaker or watchman employed on the lot and provided not more than one such tourist trailer or motor home is located on a lot; or
- (iii) where such use is specifically permitted elsewhere in this By-law.

7.35 WAYSIDE PITS AND QUARRIES

Wayside pits and quarries shall be permitted in the following zones: Agricultural-A, Specialty Agricultural (SA), Mineral Aggregate Resource (MA) and Industrial (M1)

7.36 YARD ENCROACHMENTS PERMITTED

(a) ORNAMENTAL STRUCTURES

Notwithstanding the yard provisions of this By-law to the contrary, sills, bay windows and bow windows, belt courses, chimneys, cornices, eaves, gutters, parapets, pilasters or other ornamental structures may project into any required yard a maximum distance of 0.75 m (2.46 ft).

(b) ACCESSORY STRUCTURES

Notwithstanding the yard provisions of this By-law to the contrary, drop awnings, clothes poles,

flag poles, garden trellises, fences, retaining walls, signs or similar accessory uses shall be permitted in any required yard.

(c) UNENCLOSED PORCHES, BALCONIES, STEPS AND PATIOS

Notwithstanding the yard provisions of this By-law to the contrary, unenclosed porches, balconies, steps and patios, covered or uncovered may project into any required yard a maximum distance of 1.5 m (4.92 ft) provided that, in the case of porches, steps or patios, such uses are not more than 1.3 m (4.27 ft) above ground. Patios may project into any required rear yard provided they are not more than 0.6 m (1.97 ft) above grade.

(d) FIRE ESCAPES

Notwithstanding the yard provisions of this By-law to the contrary, unenclosed fire escapes, in which the stair steps and floors are latticed in such a manner that the proportions of voids to solids is not less than 2 to 1 and in which guards consist only of hand rails and the structural members necessary to their support, may project into any required yard a maximum distance of 1.5 m (4.92 ft).

(e) RAILWAY SPUR

Notwithstanding the yard provision of this By-law to the contrary, a railway spur shall be permitted within any required yard.

(f) CANOPIES OVER ENTRANCES

Notwithstanding the yard provisions of this By-law to the contrary, canopies over front and rear entrances may project into a front or rear yard a maximum distance of 3.0 m (9.84 ft).

(h) OPERATING MACHINERY

Notwithstanding the yard provisions of this By-law to the contrary, operating machinery, in non residential zones, shall:

- not be directed towards any side yard if such side yard abuts another parcel of land used for residential purposes;
- (ii) not be located less that 5 m (16.40 ft) from an existing residential use under separate ownership;
- (iii) be permitted to encroach into any side yard, provided that the said operating equipment shall be no closer than 5 m (16.40 ft) from any lot line.
- (i) AIR CONDITIONERS IN A RESIDENTIAL ZONE

Notwithstanding the yard provisions of this By-law to contrary, air conditioners shall be permitted to encroach into a front yard to a maximum of 2 m (6.56 ft) from the main wall of the main building or may encroach into any side yard provided that the air conditioner is setback a minimum distance of 0.3 m (0.98 ft) from any side lot line.

General Provisions

G



Part 8: Definitions

Town of Pelham - illustrated zoning by-law

- **8.1 "ABANDONED"** means the failure, in the opinion of the Chief Building Official, to proceed expeditiously with construction work or to undertake construction work during any continuous 1 year period.
- **8.2** "ACCESSORY" means a use, a building or a structure that is incidental, subordinate and exclusively devoted to a main use, building or structure and located on the same lot therewith.
- **8.3** "ACCESSORY DWELLING UNIT" means a dwelling unit accessory to a permitted non-residential use and occupied by either the owner of, or by a person employed on, the lot where such dwelling unit is located.
- 8.4 "ADULT ENTERTAINMENT PARLOUR" means any premises or part thereof in or on which is provided in pursuance of a trade, calling, business or occupation, goods or services appealing to or designed to appeal to erotic or sexual appetites or inclination and as further defined in the Municipal Act.
- **8.5 "AGGREGATE"** means gravel, sand, clay, earth, shale, stone, limestone, dolostone, sand stone, marble, granite, rock or other prescribed material under the Aggregate Resources Act. For the purposes of this definition, earth does not include topsoil and peat.
- **8.6** "AGGREGATE FACILITY" means a facility where aggregate is so stored and/or sold, all aggregate is sourced externally from another location.
- **8.7** "AGGREGATE PROCESSING FACILTIY" means a facility where aggregate is taken from a raw or already processed form further processed, with such aggregate being sourced on the same lot and/or brought from another location.
- **8.8** "AGRICULTURAL USE" means a use of land, building or structure for the purpose of animal husbandry, bee-keeping, dairying, fallow, field crops, forestry, fruit farming, horticulture, market gardening, pasturage, nursery, poultry-keeping, greenhouses, or any other farming use, and includes the growing, raising, packing, treating, storing and sale of farm products produced on the farm and other similar uses customarily carried on in the field of general agriculture and which are not obnoxious.
- **8.9 "AGRICULTURAL-RELATED USE"** means an commercial or industrial use, independent of and not accessory to a farm operation, such as a farm supply and service establishment, that is directly related to regional agri-business, supports agri-business, benefits from being proximate to agribusiness, and provides products and/or services to agribusiness as a primary activity.
- **8.10** "AIR CONDITIONERS AND HEAT PUMPS" means equipment designed to heat or cool the interior of buildings and structures and which are normally located outside or on a roof.
- **8.11** "AIRPORT" means an area of land used for the landing, storing and taking off of aircraft and their passengers and/or freight and may include, as accessory uses, ticket offices, restaurants, parcel shipping facilities, customs offices, business offices and retail stores.
- **8.12** *(a)* **"ALTER"** means:

(i) when used in reference to a building or structure or part thereof, to change any one or more of the external dimensions of such building or structure or to make any change in the supporting members or to the type of construction of the exterior walls or roof thereof;

(ii) when used in reference to a lot, to change the lot area, lot frontage or lot depth thereof; to change the width, depth or area of any required yard, landscaped open space or parking area; or to change the location of any boundary of such lot with respect to a street or lane, whether such alteration is made by conveyance or alienation of any portion of such lot or otherwise; or

(iii) when used in reference to a use, to discontinue and replace a use with a use which is defined herein as being distinct from the discontinued use.

(b) "ALTERED" and "ALTERATION" shall have corresponding meanings.

- \square
- **8.13 "AMENITY AREA"** means an area of land in a residential or mixed use development which provides recreational space for the residents of a development.
- **8.14** "ANGULAR PLANE" means a flat surface extending from a lot line and projecting over a lot, at a specified angle measured up from the horizontal, through which no part of a structure on the lot may penetrate.
- **8.15** "ARENA" means a building containing an ice surface used for skating related activities, trade shows, other recreational activities not requiring an ice surface and other events or gatherings, such as weddings, banquets and conferences.
- **8.16** "ASPHALT PLANT" means a use of land, building or structure, or parts thereof, which produces and/or recycles asphalt or similar coated road stone and has equipment designed to heat and dry aggregate and to mix mineral aggregate with bitumen and/or tar, to produce asphalt paving material, and includes the stockpiling and storage of bulk materials used in the process or finished product(s) manufactured on the premises, the storage and maintenance of equipment, and facilities for the administration or management of the business.
- **8.17** "ASSEMBLY HALL" means a building or part of a building in which facilities are provided for meeting of a civic, educational, political, religious, social or recreational nature and which facilities are capable of accommodating in excess of 100 persons and includes a public hall within the meaning of The Public Hall Act.
- 8.18 "ATTACHED" means:

(i) when referring to an accessory building, "attached horizontally to a main building on the same lot";

(ii) when referring to a main building, "attached horizontally to another main building either on the same lot or on an adjacent lot".

- 8.19 "ATTIC" see "STOREY"
- **8.20** "AUDITORIUM" means a building or structure where facilities are provided for athletic, civic, education, recreational, political, religious or social events including, but not so as to limit the generality of the foregoing, an arena, a community centre, a bowling alley, a recreation centre, an assembly hall, a gymnasium, a stadium, a cinema, a theatre or a playhouse.
- **8.21 "AUTOMOBILE SERVICE STATION"** means an establishment where vehicle fuels, lubricants and accessories are offered for retail sale and which contain facilities for the minor running repairs and maintenance of vehicles that are essential to their operation, but does not include a body shop or automobile washing establishment.
- **8.22** "BALCONY" means an outdoor living area on a partially enclosed platform attached to or extended horizontally from one or more main walls of a building and which is not accessed by stairs from the outside.
- **8.23 "BAKERY"** means a food processing establishment where food products for which flour, grains, meal or sugar are the principal ingredients, are produced, mixed, compounded, baked or otherwise prepared.
- **8.24** "BAKE SHOP" means a bakery where the prepared food products of such bakery are offered for retail sale on the same premises and may include a restaurant.
- **8.25 "BANK"** means an institution where money is deposited, kept, lent and exchanged and shall include Trust Companies, Credit Unions, and other like financial institutions.

- **8.26** "BANQUET HALL" means a premises used for the purpose of catering to banquets, weddings, receptions or similar functions for which food and beverages are prepared and served.
- 8.27 "BASEMENT" means any storey below the first storey, and is partially or completely below grade.
- 8.28 "BED AND BREAKFAST ESTABLISHMENT" means a part of a dwelling unit in which not more than three bedrooms are used or maintained for the accommodation of the traveling public, in which the owner of the dwelling unit supplies lodgings with or without meals for hire or pay but does not include a group home, tourist establishment or hotel.
- 8.29 "BEDROOM" means a room located within a dwelling unit and used primarily for sleeping.
- **8.30** "BERM" means a landscaped mound of earth.
- **8.31** "BODY RUB PARLOUR" means a premises where a body rub is performed, offered or solicited in pursuance of a trade, calling, business or occupation, but shall not include:

a) Any premises where body rubs are performed for the purpose of medical or therapeutic treatment and are performed by persons duly qualified, licensed or registered to do so under the laws of the Province of Ontario; and,

b) Any premises where body rubs are performed for the purpose of alternative health care services, such as shiatsu and reflexology, given by a person duly qualified to provide such services through completion of formal courses and education and training in the provision of such service offered by an organization or institution that has the qualifications to provide such services.

- 8.32 "BODY SHOP" see "VEHICLE BODY SHOP"
- **8.33** "BULK FUEL DEPOT" means premises where petroleum, gasoline, fuel, oil, gas or flammable liquid or fluid is stored, warehoused and/or kept for retail sale.
- **8.34** "BULK WATER EXTRACTION FACILITY" means an industrial use which extracts surface or ground water as a commodity to be processed on-site or transported off-site to a processing or distribution facility.
- **8.35** "**BUILDING**" means any structure consisting of walls and a roof, which is used or intended to be used for the shelter, accommodation or enclosure of persons, animals or chattels, and includes any structure as defined as a building in The Building Code Act, but does not include any vehicles as defined herein.
- 8.36 "BUILDING BY-LAW" means any By-law of the Corporation passed pursuant to The Building Code Act.
- **8.37** "BUILDING PERMIT" means a permit required by the building by-law and/or The Building Code Act.
- **8.38 "BUSINESS OFFICE"** means a building or part thereof in which one or more persons is employed in the management, direction or conducting of a public or private agency, a business, a brokerage or a labour or fraternal organization including, but not so as to limit the generality of the foregoing, an office accessory to a permitted non-residential use, a telegraph office, a bank, the premises of a real estate or insurance agent, a data processing establishment, a newspaper publisher or a radio or television broadcasting station and related studios or theatres, but does not include a retail store or a professional office.
- **8.39** "BY-LAW ENFORCEMENT OFFICER" means a person appointed by Council and charged with the duty of enforcing the provisions of the Zoning By-law and any amendments thereto.
- **8.40** "CAMP" means a place where people are temporarily accommodated in tents, whether or not washing and toilet facilities are provided in permanent buildings, and shall include a trailer camp.
- 8.41 "CAR WASH" means a building or structure containing facilities specifically used or intended to
\square

be used for washing vehicles either by production line methods employing mechanical devices or by hand.

8.42 "CARPORT" means a building or structure, at least forty per cent (40%) of the area of the perimeter walls of which are open and unobstructed by any wall, door, post or pier,

(i) which is used for the temporary parking or storage of private passenger motor vehicles or commercial vehicles of less than one (1) tonne maximum capacity, and

(*ii*) wherein neither servicing or repairing is carried on for profit.

- 8.43 "CELLAR" see "STOREY"
- **8.44** "CEMETERY" means land that is set apart or used as a place for the interment of the dead or in which human bodies have been buried and shall not include a crematorium or mausoleum.
- **8.45** "CHIEF BUILDING OFFICIAL" means the Chief Building Official appointed by Council and charged with the duty of enforcing the provisions of The Building Code Act or any successors thereto, together with any Regulations made thereunder, and the provisions of the building by-law.
- **8.46** "CLINIC" means a building or part thereof used by health care professionals, their staff and their patients for the purpose of consultation, diagnosis or treatment.
- **8.47 "COMMERCIAL"**, when used in reference to a building, structure, lot, use or activity, means a building, structure, lot, use or activity pertaining to the buying or selling of commodities or the supplying of services for remuneration, but does not include activities associated with the manufacturing, warehousing or assembling of goods, or with any construction work.
- 8.48 "COMMERCIAL SELF STORAGE" means a premises used for the temporary storage of household items and secured storage areas or lockers which are generally accessible by means of individual loading doors for each storage unit or locker.
- **8.49 "COMMERCIAL SKI FACILITY"** means an area of land with trails used by skiers and which may include, as accessory uses, a restaurant, a clubhouse, a retail store selling ski equipment and accessories, a fitness centre, a dwelling unit for an owner/caretaker, and other buildings or structures devoted to the maintenance, administration and operation of the commercial ski facility.
- 8.50 "COMMERCIAL VEHICLES" means a vehicle licensed by the Province of Ontario:

(i) as a public vehicle pursuant to the provisions of The Public Vehicles Act, R.S.O. 1980, as amended from time to time, or any successors thereto;

(ii) as a public commercial vehicle pursuant to the provisions of The Highway Traffic Act, R.S.O. 1980, as amended from time to time, or any successors thereto.

- **8.51 "COMMITTEE OF ADJUSTMENT"** means the Committee of Adjustment of the Town of Pelham in accordance with the provisions of Sections 48 and 49 of The Planning Act.
- **8.52 "COMMUNITY CENTRE"** means a building or structure operated by a public authority that is used for community activities and other activities such as recreations uses, trade show, weddings and banquets.
- **8.53 "CONCRETE BACTCHING PLANT"** means a premises where concrete or concrete products used in building or construction are produces, and includes facilities for the administration or management of the business, the stockpiling of bulk materials used in the production process or of finished products manufactured on the premises or the reprocessing of returned concrete on the premises and the storage and maintenance of required equipment, but does not include the retail sale of finished concrete products.
- **8.54** "CONSERVATION USE" means the use of land and/or water for the purpose of planned management of natural resources.

- **8.55 "CONTRACTORS ESTABLISHMENT"** means the use of land, building or structure, or parts thereof, by any general contractor or builder where equipment and materials are stored, or where a contractor and/or tradesman performs shop and assembly work, and/or offers a trade or service, including, but not limited to landscaping services, general construction service, cabinetry services, plumbing services and welding services, or other similar services but does not include any other use as defined by this by-law. (Under Appeal).
- **8.56** "CONTRACTORS YARD" means land and/or buildings used primarily for storage and as a base of operations for services in skilled trades such as but not limited to landscaping, road construction, building construction, plumbing and electrical services.
- **8.57 "CONSTRUCTION TRADES ESTABLISHMENT"** means the wholesale or retail sale of construction trade products and includes uses such as building supply yards, equipment and materials storage and tradesmen's 33shops and accessory office uses.
- **8.58 "CONVENIENCE RETAIL STORE"** means a small-scale retail store serving the daily or occasional needs of the residents in the immediate area with a variety of goods such as, but not limited to, groceries, meats, beverages, dairy products, patent medicines, sundries, tobacco, stationery, hardware, magazines, newspapers.
- 8.59 "CORPORATION" means the Corporation of the Town of Pelham.
- 8.60 "COUNCIL" means the Council of the Corporation of the Town of Pelham
- 8.61 "COVERAGE" see "LOT COVERAGE"
- **8.62** "CREMATORIUM" means a building fitted with the proper appliances for the purposes of the cremation of human remains and includes everything incidental or ancillary thereto.
- **8.63** (*a*) **"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 includes upholstering, but does not include metal spinning, woodworking or furniture manufacturing or any factory production or any shop or factory otherwise classified or defined in this By-law.
- **8.64** "DANGEROUS TRADES" means a use likely to create danger to health or danger from fire or explosion.
- **8.65 "DAYLIGHTING TRIANGLE"** means an area free of buildings or structures or other visual obstructions, and which are to be determined by measuring, from the point of intersection of street lines on a corner lot, a minimum of 9 m (29.53 ft) along each such street line and joining such points with a straight line, and the triangular-shaped land between the intersecting street lines and the straight line joining the points the required distance along the street lines is the "daylighting triangle".
- **8.66** "DECK" means an uncovered and unenclosed structure that is accessory to a residential use and used as an outdoor living area, with supports holding it erect and a floor which is above finished grade and shall not include a landing or a stair.
- 8.67 "DETACHED" means "not attached" either above or below ground.
- 8.68 "DRIVE THROUGH SERVICE FACILITY" means a building or structure where goods or services are offered to the public within a parked or stationary motor vehicle by way of a service window.
- **8.69** "DRIVEWAY" means a vehicle access provided between a street or lane and a parking area or a loading space, or between two parking areas, but does not include a parking aisle.
- **8.70** "DRY CLEANING OUTLET" means a building used for the purpose of receiving articles or goods of fabric to be subjected to the process of dry cleaning, dry dyeing, or cleaning elsewhere and for the pressing and distribution of any such articles or goods which have been subjected to any such process.
- 8.71 "DRY CLEANING PLANT" means a building or part thereof where dry cleaning, dry dyeing,



cleaning or pressing of articles or goods of fabric is carried on and may include a dry cleaning outlet but does not include a laundry or laundromat.

8.72 "DWELLING" means a building containing one or more dwelling units.

(*a*)**"APARTMENT DWELLING"** means a dwelling other than a triplex dwelling, containing 3 or more dwelling units accessible from a corridor system connecting with a common entrance from outside the dwelling, where the occupants of such units have the common right to use halls, stairs, elevators and yards, the said dwellings being located on a single lot with or without other dwellings, such lot being held and maintained under one ownership.

(b) **"BLOCK TOWNHOUSE DWELLING"** means a dwelling containing two or more dwelling units having private independent entrances directly from a yard and being attached horizontally in whole or in part above grade and divided vertically from each other by a common masonry wall, the said dwelling being located on a single lot, with or without other dwellings, such lot being held and maintained under one ownership or under condominium ownership pursuant to The Condominium Act as amended from time to time.

(c) **"BOARDING HOUSE DWELLING"** means a single dwelling that contains a dwelling unit occupied by the owner of such dwelling as his principle residence together with not less than two and not more than four accessory guest rooms.

(*d*) **"CONVERTED DWELLING"** means a single detached dwelling that has been altered or otherwise converted to contain therein more than one (1) but not more than 4 single dwelling units.

(e) **"DUPLEX DWELLING"** means a dwelling other than a converted dwelling, which is divided horizontally into two dwelling units, each of which has an independent entrance either directly from a yard or from a common vestibule.

(f) **"FOURPLEX DWELLING"** means a dwelling which is divided into 4 dwelling units, each of which has an independent entrance from a yard.

(g) "SEMI-DETACHED DWELLING" means a pair of dwelling units which are attached together in whole or in part, either above grade or below grade and divided vertically from each other by a common masonry wall and each of which has a private, independent entrance directly from a yard and said pair of single dwellings shall be free standing, separate and detached from other main buildings or structures. Where such attachment is above grade, a minimum of 35% of the vertical wall area shall be attached, and where below grade, a minimum of 10% or 4 m2, whichever is the greater of vertical wall area shall be attached.

(h) "SINGLE DETACHED DWELLING" means a single dwelling which is freestanding, separate and detached from other main buildings or main structures.

(i) **"STREET TOWNHOUSE DWELLING"** means a group of not less than 3 but not more than 8 dwelling units which are attached together horizontally in whole or in part above grade and divided vertically from each other by a common masonry wall between each two adjacent dwelling units and each of which fronts onto a travelled public road and has a private independent entrance directly from a yard.

(j) **"TRIPLEX DWELLING"** means a dwelling other than a converted dwelling, which is divided into three dwelling units, each of which has an independent entrance either directly from a yard or from a common vestibule.

8.73 (*a*) **"DWELLING UNIT"** means a suite of habitable rooms which:

(*i*) is located in a building;

(ii) is used or intended to be used in common by one or more persons as a single, independent and separate housekeeping establishment;

(iii) contains food preparation and sanitary facilities provided for the exclusive common use of the occupants thereof; and

(iv) has a private entrance directly from outside the building or from a common hallway or stairway inside the building.

- **8.74** "EASEMENT" means an instrument that is registered on title which provides for the use of land subject to the easement for sewer , water, drainage or utility purposes and which may include a right-of-way in favour of a public authority.
- **8.75 "EATING ESTABLISHMENT"** means a building or part of a building where food is offered for sale or sold to the public for immediate consumption and includes such uses as a restaurant, cafe, cafeteria, ice cream parlour, tea or lunch room, dairy bar, coffee shop, snack bar or refreshment room or stand, but does not include a boarding or lodging house.
- **8.76 EQUESTRIAN FACILITY** means an area of land where three or more horses are boarded and trained for recreational or commercial purposes or where horseback-riding lessons or trail rides may be provided. An equestrian facility may also include an accessory building, which is not a barn, for the purpose of storage and office space, provided the gross floor area of such building does not exceed 60 m2.
- **8.77** "EMISSION" means any corrosive gases, dust, dirt, fly ash, electromagnetic fields, heat, glare, odours, smoke, toxic gases or radiation issuing from a building, structure or lot.
- **8.78** (*a*) **"ERECT"** means to build, place, construction, reconstruct, relocate or alter by means of an addition, enlargement or extension, and includes any preliminary physical operation preparatory to such building, construction, reconstruction. or relocation including, but not so as to limit the generality of the foregoing, excavating, filling or draining.
 - (b) **"ERECTED"** and **"ERECTION"** shall have corresponding meanings.
- 8.79 "EXISTING" means "lawfully existing prior to the date of passing of this By-law".
- 8.80 "FARM" means a lot, with or without accessory buildings or structures, which is used for:
 - (*i*) the tillage of soil;

(ii) the growing of vegetables, fruits, grains or flowers including, but not necessarily limited to lettuce, carrots, tomatoes, mushrooms, beans, melons, and potatoes;

(*iii*) woodlots;

(iv) the raising of livestock including, but not so as to limit the generality of the foregoing, cattle, swine, sheep, goats, poultry, horses, ponies, donkeys, mules, mink, ducks, rabbits;

- (v) dairying;
- (vi) beekeeping;
- (vii) greenhouses; or

(*viii*) the sale of farm products produced on the farm.

- **8.81** "FARM HELP HOUSE, PERMANENT" means a building located on the same lot and accessory to an agricultural use and which is provided and maintained by the owners of the lot for the accommodation of persons employed full time in agriculture by the owner of the lot.
- **8.82 "FARM HELP HOUSE, SEASONAL"** means a trailer located accessory to a principal farm dwelling and used only for the accommodation of one or more persons employed on the farm between April 1st and November 30th of each calendar year.
- 8.83 (a) "FARM PRODUCE OUTLET" means a building or structure accessory to a farm where farm

 \square

Definitions

products produced on the farm are offered for retail sale on the same lot as the farm.

(b) "FARM PRODUCE MARKET" means a building or structure where farm products are offered for retail sale.

- **8.84 "FARM RELATED TOURISM ESTABLISHMENT"** means an on-farm commercial use that provides educational and active opportunities to experience the agricultural way of life in the Town. Such activities may include farm machinery and equipment exhibitions, farm-tours, petting zoos, hay rides, sleigh rides, processing demonstrations, pick your own produce, small scale farm theme playground for children and small scale educational establishments that focus on farming instruction. Overnight camping, amusement parks and recreational uses are not permitted in conjunction with a farm related tourism establishment.
- **8.85 "FARM SUPPLY AND SERVICE ESTABLISHMENT"** means a secondary agricultural use consisting of land, buildings or structures used for the provisions of goods, materials or services that are necessary to support an agricultural use as defined in the By-law and, without limiting the generality of the foregoing, shall include such goods and services as machinery sales and service, welding, contracting trades related to agriculture, custom equipment operations, veterinary services and processing and storage of seed, feed, fertilizer and agricultural chemicals.

8.86 "FINISHED GRADE" means:

(*i*) when used in reference to a building, the average elevation of the finished surface of the ground adjoining the base of the longest exterior wall of such building or, where there are two or more such walls, the exterior wall having the lowest average elevation; or

(*ii*) when used in reference to any other structure, the average elevation of the finished surface of the ground at the base of such structure, exclusive of any artificial embankment at the base of such structure.

- 8.87 "FIRST FLOOR GLAZING" means the amount of glazing (transparent windows and doors) expressed as a percentage of the surface area of building's first floor façade facing publicly accessible streets, walkways or open space.
- Finished Grade



8.88 "FLOODING HAZARD" means the inundation, under the conditions specified below, of areas adjacent to a shoreline or a river or stream system and not ordinarily covered by water:

a) Along river, stream and small inland lake systems, the flooding hazard limit is the greater of:

i) the flood resulting from the rainfall actually experienced during a major storm transposed over a

specific watershed and combined with the local conditions, where evidence suggests that the storm event could have potentially occurred over watersheds in the general area;

ii) the one hundred year flood; and,

iii) a flood which is greater than 1. or 2. which was actually experienced in a particular watershed or portion thereof as a result of ice jams and which has been approved as the standard for that specific area by the Minister of Natural Resources; except where the use of the one hundred year flood or the actually experienced event has been approved by the Minister of Natural Resources as the standard for a specific watershed (where the past history of flooding supports the lowering of the standard).

- **8.89** "FLOODPLAIN" means the area, usually low lands adjoining a watercourse, which has been or may be subject to flooding hazards.
- **8.90** "FLOODPROOFING" means the act of designing or constructing buildings and structures so as to reduce or eliminate the potential for flood damage.
- **8.91** "FIRST FLOOR HEIGHT" means the vertical height from the finished first floor elevation of the interior of the building to the middle of the ceiling of the first floor.



8.92 (a) **"FLOOR AREA"** means the area of the floor surface of a storey or part thereof.

(b) "DWELLING UNIT AREA" means the aggregate of the floor areas of all habitable rooms in a dwelling unit, excluding the thickness of any exterior walls.

(c) **"GROSS FLOOR AREA"** means the aggregate of the floor areas of all storeys of a building or structure other than a private garage, an attic or a basement or cellar not used for commercial purposes.

(d) "GROUND FLOOR AREA" means the floor area of the first storey of a building.

- **8.93** "FLOOR AREA GROSS" means the aggregate of the floor area measured between the exterior faces of the exterior walls of the building or structure at the level of each floor, and in the case of a dwelling, excluding any porches, verandas or sunrooms (unless habitable in all seasons of the year), any basement or cellar or private garage.
- **8.94** "FLOOR AREA GROUND" means the maximum ground floor area of a building measured by the outside walls, excluding, in the case of a dwelling house, any private garage, carport, porch, verandah or deck.
- **8.95 "FLOOR AREA NET"** means the aggregate of the floor areas of a building above or below established grade, but excluding car parking areas within the building, stairways, elevator shafts, service or mechanical rooms and penthouses, washrooms, garbage or recycling rooms, staff locker and lunch rooms, loading areas any space with a floor to ceiling height of less than 1.8 metres and any part of a basement that is unfinished, is used solely for storage purposes and is not accessible to the public.
- **8.96 "FOOD PROCESSING ESTABLISHMENT"** means a building or part of a building, other than a restaurant or a refreshment room in which agricultural products are prepared, processed, preserved or stored for human consumption, and includes a dairy, a bakery, a cannery, a catering establishment or a soft drink manufacturing establishment.



- **8.97 "FORESTRY USE"** means the general raising and harvesting of wood and, without limiting the generality of the foregoing, includes the raising and cutting of fuel wood, pulp wood, lumber, Christmas trees and other forest products.
- 8.98 "FRONTAGE" see "LOT FRONTAGE"
- 8.99 "FRONT LOT LINE" see "LOT LINE"
- 8.100 "FRONT YARD" see "YARD"
- 8.101 "FUEL STORAGE TANK" means a tank used or intended to be used for the bulk storage of combustible or inflammable liquids or gases including, but not so as to limit the generality of the foregoing, petroleum or petroleum products.
- **8.102** "FUNERAL HOME" means a premises used for providing funeral supplies and services to the public and includes facilities intended for the preparation of the human body for internment.
- **8.103** (*a*) **"GARAGE, PRIVATE"** means an accessory building or structure, or a portion of a building, which is used or intended to be used for the sheltering of vehicles, and in which there are no facilities for repairing or servicing such vehicles for gain or profit, and includes a partially enclosed carport.
 - (b) "GARAGE, MUTUAL" means a private garage which:
 - (i) contains sufficient space for the parking of not less than two permitted vehicles;
 - (ii) is situated astride a common side lot line between two adjacent lots; and
 - (*iii*) is accessory to a main use on each of such lots.
- **8.104** "GARAGE DOOR WIDTH" means the width of the garage door opening(s), which is used for vehicular access. Where there is more than one opening, the garage door width shall be the distance between the two outer extremities of the garage door opening(s), including any intervening columns, doors, windows or wall sections which might separate tow or more garage door opening(s).
- **8.105** "GARDEN SUITE" means a temporary, portable dwelling unit accessory to a residential use. The water supply and septic disposal system for a Garden Suite shall be the same system which is utilized by the main dwelling unit on the lot.
- **8.106** "GOLF COURSE" means a public or private area operated for the purpose of playing golf, and includes such accessory uses as a restaurant, a retail store that sells golf equipment and accessories, a dwelling unit for an owner/caretaker, fitness centre and other buildings or structures devoted to the maintenance and operation of the golf course and may include, as accessory uses, a golf driving range and a miniature golf facility.
- **8.107** "GOLF COURSE PRIVATE" means an area used for the purpose of playing golf which is not operated on a commercial, private membership or share basis. A Private Golf Course may include accessory buildings or structures devoted to storage and maintenance.
- **8.108** "GOLF DRIVING RANGE: means an indoor or outdoor public or private facility dedicated to the driving of golf balls from fixed golf tees.
- **8.109** "MOTOR FUEL RETAIL OUTLET" means an establishment where vehicle fuels and lubricants are offered for retail sale.
- 8.110 "GRADE" see "FINISHED GRADE" "GREENHOUSE" see Section 5.
- **8.111** "GREENHOUSE" means a structure used to cultivate or grow floral, vegetable or other horticultural produce in a climatically controlled environment and made primarily of translucent building material,

usually plastic or glass.

- **8.112** "GROUP HOME TYPE 1" means a single detached dwelling unit occupied by not less than six and not more than ten persons exclusive of staff and receiving family, who live as a single housekeeping unit and require 24-hour residential, sheltered, specialized or group care and which is licensed, approved or supervised by the Province of Ontario under any general or special Act.
- **8.113** "GROUP HOME TYPE 2" means a single detached welling unit occupied by not less than six and not more than ten persons exclusive of staff, who live as a single housekeeping unit and require 24-hour residential, sheltered, specialized or group care and which is licensed, approved, supervised or contracted by the Province of Ontario or the Federal Government under any general or special Act, and which shall be maintained and operated primarily for:

a) Persons who have been placed on probation under The Youth Criminal Justice Act, The Probation Act, the Criminal Code (Canada) as amended or any Act passed to replace the foregoing Acts;

b) Persons who have been released on parole under The Ministry of Correctional Services Act or The Parole Act (Canada) as amended or any Act passed to replace the foregoing Acts; and,

c) Persons who have been charged under The Youth Criminal Justice Act

(a)"GUEST ROOM" means a habitable room or suite of habitable rooms wherein accommodation, with or without meals, is provided for gain or profit to one or more persons, and which contains no facilities for cooking.

(b)"ACCESSORY GUEST ROOM" means a guest room accessory to a permitted dwelling.

8.114 (*a*)**"HABITABLE ROOM"** means a room which:

(i) is located within a dwelling unit;

(ii) is designed for living, sleeping or eating, or contains sanitary or food preparation facilities; and

(iii) can be used at all times throughout the year; but does not include any room specifically defined herein as a non-habitable room.

(b)"NON-HABITABLE ROOM" means any room in a dwelling other than a habitable room, including, but not so as to limit the generality of the foregoing, a laundry room, a pantry, a lobby, a communicating corridor, a stairway, a closet, a sunroom, a verandah, a porch, a balcony, a private garage, an unfinished attic, a cellar, a boiler room and any space used for the service and maintenance of such dwelling or for vertical travel between storeys.

- **8.115** "**HEIGHT**", when used in reference to a structure, means the vertical dimension between the finished grade of such structure and the top or topmost part of such structure.
- 8.116 "HEIGHT OF BUILDING"

means the vertical height from the finished grade around the exterior of the building to the highest point of the roof joists in the case of a flat roof, or to a point halfway up the roof in the case of a pitched roof.



Definitions

8.117 (*a*)**"HEREAFTER"** means "after the date of the passing of this By-law".

(b)"**HEREIN**" means "anywhere in this By-law".

(c)"HEREOF" and "HERETO" means "of this By-law" and "to this By-law" respectively.

- **8.118** "HOBBY FARM" Means an area of land on which a barn, stable or animal shelter may be erected to house domestic animals kept for recreational purposes or for home consumption by the occupants of a dwelling on the same lot.
- 8.119 "HOME INDUSTRY" means a small scale operation of an industrial nature conducted entirely with a building or part of an accessory building to a single detached dwelling such as a welding shop, machine shop or large animal vet clinic, but does not include the repairing, storage or recycling or motor vehicles, recreational vehicles or heavy equipment.
- **8.120** "HOME OCCUPATION" means the use of part of a dwelling unit for a legal business activity that results in a product or service and which is clearly accessory to the principal residential use of the dwelling unit.
- **8.121** "HOTEL" means any establishment so defined in The Hotel Registration of Guests Act, as amended from time to time, and includes a motel or motor hotel.
- 8.122 "IMPROVED STREET" see "STREET"
- **8.123 "INDUSTRIAL USE"** means the use of land, building or structures for the manufacturing, processing, fabricating or assembly of raw materials or goods, warehousing or bulk storage of goods and related accessory uses.
- 8.124 "INTERIOR SIDE LOT LINE" see "LOT LINE"
- 8.125 "INTERIOR SIDE YARD" see "YARD"
- **8.126** "KENNEL" means a structure, building or fenced run or any part thereof or areas of land in which domesticated animals are bred, raised, trained, sold or kept for sale or boarded.
- 8.127 "LANDSCAPED AREA" means an open area of land which is:
 - (*i*) unoccupied by any building or structure;
 - (*ii*) situated at ground level on a lot; and

(*iii*) used or intended to be used for the growth and maintenance of grass, flowers, shrubs, bushes, trees and other vegetation, and for the provision of other landscaping features including, but not necessarily restricted to, planting strips, facilities for outdoor recreation, amenity areas, surfaced walks and patios; but does not include any part of a driveway or parking area, regardless of surface composition, or any retaining wall, roof-top terrace, balcony, swimming pool or space enclosed within a building.

- **8.128** "LANE" means a walkway, emergency access or any other passageway or right-of¬way, open from ground to sky, not constituting a street but laid down upon a registered plan and dedicated to public use, or legally dedicated as a right-of-way for use in common by adjacent landowners.
- **8.129** "LAUNDROMAT" means a self-serve clothes washing establishment containing one or more washers and drying, ironing, finishing or other incidental equipment.
- **8.130** "LAUNDRY" means a building or a part thereof where the washing, drying and ironing of articles or goods of fabric is carried on but does not include a dry cleaning plant or laundromat.
- 8.131 "LEGAL SIGN" see "SIGN"
- 8.132 "LIBRARY, PUBLIC" means a library, branch library or distributing station under The Public

Libraries Act, as amended from time to time.

- **8.133 "LOADING SPACE"** means an off-street space or berth located on the same lot as a permitted use and used for the parking of a commercial vehicle loading or unloading merchandise or materials pertinent to such permitted use.
- **8.134** (a) **"LOT"** means a parcel of land:

(i) which is a whole lot as shown on a Registered Plan of Subdivision, but a Registered Plan of Subdivision for the purposes of this paragraph does not include a Registered Plan of Subdivision or part of a Registered Plan of Subdivision which has been deemed not to be a Registered Plan of Subdivision under a By-law passed pursuant to The Planning Act, as amended from time to time;

 $\left(ii
ight)$ is a separate parcel of land without any adjoining lands being owned by the same owner or owners; or

(iii) the description of which is the same as in a deed which has been severed pursuant to The Planning Act, as amended from time to time; or, the description of a remnant parcel which results from the adjacent parcel having received the necessary severance; but for the purpose of this paragraph, no parcel or tract of land ceases to be a lot by reason only of the fact that a part of it has or have been conveyed to or acquired by the Municipality, The Regional Municipality of Niagara, Her Majesty the Queen in the Right of Ontario, or Her Majesty the Queen in the Right of Canada.

(b) **"CORNER LOT"** means a lot having two or more street lines intersecting at an angle of not more than 135 degree curved, provided that where the street lines of a lot are curved, the angle of intersection of such street lines shall be deemed to be the angle formed by the intersection of the tangents to the street lines, drawn through the extremities of the interior lot lines, and the corner of the lot shall be deemed to be that point of intersection of the said tangents;

(c) **"INTERIOR LOT"** means any lot, other than a corner lot, which abuts and is accessible from an improved street;



(d) "THROUGH LOT" means any interior lot having two or more street lines or any corner lot having more than two street lines.

8.135 "LOT AREA" means the total horizontal area within the lot lines of a lot, but shall not include any area below the high water mark.

8.136 "LOT COVERAGE" means:

(i) that percentage of the lot area covered by all buildings above ground level; but

(ii) does not include that portion of the lot area which is occupied by a building or portion thereof and

which is completely below ground level, and for the purpose of this paragraph, the lot coverage in each zone applies and shall be deemed to apply only to that portion of such lot that is located within said zone.

8.137 "LOT DEPTH" means:

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

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

(c) the horizontal distance between the mid-point of the front lot line and the point of intersection of the side lot lines of a lot where there is no rear lot line.



8.138 "LOT FRONTAGE" means the horizontal distance between the side lot lines measured along the front lot line, but where the front lot line is not a straight line or where the side lot lines are not parallel, the lot frontage is to be measured by a line 7.5 m (24.61 ft) back from and parallel to the chord of the lot frontage, and for the purpose of this paragraph, the chord of the lot frontage is a straight line joining the two (2) points where the side lot lines intersect the front lot line.



- **8.139** (*a*) **"LOT LINE"** means any boundary of a lot.
 - (b) "FRONT LOT LINE" means:
 - (i) the lot line that divides the lot from the street; but

(ii) in the case of a corner lot, the shorter street line shall be deemed to be the front lot line and the longer street line shall be deemed to be an exterior side lot line; but

(*iii*) in the case of a corner lot with two (2) street lines of equal length, the lot line that abuts the wider street, or abuts a Regional Road or Highway shall be deemed to be the front lot line, and in the case of both streets being under the same jurisdiction, or of the same width, the lot line where the principal access to the lot is provided shall be deemed to be the front lot line.

(c) **"REAR LOT LINE"** means, in the case of a lot having 4 or more lot lines, the lot line farthest from, and opposite to, the front lot line, except that where a lot has less than 4 lot lines there shall be deemed to be no rear lot line.

(d) "SIDE LOT LINE" means a lot line other than a front or rear lot line.

(e) "EXTERIOR SIDE LOT LINE" means a side lot line that is also a street line.

(f) "INTERIOR SIDE LOT LINE" means a side lot line other than an exterior side lot line.

- **8.140** "LOT, REGISTERED" means a parcel of land described in a deed or other document legally capable of conveying land recorded in the Registry Office for the Registry Division of Niagara South or recorded as a lot or block on a Registered Plan of Subdivision in the Registry Office for the Registry Division of Niagara South.
- 8.141 "MANUFACTURING, ASSEMBLY, PROCESSING AND FABRICATION" means activities of an industrial nature undertaken entirely within an enclosed buildings designed to assemble, create, repair, restore, finish or package goods, articles or things, but shall not include any product intended for human consumption, nor shall such use involve any handling or recycling of hazardous waste material.
- 8.142 "MAUSOLEUM" means a building or structure serving as a final repository for the dead.
- **8.143 "MEDICAL MARIJUANA FACILITY"** means a facility utilizing land and/or non-residential structures for the purpose of propagating, processing, storing and/or distributing marihuana used for medicinal purposes in accordance with Federal law and regulation.
- **8.144** "MINIMUM DISTANCE SEPARATION FORMULA" as set out in The Agricultural Code of Practice, as amended from time to time, is used to calculate an appropriate distance between an existing or proposed livestock building and other use on an adjacent lot.
- **8.145** "MINIMUM PORCH DEPTH" means an area on a lot where no building shall be permitted, with the exception of an attached porch.

8.146 "MOBILE HOME" means any vehicle so constructed that it is suitable for being attached to a motor vehicle for the purpose of being drawn or propelled by the motor vehicle, notwithstanding that such vehicle is jacked up or that it's running gear is removed, but not including any vehicle unless it is used or intended for the living, sleeping, or eating accommodation of persons therein for permanent year-round use.

8.147 "MINERAL AGGREGATE RESOURCE OPERATION" means:

a) Lands under license or permit, other than for a wayside pit or quarry, issued in accordance with the Aggregate Resources Act, or successors thereto; and

b)Associated facilities used in extraction transport, beneficiation, processing or recycling of mineral aggregate resources and derived products such as asphalt and concrete or the production of secondary related products.

Mineral aggregate resources are gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock or other material prescribed under the Aggregate Resources Act suitable for construction, industrial, manufacturing and maintenance purposes but deoes not include metallic ores, asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, wollastonite, mine tailings or other material prescribed under the Mining Act.

8.148 "MOTEL" means a separate building or two (2) or more connected or detached buildings designed and used for the purpose of catering to the needs of the travelling public by furnishing sleeping accommodation with or without supplying food and/or other refreshments, and without limiting the generality of the foregoing, shall include a motor court, auto court and tourist homes, within the meaning of The Tourism Act, as amended from time to time.

Minimum Porch Depth

- **8.149** "MOTOR FUEL RETAIL OUTLET" means an establishment where vehicle fuels and lubricants are offered for retail sale.
- **8.150 "MOTOR VEHICLE"** means an automobile, motorcycle, motor-assisted bicycle, and any other vehicle propelled or driven otherwise than by muscular power, but does not include a street car, or other motor vehicle running only upon rails, or a motorized snow vehicle, traction engine, farm tractor, self-propelled implement of husbandry or road building machine.
- **8.151** "MOTOR VEHICLE BODY SHOP" means a premises used for the painting, repairing of the interior, exterior, or undercarriage of motor vehicle bodies. Motor vehicle washing establishments are not permitted as an accessory use.
- **8.152** "MOTOR VEHICLE, COMMERCIAL" means a vehicle having permanently attached thereto a truck or delivery body and includes fire apparatus, buses, tractors and trailers, or any combination thereof, used for hauling purposes and which vehicle has a registered gross vehicle weight of 4,500 kilograms or more or a height at its highest point with tires that are inflated in excess of 2.3 metres.
- **8.153 "MOTOR VEHICLE REPAIR ESTABLISHMENT"** means a premises used for the repairing of motor vehicles, but shall not include the sale of motor vehicle fuels or a motor vehicle body shop. Motor vehicle washing establishments are not permitted as an accessory use.
- 8.154 "MOTOR VEHICLE SALES AND/OR RENTAL ESTABLISHMENT" means a premises used for the sale and/or rental of motor vehicles.
- **8.155** "MOTOR VEHICLE WASHING ESTABLISHMENT" means a premises in which the mechanical or hand washing of motor vehicles is carried out.
- **8.156** "MUNICIPAL", when used in reference to a lot, a building or a structure, means a lot, a building or a structure owned, occupied and used by the Corporation or any department, board, commission or agency thereof.
- **8.157** "MUNICIPAL DRAIN" means a watercourse or sewer which carries storm surface water and drainage and includes a municipal drain pursuant to The Drainage Act, as amended from time to time.
- **8.158** "NON-COMPLYING" means a building or structure or lot that does not comply with the regulation(s) of this By-law.
- **8.159** "NON-CONFORMING" means a use that is not a permitted use in the Zone in which the said use is situated.
- **8.160** "NURSERY" means a building or part thereof duly licensed by the Province of Ontario for use as a facility for the care of children.
- **8.161** "NURSING HOME" means a building wherein lodging, meals, personal care, nursing services, and medical care and treatment are provided for gain or profit or as a charitable public service.
- **8.162 "ON-FARM DIVERSIFIED USES"** means uses that are secondary to the principle agricultural use of an active farm operation, and are limited in area. Such uses include, but are not limited to home occupations, home industries, farm related tourism establishment, and uses that produce value-added agricultural products.
- **8.163** "OBNOXIOUS USE" means a use with which is associated the emission of odour, smoke, dust, noise, gas, fumes, cinders, refuse matter or waterbourne waste or which is associated with fly ash and foundry sand, or which is declared to be a noxious trade under The Public Health Act, as amended from time to time.
- **8.164** "**OPEN AIR RECREATION USES**" means recreational facilities and lands that do not depend on a building or structure to conduct the recreational use such as a golf driving range.
- **8.165 "OPERATING MACHINERY"** shall mean any apparatus (including air conditioners, electric motor and compressors) used for mechanical power having one or more moving parts which are driven by other than muscular power and meeting the following criteria:

(i) incidental to the main use or accessory use of the property and connected to the main building by way of brackets, electrical power lines, air ducts or similar connectors, but excluding portable type air conditioning units of 6500 KJ or less.

- **8.166** "OUTSIDE STORAGE" means the storage of goods in the open air and in unenclosed portions of buildings which are open to the air on the sides.
- **8.167 OUTDOOR STORAGE USE**" means an outdoor storage area forming the main use of a lot and may include aggregate transfer stations, concrete batching plants and contractors' establishments. (Under Appeal).
- **8.168** (*a*) **"OWNER"** means any person whose interest in a parcel of land is defined and whose name is specified in an appropriate instrument in the relevant Land Registry Office.
 - (*b*) **"OWNERSHIP"** has a corresponding meaning.
- **8.169** "PAINTBALL FACILITY" means a commercial business that provides the premises, facilities and accessories for participants to engage in recreational games of combat using paintball pellets ejected from air rifles or pistols.
- **8.170** (*a*) **"PARK"** means an area of land consisting primarily of landscaped open space, including, but not so as to limit the generality of the foregoing, a recreational playground, a golf course, a play area, a bowling green, a tennis or badminton court, a playfield and a conservation area, with or without accessory recreational buildings or structures thereupon.
 - (b) **"PUBLIC PARK"** means a park owned or controlled by a public agency.
 - (c) "**PRIVATE PARK**" means a park other than a public park.
- **8.171** "**PARKING AISLE**" means a portion of a parking area which abuts, on one or more sides, parking spaces to which it provides access, and which is not used for the parking of vehicles.
- **8.172** "PARKING AREA" means an area or structure, including a private garage, carport, provided for the parking of vehicles, and includes any related parking aisles, parking spaces and structures, but does not include any part of a street or lane.
- **8.173** "PARKING LOT" means a lot which contains, and the main use of which is, a parking area, whether or not such parking area is located within a structure.
- **8.174** "PARKING SPACE" means a portion of a parking area, exclusive of any aisles, to be used for the temporary parking or storage of a motor vehicle.
- **8.175** "PATIO, COMMERICAL" means an outside area that is accessory to a restaurant and where food and/or beverages are prepared and served in conjunction with the restaurant use.
- **8.176** "PATIO, RESIDENTIAL" means an outside area made of impermeable material, that is no higher than 0.3 metres from the ground surface and which is accessory to a dwelling.
- 8.177 "PERMITTED" means "permitted by this By-law".
- **8.178** "**PERSON**" means any human being, association, firm, partnership, corporation, agent or trustee, and the heirs, executors or other legal representatives of a person at law.
- **8.179** "**PERSONAL SERVICE SHOP**" means a building or part thereof wherein a personal service is performed, including, but not so as to limit the generality of the foregoing, a barber shop, a beauty salon, a shoe repair shop, a dry cleaning outlet, a laundromat, a tailor or dressmaking shop, a photographic studio and a taxi dispatch office, but does not include a massage or body-rub parlour or any adult entertainment parlour as defined in The Municipal Act, as amended from time to time.
- 8.180 "PLACE OF ENTERTAINMENT" means a motion picture or other theatre, arena, auditorium, public hall, bowling alley, ice or roller skating rink, dance hall or music hall; but does not include any

place of entertainment or amusement otherwise defined or classified herein.

- **8.181** "PLACE OF WORSHIP" means a building owned or occupied by a religious congregation or religious organization and dedicated exclusively to worship and related religious, social and charitable activities, with or without a church hall, a church auditorium, a convent or monastery, an office of a clergyman, a cemetery, a Sunday school, a parish hall or a parsonage as uses accessory thereto.
- **8.182** "PLANTING STRIP" means a portion of the landscaped area located immediately adjacent to a lot line or portion thereof and on which is situated one or more of the following screening devices:
 - (i) a continuous row of trees;
 - (ii) a continuous hedgerow of evergreens or shrubs;
 - (*iii*) a berm;
 - (iv) a wall; or
 - (v) an opaque fence.
- **8.183** "**PORCH**" or "**VERANDAH**" means a partially enclosed stoop having a roof but lacking any enclosing walls greater than 1.1 m (3.61 ft) in height from the top of the platform of the said stoop.
- **8.184** "**PREMISES**" means an area of a building occupied or used by a business or enterprise. In a multiple tenancy building occupied by more than one (1) business, each business area shall be considered a separate premises. Each individual unit proposed and/or registered in a draft Plan of Condominium shall also be considered an individual premises.
- 8.185 "PRIVATE" means "not public"
- **8.186** "**PRIVATE CLUB**" means an athletic, recreational or social club which is not operated for gain or profit, and includes the premises of a fraternal organization.
- 8.187 "PRIVATE GARAGE" see "GARAGE, PRIVATE"
- **8.188** "**PRIVATE HOME DAYCARE**" means the temporary care for reward or compensation of five children or less who are under ten years of age where such care is provided in a private residence, other than the home of a parent or guardian of any such child, for a continuouse period not exceeding twenty-four hours.
- **8.189** "**PRIVATE ROAD**" means a private thoroughfare not under the jurisdiction of the Corporation, the Town of Pelham, the Region of Niagara, the Province of Ontario, or any other Government Agency.
- **8.190** "PROFESSIONAL OFFICE" means a building or part thereof in which a legal, medical or other professional service is performed or consultation given, including, but not so as to limit the generality of the foregoing, the offices of a lawyer, an architect, a surveyor, an engineer or an accountant, but does not include a personal service shop, a business office, a veterinarian's clinic, an animal hospital or shelter, a body-rub parlour or any adult entertainment parlour as defined in The Municipal Act, as amended from time to time.
- **8.191** "**PUBLIC**", when used in reference to a building, structure, use or lot, means a building, structure or lot used by a public agency to provide a service to the public.
- 8.192 "PUBLIC AGENCY" means:

(i) the Government of Canada, the Government of Ontario or any municipal corporation;

(ii) any ministry, department, commission, corporation, authority, board or other agency established from time to time by the Government of Canada, the Government of Ontario or any municipal corporation;

(*iii*) any public utility; or

(iv) any railway company authorized under The Railway Act, as amended from time to time.

8.193 "PUBLIC UTILITY" means:

(i) any agency, corporation, board or commission providing electricity, gas, steam, water, telegraph, telephone, cable television, transportation, drainage or sewage or waste collection and disposal services to the public; or

- (*ii*) a use pertaining to any such agency, corporation, board or commission.
- **8.194** (*a*) **"QUARRY"** or **"PIT"** means any pit or excavation made for the removal of any soil, earth, clay, marl, sand, stone, gravel or rock for commercial purposes, or to supply material for construction, industrial or manufacturing purposes, but shall not include an excavation incidental to the erection of a building or structure for which a building permit has been granted by a corporation, or an excavation incidental to the construction of any public works.

(b) **"WAYSIDE PIT OR QUARRY"** means a temporary pit or quarry opened and used by a public road authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way.

- **8.195** "QUEUING LANE" means an area of land that is used exclusively for motor vehicles whose occupants are waiting to be provided with goods, materials or services.
- **8.196** "QUEUING SPACE" means an area occupied by a motor vehicle within a queuing land while awaiting service from a drive-thru facility.
- 8.197 "REAR LOT LINE" see "LOT LINE"
- 8.198 "REAR YARD" see "YARD"
- **8.199** "**RECONSTRUCTION**" means the act of returning a failing building or structure to a safe and secure condition, but shall not constitute the replacement of the building or structure.
- **8.200** "RECREATIONAL BIKING FACILITY (MOUNTAIN BIKING FACILITY)" means an area of land with trails used by non-motorized mountain bikes and which may include, as accessory uses, a restaurant, a club house, a retail store selling mountain bike equipment and accessories, fitness centres, a dwelling unit for an owner/caretaker and other buildings or structures devoted to the maintenance, administration and operation of the mountain bike facility.
- **8.201** "RECREATIONAL TRAILER, VEHICLE OR BOAT" means any vehicle or recreational equipment such as a boat that is suitable for being attached to a motor vehicle for the purpose of being drawn, or that is self-propelled, or that is capable of being used for living, sleeping or eating and the accommodation of human beings and includes a travel trailer, pick-up camper or tent trailer and/or boat.
- **8.202** "**REDEVELOPMENT**" means the removal of buildings or structures from land and the construction or erection of other buildings or structures thereupon.
- **8.203** "**RENOVATION**" means the repair and restoration of a building to good condition, but shall not include its replacement.
- **8.204** "**REPLACEMENT**" means the act of demolishing and removing a structure for the purpose of building a new structure in the same location having the same footprint and floor area.
- 8.205 "REQUIRED" means "required by this By-law".
- 8.206 "RESERVE" means an area of land owned by the Region of Niagara or the Town of Pelham that is located adjacent to a public street, but is not part of the public right-of-way.
- **8.207 "RESIDENTIAL RETIREMENT HOME"** shall mean a residence containing individual bedroom units without food preparation facilities. The home shall be used for a long-term residence where nursing care is available on a continuous basis and where central dining facilities are provided. The dining facilities are not intended for use by the general public and the food prepared therein is not offered for retail sale. The home shall include auxiliary uses such as indoor and outdoor recreational

amenities.

8.208 (*a*) **"RESTAURANT"** means a building or part thereof, other than a refreshment room, where food is prepared and offered or kept for retail sale to the public for immediate consumption either on or off the premises.

(b) **"TAKE-OUT RESTAURANT"** means a restaurant which does not contain any facilities for the consumption of food therein.

(c) **"DRIVE-IN RESTAURANT"** means any restaurant where patrons consume food and drink within vehicles parked on the same lot therewith.

(d) **"EAT-IN RESTAURANT"** means any restaurant other than a take-out restaurant or a drive-in restaurant.

- **8.209** "**RETAIL STORE**" means a building or part thereof in which goods, wares, merchandise, substances, articles or things are stored, offered or kept for retail sale to the public, but does not include any establishment defined or classed in this By-law.
- 8.210 "ROAD" see "STREET"
- **8.211** "SALES OFFICE" means a building or structure used for the purposes of selling residential, industrial or commercial suites and which may include models of the suite for sale.
- **8.212** "**RETAIL FRONTAGE**" means the horizontal distance of a commerical/retail unit measure along the building's frontage.
- 8.213 "REQUIRED RETAIL

FRONTAGE" means the first floor of a building fronting publicly accessible streets, walkways or open spaces must contain commercial/retail uses that occupy a minimum of 75% of the building's frontage.

- **8.214** "SALVAGE YARD" means a lot, building or structure used for wrecking, dismantling, storing or selling used goods, wares or materials including, but not so as to limit the generality of the foregoing, rags, bones, bottles, metals, clothing, furniture, paper, machinery, building materials, vehicles and parts thereof.
- **8.215** (*a*) **"SCHOOL"** means a school under the jurisdiction of a Board as defined in The Education Act, as amended from time to time, a college, a university or any other educational establishment including, but not necessarily restricted to, a nursery school or a boarding school having accessory dormitory facilities.
 - (b) "**PUBLIC SCHOOL**" means a school under the jurisdiction of a public agency.

(c) "COMMERCIAL SCHOOL" means a school operated by one or more persons for gain or profit.

(d) **"PRIVATE SCHOOL"** means a school, other than a public school or a commercial school, under the jurisdiction of a private board or trustee or governors, a religious organization or a charitable institution.

8.216 "SEA CONTAINER" means an enclosed metal container, originally designed to be used for shipping purposes and shall also be a shipping container.

Retail Frontage

- **8.217** "SENIOR CITIZENS APARTMENT HOUSE" means a multiple dwelling used for self-contained living quarters for elderly persons, which may be sponsored and administered by a non-profit organization or is under the authority of the Ontario Housing Corporation and which is qualified to receive aid from the Province of Ontario, and such homes shall include auxiliary uses such as club and lounge facilities, usually associated with senior citizens development.
- **8.218** "SERVICE SHOP" means a building or part of a building, not otherwise defined or classified herein, and whether conducted in conjunction with a retail store or not, for the servicing or repairing of articles, goods or materials, and in which no product is manufactured.
- **8.219** "SETBACK" means the shortest horizontal dimension of a yard between the street line of a lot and nearest part of any building or structure on such lot, and includes the front yard depth and the exterior side yard width of a lot.



- **8.220** "SEWER SYSTEM, PUBLIC SANITARY" means a system of underground conduits, operated by the Corporation, by another municipality or by the Ministry of the Environment, which carries sewage to a sewage treatment facility.
- **8.221** "SEWER SYSTEM, STORM" means a system of conduits and ditches which carries storm surface water and storm drainage, but which does not carry sewage or industrial waste.
- **8.222** "SHOPPING CENTRE" means one or more buildings or part thereof containing five or more separate permitted commercial uses, which is maintained as a single unit and located on a single lot, such lot being held and maintained under one ownership or under condominium ownership pursuant to The Condominium Act, as amended from time to time.
- **8.223** "SHOWROOM" means a building or part thereof where samples of patterns are displayed and orders taken for delivery of goods, wares and merchandise, and includes the premises of a wholesale merchant.
- 8.224 "SIDE LOT LINE" see "LOT LINE"
- **8.225** (*a*) **"SIGN"** means a name, identification, description, device, display or illustration which is affixed to or represented directly or indirectly upon a building, structure or lot and which directs attention to an object, product, place, activity, person, institute, organization or business.

(b) "LEGAL SIGN" means a sign conforming to any By-laws of the Corporation regulating signs.

- 8.226 "SINGLE DWELLING" see "DWELLING"
- **8.227** "SOLAR PANEL" means a device that is designed to convert the energy of the sun into electricity and to heat water.

8.228 "STEP BACK" means the horizontal distance a building façade above-grade is set back from the building façade immediately below it.



- **8.229** "STOOP" or "SUNDECK" means a roofless, unenclosed structure with or without steps, consisting of a platform and connecting to an exterior door on the ground floor of a dwelling.
- **8.230** "STORAGE CONTAINER" means any portable device that is open or closed, in which a material can be stored, handled, treated, transported, recycled or disposed of and shall also be a sea container.
- **8.231** (*a*) **"STOREY"** means that portion of a building which is situated between the top of any floor and the top of the floor next above it, and if there is no floor above it, that portion between the top of such floor and the ceiling above it.

(b) **"FIRST STOREY"** or **"GROUND FLOOR"** means the storey having its floor level closest to finished grade and its ceiling at least 2 m (6.56 ft) above finished grade.

(c) "SECOND STOREY" or "SECOND FLOOR" means the storey directly above the first storey.

(d) **"HALF STOREY"** or **"ATTIC"** means that portion of a building situated wholly or partially within a roof, where at least 50 percent of such half storey or attic is less than 2.5 m (8.20 ft) in height.

(e) **"BASEMENT"** means any storey below the first storey.

(f) **"BASEMENT, WALKOUT"** means that portion of a building which is partly underground, but which has more than 50 percent of the floor area not greater than 0.61 m (2.00 ft) below grade, and which has an entrance/exit at grade level. This definition shall only apply in an area where natural terrain permits construction of a walk-out basement. (See illustration)

(g) "CELLAR" means a basement which is more than one-half below finished grade, measured from finished floor to finished ceiling.

- **8.232** "STORMWATER MANAGEMENT FACILITY" means an end-of-pipe management facility being a detention or retention basin, which may include a permanent pool. Designed to temporarily store and treat collected stormwater runoff and release it at a controlled rate or direct it for an intended use.
- **8.233** (*a*) **"STREET"** means a public highway or public road under the jurisdiction of either the Corporation, the Region, or the Province of Ontario, and includes any highway as defined by The Municipal Act, as amended from time to time, but does not include a lane or private right-of-way.

(b) "STREET ALLOWANCE" means land held under public ownership for the purpose of providing a street.

- (c) "IMPROVED STREET" means any street that is:
- (i) owned and maintained all year round by the Corporation hereafter;
- (ii) has been constructed in such a manner so as to permit its use by normal vehicular traffic; and
- *(iii)* not a lane or private right-of-way.

8.234 "STREET LINE" means a lot line dividing a lot from a street and is the limit of the street allowance.

- 8.235 "STREET WIDTH" means the horizontal distance between the street lines of a street, measured along a line perpendicular to the said street lines.
- 8.236 "STRUCTURE" means anything constructed or erected, the use of which requires location on or in the ground, or attached to something located on or in the ground, but does not include the

permanent way of the railway, or any paved surface located directly on the ground.

- **8.237** * **"STUDIO"** means any premises or part thereof used as a working place for the creation of paintings, sculptures, pottery, glass, wrought iron and other objects or items that are the subject of art..
- **8.238** "SUITE" means a single room or series of rooms of complementary use, operated under a single tenancy, and includes dwelling units, individual guest rooms in motels, hotels, boarding houses, rooming houses and dormitories as well as individual stores and individual or complementary rooms for business and personal service occupancies.
- **8.239** "SUN ROOM" means a porch or verandah, or part thereof, which is fully enclosed by walls containing windows, the glazed area of each wall being not less than one third of the area of such wall between the platform and roof of the said porch or verandah.
- **8.240** "SWIMMING POOL" means any body of water permanently located outdoors, contained by artificial means and used and maintained for the purpose of swimming, wading, diving or bathing.
- 8.241 "TATTOO PARLOUR" means a premises where art is permanently marked on the human skin with ink.
- **8.242 (a) "TRAILER"** means any vehicle so constructed that it is suitable for being attached to a motor vehicle for the purpose of being drawn or propelled by the motor vehicle and is capable of being used for the transport of goods, materials, equipment or livestock notwithstanding that such vehicle is jacked up or that its running gear is removed.

(b) **"TOURIST TRAILER"** means a trailer capable of being used for the temporary living, sleeping or eating accommodation of one or more persons, notwithstanding that the running gear of such trailer is or may be removed, or that such trailer is fixed on a finished and permanent foundation or has become in any other manner so adapted and affixed to the land upon which it is situated and it is, or has become, an immobile and permanent structure.

- 8.243 "TRAILER CAMP" means a lot used for the parking of tourist trailers.
- **8.244** "TRANSPORT TERMINAL" means the use of land for the purpose of storing, servicing, washing, repairing or lading of trucks or transport trailers with materials or goods that are not manufactured, assembled, warehoused or processed on the same lot.
- **8.245** "**TREATMENT CENTRE**" means a single detached dwelling which is occupied by not less than three and not more than 20 persons exclusive of staff unless specified elsewhere in this By-law, who live as a single housekeeping unit, and require 24-hour residential, sheltered or group care, and treatment and rehabilitation for addiction to drugs or alcohol.
- 8.247 "USE" means:

designed, arranged, occupied or maintained; or

- (*ii*) when used as a verb, to put to such purpose.
- **8.248** (*a*) **"VEHICLE"** means a passenger automobile or other motor vehicle, a boat, a farm implement, a mobile home, a motor home, a snowmobile, a trailer, or any other device which is capable of being drawn, propelled or driven by any kind of power, and includes a recreational vehicle and a commercial vehicle as defined herein.

(*b*) **"VEHICLE, RECREATIONAL"** means a boat, all-terrain vehicle, a snowmobile or any other vehicle having not more than two wheels including, but not so as to limit the generality of the foregoing, a motorcycle, bicycle, or any other device powered solely by means of human effort.

- (c) "VEHICLE, COMMERCIAL" see "COMMERCIAL VEHICLE"
- **8.249** "VEHICLE BODY SHOP" means an establishment engaged primarily in the repairing and/or painting of vehicle bodies.
- **8.250** "VEHICLE REPAIR SHOP" means an establishment or part thereof which contains facilities for the repair and maintenance of vehicles and/or recreational vehicles on the premises, and in which vehicle accessories are sold and vehicle maintenance and repair operations are performed in return for remuneration, but does not include a body shop or any establishment engaged in the retail sale of vehicle fuels.
- **8.251** "VEHICLE SALES OR RENTAL ESTABLISHMENT" means an establishment having as its main use the sale, rental or leasing of vehicles, with or without an accessory vehicle repair shop or an accessory gasoline retail outlet.
- **8.252** "VETERINARIAN'S CLINIC" means a building or part thereof with or without related structures wherein animals of all kinds are treated or kept for treatment by a registered veterinarian.
- **8.253 "WAREHOUSE"** means a building or part thereof which is used primarily for the housing, storage, adapting for sale, packaging or wholesale distribution of goods, wares, merchandise, food-stuff, substances, articles or things, and includes the premises of a warehouseman, but does not include a fuel storage tank except as an accessory use.
- 8.254 "WASTE DISPOSAL SITE" means

a) any land upon, into, or through which, or building or structure in which waste is deposited, disposed of, handled, stored, transferred, treated or processed, and,

b) any operation carried out or machinery or equipment used in connection with the depositing, disposal, handling, storage, transfer, treatment or processing referred to in clause (a).

- **8.255** "WASTE STORAGE AREA" means space allocated wither within a main building or in an accessory building or structure where garbage, refuse or recycling materials are temporarily stored while awaiting disposal, but does not include any storage for hazardous waste or materials.
- **8.256** "WATERCOURSE" means the natural channel for a stream of water and, for the purpose of this By-law, includes any watercourse as shown on Schedule "A" of this By-law.
- **8.257** "WATER SYSTEM, PUBLIC" means a water distribution system consisting of piping, pumping and purification appurtenances and related storage, owned and operated by the Corporation, another municipality or the Ministry of the Environment.
- **8.258** "WHOLESALING ESTABLISHMENT" means a building and premises that stocks and sell materials, good and products to contractors and suppliers and not to the general public.
- 8.259 "WRECKING YARD" see "SALVAGE YARD"

8.260 (*a*) **"YARD"** means an area of land which:

(i) is appurtenant to and located on the same lot as a building or structure; and

(ii) is open, uncovered and unoccupied from the ground to the sky, except for such accessory buildings, structures or other uses as are specifically permitted thereon elsewhere in this By-law.

(b) "FRONT YARD" means a yard extending across the full width of a lot between the front lot line of such lot and the nearest part of any building or structure on such lot.



(c) "**REAR YARD**" means a yard extending across the full width of a lot between the rear lot line of such lot or, where there is no rear lot line, the junction point of the side lot lines and the nearest part of any building or structure on such lot.



(d) "SIDE YARD" means a yard extending from the front yard to the rear yard of a lot and from the side lot line of such lot to the nearest part of any building or structure on such lot.



(e) **"EXTERIOR SIDE YARD"** means a side yard immediately adjoining a street or abutting a reserve on the opposite side of which is located a street.

(f) **"INTERIOR SIDE YARD"** means a side yard other than an exterior side yard.

(g) **"REQUIRED YARD"** means that part of a yard required by this By-law and does not contain any buildings, structures or uncovered surface parking areas except where specifically permitted elsewhere in this By-law.

8.261 "ZONE" means a designated area of land use shown on Schedule "A" hereto.

Definitions

Part IX: The Exceptions *Town of Pelham* - illustrated zoning by-law

Roll #	Exception No.	Zone	No. of Parcels	Purpose of Exception	Street No.
273201001606200	1	A	1	industrial uses	1350 Maple Street
273201001506300	2	RV1	3	commercial uses	724 Canboro Road
273201001506200	2	RV1	3	commercial uses	726 Canboro Road
273201001506100	2	RV1	3	commercial uses	Portion of 728 Canboro Road
273201001511900	3	RV1	2	greenhouse and florist	754 Welland Road
2/3201001511801	3	RVI	2	greenhouse and horist	Southside Welland Road
2/3201001510500	4	RMV2	1	14 residential units	1105 Baxter Line
272201001510202	5	KV1	1	repealed	954 Church Street
273201001519203	5	KV2	1	semi-detached and duplex dwellings	956 Church Street
2/3201001519202	5	RV2	1	semi-detached and duplex dwellings	958 Church Street
273201001804400	6	A	1	welding shop	807 Church Street
273201001804000	/	A	1	wood products manufacturing	795 Church Street
273202001316200	8	A	1	vehicle repair	308 Welland Road
273202001305600	9	A	1	vehicle body and vehicle sales and rental	350 Canboro Road
273202001310600	10	A	3	wood products manufacturing and two dwellings	406 Canboro Road
273202001310600	10	A	3	wood products manufacturing and two dwellings	408 Canboro Road
273202001310600	10	A	3	wood products manufacturing and two dwellings	410 Canboro Road
273202001307900	11	A	1	vehicle body shop	391 Canboro Road
273201001410700	12	A	1	manufacture of canoes	573 Canboro Road
273202001303200	13	A	9	APO	Southside Tice Road
273202001303200	13	A	9	APO	Southside Tice Road
273201000808502	13	A	9	APO	Portion of the Parcel - Westside Maple Street
273201000802800	13	A	9	APO	2540 Cream Street
273201001813500	13	A	9	APO	Portion of the parcel - Southside River Road
273203001710500	13	A	9	APO	Westside Effingham Street
273203001700900	13	Α	9	APO	Southside of Foss Road, East of Effingham Street
273201000808125	13	Α	9	APO	2151 Baltour Street
273201001813000	13	Α	9	APO	Westside Cream Street
273201001813425	13	А	9	АРО	Southside Webber Road (Regional Rd. 29)
273201001401000	14	А	1	vehicle repair, machine, sales and rental	563 Hwy 20 West
Repealed/Modified	15	А	1	machine shop	330 Moore Drive
Repealed/Modified	16	А	2	communication towers	275 and 305 Tice
273202001001500	17	А	1	Bell Canada building	1615 Lookout Street
273202001003000	18	А	1	motel	299 Highway 20 West
273202001307800	19	А	1	farmers market and produce store	346 Highway 20 West
273202001301203	20	A	1	multiple ag related uses	337 Highway 20 West
273202000105701	21	GC	3	detached residential dwelling	156 Highway 20 West
273202000105700	21	GC	3	detached residential dwelling	158 Highway 20 West
273202000105800	21	GC	3	detached residential dwelling	160 Highway 20 West
273202000102300	22	R2	1	existing uses	175 Canboro Road
273202001000900	23	R1	5	existing residential uses	1508 Haist Street
273202001000800	23	R1	5	existing residential uses	1512 Haist Street
273202001000700	23	R1	5	existing residential uses	1516 Haist Street
273202001000600	23	R1	5	existing residential uses	1518 Haist Street
Repealed/Modified	23	R1	5	existing residential uses	1514 Haist Street
273203001716800	24	А	1	recreational marine repair	536 River Road
Subdivision	25	A, M1, M2	105	maximum height of 10.5 metre	various
273203001208004	26	R1	10	rear yard setback	1078 Quaker Road
273203001208003	26	R1	10	rear yard setback	1080 Quaker Road
273203001208002	26	R1	10	rear yard setback	1082 Quaker Road
273203001208001	26	R1	10	rear yard setback	1084 Quaker Road
273203001207914	26	R1	10	rear yard setback	1088 Quaker Road
273203001207913	26	R1	10	rear yard setback	1090 Quaker Road
273203001207912	26	R1	10	rear yard setback	1092 Quaker Road
273203001207911	26	R1	10	rear yard setback	1094 Quaker Road
273203001207910	26	R1	10	rear yard setback	1096 Quaker Road
273203001207909	26	R1	10	rear yard setback	1098 Quaker Road
273202001302700	27	А	1	ag. produce warehouse and farm supply	483 Highway 20 West
Repealed/Modified	28	NC	1	repealed	1145 Pelham Street
Repealed/Modified	29	Α	2	multiple ag related uses	586, 590 Canboro Road
Repealed/Modified	30	R2	2	repealed	40, 42 Emmett Avenue
273203000500900	31	R1	1	manufacture and sale of monuments	23 Highland Avenue
Repealed/Modified	32	R2	1	contractor's yard	1385 Station Street
273203000416900	33	1	1	seniors housing, town hall, post office, library	39 Pelham Town Square
273203000417000	33	I	1	seniors housing, town hall, post office, library	43 Pelham Town Square
273203000417100	33	1	1	seniors housing, town hall, post office, library	45 Pelham Town Square
Repealed/Modified	34	R2	1	repealed	Kinsman Court
Repealed/Modified	35	RM2	1	repealed	1526 Pelham Street
273202000101801	36	RM2	1	15 unit residential building	159 Canboro Road
273201000804300	37	Α	1	ag related use	2695 Victoria Avenue
273201000803101	38	A	1	salvage yard	709 Roland Road
273201000716401	39	А	1	vehicle body and repair and other uses	597 Sixteen Road
273201000808800	40	А	1	salvage yard	960 Sixteen Road
Repealed/Modified	41	А	1	repealed	1910 Effingham Street
Repealed/Modified	42	-	1	repealed	1900 Effingham Street
273201001603100	43	А	1	auto service, commercial commercial and other uses	1501 Victoria Avenue
Repealed/Modified	44	А	1	repealed	700 Tice Road
Repealed/Modified	45	R1	1	ag related uses (farm implement, manufacturing)	227 Highway 20 East
273203002000101	46	А	1	commercial uses	200 Highway 20 East
273201001607300	47	А	1	welding shop	932 Highway 20 West
273201001611400	48	А	1	salvage yard	1261 Victoria Avenue
273201001611300	49	Α	1	auto service repair and sales	1033 Canboro Road
Repealed/Modified	50	А	1	repealed	1051 Farr Street
273201001806900	51	А	2	ag.related uses incl rec sales and services	952 Foss Road
273201001806500	51	Α	2	ag.related uses incl rec sales and services	Southside Foss Road
273203001702400	52	А	1	ag related uses (sod retail)	364 Foss Road
273201001802500	53	А	1	vehicle repair, body shop	731 Church Street
273201001811600	54	А	1	warehouse	304 Church Street
Repealed/Modified	55	RV1	2	repealed	1108 Balfour Street
273201001518700	56	RV1	1	concrete products manufacturing	1014 Church Street (front portion of property)
					· · · · · · · · · · · · · · · · · · ·

Exceptions

E

273201001518700	56a	RV1	1	concrete products manufacturing	1014 Church Street (Rear portion of Propterty)
273201000707700	57	А	1	vehicle repair	591 Sawmill Road
273201001803000	58	А	1	small equipment sales and service	751 Church Street
273201001518600	59	RV1	1	vehicle body shop	1018 Church Street
273201000818001	60		1	automotive glass splas and canvisa	80E Tice Board
273201000818901	60	A	1	automotive glass sales and service	895 TICE ROAD
273201000707000	61	A	1	sawmill	2770 Centre Street
273201001614700	62	RMV2	1	repealed	833-835 Foss Road
273201000716500	63	A	1	commercial trucking	2315 Cream Street
273201000816800	64	CR	1	warehouse and bulk fuel	690 Metler Road
273201000818401	65	RV1	1	agricultural uses	740 Metler Road
273201001506900	66	GC	1	warehouse and bulk fuel	803 Canboro Road
Repealed/Modified	67	Δ	1	renealed	1390 Pelham Road
272201000802400	69	A	1	residential dwelling	2701 Victoria Avenue
273201000802400	08	A .	1	residential dwelling	4740 Marela Street
2/3201000818804	69	1	1	private or public club	1710 Maple Street
2/3201001514105	70	I	1	place of worship	1040 Balfour Street
Repealed/Modified	71	I	1	repealed	495 Canboro Road
273202001311000	72	-	1	place of worship	461 Canboro Road
273202001310700	73	1	1	place of worship	418 Canboro Road
273202001314300	74	1	1	school	1162 Centre Street
273202001310100	75	-	1	school	350 Highway 20 West
273201001810400	76		1	school	310 Cream Street
Repealed/Modified	77	M1	1	renealed	121 Highway 20 East
272202000201600	79	NC	1	florist shop	62 Canhoro Road
273202000201000	78	INC DA42	1		Character Character
Repealed/Woodfied	79	RIVIZ	1	repealed	Stonegate
2/3201001502500	80	NC	1	offices	765 Canboro Road
Repealed/Modified	81	M1	1	repealed	151 Highway 20 East
273203002002300	82	A	1	place of worship	1369 Rice Road
Repealed/Modified	83	A	1	repealed	230 Sumbler Road
273202002102200	84	HC	1	residential apartments	145 Highway 20 East
Repealed/Modified	85	HC	3	repealed	105 Highway 20 East
273201001519300	86	RV1	1	single detached dwelling with office	954 Church Street
Papaglad/Madified	97	PM2	1	rangeled	10E6 Line Avenue
272201001 (1 1700	87	INVI2	1	repealed	1030 Line Avenue
2/3201001614/00	88	RIVIZ	1	residential apartment (17)	833-835 FOSS ROad
273203001220700	88	R1	1	lot standards	73 Berkwood Place
273203001906000	89	GC	1	commercial uses and provisions	1145 Pelham Street
Repealed/Modified	90	RM2	1	repealed	Stonegate
273201001506700	91	RMV2	3	residential apartments	704 Canboro Road
273201001514350	91	RMV2	3	residential apartments	Eastside Garner Avenue
273201001514350	91	RMV2	3	residential apartments	Fastside Garner Avenue
273203000403700	92	RM1	1	medium density residential	1385 Station Street
Papaglad/Madified	02	DM2	2	repealed	1535 Station Street
Repealed/Woodfied	93	RIVIZ	2	repealed	1526 Pelnam Street
2/320100150/805	94	A	1	greennouses, kennel, ag uses	850 Canboro Road
273201000806905	95	А, Н	1	campground/golf course	2325 Victoria Avenue
Subdivision	95	R1	1	minimim lot area provision	Oakridge Estates
Subdivision	96	R1	1	minimim lot area provision	Oakridge Estates
273201000806900	96	А	1	campgorund and recreational uses	1025 Sixteen Road
273201001812800	97	A. H	1	golf course and agricultural uses	313 Victoria Avenue
Subdivision	97	RM1	1	townhouses and provisions	Oakridge Estates
272224000000000000	98	ΔH	1	golf course	856 Sawmill Boad
273201000803800		/ / \	1	golf course, rectaurant, hanguet hall	206 Webber Boad
273201000803800	00	A LI	1	2011 COULSE, LESIGULATIL, DATIQUEL TIAT	200 Webber Road
273201000803800 273203001714100 273201000805400	99	A, H	1		0E0 Delevel Deed
273201000803800 273203001714100 273201000806400	99 100	A, H A	1	campground and recreational uses	850 Roland Road
273201000803800 273203001714100 273201000806400 273202001002500	99 100 101	A, H A A	1 1 1	campground and recreational uses Lot area and frontage provisions	850 Roland Road 245 Highway 20 West
273201000803800 273203001714100 273201000806400 273202001002500 273202001002200	99 100 101 102	A, H A A A	1 1 1 1	campground and recreational uses Lot area and frontage provisions Lot area and frontage provisions	850 Roland Road 245 Highway 20 West 1524 Lookout Street
273201000803800 273203001714100 273201000806400 273202001002500 273202001002200 273203001716000	99 100 101 102 103	A, H A A A M2	1 1 1 1 1 1	Campground and recreational uses Lot area and frontage provisions Lot area and frontage provisions industrial uses	850 Roland Road 245 Highway 20 West 1524 Lookout Street 472 Webber Road
27320100803800 273203001714100 273201000806400 273202001002500 273202001002200 273203001716000 273202000316000	99 100 101 102 103 104	A, H A A A M2 HC	1 1 1 1 1 1 1	Campground and recreational uses Lot area and frontage provisions Lot area and frontage provisions industrial uses GFA provisions	850 Roland Road 245 Highway 20 West 1524 Lookout Street 472 Webber Road 121 Highway 20 East
2732010080380 273203001714100 273201000806400 273202001002500 273202001002200 273203001716000 273203001715700	99 100 101 102 103 104 104	A, H A A M2 HC M2	1 1 1 1 1 1 1 1	Campground and recreational uses Lot area and frontage provisions Lot area and frontage provisions industrial uses GFA provisions rear vard and heipht	850 Roland Road 245 Highway 20 West 1524 Lookout Street 472 Webber Road 121 Highway 20 East 444 Webber Road
273201000803800 273203001714100 273201000806400 273202001002500 273203001716000 273203001716000 273203001715700 273202002100200	99 100 101 102 103 104 104 105	A, H A A M2 HC M2 HC	1 1 1 1 1 1 1 1 1	Campground and recreational uses Lot area and frontage provisions Lot area and frontage provisions industrial uses GFA provisions rear yard and height rear vard	850 Roland Road 245 Highway 20 West 1524 Lookout Street 472 Webber Road 121 Highway 20 East 444 Webber Road 191 Highway 20 Fast
27320100803800 273203001714100 27320100806400 273202001002500 273202001002500 273202001716000 2732020001715700 273202002100200 273202002100818406	99 100 101 102 103 104 104 105 106	A, H A A M2 HC M2 HC BV1	1 1 1 1 1 1 1 1 5	Campground and recreational uses Lot area and frontage provisions Lot area and frontage provisions industrial uses GFA provisions rear yard and height rear yard distribut dwelling and home office.	850 Roland Road 245 Highway 20 West 1524 Lookou Street 472 Webber Road 121 Highway 20 East 444 Webber Road 219 Highway 20 East 732 Metler Road
273201000803800 273203001714100 273202001002500 273202001002500 27320200102200 27320200102200 273202000316000 2732020001715700 273202001715700 273202002100200 273201000818406	99 100 101 102 103 104 104 105 106	A, H A A A M2 HC M2 HC RV1	1 1 1 1 1 1 1 1 5 5	Campground and recreational uses Lot area and frontage provisions Lot area and frontage provisions industrial uses GFA provisions rear yard and height rear yard detached dwelling and home office detached dwelling and home office	850 Roland Road 245 Highway 20 West 1524 Lookout Street 472 Webber Road 121 Highway 20 East 444 Webber Road 219 Highway 20 East 732 Metler Road Comfet Court
273201100803800 273203001714100 273201000806400 273202001002500 273202001002500 273202001002200 273203001715700 27320200316000 27320200310000 27320100818406 27320100818425	99 100 101 102 103 104 104 104 105 106 106	A, H A A A A M2 HC M2 HC RV1 RV1 RV1	1 1 1 1 1 1 1 1 5 5 5	Campground and recreational uses Lot area and frontage provisions Lot area and frontage provisions industrial uses GFA provisions rear yard and height rear yard dwelling and home office detached dwelling and home office	850 Roland Road 245 Highway 20 West 1524 Lookout Street 472 Webber Road 121 Highway 20 East 444 Webber Road 219 Highway 20 East 32 Metler Road 1 Comfort Court
27320100803800 273203001714100 27320100806400 273202001002500 273202001002200 27320200102200 27320200102500 273202001715700 273202002100200 27320100818426 273201000818425 273201000818415	99 100 101 102 103 104 104 105 106 106	A, H A A A M2 HC M2 HC RV1 RV1 RV1	1 1 1 1 1 1 1 5 5 5 5 5	Campground and recreational uses Lot area and frontage provisions Lot area and frontage provisions industrial uses GFA provisions rear yard and height rear yard and height rear yard detached dwelling and home office detached dwelling and home office	850 Roland Road 245 Highway 20 West 1524 Lookout Street 472 Webber Road 121 Highway 20 East 444 Webber Road 219 Highway 20 East 732 Metler Road 1 Comfort Court 2 Comfort Court
273201000803800 273203001714100 273202001002500 273202001002500 273202001002200 27320200102200 27320200171500 273202001715700 273202002100200 273201000818420 273201000818425 273201000818420	99 100 101 102 103 104 104 105 106 106 106 106	A, H A A A M2 HC HC RV1 RV1 RV1 RV1	1 1 1 1 1 1 1 5 5 5 5 5	Campground and recreational uses Lot area and frontage provisions Lot area and frontage provisions industrial uses GFA provisions rear yard and height rear yard duelling and home office detached dwelling and home office detached dwelling and home office detached dwelling and home office	850 Roland Road 245 Highway 20 West 1524 Lookout Street 472 Webber Road 121 Highway 20 East 444 Webber Road 219 Highway 20 East 732 Metler Road 1 Comfort Court 2 Comfort Court 3 Comfort Court
27320100803800 273203001714100 27320201002500 273202001002500 273202001002500 273202001002500 273202000316000 273202000316000 273201000818406 273201000818415 273201000818415 273201000818420 273201000818420	99 100 101 102 103 104 104 105 106 106 106 106 106	A, H A A M2 HC M2 HC RV1 RV1 RV1 RV1 RV1 RV1	1 1 1 1 1 1 1 5 5 5 5 5 5 5 5 5 5	Campground and recreational uses Lot area and frontage provisions Lot area and frontage provisions industrial uses GFA provisions rear yard and height rear yard detached dwelling and home office detached dwelling and home office	850 Roland Road 245 Highway 20 West 1524 Lookou Street 472 Webber Road 121 Highway 20 East 444 Webber Road 219 Highway 20 East 732 Metler Road 1 Comfort Court 2 Comfort Court 3 Comfort Court 3 Comfort Court
27320100803800 273203001714100 273202001002500 273202001002500 27320200102200 27320200032000 273203001715700 273202002100200 273203001715700 273201000818405 273201000818415 273201000818417 273201000818417	99 100 101 102 103 104 104 105 106 106 106 106 106 106 106 106	A, H A A A M2 HC RV1 RV1 RV1 RV1 RV1 RV1 RV1 RV1 RV1	1 1 1 1 1 1 1 5 5 5 5 5 5 5 2 2	Campground and recreational uses Lot area and frontage provisions Lot area and frontage provisions industrial uses GFA provisions rear yard and height rear yard and height detached dwelling and home office conservation	850 Roland Road 245 Highway 20 West 1524 Lookou Street 472 Webber Road 121 Highway 20 East 444 Webber Road 219 Highway 20 East 732 Metler Road 1 Comfort Court 2 Comfort Court 3 Comfort Court 4 Comfort Court 2 Comfort Court
27320100803800 273203001714100 273201000806400 273202001002200 273202001002200 273202001002200 273202000316000 273202000316000 273202000318405 273201000818415 273201000818415 273201000818415 273201000818415	99 100 101 102 103 104 104 105 106 106 106 106 106 106 106 107	A, H A A A M2 HC RV1 RV1 RV1 RV1 RV1 RV1 RV1 RV1 RV1 RV1	1 1 1 1 1 1 1 5 5 5 5 5 5 5 5 5 2 2	campground and recreational uses Lot area and frontage provisions Lot area and frontage provisions industrial uses GFA provisions rear yard and height rear yard detached dwelling and home office detached dwelling and home office conservation	850 Roland Road 245 Highway 20 West 1524 Lookou Street 472 Webber Road 121 Highway 20 East 444 Webber Road 219 Highway 20 East 732 Metler Road 1 Comfort Court 2 Comfort Court 2 Comfort Court 3 Comfort Court 2 Comfort Court 4 Comfort Court 4 Comfort Court
27320100803800 273203001714100 27320200102500 273202001002500 27320200102200 27320200102200 27320200102000 273202001715700 27320200100818426 273201000818425 273201000818415 273201000848415 273201000848415 273201000848415 273201000848415 273201000848415	99 100 101 102 103 104 104 105 106 106 106 106 106 106 106 107 107 108	A, H A A A A M2 HC RV1 RV1 RV1 RV1 RV1 RV1 RV1 RV1 RV1 RV1	1 1 1 1 1 1 1 5 5 5 5 2 2 1	Campground and recreational uses Lot area and frontage provisions Lot area and frontage provisions industrial uses GFA provisions rear yard and height rear yard and height rear yard detached dwelling and home office Conservation Conservation Commercial uses (OMB Order)	850 Roland Road 245 Highway 20 West 1524 Lookout Street 472 Webber Road 121 Highway 20 East 444 Webber Road 219 Highway 20 East 732 Metler Road 1 Comfort Court 2 Comfort Court 2 Comfort Court 2 Comfort Court 2 Comfort Court 4 Comfort Court 2 Comfort Court 1022 Pelham Street
273201000803800 273203001744100 273202001002500 273202001002500 27320200102200 27320200102200 273202000316000 2732020001715700 273202002100200 273201000818405 273201000818415 273201000818417 273201000818417 273201000818417 273201000818417 273201000818417 273201000818417 273201000818417 273201000818417 273201000818417	99 100 101 102 103 104 104 105 106 106 106 106 106 106 107 107 107 107	A, H A A A A A C HC RV1 RV1 RV1 RV1 RV1 RV1 RV1 RV1 RV1 RV1	1 1 1 1 1 1 5 5 5 5 2 2 2 1 1	Campground and recreational uses Lot area and frontage provisions Lot area and frontage provisions industrial uses GFA provisions rear yard and height rear yard detached dwelling and home office conservation conservation Commercial uses (OMB Order) gas bar and convenience store	850 Roland Road 245 Highway 20 West 1524 Lookout Street 472 Webber Road 121 Highway 20 East 444 Webber Road 219 Highway 20 East 732 Metler Road 1 Comfort Court 2 Comfort Court 2 Comfort Court 4 Comfort Court 2 Court 2 Comfort Court 2 Comfort Court
27320100803800 273203001744100 273203001744100 273202001002500 273202001002500 273202001002500 273202000316000 273202000316000 273201000818406 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415	99 100 101 102 103 104 104 105 106 106 106 106 106 106 107 107 107 108 109	A, H A A A A A M2 HC RV1 RV1 RV1 RV1 RV1 RV1 RV1 RV1 RV1 RV1	1 1 1 1 1 1 1 5 5 5 5 5 5 2 2 2 1 1	Campground and recreational uses Lot area and frontage provisions Lot area and frontage provisions industrial uses GFA provisions rear yard and height rear yard detached dwelling and home office conservation conservation Commercial uses (OMB Order) gas bar and convenience store on dwelling and mising und area	850 Roland Road 245 Highway 20 West 1524 Lookou Street 472 Webber Road 121 Highway 20 East 474 Webber Road 219 Highway 20 East 732 Metler Road 1 Comfort Court 2 Comfort Court 3 Comfort Court 4 Comfort Court 4 Comfort Court 4 Comfort Court 2 Comfort Court 2 Comfort Court 2 Comfort Court 3 Comfort Court 2 Comfort Court 2 Comfort Court 3 Comfort Court 2 Comfort Court 2 Comfort Court 3 Comfort Court 3 Comfort Court 4 Comfort Court 2 Comfort Court 3 2 Comfort Court 3 2 Comfort Court 4 Comfort Court 3 2 2 Comfort Court 3 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2
273201000803800 273203001744100 273202001002500 273202001002500 273202001002200 27320200102200 273202000316000 273203001715700 273201000818405 273201000818425 273201000818425 273201000818417 273201000818417 273201000818417 273201000818417 273201000818417 273201000818417	99 100 101 102 103 104 104 105 106 106 106 106 106 107 107 107 108 109 111	A, H A A A A M2 HC RV1 RV1 RV1 RV1 RV1 RV1 RV1 RV1 RV1 RV1	1 1 1 1 1 1 5 5 5 5 2 2 2 1 1 1 1	Campground and recreational uses Lot area and frontage provisions Lot area and frontage provisions industrial uses GFA provisions rear yard and height rear yard detached dwelling and home office conservation conservation Commercial uses (OMB Order) gas bar and convenience store n od welling and minimum lot area	850 Roland Road 245 Highway 20 West 1524 Lookou Street 472 Webber Road 121 Highway 20 East 444 Webber Road 219 Highway 20 East 732 Metler Road 1 Comfort Court 2 Comfor
27320100803800 273203001714100 273201000806400 273202001002200 273202001002200 273202000316000 273202000316000 273202000316000 273202000318405 273201000818405 273201000818415 27320100818415 2732010081845 2732010081845 2732010081845 2732010081845 2732010081845 2732010081845 2732010081845 2732010081845 2732010081845 2732010081845 2732010081845 2732010081845 2732010081845 2732010081845 2732010081845 273200081845 273200081845 273200081845 273200081845 273200081845 273200081845 273200081845 273200081845 273200081845 273200081845 273200081845 273200081845 273200081845 273200081845 273200081845 27320081845 27320081845 27320081845 27320081845 27320081845 27320081845 27320081845 2732008185 2732008185 2732008185 27320085 27320085 27320085 27320085 27320085 27320085 27320085 27320085 27320085	33 99 100 101 102 103 104 105 106 106 106 106 106 106 106 106 107 108 109 110 111	A, H A A A A A M2 HC RV1 RV1 RV1 RV1 RV1 RV1 RV1 RV1 RV1 RV1	1 1 1 1 1 1 1 5 5 5 5 2 2 2 1 1 1 1 2	campground and recreational uses Lot area and frontage provisions Lot area and frontage provisions GFA provisions GFA provisions rear yard and height rear yard detached dwelling and home office conservation Commercial uses (DMB Order) gas bar and convenience store no dwelling and minimum lot area repealed melf cource (Deplorub Laker)	850 Roland Road 245 Highway 20 West 1524 Lookou Street 472 Webber Road 121 Highway 20 East 444 Webber Road 219 Highway 20 East 320 Metler Road 1 Comfort Court 2 Comfort Court 2 Comfort Court 3 Comfort Court 4 Comfort Court 4 Comfort Court 2 Comfort Court 2 Comfort Court 2 Comfort Court 2 Comfort Court 2 Comfort Court 3 Comfort Court 2 Comfort Court 3 Comfort Court 2 Comfort Court 3 Comfort Court 5 Comfor
27320100803800 273203001714100 27320200102500 273202001002500 27320200102200 27320200102200 273202000316000 273203001715700 273201000818426 273201000818425 273201000818420 273201000818415 273201000818417 273201000818417 273201000818417 273201000818417 273201000818417 273201000818417 273201000818417 273201000818417 273201000818417 273201001607400 273201001607400 2732010040040	39 99 100 101 102 103 104 105 106 106 106 106 106 106 106 106 107 107 108 109 111 112	A, H A A A A HC M2 HC RV1 RV1 RV1 RV1 RV1 RV1 RV1 RV1 RV1 RV1	1 1 1 1 1 1 1 1 1 5 5 5 5 5 5 2 2 2 1 1 1 1 1 3	Campground and recreational uses Lot area and frontage provisions Lot area and frontage provisions industrial uses GFA provisions rear yard and height rear yard and height rear yard and height detached dwelling and home office conservation Commercial uses (OMB Order) gas bar and convenience store n od welling and minimum lot area repealed golf course (Peninsula Lakes)	850 Roland Road 245 Highway 20 West 1524 Lookout Street 472 Webber Road 121 Highway 20 East 444 Webber Road 219 Highway 20 East 732 Metler Road 1 Comfort Court 2 Comfort Court 2 Comfort Court 4 Comfort Court 2 Comfort Court 4 Comfort Court 2 Comfort Court 2 Comfort Court 2 Comfort Court 2 Comfort Court 2 Comfort Court 2 Comfort Court 3 Comfort Court 3 Comfort Court 5 Stonegate 569 Highway 20 West
27320100803800 273203001744100 273203001744100 273202001002500 273202001002500 273202001002200 273203001715700 27320200316000 273202000316000 27320100818405 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 27320100818415 27320100818415 27320100818415 27320100818415 27320100818415 27320100818415 27320100818415 27320100818415 27320100818415 27320100818415 27320100818415 27320100818415 27320100818415 273201008184160 2732010140060	33 99 100 101 102 103 104 105 106 106 106 106 106 106 106 106 107 107 109 110 111 112	A, H A A A A A C HC RV1 RV1 RV1 RV1 RV1 RV1 RV1 RV1 RV1 RV1	1 1 1 1 1 1 5 5 5 5 2 2 2 1 1 1 1 3 3	campground and recreational uses Lot area and frontage provisions Lot area and frontage provisions industrial uses GFA provisions rear yard and height rear yard and height rear yard and home office detached dwelling and home office conservation Commercial uses (OMB Order) gas bar and convenience store no dwelling and minimum lot area repealed golf course (Peninsula Lakes) golf course (Peninsula Lakes)	850 Roland Road 245 Highway 20 West 1524 Lookou Street 472 Webber Road 121 Highway 20 East 444 Webber Road 219 Highway 20 East 323 Metler Road 1 Comfort Court 2 Comfort Court 2 Comfort Court 3 Comfort Court 2 Comfort Court 4 Comfort Court 2 Comfort Court 2 Comfort Court 3 Comfort Court 3 Comfort Court 2 Comfort Court 3 Court 3 Comfort Court 3 Comfo
273201000803800 273203001744100 27320201002500 273202001002500 273202001002200 273202001002200 273202000316000 273202000316000 273201000818405 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 27320100167400 27320100167400 273201001401600 273201001401600	33 99 100 101 102 103 104 105 106 106 106 106 106 106 106 106 107 108 109 110 111 112 112	A, H A A A A A A A C M2 HC RV1 RV1 RV1 RV1 RV1 RV1 RV1 RV1 RV1 RV1	1 1 1 1 1 1 1 1 5 5 5 5 2 2 1 1 1 1 1 3 3 3	Campground and recreational uses Lot area and frontage provisions Lot area and frontage provisions industrial uses GFA provisions rear yard and height rear yard detached dwelling and home office conservation Conservation Commercial uses (OMB Order) gas bar and convenience store no dwelling and minimum lot area repealed golf course (Peninsula Lakes) golf course (Peninsula Lakes)	850 Roland Road 245 Highway 20 West 1524 Lookou Street 472 Webber Road 121 Highway 20 East 444 Webber Road 219 Highway 20 East 732 Metler Road 1 Comfort Court 2 Comfort Court 2 Comfort Court 4 Comfort Court 2 Comfort Court 3 Comfort Court 2 Comfort Court 520 Highway 20 West 559 Highway 20 West Westside Cream St 630 Highway 20 West
273201000803800 273203001744100 273202001002500 273202001002500 27320200102200 27320200102200 273203001715700 273203001715700 273201000818405 273201000818405 273201000818415 273201000818415 273201000818415 273201000818417 273201000818417 273201000818417 273201000818417 273201000818417 273201000818417 273201000818417 273201000818417 27320100040818417 2732010010607400 273201001400600 27320101400600 273201001400600 273201001400600	30 99 100 101 102 103 104 105 106 106 106 106 106 106 107 107 108 109 110 111 112 112 113	A, H A A M2 HC M2 HC RV1 RV1 RV1 RV1 RV1 RV1 RV1 RV1 RV1 RV1	1 1 1 1 1 1 1 1 5 5 5 5 2 2 2 1 1 1 1 3 3 3 2	Campground and recreational uses Lot area and frontage provisions Lot area and frontage provisions industrial uses GFA provisions rear vard and height rear yard and height rear yard and home office detached dwelling and home office conservation Conservation Commercial uses (OMB Order) gas bar and convenience store n o dwelling and minimum lot area repealed golf course (Peninsula Lakes) golf course (Peninsula Lakes) golf course (Peninsula Lakes) repealed	850 Roland Road 245 Highway 20 West 1524 Lookou Street 472 Webber Road 121 Highway 20 East 444 Webber Road 219 Highway 20 East 732 Metler Road 1 Comfort Court 2 Comfort Court 2 Comfort Court 3 Comfort Court 2 Comfort Court 2 Comfort Court 2 Comfort Court 2 Comfort Court 2 Comfort Court 32 Pelham Street 922 Highway 20 West 230 Highway 20 West 560 Highway 20 West 630 Highway 20 West
273201000803800 273203001714100 273202001002500 273202001002500 273202001002500 273202000316000 273202000316000 273202000316000 273201000818406 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 27320100818415 273201001840600 273201001403600 Repealed/Modified 273201001403600 273201001403600	33 99 100 101 102 103 104 105 106 106 106 106 106 106 106 106 107 108 109 110 111 112 112 113 114	A, H A A A A A A A A C N C A R V1 R V1 R V1 R V1 R V1 R V1 R V1 R	1 1 1 1 1 1 1 1 5 5 5 5 5 2 2 2 1 1 1 1 3 3 3 2 1 1	Campground and recreational uses Lot area and frontage provisions Lot area and frontage provisions industrial uses GFA provisions rear yard and height rear yard detached dwelling and home office conservation Commercial uses (OMB Order) gas bar and convenience store no dwelling and minimum lot area repealed golf course (Peninsula Lakes) golf course (Peninsula Lakes) repealed accessory dwelling permitted with industrial use	850 Roland Road 245 Highway 20 West 1524 Lookou Street 472 Webber Road 121 Highway 20 East 444 Webber Road 219 Highway 20 East 732 Metler Road 1 Comfort Court 2 Comfort Court 2 Comfort Court 3 Comfort Court 4 Comfort Court 2 Comfort Court 2 Comfort Court 2 Comfort Court 3 Comfort Court 2 Comfort Court 2 Comfort Court 3 Comfort Court
27320100803800 273203001714100 27320200102500 273202001002500 27320200102200 27320200102200 273202000316000 273203001715700 273203001715700 273201000818405 273201000818425 273201000818415 273201000818415 273201000848417 273201000848417 273201000848417 273201000848417 273201000848417 273201000848417 273201000848417 2732010018407400 273201001400600 273201001401600 273201001401600 273201001401600 273201001401600 273201001401600 273201001403500	39 99 100 101 102 103 104 105 106 106 106 106 106 106 106 106 107 108 109 110 111 112 112 113 114 115	A, H A A M2 HC RV1 RV1 RV1 RV1 RV1 RV1 RV1 RV1 RV1 RV1	1 1 1 1 1 1 1 1 1 5 5 5 5 5 5 5 2 2 1 1 1 1 3 3 3 2 1 1 1 1 1 1 1 1 1 1 1 1 1	Campground and recreational uses Lot area and frontage provisions Lot area and frontage provisions industrial uses GFA provisions rear yard and height rear yard and height rear yard detached dwelling and home office conservation Commercial uses (OMB Order) gas bar and convenience store no dwelling and minimum lot area repealed golf course (Peninsula Lakes) golf course (Peninsula Lakes) repealed accessory dwelling permitted with industrial use parking lot	850 Roland Road 245 Highway 20 West 1524 Lookou Street 472 Webber Road 121 Highway 20 East 444 Webber Road 219 Highway 20 East 732 Metler Road 1 Comfort Court 2 Comfort Court 2 Comfort Court 4 Comfort Court 2 Comfort Court 2 Comfort Court 2 Comfort Court 2 Comfort Court 2 Comfort Court 3 Comfort Court 2 Comfort Court 502 Pelham Street 922 Highway 20 West 569 Highway 20 West 569 Highway 20 West 569 Highway 20 West 1526 Pelham Street 491 Webber Road 33 Highway 20 East
273201000803800 273203001714100 273202001002500 273202001002500 273202001002500 273202001002200 273202000316000 273202000316000 273202000316000 273201000818405 273201000818405 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 27320100818405 27320100818405 273201001401600 273201001400500 273201001401600 273201001401600 273201001401600 273201001401600 273201001401605 273201001401605 273201001401605 273201001401605 27320200315005 2000000000000000000000000000000000	30 99 100 101 102 103 104 105 106 106 106 106 106 106 107 107 109 110 111 112 113 114 115	A, H A A A A A A A C RV1 RV1 RV1 RV1 RV1 RV1 RV1 RV1 RV1 RV1	1 1 1 1 1 1 1 5 5 5 5 2 2 2 2 1 1 1 3 3 3 2 1 1 1 1 1 1 1 1 1 1 1 1 1	campground and recreational uses Lot area and frontage provisions Lot area and frontage provisions GFA provisions GFA provisions rear yard and height rear yard detached dwelling and home office detached dwelling and home office conservation Commercial uses (DMB Order) gas Dar and convenience store no dwelling and minimum lot area repealed golf course (Peninsula Lakes) golf course (Peninsula Lakes) golf course (Peninsula Lakes) repealed accessory dwelling permitted with industrial use parking lot residential development provisions	850 Roland Road 245 Highway 20 West 1524 Lookou Street 472 Webber Road 121 Highway 20 East 444 Webber Road 219 Highway 20 East 320 Metler Road 10 Comfort Court 2 Comfort Court 2 Comfort Court 2 Comfort Court 4 Comfort Court 2 Comfort Court 2 Comfort Court 2 Comfort Court 2 Comfort Court 2 Comfort Court 3 Comfort Court 1022 Pelham Street 922 Highway 20 Kest Stonegate 569 Highway 20 West 1526 Pelham Street 491 Webber Road 33 Highway 20 East 509 East 509 East 500 Studiyision
273201000803800 273203001744100 273203001744100 273202001002500 273202001002500 273202001002500 273202000316000 273202000316000 273201000818406 273201000818405 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201001401600 273201001401600 273201001401600 273201001401600 27320000171000 2730000100000000000000000000000000000000	33 99 100 101 102 103 104 105 106 106 106 106 106 106 106 106 106 107 107 108 109 110 111 112 112 112 113 114 115 115	A, H A A A A A A A A C M2 HC RV1 RV1 RV1 RV1 RV1 RV1 RV1 RV1 RV1 RV1	1 1 1 1 1 1 1 1 1 5 5 5 5 2 2 1 1 1 1 3 3 3 2 2 1 1 1 1 1 1 1 1 1 5 5 5 5 2 2 1 1 1 1 1 5 5 5 5 5 5 5 5 5 5 5 5 5	Campground and recreational uses Lot area and frontage provisions Lot area and frontage provisions industrial uses GFA provisions rear yard and height rear yard detached dwelling and home office conservation Conservation Commercial uses (OMB Order) gas bar and convenience store no dwelling and minimum lot area repealed golf course (Peninsula Lakes) golf course (Peninsula Lakes) repealed accessory dwelling permitted with industrial use parking lot residential development provisions place of worshin	850 Roland Road 245 Highway 20 West 1524 Lookou Street 472 Webber Road 121 Highway 20 East 444 Webber Road 219 Highway 20 East 732 Metler Road 1 Comfort Court 2 Comfort Court 3 Comfort Court 4 Comfort Court 2 Comfort Court 2 Comfort Court 2 Comfort Court 2 Comfort Court 3 Comfort Court 2 Comfort Court 2 Comfort Court 2 Comfort Court 3 Comfort Court 3 Comfort Court 5 Court 1022 Pelham Street 922 Highway 20 West 559 Highway 20 West 559 Highway 20 West 1526 Pelham Street 491 Webber Road 33 Highway 20 East Daimler Woods Subdivision 940 Haist Street
273201000803800 273203001714100 273201000806400 273202001002500 273202001002500 273202001002200 27320200316000 27320200316000 27320100818406 27320100818405 273201000818415 273201000818415 273201000818415 273201000818417 273201000818417 273201000818417 273201000818417 273201000818417 273201000818417 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201001400600 273201001401600 273203001711605 27320001711605 2732000171000000000000000000000000000000	33 99 100 101 102 103 104 105 106 106 106 106 106 106 107 107 108 109 110 111 112 112 112 113 114 115 115 115	A, H A A A A A A A A C RV1 RV1 RV1 RV1 RV1 RV1 RV1 RV1 RV1 RV1	1 1 1 1 1 1 1 1 1 5 5 5 5 2 2 2 1 1 1 1 3 3 3 2 1 1 1 1 1 1 1 1 1 1 1 1 1	Campground and recreational uses Lot area and frontage provisions Lot area and frontage provisions industrial uses GFA provisions rear yard and height rear yard and height rear yard and height rear yard and height rear detached dwelling and home office conservation Conservation Commercial uses (OMB Order) gas bar and convenience store n o dwelling and minimum lot area repealed golf course (Peninsula Lakes) golf course (Peninsula Lakes) golf course (Peninsula Lakes) repealed accessory dwelling permitted with industrial use parking lot residential development provisions place of worship residential development provisions place of worship	850 Roland Road 245 Highway 20 West 1524 Lookou Street 472 Webber Road 121 Highway 20 East 444 Webber Road 219 Highway 20 East 732 Metler Road 121 Omfort Court 2 Comfort Court 2 Stonegate 569 Highway 20 West 569 Highway 20 West 1526 Pellam Street 940 Hajts Street 940 Hajts Street 940 Hajts Street 940 Hajts Street
27320100803800 273203001744100 273203001744100 273202001002200 273202001002200 273203001715700 273202000316000 273202000316000 273201000818406 273201000818415 273201000818415 273201000818417 273201000818417 273201000818417 273201000818417 273201000818417 273201000818417 273201000818417 273201000818417 273201000818417 273201000818417 273201000818417 273201001840740 273201001840740 27320100184050 273201001403600 273201001403600 273201001403600 273201001403600 273201001403600 273203001711605 273203001205600 20140404164	33 99 100 101 102 103 104 105 106 106 106 106 106 106 106 106 107 108 109 110 111 112 112 113 114 115 115 116 116	A, H A A A A A A A A C RV1 RV1 RV1 RV1 RV1 RV1 RV1 RV1 RV1 RV1	1 1 1 1 1 1 1 1 1 5 5 5 5 2 2 1 1 1 1 3 3 3 3 2 1 1 1 1 1 1 1 1 1 1 1 5 5 5 5 5 2 2 1 1 1 1 1 5 5 5 5 5 5 5 5 5 5 5 5 5	Campground and recreational uses Lot area and frontage provisions Lot area and frontage provisions industrial uses GFA provisions rear yard and height rear yard detached dwelling and home office conservation Commercial uses (OMB Order) gas bar and convenience store no dwelling and minimum lot area repealed golf course (Peninsula Lakes) golf course (Peninsula Lakes) golf course (Peninsula Lakes) accessory dwelling permitted with industrial use parking lot residential development provisions place of worship residential development provisions	850 Roland Road 245 Highway 20 West 1524 Lookou Street 472 Webber Road 121 Highway 20 East 444 Webber Road 219 Highway 20 East 732 Metler Road 121 Gomfort Court 2 Comfort Court 2 Comfort Court 3 Comfort Court 4 Comfort Court 2 Comfort Court 2 Comfort Court 2 Comfort Court 2 Comfort Court 3 Comfort Court 2 Comfort Court 2 Comfort Court 3 Comfort Court 3 Comfort Court 5 Court 1022 Pelham Street 922 Highway 20 West 3569 Highway 20 West 5569 Highway 20 West 1526 Pelham Street 931 Highway 20 East 569 Highway 20 West 1526 Pelham Street 941 Webber Road 33 Highway 20 East Daimler Woods Subdivision 940 Haist Street Daimler Woods Subdivision
27320100803800 273203001714100 27320200102500 273202001002500 27320200102200 27320200102200 27320200102200 273203001715700 27320100818426 273201000818425 273201000818425 273201000818425 273201000818415 273201000848417 273201000848417 273201000848417 273201000848417 273201000848417 273201000848416 27320100140600 273201001400600 27320101400600 273201001400600 27320100140500 27320100140500 27320100140500 27320100140500 27320100140500 27320100140500 27320100140500 27320100140500 27320100140500 27320100140500 27320100140500 273200015000	35 99 100 101 102 103 104 105 106 106 106 106 106 107 107 107 109 110 111 112 112 113 114 115 115 116 116 116	A, H A A A A A A A A C RV1 RV1 RV1 RV1 RV1 RV1 RV1 RV1 RV1 RV1	1 1 1 1 1 1 1 1 1 5 5 5 5 5 2 2 2 1 1 1 1 3 3 3 2 1 1 1 1 1 1 1 1 1 1 1 5 5 5 5 5 5 5 5 5 5 5 5 5	Campground and recreational uses Lot area and frontage provisions Lot area and frontage provisions industrial uses GFA provisions rear yard and height rear yard and height rear yard and height detached dwelling and home office conservation Comservation Commercial uses (OMB Order) gas bar and convenience store no dwelling and minimum lot area repealed golf course (Peninsula Lakes) golf course	850 Roland Road 245 Highway 20 West 1534 Lookou Street 472 Webber Road 121 Highway 20 East 444 Webber Road 219 Highway 20 East 732 Metler Road 121 Aloghav 20 East 732 Metler Road 121 Highway 20 East 732 Metler Road 12 Comfort Court 2 Comfort Court 4 Comfort Court 2 Comfort Court 4 Comfort Court 202 Pelham Street 922 Highway 20 West 230 Highway 20 West 569 Highway 20 West 1526 Pelham Street 930 Highway 20 East 563 Highway 20 West 1526 Pelham Street 931 Highway 20 East 931 Highway
27320100803800 27320300174100 27320300174100 273202001002200 273202001002200 273202001002200 273203001715700 27320200316000 27320100818406 273201000818405 273201000818415 273201000818415 273201000818417 273201000818417 273201000818417 27320100818417 27320100818417 27320100818417 27320100818417 27320100818417 27320100818415 27320100818415 27320100818415 27320100818415 273201001401600 2732030200400 27320300200400 273201001401600 273201001401600 273201001401600 273201001401600 273201001401600 273201001401600 273201001401600 273200015000 50001209600 50001209600 50001209600 50001209600	35 99 100 101 102 103 104 105 106 106 106 106 106 106 106 106 106 107 108 109 110 111 112 113 114 115 115 116 117	A, H A A A A A A A A C RV1 RV1 RV1 RV1 RV1 RV1 RV1 RV1 RV1 RV1	1 1 1 1 1 1 1 1 5 5 5 5 5 2 2 2 1 1 1 1 3 3 3 3 2 1 1 1 1 1 1 1 1 1 1 5 5 5 5 5 5 5 5 5 5 5 5 5	campground and recreational uses Lot area and frontage provisions Lot area and frontage provisions industrial uses GFA provisions rear yard and height rear yard and height rear yard and home office detached dwelling and home office conservation Commercial uses (OMB Order) gas bar and convenience store no dwelling and minimum lot area repealed golf course (Peninsula Lakes) golf course (Peninsula Lakes) golf course (Peninsula Lakes) repealed accessory dwelling permitted with industrial use parking lot residential development provisions place of worship residential development provisions cemetery medium density residential (50 units)	850 Roland Road 245 Highway 20 West 1524 Lookou Street 472 Webber Road 121 Highway 20 East 444 Webber Road 219 Highway 20 East 732 Metler Road 123 Metler Road 123 Metler Road 124 Comfort Court 2 Comfort Court 2 Comfort Court 2 Comfort Court 2 Comfort Court 2 Comfort Court 2 Comfort Court 32 Highway 20 West 230 Highway 20 East 550 Highway 20 West 550 Highway 20 West 1526 Pelham Street 491 Webber Road 33 Highway 20 East 526 Pelham Street 491 Webber Road 33 Highway 20 East 530 Highway 20 East 540 Highway 20 East 540 Highway 20 East 541 Webber Road 33 Highway 20 East 541 Webber Road 34 Highway 20 East 541 Webber Road 35 Highway 20 East 541 Webber Road 35 Highway 20 East 541 Webber Road 34 Highway 20 East 541 Webber Road 35 Highway 20 East 541 Webber Road 542 Webber Road 543 Highway 20 East 544 Webber Road 544 Webber Road 544 Webber Road 544 Webber Road 544 Webber Road 545 Webber Road 545 Webber Road 546 Webber Road 547 Webber Road 547 Webber Road 548 Webber Road 548 Webber Road 549 Webber Road 549 Webber Road 540 W
273201000803800 273203001744100 27320200102500 27320200102200 27320200102200 27320200102200 27320200102200 2732020010200 273201000818406 273201000818405 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 27320100167400 273201001401600 273201001401600 273201001401600 273201001401600 273201001403600 273201001403600 273201001403600 273201001403600 273201001209500 Subdivision 273203001209500 Subdivision 273203001209500 Subdivision	39 99 100 101 102 103 104 105 106 106 106 106 106 106 107 108 109 110 111 112 112 112 113 114 115 115 116 116 117 118	A, H A A A A A A A A C RV1 RV1 RV1 RV1 RV1 RV1 RV1 RV1 RV1 RV1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 5 5 5 5 5 5	Campground and recreational uses Lot area and frontage provisions Lot area and frontage provisions industrial uses GFA provisions rear yard and height rear yard and height rear yard and height detached dwelling and home office conservation Commercial uses (OMB Order) gas bar and convenience store no dwelling and minimum lot area repealed golf course (Peninsula Lakes) golf course (Peninsula Lakes) repealed accessory dwelling permitted with industrial use parking lot residential development provisions cemetery medium density residential (50 units) veterinery hospital	850 Roland Road 245 Highway 20 West 1524 Lookou Street 472 Webber Road 121 Highway 20 East 444 Webber Road 219 Highway 20 East 732 Metler Road 1 Comfort Court 2 Comfort Court 3 Comfort Court 4 Comfort Court 2 Comfort Court 2 Comfort Court 2 Comfort Court 2 Comfort Court 3 Comfort Court 2 Comfort Court 2 Comfort Court 520 Highway 20 West 230 Highway 20 West 559 Highway 20 West 559 Highway 20 West 559 Highway 20 West 1526 Pelham Street 931 Highway 20 West 1526 Pelham Street 931 Highway 20 East 231 Highway 20 East 240 High Subdivision 940 Haist Street Daimler Woods Subdivision
27320100803800 27320300174100 27320300174100 273202001002500 273202001002200 273202001002200 273203001715700 273202000316000 273201000818406 273201000818406 273201000818405 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 27320100818405 273201001401600 273201001401600 273201001401600 273201001401600 273201001401600 273201001401600 273201001401600 273201001401600 273201001401600 273201001401600 273201001401600 273203001209600 Subdivision 273203001209600 Subdivision 273203001209600 Subdivision	39 99 100 101 102 103 104 105 106 106 106 106 106 106 106 107 107 109 110 112 112 112 113 114 115 116 116 117 118	A, H A A A A A A A A C RV1 RV1 RV1 RV1 RV1 RV1 RV1 RV1 RV1 RV1	1 1 1 1 1 1 5 5 5 5 2 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1	campground and recreational uses Lot area and frontage provisions Lot area and frontage provisions GFA provisions GFA provisions rear yard and height rear yard detached dwelling and home office detached dwelling and home office conservation Commercial uses (OMB Order) gas bar and convenience store no dwelling and minimum lot area repealed golf course (Peninsula Lakes) golf course (Peninsula Lakes) golf course (Peninsula Lakes) repealed accessory dwelling permitted with industrial use parking lot residential development provisions place of worship residential development provisions place of worship residential development provisions place diversed previational (50 units) veterinery hospital detached dwellings with special side yard	850 Roland Road 245 Highway 20 West 1524 Lookou Street 472 Webber Road 121 Highway 20 East 219 Highway 20 East 234 Mether Road 121 Highway 20 East 323 Mether Road 123 Mether Road 124 Omfort Court 2 Comfort Court 2 Somget 569 Highway 20 West 230 Highway 20 West 256 Pelham Street 41 Webber Road 33 Highway 20 East 536 Highway 20 West 1526 Pelham Street 41 Webber Road 33 Highway 20 East Daimler Woods Subdivision 940 Haist Street Daimler Woods Subdivision 940 Haist Street Daimler Woods Subdivision 137 Highway 20 East Daimler Woods Subdivision 137 Highway 20 East
273201000803800 273203001744100 27320300174100 273202001002500 273202001002500 273202001002200 273203001715700 273202000316000 273201000818406 273201000818406 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201001401600 273201001401600 273201001401600 273201001401600 273201001401600 273201001403600 Repealed/Modified 273203001711605 27320300171605 27320300171605 27320300120500 Subdivision 273202002102500 Subdivision	39 99 100 101 102 103 104 105 106 106 106 106 106 106 106 107 108 109 110 111 112 112 112 113 114 115 116 116 117 118 119	A, H A A A A M2 HC RV1 RC A A A R R R R R R2 I R2 I R2 I R2 I R01 R02 I R01 R02 I R03	1 1 1 1 1 1 1 1 1 5 5 5 5 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1	Campground and recreational uses Lot area and frontage provisions Lot area and frontage provisions industrial uses GFA provisions rear yard and height rear yard detached dwelling and home office conservation Comercial uses (OMB Order) ges Dar and convenience store no dwelling and minimum lot area repealed golf course (Peninsula Lakes) golf course (Peninsula Lakes) repealed accessory dwelling permitted with industrial use parking lot residential development provisions place of worship residential development provisions cemetery medium density residential (S0 units) veterinery hospital detached dwellings with special side yard semi-detached dwellings with special side yard	850 Roland Road 245 Highway 20 West 1524 Lookou Street 472 Webber Road 121 Highway 20 East 444 Webber Road 219 Highway 20 East 732 Metler Road 1 Comfort Court 2 Comfort Court 3 Comfort Court 3 Comfort Court 5 Comfate 2 Sol Highway 20 West 230 Highway 20 West 559 Highway 20 West 559 Highway 20 West 1526 Pelham Street 931 Highway 20 West 1526 Pelham Street 940 Haist Street Daimler Woods Subdivision 940 Haist Street Daimler Woods Subdivision 137 Highway 20 East Fonthill Homestead Subdivisions
273201000803800 273203001714100 273203001714100 273202001002500 273202001002500 273202001002200 273203001715700 273202000316000 273202000316000 273201000818405 273201000818405 273201000818415 27320100031600 27320101401600 27320101401600 273203001209600 Subdivision 27320301209600 Subdivision 273202002102500 Subdivision 273202002102500 Subdivision	33 99 100 101 102 103 104 105 106 106 106 106 106 106 107 108 109 110 111 112 112 112 113 114 115 116 116 117 118 119	A, H A A A A A A A A C RV1 RV1 RV1 RV1 RV1 RV1 RV1 RV1 RV1 RV1	1 1 1 1 1 1 1 1 1 5 5 5 5 5 2 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1	campground and recreational uses Lot area and frontage provisions Lot area and frontage provisions industrial uses GFA provisions rear yard and height rear yard and height detached dwelling and home office comservation Commercial uses (OMB Order) gas bar and convenience store no dwelling and minimum lot area repealed golf course (Peninsula Lakes) golf course (Peninsula Lakes) golf course (veninsula Lakes) golf course (avelopment provisions residential development provisions residential development provisions cemetery medium density residential (S0 units) veterinery hospital detached dwellings with special side yard semi-detached dwellings with special provisions	850 Roland Road 245 Highway 20 West 1534 Lookou Street 472 Webber Road 121 Highway 20 East 444 Webber Road 219 Highway 20 East 732 Metler Road 121 Aloghuan Street 2 Comfort Court 1022 Pelham Street 922 Highway 20 West 230 Highway 20 West 569 Highway 20 West 1526 Pelham Street 431 Webber Road 33 Highway 20 East 50a Highway 20 West 1526 Pelham Street 33 Highway 20 East 50 Jailler Woods Subdivision 940 Haist Street Daimler Woods Subd
27320100803800 273203001744100 27320300174100 273202001002200 273202001002200 273203001715700 27320200316000 273203001715700 27320100818406 273201000818415 273201000818415 273201000818417 273201000818417 273201000818417 273201000818417 273201000818417 273201000818417 273201000818417 273201000818417 27320100818417 27320100818417 273203001205720 273201001401600 273201001401600 273201001401600 273201001403600 Repealed/Modified 273203001209600 Subdivision 273203001209600 Subdivision 273203001209600 Subdivision 273203001209600 Subdivision	33 99 100 101 102 103 104 105 106 106 106 106 106 106 106 106 107 108 109 110 111 112 112 113 114 115 116 117 118 119 120	A, H A A A A M2 HC M2 HC RV1 RV1	1 1 1 1 1 1 1 1 1 5 5 5 5 2 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1	Campground and recreational uses Lot area and frontage provisions Lot area and frontage provisions industrial uses GFA provisions rear yard and height rear yard detached dwelling and home office conservation Commercial uses (OMB Order) gas bar and convenience store no dwelling and minimum lot area repealed golf course (Peninsula Lakes) golf course (Peninsula Lakes) golf course (Peninsula Lakes) repealed accessory dwelling permitted with industrial use parking lot residential development provisions place of worship residential development provisions cemetery medium density residential (50 units) veterinery hospital detached dwellings with special side yard semi-detached dwellings with special provisions minimum lot area	850 Roland Road 245 Highway 20 West 1524 Lookou Street 472 Webber Road 121 Highway 20 East 424 Webber Road 219 Highway 20 East 732 Metler Road 121 Highway 20 East 732 Metler Road 12 Comfort Court 2 Comfort Court 2 Comfort Court 2 Comfort Court 4 Comfort Court 2 Comfort Court 4 Comfort Court 2 Confort Court 2 Comfort Court 2 Confort Court 2 Comfort Court 2 Comfort Court 3 Confort Court 3 Highway 20 West 923 Highway 20 East 569 Highway 20 West Westside Cream St 630 Highway 20 Kest 1526 Pelham Street 20 All Bids Street Daimler Woods Subdivision 940 Haist Street Daimler Woods Subdivision
273201000803800 273203001714100 27320200102500 27320200102200 27320200102200 27320200102200 2732020010200 2732020010200 273201000818406 273201000818405 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 27320100167400 27320100167400 273201001401600 273201001401600 273201001401600 273201001403600 273201001403600 273201001403600 273201001209500 Subdivision 273203001209500 Subdivision 273203001209500 Subdivision 273203001209500 Subdivision 273203001209500 Subdivision 273203001209500 Subdivision 273203001209500 Subdivision 273203001209500 Subdivision	35 99 100 101 102 103 104 105 106 106 106 106 106 107 107 107 107 108 109 110 111 112 112 113 114 115 116 116 117 118 119 120 121	A, H A, H A A A A A A C RV1 RV1 RV1 RV1 RV1 RV1 RV1 RV1 RV1 RV1	1 1 1 1 1 1 1 1 1 1 5 5 5 5 5 5 5 2 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1	Campground and recreational uses Lot area and frontage provisions Lot area and frontage provisions industrial uses GFA provisions rear yard and height rear yard and height rear yard detached dwelling and home office conservation Commercial uses (OMB Order) gas bar and convenience store no dwelling and minimum lot area repealed golf course (Peninsula Lakes) golf course (Peninsula Lakes) golf course (Peninsula Lakes) repealed accessory dwelling permitted with industrial use parking lot residential development provisions place of worship residential development provisions cemetery medium density residential (50 units) veterinery hospital detached dwellings with special side yard semi-detached dwellings with special provisions minimum lot area minimum lot area	850 Roland Road 245 Highway 20 West 1524 Lookou Street 472 Webber Road 121 Highway 20 East 444 Webber Road 219 Highway 20 East 732 Metler Road 121 Highway 20 East 732 Metler Road 12 Gomfort Court 2 Comfort Court 4 Comfort Court 2 Comfort Court 4 Comfort Court 202 Highway 20 West 230 Highway 20 West 230 Highway 20 West 569 Highway 20 West 1525 Pelham Street 940 Haist Street 931 Highway 20 East 533 Highway 20 East 540 Highway 20 East 559 Highway 20 West 1525 Pelham Street 231 Highway 20 East 540 Highway 20 East 559 Highway 20 East 569 High
27320100803800 27320300174100 27320300174100 273202001002500 273202001002500 273202001002200 27320200316000 27320200316000 273202000316000 27320100818405 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818417 273201000818417 273201000818417 27320100818415 27320100818415 27320100818415 27320100818415 27320100818415 27320100818415 27320100818415 27320100818415 27320100818415 27320100818415 27320100818415 27320100818415 273201001401600 273201001401600 273201001401600 273201001401600 27320101401600 273203001209600 Subdivision 273203001209600 Subdivision 273203001209600 Subdivision 273203001209600 Subdivision 273203001209600 Subdivision	33 99 100 101 102 103 104 105 106 106 106 106 106 106 106 107 107 107 107 109 110 111 112 113 114 115 116 116 117 118 119 120 121 122	A, H A A A A A A A A RV1 RV1 RV1 RV1 RV1 RV1 RV1 RV1 RV1 RV1	1 1 1 1 1 1 1 1 1 5 5 5 5 2 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1	campground and recreational uses Lot area and frontage provisions Lot area and frontage provisions industrial uses GFA provisions rear yard and height rear yard and height rear yard and height detached dwelling and home office detached dwelling and home office conservation Commercial uses (OMB Order) gas bar and convenience store no dwelling and minimum lot area repealed golf course (Peninsula Lakes) golf course (Peninsula Lakes) golf course (Peninsula Lakes) spolf course (Peninsula Lakes) repealed accessor dwelling permitted with industrial use parking lot residential development provisions place of worship residential development provisions cemetery medium density residential (50 units) veterinery hospital detached dwellings with special ide yard semi-detached dwellings with special ide yard semi-detached dwellings with special provisions	850 Roland Road 245 Highway 20 West 1524 Lookou Street 472 Webber Road 219 Highway 20 East 444 Webber Road 219 Highway 20 East 320 Mether Road 219 Highway 20 East 32 Comfort Court 2 Comfort Court 2 Comfort Court 2 Comfort Court 2 Comfort Court 2 Comfort Court 2 Comfort Court 32 Highway 20 West 230 Highway 20 East 5509 Highway 20 West 323 Highway 20 West 3256 Pelham Street 491 Webber Road 33 Highway 20 West 491 Webber Road 33 Highway 20 East 509 Highway 20 East 500 Highway 20 Highway 20 East 500 Highway 20 Highway 20 East 500 Highway 20 Highway 20 Highway 20 Highway 20 Highway 20 Highway 20 Highway 2
273201000803800 273203001744100 27320300174100 273202001002500 273202001002500 273202001002500 273202000316000 273202000316000 273201000818406 273201000818405 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201001647400 273201001401600 27320101401600 27320101401600 27320101401600 273203001711605 273203001209600 Subdivision 273203001209600 Subdivision 273203001209600 Subdivision 273203001209600 Subdivision	33 99 100 101 102 103 104 105 106 106 106 106 106 106 107 108 109 110 111 112 112 112 113 114 115 116 116 117 118 119 119 121 122 122	A, H A, H A A A A A C RV1 RV1 RV1 RV1 RV1 RV1 RV1 RV1 RV1 RV1	1 1 1 1 1 1 1 1 1 5 5 5 5 5 5 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1	Campground and recreational uses Lot area and frontage provisions Lot area and frontage provisions industrial uses GFA provisions rear yard and height rear yard detached dwelling and home office conservation Commercial uses (OMB Order) gas bar and convenience store no dwelling and minimum lot area repealed golf course (Peninsula Lakes) golf course (Peninsula Lakes) golf course (Peninsula Lakes) repealed accessory dwelling permitted with industrial use parking lot residential development provisions place of worship residential development provisions cemetery medium density residential (50 units) veterinery hospital detached dwellings with special side yard seemi-detached dwellings with special provisions minimum lot area minimum lot area minimum lot area minimum lot area conservation	850 Roland Road 245 Highway 20 West 1524 Lookou Street 472 Webber Road 121 Highway 20 East 444 Webber Road 219 Highway 20 East 732 Metler Road 121 Highway 20 East 732 Metler Road 121 Highway 20 East 732 Metler Road 12 Comfort Court 2 Stonegate 569 Highway 20 West 559 Highway 20 West 1526 Pelham Street 20 Highway 20 West 1527 Pelham Street 940 Haist Street Daimler Woods Subdivision 940 Haist Street Daimler Woods Subdivision 137 Highway 20 East Fonthill Homestead Subdivisions 5134 Highway 20 East Fonthill Homestead Subdivisions
27320100803800 27320300174100 27320300174100 273202001002500 273202001002500 273202001002200 273202000316000 273202000316000 273202000316000 273201000818405 273201000818405 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 27320100818415 27320100818415 27320100818415 27320100818415 27320100818415 27320100818415 27320100818415 27320100818415 27320100818415 27320100818405 273201001401600 273201001401600 27320101401600 27320101401600 273203001209600 Subdivision 273203001209600 Subdivision 273203001209600 Subdivision 273203001209600 Subdivision 273203001209600 273203001209600 273203001209900 Repealed/Modified 273203001209900 Repaaled/Modified 273203001209900 Repaaled/Modified 27320101806500	33 99 100 101 102 103 104 105 106 106 106 106 106 106 106 106 107 107 107 109 110 111 112 113 114 115 116 116 117 118 119 120 122 122	A, H A, H A A A A A A C RV1 RV1 RV1 RV1 RV1 RV1 RV1 RV1 RV1 RV1	1 1 1 1 1 1 1 1 1 1 5 5 5 5 2 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1	campground and recreational uses Lot area and frontage provisions Lot area and frontage provisions GFA provisions GFA provisions rear yard and height rear yard detached dwelling and home office detached dwelling and home office conservation Commercial uses (OMB Order) gas bar and convenience store no dwelling and minimum lot area repealed golf course (Peninsula Lakes) golf course (Peninsula Lakes) golf course (Peninsula Lakes) residential development provisions place of worship residential development provisions place of worship residential development provisions place of worship residential development provisions place divers (Peninsula Lakes) golf course (Peninsula Lakes) residential development provisions place for worship residential development provisions place divers provisions place of the provisions develing with special side yard semi-detached dwellings with special side yard semi-detached dwellings with special provisions minimum lot area minimum lot area special provisions for townhouses conservation conservation	850 Roland Road 245 Highway 20 West 1524 Lookou Street 472 Webber Road 121 Highway 20 East 219 Highway 20 East 232 Metler Road 121 Highway 20 East 323 Metler Road 121 Order Court 2 Comfort Court 2 Somget 569 Highway 20 West 230 Highway 20 East 569 Highway 20 West 1526 Pelham Street 41 Webber Road 33 Highway 20 East 526 Pelham Street 41 Webber Road 33 Highway 20 East Daimler Woods Subdivision 940 Haist Street Daimler Woods Subdivision 940 Haist Street Daimler Woods Subdivisions 218 Welland Road 216 Welland Road 216 Welland Road
273201000803800 273203001744100 27320300174100 273202001002200 273202001002200 273202001002200 273202000316000 273202000316000 273201000818406 273201000818406 273201000818415 273201000818415 273201000818417 273201000818417 273201000818417 273201000818417 27320100818417 27320100818417 27320100818417 27320100818417 27320100818417 27320100818417 27320100818417 27320300200400 Repealed/Modified 27320300200400 27320101401600 27320101401600 273201001403600 Repealed/Modified 273203001209500 Subdivision 273203001209600 Subdivision 273203001209600 Subdivision 273203001209600 Subdivision 273203001209600 Subdivision 273203001209600 Subdivision 273203001209600 Subdivision 273203001209600 Subdivision	33 99 100 101 102 103 104 105 106 106 106 106 106 106 106 106 107 108 109 110 111 112 112 113 114 115 116 117 118 119 120 121 122 123	A, H A A A A M2 HC RV1 RC A A A R I R2 I R2 I R2 I R2 I R2 I R01 RC R3 A A A A A A A A A A A A	1 1 1 1 1 1 1 1 1 5 5 5 5 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1	Campground and recreational uses Lot area and frontage provisions Lot area and frontage provisions industrial uses GFA provisions rear yard and height rear yard detached dwelling and home office conservation Comservation Comservation conservation golf course (Peninsula Lakes) golf course (Peninsula Lakes) golf course (Peninsula Lakes) golf course (Peninsula Lakes) repealed accessory dwelling permitted with industrial use parking lot residential development provisions place of worship residential (S0 units) veterinery hospital detached dwellings with special side yard secial provisions for townhouses conservation conserv	850 Roland Road 245 Highway 20 West 1524 Lookou Street 472 Webber Road 121 Highway 20 East 444 Webber Road 219 Highway 20 East 732 Metler Road 1 Comfort Court 2 Comfort Court 2 Comfort Court 3 Comfort Court 4 Comfort Court 2 Comfort Court 2 Comfort Court 2 Comfort Court 3 Comfort Court 2 Comfort Court 2 Comfort Court 3 Comfort Court 3 Comfort Court 3 Comfort Court 5 Comfaile Street 922 Highway 20 West 33 Highway 20 West 559 Highway 20 West 559 Highway 20 West 1526 Pelham Street 940 Haist Street 531 Highway 20 East 531 Highway 20 East 532 Highway 20 East 533 Highway 20 East 533 Highway 20 East 534 Highway 20 East 534 Highway 20 East 535 Highway 20 East 536 Highway 20 East 537 Highway 20 East 537 Highway 20 East 538 Welland Road 538 Welland Road 540 Welland Road 540 Hister Foss Road 540 Foss Road
273201000803800 273203001714100 273203001714100 273202001002500 273202001002500 273202001002200 27320200316000 273202000316000 27320100818406 273201000818405 273201000818405 273201000818415 273201000818415 273201000818415 273201000818417 273201000818417 273201000818417 273201000818417 273201000818417 273201000818415 273201000818415 273201000818417 273201000818417 273201000818417 273201000818417 273201000818417 273201000818417 273201000818417 273201000818417 273201000818417 273201000818417 273201001607400 273201001607400 27320101401600 27320101401600 27320101400600 27320101400600 27320101400600 27320101400600 27320101209600 Subdivision 273203001209600 Subdivision 273203001209600 Subdivision 273203001209600 27320101806900 27320101806900 27320101806900 273201001806900 273201001806900 273201001806900 273201001806900 273201001801900 273201001801900 273201001801900	33 99 100 101 102 103 104 105 106 106 106 106 106 107 107 108 109 110 111 112 112 112 113 114 115 116 116 116 118 119 120 121 122 123 124	A, H A, H A A A A A A A C RV1 RV1 RV1 RV1 RV1 RV1 RV1 RV1 RV1 RV1	1 1 1 1 1 1 1 1 1 1 5 5 5 5 5 2 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1	Campground and recreational uses Lot area and frontage provisions Lot area and frontage provisions industrial uses GFA provisions Fear yard and height rear yard and height rear yard and height rear yard and home office detached dwelling and home office conservation Commercial uses (OMB Order) gas bar and convenience store no dwelling and minimum lot area repealed golf course (Peninsula Lakes) golf course (Peninsula Lakes) golf course (Peninsula Lakes) golf course (Peninsula Lakes) repealed accessory dwelling permitted with industrial use parking lot residential development provisions place of worship residential development provisions cemetery medium density residential (50 units) veterinery hospital detached dwellings with special side yard semi-detached dwellings with special provisions minimum lot area special provisions for townhouses conservation con	850 Roland Road 245 Highway 20 West 1524 Lookou Street 472 Webber Road 121 Highway 20 East 444 Webber Road 219 Highway 20 East 732 Metler Road 121 Highway 20 East 732 Metler Road 121 Highway 20 East 732 Metler Road 12 Comfort Court 2 Comfort Court 4 Comfort Court 2 Comfort Court 4 Comfort Court 202 Pelham Street 922 Highway 20 West 230 Highway 20 West 569 Highway 20 West 569 Highway 20 West 1526 Pelham Street 940 Haist Street 931 Highway 20 East 50amiler Woods Subdivision 940 Haist Street Daimler Woods Subdivision 940 Haist Street Daimler Woods Subdivision 137 Highway 20 East Fonthill Homestead Subdivisions Fonthill Homestead Subdivisions 570 Highway 20 East 501 Highway 20 East 502 Welland Road 218 Welland Road 218 Welland Road
27320100803800 27320300174100 27320300174100 273202001002200 273202001002200 273202001002200 27320200316000 27320200316000 273202000318405 27320100818405 27320100818405 27320100818415 27320100818415 27320100818415 27320100818415 27320100818415 27320100818415 27320100818415 27320100818415 27320100818415 27320100818415 27320100818415 27320100818415 27320100818415 27320100818415 27320100818415 27320100818415 27320100818415 27320100818415 27320100818415 273201001401600 273201001401600 273201001401600 27320301209600 Subdivision 27320301209600 Subdivision 273203001209600 Subdivision 273203001209600 Subdivision 273203001209600 273203001209600 273203001209600 273203001209600 273203001209600 27320101806500 27320101806500 27320101806500 27320101806500 27320101806500 27320101806500 27320101806500 27320101806500 27320101806500 27320101806500 27320101806500 27320101806500 27320101806500 27320101806500 27320101806500	33 99 100 101 102 103 104 105 106 106 106 106 106 106 107 107 107 108 109 110 111 112 113 114 115 116 117 118 119 119 120 121 122 123 124 125	A, H A A A A M2 HC RV1 RC A A A R RM1 HC R3 A RM1 HC R3 A RM1 M2 RV1	1 1 1 1 1 1 1 1 1 5 5 5 2 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1	campground and recreational uses Lot area and frontage provisions Lot area and frontage provisions industrial uses GFA provisions GFA provisions rear yard and height rear yard detached dwelling and home office conservation Commercial uses (OMB Order) gas bar and convenience store no dwelling and minimum lot area repealed golf course (Peninsula Lakes) golf course (Peninsula Lakes) golf course (Peninsula Lakes) repealed accessory dwelling permitted with industrial use parking lot residential development provisions place of worship residential development provisions cemetery medium density residential (50 units) veterinery hospital detached dwellings with special ide yard semi-detached dwellings with special ide yard semi-detached dwellings with special ide yard semi-detached uses accessory residential use accessory apartment	850 Roland Road 245 Highway 20 West 1524 Lookou Street 472 Webber Road 121 Highway 20 East 434 Webber Road 219 Highway 20 East 732 Metler Road 121 Highway 20 East 732 Metler Road 12 Gomfort Court 2 Comfort Court 3 Compagate 569 Highway 20 West 323 Highway 20 West 1526 Pellnam Street 401 Webster Road 33 Highway 20 East Daimler Woods Subdivision 940 Haist Street Daimler Woods Subdivision 940 Haist Street Daimler Woods Subdivision 940 Haist Street Daimler Woods Subdivisions Fonthill Homestead Subdivisions 50 Highway 20 East 50 Street Daimler Woods Subdivisions 213 Wetland Roa
273201000803800 273203001714100 273203001714100 273202001002500 273202001002500 273202001002500 273202000316000 273202000316000 273201000818406 273201000818406 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273201000818415 273203001205700 273201001401600 27320101401600 27320101401600 27320101401600 27320101401600 27320101403600 82bdivision 27320300120500 5ubdivision 273203001209500 5ubdivision 273203001209500 5ubdivision 273203001209500 5ubdivision 273203001209500 273201001800500 27320101801500 27320101801500 27320101801500 27320101801500 27320101801500 27320101801500 27320101801500 27320101801500 27320101801500 27320101801500 27320101801500 27320101801500 27320101801500 27320101801500 27320101801500 27320101801500 27320101801500 27320101801500	33 99 100 101 102 103 104 105 106 106 106 106 106 106 107 107 107 107 107 107 107 107 107 107 107 108 110 111 112 113 114 115 115 116 116 117 118 119 120 121 122 123 124 125 126	A, H A, H A A A A A A C RV1 RV1 RV1 RV1 RV1 RV1 RV1 RV1 RV1 RV1	1 1 1 1 1 1 1 1 1 1 5 5 5 5 5 5 5 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1	Campground and recreational uses Lot area and frontage provisions Lot area and frontage provisions industrial uses GFA provisions rear yard and height rear yard detached dwelling and home office (conservation Commercial uses (OMB Order) gas bar and convenience store no dwelling and minimum lot area repealed golf course (Peninsula Lakes) golf course (Peninsula Lakes) golf course (Peninsula Lakes) golf course (Peninsula Lakes) repealed accessory dwelling permitted with industrial use parking lot residential development provisions cemetery medium density residential (S0 units) veterinery hospital detached dwellings with special side yard secail si	850 Roland Road 245 Highway 20 West 1524 Lookou Street 472 Webber Road 121 Highway 20 East 219 Highway 20 East 219 Highway 20 East 732 Metler Road 121 Order Court 2 Comfort Court 3 Comfort Court 2 Comfort Court 3 Comfort Court 2 Sonegate 505 Highway 20 West 305 Highway 20 West 1526 Pelham Street 910 Webber Road 33 Highway 20 East Daimler Woods Subdivision 940 Haist Street Daimler Woods Subdivision 940 Haist Street Daimler Woods Subdivisions 70thill Homestead Subdivisions 137 Highway 20 East Fonthill Homestead Subdivisions 218 Welland Road

| 272201001412210 | 127 | | 1 1

 | rottricted an uses | 500 Caphoro Boad
 | | | |

 | | | |
 | |

 | | | |
 | |

 | | |
 | | |

 | | | | | |

 | | | | | |

 | |
 | | | |
 | | | |
 | | | |
 |
|--|---|--
--
--
--
--
--
--
--|---|---|--|---|---
--

---|---|---|---|---
--
--
--
--
---|--|---|---|---

--
--
---	---	---
--

---|---|--|---|---
--
--
---|---|---|---
---|---
--

---|---|--|---|---
--
--|---|---|---|---|---
--|--|---|
| 273201001413310 | 127 | HC | 1

 | bank, service shop and office and special provisions | 209 Highway 20 East
 | | | |

 | | | |
 | |

 | | | |
 | |

 | | |
 | | |

 | | | | | |

 | | | | | |

 | |
 | | | |
 | | | |
 | | | |
 |
| 273201001409610 | 128 | A | 1

 | minimum lot area | 586 Canboro Road
 | | | |

 | | | |
 | |

 | | | |
 | |

 | | |
 | | |

 | | | | | |

 | | | | | |

 | |
 | | | |
 | | | |
 | | | |
 |
| 273201001615800 | 129 | A | 1

 | flower packing and sales | 1050 Victoria Avenue
 | | | |

 | | | |
 | |

 | | | |
 | |

 | | |
 | | |

 | | | | | |

 | | | | | |

 | |
 | | | |
 | | | |
 | | | |
 |
| Subdivision | 130 | RM1 | 1

 | Single, semis and townhouses | Stonegate
 | | | |

 | | | |
 | |

 | | | |
 | |

 | | |
 | | |

 | | | | | |

 | | | | | |

 | |
 | | | |
 | | | |
 | | | |
 |
| Subdivision | 131 | Н | 1

 | Conservation, flood control | Stonegate
 | | | |

 | | | |
 | |

 | | | |
 | |

 | | |
 | | |

 | | | | | |

 | | | | | |

 | |
 | | | |
 | | | |
 | | | |
 |
| 273201001507800 | 132 | CR | 1

 | retail farm supply and industrial uses | 854 Canboro Road
 | | | |

 | | | |
 | |

 | | | |
 | |

 | | |
 | | |

 | | | | | |

 | | | | | |

 | |
 | | | |
 | | | |
 | | | |
 |
| 273201001403305 | 133 | A | 1

 | floral wholesale, training radar facility | 576 Highway 20 East
 | | | |

 | | | |
 | |

 | | | |
 | |

 | | |
 | | |

 | | | | | |

 | | | | | |

 | |
 | | | |
 | | | |
 | | | |
 |
| 273202000204700 | 134 | RM2 | 1

 | senior's housing | 1526 Pelham Street
 | | | |

 | | | |
 | |

 | | | |
 | |

 | | |
 | | |

 | | | | | |

 | | | | | |

 | |
 | | | |
 | | | |
 | | | |
 |
| 273202000204800 | 134 | RM2 | 1

 | senior's housing | 1532 Pelham Street
 | | | |

 | | | |
 | |

 | | | |
 | |

 | | |
 | | |

 | | | | | |

 | | | | | |

 | |
 | | | |
 | | | |
 | | | |
 |
| 273202002100700 | 135 | HC
D)/1 | 1

 | detached dwelling with special provisions | 191 Highway 20 East
 | | | |

 | | | |
 | |

 | | | |
 | |

 | | |
 | | |

 | | | | | |

 | | | | | |

 | |
 | | | |
 | | | |
 | | | |
 |
| 273201001412100 | 130 | A 1 | 1

 | Lot area and frontage provisions | 495 Canboro Road
 | | | |

 | | | |
 | |

 | | | |
 | |

 | | |
 | | |

 | | | | | |

 | | | | | |

 | |
 | | | |
 | | | |
 | | | |
 |
| Repealed/Modified | 138 | P | 1

 | renealed | 5 Highland Avenue
 | | | |

 | | | |
 | |

 | | | |
 | |

 | | |
 | | |

 | | | | | |

 | | | | | |

 | |
 | | | |
 | | | |
 | | | |
 |
| 273203001713400 | 139 | A | 1

 | lot frontage and septic location | 144 River Road
 | | | |

 | | | |
 | |

 | | | |
 | |

 | | |
 | | |

 | | | | | |

 | | | | | |

 | |
 | | | |
 | | | |
 | | | |
 |
| 273202001303125 | 140 | A | 1

 | minimum lot area | 400 Tice Road
 | | | |

 | | | |
 | |

 | | | |
 | |

 | | |
 | | |

 | | | | | |

 | | | | | |

 | |
 | | | |
 | | | |
 | | | |
 |
| 273202001309000 | 141 | A | 1

 | seasonal farm market and tea room | 398 Canboro Road
 | | | |

 | | | |
 | |

 | | | |
 | |

 | | |
 | | |

 | | | | | |

 | | | | | |

 | |
 | | | |
 | | | |
 | | | |
 |
| 273201001401600 | 142 | А | 1

 | golf course | Westside Cream Street
 | | | |

 | | | |
 | |

 | | | |
 | |

 | | |
 | | |

 | | | | | |

 | | | | | |

 | |
 | | | |
 | | | |
 | | | |
 |
| Repealed/Modified | 143 | RM2 | 2

 | residential apartments (17) now RM2-88 | 833 Foss Road
 | | | |

 | | | |
 | |

 | | | |
 | |

 | | |
 | | |

 | | | | | |

 | | | | | |

 | |
 | | | |
 | | | |
 | | | |
 |
| 273203001209905 | 143 | A | 2

 | lot frontage and area | 210 Welland Road
 | | | |

 | | | |
 | |

 | | | |
 | |

 | | |
 | | |

 | | | | | |

 | | | | | |

 | |
 | | | |
 | | | |
 | | | |
 |
| 273203001209901 | 143 | A | 2

 | lot frontage and area | 212 Welland Road
 | | | |

 | | | |
 | |

 | | | |
 | |

 | | |
 | | |

 | | | | | |

 | | | | | |

 | |
 | | | |
 | | | |
 | | | |
 |
| 273201001806100 | 144 | A | 1

 | building and livestock restrictions | 878 Foss Road
 | | | |

 | | | |
 | |

 | | | |
 | |

 | | |
 | | |

 | | | | | |

 | | | | | |

 | |
 | | | |
 | | | |
 | | | |
 |
| 273203002000200 | 145 | A | 1

 | detention facility | 214 Highway 20 East
 | | | |

 | | | |
 | |

 | | | |
 | |

 | | |
 | | |

 | | | | | |

 | | | | | |

 | |
 | | | |
 | | | |
 | | | |
 |
| 273203001903311 | 140 | R2 | 9

 | lot area and frontage | 1092 Line Avenue
 | | | |

 | | | |
 | |

 | | | |
 | |

 | | |
 | | |

 | | | | | |

 | | | | | |

 | |
 | | | |
 | | | |
 | | | |
 |
| 273203001903305 | 146 | R2 | 9

 | lot area and frontage | 1096 Line Avenue
 | | | |

 | | | |
 | |

 | | | |
 | |

 | | |
 | | |

 | | | | | |

 | | | | | |

 | |
 | | | |
 | | | |
 | | | |
 |
| 273203001903303 | 146 | R2 | 9

 | lot area and frontage | 1098 Line Avenue
 | | | |

 | | | |
 | |

 | | | |
 | |

 | | |
 | | |

 | | | | | |

 | | | | | |

 | |
 | | | |
 | | | |
 | | | |
 |
| 273203001903212 | 146 | R2 | 9

 | lot area and frontage | 1102 Line Avenue
 | | | |

 | | | |
 | |

 | | | |
 | |

 | | |
 | | |

 | | | | | |

 | | | | | |

 | |
 | | | |
 | | | |
 | | | |
 |
| 273203001903201 | 146 | R2 | 9

 | lot area and frontage | 1104 Line Avenue
 | | | |

 | | | |
 | |

 | | | |
 | |

 | | |
 | | |

 | | | | | |

 | | | | | |

 | |
 | | | |
 | | | |
 | | | |
 |
| 273203001903208 | 146 | R2 | 9

 | lot area and frontage | 1106 Line Avenue
 | | | |

 | | | |
 | |

 | | | |
 | |

 | | |
 | | |

 | | | | | |

 | | | | | |

 | |
 | | | |
 | | | |
 | | | |
 |
| 273203001903206 | 146 | R2 | 9

 | lot area and frontage | 1108 Line Avenue
 | | | |

 | | | |
 | |

 | | | |
 | |

 | | |
 | | |

 | | | | | |

 | | | | | |

 | |
 | | | |
 | | | |
 | | | |
 |
| 273203001903204 | 146 | R2 | 9

 | lot area and frontage | 1110 Line Avenue
 | | | |

 | | | |
 | |

 | | | |
 | |

 | | |
 | | |

 | | | | | |

 | | | | | |

 | |
 | | | |
 | | | |
 | | | |
 |
| 273203000512102 | 147 | R2 | 1

 | side yard | 24 Canboro Road
 | | | |

 | | | |
 | |

 | | | |
 | |

 | | |
 | | |

 | | | | | |

 | | | | | |

 | |
 | | | |
 | | | |
 | | | |
 |
| Repealed/Modified | 147 | R1 | 1

 | parking lot for church | 75 Canboro Road
 | | | |

 | | | |
 | |

 | | | |
 | |

 | | |
 | | |

 | | | | | |

 | | | | | |

 | |
 | | | |
 | | | |
 | | | |
 |
| 273201001603400 | 148 | | 1

 | auto body with open storage | 1600 Tico Road
 | | | |

 | | | |
 | |

 | | | |
 | |

 | | |
 | | |

 | | | | | |

 | | | | | |

 | |
 | | | |
 | | | |
 | | | |
 |
| 273201001600105 | 140 | Δ | 1

 | lot area | 700 Balfour Street
 | | | |

 | | | |
 | |

 | | | |
 | |

 | | |
 | | |

 | | | | | |

 | | | | | |

 | |
 | | | |
 | | | |
 | | | |
 |
| 273203001702602 | 150 | A | 1

 | max group home residents | 809 Poth Street
 | | | |

 | | | |
 | |

 | | | |
 | |

 | | |
 | | |

 | | | | | |

 | | | | | |

 | |
 | | | |
 | | | |
 | | | |
 |
| Subdivision | 152 | R2 | 1

 | side yard | Sunshine Estates
 | | | |

 | | | |
 | |

 | | | |
 | |

 | | |
 | | |

 | | | | | |

 | | | | | |

 | |
 | | | |
 | | | |
 | | | |
 |
| 273203000417200 | 153 | R2 | 1

 | parking for seniors housing | 55 Pelham Town Square
 | | | |

 | | | |
 | |

 | | | |
 | |

 | | |
 | | |

 | | | | | |

 | | | | | |

 | |
 | | | |
 | | | |
 | | | |
 |
| 273203000417200 | 154 | I | 1

 | Lot coverage landscaping, parking spaces | 55 Pelham Town Square
 | | | |

 | | | |
 | |

 | | | |
 | |

 | | |
 | | |

 | | | | | |

 | | | | | |

 | |
 | | | |
 | | | |
 | | | |
 |
| Repealed/Modified | 155 | А | 1

 | repealed | 960 Highway 20 West
 | | | |

 | | | |
 | |

 | | | |
 | |

 | | |
 | | |

 | | | | | |

 | | | | | |

 | |
 | | | |
 | | | |
 | | | |
 |
| 273201001514005 | 156 | RV1 | 1

 | contractor's yard (no open storage) | 1106 Balfour Street
 | | | |

 | | | |
 | |

 | | | |
 | |

 | | |
 | | |

 | | | | | |

 | | | | | |

 | |
 | | | |
 | | | |
 | | | |
 |
| 273202001301300 | 157 | A | 1

 | welding contractor (no open storage) | 345 Highway 20 West
 | | | |

 | | | |
 | |

 | | | |
 | |

 | | |
 | | |

 | | | | | |

 | | | | | |

 | |
 | | | |
 | | | |
 | | | |
 |
| 273201001605102 | 158 | A | 1

 | tent rental service | 1401 Maple Street
 | | | |

 | | | |
 | |

 | | | |
 | |

 | | |
 | | |

 | | | | | |

 | | | | | |

 | |
 | | | |
 | | | |
 | | | |
 |
| | | |

 | |
 | | | |

 | | | |
 | |

 | | | |
 | |

 | | |
 | | |

 | | | | | |

 | | | | | |

 | |
 | | | |
 | | | |
 | | | |
 |
| 273202001309010 | 159 | A | 1

 | lot frontage | 390 Canboro Road
 | | | |

 | | | |
 | |

 | | | |
 | |

 | | |
 | | |

 | | | | | |

 | | | | | |

 | |
 | | | |
 | | | |
 | | | |
 |
| 273202001309010
273202001001820 | 159
160 | A | 1

 | lot frontage
ag uses only | 390 Canboro Road
220 Tice Road
270 History 20 Most
 | | | |

 | | | |
 | |

 | | | |
 | |

 | | |
 | | |

 | | | | | |

 | | | | | |

 | |
 | | | |
 | | | |
 | | | |
 |
| 273202001309010
273202001001820
273201001403301 | 159
160
161 | A
A
A | 1
1
1

 | lot frontage
ag uses only
lot area and frontage | 390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Hinburgy 20 Est
 | | | |

 | | | |
 | |

 | | | |
 | |

 | | |
 | | |

 | | | | | |

 | | | | | |

 | |
 | | | |
 | | | |
 | | | |
 |
| 273202001309010
273202001001820
273201001403301
273203000401300
273203001206000 | 159
160
161
162
163 | A
A
A
HC | 1
1
1
1
1

 | lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing | 390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
 | | | |

 | | | |
 | |

 | | | |
 | |

 | | |
 | | |

 | | | | | |

 | | | | | |

 | |
 | | | |
 | | | |
 | | | |
 |
| 273202001309010
273202001001820
273201001403301
273203000401300
273203001206000
Subdivision | 159
160
161
162
163
164 | A
A
HC
A
RM1 | 1
1
1
1
1
1

 | lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses | 390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossine Subdivision
 | | | |

 | | | |
 | |

 | | | |
 | |

 | | |
 | | |

 | | | | | |

 | | | | | |

 | |
 | | | |
 | | | |
 | | | |
 |
| 273202001309010
273202001001820
273201001403301
273203000401300
273203001206000
Subdivision
Repealed/Modified | 159
160
161
162
163
164
165 | A
A
HC
A
RM1
R1 | 1
1
1
1
1
1
1
1

 | lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast | 390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
 | | | |

 | | | |
 | |

 | | | |
 | |

 | | |
 | | |

 | | | | | |

 | | | | | |

 | |
 | | | |
 | | | |
 | | | |
 |
| 273202001309010
273202001001820
273201001403301
273203000401300
273203001206000
Subdivision
Repealed/Modified
Subdivision | 159
160
161
162
163
164
165
166 | A
A
HC
A
RM1
R1
R1 | 1
1
1
1
1
1
1
1
1
1

 | lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards | 390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
 | | | |

 | | | |
 | |

 | | | |
 | |

 | | |
 | | |

 | | | | | |

 | | | | | |

 | |
 | | | |
 | | | |
 | | | |
 |
| 273202001309010
273202001001820
273201001403301
27320300401300
273203001206000
Subdivision
Repealed/Modified
Subdivision
Subdivision | 159
160
161
162
163
164
165
166
167 | A
A
HC
A
RM1
R1
R1
H | 1
1
1
1
1
1
1
1
1
1
1

 | lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures | 390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
Timber Creek Estates
 | | | |

 | | | |
 | |

 | | | |
 | |

 | | |
 | | |

 | | | | | |

 | | | | | |

 | |
 | | | |
 | | | |
 | | | |
 |
| 273202001399010
273202001001820
273201001403301
273203001206000
Subdivision
Repealed/Modified
Subdivision
Repealed/Modified | 159
160
161
162
163
164
165
166
166
167
168 | A
A
HC
A
RM1
R1
R1
H
A | 1
1
1
1
1
1
1
1
1
1
1
1

 | lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002) | 390 Canboro Road
220 Tice Road
270 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Halst Street
Timber Creek Estates
Timber Creek Estates
11 More Creek Estates
130 Chantler Road
 | | | |

 | | | |
 | |

 | | | |
 | |

 | | |
 | | |

 | | | | | |

 | | | | | |

 | |
 | | | |
 | | | |
 | | | |
 |
| 273202001309010
273202001001820
273201001403301
273203001206000
Subdivision
Subdivision
Repealed/Modified
Subdivision
Repealed/Modified
273201008066905 | 159 160 161 162 163 164 165 166 167 168 169 | A
A
HC
A
RM1
R1
R1
H
H
A
H | 1
1
1
1
1
1
1
1
1
1
1
1
1

 | lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features | 390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
Timber Creek Estates
180 Chantler Road
2325 Victoria Avenue
 | | | |

 | | | |
 | |

 | | | |
 | |

 | | |
 | | |

 | | | | | |

 | | | | | |

 | |
 | | | |
 | | | |
 | | | |
 |
| 273202001309010
273202001001820
273203001403301
27320300401300
273203001206000
Subdivision
Repealed/Modified
Subdivision
Repealed/Modified
273201000806905
273201000806905 | 159
160
161
162
163
164
165
166
166
167
168
168
169
170 | A
A
HC
A
RM1
R1
R1
H
H
A
A
H
H | 1
1
1
1
1
1
1
1
1
1
1
1
1
1
1

 | lot frontage ag uses only lot area and frontage supermarket and specific provisions senior's housing residential uses bed and breakfast frontage, lot coverage, yards no buildings or structures garden suite (2002) conservation and non-structural golf course features conservation | 390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
Timber Creek Estates
180 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
 | | | |

 | | | |
 | |

 | | | |
 | |

 | | |
 | | |

 | | | | | |

 | | | | | |

 | |
 | | | |
 | | | |
 | | | |
 |
| 273202001309010
273202001001820
273203001403301
27320300401300
273203001206000
Subdivision
Repealed/Modified
Subdivision
Repealed/Modified
273201000806905
273201000806905
Subdivision | 159
160
161
162
163
164
165
166
167
168
169
170
170
171
171 | A
A
HC
A
RM1
R1
R1
H
A
H
H
H
H
KV1 | 1
1
1
1
1
1
1
1
1
1
1
1
1
1
1
1
1
1

 | lot frontage ag uses only lot area and frontage supermarket and specific provisions senior's housing residential uses bed and breakfast frontage, lot coverage, yards no buildings or structures garden suite (2002) conservation and non-structural golf course features conservation lot area | 390 Canboro Road
220 Tice Road
270 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
Timber Creek Estates
180 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
 | | | |

 | | | |
 | |

 | | | |
 | |

 | | |
 | | |

 | | | | | |

 | | | | | |

 | |
 | | | |
 | | | |
 | | | |
 |
| 273202001309010
273202001001820
273201001403301
273203001206000
Subdivision
Repealed/Modified
Subdivision
Repealed/Modified
27320100806905
273201000806905
Subdivision
27320100806905
Subdivision | 159
160
161
162
163
164
165
166
167
168
169
170
170
171
172
173 | A
A
HC
A
RM1
R1
R1
H
H
A
H
H
RV1
RV1 | 1
1
1
1
1
1
1
1
1
1
1
1
1
1
1
1
1
1
1

 | lot frontage ag uses only lot area and frontage supermarket and specific provisions senior's housing residential uses bed and breakfast frontage, lot coverage, yards no buildings or structures garden suite (2002) conservation and non-structural golf course features conservation lot area dwelling in garage as a temporary use to 2015 | 390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
Timber Creek Estates
180 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Cictoria Avenue
Cictoria Change
2325 Cictoria Avenue
2325 Cictoria Avenue
2325 Cictoria Avenue
2325 Cictoria Avenue
2325 Cictoria Avenue
Cictoria Change
2325 Cictoria Avenue
2325 Cictoria Avenue
2325 Cictoria Avenue
Cictoria Change
2325 Cictoria Avenue
2325 Cictoria Avenue
2325 Cictoria Avenue
2325 Cictoria Avenue
Cictoria Change
2325 Cictoria Avenue
Cictoria Change
2325 Cictoria Avenue
2325 Cictoria Cictoria Cictoria
2325 Cictoria Cictoria
2325 |
 | | |

 | | | | | |

 | | | | | |

 | | | | |
 |
 |
 | | | | |

 |
 | | | | |

 | | | | | |
 | | |
 | | | | | |
 | | |
| 273202001309010
273202001001820
27320300101403301
273203001403300
273203001206000
Subdivision
Repealed/Modified
27320100806905
27320100806905
Subdivision
27320100806905
Subdivision
273201001508500
273202001303200
Subdivision | 159
160
161
162
163
164
165
166
167
168
169
170
171
172
173
174 | A
A
HC
A
RM1
R1
H
A
H
H
KV1
RV1
RV1
A
2
2 | 1
1
1
1
1
1
1
1
1
1
1
1
1
1
1
1
1
1
1

 | lot frontage ag uses only lot area and frontage supermarket and specific provisions senior's housing residential uses bed and breakfast frontage, lot coverage, yards no buildings or structures garden suite (2002) conservation and non-structural golf course features conservation lot area dwelling in garage as a temporary use to 2015 lot area frontage interee | 390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
Timber Creek Estates
180 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
The Orchards
820 Canboro Road
S/S Tice Road
S/S Tice Road
 | | | |

 | | | |
 | |

 | | | |
 | |

 | | |
 | | |

 | | | | | |

 | | | | | |

 | |
 | | | |
 | | | |
 | | | |
 |
| 273202001309010
273202001001820
273203001403301
273203001403301
273203001206000
Subdivision
Subdivision
Repealed/Modified
27320100806905
27320100806905
27320100806905
27320100806905
273201001508500
273202001303200
Subdivision | 159
160
161
162
163
164
165
166
167
169
170
171
172
173
174
175 | A
A
A
HC
A
RM1
R1
H
A
H
H
H
KV1
RV1
RV1
A
R2
R2 | 1
1
1
1
1
1
1
1
1
1
1
1
1
1
1
1
1
1
1

 | lot frontage ag uses only lot area and frontage supermarket and specific provisions senior's housing residential uses bed and breakfast frontage, lot coverage, yards no buildings or structures garden suite (2002) conservation lot area dwelling in garage as a temporary use to 2015 lot area front and side yard front and side yard | 390 Canboro Road
220 Tice Road
270 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
Timber Creek Estates
180 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
35/S Tice Road
Timmsdale Estates
 | | | |

 | | | | |
 |

 | | | |
 | |

 | | |
 | | |

 | | | | | |

 | | | | | |

 | |
 | | | |
 | | | |
 | | | |
 |
| 273202001309010
273202001001820
27320300101403301
273203001206000
Subdivision
Repealed/Modified
Subdivision
Repealed/Modified
273201000806905
27320100806905
Subdivision
273201001508500
273202001303200
Subdivision
Subdivision | 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 | A
A
A
HC
A
R1
R1
R1
H
H
H
H
H
RV1
RV1
RV1
A
R2
R2
R2
RM1 | 1
1
1
1
1
1
1
1
1
1
1
1
1
1
1
1
1
1
1

 | lot frontage ag uses only lot area and frontage supermarket and specific provisions senior's housing residential uses bed and breakfast frontage, lot coverage, yards no buildings or structures garden suite (2002) conservation and non-structural golf course features conservation lot area dwelling in garage as a temporary use to 2015 lot area front and side yard front and side yard front and side yard | 390 Canboro Road
220 Tice Road
270 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
1180 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2 |
 | | |

 | | | | | |

 | | | | | |

 | | | | | |

 |
 | | | | |

 |
 | | | | |

 | | | |
 | |
 | | | | | |
 | | |
| 273202001309010
273202001001820
27320300101403301
273203001206000
Subdivision
Repealed/Modified
Subdivision
Subdivision
Repealed/Modified
273201000806905
273201000806905
Subdivision
273201001508500
273202001303200
Subdivision
Subdivision | 159 160 161 162 163 164 165 166 167 168 169 171 172 173 174 175 176 177 | A
A
A
HC
A
RM1
R1
R1
H
A
A
H
H
RV1
RV1
RV1
RV1
A
R2
R2
RM1
RM1 | 1
1
1
1
1
1
1
1
1
1
1
1
1
1
1
1
1
1
1

 | lot frontage ag uses only lot area and frontage supermarket and specific provisions senior's housing residential uses bed and breakfast frontage, lot coverage, yards no buildings or structures garden suite (2002) conservation and non-structural golf course features conservation lot area front and side yard front and side yard front and side yard trowhouses and provisions | 390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
180 Chantier Road
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
Si Canboro Road
S/S Tice Road
235 Ticm Road
1980 Pelham Street Victory Gardens
 | | | |

 | | | |
 | |

 | | | |
 | |

 | | |
 | | |

 | | | | | |

 | | | | | |

 | |
 | | | |
 | | | |
 | | | |
 |
| 273202001309010
273202001001820
27320300101403301
273203001206000
Subdivision
Repealed/Modified
Subdivision
Subdivision
27320100806905
27320100806905
27320100806905
273201001508500
273202001303200
Subdivision
Subdivision | 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 | A
A
A
HC
A
RM1
R1
R1
A
A
H
H
H
KV1
RV1
RV1
RV1
RV1
RV1
RV1
RV1
RV1
RV1
R | 1
1
1
1
1
1
1
1
1
1
1
1
1
1

 | lot frontage ag uses only lot area and frontage supermarket and specific provisions senior's housing residential uses bed and breakfast frontage, lot coverage, yards no buildings or structures garden suite (2002) conservation and non-structural golf course features conservation lot area dwelling in garage as a temporary use to 2015 lot area front and side yard front and side yard front and side yard townhouses and provisions repealed | 390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
180 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
The Orchards
820 Canboro Road
5/S Tice Road
Timmsdale Estates
Timmsdale Estates
1398 Pelham Street Victory Gardens
 | | | |

 | | | |
 | |

 | | | |
 | |

 | | |
 | | |

 | | | | | |

 | | | | | |

 | |
 | | | |
 | | | |
 | | | |
 |
| 273202001309010
273202001001820
273203001001820
2732030001206000
Subdivision
Repealed/Modified
Subdivision
Subdivision
273201008066905
273201008066905
273201008066905
273201008066905
273201001508500
273202001303200
Subdivision
Subdivision
Subdivision
Subdivision | 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 | A
A
A
HC
A
RM1
R1
H
H
A
H
H
H
RV1
RV1
RV1
RV1
RV1
RV1
RV1
RV1
RV1
RV1 | 1
1
1
1
1
1
1
1
1
1
1
1
1
1

 | lot frontage ag uses only lot area and frontage supermarket and specific provisions senior's housing residential uses bed and breakfast frontage, lot coverage, yards no buildings or structures garden suite (2002) conservation lot area dwelling in garage as a temporary use to 2015 lot area front and side yard front and side yard front and side yard tromhouses and provisions repealed setback from watercourse | 390 Canboro Road
220 Tice Road
270 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
180 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
1800 Camboro Road
5/5 Tice Road
Timmsdale Estates
Timmsdale Estates
1398 Pelham Street Victory Gardens
Westside Mase Drive
Eastside Church Street
 | | | |

 | | | | |
 |

 | | | |
 | |

 | | |
 | | |

 | | | | | |

 | | | | | |

 | |
 | | | |
 | | | |
 | | | |
 |
| 273202001309010
273202001001820
273203001001820
273203001206000
Subdivision
Repealed/Modified
27320100806905
27320100806905
27320100806905
27320100806905
273201001508500
273201001508500
273202001303200
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
2732010015020300
273201001520300
273201001520300 | 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 179 | A
A
A
RM1
R1
R1
H
A
A
H
H
H
RV1
RV1
RV1
RV1
RV1
RV1
RV1
RV1
RV1
RV1 | 1
1
1
1
1
1
1
1
1
1
1
1
1
1

 | lot frontage ag uses only lot area and frontage supermarket and specific provisions senior's housing residential uses bed and breakfast frontage, lot coverage, yards no buildings or structures garden suite (2002) conservation and non-structural golf course features conservation lot area dwelling in garage as a temporary use to 2015 lot area front and side yard front and side yard front and side yard front and side yard townhouses and provisions repealed setback from watercourse setback from watercourse | 390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
180 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
The Orchards
820 Canboro Road
5/S Tice Road
1398 Pelham Street Victory Gardens
Westside Mase Drive
Eastside Church Street
Eastside Church Street
 | | | |

 | | | |
 | |

 | | | |
 | |

 | | |
 | | |

 | | | | | |

 | | | | | |

 | |
 | | | |
 | | | |
 | | | |
 |
| 273202001309010
273202001001820
27320300101403301
273203001206000
Subdivision
Repealed/Modified
Subdivision
Subdivision
273201000806905
273201000806905
Subdivision
2732010015080500
273202001303200
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
273201001520300
273201001520300
273201001520300
273201001512206 | 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 179 179 | A
A
A
HC
A
RM1
R1
R1
H
H
H
H
H
H
RV1
A
R2
RM1
RW1
RV1
RV1
RV1
C
S
OS
OS | 1
1
1
1
1
1
1
1
1
1
1
1
1
1

 | lot frontage ag uses only lot area and frontage supermarket and specific provisions senior's housing residential uses bed and breakfast frontage, lot coverage, yards no buildings or structures garden suite (2002) conservation and non-structural golf course features conservation lot area dwelling in garage as a temporary use to 2015 lot area front and side yard front and side yard front and side yard townhouses and provisions repealed setback from watercourse setback from watercourse setback from watercourse | 390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
180 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
Sizo Canboro Road
S/S Tice Road
Timmsdale Estates
Timmsdale Estates
Timmsdale Estates
1398 Pelham Street Victory Gardens
Westside Mase Drive
Eastside Church Street
Eastside Church Street
 | | | |

 | | | |
 | |

 | | | |
 | |

 | | |
 | | |

 | | | | | |

 | | | | | |

 | |
 | | | |
 | | | |
 | | | |
 |
| 273202001309010
273202001001820
273203001001820
273203000101403301
273203001206000
Subdivision
Subdivision
Subdivision
273201000806905
273201000806905
273201001508000
273201001508000
2732010015020300
2732010015020300
273201001520300
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250 | 159
160
161
162
163
164
165
166
167
168
169
170
171
172
173
174
175
176
177
178
179
179
180
199
199
199
199
199
199
199
19 | A
A
A
A
RM1
R1
R1
H
H
H
H
H
H
RV1
RV1
RV1
RV1
RV1
RV1
RV1
RV1
RV1
COS
OS
OS
OS | 1
1
1
1
1
1
1
1
1
1
1
1
1
1

 | lot forotage ag uses only lot area and frontage supermarket and specific provisions senior's housing residential uses bed and breakfast frontage, lot coverage, yards no buildings or structures garden suite (2002) conservation and non-structural golf course features conservation lot area dwelling in garage as a temporary use to 2015 lot area front and side yard setback from watercourse townhouses and provisions repealed setback from watercourse townhouses and provisions repealed setback from watercourse setback from setercourse setback from seter | 390 Canboro Road
220 Tice Road
220 Tice Road
220 Tileg Road
220 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
180 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
The Orchards
820 Canboro Road
5/5 Tice Road
Timmsdale Estates
Timmsdale Estates
1398 Pelham Street Victory Gardens
1398 Pelham Street Victory Gardens
Westside Mase Drive
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Chestnut Ridge (Lookout Point)
Chestnut Ridge (Lookout Point) |
 | | |

 | | | | | |

 | | | | | |

 | | | | | |

 |
 | | | | |

 |
 | | | | |

 | | | | | |
 | | |
 | | | | | |
 | | |
| 273202001309010
273202001001820
273203001001820
273203001206000
Subdivision
Repealed/Modified
27320100806905
27320100806905
27320100806905
273201001508500
273201001508500
273201001508500
2732010015003200
Subdivision
Subdivision
273201001520300
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
27320100152050
27320100152050
27320100152050
27320100152050
27320100152050
27320100152050
27320100152050
27320100152050
27320100152050
27320100152050
27320100152050
27320100152050
27320100152050
27320100152050
27320100152050
27320100152050
27320100152050
27320100152050
27320100152050
27320100152050
27320100152050
27320100152050
27320100152050
2732000152050
2732000152050
2732000152050
2732000152050
2732000152050
2732000152050
2732000152050
2732000152050
2732000152050
2732000152050
2732000152050
2732000152050
2732000152050
2732000152050
2732000152050
2732000152050
2732000152050
27320000000000000000000000000000000000 | 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 179 179 180 181 102 | A
A
A
HC
A
A
R1
R1
R1
H
H
H
H
H
H
RV1
RV1
RV1
RV1
RV1
RV1
RV1
RV1
RV1
RV1 | 1
1
1
1
1
1
1
1
1
1
1
1
1
1

 | lot frontage ag uses only lot area and frontage supermarket and specific provisions senior's housing residential uses bed and breakfast frontage, lot coverage, yards no buildings or structures garden suite (2002) conservation and non-structural golf course features conservation lot area dwelling in garage as a temporary use to 2015 lot area front and side yard from watercourse setback fro | 390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
180 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
The Orchards
820 Canboro Road
S/S Tice Road
232 Canboro Road
S/S Tice Road
1398 Pelham Street Victory Gardens
Westside Mase Drive
Eastside Church Street
Eastside Church Street
Easts |
 | | |
 |
 | | | | |

 | | | | | |

 | | | | | |

 | |
 | | | |

 |
 | | | | |

 | | | | | |

 | | | | | |
 | | |
| 273202001309010
273202001001820
27320300101403301
273203001206000
Subdivision
Repealed/Modified
Subdivision
Subdivision
27320100806905
27320100806905
Subdivision
273201001508500
273202001303200
Subdivision
Subdivision
Subdivision
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
2732010015000
273201001520300
2732010015000
2732010015000
27320100150000
27320100150000
27320100150000
27320100150000
27320100150000
27320100150000
27320100150000
27320100150000
27320100150000
27320100150000
27320100150000
27320100150000
27320100150000
273201001500000
273201001500000
273201001500000000000000000000000000000000 | 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 179 180 181 182 | A
A
A
HC
A
A
RM1
R1
R1
H
H
H
H
H
H
H
RV1
RV1
RV1
RV1
RV1
RV1
RV1
RV1
RV1
RV1 | 1
1
1
1
1
1
1
1
1
1
1
1
1
1

 | lot frontage ag uses only lot area and frontage supermarket and specific provisions senior's housing residential uses bed and breakfast frontage, lot coverage, yards no buildings or structures garden suite (2002) conservation and non-structural golf course features conservation lot area dwelling in garage as a temporary use to 2015 lot area front and side yard front matercourse setback from watercourse setback from watercourse setback from watercourse setback from watercourse setback from provisions zone provisions zone provisions zone provisions | 390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Streett
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
180 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
232 Sictoria Avenue
232 Sictoria Avenue
232 Sictoria Street
232 Sictoria Street
232 Sictoria Street
2336 Estates
11mmsdale Estates
11mmsdale Estates
11mmsdale Estates
1398 Pelham Street Victory Gardens
Westside Mase Drive
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Chestrut Ridge (Lookout Point)
Chestrut Ridge (Lookout Point)
Chestrut Ridge (Lookout Point)
 | | | |

 | | | | |
 |

 | | | |
 | |

 | | |
 | | |

 | | | | | |

 | | | | | |

 | |
 | | | |
 | | | |
 | | | |
 |
| 273202001309010
273202001001820
273203001001820
273203000101403301
273203001206000
Subdivision
Repealed/Modified
273201000806905
273201000806905
Subdivision
273201001508500
273201001508000
273201001508000
2732010015020300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001500500
273201001500500
273201001500500
273201001500500
273201001500500
273201001500500
273201001500500
273201001500500
273201001500500
273201001500500
273201001500500
273201001500500
273201001500500
273201001500500
273201001500500
273201001500500
27320100150050000
273201001500500
273201001500500
273201001500500
273201001500500
273201001500500
273201001500500
273201001500500
273201001500500
273201001500500
273201001500500
27320100150000
27320100150000
27320100150000
27320100150000
273201001500000
273201001500000
273201001500000
273201001500000000000000000000000000000000 | 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 179 181 182 183 184 | A
A
A
A
RM1
R1
R1
H
A
H
H
H
H
H
H
RV1
RV1
RV1
RV1
RV1
RV1
RV1
RV1
RV1
RV1 | 1
1
1
1
1
1
1
1
1
1
1
1
1
1

 | lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation and non-structural golf course features
conservation
lot area
dwelling in garage as a temporary use to 2015
lot area
dwelling in garage as a temporary use to 2015
lot area
front and side yard
front and side yard
from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
zone provisions
zone provisions
zone provisions | 390 Canboro Road
220 Tice Road
220 Tice Road
220 Tice Road
220 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
Timber Creek Estates
180 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
The Orchards
820 Canboro Road
S/S Tice Road
Timmsdale Estates
Timmsdale Estates
Timmsdale Estates
1398 Pelham Street Victory Gardens
Westside Mase Drive
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Chestnut Ridge (Lookout Point)
Chestnut Ridge (Lookout Point)
Chestnut Ridge (Lookout Point)
Chestnut Ridge (Lookout Point)
 | | | |

 | | | | |
 |

 | | | |
 | |

 | | |
 | | |

 | | | | | |

 | | | | | |

 | |
 | | | |
 | | | |
 | | | |
 |
| 273202001309010
273202001001820
273203001001820
2732030010403301
27320300126000
Subdivision
Repealed/Modified
27320100806905
27320100806905
27320100806905
27320100806905
273201001508500
273201001508500
273201001508500
27320100150050
Subdivision
Subdivision
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
27320100152050
27320100152050
27320100152050
27320100152050
27320100152050
27320100152050
27320100152050
27320100152050
27320100152050
27320100152050
27320100152050
27320100152050
27320100152050
27320100152050
27320100152050
27320100152050
27320100152050
27320100152050
27320100152050
27320100152050
27320100152050
27320100152050
27320100152050
27320100152050
27320100152050
27320100152050
27320100152050
27320100152050
27320100152050
27320100152050
27320100152050
27320100152050
27320100152050
27320100152050
27320100152050
27320100152050
27320100152050
2732000152050
2732000152050
27320000
27320000
27320000
27320000
27320000
27320000
27320000
27320000
27320000
27320000
27320000
27320000
27320000
27320000
27320000
27320000
27320000
27320000
273200000
27320000
273200000
2732000000
27320000000000 | 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 179 179 180 181 182 183 184 185 | A
A
A
HC
A
A
RM1
R1
H
H
H
H
H
H
H
H
RV1
RV1
RV1
RV1
RV1
RV1
RV1
RV1
RV1
RV1 | 1
1
1
1
1
1
1
1
1
1
1
1
1
1

 | lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation
lot area
dwelling in garage as a temporary use to 2015
lot area
front and side yard
front and side yard
from watercourse
setback from subjoins
zone provisions
zone provisions
zone provisions | 390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
180 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
The Orchards
232 Gaboro Road
5/S Tice Road
1398 Pelham Street Victory Gardens
1398 Pelham Street Victory Gardens
1398 Pelham Street Victory Gardens
Westside Mase Drive
Eastside Church Street
Eastside Church Street
Chestnut Ridge (Lookout Point)
Chestnut |
 | | |

 | | | | | |

 | | | | | |

 | | | | | |

 |
 | | | | |

 |
 | | | | |

 | | | | | |
 | | |
 | | | | | |
 | | |
| 273202001309010
273202001001820
273203001001820
273203001206000
Subdivision
Repealed/Modified
Subdivision
Subdivision
27320100806905
27320100806905
Subdivision
273201001508500
273202001303200
Subdivision
Subdivision
Subdivision
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520500
273201001520300
273201001520300
273201001520300
273201001520300
273201001520500
273201001520500
2732000000000000000000000000000000000 | 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 179 180 181 182 183 184 185 186 | A
A
A
A
HC
A
A
RM1
R1
H
H
H
H
H
H
RV1
RV1
RV1
RV1
RV1
RV1
RV1
RV1
RV1
RV1 | 1 3 3 3 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1

 | lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation and non-structural golf course features
conservation and non-structural golf course features
conservation
lot area
front and side yard
front and side yard
from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
zone provisions
zone provisions
zone provisions
zone provisions
zone provisions | 390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
Timber Creek Estates
180 Chantier Road
2325 Victoria Avenue
2325 Victoria |
 | | |

 | | | | | |

 | | | | | |

 | | | | | |

 |
 | | | | |

 |
 | | | | |

 | | | |
 | |
 | | | | | |
 | | |
| 273202001309010
273202001001820
273203001001820
27320300101403301
273203001206000
Subdivision
Repealed/Modified
27320100806905
27320100806905
Subdivision
2732010015080500
2732010015080500
273201001508050
273201001502050
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
273201001520250
20041001500
50040100150
50040100150
50040100150
50040100150
50040100150
50040100150
50040100150
50040100150
50040100150
50040100150
50040100150
50040100150
50040100150
50040100150
50040100150
50040100150
50040100150
50040100150
50040100150
50040100150
50040100150
50040100150
50040100150
50040100150
50040100150
50040100150
50040100150
50040100150
50040100150
50040100150
50040100150
500401000
500401000
500401000
50040000000000 | 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 179 181 182 183 184 185 186 187 | A
A
A
A
RM1
R1
R1
R1
H
A
H
H
H
H
H
RV1
A
R2
R2
RM1
RV1
A
R2
R2
RM1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1 | 1

 | lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation and non-structural golf course features
conservation
lot area
dwelling in garage as a temporary use to 2015
lot area
front and side yard
front matercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
zone provisions
zone provisions
zone provisions
zone provisions
zone provisions
zone provisions
zone provisions | 390 Canboro Road
220 Tice Road
270 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
180 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2326 Timmsdale Estates
Timmsdale Estates
Timmsdale Estates
1398 Pelham Street Victory Gardens
2398 Pelham Street Victory Gardens
2398 Pelham Street Victory Gardens
2354 Genuch Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Chestrut Ridge (Lookout Point)
Chestnut R |
 | | |

 | | | | | |

 | | | | | |

 | | | | | |

 |
 | | | | |

 |
 | | | | |

 | | | | | |
 | | |
 | | | | | |
 | | |
| 273202001309010
273202001001820
273203001001820
273203001206000
Subdivision
Repealed/Modified
2732010015006905
27320100806905
27320100806905
27320100806905
27320100806905
273201001500500
273201001500500
Subdivision
Subdivision
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
200000000000000000000000000000000 | 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 179 179 180 181 182 183 184 185 186 187 188 | A
A
A
HC
A
A
RM1
R1
H
H
H
H
H
H
H
H
H
RV1
RV1
RV1
RV1
RV1
RV1
RV1
RV1
RV1
RV1 | 1 1 1 <td>lot frontage ag uses only lot area and frontage supermarket and specific provisions senior's housing residential uses bed and breakfast frontage, lot coverage, yards no buildings or structures garden suite (2002) conservation and non-structural golf course features conservation lot area dwelling in garage as a temporary use to 2015 lot area dwelling in garage as a temporary use to 2015 lot area front and side yard townhouses and provisions setback from watercourse setback from supercourse setback from supercour</td> <td>390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willion Crossing Subdivision
1541 Haist Street
Timber Creek Estates
180 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
180 Chantler Road
2325 Victoria Avenue
180 Canboro Road
5/S Tice Road
1938 Pelham Street Victory Gardens
Westside Mase Drive
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Chestruk Ridge (Lookout Point)
Chestnut Ridge (Lookout</td>

 | lot frontage ag uses only lot area and frontage supermarket and specific provisions senior's housing residential uses bed and breakfast frontage, lot coverage, yards no buildings or structures garden suite (2002) conservation and non-structural golf course features conservation lot area dwelling in garage as a temporary use to 2015 lot area dwelling in garage as a temporary use to 2015 lot area front and side yard townhouses and provisions setback from watercourse setback from supercourse setback from supercour | 390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willion Crossing Subdivision
1541 Haist Street
Timber Creek Estates
180 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
180 Chantler Road
2325 Victoria Avenue
180 Canboro Road
5/S Tice Road
1938 Pelham Street Victory Gardens
Westside Mase Drive
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Chestruk Ridge (Lookout Point)
Chestnut Ridge (Lookout | | | |

 | |
 | | | |

 |
 | | | | |

 |
 | | | | |

 | | |
 | | |

 | | |
 | | |

 | | | | | |
 |
 | | | | | |
 | |
| 273202001309010
273202001001820
273203001001820
273203001206000
Subdivision
Repealed/Modified
Subdivision
Subdivision
273201000806905
273201000806905
273201000806905
Subdivision
273201001508500
273201001508500
273202001303200
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision | 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 179 180 181 182 183 184 185 186 187 188 189 | A
A
A
A
HC
A
R
M1
R
M
H
H
H
H
H
H
H
R
V1
A
H
R
V1
A
R
V1
A
R
V1
A
R
V1
A
R
V1
A
R
M1
R
V1
R
V1
R
V1
R
V1
R
V1
R
V1
R
V1 | 1 1 1

 | lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation and non-structural golf course features
conservations and provisions
repealed
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
zone provisions
zone provisions | 390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
180 Chantler Road
2325 Victoria Avenue
2325 Victoria |
 | | |

 | | | | | |

 | | | | | |

 | | | | | |

 |
 | | | | |

 |
 | | | | |

 | | | | | |

 | | | | | |
 | | |
| 273202001309010
273202001001820
273203001001820
27320300101403301
273203001206000
Subdivision
Repealed/Modified
27320100806905
27320100806905
Subdivision
273201001508500
273201001508500
273201001508500
273201001502030
273201001520300
273201001512206
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision | 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 179 180 181 182 183 184 185 186 187 188 189 190 | A
A
A
HC
KM1
R1
R1
H
H
H
H
H
H
H
H
H
RV1
RV1
RV1
RV1
RV1
RV1
RV1
RV1
RV1
RV1 | 1 1 1 1 1 1 </td <td>lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation and non-structural golf course features
conservation and non-structural golf course features
conservation garage as a temporary use to 2015
lot area
front and side yard
front mat side yard
front mat side yard
from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from sutercourse
zone provisions
zone provisions</td> <td>390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
180 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2326 Timmsdale Estates
Timmsdale Estates
Timmsdale Estates
Timmsdale Estates
Timmsdale Estates
Timmsdale Estates
Eastisde Church Street
Eastisde Church Street
Chestnut Ridge (Lookout Point)
Chestnut Ridge (Lookout Point)</td>

 | lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation and non-structural golf course features
conservation and non-structural golf course features
conservation garage as a temporary use to 2015
lot area
front and side yard
front mat side yard
front mat side yard
from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from sutercourse
zone provisions
zone provisions | 390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
180 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2326 Timmsdale Estates
Timmsdale Estates
Timmsdale Estates
Timmsdale Estates
Timmsdale Estates
Timmsdale Estates
Eastisde Church Street
Eastisde Church Street
Chestnut Ridge (Lookout Point)
Chestnut Ridge (Lookout Point) |
 | | |

 | | | | | |

 | | | | | |

 | | | | | |

 | |
 | | | |

 |
 | | | | |

 | | | | | |

 | | | | | |
 | | |
| 273202001309010
273202001001820
273203001001820
27320300101403301
273203001206000
Subdivision
Repealed/Modified
Subdivision
273201000806905
273201000806905
2732010015080500
2732010015080500
273201001508050
2732010015020300
273201001520200
2732010015202050
2732010015202050
2732010015202050
2732010015202050
2732010015202050
2732010015202050
2732010015202050
2732010015202050
2732010015202050
2732010015202050
2732010015202050
2732010015202050
2732010015202050
20001502050
20001502050
20001502050
20001502050
20001502050
20001502050
20001502050
20001502050
2000150
2000150
2000150
2000150
2000150
2000150
2000150
2000150
2000150
2000150
2000150
2000150
2000150
2000150
2000150
2000150
2000150
2000100
2000100
2000100
2000100
2000100
2000100
2000100
2000100
2000100
2000100
2000100
2000100
2000100
2000100
2000100
2000100
2000100
2000100
2000100
2000100
2000100
2000100
2000100
2000100
2000100
2000100
2000100
2000100
2000100
2000100
2000100
2000100
2000100
2000100
2000100
2000100
2000100
2000100
2000100
2000000
200000000 | 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 179 181 182 183 184 185 184 185 184 185 187 188 189 190 191 | A
A
A
A
RM1
R1
R1
H
A
A
H
H
H
H
H
RV1
RV1
RV1
RV1
RV1
RV1
RV1
RV1
RV1
RV1 | 1 1 1 1 <td>lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation
lot area
dwelling in garage as a temporary use to 2015
lot area
front and side yard
front and side yard
from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
some provisions
zone provisions</td> <td>390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willison Crossing Subdivision
1541 Haist Street
Timber Creek Estates
180 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
180 Chantler Road
2325 Victoria Avenue
180 Chantler Road
2325 Victoria Avenue
180 Chantler Road
2325 Victoria Avenue
180 Chantler Road
235 Victoria Avenue
180 Chantler Road
235 Victoria Avenue
180 Chantler Road
235 Victoria Avenue
1938 Pelham Street Victory Gardens
Westside Abase Drive
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Chestruk Ridge (Lookout Point)
Chestnuk Ridge (Lookout Point)
Chestn</td>

 | lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation
lot area
dwelling in garage as a temporary use to 2015
lot area
front and side yard
front and side yard
from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
some provisions
zone provisions | 390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willison Crossing Subdivision
1541 Haist Street
Timber Creek Estates
180 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
180 Chantler Road
2325 Victoria Avenue
180 Chantler Road
2325 Victoria Avenue
180 Chantler Road
2325 Victoria Avenue
180 Chantler Road
235 Victoria Avenue
180 Chantler Road
235 Victoria Avenue
180 Chantler Road
235 Victoria Avenue
1938 Pelham Street Victory Gardens
Westside Abase Drive
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Chestruk Ridge (Lookout Point)
Chestnuk Ridge (Lookout Point)
Chestn | | |
 |
 |
 | | | | |

 | | | | | |

 | | | | | |

 | |
 | | | |

 | |
 | | | |

 | | | | | |

 | | | | | |
 | | |
| 273202001309010
273202001001820
273203001001820
273203001206000
Subdivision
Repealed/Modified
273201000806905
273201000806905
273201000806905
273201000806905
Subdivision
273201001508500
273201001508500
273201001508500
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273202001000340
27320200100340
27320200100340
273203001713001
273203001713001 | 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 179 180 181 182 183 184 185 186 187 188 189 190 191 | A
A
A
A
HC
A
A
RM1
R1
R1
R1
R1
R1
RV1
A
H
H
H
H
H
H
RV1
RV1
RV1
RV1
RV1
RV1
RV1
RV1
RV1
RV1 | 1 1 <tr td=""> <!--</td--><td>lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation and side yard
front and side yard
front and side yard
front and side yard
from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
zone provisions
zone provisions
zo</td><td>390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
180 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
The Orchards
820 Canboro Road
5/S Tice Road
2325 Victoria Avenue
Timmsdale Estates
11mmsdale Estates
11mmsdale Estates
1398 Pelham Street Victory Gardens
Westside Mase Drive
Eastside Church Street
Eastside Church Street
Chestruk Ridge (Lookout Point)
Chestruk Ridge (Lookout Point)
Chestnuk Ridge (Lookouk</td></tr> <tr><td>273202001309010
273202001001820
273203001001820
273203001206000
Subdivision
Repealed/Modified
Subdivision
Subdivision
27320100806905
27320100806905
Subdivision
273201001508500
27320200130200
Subdivision
Subdivision
Subdivision
273201001520300
273201001512206
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision</td><td>159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178
179 179 180 181 182 183 184 185 186 187 188 189 190 191 192 192 192</td><td>A
A
A
A
HC
A
A
RM1
R1
R1
H
H
H
H
H
H
RV1
RV1
A
R2
RV1
RV1
A
R2
RV1
RV1
A
R2
RM1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1</td><td>1 1 <td>lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation and non-structural golf course features
conservations
diveling in garage as a temporary use to 2015
lot area
front and side yard
front and side yard
front and side yard
front and side yard
trownhouses and provisions
repealed
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
zone provisions
zone pro</td><td>390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
215 Victoria Avenue
2325 Victoria Street
2326 Road
2336 Pelham Street Victory Gardens
2338 Pelham Street Victory Gardens
Westside Mase Drive
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Chestnut Ridge (Lookout Point)
Chestnut Ridge (Looko</td></td></tr> <tr><td>273202001309010
273202001001820
273203001001820
27320300101403301
273203001206000
Subdivision
Repealed/Modified
27320100806905
27320100806905
27320100806905
2732010015080500
2732010015080500
273201001508050
27320100152020
27320100152020
27320100152020
27320100152020
27320100152020
27320100152020
27320100152020
27320100152020
27320100152020
27320100152020
27320100152020
27320100152020
27320100152020
27320100152020
27320100152020
27320100152020
27320100152000
273200000340
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision</td><td>159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 179 181 182 183 184 185 186 187 188 189 190 191 192 193</td><td>A
A
A
A
RM1
R1
R1
R1
H
A
H
H
H
H
H
RV1
R2
R2
RM1
RV1
RV1
R2
R2
RM1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
H
H
H
H</td><td>1 1 <tr td=""> <!--</td--><td>lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation and non-structural golf course features
conservation
lot area
dwelling in garage as a temporary use to 2015
lot area
front and side yard
front and provisions
zone provisions
zone</td><td>390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
235 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2326 Timmsdale Estates
71mmsdale Estates
230 Canboro Road
5/S Tice Road
2398 Pelham Street Victory Gardens
2398 Pelham Street Victory Gardens
248 Street Street
258 Street Street
258 Street Street
258 Street Street
258 Street Street
258 Street Street
259 Street Street
259 Street Street
250 Street Street
250 Street Street
250 Street Street
250 Street Street
250 Street Street Street Street
250 Street Stree</td></tr><tr><td>273202001309010
273202001001820
273203001001820
273203001206000
Subdivision
Repealed/Modified
2732010015005
20000000000000000000000000000</td><td>159 160 161 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 179 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194</td><td>A
A
A
A
HC
A
A
R1
R1
H
H
H
H
H
H
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1</td><td>1 1 <td>lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation
lot area
dwelling in garage as a temporary use to 2015
lot area
front and side yard
front and side yard
trom houses and provisions
repealed
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from subtercourse
setback from subtercourse
setback from subtercourse
some provisions
zone provisions</td><td>390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
180 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
The Orchards
820 Canboro Road
S/S Tice Road
2325 Victoria Avenue
The Orchards
820 Canboro Road
S/S Tice Road
1398 Pelham Street Victory Gardens
Westside Mase Drive
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Chestruk Ridge (Lookout Point)
Chestnuk Ridge (Lookout
Point)
Che</td></td></tr><tr><td>273202001309010
273202001001820
273203001001820
273203001206000
Subdivision
Repealed/Modified
Subdivision
Subdivision
27320100806905
27320100806905
Subdivision
27320100150250
273201001502050
273201001502050
273201001520300
273201001520300
2732010015120250
2732010015120250
2732010015120250
2732010015120250
2732010015120250
273201001512030
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Z73203001713050
273203001713050
Z73203001713050</td><td>159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195</td><td>A
A
A
A
HC
A
A
RM1
R1
H
H
H
H
H
RV1
RV1
RV1
RV1
RV1
RV1
RV1
RV1
RV1
RV1</td><td>1 2 1 2 1</td><td>lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation and non-structural golf course features
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
zone provisions
zone pro</td><td>390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
215 Victoria Avenue
2325 Victoria Avenue
2336 Pelham Street Victory Gardens
Westside Estates
71mmsdale Estates
71mmsdale Estates
2338 Pelham Street Victory Gardens
Westside Church Street
2545 (Church Street
255 Highway 20 West
2045 (Chokout Point)
2045 (Chokout Point)
2045 (Chestrut Ridge (Lookout Point)
2045 (Church Street
2045 (Ch</td></tr><tr><td>273202001309010
273202001001820
273203001001820
27320300101403301
273203001206000
Subdivision
Repealed/Modified
273201000806905
200000000000000000000000000000000000</td><td>159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 179 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196</td><td>A A A A A A A HC A RM1 R1 R1 R1 H A H H H RV1 A R2 R2 RM1 RV1 A R2 RM1 RM1 R0 S OS OS OS RM1 R1 R1</td><td>1 2 <tr td=""> <!--</td--><td>lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation and non-structural golf course features
conservation
lot area
front and side yard
front may super sup</td><td>390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
235 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2326 Timmsdale Estates
71mmsdale Estates
230 Canboro Road
5/S Tice Road
230 Relham Street Victory Gardens
2398 Pelham Street Victory Gardens
2400 Canboro Road
500 Canboro Road
250 Canboro Road</td></tr><tr><td>273202001309010
273202001001820
273203001001820
273203001206000
Subdivision
Repealed/Modified
273201001500505
27320100806905
27320100806905
27320100508500
273201001508500
273201001508500
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273203001713050
273203001713050
273203001713050
273203001713050
273203001713050
273203001713050
273203001713050
273203001713050
273203001713050</td><td>159 160 161 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 179 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197</td><td>A
A
A
A
HC
A
A
R1
R1
R1
H
H
H
H
H
RV1
RV1
RV1
RV1
RV1
RV1
RV1
RV1
RV1
RV1</td><td>1 2 1 1 2 1 1 1 <tr td=""> <!--</td--><td>lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation
lot area
dwelling in garage as a temporary use to 2015
lot area
front and side yard
front and side yard
from watercourse
setback from subjections
zone provisions
zone provis</td><td>390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
180 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
The Orchards
820 Canboro Road
S/S Tice Road
2325 Victoria Avenue
Timmsdale Estates
2338 Pelham Street Victory Gardens
Westside Mase Drive
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Chestruk Ridge (Lookout Point)
Chestruk Ridge
(Loo</td></tr><tr><td>273202001309010
273202001001820
273203001001820
273203001206000
Subdivision
Repealed/Modified
Subdivision
Subdivision
273201000806905
273201000806905
Subdivision
273201001508500
273202001303200
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
273203001713050
273203001713050
27320301713050
27320301713050
27320301713050
27320301713050
27320200130810
27320200130810
27320200130810
27320200130810</td><td>159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 179 180 181 182 183 184 185 186 187 191 192 193 194 195 196 197 198</td><td>A
A
A
A
HC
A
R
M1
R
M1
R
M1
R
M1
R
M1
R
M1
R
M1
R</td><td>1 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1 <tr td=""> <!--</td--><td>lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation and non-structural golf course features
setback from watercourse
setback from watercourse
setback from watercourse
zone provisions
zone provisi</td><td>390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
180 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2335 Victoria Avenue
2340 Canboro Road
5/5 Tice Road
1398 Pelham Street Victory Gardens
Westside Mase Drive
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Chestnut Ridge (Lookout Point)
Chestnut R</td></tr><tr><td>273202001309010
273202001001820
27320300101403301
273203001206000
Subdivision
Repealed/Modified
Subdivision
Subdivision
27320100806905
27320100806905
Subdivision
273201001502000
27320200130200
273201001502050
273201001502050
273201001502050
2732010015120250
2732010015120250
2732010015120250
2732010015120250
2732010015120250
2732010015120250
273201001512050
200000000000000000000000000</td><td>159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 179 180 181 182 183 184 185 186 187 190 191 192 193 194 195 196 199</td><td>A
A
A
A
RM1
R1
R1
R1
H
H
H
H
H
H
RV1
RV1
RV1
RV1
RV1
RV1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1</td><td>1 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1 <tr td=""> <!--</td--><td>lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation and non-structural golf course features
conservation and non-structural golf course features
conservation garage as a temporary use to 2015
lot area
front and side yard
front mat side yard
front mat side yard
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from sutercourse
setback from setbact
sone provisions
zone provisions
zone provisions
zone provisions
settor setback
solf course
setback from setbact
setback from setbac</td><td>390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
1361 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
232 Canboro Road
5/S Tice Road
232 Canboro Road
5/S Tice Road
231 Street States
11mmsdale Estates
11mmsdale Estates
11mmsdale Estates
11mmsdale Estates
1238 Pelham Street Victory Gardens
Westside Mase Drive
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Chestrut Ridge (Lookout Point)
Chestrut Ridge (Lookout Point)
Chestrut</td></tr></td></tr></td></tr></td></tr></td></tr></td></tr> | lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation and side yard
front and side yard
front and side yard
front and side yard
from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
zone provisions
zone provisions
zo | 390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
180 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
The Orchards
820 Canboro Road
5/S Tice Road
2325 Victoria Avenue
Timmsdale Estates
11mmsdale Estates
11mmsdale Estates
1398 Pelham Street Victory Gardens
Westside Mase Drive
Eastside Church Street
Eastside Church Street
Chestruk Ridge (Lookout Point)
Chestruk Ridge (Lookout Point)
Chestnuk Ridge (Lookouk |
273202001309010
273202001001820
273203001001820
273203001206000
Subdivision
Repealed/Modified
Subdivision
Subdivision
27320100806905
27320100806905
Subdivision
273201001508500
27320200130200
Subdivision
Subdivision
Subdivision
273201001520300
273201001512206
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision | 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 179 180 181 182 183 184 185 186 187 188 189 190 191 192 192 192 | A
A
A
A
HC
A
A
RM1
R1
R1
H
H
H
H
H
H
RV1
RV1
A
R2
RV1
RV1
A
R2
RV1
RV1
A
R2
RM1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1 | 1 1 <td>lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation and non-structural golf course features
conservations
diveling in garage as a temporary use to 2015
lot area
front and side yard
front and side yard
front and side yard
front and side yard
trownhouses and provisions
repealed
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
zone provisions
zone pro</td> <td>390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
215 Victoria Avenue
2325 Victoria Street
2326 Road
2336 Pelham Street Victory Gardens
2338 Pelham Street Victory Gardens
Westside Mase Drive
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Chestnut Ridge (Lookout Point)
Chestnut Ridge (Looko</td>
 | lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation and non-structural golf course features
conservations
diveling in garage as a temporary use to 2015
lot area
front and side yard
front and side yard
front and side yard
front and side yard
trownhouses and provisions
repealed
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
zone provisions
zone pro | 390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
215
Victoria Avenue
2325 Victoria Street
2326 Road
2336 Pelham Street Victory Gardens
2338 Pelham Street Victory Gardens
Westside Mase Drive
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Chestnut Ridge (Lookout Point)
Chestnut Ridge (Looko | 273202001309010
273202001001820
273203001001820
27320300101403301
273203001206000
Subdivision
Repealed/Modified
27320100806905
27320100806905
27320100806905
2732010015080500
2732010015080500
273201001508050
27320100152020
27320100152020
27320100152020
27320100152020
27320100152020
27320100152020
27320100152020
27320100152020
27320100152020
27320100152020
27320100152020
27320100152020
27320100152020
27320100152020
27320100152020
27320100152020
27320100152000
273200000340
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision | 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 179 181 182 183 184 185 186 187 188 189 190 191 192 193 | A
A
A
A
RM1
R1
R1
R1
H
A
H
H
H
H
H
RV1
R2
R2
RM1
RV1
RV1
R2
R2
RM1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
H
H
H
H | 1 1 <tr td=""> <!--</td--><td>lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation and non-structural golf course features
conservation
lot area
dwelling in garage as a temporary use to 2015
lot area
front and side yard
front and provisions
zone provisions
zone</td><td>390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
235 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2326 Timmsdale Estates
71mmsdale Estates
230 Canboro Road
5/S Tice Road
2398 Pelham Street Victory Gardens
2398 Pelham Street Victory Gardens
248 Street Street
258 Street Street
258 Street Street
258 Street Street
258 Street Street
258 Street Street
259 Street Street
259 Street Street
250 Street Street
250 Street Street
250 Street Street
250 Street Street
250 Street Street Street Street
250 Street Stree</td></tr> <tr><td>273202001309010
273202001001820
273203001001820
273203001206000
Subdivision
Repealed/Modified
2732010015005
20000000000000000000000000000</td><td>159 160 161 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 179 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194</td><td>A
A
A
A
HC
A
A
R1
R1
H
H
H
H
H
H
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1</td><td>1 1 <td>lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation
lot area
dwelling in garage as a temporary use to 2015
lot area
front and side yard
front and side yard
trom houses and provisions
repealed
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from subtercourse
setback from subtercourse
setback from subtercourse
some provisions
zone provisions</td><td>390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
180 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
The Orchards
820 Canboro Road
S/S Tice Road
2325 Victoria Avenue
The Orchards
820 Canboro Road
S/S Tice Road
1398 Pelham Street Victory Gardens
Westside Mase Drive
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Chestruk Ridge (Lookout Point)
Chestnuk Ridge (Lookout Point)
Che</td></td></tr> <tr><td>273202001309010
273202001001820
273203001001820
273203001206000
Subdivision
Repealed/Modified
Subdivision
Subdivision
27320100806905
27320100806905
Subdivision
27320100150250
273201001502050
273201001502050
273201001520300
273201001520300
2732010015120250
2732010015120250
2732010015120250
2732010015120250
2732010015120250
273201001512030
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Z73203001713050
273203001713050
Z73203001713050</td><td>159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195</td><td>A
A
A
A
HC
A
A
RM1
R1
H
H
H
H
H
RV1
RV1
RV1
RV1
RV1
RV1
RV1
RV1
RV1
RV1</td><td>1 1
1 2 1 2 1</td><td>lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation and non-structural golf course features
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
zone provisions
zone pro</td><td>390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
215 Victoria Avenue
2325 Victoria Avenue
2336 Pelham Street Victory Gardens
Westside Estates
71mmsdale Estates
71mmsdale Estates
2338 Pelham Street Victory Gardens
Westside Church Street
2545 (Church Street
255 Highway 20 West
2045 (Chokout Point)
2045 (Chokout Point)
2045 (Chestrut Ridge (Lookout Point)
2045 (Church Street
2045 (Ch</td></tr> <tr><td>273202001309010
273202001001820
273203001001820
27320300101403301
273203001206000
Subdivision
Repealed/Modified
273201000806905
200000000000000000000000000000000000</td><td>159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 179 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196</td><td>A A A A A A A HC A RM1 R1 R1 R1 H A H H H RV1 A R2 R2 RM1 RV1 A R2 RM1 RM1 R0 S OS OS OS RM1 R1 R1</td><td>1 2 <tr td=""> <!--</td--><td>lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation and non-structural golf course features
conservation
lot area
front and side yard
front may super sup</td><td>390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
235 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2326 Timmsdale Estates
71mmsdale Estates
230 Canboro Road
5/S Tice Road
230 Relham Street Victory Gardens
2398 Pelham Street Victory Gardens
2400 Canboro Road
500 Canboro Road
250 Canboro Road</td></tr><tr><td>273202001309010
273202001001820
273203001001820
273203001206000
Subdivision
Repealed/Modified
273201001500505
27320100806905
27320100806905
27320100508500
273201001508500
273201001508500
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273203001713050
273203001713050
273203001713050
273203001713050
273203001713050
273203001713050
273203001713050
273203001713050
273203001713050</td><td>159 160 161 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 179 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197</td><td>A
A
A
A
HC
A
A
R1
R1
R1
H
H
H
H
H
RV1
RV1
RV1
RV1
RV1
RV1
RV1
RV1
RV1
RV1</td><td>1 2 1 1 2 1 1 1 <tr td=""> <!--</td--><td>lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation
lot area
dwelling in garage as a temporary use to 2015
lot area
front and side yard
front and side yard
from watercourse
setback from subjections
zone provisions
zone provis</td><td>390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
180 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
The Orchards
820 Canboro Road
S/S Tice Road
2325 Victoria Avenue
Timmsdale Estates
2338 Pelham Street Victory Gardens
Westside Mase Drive
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Chestruk Ridge (Lookout Point)
Chestruk Ridge (Loo</td></tr><tr><td>273202001309010
273202001001820
273203001001820
273203001206000
Subdivision
Repealed/Modified
Subdivision
Subdivision
273201000806905
273201000806905
Subdivision
273201001508500
273202001303200
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
273203001713050
273203001713050
27320301713050
27320301713050
27320301713050
27320301713050
27320200130810
27320200130810
27320200130810
27320200130810</td><td>159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 179 180 181 182 183 184 185 186 187 191 192 193 194 195 196 197 198</td><td>A
A
A
A
HC
A
R
M1
R
M1
R
M1
R
M1
R
M1
R
M1
R
M1
R</td><td>1 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1 <tr td=""> <!--</td--><td>lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation and non-structural golf course features
setback from watercourse
setback from watercourse
setback from watercourse
zone provisions
zone provisi</td><td>390 Canboro
Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
180 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2335 Victoria Avenue
2340 Canboro Road
5/5 Tice Road
1398 Pelham Street Victory Gardens
Westside Mase Drive
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Chestnut Ridge (Lookout Point)
Chestnut R</td></tr><tr><td>273202001309010
273202001001820
27320300101403301
273203001206000
Subdivision
Repealed/Modified
Subdivision
Subdivision
27320100806905
27320100806905
Subdivision
273201001502000
27320200130200
273201001502050
273201001502050
273201001502050
2732010015120250
2732010015120250
2732010015120250
2732010015120250
2732010015120250
2732010015120250
273201001512050
200000000000000000000000000</td><td>159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 179 180 181 182 183 184 185 186 187 190 191 192 193 194 195 196 199</td><td>A
A
A
A
RM1
R1
R1
R1
H
H
H
H
H
H
RV1
RV1
RV1
RV1
RV1
RV1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1</td><td>1 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1 <tr td=""> <!--</td--><td>lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation and non-structural golf course features
conservation and non-structural golf course features
conservation garage as a temporary use to 2015
lot area
front and side yard
front mat side yard
front mat side yard
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from sutercourse
setback from setbact
sone provisions
zone provisions
zone provisions
zone provisions
settor setback
solf course
setback from setbact
setback from setbac</td><td>390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
1361 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
232 Canboro Road
5/S Tice Road
232 Canboro Road
5/S Tice Road
231 Street States
11mmsdale Estates
11mmsdale Estates
11mmsdale Estates
11mmsdale Estates
1238 Pelham Street Victory Gardens
Westside Mase Drive
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Chestrut Ridge (Lookout Point)
Chestrut Ridge (Lookout Point)
Chestrut</td></tr></td></tr></td></tr></td></tr></td></tr> | lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation and non-structural golf course features
conservation
lot area
dwelling in garage as a temporary use to 2015
lot area
front and side yard
front and provisions
zone | 390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
235 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2326 Timmsdale Estates
71mmsdale Estates
230 Canboro Road
5/S Tice Road
2398 Pelham Street Victory Gardens
2398 Pelham Street Victory Gardens
248 Street Street
258 Street Street
258 Street Street
258 Street Street
258 Street Street
258 Street Street
259 Street Street
259 Street Street
250 Street Street
250 Street Street
250 Street Street
250 Street Street
250 Street Street Street Street
250 Street Stree | 273202001309010
273202001001820
273203001001820
273203001206000
Subdivision
Repealed/Modified
2732010015005
20000000000000000000000000000 | 159 160 161 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 179 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 | A
A
A
A
HC
A
A
R1
R1
H
H
H
H
H
H
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1 | 1 1 <td>lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation
lot area
dwelling in garage as a temporary use to 2015
lot area
front and side yard
front and side yard
trom houses and provisions
repealed
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from subtercourse
setback from subtercourse
setback from subtercourse
some provisions
zone provisions</td> <td>390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
180 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
The Orchards
820 Canboro Road
S/S Tice Road
2325 Victoria Avenue
The Orchards
820 Canboro Road
S/S Tice Road
1398 Pelham Street Victory Gardens
Westside Mase Drive
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Chestruk Ridge (Lookout Point)
Chestnuk Ridge (Lookout Point)
Che</td>

 | lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation
lot area
dwelling in garage as a temporary use to 2015
lot area
front and side yard
front and side yard
trom houses and provisions
repealed
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from subtercourse
setback from subtercourse
setback from subtercourse
some provisions
zone provisions | 390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
180 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
The Orchards
820 Canboro Road
S/S Tice Road
2325 Victoria Avenue
The Orchards
820 Canboro Road
S/S Tice Road
1398 Pelham Street Victory Gardens
Westside Mase Drive
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Chestruk Ridge (Lookout Point)
Chestnuk Ridge (Lookout Point)
Che |
273202001309010
273202001001820
273203001001820
273203001206000
Subdivision
Repealed/Modified
Subdivision
Subdivision
27320100806905
27320100806905
Subdivision
27320100150250
273201001502050
273201001502050
273201001520300
273201001520300
2732010015120250
2732010015120250
2732010015120250
2732010015120250
2732010015120250
273201001512030
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Z73203001713050
273203001713050
Z73203001713050 | 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 | A
A
A
A
HC
A
A
RM1
R1
H
H
H
H
H
RV1
RV1
RV1
RV1
RV1
RV1
RV1
RV1
RV1
RV1 | 1 2 1 2 1

 | lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation and non-structural golf course features
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
zone provisions
zone pro | 390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
215 Victoria Avenue
2325 Victoria Avenue
2336 Pelham Street Victory Gardens
Westside Estates
71mmsdale Estates
71mmsdale Estates
2338 Pelham Street Victory Gardens
Westside Church Street
2545 (Church Street
255 Highway 20 West
2045 (Chokout Point)
2045 (Chokout Point)
2045 (Chestrut Ridge (Lookout Point)
2045 (Church Street
2045 (Ch | 273202001309010
273202001001820
273203001001820
27320300101403301
273203001206000
Subdivision
Repealed/Modified
273201000806905
200000000000000000000000000000000000 | 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 179 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 | A A A A A A A HC A RM1 R1 R1 R1 H A H H H RV1 A R2 R2 RM1 RV1 A R2 RM1 RM1 R0 S OS OS OS RM1 R1 | 1 2 <tr td=""> <!--</td--><td>lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation and non-structural golf course features
conservation
lot area
front and side yard
front may super sup</td><td>390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
235 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2326 Timmsdale Estates
71mmsdale Estates
230 Canboro Road
5/S Tice Road
230 Relham Street Victory Gardens
2398 Pelham Street Victory Gardens
2400 Canboro Road
500 Canboro Road
250 Canboro Road</td></tr> <tr><td>273202001309010
273202001001820
273203001001820
273203001206000
Subdivision
Repealed/Modified
273201001500505
27320100806905
27320100806905
27320100508500
273201001508500
273201001508500
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273203001713050
273203001713050
273203001713050
273203001713050
273203001713050
273203001713050
273203001713050
273203001713050
273203001713050</td><td>159 160 161 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 179 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197</td><td>A
A
A
A
HC
A
A
R1
R1
R1
H
H
H
H
H
RV1
RV1
RV1
RV1
RV1
RV1
RV1
RV1
RV1
RV1</td><td>1 2 1 1 2 1 1 1 <tr td=""> <!--</td--><td>lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation
lot area
dwelling in garage as a temporary use to 2015
lot area
front and side yard
front and side yard
from watercourse
setback from subjections
zone provisions
zone provis</td><td>390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
180 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
The Orchards
820 Canboro Road
S/S Tice Road
2325 Victoria Avenue
Timmsdale Estates
2338 Pelham Street Victory Gardens
Westside Mase Drive
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Chestruk Ridge (Lookout Point)
Chestruk Ridge (Loo</td></tr><tr><td>273202001309010
273202001001820
273203001001820
273203001206000
Subdivision
Repealed/Modified
Subdivision
Subdivision
273201000806905
273201000806905
Subdivision
273201001508500
273202001303200
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
273203001713050
273203001713050
27320301713050
27320301713050
27320301713050
27320301713050
27320200130810
27320200130810
27320200130810
27320200130810</td><td>159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177
 178 179 179 180 181 182 183 184 185 186 187 191 192 193 194 195 196 197 198</td><td>A
A
A
A
HC
A
R
M1
R
M1
R
M1
R
M1
R
M1
R
M1
R
M1
R</td><td>1 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1 <tr td=""> <!--</td--><td>lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation and non-structural golf course features
setback from watercourse
setback from watercourse
setback from watercourse
zone provisions
zone provisi</td><td>390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
180 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2335 Victoria Avenue
2340 Canboro Road
5/5 Tice Road
1398 Pelham Street Victory Gardens
Westside Mase Drive
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Chestnut Ridge (Lookout Point)
Chestnut R</td></tr><tr><td>273202001309010
273202001001820
27320300101403301
273203001206000
Subdivision
Repealed/Modified
Subdivision
Subdivision
27320100806905
27320100806905
Subdivision
273201001502000
27320200130200
273201001502050
273201001502050
273201001502050
2732010015120250
2732010015120250
2732010015120250
2732010015120250
2732010015120250
2732010015120250
273201001512050
200000000000000000000000000</td><td>159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 179 180 181 182 183 184 185 186 187 190 191 192 193 194 195 196 199</td><td>A
A
A
A
RM1
R1
R1
R1
H
H
H
H
H
H
RV1
RV1
RV1
RV1
RV1
RV1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1</td><td>1 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1 <tr td=""> <!--</td--><td>lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation and non-structural golf course features
conservation and non-structural golf course features
conservation garage as a temporary use to 2015
lot area
front and side yard
front mat side yard
front mat side yard
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from sutercourse
setback from setbact
sone provisions
zone provisions
zone provisions
zone provisions
settor setback
solf course
setback from setbact
setback from setbac</td><td>390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
1361 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
232 Canboro Road
5/S Tice Road
232 Canboro Road
5/S Tice Road
231 Street States
11mmsdale Estates
11mmsdale Estates
11mmsdale Estates
11mmsdale Estates
1238 Pelham Street Victory Gardens
Westside Mase Drive
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Chestrut Ridge (Lookout Point)
Chestrut Ridge (Lookout Point)
Chestrut</td></tr></td></tr></td></tr></td></tr> | lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation and non-structural golf course features
conservation
lot area
front and side yard
front may super sup | 390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
235 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2326 Timmsdale Estates
71mmsdale Estates
230 Canboro Road
5/S Tice Road
230 Relham Street Victory Gardens
2398 Pelham Street Victory Gardens
2400 Canboro Road
500 Canboro Road
250 Canboro Road | 273202001309010
273202001001820
273203001001820
273203001206000
Subdivision
Repealed/Modified
273201001500505
27320100806905
27320100806905
27320100508500
273201001508500
273201001508500
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273203001713050
273203001713050
273203001713050
273203001713050
273203001713050
273203001713050
273203001713050
273203001713050
273203001713050 | 159 160 161 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 179 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 | A
A
A
A
HC
A
A
R1
R1
R1
H
H
H
H
H
RV1
RV1
RV1
RV1
RV1
RV1
RV1
RV1
RV1
RV1 | 1 2 1
 1 2 1 1 1 <tr td=""> <!--</td--><td>lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation
lot area
dwelling in garage as a temporary use to 2015
lot area
front and side yard
front and side yard
from watercourse
setback from subjections
zone provisions
zone provis</td><td>390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
180 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
The Orchards
820 Canboro Road
S/S Tice Road
2325 Victoria Avenue
Timmsdale Estates
2338 Pelham Street Victory Gardens
Westside Mase Drive
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Chestruk Ridge (Lookout Point)
Chestruk Ridge (Loo</td></tr> <tr><td>273202001309010
273202001001820
273203001001820
273203001206000
Subdivision
Repealed/Modified
Subdivision
Subdivision
273201000806905
273201000806905
Subdivision
273201001508500
273202001303200
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
273203001713050
273203001713050
27320301713050
27320301713050
27320301713050
27320301713050
27320200130810
27320200130810
27320200130810
27320200130810</td><td>159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 179 180 181 182 183 184 185 186 187 191 192 193 194 195 196 197 198</td><td>A
A
A
A
HC
A
R
M1
R
M1
R
M1
R
M1
R
M1
R
M1
R
M1
R</td><td>1 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1 <tr td=""> <!--</td--><td>lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation and non-structural golf course features
setback from watercourse
setback from watercourse
setback from watercourse
zone provisions
zone provisi</td><td>390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
180 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2335 Victoria Avenue
2340 Canboro Road
5/5 Tice Road
1398 Pelham Street Victory Gardens
Westside Mase Drive
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Chestnut Ridge (Lookout Point)
Chestnut R</td></tr><tr><td>273202001309010
273202001001820
27320300101403301
273203001206000
Subdivision
Repealed/Modified
Subdivision
Subdivision
27320100806905
27320100806905
Subdivision
273201001502000
27320200130200
273201001502050
273201001502050
273201001502050
2732010015120250
2732010015120250
2732010015120250
2732010015120250
2732010015120250
2732010015120250
273201001512050
200000000000000000000000000</td><td>159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 179 180 181 182 183 184 185 186 187 190 191 192 193 194 195 196 199</td><td>A
A
A
A
RM1
R1
R1
R1
H
H
H
H
H
H
RV1
RV1
RV1
RV1
RV1
RV1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1</td><td>1 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1 <tr td=""> <!--</td--><td>lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation and non-structural golf course features
conservation and non-structural golf course features
conservation garage as a temporary use to 2015
lot area
front and side yard
front mat side yard
front mat side yard
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from sutercourse
setback from setbact
sone provisions
zone provisions
zone provisions
zone provisions
settor setback
solf course
setback from setbact
setback from setbac</td><td>390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
1361 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
232 Canboro Road
5/S Tice Road
232 Canboro Road
5/S Tice Road
231 Street States
11mmsdale Estates
11mmsdale Estates
11mmsdale Estates
11mmsdale Estates
1238 Pelham Street Victory Gardens
Westside Mase Drive
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Chestrut Ridge (Lookout Point)
Chestrut Ridge (Lookout Point)
Chestrut</td></tr></td></tr></td></tr> | lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation
lot area
dwelling in garage as a temporary use to 2015
lot area
front and side yard
front and side yard
from watercourse
setback from subjections
zone provisions
zone provis | 390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
180 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
The Orchards
820 Canboro Road
S/S Tice Road
2325 Victoria Avenue
Timmsdale Estates
2338 Pelham Street Victory Gardens
Westside Mase Drive
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Chestruk Ridge (Lookout Point)
Chestruk Ridge (Loo |
273202001309010
273202001001820
273203001001820
273203001206000
Subdivision
Repealed/Modified
Subdivision
Subdivision
273201000806905
273201000806905
Subdivision
273201001508500
273202001303200
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
273203001713050
273203001713050
27320301713050
27320301713050
27320301713050
27320301713050
27320200130810
27320200130810
27320200130810
27320200130810 | 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 179 180 181 182 183 184 185 186 187 191 192 193 194 195 196 197 198 | A
A
A
A
HC
A
R
M1
R
M1
R
M1
R
M1
R
M1
R
M1
R
M1
R | 1 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1 <tr td=""> <!--</td--><td>lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation and non-structural golf course features
setback from watercourse
setback from watercourse
setback from watercourse
zone provisions
zone provisi</td><td>390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
180 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2335 Victoria Avenue
2340 Canboro Road
5/5 Tice Road
1398 Pelham Street Victory Gardens
Westside Mase Drive
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Chestnut Ridge (Lookout Point)
Chestnut R</td></tr> <tr><td>273202001309010
273202001001820
27320300101403301
273203001206000
Subdivision
Repealed/Modified
Subdivision
Subdivision
27320100806905
27320100806905
Subdivision
273201001502000
27320200130200
273201001502050
273201001502050
273201001502050
2732010015120250
2732010015120250
2732010015120250
2732010015120250
2732010015120250
2732010015120250
273201001512050
200000000000000000000000000</td><td>159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 179 180 181 182 183 184 185 186 187 190 191 192 193 194 195 196 199</td><td>A
A
A
A
RM1
R1
R1
R1
H
H
H
H
H
H
RV1
RV1
RV1
RV1
RV1
RV1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1</td><td>1 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1 <tr td=""> <!--</td--><td>lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation and non-structural golf course features
conservation and non-structural golf course features
conservation garage as a temporary use to 2015
lot area
front and side yard
front mat side yard
front mat side yard
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from sutercourse
setback from setbact
sone provisions
zone provisions
zone provisions
zone provisions
settor setback
solf course
setback from setbact
setback from setbac</td><td>390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
1361 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
232 Canboro Road
5/S Tice Road
232 Canboro Road
5/S Tice Road
231 Street States
11mmsdale Estates
11mmsdale Estates
11mmsdale Estates
11mmsdale Estates
1238 Pelham Street Victory Gardens
Westside Mase Drive
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Chestrut Ridge (Lookout Point)
Chestrut Ridge (Lookout Point)
Chestrut</td></tr></td></tr> | lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation and non-structural golf course features
setback from watercourse
setback from watercourse
setback from watercourse
zone provisions
zone provisi | 390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
180 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2335 Victoria Avenue
2340 Canboro Road
5/5 Tice Road
1398 Pelham Street Victory Gardens
Westside Mase Drive
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Chestnut Ridge (Lookout Point)
Chestnut R | 273202001309010
273202001001820
27320300101403301
273203001206000
Subdivision
Repealed/Modified
Subdivision
Subdivision
27320100806905
27320100806905
Subdivision
273201001502000
27320200130200
273201001502050
273201001502050
273201001502050
2732010015120250
2732010015120250
2732010015120250
2732010015120250
2732010015120250
2732010015120250
273201001512050
200000000000000000000000000 | 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 179 180 181 182 183 184 185 186 187 190 191 192 193 194 195 196 199 | A
A
A
A
RM1
R1
R1
R1
H
H
H
H
H
H
RV1
RV1
RV1
RV1
RV1
RV1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1 | 1 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1 <tr td=""> <!--</td--><td>lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation and non-structural golf course
features
conservation and non-structural golf course features
conservation garage as a temporary use to 2015
lot area
front and side yard
front mat side yard
front mat side yard
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from sutercourse
setback from setbact
sone provisions
zone provisions
zone provisions
zone provisions
settor setback
solf course
setback from setbact
setback from setbac</td><td>390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
1361 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
232 Canboro Road
5/S Tice Road
232 Canboro Road
5/S Tice Road
231 Street States
11mmsdale Estates
11mmsdale Estates
11mmsdale Estates
11mmsdale Estates
1238 Pelham Street Victory Gardens
Westside Mase Drive
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Chestrut Ridge (Lookout Point)
Chestrut Ridge (Lookout Point)
Chestrut</td></tr> | lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation and non-structural golf course features
conservation and non-structural golf course features
conservation garage as a temporary use to 2015
lot area
front and side yard
front mat side yard
front mat side yard
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from sutercourse
setback from setbact
sone provisions
zone provisions
zone provisions
zone provisions
settor setback
solf course
setback from setbact
setback from setbac | 390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
1361 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
232 Canboro Road
5/S Tice Road
232 Canboro Road
5/S Tice Road
231 Street States
11mmsdale Estates
11mmsdale Estates
11mmsdale Estates
11mmsdale Estates
1238 Pelham Street Victory Gardens
Westside Mase Drive
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Chestrut Ridge (Lookout Point)
Chestrut |
| lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation and side yard
front and side yard
front and side yard
front and side yard
from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
zone provisions
zone provisions
zo | 390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
180 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
The Orchards
820 Canboro Road
5/S Tice Road
2325 Victoria Avenue
Timmsdale Estates
11mmsdale Estates
11mmsdale Estates
1398 Pelham Street Victory Gardens
Westside Mase Drive
Eastside Church Street
Eastside Church Street
Chestruk Ridge (Lookout Point)
Chestruk Ridge (Lookout Point)
Chestnuk Ridge (Lookouk | |

 | | |
 | | |
 |
 | | | | |

 | | | | | |

 | | | | | |

 | |
 | | | |

 |
 | | | | |

 | | | | | |

 | | | | | |
 | | |
| 273202001309010
273202001001820
273203001001820
273203001206000
Subdivision
Repealed/Modified
Subdivision
Subdivision
27320100806905
27320100806905
Subdivision
273201001508500
27320200130200
Subdivision
Subdivision
Subdivision
273201001520300
273201001512206
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision | 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 179 180 181 182 183 184 185 186 187 188 189 190 191 192 192 192 | A
A
A
A
HC
A
A
RM1
R1
R1
H
H
H
H
H
H
RV1
RV1
A
R2
RV1
RV1
A
R2
RV1
RV1
A
R2
RM1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1 | 1 1 <td>lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation and non-structural golf course features
conservations
diveling in garage as a temporary use to 2015
lot area
front and side yard
front and side yard
front and side yard
front and side yard
trownhouses and provisions
repealed
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
zone provisions
zone pro</td> <td>390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
215 Victoria Avenue
2325 Victoria Street
2326 Road
2336 Pelham Street Victory Gardens
2338 Pelham Street Victory Gardens
Westside Mase Drive
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Chestnut Ridge (Lookout Point)
Chestnut Ridge (Looko</td>

 | lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation and non-structural golf course features
conservations
diveling in garage as a temporary use to 2015
lot area
front and side yard
front and side yard
front and side yard
front and side yard
trownhouses and provisions
repealed
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
zone provisions
zone pro | 390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
215 Victoria Avenue
2325 Victoria Street
2326 Road
2336 Pelham Street Victory Gardens
2338 Pelham Street Victory Gardens
Westside Mase Drive
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Chestnut Ridge (Lookout Point)
Chestnut Ridge (Looko | | | |

 | |
 | | | |

 |
 | | | | |

 |
 | | | | |

 | | | |
 | |

 | | | |
 | |
 |
 | | | | |
 |
 | | | | | |
 | |
| 273202001309010
273202001001820
273203001001820
27320300101403301
273203001206000
Subdivision
Repealed/Modified
27320100806905
27320100806905
27320100806905
2732010015080500
2732010015080500
273201001508050
27320100152020
27320100152020
27320100152020
27320100152020
27320100152020
27320100152020
27320100152020
27320100152020
27320100152020
27320100152020
27320100152020
27320100152020
27320100152020
27320100152020
27320100152020
27320100152020
27320100152000
273200000340
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision | 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 179 181 182 183 184 185 186 187 188 189 190 191 192 193 | A
A
A
A
RM1
R1
R1
R1
H
A
H
H
H
H
H
RV1
R2
R2
RM1
RV1
RV1
R2
R2
RM1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
H
H
H
H | 1 1 <tr td=""> <!--</td--><td>lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation and non-structural golf course features
conservation
lot area
dwelling in garage as a temporary use to 2015
lot area
front and side yard
front and provisions
zone provisions
zone</td><td>390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
235 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2326 Timmsdale Estates
71mmsdale Estates
230 Canboro Road
5/S Tice Road
2398 Pelham Street Victory Gardens
2398 Pelham Street Victory Gardens
248 Street Street
258 Street Street
258 Street Street
258 Street Street
258 Street Street
258 Street Street
259 Street Street
259 Street Street
250 Street Street
250 Street Street
250 Street Street
250 Street Street
250 Street Street Street Street
250 Street Stree</td></tr> <tr><td>273202001309010
273202001001820
273203001001820
273203001206000
Subdivision
Repealed/Modified
2732010015005
20000000000000000000000000000</td><td>159 160 161 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 179 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194</td><td>A
A
A
A
HC
A
A
R1
R1
H
H
H
H
H
H
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1</td><td>1 1 <td>lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation
lot area
dwelling in garage as a temporary use to 2015
lot area
front and side yard
front and side yard
trom houses and provisions
repealed
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from subtercourse
setback from subtercourse
setback from subtercourse
some provisions
zone provisions</td><td>390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
180 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
The Orchards
820 Canboro Road
S/S Tice Road
2325 Victoria Avenue
The Orchards
820 Canboro Road
S/S Tice Road
1398 Pelham Street Victory Gardens
Westside Mase Drive
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Chestruk Ridge
(Lookout Point)
Chestnuk Ridge (Lookout Point)
Che</td></td></tr> <tr><td>273202001309010
273202001001820
273203001001820
273203001206000
Subdivision
Repealed/Modified
Subdivision
Subdivision
27320100806905
27320100806905
Subdivision
27320100150250
273201001502050
273201001502050
273201001520300
273201001520300
2732010015120250
2732010015120250
2732010015120250
2732010015120250
2732010015120250
273201001512030
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Z73203001713050
273203001713050
Z73203001713050</td><td>159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195</td><td>A
A
A
A
HC
A
A
RM1
R1
H
H
H
H
H
RV1
RV1
RV1
RV1
RV1
RV1
RV1
RV1
RV1
RV1</td><td>1 2 1 2 1</td><td>lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation and non-structural golf course features
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
zone provisions
zone pro</td><td>390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
215 Victoria Avenue
2325 Victoria Avenue
2336 Pelham Street Victory Gardens
Westside Estates
71mmsdale Estates
71mmsdale Estates
2338 Pelham Street Victory Gardens
Westside Church Street
2545 (Church Street
255 Highway 20 West
2045 (Chokout Point)
2045 (Chokout Point)
2045 (Chestrut Ridge (Lookout Point)
2045 (Church Street
2045 (Ch</td></tr> <tr><td>273202001309010
273202001001820
273203001001820
27320300101403301
273203001206000
Subdivision
Repealed/Modified
273201000806905
200000000000000000000000000000000000</td><td>159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 179 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196</td><td>A A A A A A A HC A RM1 R1 R1 R1 H A H H H RV1 A R2 R2 RM1 RV1 A R2 RM1 RM1 R0 S OS OS OS RM1 R1 R1</td><td>1 2 <tr td=""> <!--</td--><td>lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation and non-structural golf course features
conservation
lot area
front and side yard
front may super sup</td><td>390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
235 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2326 Timmsdale Estates
71mmsdale Estates
230 Canboro Road
5/S Tice Road
230 Relham Street Victory Gardens
2398 Pelham Street Victory Gardens
2400 Canboro Road
500 Canboro Road
250 Canboro Road</td></tr><tr><td>273202001309010
273202001001820
273203001001820
273203001206000
Subdivision
Repealed/Modified
273201001500505
27320100806905
27320100806905
27320100508500
273201001508500
273201001508500
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273203001713050
273203001713050
273203001713050
273203001713050
273203001713050
273203001713050
273203001713050
273203001713050
273203001713050</td><td>159 160 161 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 179 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197</td><td>A
A
A
A
HC
A
A
R1
R1
R1
H
H
H
H
H
RV1
RV1
RV1
RV1
RV1
RV1
RV1
RV1
RV1
RV1</td><td>1 2 1 1 2 1 1 1 <tr td=""> <!--</td--><td>lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation
lot area
dwelling in garage as a temporary use to 2015
lot area
front and side yard
front and side yard
from watercourse
setback from subjections
zone provisions
zone provis</td><td>390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
180 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
The Orchards
820 Canboro Road
S/S Tice Road
2325 Victoria Avenue
Timmsdale Estates
2338 Pelham Street Victory Gardens
Westside Mase Drive
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Chestruk Ridge (Lookout Point)
Chestruk Ridge
(Loo</td></tr><tr><td>273202001309010
273202001001820
273203001001820
273203001206000
Subdivision
Repealed/Modified
Subdivision
Subdivision
273201000806905
273201000806905
Subdivision
273201001508500
273202001303200
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
273203001713050
273203001713050
27320301713050
27320301713050
27320301713050
27320301713050
27320200130810
27320200130810
27320200130810
27320200130810</td><td>159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 179 180 181 182 183 184 185 186 187 191 192 193 194 195 196 197 198</td><td>A
A
A
A
HC
A
R
M1
R
M1
R
M1
R
M1
R
M1
R
M1
R
M1
R</td><td>1 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1 <tr td=""> <!--</td--><td>lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation and non-structural golf course features
setback from watercourse
setback from watercourse
setback from watercourse
zone provisions
zone provisi</td><td>390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
180 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2335 Victoria Avenue
2340 Canboro Road
5/5 Tice Road
1398 Pelham Street Victory Gardens
Westside Mase Drive
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Chestnut Ridge (Lookout Point)
Chestnut R</td></tr><tr><td>273202001309010
273202001001820
27320300101403301
273203001206000
Subdivision
Repealed/Modified
Subdivision
Subdivision
27320100806905
27320100806905
Subdivision
273201001502000
27320200130200
273201001502050
273201001502050
273201001502050
2732010015120250
2732010015120250
2732010015120250
2732010015120250
2732010015120250
2732010015120250
273201001512050
200000000000000000000000000</td><td>159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 179 180 181 182 183 184 185 186 187 190 191 192 193 194 195 196 199</td><td>A
A
A
A
RM1
R1
R1
R1
H
H
H
H
H
H
RV1
RV1
RV1
RV1
RV1
RV1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1</td><td>1 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1 <tr td=""> <!--</td--><td>lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation and non-structural golf course features
conservation and non-structural golf course features
conservation garage as a temporary use to 2015
lot area
front and side yard
front mat side yard
front mat side yard
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from sutercourse
setback from setbact
sone provisions
zone provisions
zone provisions
zone provisions
settor setback
solf course
setback from setbact
setback from setbac</td><td>390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
1361 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
232 Canboro Road
5/S Tice Road
232 Canboro Road
5/S Tice Road
231 Street States
11mmsdale Estates
11mmsdale Estates
11mmsdale Estates
11mmsdale Estates
1238 Pelham Street Victory Gardens
Westside Mase Drive
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Chestrut Ridge (Lookout Point)
Chestrut Ridge (Lookout Point)
Chestrut</td></tr></td></tr></td></tr></td></tr></td></tr>

 | lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation and non-structural golf course features
conservation
lot area
dwelling in garage as a temporary use to 2015
lot area
front and side yard
front and provisions
zone | 390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
235 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2326 Timmsdale Estates
71mmsdale Estates
230 Canboro Road
5/S Tice Road
2398 Pelham Street Victory Gardens
2398 Pelham Street Victory Gardens
248 Street Street
258 Street Street
258 Street Street
258 Street Street
258 Street Street
258 Street Street
259 Street Street
259 Street Street
250 Street Street
250 Street Street
250 Street Street
250 Street Street
250 Street Street Street Street
250 Street Stree | 273202001309010
273202001001820
273203001001820
273203001206000
Subdivision
Repealed/Modified
2732010015005
20000000000000000000000000000 | 159 160 161 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 179 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 | A
A
A
A
HC
A
A
R1
R1
H
H
H
H
H
H
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1 | 1 1 <td>lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation
lot area
dwelling in garage as a temporary use to 2015
lot area
front and side yard
front and side yard
trom houses and provisions
repealed
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from subtercourse
setback from subtercourse
setback from subtercourse
some provisions
zone provisions</td> <td>390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing
Subdivision
1541 Haist Street
Timber Creek Estates
180 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
The Orchards
820 Canboro Road
S/S Tice Road
2325 Victoria Avenue
The Orchards
820 Canboro Road
S/S Tice Road
1398 Pelham Street Victory Gardens
Westside Mase Drive
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Chestruk Ridge (Lookout Point)
Chestnuk Ridge (Lookout Point)
Che</td>
 | lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation
lot area
dwelling in garage as a temporary use to 2015
lot area
front and side yard
front and side yard
trom houses and provisions
repealed
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from subtercourse
setback from subtercourse
setback from subtercourse
some provisions
zone provisions | 390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
180 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
The Orchards
820 Canboro Road
S/S Tice Road
2325 Victoria Avenue
The Orchards
820 Canboro Road
S/S Tice Road
1398 Pelham Street Victory Gardens
Westside Mase Drive
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Chestruk Ridge (Lookout Point)
Chestnuk Ridge (Lookout Point)
Che | 273202001309010
273202001001820
273203001001820
273203001206000
Subdivision
Repealed/Modified
Subdivision
Subdivision
27320100806905
27320100806905
Subdivision
27320100150250
273201001502050
273201001502050
273201001520300
273201001520300
2732010015120250
2732010015120250
2732010015120250
2732010015120250
2732010015120250
273201001512030
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Z73203001713050
273203001713050
Z73203001713050 | 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 | A
A
A
A
HC
A
A
RM1
R1
H
H
H
H
H
RV1
RV1
RV1
RV1
RV1
RV1
RV1
RV1
RV1
RV1 | 1 2 1 2 1

 | lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation and non-structural golf course features
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
zone provisions
zone pro | 390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
215 Victoria Avenue
2325 Victoria Avenue
2336 Pelham Street Victory Gardens
Westside Estates
71mmsdale Estates
71mmsdale Estates
2338 Pelham Street Victory Gardens
Westside Church Street
2545 (Church Street
255 Highway 20 West
2045 (Chokout Point)
2045 (Chokout Point)
2045 (Chestrut Ridge (Lookout Point)
2045 (Church Street
2045 (Ch | 273202001309010
273202001001820
273203001001820
27320300101403301
273203001206000
Subdivision
Repealed/Modified
273201000806905
200000000000000000000000000000000000 | 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 179 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 | A A A A A A A HC A RM1 R1 R1 R1 H A H H H RV1 A R2 R2 RM1 RV1 A R2 RM1 RM1 R0 S OS OS OS RM1 R1 | 1 2 <tr td=""> <!--</td--><td>lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation and non-structural golf course features
conservation
lot area
front and side yard
front may super sup</td><td>390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
235 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2326 Timmsdale Estates
71mmsdale Estates
230 Canboro Road
5/S Tice Road
230 Relham Street Victory Gardens
2398 Pelham Street Victory Gardens
2400 Canboro Road
500 Canboro Road
250 Canboro Road</td></tr> <tr><td>273202001309010
273202001001820
273203001001820
273203001206000
Subdivision
Repealed/Modified
273201001500505
27320100806905
27320100806905
27320100508500
273201001508500
273201001508500
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273203001713050
273203001713050
273203001713050
273203001713050
273203001713050
273203001713050
273203001713050
273203001713050
273203001713050</td><td>159 160 161 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 179 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197</td><td>A
A
A
A
HC
A
A
R1
R1
R1
H
H
H
H
H
RV1
RV1
RV1
RV1
RV1
RV1
RV1
RV1
RV1
RV1</td><td>1 2 1 1 2 1 1 1 <tr td=""> <!--</td--><td>lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation
lot area
dwelling in garage as a temporary use to 2015
lot area
front and side yard
front and side yard
from watercourse
setback from subjections
zone provisions
zone provis</td><td>390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
180 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
The Orchards
820 Canboro Road
S/S Tice Road
2325 Victoria Avenue
Timmsdale Estates
2338 Pelham Street Victory Gardens
Westside Mase Drive
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Chestruk Ridge (Lookout Point)
Chestruk Ridge
(Loo</td></tr><tr><td>273202001309010
273202001001820
273203001001820
273203001206000
Subdivision
Repealed/Modified
Subdivision
Subdivision
273201000806905
273201000806905
Subdivision
273201001508500
273202001303200
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
273203001713050
273203001713050
27320301713050
27320301713050
27320301713050
27320301713050
27320200130810
27320200130810
27320200130810
27320200130810</td><td>159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 179 180 181 182 183 184 185 186 187 191 192 193 194 195 196 197 198</td><td>A
A
A
A
HC
A
R
M1
R
M1
R
M1
R
M1
R
M1
R
M1
R
M1
R</td><td>1 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1 <tr td=""> <!--</td--><td>lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation and non-structural golf course features
setback from watercourse
setback from watercourse
setback from watercourse
zone provisions
zone provisi</td><td>390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
180 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2335 Victoria Avenue
2340 Canboro Road
5/5 Tice Road
1398 Pelham Street Victory Gardens
Westside Mase Drive
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Chestnut Ridge (Lookout Point)
Chestnut R</td></tr><tr><td>273202001309010
273202001001820
27320300101403301
273203001206000
Subdivision
Repealed/Modified
Subdivision
Subdivision
27320100806905
27320100806905
Subdivision
273201001502000
27320200130200
273201001502050
273201001502050
273201001502050
2732010015120250
2732010015120250
2732010015120250
2732010015120250
2732010015120250
2732010015120250
273201001512050
200000000000000000000000000</td><td>159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 179 180 181 182 183 184 185 186 187 190 191 192 193 194 195 196 199</td><td>A
A
A
A
RM1
R1
R1
R1
H
H
H
H
H
H
RV1
RV1
RV1
RV1
RV1
RV1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1</td><td>1 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1 <tr td=""> <!--</td--><td>lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation and non-structural golf course features
conservation and non-structural golf course features
conservation garage as a temporary use to 2015
lot area
front and side yard
front mat side yard
front mat side yard
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from sutercourse
setback from setbact
sone provisions
zone provisions
zone provisions
zone provisions
settor setback
solf course
setback from setbact
setback from setbac</td><td>390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
1361 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
232 Canboro Road
5/S Tice Road
232 Canboro Road
5/S Tice Road
231 Street States
11mmsdale Estates
11mmsdale Estates
11mmsdale Estates
11mmsdale Estates
1238 Pelham Street Victory Gardens
Westside Mase Drive
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Chestrut Ridge (Lookout Point)
Chestrut Ridge (Lookout Point)
Chestrut</td></tr></td></tr></td></tr></td></tr> | lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation and non-structural golf course features
conservation
lot area
front and side yard
front may super sup | 390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
235 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2326 Timmsdale Estates
71mmsdale Estates
230 Canboro Road
5/S Tice Road
230 Relham Street Victory Gardens
2398 Pelham Street Victory Gardens
2400 Canboro Road
500 Canboro Road
250 Canboro Road |
273202001309010
273202001001820
273203001001820
273203001206000
Subdivision
Repealed/Modified
273201001500505
27320100806905
27320100806905
27320100508500
273201001508500
273201001508500
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273203001713050
273203001713050
273203001713050
273203001713050
273203001713050
273203001713050
273203001713050
273203001713050
273203001713050 | 159 160 161 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 179 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 | A
A
A
A
HC
A
A
R1
R1
R1
H
H
H
H
H
RV1
RV1
RV1
RV1
RV1
RV1
RV1
RV1
RV1
RV1 | 1 2 1 1 2 1 1 1 <tr td=""> <!--</td--><td>lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation
lot area
dwelling in garage as a temporary use to 2015
lot area
front and side yard
front and side yard
from watercourse
setback from subjections
zone provisions
zone provis</td><td>390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
180 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
The Orchards
820 Canboro Road
S/S Tice Road
2325 Victoria Avenue
Timmsdale Estates
2338 Pelham Street Victory Gardens
Westside Mase Drive
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Chestruk Ridge (Lookout Point)
Chestruk Ridge (Loo</td></tr> <tr><td>273202001309010
273202001001820
273203001001820
273203001206000
Subdivision
Repealed/Modified
Subdivision
Subdivision
273201000806905
273201000806905
Subdivision
273201001508500
273202001303200
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
273203001713050
273203001713050
27320301713050
27320301713050
27320301713050
27320301713050
27320200130810
27320200130810
27320200130810
27320200130810</td><td>159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 179 180 181 182 183 184 185 186 187 191 192 193 194 195 196 197 198</td><td>A
A
A
A
HC
A
R
M1
R
M1
R
M1
R
M1
R
M1
R
M1
R
M1
R</td><td>1 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1 <tr td=""> <!--</td--><td>lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation and non-structural golf course features
setback from watercourse
setback from watercourse
setback from watercourse
zone provisions
zone provisi</td><td>390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
180 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2335 Victoria Avenue
2340 Canboro Road
5/5 Tice Road
1398 Pelham Street Victory Gardens
Westside Mase Drive
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Chestnut Ridge (Lookout Point)
Chestnut R</td></tr><tr><td>273202001309010
273202001001820
27320300101403301
273203001206000
Subdivision
Repealed/Modified
Subdivision
Subdivision
27320100806905
27320100806905
Subdivision
273201001502000
27320200130200
273201001502050
273201001502050
273201001502050
2732010015120250
2732010015120250
2732010015120250
2732010015120250
2732010015120250
2732010015120250
273201001512050
200000000000000000000000000</td><td>159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 179 180 181 182 183 184 185 186 187 190 191 192 193 194 195 196 199</td><td>A
A
A
A
RM1
R1
R1
R1
H
H
H
H
H
H
RV1
RV1
RV1
RV1
RV1
RV1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1</td><td>1 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1 <tr td=""> <!--</td--><td>lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation and non-structural golf course features
conservation and non-structural golf course features
conservation garage as a temporary use to 2015
lot area
front and side yard
front mat side yard
front mat side yard
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from sutercourse
setback from setbact
sone provisions
zone provisions
zone provisions
zone provisions
settor
setback
solf course
setback from setbact
setback from setbac</td><td>390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
1361 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
232 Canboro Road
5/S Tice Road
232 Canboro Road
5/S Tice Road
231 Street States
11mmsdale Estates
11mmsdale Estates
11mmsdale Estates
11mmsdale Estates
1238 Pelham Street Victory Gardens
Westside Mase Drive
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Chestrut Ridge (Lookout Point)
Chestrut Ridge (Lookout Point)
Chestrut</td></tr></td></tr></td></tr> | lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation
lot area
dwelling in garage as a temporary use to 2015
lot area
front and side yard
front and side yard
from watercourse
setback from subjections
zone provisions
zone provis | 390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
180 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
The Orchards
820 Canboro Road
S/S Tice Road
2325 Victoria Avenue
Timmsdale Estates
2338 Pelham Street Victory Gardens
Westside Mase Drive
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Chestruk Ridge (Lookout Point)
Chestruk Ridge (Loo | 273202001309010
273202001001820
273203001001820
273203001206000
Subdivision
Repealed/Modified
Subdivision
Subdivision
273201000806905
273201000806905
Subdivision
273201001508500
273202001303200
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
273203001713050
273203001713050
27320301713050
27320301713050
27320301713050
27320301713050
27320200130810
27320200130810
27320200130810
27320200130810 | 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 179 180 181 182 183 184 185 186 187 191 192 193 194 195 196 197 198 | A
A
A
A
HC
A
R
M1
R
M1
R
M1
R
M1
R
M1
R
M1
R
M1
R | 1 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1 <tr td=""> <!--</td--><td>lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation and non-structural golf course features
setback from watercourse
setback from watercourse
setback from watercourse
zone provisions
zone provisi</td><td>390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
180 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2335 Victoria Avenue
2340 Canboro Road
5/5 Tice Road
1398 Pelham Street Victory Gardens
Westside Mase Drive
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Chestnut Ridge (Lookout Point)
Chestnut R</td></tr> <tr><td>273202001309010
273202001001820
27320300101403301
273203001206000
Subdivision
Repealed/Modified
Subdivision
Subdivision
27320100806905
27320100806905
Subdivision
273201001502000
27320200130200
273201001502050
273201001502050
273201001502050
2732010015120250
2732010015120250
2732010015120250
2732010015120250
2732010015120250
2732010015120250
273201001512050
200000000000000000000000000</td><td>159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 179 180 181 182 183 184 185 186 187 190 191 192 193 194 195 196 199</td><td>A
A
A
A
RM1
R1
R1
R1
H
H
H
H
H
H
RV1
RV1
RV1
RV1
RV1
RV1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1</td><td>1 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1 <tr td=""> <!--</td--><td>lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation and non-structural golf course features
conservation and non-structural golf course features
conservation garage as a temporary use to 2015
lot area
front and side yard
front mat side yard
front mat side yard
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from sutercourse
setback from setbact
sone provisions
zone provisions
zone provisions
zone provisions
settor setback
solf course
setback from setbact
setback from setbac</td><td>390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
1361 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
232 Canboro Road
5/S Tice Road
232 Canboro Road
5/S Tice Road
231 Street States
11mmsdale Estates
11mmsdale Estates
11mmsdale Estates
11mmsdale Estates
1238 Pelham Street Victory Gardens
Westside Mase Drive
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Chestrut Ridge (Lookout Point)
Chestrut Ridge (Lookout Point)
Chestrut</td></tr></td></tr>

 | lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation and non-structural golf course features
setback from watercourse
setback from watercourse
setback from watercourse
zone provisions
zone provisi | 390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
180 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2335 Victoria Avenue
2340 Canboro Road
5/5 Tice Road
1398 Pelham Street Victory Gardens
Westside Mase Drive
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Chestnut Ridge (Lookout Point)
Chestnut R | 273202001309010
273202001001820
27320300101403301
273203001206000
Subdivision
Repealed/Modified
Subdivision
Subdivision
27320100806905
27320100806905
Subdivision
273201001502000
27320200130200
273201001502050
273201001502050
273201001502050
2732010015120250
2732010015120250
2732010015120250
2732010015120250
2732010015120250
2732010015120250
273201001512050
200000000000000000000000000 | 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 179 180 181 182 183 184 185 186 187 190 191 192 193 194 195 196 199 | A
A
A
A
RM1
R1
R1
R1
H
H
H
H
H
H
RV1
RV1
RV1
RV1
RV1
RV1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1 | 1 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1 <tr td=""> <!--</td--><td>lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation and non-structural golf course features
conservation and non-structural golf course features
conservation garage as a temporary use to 2015
lot area
front and side yard
front mat side yard
front mat side yard
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from sutercourse
setback from setbact
sone provisions
zone provisions
zone provisions
zone provisions
settor setback
solf course
setback from setbact
setback from setbac</td><td>390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
1361 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
232 Canboro Road
5/S Tice Road
232 Canboro Road
5/S Tice Road
231 Street States
11mmsdale Estates
11mmsdale Estates
11mmsdale Estates
11mmsdale Estates
1238 Pelham Street Victory Gardens
Westside Mase Drive
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Chestrut Ridge (Lookout Point)
Chestrut Ridge (Lookout Point)
Chestrut</td></tr>

 | lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation and non-structural golf course features
conservation and non-structural golf course features
conservation garage as a temporary use to 2015
lot area
front and side yard
front mat side yard
front mat side yard
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from sutercourse
setback from setbact
sone provisions
zone provisions
zone provisions
zone provisions
settor setback
solf course
setback from setbact
setback from setbac | 390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
1361 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
232 Canboro Road
5/S Tice Road
232 Canboro Road
5/S Tice Road
231 Street States
11mmsdale Estates
11mmsdale Estates
11mmsdale Estates
11mmsdale Estates
1238 Pelham Street Victory Gardens
Westside Mase Drive
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Chestrut Ridge (Lookout Point)
Chestrut | | | |
 | | |
 | | | | |
 |
| lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation and non-structural golf course features
conservation
lot area
dwelling in garage as a temporary use to 2015
lot area
front and side yard
front and provisions
zone | 390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
235 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2326 Timmsdale Estates
71mmsdale Estates
230 Canboro Road
5/S Tice Road
2398 Pelham Street Victory Gardens
2398 Pelham Street Victory Gardens
248 Street Street
258 Street Street
258 Street Street
258 Street Street
258 Street Street
258 Street Street
259 Street Street
259 Street Street
250 Street Street
250 Street Street
250 Street Street
250 Street Street
250 Street Street Street Street
250 Street Stree | |

 | | |
 | | |

 | | | | | |

 | | | | | |

 | | | | | |

 | |
 | | | |

 |
 | | | | |

 | | | | | |

 | | | | | |
 | | |
| 273202001309010
273202001001820
273203001001820
273203001206000
Subdivision
Repealed/Modified
2732010015005
20000000000000000000000000000 | 159 160 161 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 179 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 | A
A
A
A
HC
A
A
R1
R1
H
H
H
H
H
H
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1 | 1 1 <td>lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation
lot area
dwelling in garage as a temporary use to 2015
lot area
front and side yard
front and side yard
trom houses and provisions
repealed
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from subtercourse
setback from subtercourse
setback from subtercourse
some provisions
zone provisions</td> <td>390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
180 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
The Orchards
820 Canboro Road
S/S Tice Road
2325 Victoria Avenue
The Orchards
820 Canboro Road
S/S Tice Road
1398 Pelham Street Victory Gardens
Westside Mase Drive
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Chestruk Ridge (Lookout Point)
Chestnuk Ridge (Lookout Point)
Che</td>

 | lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation
lot area
dwelling in garage as a temporary use to 2015
lot area
front and side yard
front and side yard
trom houses and provisions
repealed
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from subtercourse
setback from subtercourse
setback from subtercourse
some provisions
zone provisions | 390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
180 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
The Orchards
820 Canboro Road
S/S Tice Road
2325 Victoria Avenue
The Orchards
820 Canboro Road
S/S Tice Road
1398 Pelham Street Victory Gardens
Westside Mase Drive
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Chestruk Ridge (Lookout Point)
Chestnuk Ridge (Lookout Point)
Che | | | |

 | |
 | | | |

 |
 | | | | |

 |
 | | | | |

 | | |
 | | |

 | | |
 | | |

 | | | | | |
 |
 | | | | | |
 | |
| 273202001309010
273202001001820
273203001001820
273203001206000
Subdivision
Repealed/Modified
Subdivision
Subdivision
27320100806905
27320100806905
Subdivision
27320100150250
273201001502050
273201001502050
273201001520300
273201001520300
2732010015120250
2732010015120250
2732010015120250
2732010015120250
2732010015120250
273201001512030
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Z73203001713050
273203001713050
Z73203001713050 | 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 | A
A
A
A
HC
A
A
RM1
R1
H
H
H
H
H
RV1
RV1
RV1
RV1
RV1
RV1
RV1
RV1
RV1
RV1 | 1 2 1 2 1

 | lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation and non-structural golf course features
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
zone provisions
zone pro | 390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
215 Victoria Avenue
2325 Victoria Avenue
2336 Pelham Street Victory Gardens
Westside Estates
71mmsdale Estates
71mmsdale Estates
2338 Pelham Street Victory Gardens
Westside Church Street
2545 (Church Street
255 Highway 20 West
2045 (Chokout Point)
2045 (Chokout Point)
2045 (Chestrut Ridge (Lookout Point)
2045 (Church Street
2045 (Ch | |
 | |
 |
 | | | | |

 | | | | | |

 | | | | | |

 | |
 | | | |

 |
| | | | |

 | | | | | |

 | | | | | |
 | | |
| 273202001309010
273202001001820
273203001001820
27320300101403301
273203001206000
Subdivision
Repealed/Modified
273201000806905
200000000000000000000000000000000000 | 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 179 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 | A A A A A A A HC A RM1 R1 R1 R1 H A H H H RV1 A R2 R2 RM1 RV1 A R2 RM1 RM1 R0 S OS OS OS RM1 R1 | 1 2 <tr td=""> <!--</td--><td>lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation and non-structural golf course features
conservation
lot area
front and side yard
front may super sup</td><td>390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
235 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2326 Timmsdale Estates
71mmsdale Estates
230 Canboro Road
5/S Tice Road
230 Relham Street Victory Gardens
2398 Pelham Street Victory Gardens
2400 Canboro Road
500 Canboro Road
250 Canboro Road</td></tr> <tr><td>273202001309010
273202001001820
273203001001820
273203001206000
Subdivision
Repealed/Modified
273201001500505
27320100806905
27320100806905
27320100508500
273201001508500
273201001508500
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273203001713050
273203001713050
273203001713050
273203001713050
273203001713050
273203001713050
273203001713050
273203001713050
273203001713050</td><td>159 160 161 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 179 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197</td><td>A
A
A
A
HC
A
A
R1
R1
R1
H
H
H
H
H
RV1
RV1
RV1
RV1
RV1
RV1
RV1
RV1
RV1
RV1</td><td>1 2 1 1 2 1 1 1 <tr td=""> <!--</td--><td>lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation
lot area
dwelling in garage as a temporary use to 2015
lot area
front and side yard
front and side yard
from watercourse
setback from subjections
zone provisions
zone provis</td><td>390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
180 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
The Orchards
820 Canboro Road
S/S Tice Road
2325 Victoria Avenue
Timmsdale Estates
2338 Pelham Street Victory Gardens
Westside Mase Drive
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Chestruk Ridge (Lookout Point)
Chestruk Ridge
(Loo</td></tr><tr><td>273202001309010
273202001001820
273203001001820
273203001206000
Subdivision
Repealed/Modified
Subdivision
Subdivision
273201000806905
273201000806905
Subdivision
273201001508500
273202001303200
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
273203001713050
273203001713050
27320301713050
27320301713050
27320301713050
27320301713050
27320200130810
27320200130810
27320200130810
27320200130810</td><td>159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 179 180 181 182 183 184 185 186 187 191 192 193 194 195 196 197 198</td><td>A
A
A
A
HC
A
R
M1
R
M1
R
M1
R
M1
R
M1
R
M1
R
M1
R</td><td>1 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1 <tr td=""> <!--</td--><td>lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation and non-structural golf course features
setback from watercourse
setback from watercourse
setback from watercourse
zone provisions
zone provisi</td><td>390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
180 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2335 Victoria Avenue
2340 Canboro Road
5/5 Tice Road
1398 Pelham Street Victory Gardens
Westside Mase Drive
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Chestnut Ridge (Lookout Point)
Chestnut R</td></tr><tr><td>273202001309010
273202001001820
27320300101403301
273203001206000
Subdivision
Repealed/Modified
Subdivision
Subdivision
27320100806905
27320100806905
Subdivision
273201001502000
27320200130200
273201001502050
273201001502050
273201001502050
2732010015120250
2732010015120250
2732010015120250
2732010015120250
2732010015120250
2732010015120250
273201001512050
200000000000000000000000000</td><td>159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 179 180 181 182 183 184 185 186 187 190 191 192 193 194 195 196 199</td><td>A
A
A
A
RM1
R1
R1
R1
H
H
H
H
H
H
RV1
RV1
RV1
RV1
RV1
RV1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1</td><td>1 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1 <tr td=""> <!--</td--><td>lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation and non-structural golf course features
conservation and non-structural golf course features
conservation garage as a temporary use to 2015
lot area
front and side yard
front mat side yard
front mat side yard
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from sutercourse
setback from setbact
sone provisions
zone provisions
zone provisions
zone provisions
settor setback
solf course
setback from setbact
setback from setbac</td><td>390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
1361 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
232 Canboro Road
5/S Tice Road
232 Canboro Road
5/S Tice Road
231 Street States
11mmsdale Estates
11mmsdale Estates
11mmsdale Estates
11mmsdale Estates
1238 Pelham Street Victory Gardens
Westside Mase Drive
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Chestrut Ridge (Lookout Point)
Chestrut Ridge (Lookout Point)
Chestrut</td></tr></td></tr></td></tr></td></tr>

 | lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation and non-structural golf course features
conservation
lot area
front and side yard
front may super sup | 390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
235 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2326 Timmsdale Estates
71mmsdale Estates
230 Canboro Road
5/S Tice Road
230 Relham Street Victory Gardens
2398 Pelham Street Victory Gardens
2400 Canboro Road
500 Canboro Road
250 Canboro Road | 273202001309010
273202001001820
273203001001820
273203001206000
Subdivision
Repealed/Modified
273201001500505
27320100806905
27320100806905
27320100508500
273201001508500
273201001508500
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273203001713050
273203001713050
273203001713050
273203001713050
273203001713050
273203001713050
273203001713050
273203001713050
273203001713050 | 159 160 161 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 179 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 | A
A
A
A
HC
A
A
R1
R1
R1
H
H
H
H
H
RV1
RV1
RV1
RV1
RV1
RV1
RV1
RV1
RV1
RV1 | 1 1
 2 1 1 2 1 1 1 <tr td=""> <!--</td--><td>lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation
lot area
dwelling in garage as a temporary use to 2015
lot area
front and side yard
front and side yard
from watercourse
setback from subjections
zone provisions
zone provis</td><td>390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
180 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
The Orchards
820 Canboro Road
S/S Tice Road
2325 Victoria Avenue
Timmsdale Estates
2338 Pelham Street Victory Gardens
Westside Mase Drive
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Chestruk Ridge (Lookout Point)
Chestruk Ridge (Loo</td></tr> <tr><td>273202001309010
273202001001820
273203001001820
273203001206000
Subdivision
Repealed/Modified
Subdivision
Subdivision
273201000806905
273201000806905
Subdivision
273201001508500
273202001303200
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
273203001713050
273203001713050
27320301713050
27320301713050
27320301713050
27320301713050
27320200130810
27320200130810
27320200130810
27320200130810</td><td>159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 179 180 181 182 183 184 185 186 187 191 192 193 194 195 196 197 198</td><td>A
A
A
A
HC
A
R
M1
R
M1
R
M1
R
M1
R
M1
R
M1
R
M1
R</td><td>1 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1 <tr td=""> <!--</td--><td>lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation and non-structural golf course features
setback from watercourse
setback from watercourse
setback from watercourse
zone provisions
zone provisi</td><td>390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
180 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2335 Victoria Avenue
2340 Canboro Road
5/5 Tice Road
1398 Pelham Street Victory Gardens
Westside Mase Drive
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Chestnut Ridge (Lookout Point)
Chestnut R</td></tr><tr><td>273202001309010
273202001001820
27320300101403301
273203001206000
Subdivision
Repealed/Modified
Subdivision
Subdivision
27320100806905
27320100806905
Subdivision
273201001502000
27320200130200
273201001502050
273201001502050
273201001502050
2732010015120250
2732010015120250
2732010015120250
2732010015120250
2732010015120250
2732010015120250
273201001512050
200000000000000000000000000</td><td>159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 179 180 181 182 183 184 185 186 187 190 191 192 193 194 195 196 199</td><td>A
A
A
A
RM1
R1
R1
R1
H
H
H
H
H
H
RV1
RV1
RV1
RV1
RV1
RV1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1</td><td>1 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1 <tr td=""> <!--</td--><td>lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation and non-structural golf course features
conservation and non-structural golf course features
conservation garage as a temporary use to 2015
lot area
front and side yard
front mat side yard
front mat side yard
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from sutercourse
setback from setbact
sone provisions
zone provisions
zone provisions
zone provisions
settor setback
solf course
setback from setbact
setback from setbac</td><td>390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
1361 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
232 Canboro Road
5/S Tice Road
232 Canboro Road
5/S Tice Road
231 Street States
11mmsdale Estates
11mmsdale Estates
11mmsdale Estates
11mmsdale Estates
1238 Pelham Street Victory Gardens
Westside Mase Drive
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Chestrut Ridge (Lookout Point)
Chestrut Ridge (Lookout Point)
Chestrut</td></tr></td></tr></td></tr> | lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation
lot area
dwelling in garage as a temporary use to 2015
lot area
front and side yard
front and side yard
from watercourse
setback from subjections
zone provisions
zone provis | 390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
180 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
The Orchards
820 Canboro Road
S/S Tice Road
2325 Victoria Avenue
Timmsdale Estates
2338 Pelham Street Victory Gardens
Westside Mase Drive
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Chestruk Ridge (Lookout Point)
Chestruk Ridge (Loo |
273202001309010
273202001001820
273203001001820
273203001206000
Subdivision
Repealed/Modified
Subdivision
Subdivision
273201000806905
273201000806905
Subdivision
273201001508500
273202001303200
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
273203001713050
273203001713050
27320301713050
27320301713050
27320301713050
27320301713050
27320200130810
27320200130810
27320200130810
27320200130810 | 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 179 180 181 182 183 184 185 186 187 191 192 193 194 195 196 197 198 | A
A
A
A
HC
A
R
M1
R
M1
R
M1
R
M1
R
M1
R
M1
R
M1
R | 1 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1 <tr td=""> <!--</td--><td>lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation and non-structural golf course features
setback from watercourse
setback from watercourse
setback from watercourse
zone provisions
zone provisi</td><td>390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
180 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2335 Victoria Avenue
2340 Canboro Road
5/5 Tice Road
1398 Pelham Street Victory Gardens
Westside Mase Drive
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Chestnut Ridge (Lookout Point)
Chestnut R</td></tr> <tr><td>273202001309010
273202001001820
27320300101403301
273203001206000
Subdivision
Repealed/Modified
Subdivision
Subdivision
27320100806905
27320100806905
Subdivision
273201001502000
27320200130200
273201001502050
273201001502050
273201001502050
2732010015120250
2732010015120250
2732010015120250
2732010015120250
2732010015120250
2732010015120250
273201001512050
200000000000000000000000000</td><td>159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 179 180 181 182 183 184 185 186 187 190 191 192 193 194 195 196 199</td><td>A
A
A
A
RM1
R1
R1
R1
H
H
H
H
H
H
RV1
RV1
RV1
RV1
RV1
RV1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1</td><td>1 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1 <tr td=""> <!--</td--><td>lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation and non-structural golf course features
conservation and non-structural golf course features
conservation garage as a temporary use to 2015
lot area
front and side yard
front mat side yard
front mat side yard
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from sutercourse
setback from setbact
sone provisions
zone provisions
zone provisions
zone provisions
settor setback
solf course
setback from setbact
setback from setbac</td><td>390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
1361 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
232 Canboro Road
5/S Tice Road
232 Canboro Road
5/S Tice Road
231 Street States
11mmsdale Estates
11mmsdale Estates
11mmsdale Estates
11mmsdale Estates
1238 Pelham Street Victory Gardens
Westside Mase Drive
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Chestrut Ridge (Lookout Point)
Chestrut Ridge (Lookout Point)
Chestrut</td></tr></td></tr>

 | lot frontage
ag uses only
lot area and frontage
supermarket and specific
provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation and non-structural golf course features
setback from watercourse
setback from watercourse
setback from watercourse
zone provisions
zone provisi | 390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
180 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2335 Victoria Avenue
2340 Canboro Road
5/5 Tice Road
1398 Pelham Street Victory Gardens
Westside Mase Drive
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Chestnut Ridge (Lookout Point)
Chestnut R | 273202001309010
273202001001820
27320300101403301
273203001206000
Subdivision
Repealed/Modified
Subdivision
Subdivision
27320100806905
27320100806905
Subdivision
273201001502000
27320200130200
273201001502050
273201001502050
273201001502050
2732010015120250
2732010015120250
2732010015120250
2732010015120250
2732010015120250
2732010015120250
273201001512050
200000000000000000000000000 | 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 179 180 181 182 183 184 185 186 187 190 191 192 193 194 195 196 199 | A
A
A
A
RM1
R1
R1
R1
H
H
H
H
H
H
RV1
RV1
RV1
RV1
RV1
RV1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1 | 1 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1 <tr td=""> <!--</td--><td>lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation and non-structural golf course features
conservation and non-structural golf course features
conservation garage as a temporary use to 2015
lot area
front and side yard
front mat side yard
front mat side yard
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from sutercourse
setback from setbact
sone provisions
zone provisions
zone provisions
zone provisions
settor setback
solf course
setback from setbact
setback from setbac</td><td>390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
1361 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
232 Canboro Road
5/S Tice Road
232 Canboro Road
5/S Tice Road
231 Street States
11mmsdale Estates
11mmsdale Estates
11mmsdale Estates
11mmsdale Estates
1238 Pelham Street Victory Gardens
Westside Mase Drive
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Chestrut Ridge (Lookout Point)
Chestrut Ridge (Lookout Point)
Chestrut</td></tr>

 | lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation and non-structural golf course features
conservation and non-structural golf course features
conservation garage as a temporary use to 2015
lot area
front and side yard
front mat side yard
front mat side yard
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from sutercourse
setback from setbact
sone provisions
zone provisions
zone provisions
zone provisions
settor setback
solf course
setback from setbact
setback from setbac | 390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
1361 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
232 Canboro Road
5/S Tice Road
232 Canboro Road
5/S Tice Road
231 Street States
11mmsdale Estates
11mmsdale Estates
11mmsdale Estates
11mmsdale Estates
1238 Pelham Street Victory Gardens
Westside Mase Drive
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Chestrut Ridge (Lookout Point)
Chestrut | | | |

 | |
 | | | |

 | |
 | | | |

 | | | | | |

 | | | | | |
 | | |
| lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation and non-structural golf course features
conservation
lot area
front and side yard
front may super sup | 390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
235 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2326 Timmsdale Estates
71mmsdale Estates
230 Canboro Road
5/S Tice Road
230 Relham Street Victory Gardens
2398 Pelham Street Victory Gardens
2400 Canboro Road
500 Canboro Road
250 Canboro Road | |

 | | |
 | | |

 | | | | | |

 | | | | | |

 | | | | | |

 |
 | | | | |

 |
 | | | | |

 | | | |
 | |
 | | | | | |
 | | |
| 273202001309010
273202001001820
273203001001820
273203001206000
Subdivision
Repealed/Modified
273201001500505
27320100806905
27320100806905
27320100508500
273201001508500
273201001508500
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273201001520300
273203001713050
273203001713050
273203001713050
273203001713050
273203001713050
273203001713050
273203001713050
273203001713050
273203001713050 | 159 160 161 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 179 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 | A
A
A
A
HC
A
A
R1
R1
R1
H
H
H
H
H
RV1
RV1
RV1
RV1
RV1
RV1
RV1
RV1
RV1
RV1 | 1 2 1 1 2 1 1 1 <tr td=""> <!--</td--><td>lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation
lot area
dwelling in garage as a temporary use to 2015
lot area
front and side yard
front and side yard
from watercourse
setback from subjections
zone provisions
zone provis</td><td>390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
180 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
The Orchards
820 Canboro Road
S/S Tice Road
2325 Victoria Avenue
Timmsdale Estates
2338 Pelham Street Victory Gardens
Westside Mase Drive
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Chestruk Ridge (Lookout Point)
Chestruk Ridge (Loo</td></tr> <tr><td>273202001309010
273202001001820
273203001001820
273203001206000
Subdivision
Repealed/Modified
Subdivision
Subdivision
273201000806905
273201000806905
Subdivision
273201001508500
273202001303200
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
273203001713050
273203001713050
27320301713050
27320301713050
27320301713050
27320301713050
27320200130810
27320200130810
27320200130810
27320200130810</td><td>159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 179 180 181 182 183 184 185 186 187 191 192 193 194 195 196 197 198</td><td>A
A
A
A
HC
A
R
M1
R
M1
R
M1
R
M1
R
M1
R
M1
R
M1
R</td><td>1 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1 <tr td=""> <!--</td--><td>lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation and non-structural golf course features
setback from watercourse
setback from watercourse
setback from watercourse
zone provisions
zone provisi</td><td>390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek
Estates
180 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2335 Victoria Avenue
2340 Canboro Road
5/5 Tice Road
1398 Pelham Street Victory Gardens
Westside Mase Drive
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Chestnut Ridge (Lookout Point)
Chestnut R</td></tr><tr><td>273202001309010
273202001001820
27320300101403301
273203001206000
Subdivision
Repealed/Modified
Subdivision
Subdivision
27320100806905
27320100806905
Subdivision
273201001502000
27320200130200
273201001502050
273201001502050
273201001502050
2732010015120250
2732010015120250
2732010015120250
2732010015120250
2732010015120250
2732010015120250
273201001512050
200000000000000000000000000</td><td>159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 179 180 181 182 183 184 185 186 187 190 191 192 193 194 195 196 199</td><td>A
A
A
A
RM1
R1
R1
R1
H
H
H
H
H
H
RV1
RV1
RV1
RV1
RV1
RV1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1</td><td>1 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1 <tr td=""> <!--</td--><td>lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation and non-structural golf course features
conservation and non-structural golf course features
conservation garage as a temporary use to 2015
lot area
front and side yard
front mat side yard
front mat side yard
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from sutercourse
setback from setbact
sone provisions
zone provisions
zone provisions
zone provisions
settor setback
solf course
setback from setbact
setback from setbac</td><td>390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
1361 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
232 Canboro Road
5/S Tice Road
232 Canboro Road
5/S Tice Road
231 Street States
11mmsdale Estates
11mmsdale Estates
11mmsdale Estates
11mmsdale Estates
1238 Pelham Street Victory Gardens
Westside Mase Drive
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Chestrut Ridge (Lookout Point)
Chestrut Ridge (Lookout Point)
Chestrut</td></tr></td></tr></td></tr>

 | lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation
lot area
dwelling in garage as a temporary use to 2015
lot area
front and side yard
front and side yard
from watercourse
setback from subjections
zone provisions
zone provis | 390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
180 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
The Orchards
820 Canboro Road
S/S Tice Road
2325 Victoria Avenue
Timmsdale Estates
2338 Pelham Street Victory Gardens
Westside Mase Drive
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Chestruk Ridge (Lookout Point)
Chestruk Ridge (Loo | 273202001309010
273202001001820
273203001001820
273203001206000
Subdivision
Repealed/Modified
Subdivision
Subdivision
273201000806905
273201000806905
Subdivision
273201001508500
273202001303200
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
273203001713050
273203001713050
27320301713050
27320301713050
27320301713050
27320301713050
27320200130810
27320200130810
27320200130810
27320200130810 | 159 160 161 162 163 164 165 166 167 168
 169 170 171 172 173 174 175 176 177 178 179 179 180 181 182 183 184 185 186 187 191 192 193 194 195 196 197 198 | A
A
A
A
HC
A
R
M1
R
M1
R
M1
R
M1
R
M1
R
M1
R
M1
R | 1 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1 <tr td=""> <!--</td--><td>lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation and non-structural golf course features
setback from watercourse
setback from watercourse
setback from watercourse
zone provisions
zone provisi</td><td>390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
180 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2335 Victoria Avenue
2340 Canboro Road
5/5 Tice Road
1398 Pelham Street Victory Gardens
Westside Mase Drive
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Chestnut Ridge (Lookout Point)
Chestnut R</td></tr> <tr><td>273202001309010
273202001001820
27320300101403301
273203001206000
Subdivision
Repealed/Modified
Subdivision
Subdivision
27320100806905
27320100806905
Subdivision
273201001502000
27320200130200
273201001502050
273201001502050
273201001502050
2732010015120250
2732010015120250
2732010015120250
2732010015120250
2732010015120250
2732010015120250
273201001512050
200000000000000000000000000</td><td>159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 179 180 181 182 183 184 185 186 187 190 191 192 193 194 195 196 199</td><td>A
A
A
A
RM1
R1
R1
R1
H
H
H
H
H
H
RV1
RV1
RV1
RV1
RV1
RV1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1</td><td>1 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1 <tr td=""> <!--</td--><td>lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation and non-structural golf course features
conservation and non-structural golf course features
conservation garage as a temporary use to 2015
lot area
front and side yard
front mat side yard
front mat side yard
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from sutercourse
setback from setbact
sone provisions
zone provisions
zone provisions
zone provisions
settor setback
solf course
setback from setbact
setback from setbac</td><td>390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
1361 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
232 Canboro Road
5/S Tice Road
232 Canboro Road
5/S Tice Road
231 Street States
11mmsdale Estates
11mmsdale Estates
11mmsdale Estates
11mmsdale Estates
1238 Pelham Street Victory Gardens
Westside Mase Drive
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Chestrut Ridge (Lookout Point)
Chestrut Ridge (Lookout Point)
Chestrut</td></tr></td></tr>
 | lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation and non-structural golf course features
setback from watercourse
setback from watercourse
setback from watercourse
zone provisions
zone provisi | 390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
180 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2335 Victoria Avenue
2340 Canboro Road
5/5 Tice Road
1398 Pelham Street Victory Gardens
Westside Mase Drive
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Chestnut Ridge (Lookout Point)
Chestnut R | 273202001309010
273202001001820
27320300101403301
273203001206000
Subdivision
Repealed/Modified
Subdivision
Subdivision
27320100806905
27320100806905
Subdivision
273201001502000
27320200130200
273201001502050
273201001502050
273201001502050
2732010015120250
2732010015120250
2732010015120250
2732010015120250
2732010015120250
2732010015120250
273201001512050
200000000000000000000000000 | 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 179 180 181 182 183 184 185 186 187 190 191 192 193 194 195 196 199 | A
A
A
A
RM1
R1
R1
R1
H
H
H
H
H
H
RV1
RV1
RV1
RV1
RV1
RV1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1 | 1 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1 <tr td=""> <!--</td--><td>lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation and non-structural golf course features
conservation and non-structural golf course features
conservation garage as a temporary use to 2015
lot area
front and side yard
front mat side yard
front mat side yard
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from sutercourse
setback from setbact
sone provisions
zone provisions
zone provisions
zone provisions
settor setback
solf course
setback from setbact
setback from setbac</td><td>390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
1361 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
232 Canboro Road
5/S Tice Road
232 Canboro Road
5/S Tice Road
231 Street States
11mmsdale Estates
11mmsdale Estates
11mmsdale Estates
11mmsdale Estates
1238 Pelham Street Victory Gardens
Westside Mase Drive
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Chestrut Ridge (Lookout Point)
Chestrut Ridge (Lookout Point)
Chestrut</td></tr>

 | lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation and non-structural golf course features
conservation and non-structural golf course features
conservation garage as a temporary use to 2015
lot area
front and side yard
front mat side yard
front mat side yard
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from sutercourse
setback from setbact
sone provisions
zone provisions
zone provisions
zone provisions
settor setback
solf course
setback from setbact
setback from setbac | 390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
1361 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
232 Canboro Road
5/S Tice Road
232 Canboro Road
5/S Tice Road
231 Street States
11mmsdale Estates
11mmsdale Estates
11mmsdale Estates
11mmsdale Estates
1238 Pelham Street Victory Gardens
Westside Mase Drive
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Chestrut Ridge (Lookout Point)
Chestrut | |
 | |

 | | |
 | | |

 | | | | | |

 | | | | | |

 | |
 | | | |
 | | | |
 | | | |
 |
| lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation
lot area
dwelling in garage as a temporary use to 2015
lot area
front and side yard
front and side yard
from watercourse
setback from subjections
zone provisions
zone provis | 390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
180 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
The Orchards
820 Canboro Road
S/S Tice Road
2325 Victoria Avenue
Timmsdale Estates
2338 Pelham Street Victory Gardens
Westside Mase Drive
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Chestruk Ridge (Lookout Point)
Chestruk Ridge (Loo | |

 | | |
 | | |
 |
 | | | | |

 | | | | | |

 | | | | | |

 | |
 | | | |

 |
 | | | | |

 | | | | | |

 | | | | | |
 | | |
| 273202001309010
273202001001820
273203001001820
273203001206000
Subdivision
Repealed/Modified
Subdivision
Subdivision
273201000806905
273201000806905
Subdivision
273201001508500
273202001303200
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
Subdivision
273203001713050
273203001713050
27320301713050
27320301713050
27320301713050
27320301713050
27320200130810
27320200130810
27320200130810
27320200130810 | 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 179 180 181 182 183 184 185 186 187 191 192 193 194 195 196 197 198 | A
A
A
A
HC
A
R
M1
R
M1
R
M1
R
M1
R
M1
R
M1
R
M1
R | 1 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1 <tr td=""> <!--</td--><td>lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation and non-structural golf course features
setback from watercourse
setback from watercourse
setback from watercourse
zone provisions
zone provisi</td><td>390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
180 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2335 Victoria Avenue
2340 Canboro Road
5/5 Tice Road
1398 Pelham Street Victory Gardens
Westside Mase Drive
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Chestnut Ridge (Lookout Point)
Chestnut R</td></tr> <tr><td>273202001309010
273202001001820
27320300101403301
273203001206000
Subdivision
Repealed/Modified
Subdivision
Subdivision
27320100806905
27320100806905
Subdivision
273201001502000
27320200130200
273201001502050
273201001502050
273201001502050
2732010015120250
2732010015120250
2732010015120250
2732010015120250
2732010015120250
2732010015120250
273201001512050
200000000000000000000000000</td><td>159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 179 180 181 182 183 184 185 186 187 190 191 192 193 194 195 196 199</td><td>A
A
A
A
RM1
R1
R1
R1
H
H
H
H
H
H
RV1
RV1
RV1
RV1
RV1
RV1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1</td><td>1 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1 <tr td=""> <!--</td--><td>lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation and non-structural golf course features
conservation and non-structural golf course features
conservation garage as a temporary use to 2015
lot area
front and side yard
front mat side yard
front mat side yard
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from sutercourse
setback from setbact
sone provisions
zone provisions
zone provisions
zone provisions
settor setback
solf course
setback from setbact
setback from setbac</td><td>390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
1361 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
232 Canboro Road
5/S Tice Road
232 Canboro Road
5/S Tice Road
231 Street States
11mmsdale
Estates
11mmsdale Estates
11mmsdale Estates
11mmsdale Estates
1238 Pelham Street Victory Gardens
Westside Mase Drive
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Chestrut Ridge (Lookout Point)
Chestrut Ridge (Lookout Point)
Chestrut</td></tr></td></tr>

 | lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation and non-structural golf course features
setback from watercourse
setback from watercourse
setback from watercourse
zone provisions
zone provisi | 390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist
Street
Timber Creek Estates
180 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2335 Victoria Avenue
2340 Canboro Road
5/5 Tice Road
1398 Pelham Street Victory Gardens
Westside Mase Drive
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Chestnut Ridge (Lookout Point)
Chestnut R | 273202001309010
273202001001820
27320300101403301
273203001206000
Subdivision
Repealed/Modified
Subdivision
Subdivision
27320100806905
27320100806905
Subdivision
273201001502000
27320200130200
273201001502050
273201001502050
273201001502050
2732010015120250
2732010015120250
2732010015120250
2732010015120250
2732010015120250
2732010015120250
273201001512050
200000000000000000000000000 | 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 179 180 181 182 183 184 185 186 187 190 191 192 193 194 195 196 199 | A
A
A
A
RM1
R1
R1
R1
H
H
H
H
H
H
RV1
RV1
RV1
RV1
RV1
RV1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1 | 1 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1 <tr td=""> <!--</td--><td>lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation and non-structural golf course features
conservation and non-structural golf course features
conservation garage as a temporary use to 2015
lot area
front and side yard
front mat side yard
front mat side yard
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from sutercourse
setback from setbact
sone provisions
zone provisions
zone provisions
zone provisions
settor setback
solf course
setback from setbact
setback from setbac</td><td>390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
1361 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
232 Canboro Road
5/S Tice Road
232 Canboro Road
5/S Tice Road
231 Street States
11mmsdale Estates
11mmsdale Estates
11mmsdale Estates
11mmsdale Estates
1238 Pelham Street Victory Gardens
Westside Mase Drive
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Chestrut Ridge (Lookout Point)
Chestrut Ridge (Lookout Point)
Chestrut</td></tr>
 | lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's
housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation and non-structural golf course features
conservation and non-structural golf course features
conservation garage as a temporary use to 2015
lot area
front and side yard
front mat side yard
front mat side yard
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from sutercourse
setback from setbact
sone provisions
zone provisions
zone provisions
zone provisions
settor setback
solf course
setback from setbact
setback from setbac | 390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
1361 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
232 Canboro Road
5/S Tice Road
232 Canboro Road
5/S Tice Road
231 Street States
11mmsdale Estates
11mmsdale Estates
11mmsdale Estates
11mmsdale Estates
1238 Pelham Street Victory Gardens
Westside Mase Drive
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Chestrut Ridge (Lookout Point)
Chestrut | | | |

 |
 | | | | |

 |
 | | | | |

 | | | |
 | |

 | | |
 | | |

 | | | | | |
 |
 | | | | | |
 | |
| lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation and non-structural golf course features
setback from watercourse
setback from watercourse
setback from watercourse
zone provisions
zone provisi | 390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
180 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2335 Victoria Avenue
2340 Canboro Road
5/5 Tice Road
1398 Pelham Street Victory Gardens
Westside Mase Drive
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Chestnut Ridge (Lookout Point)
Chestnut R | |

 | | | |
 | |
 |
 | | | | |

 | | | | | |

 | | | | | |

 | |
 | | | |

 |
 | | | | |

 | | | | | |

 | | | | | |
 | | |
| 273202001309010
273202001001820
27320300101403301
273203001206000
Subdivision
Repealed/Modified
Subdivision
Subdivision
27320100806905
27320100806905
Subdivision
273201001502000
27320200130200
273201001502050
273201001502050
273201001502050
2732010015120250
2732010015120250
2732010015120250
2732010015120250
2732010015120250
2732010015120250
273201001512050
200000000000000000000000000 | 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 179 180 181 182 183 184 185 186 187 190 191 192 193 194 195 196 199 | A
A
A
A
RM1
R1
R1
R1
H
H
H
H
H
H
RV1
RV1
RV1
RV1
RV1
RV1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1
R1 | 1 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1 <tr td=""> <!--</td--><td>lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation and non-structural golf course features
conservation and non-structural golf course features
conservation garage as a temporary use to 2015
lot area
front and side yard
front mat side yard
front mat side yard
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from sutercourse
setback from setbact
sone provisions
zone provisions
zone provisions
zone provisions
settor setback
solf course
setback from setbact
setback from setbac</td><td>390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
1361 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
232 Canboro Road
5/S Tice Road
232 Canboro Road
5/S Tice Road
231 Street States
11mmsdale Estates
11mmsdale Estates
11mmsdale Estates
11mmsdale Estates
1238 Pelham Street Victory Gardens
Westside Mase Drive
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Chestrut Ridge (Lookout Point)
Chestrut Ridge (Lookout Point)
Chestrut</td></tr>

 | lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation and non-structural golf course features
conservation and non-structural golf course features
conservation garage as a temporary use to 2015
lot area
front and side yard
front mat side yard
front mat side yard
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from sutercourse
setback from setbact
sone provisions
zone provisions
zone provisions
zone provisions
settor setback
solf course
setback from setbact
setback from setbac | 390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
1361 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
232 Canboro Road
5/S Tice Road
232 Canboro Road
5/S Tice Road
231 Street States
11mmsdale Estates
11mmsdale Estates
11mmsdale Estates
11mmsdale Estates
1238 Pelham Street Victory Gardens
Westside Mase Drive
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Chestrut Ridge (Lookout Point)
Chestrut | | | |

 | |
 | | | |

 |
 | | | | |

 |
 | | | | |

 | | |
 | | |

 | | |
 | | |

 | | | | | |
 |
 | | | | | |
 | |
| lot frontage
ag uses only
lot area and frontage
supermarket and specific provisions
senior's housing
residential uses
bed and breakfast
frontage, lot coverage, yards
no buildings or structures
garden suite (2002)
conservation and non-structural golf course features
conservation and non-structural golf course features
conservation and non-structural golf course features
conservation garage as a temporary use to 2015
lot area
front and side yard
front mat side yard
front mat side yard
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from watercourse
setback from sutercourse
setback from setbact
sone provisions
zone provisions
zone provisions
zone provisions
settor setback
solf course
setback from setbact
setback from setbac | 390 Canboro Road
220 Tice Road
570 Highway 20 West
110 Highway 20 East
920 Pelham Street
Willson Crossing Subdivision
1541 Haist Street
Timber Creek Estates
1361 Chantler Road
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
2325 Victoria Avenue
232 Canboro Road
5/S Tice Road
232 Canboro Road
5/S Tice Road
231 Street States
11mmsdale Estates
11mmsdale Estates
11mmsdale Estates
11mmsdale Estates
1238 Pelham Street Victory Gardens
Westside Mase Drive
Eastside Church Street
Eastside Church Street
Eastside Church Street
Eastside Church Street
Chestrut Ridge (Lookout Point)
Chestrut | |

 | | |
 | | |

 | | | | | |

 | | | | | |

 | | | | | |

 |
 | | | | |

 |
 | | | | |

 | | | | | |

 | | | | | |
 | | |

-

	273203001904805	201	R1	1	rear yard	746 Quaker Road
4	Subdivision	202	RV1	1	lot area	Orchards Subdivision
F	273201001613400	203	Δ	1	side vard	916 Church Street
H	273201001503650	205	20	1	na huildings as structures	72 Charme Didge Divid
F	273201001303830	204	03	1		75 Cherry Ridge Blvd.
Ļ	273201001503604	205	RV1	y	no buildings or structures	69 Cherry Ridge Bivd.
	273201001503602	205	RV1	9	no buildings or structures	71 Cherry Ridge Blvd
	273201001503600	205	RV1	9	no buildings or structures	75 Cherry Ridge Blvd
Ē	273201001503598	205	RV1	q	no huildings or structures	77 Cherry Bidge Blyd
F	272201001502596	205	PV/1	9	no buildings or structures	70 Cherry Ridge Blvd
-	2732010013033390	203	NV1	3		75 Cherry Ruge Blvd
Ļ	273201001503594	205	RV1	9	no buildings or structures	81 Cherry Ridge Blvd
	273201001503580	205	RV1	9	no buildings or structures	11 Mansfield Drive
Γ	273201001503578	205	RV1	9	no buildings or structures	15 Mansfield Drive
F	273201001503576	205	R\/1	9	no buildings or structures	17 Mansfield Drive
H	273201001505570	205	DM41	20	front and side word	E4 Tenner Drive
F	273202001906328	206	RIVI1	20	front and side yard	54 Tanner Drive
L	273203001906329	206	RM1	20	front and side yard	56 Tanner Drive
	273203001906331	206	RM1	20	front and side yard	58 Tanner Drive
Ē	273203001906332	206	RM1	20	front and side vard	60 Tanner Drive
F	273202001906425	206	RM1	20	front and side yard	64 Tapper Drive
H	273202001500425	200	0044	20	front and side yard	CC Teases Delve
-	273202001906426	206	RIVII	20	front and side yard	66 Tanner Drive
Ļ	273202001906427	206	RM1	20	front and side yard	68 Tanner Drive
	273202001906428	206	RM1	20	front and side yard	70 Tanner Drive
Γ	273203001906448	206	RM1	20	front and side vard	1 Willson Crossing
F	273202001906434	206	RM1	20	front and side yard	2 Willson Crossing
F	273202001500454	200	DA4	20	front and side yard	2 William Crossing
H	273202001906449	206	RIVI1	20	front and side yard	3 Willson Crossing
	273202001906436	206	RM1	20	front and side yard	4 Willson Crossing
	273202001906450	206	RM1	20	front and side yard	5 Willson Crossing
Ē	273202001906438	206	RM1	20	front and side vard	6 Willson Crossing
F	273202001006455	206	RM1	20	front and side yard	7 Willson Crossing
⊢	2/3202001900455	200	DI 11	20	front and side yeard	A William Crossing
Ļ	2/3202001906445	206	KM1	20	front and side yard	8 Willson Crossing
	273202001906456	206	RM1	20	front and side yard	9 Willson Crossing
L F	273202001906446	206	RM1	20	front and side yard	10 Willson Crossing
F	273202001906457	206	RM1	20	front and side vard	11 Willson Crossing
F	273202001300437	200	RIVII	20		
Ļ	273202001906447	206	RM1	20	front and side yard	12 Willson Crossing
	237203001902300	207	R1	1	detached dwelling with special provisions	62 Bacon Lane
Γ	273201001813020	208	Α	1	accessory building provisions	110 Cream Street
F	273202000108420	209	R1	1	no buildings or structures	1535 Haist Street
H	273202000100420	205	04	1		1535 Haist Street
F	273202000108420	210	R1	1	no buildings or structures	1535 Haist Street
	273202001001300	211	R1	1	detached dwelling with special provisions	1611 Lookout Street
	273202001001200	212	R1	1	detached dwelling with special provisions	1599 Lookout Street
Ē	273202001001204	213	R1	1	detached dwelling with special provisions	1595 Lookout Street
F	272202001001202	212	D1	1	detached dwalling with special provisions	1507 Lookout Street
H	2/3202001001202	213	KI	1		1337 LOOKOUL SILEEL
1	Repealed/Modified	214	M1	1	Temp use expired reverts to M1-25	529 Webber Road
1	Repealed/Modified	215	A	1	Temp use expired reverts to A-25	523 Webber Road
Γ	273203001202413	216	R2	2	front vard	16 Rhodes Court
F	273203001202412	216	R2	2	front yard	18 Rhodes Court
H	273203001202412	210	02		autorior side word	13 Polling Meadows Phyd
Ļ	273203001202415	217	RZ	1	exterior side yard	12 Kolling Meadows Blvd.
	273202001000710	218	R2	2	front and side vard	1514 Haist Street
L	275202001000710	210	112	2		
-	273202001000710	218	R2	2	front and side yard	Westside Haist Street
-	273202001000500	218	R2 R2	2	front and side yard special provisions for frontage and yards	Westside Haist Street Westside Haist Street
-	273202001000500 273202001000500 273202001000500	218 219 220	R2 R2 R2	2	front and side yard special provisions for frontage and yards front yard	Westside Haist Street Westside Haist Street
-	273202001000500 273202001000500 273203001906301	218 219 220	R2 R2 R3	2 2 1 2	front and side yard special provisions for frontage and yards front yard	Westside Haist Street Westside Haist Street 1127-1129 Pelham Street
	27320200100500 273202001000500 273202001000500 273203001906301 273203001905900	218 219 220 220	R2 R2 R3 R3	2 2 1 2 2 2	front and side yard special provisions for frontage and yards front yard front yard	Westside Haist Street Westside Haist Street 1127-1129 Pelham Street 1133-1131 Pelham Street
-	273202001000500 273202001000500 273203001906301 273203001905900 273203001904400	218 219 220 220 220 221	R2 R2 R3 R3 R3 R3	2 1 2 2 2 2 2	front and side yard special provisions for frontage and yards front yard front yard lot coverage	Westside Haist Street Westside Haist Street 1127-1129 Pelham Street 1133-1131 Pelham Street Northside Quaker Road
	273202001000500 273202001000500 273203001906301 273203001905900 27320300190400 273201001511500	218 219 220 220 221 222	R2 R2 R3 R3 R3 P	2 1 2 2 2 2 2 1	front and side yard special provisions for frontage and yards front yard front yard lot coverage lot coverage and parking regulations	Westside Haist Street Westside Haist Street 1127-1129 Pelham Street 1133-1131 Pelham Street Northside Quaker Road 766 Welland Road
	273202001000500 273202001000500 273203001906301 273203001906301 273203001905900 273203001904400 273201001511500 273203001903925	218 219 220 220 221 222 222 222	R2 R2 R3 R3 R3 P RM1	2 2 1 2 2 2 1 1	front and side yard special provisions for frontage and yards front yard front yard lot coverage lot coverage and parking regulations townhome special provisions	Westside Haist Street Westside Haist Street 1127-1129 Pelham Street 1133-1131 Pelham Street Northside Quaker Road 766 Welland Road Westside Mason Drive
	273202001000500 273202001000500 273203001906301 273203001905900 273203001904400 273203001904400 273203001903925	218 219 220 220 221 222 223 223	R2 R2 R3 R3 R3 P RM1	2 1 2 2 2 1 1 1	front and side yard special provisions for frontage and yards front yard front yard lot coverage lot coverage and parking regulations townhome special provisions	Westside Haist Street Westside Haist Street 1127-1129 Pelham Street 1133-1131 Pelham Street Northside Quaker Road 766 Welland Road Westside Mason Drive
	27320201000500 27320201000500 273203001906301 273203001905900 273203001904400 273203001904400 273203001903925 273203001903925	218 219 220 220 221 222 223 223 223	R2 R2 R3 R3 R3 P RM1 RM1	2 1 2 2 2 1 1 1 1	front and side yard special provisions for frontage and yards front yard front yard lot coverage lot coverage and parking regulations townhome special provisions townhome special provisions	Westside Haist Street Westside Haist Street 1127-1129 Pelham Street 1133-1131 Pelham Street Northside Quaker Road 766 Welland Road Westside Mason Drive Westside Mason Drive
	27320201000500 27320201000500 273203001906301 273203001905900 273203001904400 273203001904400 273203001904500 273203001903255 273203001904800	218 219 220 220 221 222 222 223 223 223 223	R2 R2 R3 R3 R3 P RM1 RM1 RM1	2 2 1 2 2 2 1 1 1 1 1 1	front and side yard special provisions for frontage and yards front yard lot coverage lot coverage and parking regulations townhome special provisions townhome special provisions	Westside Haist Street Westside Haist Street 1127-1129 Pelham Street 1133-1131 Pelham Street Northside Quaker Road 766 Welland Road Westside Mason Drive Westside Mason Drive Southside Homestead Blvd.
	27320201000500 273202001000500 273203001906301 273203001905900 273203001905900 273203001905905 273203001903925 273203001904800 27320200110400	218 219 220 220 221 222 223 223 223 223 224	R2 R2 R3 R3 R3 R3 R3 R3 R3 R3 R3 R3 R3 R3 R4 RM1 RM1 RM1 A	2 2 1 2 2 2 1 1 1 1 2 2	front and side yard special provisions for frontage and yards front yard front yard lot coverage lot coverage and parking regulations townhome special provisions townhome special provisions townhome special provisions conservation	Westside Haist Street Westside Haist Street 1127-1129 Pelham Street 1133-1131 Pelham Street Northside Quaker Road 766 Welland Road Westside Mason Drive Westside Mason Drive Southside Homestead Blvd. 235 Pancake Lane
	27320201000500 273202001000500 273203001906301 273203001906301 273203001904400 273203001904400 273203001903925 273203001902550 273203001904800 273202001011800 273202001011800	218 219 220 220 221 222 223 223 223 223 223 223 224	R2 R2 R3 R3 R3 P RM1 RM1 RM1 A A	2 1 2 2 2 1 1 1 1 2 2 2 2 2 2 2 2 2 2 2 2 2	front and side yard special provisions for frontage and yards front yard font yard lot coverage lot coverage and parking regulations townhome special provisions townhome special provisions townhome special provisions conservation conservation	Westside Haist Street Westside Haist Street 1127-1129 Pelham Street 1133-1131 Pelham Street Northside Quaker Road 766 Welland Road Westside Mason Drive Westside Mason Drive Southside Homestead Blvd. 235 Pancake Lane 257 Pancake Lane
	27320201000500 273202001000500 273203001906301 273203001905300 273203001905900 273203001905900 273203001903925 273203001904800 273202001010400 273202001010400 27320200110800	218 219 220 220 221 222 223 223 223 223 223 224 224 224 225	R2 R2 R3 R3 R3 P RM1 RM1 RM1 RM1 A A A	2 1 2 2 2 1 1 1 1 2 2 2 2 2 1	front and side yard special provisions for frontage and yards front yard front yard lot coverage of coverage and parking regulations townhome special provisions townhome special provisions townhome special provisions conservation conservation conservation	Westside Haist Street Westside Haist Street 1127-1129 Pelham Street 1133-1131 Pelham Street Northside Quaker Road 766 Welland Road Westside Mason Drive Westside Mason Drive Southside Homestead Blvd. 235 Pancake Lane 257 Pancake Lane 1561 Haist Street
	27320201000500 27320201000500 27320301906301 27320301906301 27320301905900 27320301905400 27320301904400 273203001904400 273203001904600 273202001018400 273202000108400	218 219 220 220 221 223 223 223 223 223 223 224 224 224 224	R2 R2 R3 R3 R3 P RM1 RM1 RM1 A A A R1	2 1 2 2 2 1 1 1 1 2 2 2 2 1 1	front and side yard special provisions for frontage and yards front yard lot coverage lot coverage lot coverage and parking regulations townhome special provisions townhome special provisions townhome special provisions conservation conservation lot frontage and side yard	Westside Haist Street Westside Haist Street 1127-1129 Pelham Street 1133-1131 Pelham Street Northside Quaker Road 766 Welland Road Westside Mason Drive Westside Mason Drive Southside Homestead Blvd, 235 Pancake Lane 257 Pancake Lane 1541 Haist Street 1541 Haist Street
	27320201000500 27320201000500 27320301906301 27320301906301 27320301905900 27320301903905 273203001903902 273203001903902 273203001904300 273202001014000 2732020011800 2732020011800 273202001813601	218 219 220 220 221 222 223 223 223 223 224 224 224 225 225 226	R2 R2 R3 R3 R3 R3 P RM1 RM1 RM1 RM1 A A A R1 A	2 2 2 2 1 1 1 1 2 2 1 1 1 1 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1	front and side yard special provisions for frontage and yards front yard front yard lot coverage of coverage and parking regulations townhome special provisions townhome special provisions townhome special provisions conservation conservation conservation lot frontage and side yard conservation	Westside Haist Street Westside Haist Street 1127-1129 Pelham Street 1133-1131 Pelham Street Northside Quaker Road 766 Welland Road Westside Mason Drive Westside Mason Drive Southside Homestead Blvd. 235 Pancake Lane 257 Pancake Lane 1541 Haist Street 275 Church Street
	273202001000500 273202001000500 273203001906301 273203001905900 273203001905900 27320300190400 273203001902650 273203001902650 27320200101400 273202001014800 273202001018400 273202001813601	218 219 220 220 221 223 223 223 223 223 223 224 224 224 224	R2 R2 R3 R3 R3 P RM1 RM1 RM1 A A R1 A A A	2 2 2 2 2 1 1 1 1 2 2 2 2 2 1 1 1 1 1	front and side yard special provisions for frontage and yards front yard front yard lot coverage lot coverage and parking regulations townhome special provisions townhome special provisions townhome special provisions conservation conservation lot frontage and side yard conservation farm vehicle repair and outdoor storage	Westside Haist Street Westside Haist Street 1127-1129 Pelham Street 1133-1131 Pelham Street Northside Quaker Road 766 Welland Road Westside Mason Drive Westside Mason Drive Southside Homestead Blvd. 235 Pancake Lane 257 Pancake Lane 1541 Haist Street 275 Church Street 275 Church Street
	27320201000500 27320201000500 273203001906301 273203001905301 273203001905300 273203001903900 273203001903902 273203001903902 27320300190400 2732020011800 273202001183601 273203019318601 27320301906000	218 219 220 220 221 222 223 223 223 223 224 224 224 225 226 227 228	R2 R2 R3 R3 R3 P RM1 RM1 A A R1 A R1 A R1 A R2	2 2 2 2 1 1 1 1 1 2 2 2 2 1 1 1 1 1 1 1	front and side yard special provisions for frontage and yards front yard front yard lot coverage lot coverage and parking regulations townhome special provisions townhome special provisions townhome special provisions conservation conservation lot frontage and side yard conservation farm vehicle repair and outdoor storage front and side yards	Westside Haist Street Westside Haist Street 1127-1129 Pelham Street 1133-1131 Pelham Street Northside Quaker Road 766 Welland Road Westside Mason Drive Westside Mason Drive Southside Homestead Blvd. 235 Pancake Lane 257 Pancake Lane 1541 Haist Street 275 Church Street 275 Church Street 1145 Pelham Street
	273202001000500 273202001000500 273203001906301 273203001905900 273203001905900 273203001905900 2732030019039250 27320300190400 273202001010400 273202001010400 2732020010183601 273201001813601 273203001906000 27320301906000	218 219 220 220 221 222 223 223 223 223 223 224 224 224 225 226 227 226 227 228 229	R2 R2 R3 R3 P RM1 RM1 RM1 A A R1 A A R1 A R2 RM1	2 2 2 2 2 1 1 1 1 2 2 2 2 2 1 1 1 1 1 1	front and side yard special provisions for frontage and yards front yard front yard lot coverage and parking regulations townhome special provisions townhome special provisions townhome special provisions conservation conservation lot frontage and side yard conservation farm wehicle repair and outdoor storage front and side yards front and side yards	Westside Haist Street Westside Haist Street 1127-1129 Pelham Street 1133-1131 Pelham Street Northside Quaker Road 766 Welland Road Westside Mason Drive Westside Mason Drive Southside Homestead Blvd. 235 Pancake Lane 257 Pancake Lane 257 Pancake Lane 257 Church Street 275 Church Street 145 Pelham Street 1145 Pelham Street
	27320201000500 27320201000500 273203001905301 273203001905301 273203001905900 273203001903900 273203001511500 273203001904800 27320200101904800 27320200101904800 2732020010183601 27320200101813601 273203001906000 273203001906000 273203001906000 273203001906000 273203001906000 273203001906000	218 219 220 220 221 222 223 223 223 223 224 224 224 225 226 227 228 229 220 220 220 223 223 224 224 225 226 227 228 229 230	R2 R2 R3 R3 P RM1 RM1 A R1 A R2 R3	2 2 2 2 1 1 1 1 1 1 2 2 2 1 1 2 1 1 1 1	front and side yard special provisions for frontage and yards front yard lot coverage lot coverage and parking regulations townhome special provisions townhome special provisions townhome special provisions conservation lot frontage and side yard conservation lot frontage and side yard conservation front and side yards front and school (OMB2)	Westside Haist Street Westside Haist Street 1127-1129 Pelham Street 1133-1131 Pelham Street Northside Quaker Road 766 Welland Road Westside Mason Drive Westside Mason Drive Southside Homestead Blvd. 235 Pancake Lane 1541 Haist Street 275 Church Street 275 Church Street 1145 Pelham Street 1145 Pelham Street 1445 Pelham Street
	27320201000500 273203001906301 273203001906301 27320300190590 27320300190590 273203001904400 273203001903925 273203001904300 2732020010140400 27320200110400 27320200101813601 273201001813601 273203001906000 273203001906000 27320200106500	218 219 220 220 221 222 223 223 223 223 224 224 224 224 225 226 227 228 229 229 220 221	R2 R2 R3 R3 P RM1 RM1 A B B B A A A A B <tr td=""></tr>	2 2 2 2 1 1 1 1 1 2 2 2 2 1 1 1 1 1 1 1	front and side yard special provisions for frontage and yards front yard front yard lot coverage and parking regulations townhome special provisions townhome special provisions townhome special provisions conservation conservation lot frontage and side yard conservation farm vehicle repair and outdoor storage front and side yards front and side yards	Westside Haist Street Westside Haist Street 1127-1129 Pelham Street 1133-1131 Pelham Street Northside Quaker Road 766 Welland Road Westside Mason Drive Westside Mason Drive Southside Homestead Blvd. 235 Pancake Lane 257 Pancake Lane 257 Pancake Lane 257 Schurch Street 275 Church Street 275 Church Street 1145 Pelham Street 1145 Pelham Street 49 Highway 20 West 685 River Road
	27320201000500 27320201000500 273203001905301 273203001905301 273203001905900 273203001905900 27320300190511500 273203001902650 273203001902650 27320200101904600 2732020010183601 2732020010183601 2732020010183601 273203001906000 273203001906000 273203001906000 273202000165500 273203001906000 273202000165500 273203001906000 273203001906000 273203001906000 273203001906000 273203001906000 273203001906000 273203001906000 273203001906000 273203001906000 273203001906000	218 219 220 220 221 222 223 223 223 223 223 224 224 225 226 227 228 229 220 227 228 229 230 231 231	R2 R2 R3 R3 R3 R3 RM1 RM1 RM1 RM1 RM1 RM1 A A A R1 A A R1 A A R1 A A A R2 RM1 I I A	2 2 2 2 1 1 1 1 1 2 2 2 2 1 1 1 1 1 1 1	front and side yard special provisions for frontage and yards front yard lot coverage lot coverage and parking regulations townhome special provisions townhome special provisions townhome special provisions conservation lot frontage and side yard conservation lot frontage and side yard conservation front and side yards front and side yards day nursery and school (QMB?) APO	Westside Haist Street Westside Haist Street 1127-1129 Pelham Street 1133-1131 Pelham Street Northside Quaker Road 766 Welland Road Westside Mason Drive Westside Mason Drive Southside Homestead Blvd. 235 Pancake Lane 257 Pancake Lane 257 Pancake Lane 1541 Haist Street 275 Church Street 275 Church Street 1145 Pelham Street 1145 Pelham Street 1145 Pelham Street 1145 Pelham Street 1146 Street 268 Stiver Road
	27320201000500 27320201000500 27320301906301 27320301906301 27320301905900 27320301905900 273203001901903 27320301904400 27320301904510 27320301904000 27320200111800 273202001183001 2732020011813601 2732020019813601 27320301906000 27320200196500 27320200196500 273202001913200 273201001813200	218 219 220 220 221 222 223 223 223 223 224 224 224 224 225 226 227 228 226 227 228 229 230 231 231	R2 R2 R3 R3 R3 R3 P P RM1 RM1 RM1 RM1 RM1 A A A R1 A A A A A	2 2 2 2 1 1 1 1 1 2 2 2 1 1 1 1 1 1 1 1	front and side yard special provisions for frontage and yards front yard front yard lot coverage lot coverage and parking regulations townhome special provisions townhome special provisions townhome special provisions conservation conservation lot frontage and side yard conservation front and side yards front and side yards day nursery and school (OMB?) APO APO	Westside Haist Street Westside Haist Street 1127-1129 Pelham Street 1133-1131 Pelham Street Northside Quaker Road 766 Welland Road Westside Mason Drive Westside Mason Drive Southside Homestead Blvd. 235 Pancake Lane 257 Pancake Lane 257 Pancake Lane 257 Schurch Street 275 Church Street 275 Church Street 1145 Pelham Street 1145 Pelham Street 1145 Pelham Street 249 Highway 20 West 685 River Road 259 Farr Street
	27320201000500 27320201000500 273203001905301 273203001905301 273203001905900 273203001905900 27320300190250 273203001902600 273202001011800 27320200101800 273202001018300 27320200101813200 2732020010813200 273202001813200	218 219 220 220 221 222 223 223 223 223 223 224 224 225 226 227 228 229 230 231 231 231 232	R2 R2 R3 R3 P RM1 RM1 A	2 2 2 2 1 1 1 1 1 2 2 2 2 1 1 1 2 1 1 1 1 1 1 1 2 2 1 1 1 2 2 1 1 2 1 1 2 1 1 1 2 2 1	front and side yard special provisions for frontage and yards front yard lot coverage lot coverage and parking regulations townhome special provisions townhome special provisions townhome special provisions conservation lot frontage and side yard conservation lot frontage and side yard conservation front and side yards front and side yards front and side yards day nursery and school (OMB?) APO APO kennel	Westside Haist Street Westside Haist Street 1127-1129 Pelham Street 1133-1131 Pelham Street Northside Quaker Road 766 Welland Road Westside Mason Drive Southside Homestead Blvd. 235 Pancake Lane 235 Pancake Lane 257 Pancake Lane 257 Pancake Lane 275 Church Street 275 Church Street 275 Church Street 2145 Pelham Street 1145 Pelham Street 1145 Pelham Street 259 Farst Street 259 Farst Street 259 Fars Street 259 Fars Street
	27320201000510 27320201000500 273203001906301 273203001906301 273203001905900 273203001903902 273203001903902 273203001904800 27320200101400 27320200101400 27320200101800 2732020010813601 27320301906000 273203001906000 273203001906000 273203001906000 27320301906000 27320301906000 2732030191313200 273201001813200 273201001813200	218 219 220 220 221 222 223 223 223 223 224 224 224 225 226 227 228 229 230 231 231 231 231 232 233	R2 R2 R2 R3 R3 R3 P RM1 RM1 A A A R1 A A A R1 A A A A A A A A A A A A A A A A A A A A A A A	2 2 2 2 1 1 1 1 1 2 2 2 1 1 1 1 1 1 1 1	front and side yard special provisions for frontage and yards front yard front yard lot coverage lot coverage and parking regulations townhome special provisions townhome special provisions townhome special provisions conservation conservation conservation lot frontage and side yard conservation front and side yards front and side yards day nursery and school (OMB?) APO kennel residential development provisions (OMB?)	Westside Haist Street Westside Haist Street 1127-1129 Pelham Street 1133-1131 Pelham Street Northside Quaker Road 766 Welland Road Westside Mason Drive Westside Mason Drive Southside Homestead Blvd. 235 Pancake Lane 257 Pancake Lane 257 Pancake Lane 257 Schurch Street 275 Church Street 275 Church Street 275 Church Street 1145 Pelham Street 1145 Pelham Street 49 Highway 20 West 685 River Road 259 Farr Street 259 Farr Street 259 Farr Street
	27320201000500 27320201000500 273203001905301 273203001905301 273203001905900 273203001905900 273203001902600 273203001902650 273203001902650 273202001018300 2732020010183601 2732020010183601 2732020010181300 273202001068000 27320200101813200 273201001813200 273201001813200 273201001813200 273201001813200 273201001813200 273201001813200 273201001813200 273201001813200 273201001813200 273201001813200 273201001813200 273201001813200 273201001813200 273201001813200 273201001813200 273201001813200 273201001813200 273201001813200 273201001608000	218 218 220 220 221 222 223 223 223 223 223 224 224 225 226 227 225 226 227 228 229 230 231 231 232 233 234	R2 R2 R3 R3 R3 R3 R3 R3 RM1 RM1 RM1 A RM1 A R1 A R1 A R2 RM1 I A R2 RM1 I A R2 RM1 RV1 RV1	2 2 2 2 1 1 1 1 1 1 2 2 2 1 1 1 1 1 1 1	front and side yard special provisions for frontage and yards front yard lot coverage lot coverage and parking regulations townhome special provisions townhome special provisions townhome special provisions conservation lot frontage and side yard conservation lot frontage and side yard conservation front and side yards front and side yards front and side yards day nursery and school (OMB?) APO kennel residential development provisions (OMB?) no buildings or structres (OMB?)	Westside Haist Street Westside Haist Street 1127-1129 Pelham Street 1133-1131 Pelham Street Northside Quaker Road 766 Welland Road Westside Mason Drive Westside Mason Drive Southside Homestead Blvd. 235 Pancake Lane 257 Pancake Lane 257 Pancake Lane 257 Pancake Lane 275 Church Street 275 Church Street 275 Church Street 1145 Pelham Street 1145 Pelham Street 1145 Pelham Street 259 Fars Street
	27320201000500 27320201000500 273203001906300 273203001905900 273203001905900 273203001905900 273203001903905 273203001903902 27320300190400 27320200101400 27320200101400 27320200101400 27320200101813001 27320301906000 27320301906000 273201001813200 273201001813200 273201001813200 273201001813200 273201001813200 273201001813200 273201001813200 273201001608000 273201001608000	218 219 220 220 221 222 223 223 223 223 224 224 224 225 226 227 228 229 229 230 231 231 231 231 232 233 233 234 235	R2 R2 R2 R3 R3 R3 P RM1 RM1 A A A R1 A A A R01 I A A BM/V1 BM/V1	2 2 2 2 1 1 1 1 1 2 2 2 2 1 1 1 1 1 1 2 2 2 1 1 1 2 2 2 1	front and side yard special provisions for frontage and yards front yard front yard lot coverage lot coverage and parking regulations townhome special provisions townhome special provisions townhome special provisions conservation conservation lot frontage and side yard conservation front and side yards front and side yards day nursery and school (OMB?) APO kennel kennel residential development provisions (OMB?) no buildings or structres (OMB?)	Westside Haist Street Westside Haist Street 1127-1129 Pelham Street 1133-1131 Pelham Street Northside Quaker Road 766 Welland Road Westside Mason Drive Westside Mason Drive Southside Homestead Blvd. 235 Pancake Lane 1257 Pancake Lane 1257 Pancake Lane 1257 Pancake Lane 1257 Church Street 275 Church Street 1145 Pelham Street 1145 Pelham Street 1145 Pelham Street 259 Farr Street 259 Farr Street 259 Farr Street 259 Farr Street 259 Farr Street 200 kk Haven Estates Oak Haven Estates
	27320201000500 27320201000500 273203001905301 273203001905301 273203001905900 273203001905900 273203001902600 273203001902600 273202001018100 273202001018300 2732020010181300 2732020010181300 27320200101813200 27320200101813200 273201001813200 273201001813200 273201001813200 273201001813200 273201001813200 273201001813200 273201001813200 273201001813200 273201001813200 273201001813200 27320100168000 27320100168000 27320100168000	218 218 220 220 221 222 223 223 223 223 224 224 225 226 227 225 226 227 228 229 230 231 231 231 232 233 234 235 234	R2 R2 R3 R3 R3 R3 R4 R01 RM1 A R1 A R2 RM1 RM1 A R	2 2 1 2 2 1 1 1 1 1 2 2 2 1 1 1 1 1 1 2 2 2 1 1 1 2 2 1 1 1 2 2 1	front and side yard special provisions for frontage and yards front yard lot coverage lot coverage and parking regulations townhome special provisions townhome special provisions townhome special provisions conservation lot frontage and side yard conservation lot frontage and side yard conservation front and side yards front and side yards front and side yards day nursery and school (OMB?) APO kennel residential development provisions (OMB?) no buildings or structres (OMB?) townhouses and provisions (OMB?)	Westside Haist Street Westside Haist Street 1127-1129 Pelham Street 1133-1131 Pelham Street Northside Quaker Road 766 Welland Road Westside Mason Drive Southside Homestead Blvd, 235 Pancake Lane 257 Pancake Lane 257 Pancake Lane 257 Church Street 275 Church Street 275 Church Street 249 Highway 20 West 685 River Road 259 Farst Street 259 Fars Street 259 Fars Street 264 Haven Estates Oak Haven Estates Oak Haven Estates Oak Haven Estates
	27320201000500 27320201000500 273203001906301 273203001905301 273203001905300 273203001903900 273203001903902 273203001904300 2732020010111800 273202001011800 273202001011800 27320200101813601 27320301906000 27320300196000 273203001813200 273201001813200 273201001813200 273201001813200 273201001813200 273201001813200 273201001813200 273201001813200 273201001813200 273201001813200 273201001813200 273201001813200 273201001813200 273201001813200 273201001813200 273201001813200 273201001813200 273201001813200 273201001813200 273201001808000 273201001608000 273301001608000	218 218 219 220 221 222 223 223 223 223 224 224 225 226 227 228 227 228 229 230 231 231 231 231 233 233 233 235 236	R2 R2 R3 R3 R3 R3 R4 R01 RM1 A A A A A A A A A A A A A A A A A RV1 RV1 RMV1 RMV1	2 2 1 2 2 1 1 1 1 1 2 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1	front and side yard special provisions for frontage and yards front yard lot coverage lot coverage and parking regulations townhome special provisions townhome special provisions townhome special provisions conservation conservation lot frontage and side yard conservation farm vehicle repair and outdoor storage front and side yards day nursery and school (OMB?) APO kennel residential development provisions (OMB?) no buildings or structres (OMB?) townhouses and provisions (OMB?)	Westside Haist Street Westside Haist Street 1127-1129 Pelham Street 1133-1131 Pelham Street Northside Quaker Road 766 Welland Road Westside Mason Drive Westside Mason Drive Southside Homestead Blvd. 235 Pancake Lane 1541 Haist Street 275 Church Street 275 Church Street 1145 Pelham Street 1145 Pelham Street 1145 Pelham Street 259 Farr Street 259 Farr Street 0ak Haven Estates 0ak Haven Estates 0ak Haven Estates
	273202001000500 273202001000500 273203001906300 273203001905300 273203001905900 273203001905900 273203001904400 273203001904400 27320200101511500 273202001904800 273202001018000 273202001018300 2732020010181300 273203001906000 273203001906000 273203001906000 273201001813200 273201001813200 273201001813200 273201001813200 273201001608000 273201001608000 273201001608000 273201001608000	218 218 220 220 221 222 223 223 223 223 224 224 225 226 227 228 229 230 231 231 231 232 233 233 234 235 235 234 235 236 237	R2 R2 R3 R3 R3 R3 R3 R3 R4 R1 A R1 A R2 RM1 R4 R1 A R2 RM1 A R4 R4 R4	2 2 2 2 1 1 1 1 1 1 2 2 2 1 1 1 1 1 2 2 2 1 1 1 2 2 1	front and side yard special provisions for frontage and yards front yard lot coverage lot coverage lot coverage lot coverage lot coverage lot coverage lot coverage lot coverage lot provisions townhome special provisions townhome special provisions conservation conservation lot frontage and side yard conservation lot frontage and side yard conservation front and side yards front and side yards front and side yards day nursery and school (OMB?) APO kennel residential development provisions (OMB?) no buildings or structres (OMB?) townhouses and provisions (OMB?)	Westside Haist Street Westside Haist Street 1127-1129 Pelham Street 1133-1131 Pelham Street Northside Quaker Road 766 Welland Road Westside Mason Drive Westside Mason Drive Southside Homestead Blvd. 235 Pancake Lane 257 Pancake Lane 257 Pancake Lane 257 Church Street 275 Church Street 275 Church Street 275 Church Street 1145 Pelham Street 1145 Pelham Street 1145 Pelham Street 259 Farr Street 259 Farr Street 259 Farr Street 259 Farr Street 0ak Haven Estates 0ak Haven Estates 0ak Haven Estates
	27320201000500 27320201000500 273203001905301 273203001905301 273203001905300 273203001903900 273203001903902 273203001903902 273203001904800 273202001018100 27320200101813001 273203001906000 27320300196000 27320300196000 273201001813200 273201001813200 273201001813200 273201001813200 273201001813200 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000	218 218 220 220 221 222 223 223 223 223 224 224 225 226 227 228 227 228 229 230 231 231 231 231 232 233 234 235 235 236 237 238	R2 R2 R3 R3 R3 R4 R0 R1	2 2 1 2 2 1 1 1 1 1 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1	front and side yard special provisions for frontage and yards front yard front yard lot coverage lot coverage and parking regulations townhome special provisions townhome special provisions townhome special provisions conservation lot frontage and side yard conservation lot front age and side yard conservation front and side yards day nursery and school (OMB?) APO APO kennel residential development provisions (OMB?) townhouses and provisions (OMB?) townhouses and provisions (OMB?) townhouses and provisions (OMB?)	Westside Haist Street Westside Haist Street 1127-1129 Pelham Street 1133-1131 Pelham Street Northside Quaker Road 766 Welland Road Westside Mason Drive Southside Homestead Blvd. 235 Pancake Lane 257 Pancake Lane 1541 Haist Street 275 Church Street 275 Church Street 275 Church Street 1145 Pelham Street 1145 Pelham Street 1145 Pelham Street 259 Farr Street 259 Farr Street 259 Farr Street Qak Haven Estates Oak Haven Estates Oak Haven Estates Oak Haven Estates Oak Haven Estates
	27320201000500 27320201000500 27320301906301 27320301906301 27320301905900 27320301905900 27320301904400 27320301904400 27320301904800 273202001018000 273202001018000 27320200101813601 27320200101813601 273201001813601 273201001813200 273201001813200 273201001813200 273201001813200 273201001813200 273201001813200 273201001813200 273201001808000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 27320101608000 27320101608000 27320101608000 27320101608000 27320101608000 27320101608000 27320101608000 27320101608000 27320101608000 27320100080800 273201000808000 2732000008080000000000000000000000000000	218 218 219 220 221 222 223 223 223 223 223 224 224 225 226 227 228 229 230 231 231 231 231 232 233 234 235 236 237 238 239	NL R2 R2 R3 R3 R3 P RM1 RM1 RM1 A R I A R R I R I A RV1 RV1 RWV1 RMV1 RMV1 RMV1 R1 A	2 2 2 2 1 1 1 1 1 1 1 2 2 2 1 1 1 1 1 1	front and side yard special provisions for frontage and yards front yard lot coverage lot rowns special provisions conservation lot frontage and side yard conservation lot frontage and side yard conservation front and side yards front and side yards front and side yards front and side yards day nursery and school (OMB?) APO kennel residential development provisions (OMB?) no buildings or structres (OMB?) townhouses and provisions (OMB?) no buildings or structres (OMB?) townhouses and provisions (OMB?) no buildings or structres (OMB?) townhouses and provisions (OMB?) no buildings or structres (OMB?)	Westside Haist Street Westside Haist Street 1127-1129 Pelham Street 1133-1131 Pelham Street Northside Quaker Road 766 Welland Road Westside Mason Drive Southside Homestead Blvd. 235 Pancake Lane 235 Pancake Lane 257 Pancake Lane 257 Pancake Lane 275 Church Street 275 Church Street 275 Church Street 275 Church Street 1145 Pelham Street 1145 Pelham Street 259 Farr Street 259 Farr Street 259 Farr Street 259 Farr Street 259 Farr Street 0ak Haven Estates 0ak Have
	273202011000500 273202011000500 273203001906301 273203001905301 273203001905300 273203001903900 273203001903902 273203001904300 273202001014000 273202001011800 27320200101813001 27320200101813001 273203001906000 273203001963000 273201001813200 273201001813200 273201001813200 273201001608000 2732010000 2732010000 2732010000 2732010000 2732010000 2732010000 2732010000 27320100000 2732010000 27320100000 27320100000 27320100000 27320100000 27320100000 27320100000 2732010000000 2732010000000000000 2732010000000000000000000000000000000000	218 218 219 220 221 222 223 223 223 223 224 224 224 225 226 227 228 229 230 231 231 231 231 232 233 234 235 235 236 237 238 239 239	R2 R2 R3 R3 R3 R4 R0 R1 A A R0 R0 R1 A R1 R1 <t< td=""><td>2 2 1 2 2 1 1 1 1 1 2 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1</td><td>front and side yard special provisions for frontage and yards front yard lot coverage lot coverage and parking regulations townhome special provisions townhome special provisions townhome special provisions conservation lot frontage and side yard conservation lot front age and side yard conservation front and side yards day nursery and school (OMB?) APO APO kennel residential development provisions (OMB?) no buildings or structres (OMB?) townhouses and provisions (OMB?) townhouses front specifies (OMB?) townhouses and provisions (OMB?) townhouses front specifies (OMB?) townhouses and provisions (OMB?) townhouses and provisions (OMB?) townhouses and provisions (OMB?) townhouses and provisions (OMB?) townhouses (front specifies (front</td><td>Westside Haist Street Westside Haist Street 1127-1129 Pelham Street 1133-1131 Pelham Street Northside Quaker Road 766 Welland Road Westside Mason Drive Westside Mason Drive Southside Homestead Blvd. 235 Pancake Lane 1257 Pancake Lane 257 Pancake Lane 257 Church Street 275 Church Street 275 Church Street 275 Church Street 268 River Road 259 Far Street 259 Far Street 259 Far Street 269 Far Street 269 Far Street 269 Kaven Estates Oak Haven Est</td></t<>	2 2 1 2 2 1 1 1 1 1 2 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1	front and side yard special provisions for frontage and yards front yard lot coverage lot coverage and parking regulations townhome special provisions townhome special provisions townhome special provisions conservation lot frontage and side yard conservation lot front age and side yard conservation front and side yards day nursery and school (OMB?) APO APO kennel residential development provisions (OMB?) no buildings or structres (OMB?) townhouses and provisions (OMB?) townhouses front specifies (OMB?) townhouses and provisions (OMB?) townhouses front specifies (OMB?) townhouses and provisions (OMB?) townhouses and provisions (OMB?) townhouses and provisions (OMB?) townhouses and provisions (OMB?) townhouses (front specifies (front	Westside Haist Street Westside Haist Street 1127-1129 Pelham Street 1133-1131 Pelham Street Northside Quaker Road 766 Welland Road Westside Mason Drive Westside Mason Drive Southside Homestead Blvd. 235 Pancake Lane 1257 Pancake Lane 257 Pancake Lane 257 Church Street 275 Church Street 275 Church Street 275 Church Street 268 River Road 259 Far Street 259 Far Street 259 Far Street 269 Far Street 269 Far Street 269 Kaven Estates Oak Haven Est
	273202001000500 273202001000500 273203001906301 273203001905301 273203001905900 273203001905900 273203001904400 273203001904400 273202001904600 273202001018000 2732020010183001 27320200101813001 27320200101813001 273201001813200 273201001813200 273201001813200 273201001813200 273201001813200 273201001808000 273201001608000 2732010008000 2732010008000 2732010008000 2732000008000 2732000000800000000000000000000000000000	218 218 219 220 221 222 223 223 223 223 223 224 224 225 226 227 228 229 230 231 231 231 231 232 233 234 233 234 235 236 237 238 239 239 239 239	NL R2 R2 R3 R3 R3 R4 R1 R4 R4 R1 A R2 RM1 R4 R1 R5 R1	2 2 1 2 2 1 1 1 1 1 1 2 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1	front and side yard special provisions for frontage and yards front yard lot coverage lot coverage lot coverage and parking regulations townhome special provisions townhome special provisions conservation conservation lot frontage and side yard conservation lot frontage and side yards front and side yards front and side yards front and side yards day nursery and school (OMB?) APO kennel residential development provisions (OMB?) no buildings or structres (OMB?) townhouses and provisions (OMB?) mo buildings or structres (OMB?) me buildings or structres (OMB	Westside Haist Street Westside Haist Street 1127-1129 Pelham Street 1133-1131 Pelham Street Northside Quaker Road 766 Welland Road Westside Mason Drive Southside Homestead Blvd, 235 Pancake Lane 235 Pancake Lane 235 Church Street 275 Church Street 275 Church Street 275 Church Street 1145 Pelham Street 1145 Pelham Street 1145 Pelham Street 259 Fars Street 259 Fars Street 259 Fars Street 268 River Road 259 Fars Street 268 River Road 268 River Road 269 Cartes 276 Church Street 275 Church Street 275 Church Street 275 Church Street 289 Fars Street 289 Cartes 280 Cartes 290 Cartes 2
	273202011000500 273202011000500 273203001905301 273203001905301 273203001905900 273203001905900 273203001903902 273203001904800 27320200101511500 27320200101904800 27320200101904800 27320200101813001 2732020010181300 273203001906000 273203001906000 273203001906000 273201001813200 273201001813200 273201001813200 273201001813200 273201001813200 273201001808000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 27320200184000 27320200018400 27320200008000 27320200008000 27320200008000 27320200008000 27320200080000 27320200008000 273202000080000 273202000080000 273202000080000 2732020000800000000000000000000000000000	218 218 219 220 221 222 223 223 223 223 224 224 225 226 227 228 229 230 231 231 231 231 231 231 231 232 233 233	R2 R2 R3 R3 R3 R4	2 2 1 2 2 1 1 1 1 1 2 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1	front and side yard special provisions for frontage and yards front yard lot coverage lot coverage and parking regulations townhome special provisions townhome special provisions conservation lot frontage and side yard conservation lot frontage and side yard conservation front and side yards front and side yards day nursery and school (OMB?) APO kennel residential development provisions (OMB?) no buildings or structres (OMB?) townhouses and provisions (OMB?) no buildings or structres (OMB?) residential development provisions golf practice facility bed and breakfast townhouses and provisions	Westside Haist Street Westside Haist Street 1127-1129 Pelham Street 1133-1131 Pelham Street Northside Quaker Road 766 Welland Road Westside Mason Drive Westside Mason Drive Southside Homestead Blvd. 235 Pancake Lane 1541 Haist Street 275 Church Street 275 Church Street 1145 Pelham Street 1145 Pelham Street 1145 Pelham Street 1145 Pelham Street 259 Fars Street 259 Fars Street 268 River Road 259 Fars Street 268 River Road 269 Auven Estates 064 Haven Estates 1650 Dive Street 1651 Parist Street 261 Dive Street 263 Parist Street 264 Parient Parist Par
	273202001000500 273202001000500 273203001906301 273203001905301 273203001905900 273203001905900 273203001904400 273203001904400 273202001904600 273202001018000 27320200101813601 27320200101813601 27320200010813601 273201001813200 273201001813200 273201001813200 273201001813200 273201001813200 273201001808000 273201001608000 273202000108400 273202000108400 273202000108400 273202000108400 273202000108400 273202000108400 273202000108400 273202000108400 273202000108400 273202000108400 273202000108400 273202000108400 273202000108400 273202000108400 273202000108400 273201001608000 27320000108400 27320100080300 27320000080800 27320000080800 27320000080800 27320000080800 27320000080800 273200000808000 2732000008000000000000000000000000000000	218 218 219 220 221 222 223 223 223 223 223 224 224 225 226 227 228 226 227 228 229 230 231 231 231 231 231 233 234 233 234 235 236 237 238 239 239 239 239 240 241	NL R2 R2 R3 R3 R3 R3 R3 R4 R1 A R2 RM1 R R01 R1	2 2 1 2 2 1 1 1 1 1 2 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1	front and side yard special provisions for frontage and yards front yard lot coverage lot coverage lot coverage and parking regulations townhome special provisions townhome special provisions conservation conservation lot frontage and side yard conservation lot frontage and side yards front and side yards front and side yards front and side yards day nursery and school (OMB?) APO kennel residential development provisions (OMB?) no buildings or structres (OMB?) townhouses and provisions (OMB?) pol practice facility bed and breakfast townhouses and provisions	Westside Haist Street Westside Haist Street 1127-1129 Pelham Street 1133-1131 Pelham Street Northside Quaker Road 766 Welland Road Westside Mason Drive Southside Homestead Blvd, 235 Pancake Lane 235 Pancake Lane 235 Church Street 275 Church Street 275 Church Street 236 Street Street 259 Fars Street 259 Fars Street 268 River Road 259 Fars Street 268 River Road 259 Gars Street 268 River Road 259 Cars Street 268 River Road 259 Cars Street 268 River Road 259 Cars Street 250 Car
	273202011000500 273202011000500 273203001905301 273203001905301 273203001905301 273203001903900 2732030019039025 273203001904800 2732020010111800 273202001011800 273202001011800 27320200101813001 2732020010181300 273203001906000 273203001906000 273203001906000 273203001906000 273201001813200 273201001813200 273201001813200 273201001813200 273201001808000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 27320200184000 27320200180000 273202000180000 27320000180000 27320000180000 27320000180000 27320000180000 27320000000000000000000000000000000	218 218 219 220 220 221 222 223 223 223 223 224 224 225 226 227 228 229 230 231 231 231 231 231 231 231 232 233 233	R2 R2 R3 R3 R3 R3 R4	2 2 1 2 2 1 1 1 1 1 2 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1	front and side yard special provisions for frontage and yards front yard lot coverage lot coverage and parking regulations townhome special provisions townhome special provisions conservation lot frontage and side yard conservation lot frontage and side yard conservation lot frontage and side yards front and side yards dram vehicle repair and outdoor storage front and side yards dram vehicle repair and outdoor storage front and side yards day nursery and school (OMB?) APO kennel residential development provisions (OMB?) no buildings or structres (OMB?) townhouses and provisions (OMB?) residential development provisions golf practice facility bed and breakfast townhouses and provisions golf practice facility bed and breakfast townhouses and provisions golf practice facility bed and breakfast townhouses and provisions	Westside Haist Street Westside Haist Street 1127-1129 Pelham Street 1133-1131 Pelham Street Northside Quaker Road 766 Welland Road Westside Mason Drive Westside Mason Drive Southside Homestead Blvd. 235 Pancake Lane 257 Pancake Lane 257 Church Street 275 Church Street 275 Church Street 1145 Pelham Street 1145 Pelham Street 1145 Pelham Street 1145 Pelham Street 259 Farr Street 259 Farr Street 259 Farr Street 268 River Road 259 Farr Street 268 River Road 269 Alaven Estates 068 Haven Estates 068 Haven Estates 068 Haven Estates 164 Haist Street 164 Faist Street 165 Street 175 Stre
	27320201000500 27320201000500 273203001906301 273203001905900 273203001905900 273203001905900 273203001903905 273203001903902 273203001904900 27320200101400 27320200101400 27320200101800 27320200101813001 273201001813200 273201001813200 273201001813200 273201001813200 273201001813200 273201001813200 27320100168000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 2732020010200 273202001008000 273202001008000 273202001008000 273202001008000 273202001008000 273202001008000 273202001008000 27320200107200 27320200107200	218 218 219 220 221 222 223 223 223 223 223 224 224 225 226 227 228 229 230 231 231 231 231 231 233 234 233 234 235 236 237 238 239 239 239 239 239 240 241 242 243	R2 R2 R3 R3 R3 R4 R0 RM1 RM1 RM1 RM1 RM1 RM1 RM1 RM1 A <tr< td=""><td>2 2 1 2 2 1 1 1 1 1 2 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1</td><td>front and side yard special provisions for frontage and yards front yard lot coverage lot coverage lot coverage and parking regulations townhome special provisions townhome special provisions conservation conservation lot frontage and side yard conservation conservation lot frontage and side yards front and side yards front and side yards front and side yards front and side yards day nursery and school (OMB?) APO kennel residential development provisions (OMB?) no buildings or structres (OMB?) townhouses and provisions (OMB?) no buildings or structres (OMB?) townhouses and provisions (OMB?) no buildings or structres (OMB?) townhouses and provisions (OMB?) no buildings or structres (OMB?) poff practice facility bed and breakfast townhouses and provisions go poffescional office maximum square metres Accessory dwelline unit definition</td><td>Westside Haist Street Westside Haist Street 1127-1129 Pelham Street 1133-1131 Pelham Street Northside Quaker Road 766 Welland Road Westside Mason Drive Southside Homestead Blvd. 235 Pancake Lane 235 Pancake Lane 235 Church Street 275 Church Street 275 Church Street 275 Church Street 1145 Pelham Street 1145 Pelham Street 1145 Pelham Street 259 Fars Street 259 Fars Street 268 River Road 259 Far Street 268 River Road 269 Kleven Estates 0ak Haven Estates 1541 Haist Street 1541 Haist Street 250 Far Street 250 Kreet Street 250 Argen Street 25</td></tr<>	2 2 1 2 2 1 1 1 1 1 2 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1	front and side yard special provisions for frontage and yards front yard lot coverage lot coverage lot coverage and parking regulations townhome special provisions townhome special provisions conservation conservation lot frontage and side yard conservation conservation lot frontage and side yards front and side yards front and side yards front and side yards front and side yards day nursery and school (OMB?) APO kennel residential development provisions (OMB?) no buildings or structres (OMB?) townhouses and provisions (OMB?) no buildings or structres (OMB?) townhouses and provisions (OMB?) no buildings or structres (OMB?) townhouses and provisions (OMB?) no buildings or structres (OMB?) poff practice facility bed and breakfast townhouses and provisions go poffescional office maximum square metres Accessory dwelline unit definition	Westside Haist Street Westside Haist Street 1127-1129 Pelham Street 1133-1131 Pelham Street Northside Quaker Road 766 Welland Road Westside Mason Drive Southside Homestead Blvd. 235 Pancake Lane 235 Pancake Lane 235 Church Street 275 Church Street 275 Church Street 275 Church Street 1145 Pelham Street 1145 Pelham Street 1145 Pelham Street 259 Fars Street 259 Fars Street 268 River Road 259 Far Street 268 River Road 269 Kleven Estates 0ak Haven Estates 1541 Haist Street 1541 Haist Street 250 Far Street 250 Kreet Street 250 Argen Street 25
	273202011000500 273202011000500 273203001905301 273203001905301 273203001905301 273203001905300 273203001905400 273203001904800 273203001904800 273202001018100 273202001018100 27320200101813200 273203001906000 273203001906000 273203001906000 273203001906000 273203001906000 273203001906000 273203001906000 273203001906000 273203001906000 273201001813200 273201001813200 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273202001084000 273202001084000 273202001084000 273202001084000 273202001084000 273202001084000 273202001084000 273202001084000 273202001084000 2732020010840000 273202001084000 2732020010840000 273200000800000 2732000008000000000000000000000000000000	218 218 219 220 220 221 222 223 223 223 223 224 224 225 226 227 228 229 230 231 231 231 231 231 231 231 232 233 233	R2 R2 R3 R3 R3 R3 R4	2 2 1 2 2 1 1 1 1 1 2 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1	front and side yard special provisions for frontage and yards front yard lot coverage lot coverage lot coverage and parking regulations townhome special provisions townhome special provisions conservation conservation lot frontage and side yard conservation lot frontage and side yard conservation lot front age and side yard conservation front and side yards front and side yards day nursery and school (QMB?) APO kennel residential development provisions (QMB?) no buildings or structres (OMB?) townhouses and provisions (QMB?) no buildings or structres (QMB?) townhouses and provisions (QMB?) residential development provisions golf practice facility bed and breakfast townhouses and provisions professional office maximum square metres Accessory dwelling unit definition	Westside Haist Street Westside Haist Street 1127-1129 Pelham Street 1133-1131 Pelham Street Northside Quaker Road 766 Welland Road Westside Mason Drive Southside Homestead Blvd. 235 Pancake Lane 235 Pancake Lane 237 Encheke Lane 237 Schurch Street 275 Church Street 275 Church Street 275 Church Street 239 Farst Street 259 Fars Street 259 Fars Street 259 Fars Street 268 River Road 259 Fars Street 268 River Road 269 River Road 260 Atwane Estates 270 Akwane Estates 270 Akwane Estates 270 Akwane Estates 264 Haven Estates 275 Akwane Estates 277 Akwane Estates 275 Akwane Estates 277 Akwanes
	273202011000500 273202011000500 273203001906301 273203001905301 273203001905900 273203001905900 273203001904400 273203001904400 273202001904600 273202001904600 273202001018300 27320200101813001 27320200101813001 27320301906000 273201001813200 273201001813200 273201001813200 273201001808000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273202000108400 273202000108400 273202000108400 273202000108400 273202000108400 273202000108400 273202000108400 273202000108400 273202000108400 273202000108400 273202000108400 273202000108400 273202000108400 273202000108400 273202000108400 273202000108400 273202000108400 273202000108400 273202000108400 27320200008400 27320200008400 273202000108400 273202000108400 273202000108400 273202000108400 273202000108400 27320200008400 27320200008400 27320200008400 27320200008400 27320200008400 27320200008400 27320200008400 27320200008400 27320200008400 27320200008400 27320200008400 27320200008400 27320200008400 27320200008400 27320200000 2732000008400 27320200008400 273202000008400 27320000008400 27320000008400 2732000000800 27320000008400 27320000008400 27320000008400 27320000008400 27320000008400 27320000008400 27320000008400 27320000008400 2732000000000000000000000000000000000	218 218 219 220 221 222 223 223 223 223 223 224 224 225 226 227 228 229 230 231 231 231 231 233 233 234 233 234 235 236 237 238 239 239 239 239 239 240 241 242 243 244	NL R2 R2 R3 R3 R3 R3 R4 R01 RM1 A A R1 A R01 R02 R03 R04 R05	2 2 1 2 2 1 1 1 1 1 1 2 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1	front and side yard special provisions for frontage and yards front yard lot coverage lot coverage and parking regulations townhome special provisions townhome special provisions conservation conservation lot frontage and side yard conservation lot frontage and side yards front and side yards front and side yards front and side yards day nursery and school (OMB?) APO kennel residential development provisions (OMB?) no buildings or structres (OMB?) townhouses and provisions (OMB?) poff practice facility bed and breakfast townhouses and provisions (OMB?) professional office maximum square metres Accessory dwelling unit definition No buildings or structres	Westside Haist Street Westside Haist Street 1137-1129 Pelham Street 1133-1131 Pelham Street Northside Quaker Road 766 Welland Road Westside Mason Drive Southside Homestead Blvd. 235 Pancake Lane 235 Pancake Lane 235 Pancake Lane 237 Schurch Street 275 Church Street 275 Church Street 275 Church Street 275 Church Street 1145 Pelham Street 1145 Pelham Street 259 Fars Street 259 Fars Street 259 Fars Street 268 River Road 259 Far Street 269 Far Street 260 Kayen Estates Oak Haven E
	273202011000500 273202011000500 273203001905301 273203001905301 273203001905301 273203001905300 273203001904400 273203001904800 273203001904800 27320200101200 27320200101800 2732020010181300 273202001068000 273203001906000 273203001906000 273203001906000 273203001906000 273203001906000 273203001906000 273203001906000 273203001906000 273201001813200 273201001813200 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273202001084000 273202001084000 273202001084000 273202001084000 273202001084000 273202001084000 273202001084000 273202001084000 273202001084000 2732000080000 2732000080000 27320000080000 2732000080000000000000000000000000000000	218 218 220 220 221 222 223 223 223 223 224 224 225 226 227 228 229 230 231 231 231 231 231 231 232 233 233 233	R2 R2 R3 R3 R3 R3 R4 R4 A A A R2 RM1 RM1 RM1 A A A A RV1 RV1 RV1 RV1 RV1 RM1 A C R01 R01 R01 R01 R01 R01 R02 R03 R04 R04 R04 R04 R04 R04 R04 R04 R04 R05 R05 R05 R05	2 2 1 2 2 1 1 1 1 1 2 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1	front and side yard special provisions for frontage and yards front yard front yard lot coverage lot coverage lot coverage and parking regulations townhome special provisions townhome special provisions conservation conservation lot frontage and side yard conservation lot frontage and side yard conservation lot front age and side yard conservation front and side yards front and side yards day nursery and school (QMB?) APO kennel residential development provisions (QMB?) no buildings or structures (OMB?) townhouses and provisions (QMB?) no buildings or structures (OMB?) residential development provisions golf practice facility bed and breakfast townhouses and provisions professional office maximum square metres Accessory dwelling unit definition No buildings or structures townhouses and provisions	Westside Haist Street Westside Haist Street 1127-1129 Pelham Street 1133-1131 Pelham Street Northside Quaker Road 766 Welland Road Westside Mason Drive Southside Homestead Blvd. 235 Pancake Lane 235 Pancake Lane 237 Encheke Lane 237 Schurch Street 275 Church Street 275 Church Street 275 Church Street 239 Farst Street 259 Fars Street 259 Fars Street 259 Fars Street 268 River Road 259 Fars Street 268 River Road 269 River Road 260 Atwane Estates 20ak Haven Estates 20ak Haven Estates 260 Akraven Estates 260 Akraven Estates 260 Akraven Estates 261 Atwane Street 275 Harch Street 275 Harch Street 275 Church Street 275 Churc
	273202011000500 273202011000500 273203001906301 273203001905900 273203001905900 273203001905900 273203001903900 273203001903902 273203001904800 27320200101400 27320200101400 27320200101400 27320200101813001 273203001906000 273203001813200 273201001813200 273201001813200 273201001813200 273201001813200 273201001813200 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273202001036000 273202001005000 273202001005000 273202000136000 273202000107010 27320200107200 27320200107200 27320200107200 27320200107200 27320200107200 27320200107200 27320200107200 27320200107200 27320200170710 273203001707100 273203001707100 273203001707100	218 218 219 220 221 222 223 223 223 223 223 224 224 225 226 227 228 229 230 231 231 231 231 231 233 233 234 233 233 234 235 236 237 238 239 239 239 239 239 240 241 242 243 244 245 246	R2 R2 R3 R3 R3 R3 R3 R4 R01 RM1 A R0/1 R1	2 2 1 2 2 1 1 1 1 2 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1	front and side yard special provisions for frontage and yards front yard lot coverage lot coverage lot coverage and parking regulations townhome special provisions townhome special provisions conservation conservation lot frontage and side yard conservation lot frontage and side yards front and side yards front and side yards front and side yards front and side yards day nursery and school (OMB?) APO kennel residential development provisions (OMB?) no buildings or structres (OMB?) townhouses and provisions (OMB?) no buildings or structres (OMB?) townhouses and provisions (OMB?) no buildings or structres (OMB?) townhouses and provisions (OMB?) no buildings or structres (OMB?) residential development provisions goif practice facility bed and breakfast townhouses and provisions (OMB?) no buildings or structres (OMB?) no buildings or structres townhouses and provisions professional office maximum square metres Accessory dwelling unit definition No buildings or structures townhouses and provisions	Westside Haist Street Westside Haist Street 1137-1129 Pelham Street 1133-1131 Pelham Street 1133-1131 Pelham Street Northside Quaker Road 766 Welland Road Westside Mason Drive Southside Homestead Blvd. 235 Pancake Lane 235 Pancake Lane 235 Church Street 275 Church Street 275 Church Street 236 Verset 237 Pelham Street 1145 Pelham Street 1145 Pelham Street 1145 Pelham Street 259 Fars Street 259 Fars Street 259 Far Street 260 Kalven Estates 0ak Haven Estates 154 Haist Street 154 Haist Street 154 Haist Street 154 Haist Street 250 Fars Street 250 Angen Street 250 Angen Street 250 Pars Street 250
	273202011000500 273202011000500 273203001906301 273203001905900 273203001905900 273203001905900 273203001905900 273203001902600 273203001902600 273202001018100 273202001018100 2732020010181300 273203001906000 273203001906000 273203001906000 273203001906000 273203001906000 273203001906000 273203001906000 273203001906000 273203001906000 273201001813200 273201001813200 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273202001036000 273202001020000000 27320200010700 273202001030000 2732020010000000000000000000000000000000	218 218 219 220 220 221 222 223 223 223 223 224 224 225 226 227 228 229 230 231 231 231 231 231 232 233 233 233 233	R2 R2 R3 R3 R3 R3 R3 R4 R1 A A R2 R83 R3 R3 R4 R	2 2 1 2 2 1 1 1 1 1 2 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1	front and side yard special provisions for frontage and yards front yard front yard lot coverage lot coverage lot coverage and parking regulations townhome special provisions townhome special provisions conservation lot frontage and side yard conservation lot frontage and side yard conservation lot frontage and side yard conservation front and side yards front and side yards front and side yards front and side yards day nursery and school (OMB?) APO kennel residential development provisions (OMB?) no buildings or structres (OMB?) townhouses and provisions (OMB?) residential development provisions golf practice facility bed and breakfast townhouses and provisions professional office maximum square metres Accessory dwelling unit definition No buildings or structres townhouses and provisions	Westside Haist Street Westside Haist Street 1127-1129 Pelham Street 1133-1131 Pelham Street Northside Quaker Road 766 Welland Road Westside Mason Drive Southside Homestead Blvd. 235 Pancake Lane 235 Pancake Lane 235 Pancake Lane 237 Schurch Street 275 Church Street 275 Church Street 275 Church Street 236 Part Street 239 Fart Street 239 Fart Street 239 Fart Street 230 Fart Street 230 Fart Street 230 Alwane Estates 230 Ak Haven Estates 230 Ak Haven Estates 230 Ak Haven Estates 240 Akaven Estates 250 Havit Street 251 Pancake Street 251 Pancake Street 251 Pancake Street 253 Pancake Street 254 Haist Street 254 Haist Street 254 Haven Estates 254 Pancit Street 254 Havit Street 254 Pancit Street 254 Havit Street 255 Havit Street 254 Havit Street 255 Havit Street 254 Havit Street 255 Havit Street 25
	27320201000500 27320201000500 273203001906301 273203001905900 273203001905900 273203001905900 273203001903900 273203001903900 273203001904900 273202001011800 273202001011800 27320200101813601 27320200101813601 273203001906000 273203001813200 273201001813200 273201001813200 273201001813200 273201001813200 273201001813200 273201001813200 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273202001005000 27320200107010 27320200107200 273220200107200 273220200107200 273220200107200 27320200107200 273203001707100 Subdivision	218 218 219 220 220 221 222 223 223 223 223 223 224 224 225 226 227 228 229 230 231 231 231 231 231 233 233 234 233 234 233 235 236 237 238 239 239 239 239 240 241 242 243 244 244 245 246 247 249	R2 R2 R3 R3 R3 R3 R3 R4 R01 RM1 RM1 RM1 RM1 RM1 RM1 RM1 A A A R A A A A RV1 RMV1 RMV1 RMV1 RMV1 RMV1 RM1 A COS RM1 A A	2 2 1 2 2 1 1 1 1 1 2 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1	front and side yard special provisions for frontage and yards front yard lot coverage lot coverage lot coverage and parking regulations townhome special provisions townhome special provisions conservation conservation lot frontage and side yard conservation conservation lot frontage and side yards front and side yards front and side yards front and side yards front and side yards day nursery and school (OMB?) APO kennel residential development provisions (OMB?) no buildings or structres (OMB?) townhouses and provisions (OMB?) no buildings or structres (OMB?) no buildings or structures (OMB?) no buildings or structures (OMB?) no buildings or structures (DMB?) no buildings or structures (DMB?)	Westside Haist Street Westside Haist Street 1127-1129 Pelham Street 1133-1131 Pelham Street 1133-1131 Pelham Street Northside Quaker Road 766 Welland Road Westside Mason Drive Southside Homestead Blvd. 235 Pancake Lane 235 Pancake Lane 235 Church Street 275 Church Street 275 Church Street 237 Schurch Street 1145 Pelham Street 1145 Pelham Street 1145 Pelham Street 259 Farr Street 259 Farr Street 259 Farr Street 268 River Road 259 Far Street 260 Adapte Estates 0ak Haven Estates 0ak Haven Estates 0ak Haven Estates 0ak Haven Estates 170 Highway 20 West 170 Highway 20 West 170 Highway 20 West 170 Highway 20 West 259 Farr Street 259 Farr Street 250 Farr Stree Farr Street 250 Farr Street 250 Farr Str
	273202011000500 273202011000500 273203001905301 273203001905301 273203001905301 273203001905300 273203001905400 27320300190250 27320300190250 27320200101800 27320200101800 27320200101800 273202001018300 27320200101813200 273203001906000 273203001906000 273203001906000 273203001906000 273203001906000 273203001906000 273201001813200 273201001813200 273201001813200 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273202001036000 273202001036000 273202001036000 273202001036000 273202001036000 273202001036000 2732020010700 273202001700 273203001707100 273203001707100	218 218 219 220 221 222 223 223 223 223 223 224 224	R2 R2 R3 R3 R3 R3 R3 R4 R1 A A R2 RM1 RM1 RM1 A A A A A A A A A A A R A A A A R RMV1 RMV1 R1 A GC OS RM1 A A M1	2 2 1 2 2 2 1 1 1 1 1 2 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1	front and side yard special provisions for frontage and yards front yard lot coverage lot coverage and parking regulations townhome special provisions townhome special provisions conservation lot frontage and side yard conservation lot frontage and side yard conservation lot frontage and side yards front and side yards front and side yards front and side yards day nursery and school (OMB?) APO APO kennel residential development provisions (OMB?) no buildings or structres (OMB?) townhouses and provisions (OMB?) townhouses and provisions golf practice facility bed and breakfast townhouses and provisions professional office maximum square metres Accessory dwelling unit definition No buildings or structres (OMB?) townhouses and provisions	Westside Haist Street Westside Haist Street 1127-1129 Pelham Street 1133-1131 Pelham Street Northside Quaker Road 766 Welland Road Westside Mason Drive Southside Homestead Blvd. 235 Pancake Lane 257 Pancake Lane 257 Pancake Lane 275 Church Street 259 Fars Street 259 Fars Street 259 Fars Street 259 Fars Street 250 Ak Haven Estates 0ak Haven Estates 0ak Haven Estates 0ak Haven Estates 100k Street 171 Highway 20 West 260 Church Street 275 Church Stree
	273202011000500 273202011000500 273203001906301 273203001905301 273203001905300 273203001903900 273203001903902 273203001903902 273203001904300 2732020010111800 273202001011800 27320200101813601 27320200101813601 27320300196000 273203001813200 273201001813200 273201001813200 273201001813200 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273202001070100 273202001070100 27320200107200 273202001707100 Subdivision 273203001707100 No roll # 273203001707100 273201001810100 273201001810100	218 218 219 220 220 221 223 223 223 223 224 224 225 226 227 228 229 230 231 231 231 231 233 233 233 233 234 235 236 237 238 239 239 239 239 239 239 239 239 239 239	R2 R2 R3 R3 R3 R3 R3 R4 R01 RM1 RM1 RM1 RM1 RM1 RM1 RM1 A A A A A A A A A RV1 RMV1 RMV1 RMV1 RMV1 RM1 R1 GC OS RM1 A A	2 2 1 2 2 1 1 1 1 1 2 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1	front and side yard special provisions for frontage and yards front yard lot coverage lot covera	Westside Haist Street Westside Haist Street 1137-1129 Pelham Street 1133-1131 Pelham Street Northside Quaker Road 766 Welland Road Westside Mason Drive Southside Homestead Blvd. 235 Pancake Lane 257 Pancake Lane 257 Pancake Lane 257 Church Street 275 Church Street 275 Church Street 275 Church Street 275 Church Street 259 Fars Street 259 Fars Street 259 Fars Street 259 Fars Street 259 Fars Street 260 Kayne Estates Oak Haven
	273202011000500 273202011000500 273203001905301 273203001905301 273203001905900 273203001905900 273203001905900 27320300190250 273203001902600 27320200101800 273202001018000 273202001018300 27320200101813200 2732020010813200 273201001813200 273201001813200 273201001813200 273201001813200 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 27320200100500 27320200100500 2732020010700 2732020010700 2732020010700 273203001707100 273203001707100 No roll #	218 218 219 220 221 222 223 223 223 223 224 224 225 226 227 228 229 230 231 231 231 231 232 233 234 235 236 237 238 239 240 241 242 244 244 244 245 244 244 245 246 247 248 249 259	R2 R2 R3 R3 R3 R3 R4 R1 A A R2 R3 R3 R3 R4 R1 A A R0 R1 R1 <td< td=""><td>2 2 1 2 2 1 1 1 1 1 2 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1</td><td>front and side yard special provisions for frontage and yards front yard front yard lot coverage lot coverage and parking regulations townhome special provisions townhome special provisions conservation conservation lot frontage and side yard conservation lot frontage and side yard conservation front and side yards day nursery and school (OMB?) APO APO APO kennel residential development provisions (OMB?) no buildings or structres (OMB?) townhouses and provisions (OMB?) no buildings or structres (OMB?) townhouses and provisions golf pratice facility bed and breakfast townhouses and provisions professional office maximum square metres Accessory dwelling unit definition No buildings or structres townhouses and provisions professional office maximum square metres Accessory dwelling unit definition No buildings or structres townhouses and provisions minimum lot area APO</td><td>Westside Haist Street Westside Haist Street 1127-1129 Pelham Street 1133-1131 Pelham Street Northside Quaker Road 766 Welland Road Westside Mason Drive Southside Homestead Blvd. 235 Pancake Lane 257 Pancake Lane 257 Pancake Lane 257 Pancake Lane 275 Church Street 275 Church Street 275 Church Street 275 Church Street 275 Church Street 249 Highway 20 West 685 River Road 259 Farr Street 259 Farr Street 259 Farr Street 259 Farr Street 264 Haven Estates Oak Haven Estates Oak Haven Estates Oak Haven Estates Oak Haven Estates Oak Haven Estates 170 Highway 20 West Rosewood Estates Westside Haist Street 277 Highway 20 West Rosewood Estates 0ak Haven Estates 0ak Estates 0ak</td></td<>	2 2 1 2 2 1 1 1 1 1 2 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1	front and side yard special provisions for frontage and yards front yard front yard lot coverage lot coverage and parking regulations townhome special provisions townhome special provisions conservation conservation lot frontage and side yard conservation lot frontage and side yard conservation front and side yards day nursery and school (OMB?) APO APO APO kennel residential development provisions (OMB?) no buildings or structres (OMB?) townhouses and provisions (OMB?) no buildings or structres (OMB?) townhouses and provisions golf pratice facility bed and breakfast townhouses and provisions professional office maximum square metres Accessory dwelling unit definition No buildings or structres townhouses and provisions professional office maximum square metres Accessory dwelling unit definition No buildings or structres townhouses and provisions minimum lot area APO	Westside Haist Street Westside Haist Street 1127-1129 Pelham Street 1133-1131 Pelham Street Northside Quaker Road 766 Welland Road Westside Mason Drive Southside Homestead Blvd. 235 Pancake Lane 257 Pancake Lane 257 Pancake Lane 257 Pancake Lane 275 Church Street 275 Church Street 275 Church Street 275 Church Street 275 Church Street 249 Highway 20 West 685 River Road 259 Farr Street 259 Farr Street 259 Farr Street 259 Farr Street 264 Haven Estates Oak Haven Estates Oak Haven Estates Oak Haven Estates Oak Haven Estates Oak Haven Estates 170 Highway 20 West Rosewood Estates Westside Haist Street 277 Highway 20 West Rosewood Estates 0ak Haven Estates 0ak
	27320201000500 27320201000500 273203001905301 273203001905301 273203001905300 273203001903900 273203001903902 273203001903902 273203001904900 273202001018100 27320200101813001 27320200101813601 273203001981300 273203001813200 273203001813200 273201001813200 273201001813200 273201001608000 273202001070100 273202001070100 273203001707100 No roll # 273201001811000 No roll # 27320100161420	218 218 219 220 221 222 223 223 223 224 224 224 225 226 227 228 229 230 231 231 231 232 233 234 235 236 237 238 239 239 240 241 242 243 244 245 245 246 247 248 249 250 251	R2 R2 R3 R3 R3 R3 R3 R3 R4 R RM1 RM1 RM1 RM1 RM1 RM1 RM1 A A A A A A A A A A RV1 RMV1 RMV1 RMV1 RM1 R1 GC OS RM1 A A A A A A R R1 GC OS RM1 A A A A A <tr td=""></tr>	2 2 1 2 2 1 1 1 1 1 2 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1	front and side yard special provisions for frontage and yards front yard lot coverage lot coverage and parking regulations townhome special provisions townhome special provisions townhome special provisions conservation conservation lot frontage and side yard conservation lot frontage and side yard conservation front and side yards day nursery and school (OMB?) APO APO kennel residential development provisions (OMB?) no buildings or structres (OMB?) townhouses and provisions (OMB?) townhouses and provisions golf practice facility bed and breakfast townhouses and provisions golf practice facility bed and breakfast townhouses and provisions professional office maximum square metres Accessory dwelling unit definition No buildings or structres townhouses and provisions professional office maximum square metres Accessory dwelling unit definition No buildings or structres townhouses and provisions professional office maximum height, warehousing, outside storay accessory buildings maximum height APO	Westside Haist Street Westside Haist Street 1127-1129 Pelham Street 1133-1131 Pelham Street 1133-1131 Pelham Street Northside Quaker Road 766 Welland Road Westside Mason Drive Southside Homestead Blvd. 235 Pancake Lane 235 Pancake Lane 257 Pancake Lane 257 Schurch Street 275 Church Street 275 Church Street 275 Church Street 1145 Pelham Street 1145 Pelham Street 1145 Pelham Street 259 Farr Street 259 Farr Street 259 Farr Street 264 Haven Estates 0ak Haven Estates 0ak Haven Estates 0ak Haven Estates 0ak Haven Estates 126 Oak Haven Estates 127 Highway 20 West 136 Haist Street 177 Highway 20 West 170 Highway 20 West 170 Highway 20 West 170 Highway 20 West 259 Farr Street 277 Highway 20 West 259 Street 259 Street 259 Street 259 Street 250 Stre
	273202011000500 273202011000500 273203001905301 273203001905301 273203001905301 273203001905900 273203001905900 27320300190250 273203001902600 27320200101800 27320200101800 273202001018300 27320200101813200 2732020010813200 273201001813200 273201001813200 273201001813200 27320100168000 27320100168000 27320100168000 27320100168000 27320100168000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 27320200100500 27320200100500 2732020010700 2732020010700 2732020010700 27320001700 273200017010 2732010018100 2732010018100 2732000170100 2732010018100 2732010018100 2732010018100 273200017000 2732010018100 2732010018100 2732010018100 2732010018100 2732010018100 2732010018100 2732010018100 2732010018100 2732010018100 2732010018100 2732010018100 2732010018100 2732010018100	218 218 219 220 221 222 223 223 223 223 223 224 224 225 226 227 228 229 230 231 231 231 231 231 232 233 234 235 235 236 237 238 239 239 239 239 239 239 240 241 242 244 244 245 244 245 246 247 248 249 250 251	R2 R2 R3 R3 R3 R3 R4 R1 A A R2 R3 R3 R3 R4 R1 A A R0 R0 <td< td=""><td>2 2 1 2 2 2 1 1 1 1 2 2 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1</td><td>front and side yard special provisions for frontage and yards front yard lot coverage lot coverage and parking regulations townhome special provisions townhome special provisions conservation conservation lot frontage and side yard conservation lot frontage and side yard conservation front and side yards day nursery and school (OMB?) APO APO APO kennel residential development provisions (OMB?) no buildings or structres (OMB?) townhouses and provisions (OMB?) no buildings or structres (OMB?) townhouses and provisions golf practice facility bed and breakfast townhouses and provisions professional office maximum square metres Accessory dwelling unit definition No buildings or structres townhouses and provisions professional office maximum square metres Accessory dwelling unit definition No buildings or structres townhouses and provisions minimum lot area APO maximum height APO</td><td>Westside Haist Street Westside Haist Street 1127-1129 Pelham Street 1133-1131 Pelham Street Northside Quaker Road 766 Welland Road Westside Mason Drive Southside Homestead Blvd. 235 Pancake Lane 257 Pancake Lane 257 Pancake Lane 257 Church Street 275 Church Street 275 Church Street 275 Church Street 275 Church Street 249 Highway 20 West 685 River Road 259 Fars Street 259 Fars Street 259 Fars Street 260 k Haven Estates 0ak Haven Estates 0ak Haven Estates 0ak Haven Estates 170 Highway 20 West 261 Course 275 Hurch Street 275 Hurch Street 275 Church Street 275 Church Street 275 Church Street 259 Fars Street 259 Fars Street 259 Fars Street 250 Pars Street 260 Mayen Estates 0ak Haven Estates 0ak Estates 0ak Estates 0ak Estates 0ak Haven Estates 0ak Haven Estates 0ak Haven E</td></td<>	2 2 1 2 2 2 1 1 1 1 2 2 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1	front and side yard special provisions for frontage and yards front yard lot coverage lot coverage and parking regulations townhome special provisions townhome special provisions conservation conservation lot frontage and side yard conservation lot frontage and side yard conservation front and side yards day nursery and school (OMB?) APO APO APO kennel residential development provisions (OMB?) no buildings or structres (OMB?) townhouses and provisions (OMB?) no buildings or structres (OMB?) townhouses and provisions golf practice facility bed and breakfast townhouses and provisions professional office maximum square metres Accessory dwelling unit definition No buildings or structres townhouses and provisions professional office maximum square metres Accessory dwelling unit definition No buildings or structres townhouses and provisions minimum lot area APO maximum height APO	Westside Haist Street Westside Haist Street 1127-1129 Pelham Street 1133-1131 Pelham Street Northside Quaker Road 766 Welland Road Westside Mason Drive Southside Homestead Blvd. 235 Pancake Lane 257 Pancake Lane 257 Pancake Lane 257 Church Street 275 Church Street 275 Church Street 275 Church Street 275 Church Street 249 Highway 20 West 685 River Road 259 Fars Street 259 Fars Street 259 Fars Street 260 k Haven Estates 0ak Haven Estates 0ak Haven Estates 0ak Haven Estates 170 Highway 20 West 261 Course 275 Hurch Street 275 Hurch Street 275 Church Street 275 Church Street 275 Church Street 259 Fars Street 259 Fars Street 259 Fars Street 250 Pars Street 260 Mayen Estates 0ak Haven Estates 0ak Estates 0ak Estates 0ak Estates 0ak Haven Estates 0ak Haven Estates 0ak Haven E
	27320201000500 27320201000500 273203001905301 273203001905301 273203001905300 273203001903900 273203001903902 273203001903902 273203001904900 273202001018100 273202001018100 27320200101813601 273203001906000 27320300181300 273203001813200 273203001813200 273201001813200 273201001813200 273201001813200 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 2732020001060800 2732020001060800 2732020001060800 2732020001060800 2732020001060800 2732020001060800 2732020001060800 2732020001060800 2732020001060800 2732020001060800 273202000100500 273202000100500 2732020000000000000000000000000000000	218 218 219 220 220 221 222 223 223 223 224 224 224 225 226 227 228 229 230 231 231 231 231 232 233 234 235 236 237 238 239 239 240 241 242 243 244 245 246 247 248 249 240 251 252 252 252 253 255 255 255 255	R2 R2 R2 R3 R3 R3 R3 R4 R R1 R4 A A A A A A A A A A A A A A A A RV1 RMV1 RMV1 RMV1 RMV1 RM1 R1 GC GC GC GC GC GS1 RM1 A A A A A A A A A A A A	2 2 1 2 2 1 1 1 1 1 1 2 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1	front and side yard special provisions for frontage and yards front yard lot coverage lot coverage and parking regulations townhome special provisions townhome special provisions townhome special provisions conservation lot front age and side yard conservation lot front age and side yard conservation front and side yards front and side yards day nursery and school (OM8?) APO APO kennel residential development provisions (OM8?) no buildings or structres (OM8?) townhouses and provisions (OM8?) no buildings or structres (OM8?) residential development provisions golf practice facility bed and breakfast townhouses and provisions golf practice facility bed and breakfast townhouses and provisions golf practice facility bed and breakfast townhouses and provisions maximum guare metres Accessory dwelling unit definition No buildings or structres APO maximum neight, warehousing, outside storay accessory buildings maximum height, warehousing, outside storay accessory buildings maximum height APO	Westside Haist Street Westside Haist Street 1137-1129 Pelham Street 1133-1131 Pelham Street Northside Quaker Road 766 Welland Road Westside Mason Drive Southside Homestead Blvd. 235 Pancake Lane 257 Pancake Lane 257 Pancake Lane 257 Pancake Lane 257 Pancake Lane 257 Church Street 275 Church Street 275 Church Street 275 Church Street 1145 Pelham Street 1145 Pelham Street 259 Farr Street 259 Farr Street 259 Farr Street 259 Farr Street 264 Haven Estates Oak Baven Estates Oak Bav
	27320201000500 27320201000500 273203001905301 273203001905301 273203001905900 273203001905900 273203001905900 273203001902600 273202001902600 273202001902600 27320200101800 273202001018300 2732020010181300 273203001906000 273203001906000 273203001906000 273203001906000 273203001906000 273203001906000 273203001906000 273201001813200 273201001813200 273201001813200 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 27320200107000 27320200107000 27320200107000 27320200170100 Subdivision	218 218 219 220 221 222 223 223 223 223 223 224 224	R2 R2 R2 R3 R4 R A A A A A A A A A A A A A A A A A A A RMV1 RM1 A A RM1 A A A A A A A A A	2 2 1 2 2 1 1 1 1 1 1 2 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1	front and side yard special provisions for frontage and yards front yard lot coverage lot coverage and parking regulations townhome special provisions townhome special provisions conservation conservation lot frontage and side yard conservation lot frontage and side yard conservation front and side yards front and side yards day nursery and school (OMB?) APO kennel residential development provisions (OMB?) no buildings or structres (OMB?) townhouses and provisions (OMB?) townhouses and provisions (OMB?) townhouses and provisions golf practice facility bed and breakfast townhouses and provisions golf practice facility bed and breakfast townhouses and provisions minimum lot area APO maximum height, warehousing, outside storay accessory buildings maximum height APO	Westside Haist Street Westside Haist Street 1127-1129 Pelham Street 1133-1131 Pelham Street Northside Quaker Road 766 Welland Road Westside Mason Drive Southside Homestead Blvd. 235 Pancake Lane 257 Pancake Lane 257 Pancake Lane 257 Pancake Lane 257 Pancake Lane 257 Pancake Lane 257 Pancake Lane 275 Church Street 275 Church Street 275 Church Street 275 Church Street 249 Highway 20 West 685 River Road 259 Farr Street 259 Farr Street 259 Farr Street 268 Kiver Road 259 Farr Street 0ak Haven Estates 0ak Haven Haven Haven Haven Haven Haven Haven Haven
	273202011000500 273202011000500 273203001900500 273203001905900 273203001905900 273203001903900 273203001903902 273203001903902 273203001904900 2732020010111800 273202001011800 27320200101813001 27320200101813601 273203001906000 273203001906000 273203001906000 273203001906000 273203001813200 273201001813200 273201001813200 273201001813200 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273202000136000 273202000136000 2732020001306000 273202001306000 273202001306000 273202001306000 27320200130000 27320200130000 27320200130000 27320200130000 273203001707100 273203001707100 273203001707100 273203001707100 273201001614200 Subdivision	218 218 219 220 221 222 223 223 223 223 224 224 225 226 227 228 229 230 231 231 231 231 232 233 233 234 235 236 237 238 239 240 241 242 243 243 244 245 237 238 239 240 241 255 255 255 266 277 288 299 200 211 211 212 224 225 230 231 231 232 233 234 235 235 236 237 238 239 240 241 242 243 237 238 239 240 241 242 243 244 255 255 255 255 255 255 255	R2 R2 R2 R3 R3 R3 R4 R4 A RW1 RM1 R1 GC R2 OS RM1 A A A A A A A A A A A A A A	2 2 1 2 2 2 1 1 1 1 1 2 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1	front and side yard special provisions for frontage and yards front yard lot coverage lot coverage and parking regulations townhome special provisions townhome special provisions conservation lot frontage and side yard conservation lot frontage and side yard conservation lot frontage and side yards front and side yards front and side yards dront and side yards day nursery and school (OMB?) APO APO kennel residential development provisions (OMB?) no buildings or structures (OMB?) townhouses and provisions (OMB?) no buildings or structures (OMB?) no buildings or structures (OMB?) residential development provisions golf practice facility bed and breakfast townhouses and provisions professional office maximum guare metres Accessory dwelling unit definition No buildings or structures townhouses and provisions minimum lot area APO lands subject to Section 10.1 (a) and Section 10.2 rear yard maximum distances maximum special coverage special provisions for fontage and yards	Westside Haist Street Westside Haist Street 1127-1129 Pelham Street 1133-1131 Pelham Street Northside Quaker Road 766 Welland Road Westside Mason Drive Westside Mason Drive Southside Homestead Blvd. 235 Pancake Lane 235 Pancake Lane 235 Pancake Lane 235 Church Street 275 Church Street 275 Church Street 275 Church Street 275 Church Street 245 Pancake Lane 259 Farr Street 259 Farr Street 259 Farr Street 259 Farr Street 268 River Road 259 Farr Street 268 Haven Estates 0ak Haven Estates 0ak Haven Estates 0ak Haven Estates 0ak Haven Estates 0ak Haven Estates 1541 Haist Street 271 Ordighway 20 West 77 Highway 20 West 77 Highway 20 West 77 Highway 20 West 71 Ord Highway 20 West 730 Highway 20 West 730 Highway 20 West 730 Highway 20 West 731 Oth Street 253 Part Lates 0ak Haven Estates 0ak Haven Estate
	273202011000500 273202001000500 273203001900500 273203001905900 273203001905900 273203001905900 273203001902500 273203001902600 273202001018100 273202001018000 273202001018300 2732020010181300 2732020010181300 273203001906000 273203001906000 273203001906000 273203001906000 273203001906000 273203001906000 273201001813200 273201001813200 273201001680000 273201001680000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 273201001608000 2732020010700 27320200107000 27320200107000 273202001070100 273203001707100 273203001707100 273201001614200 Subdivision	218 218 219 220 221 222 223 223 223 223 224 224 225 226 227 228 229 230 231 231 231 232 233 234 235 236 237 238 239 239 239 239 239 239 244 242 243 235 236 237 238 239 239 244 244 245 246 247 248 249 246 247 248 249 250 251 252 253 254 255 254 255	R2 R2 R2 R3 R3 R3 R3 R3 R3 R3 R4 R1 A R1 A R01	2 2 1 2 2 1 1 1 1 1 1 2 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1	front and side yard special provisions for frontage and yards front yard lot coverage lot coverage and parking regulations townhome special provisions townhome special provisions townhome special provisions conservation lot frontage and side yard conservation lot frontage and side yard conservation front and side yards front and side yards day nursery and school (OMB?) APO kennel residential development provisions (OMB?) no buildings or structres (OMB?) townhouses and provisions (OMB?) no buildings or structres (OMB?) townhouses and provisions (OMB?) no buildings or structres (OMB?) residential development provisions golf practic facility bed and breakfast townhouses and provisions golf practic facility bed and breakfast townhouses and provisions golf practic for structres townhouses and provisions golf practic for structres townhouses and provisions golf practic for structres townhouses and provisions minimum lot area APO maximum height, warehousing, outside storay accessory buildings maximum height provisions for frontage and yards special provisions for frontage and yards	Westside Haist Street Westside Haist Street 1127-1129 Pelham Street 1133-1131 Pelham Street Northside Quaker Road 766 Welland Road Westside Mason Drive Southside Homestead Blvd. 235 Pancake Lane 257 Pancake Lane 257 Pancake Lane 257 Church Street 275 Church Street 275 Church Street 275 Church Street 275 Church Street 249 Highway 20 West 688 River Road 259 Farr Street 259 Farr Street 259 Farr Street 259 Farr Street 0ak Haven Estates 0ak Have

Subdivision	256	RM2	Apartments, townhouses, accessory buildings and structures	River Estates
Subdivision	257	OS	special provisions for frontage and yards	River Estates
Subdivision	258	OS	conservation, small-scale passive uses	River Estates
Subdivision	259	OS	stormwater management, passive recreation	River Estates
No roll #	260	Α	APO	330 Foss Road
No roll #	261	Α	APO	311 Chantler Road
No roll #	262	NC	accessory dwelling permitted with Neighbourhood Commercial use	792 Welland Road
No roll #	263	RM1	special provisions for frontage and yards	59, 65, 69 and 107 Port Robinson Road
No roll #	264	RM1	special provisions for frontage and yards	166 Port Robinson Road

Part X: Schedules

Town of Pelham - illustrated zoning by-law

10.1 Schedule 'A'



10.2 Schedule 'B'



10.3 Schedule 'C'



10.4 Schedule 'D'



10.5 Schedule 'E'



Jordan Mammoliti

From:MayorDaveSent:Tuesday, June 23To:Tony NuziatoCc:Nancy Bozzato;Subject:RE: Atv by law.

MayorDave Tuesday, June 21, 2016 5:10 PM Tony Nuziato Nancy Bozzato; Jordan Mammoliti RE: Atv by law.

Thanks, Mr. Nuziato, for your suggestion.

I am forwarding it to the Town Clerk to add to our July committee meeting for Council's consideration. Many thanks, Dave

Mayor Dave Augustyn "Working with you to make Pelham a vibrant, creative, and caring community in Niagara." Town of Pelham 20 Pelham Town Square Fonthill ON LOS 1E0 905-892-2607 x 317 fax 905-892-5055 mayordave@pelham.ca www.pelham.ca www.facebook.com/mayordaveaugustyn www.twitter.com/mayordavepelham

Online Column: www.pelhammayordave.blogspot.com

*** Thanks www.MyPelham.com for posting my columns at: http://www.mypelham.com/mayor-daves-weekly-column

*** Thanks <u>www.ErieMedia.ca</u> for also posting my columns at: <u>http://eriemedia.ca/category/government/themayorsreport/mayordaveaugustyn/</u>

-----Original Message-----From: Tony Nuziato Sent: Tuesday, June 21, 2016 2:30 PM To: MayorDave <<u>MayorDave@pelham.ca</u>> Subject: Atv by Iaw.

Dave

Can you please look into possibly creating or updating a bylaw regarding the use of atvs on public roads. The highway traffic act has been updated since June 2015 to allow them on a municipal road but our by-laws have not been updated.

Thank you

Antonio Nuziato Homes by Antonio Ltd


Nancy Bozzato

From: Sent: To: Subject: MayorDave Tuesday, July 19, 2016 3:17 PM Nancy Bozzato Fwd: Canboro raceway

Dear Nancy: Can this be added to an agenda? Thanks, D

Mayor Dave Augustyn "Working with you to make Pelham a vibrant, creative, and caring community in Niagara." Town of Pelham <u>20 Pelham Town Square</u> <u>Fonthill ON L0S 1E0</u> <u>905-892-2607 x 317</u> fax <u>905-892-5055</u> <u>mayordave@pelham.ca</u> www.pelham.ca

Online Column: <u>www.pelhammayordave.blogspot.com</u>

*** Thanks <u>www.MyPelham.com</u> for posting my columns at: <u>http://www.mypelham.com/mayor-daves-weekly-column</u>

*** Thanks <u>www.ErieMedia.ca</u> for also posting my columns at: <u>http://eriemedia.ca/category/government/themayorsreport/mayordaveaugustyn/</u>

Begin forwarded message:

From: Rob Stammers < Date: June 26, 2016 at 7:47:18 AM EDT To: MayorDave <<u>MayorDave@pelham.ca</u>> Subject: Re: Canboro raceway

Thank you for your quick response. We are between effingham and centre road. Thank you for taking steps toward some resolve of this issue. Sincerely Andrea and Rob.

On Saturday, June 25, 2016, MayorDave <<u>MayorDave@pelham.ca</u>> wrote: Thanks, Mr. Stammers, for your email and for sharing your concerns about speed on Canboro Road. You are the second family in as many days complaining to me about speeding and passing on Canboro.

Can you please identify in which particular section you live / have your concern?

We do have a speed watch sign - which measures and displays speeds - that we could set-up along your portion of the road. (It is currently set up on Canboro, but west of Downtown Fenwick.) As we document the speeds, Town Staff can also inform and work with the Police. Thanks again for sharing your concerns and your frustrations. Sincerely yours, Mayor Dave

Mayor Dave Augustyn "Working with you to make Pelham a vibrant, creative, and caring community in Niagara." Town of Pelham 20 Pelham Town Square Fonthill ON LOS 1E0 905-892-2607 x 317 fax 905-892-5055 mayordave@pelham.ca www.pelham.ca

Online Column: www.pelhammayordave.blogspot.com

*** Thanks <u>www.MyPelham.com</u> for posting my columns at: <u>http://www.mypelham.com/mayor-daves-weekly-column</u>

*** Thanks <u>www.ErieMedia.ca</u> for also posting my columns at: <u>http://eriemedia.ca/category/government/themayorsreport/mayordaveaugustyn/</u>

On Jun 25, 2016, at 6:05 AM, Rob Stammers

wrote:

hello Mayor, it seems I can't get any satisfaction regarding our new racetrack we moved to in February. Dave we have been to the police station multiple times as phoning is a waste of time and we were informed that there is only one cop for all of Pelham? 5200\$ a year in taxes and one cop?? Wow. We were at the post office when we ran into the squealing tires and funny as we were chatting an idiot on a Harley passed a truck into the on coming traffic lane?? What can we do?? I actually do have a Formula 2 race car and I'm about to plop it down on canboro and take a spin! Why not? Bet you I'll get passed by someone. We are looking to move and we are extremely disappointed we ever moved to Canboro raceway.



COMMUNITY PLANNING & DEVELOPMENT MONTHLY REPORT JUNE, 2016

DEPARTMENT OVERVIEW & STATISTICS

The Planning Department continues to work on: one (1) Ontario Municipal Board Hearing, five (5) Subdivision Applications, one (1) Condominium Application, one (1) Zoning By-Law Amendments, three (3) applications for Site Plan Approvals, three (3) Consent applications, five (5) Minor Variance applications and comments for one (1) NEC Development Permit Applications.

The Building Department continues to receive incoming permit applications consistent with seasonal trends and remains occupied with inspections, conducting a total of TWO HUNDRED ONE (201) inspections since our May 30th report.

Month	Total	Total No.	No. of	No. of	No. of	No. o	f	Est. Total	No. of
	No. of	of	Inspections	Demolition	Sign	Comn	nercial	Value of	New
	Permits	Backflow		Permits	Permits	Buildi	ng	Construction	Dwelling
		Prevention				Permi	ts		Units
		Permits					Sq.Ft.		
2016									
May 31 –	52	0	201	2	5	1	2,682	\$11,183,700	25
Jun 30									
2015									
Comparison	26	1	147	2	2	1	2,153	\$3,323,495	8
May 31 -									
June 30									

Building Activity Statistics from May 31st – June 30th & Comparison to 2015 results:

Building Permit Time Frames from May 31st – June 30th:

Category of Building Ty	vpe	No. of Permits Issued	Average No. of Days to Issue Permit
& Required No. of Days to issue or stop process			
House/Tent/Sign:	10 days	50	6
Small Building:	15 days	2	8
Large Building:	20 days	-	-
Complex Building:	30 days	-	-
	Total:	52	

Note – Statistics include pool & sign permits.

Major Building Projects Over \$250,000 (excluding single family dwelling units):

\$2,900,000 3 storey commercial/residential building on Pelham St.



20 Pelham Town Square P.O Box 400 · Fonthill, ON LOS 1E0 p: 905.892.2607 f: 905.892.5055 Page 253 of 310 pelham.ca



Comparative Building Activity Statistics from 2014 to 2016 60 50 2014 2015 2016 40 30 Number of 20 Permits Issued 10 0 Jan Feb Mar Apr May June July Sept Oct Nov Dec Aug

Building Permit Breakdown (Year to Date):





20 Pelham Town Square P.O Box 400 · Fonthill, ON LOS 1E0 p: 905.892.2607 f: 905.892.5055 Page 254 of 310 pelham.ca



PROJECTS

Comprehensive Zoning By-law

Municipal Planning Services and The Planning Partnership have been retained for the purposes of writing a comprehensive zoning by-law that conforms to the Town's Official Plan, 2014. The consultants have been delayed in providing their draft of the Zoning By-law. It is anticipated that a draft of the By-law will be available in mid-July following which a draft of the By-law will be presented to Council and public consultation will commence in August/September.

Lot 177 Secondary Plan

The Planning Partnership has been retained for the purposes of creating a new Lot 177 Secondary Plan. An open house meeting with affected property owners was held Tuesday July 8, 2015. Planning Partnership staff visited the woodland and conducted an assessment of the health and condition of the woodlot in the Fall of 2015. Conceptual development plans have been provided to staff providing options for road and lot fabric. This work needs to be reviewed against servicing requirements. Planning staff met with Public Works and Parks, Recreation and Wellness staff to review requirements for road access and park development.

Site Plan Manual

Work on the Site Plan Manual still needs to be reconvened. Planning staff begun to work on a Site Plan Submission Package as suggested by the attending stakeholders at the information meeting held in the summer of 2016.

Street Naming Policy for East Fonthill

Staff is developing a policy and list for street names in the East Fonthill neighbourhood that will give consideration to naming streets after local veterans.

East Fenwick

Terms of reference for the East Fenwick Secondary Plan are being developed. Preliminary discussions have also taken place with the Region regarding potential funding and a request for funding has been made to the Region. We received a response from the Region and they have requested additional information prior to confirming funding. Staff will be providing this additional information to the Region and anticipate being able to provide terms of reference to Council for approval in July.



Community Planning & Development

20 Pelham Town Square P.O Box 400 · Fonthill, ON LOS 1E0 p: 905.892.2607 f: 905.892.5055 Page 255 of 310 pelham.ca

Downtown Master Plan

The Downtown Master Plan for Fonthill and Fenwick recently adopted by Council, encompass both the north and south sides of Regional Road 20. Within the description of the study area and context it states that "The update in 2014 served to incorporate the proposed commercial and mixed use area of East Fonthill Secondary Plan and the north side of Highway 20, directly to the east of the Historic Downtown Fonthill. Together these lands form the 'Greater Downtown' Area' Regional Road 20 is identified as a mixed use corridor within the Greater Downtown Fonthill and the Master Plan provides for the continuity in street oriented built form and consistent streetscaping in this area.

Pelham

Drainage Superintendent Update:

• Singers Corners Drain

A drain meeting was held with staff and the Engineers in order to move forward with the Singers Drain. John Spriet will amend his drain report and a further meeting will take place.

• Keenan Drain – Process Update

The Engineer has some further field work to complete before preparation of his report for council.

• North Pelham Drain

This is a new drain that has recently been petitioned for drainage works. The area requiring drainage is located in the North Balford St. and Cream St. area.

Neal Morris P.Eng. from K. Smart Consulting Engineers is amending the plan and report for this project.

The Town received an email from one of the original petitioners which was forwarded to the Engineer for review. The Engineer thought it would be in the best interest of all petitioners to call a meeting with petitioners and landowners in the area that requires drainage to discuss options available under the Drainage Act.

A report on the final design will be issued shortly.

• Ridgeville East Branch

A meeting took place on August 13th, 2015 with the Engineer and affected land owners. It was the first of several meetings that will be taking place regarding the Ridgeville watershed with the land owners. We await the Engineer to schedule the next meeting.



20 Pelham Town Square P.O Box 400 · Fonthill, ON LOS 1E0 p: 905.892.2607 f: 905.892.5055 Page 256 of 310 pelham.ca



CONSTITUENT CONCERNS & ISSUES ARISING

There have been no concerns or issues to report this month.

PERSONNEL

Staff has not undertaken any training this month.

GRANTS, CONTRACTS, RFPs & AGREEMENTS

There have been no grants, contracts, RFPS, or agreements this month.

MEETINGS

On-going meetings:

- Area Planners Committee
- Chief Building Officials of Niagara
- OBOA Chapter Meeting

- Drainage Superintendents of Niagara
- Pre-Consultation Meetings
- SMT Meetings

In addition to the various conversations with property owners and consultants regarding potential development applications, Staff have been involved in meetings regarding the following substantive matters:

- Interdepartmental Team Meetings
- Geomatics Niagara Meeting
- CNU Congress in Detroit
- Technical Briefing by Province on Changes to Provincial Plans
- Coordinating Meetings Regarding the East Fonthill Development
- All Staff Breakfast Meeting
- Area Planners Meeting on Coordinated Comments on Provincial Plan Review
- Meeting with Planning Partnership Regarding Development Conceptual Plan for Surplus Lands
- Attendance at Staff BBQ



20 Pelham Town Square P.O Box 400 · Fonthill, ON LOS 1E0 p: 905.892.2607 f: 905.892.5055 Page 257 of 310

pelham.ca



CORPORATE SERVICES MONTHLY REPORT

Click here to enter a date.

DEPARTMENT OVERVIEW & STATISTICS

During the month of June, Corporate Services staff have processed the following within their respective areas; comparative year over year information has been provided below;

	June 2016	June 2015
Accounts Payable	2010	2010
Total Invoices Processed		474
Total Cheques Printed/Distributed		18
Total EFT's & PAP's		301
Total Inquires		30
New EFT Sign Up		42
VISA Claim Journal Entries		51
Purchasing		
Total Purchase Orders Issued	110	103
EProcurement System Vendor Total	450	
New Vendors added to Vadim	26	
Taxations		
Pre Authorized Monthly Payments	1664	1639
Ownership & Address Changes	107	67
Tax Verbals & Certificates for Solicitors	74	61
Mortgage Companies Emailed Bills	850	-
Total PAP plan for June 30 th	733	736
Tax Bills Sent	6158	-
Tax Vacancies for Commercial & Industrial Properties Prepared and Letters Sent		24
Water Billing		
Number of Finals	38	18
Number of eBills/eDocs	3	-
PAP Accounts Processed (Regular & Final Bills)	8	-
New PAP Registrations	3	
Changes to Accounts	2	10
Disconnects – Plumbing & Add to Taxes for Arrears	3	3
Water Certificates/Verbals	13	5
Meter Repairs	17	15





www.pelham.ca

0	
42	
0	
33	
1050	925
144	
63	
81	
1781	1420
265	145
-	1900
ogy	
47	40
10	3
37	37
	0 42 0 33 1050 144 63 81 1781 265 - 0gy 47 10 37

PROJECTS FINANCIAL MANAGEMENT AND BUDGET PROCESSES

1) 2017 Annual Budget Process

Corporate Services is working to prepare the 2017 budget worksheets for distribution to Departments for budget input. Once staff and Council have done a strategic planning session to determine direction for 2017 staff will have guidance as to priority projects. Staff will bring forward the 2017 Budget timeline in August.

2) Community Center Funding

The Town has received approval from Infrastructure Ontario for the issuance of debt for the new Pelham Community Centre. Staff continue to work on reporting controls and templates for this project.

INFORMATION TECHNOLOGY PROJECTS

3) WiFi in Peace Park and downtown Fenwick

WiFi is available within Peace Park and is being utilized by residents within the community. A new access point was installed at the Arena location to provide same Wifi usage as Town Hall. The usage for the month of May at Peace Park and the Arena are as follows with a comparative year over year information provided below;

Number of clients accessing WiFi in Fenwick = 508





Usage in Fenwick = 122.35 GB

Downtown Fenwick June 2016	
Site	%
Google Video	55.5
Miscellaneous Secure Web	8.1
Miscellaneous Video	6
Google Drive	5.6
Miscellaneous Web	4.4
Facebook	3.9
iTunes	1.8
UDP	1.5
CDNs	1
Miscellaneous Audio	0.8

Downtown Fenwick June 2015	
N/A	

Number of clients accessing WiFi = 1679

Peace Park June 2016	
Site	%
Google Video	33.3
Miscellaneous Secure Web	15.1
iTunes	6.9
Facebook	6.4
Miscellaneous Web	5.5
Miscellaneous Video	5.3
Apple.com	5.1
UDP	3.6
CDNs	3.2
Google Drive	2.7

Number of clients accessing WiFi = 823

Peace Park June 2015	
Site	%
Apple.com	24.8
Miscellaneous Secure Web	11.3
Miscellaneous Web	10.9
Google Video	10.0
iTunes	9.6
Web Based Email	6.3
Facebook	5.0
Software Updates	3.8
CDNs	3.0
Miscellaneous Web	2.3





OTHER PROJECTS

4) Funding Announcement

The new government has announced funding for recreational and cultural facilities over the next two years in the amount of \$168 million. Town staff continue to watch for the application intake process which has yet to be announced. Staff are preparing and gathering information for the application to ensure when the process opens to municipalities the Town will be first at to respond.

Pelham

NIAGARA

5) Performance Planning

Corporate Services Performance Plan Projects Master

Project	Coach	Team	Status
Green Team	Paula Gilbert	Nick Alaimo, Mara Bray, Brian Pietz, Kim Holland, , Deb Bastien	They will be launching a new Central Waste Station at Supper Market to promote effect recycling.
Communication & Engagement	Cari Pupo	Krysten MacLeod, Kristina Braun, Belinda Phillips, Craig Genesse, Paul Roman, Sally Jaeger	Will be presenting mid-term presentation to SMT on their completed action items on June 16. As well, they have a planned presentation from an outside source on that day.
Joint Health & Safety Committee	Nancy Bozzato	Barb Amies, Dave Nicholls, Dave Vaccaro, Jesse Bedard, Jodi Legros, Luke Bastien, Martha Toscher, Phil Rittenhouse, Shayla Metherall	Meeting June 3 rd . In discussions about developing a questionnaire for staff to assess their knowledge with respect to Health & Safety in the Workplace.
Strong Neighbourhoods	Vickie vanRavenswaay	Elaine Ronald, Jodi Hendriks, Jordan Mammoliti, Julie Hannah, Mark Lovell, Mark Paniccia	They have their formal plan/budget put together and are working on a presentation for the near future.
Customer Service Standards	Barb Wiens	Rose Azotini, Belinda Ravazzolo, Charlotte Tunikaitis, Dan Cooper, Paula Park	Recently watched a webinar on Customer Service and now working on developing Town Wide Customer Service Standards.
All Projects	All Coaches	Mike Guglielmi	Currently working on a Wellness Intranet Sub-site. Went out to Tice Road to provide a quick training demo to Dave Nicholls as part of the Joint Health and



20 Pelham Town Square P.O Box 400 · Fonthill, ON LOS 1E0 p: 905.892.2607 f: 905 Bage 502651 of 310 pelham.ca



Safety Committee.

CONSTITUENT CONCERNS & ISSUES ARISING

Click here to enter text.

Personnel

Staff Changes:

Corporate Services welcomes Sarah Leach to the contract position of Cashier. Sarah replaces Halee Braun while she is off on maternity leave.

GRANTS, CONTRACTS, RFPS & AGREEMENTS

Tender results that have been awarded for the month of June are attached.

MEETINGS

- Local Residents
- SMT
- East Fonthill Committee
- Petroff
- Martin van Zon
- Huron Geometrics
- eSolutions
- Ball Construction
- Commercial and Residential Experts on Land sales
- Niagara Region
- Infrastructure Ontario
- State of the Region
- Vadim
- LeisurePlan
- Deloitte Inc. Auditing Firm







20 Pelham Town Square P.O Box 400 · Fonthill, ON LOS 1E0 p: 905.892.2607 f: 905 Bag 50263 of 310 pelham.ca



2016 CONTRACT AWARDS Town of Pelham

20 Pelham Town Square P.O. Box 400 Fonthill, ON LOS 1E0 Phone: 905-892-2607 TTY: 1-866-271-0391

antrication of a stand a stand of	Invitation to Bid#	2016-PW-02 - Sa	anitary Sewer	Flushing Program
--	--------------------	-----------------	---------------	-------------------------

Bidders:	Amount:
Dynamic Industrial Services	\$44,100.00
284612 Ontario Ltd o/a Bob Robinson & Son Construction	\$52,670.00

Award is to Dynamic Industrial Services with a contract value of \$44,100.00

Invitation to Bid# 2016-20-01 - FIT Test System

Bidders: Bids submitted are not being disclosed.

Award is to

Invitation to Bid# 2016-PW-01 - Engineering Services for Sanitary Sewer Inflow and Infiltration Study and Remediation Plan

Amount:

<u>Bidders:</u>	<u>Amount:</u>
R.V. Anderson Associates Limited	\$127,835.00 Evaluation Score - 43/100
GM BluePlan Engineering Ltd.	\$78,440.00 Evaluation Score - 93/100
XCG Consulting Limited	\$89,727.00 Evaluation Score - 83/100

Award is to GM BluePlan Engineering Ltd. with a contract value of \$78,440.00 Evaluation Score - 93/100

Invitation to Bid# 2016-PW-05 - Pelham Arena Structural Assessment

Bidders:	Amount:
MTE Consultants	\$5,500.00 - Shorter time frame to complete services
WSP Canada Inc.	\$5,500.00

Amount:

\$4,900.00

\$5,800.00

\$4,995.00

Award is to MTE Consultants with a contract value of \$5,500.00 - Shorter time frame to complete services

Invitation to Bid# 2016-PW-09 - Electric Power Edger

Bidders: Zamboni Company Limited Joe Johnson Equipment INc. **Resurfice** Corp

Award is to Zamboni Company Limited with a contract value of \$4,900.00

Invitation to Bid# 2016-PW-06A - Engineering Services for Design of Highland Avenue

Bidders:	Amount:
WSP Canada Inc.	\$65,000.00 Evaluation Score 64/100
Quartek Group Inc,	\$14,750.00 Evaulation Score 80/100
Associated Engineering	\$10,472.00 Evaluation Score 41/100
Kerry T. Howe Engineering Limited	\$19,699.00 Evaluation Score 84/100

Award is to Kerry T. Howe Engineering Limited with a contract value of \$19,699.00 Evaluation Score 84/100

Invitation to Bid# 2016-PW-04 - Pickwick Place Streetlights and Pelham Skate Park Lighting Replacement

Bidders:	Amount:
GHD	\$39,050.00

Award is to GHD with a contract value of \$39,050.00

Invitation to Bid# 2016-PW-10 - Municipal Grass Cutting Program

Bidders:	Amount:
CG Property Maintenance Ltd	\$11,639.76
Stevensville Lawn Service	\$21,990.00
kelly dig's landscaping	\$16,782.00

Award is to CG Property Maintenance Ltd with a contract value of \$11,639.76

Invitation to Bid# 2016-PW-07 - Concrete Curb & Sidewalk Construction Program - Part 1

Bidders:	Amount:
Anthony's Excavating Central Inc.	\$165,262.00
Sacco Construction	\$146,071.00

Award is to Sacco Construction with a contract value of \$146,071.00

Invitation to Bid# 2016-PW-12 - Roadside Ditching Program - Part 1

Bidders:	Amount:	
CRL Campbell Construction & Drainage Ltd.	\$105,450.00	
Geo Barnes & Sons Limited	\$128,035.00	
Anthony's Excavating Central Inc.	\$71,520.00	
Award is to Anthony's Excavating Central Inc. with a contract value of \$71,520.00		

Invitation to Bid# 2016-PW-17 - Pool Mechanical & Electrical Upgrades

Bidders:	Amount:
Square Roots Restoration and Carpentry	\$77,475.00
e Poots Pestoration and Camentry with a contract v	alue of ¢77 475 (

Award is to Square Roots Restoration and Carpentry with a contract value of \$77,475.00

Invitation to Bid# 2016-PW-22 - Tree Maintenance Service Contract

Amount:
\$43,050.00
\$36,225.00

Award is to Shorthills Tree Service with a contract value of \$36,225.00

Invitation to Bid# 2016-PW-19 - Traffic Analyzer

Bidders:	Amount:
A.E. Traffic Technologies Ltd.	\$3,198.00

Award is to A.E. Traffic Technologies Ltd. with a contract value of \$3,198.00

Invitation to Bid# 2016-CS-01 - Balfour Street Extension Environmental Impact Study

Bidders:

Amount:

Bids submitted are not being disclosed.

Invitation to Bid# 2016-PW-14B - Cemetery Monument Foundation Construction Program

Bidders:	<u>Amount:</u>
CG Property Maintenance Ltd	\$40,000.00
Kirkpatrick Stoneworks Ltd	\$7,350.00
Miller Bros. Restorations	\$22,750.00

Award is to Kirkpatrick Stoneworks Ltd with a contract value of \$7,350.00

Invitation to Bid# 2016-10-02 - Information Technology - iPads

<u>Bidders:</u> Bids submitted are not being disclosed. Amount:

Award is to

Invitation to Bid# 2016-30-02 - Culvert Supply for Roads Department

Bidders:	Amount:
Devron Sales Ltd	\$4,053.48
Wolseley Waterworks	\$3,951.85
Ontario Agra Piping & Supplies Inc.	\$4,165.53
22131048 Ontario Inc. o/a RJR Excavating \$ Waterproofing	\$4,548.97

Award is to Wolseley Waterworks with a contract value of \$3,951.85

Invitation to Bid# 2016-30-03 - Temporary Work Zone Purchases

Bidders:	Amount:
Cedar Signs Inc.	\$6,536.64
Wolseley Waterworks	\$5,157.00

Award is to Wolseley Waterworks with a contract value of \$5,157.00

Invitation to Bid# 2016-PW-25 - Bridge and Culvert Inspection Program

Bidders:	Amount:
Bids submitted are not being disclosed.	

Award is to ELLIS Engineering Inc. with a contract value of \$5,960.58 Evaluation Score 88/100

Invitation to Bid# 2016-PW-11B - Road Base & Surface Repair Program - Part 1

Bidders:	Amount:
Van Jon Paving	\$179,200.00
Circle P Paving Inc.	\$112,600.00

Award is to Circle P Paving Inc. with a contract value of \$112,600.00

Invitation to Bid# 2016-PW-27 - Pelham Town Square Arches Rehabilitation

Bidders:	Amount:
Square Roots Restoration and Carpentry	\$9,600.00
Cabcon Contracting Ltd.	\$13,715.00
Connco Group Ltd. o/a Northern Painters	\$8,800.00
NuFusion Partners Inc.	\$16,500.00

Invitation to Bid# 2016-PW-20BA - Street Cleaning Program			
	Bidders:	Amount:	
	Bids submitted are not being disclosed.		
Award is to D&D Trucking & Construction Services with a contract value of \$44,080.00			
Invitation to Bid# 2016-PW-30 - Purchase New Riding Lawn Tractor			
	Bidders:	Amount:	
	Premier Equipment LTD	\$30,563.19	
	Ben Berg Farm & Industrial Equipment Limited	\$13,999.00	
Award is to Premier Equipment LTD with a contract value of \$30,563.19			
Invitation to Bid# 2016-PW-29 - Tires Purchase for Fleet and Equipment			

Bidders:Amount:Murdoch's Tire & Automotive\$17,487.88 (item #3,4,6-8)BEN BERG FARM EQUIP\$1,325.92 (item #1 & 2)Award is to Murdoch's Tire & Automotive with a contract value of \$1,325.92 (item #3,4,6-8), BEN BERG FARM EQUIP with a contract value of \$1,325.92 (item #1 & 2)

Invitation to Bid# 2016-30-04 - Portable Toilets & Rental Service Units

Bidders:	<u>Amount:</u>
Halco Portables	Ongoing Annual Contract for all service requirements

Award is to Halco Portables with a contract value of Ongoing Annual Contract for all service requirements

Invitation to Bid# 2016-20-02 - Bunker Gear (Fire)

Bidders:	Amount:
PPE Solutions Inc.	Bunker Gear - Pricing : \$1,969.00
M&L Supply, Fire & Safety	Bunker Gear - Pricing : \$1,772.00
Motion Canada	Bunker Gear - Pricing : \$2,075.63
A.J. Stone Company Ltd.	Bunker Gear - Pricing : \$1,633.00
Canadian Safety Equipment Inc.	Bunker Gear - Pricing : \$1,900.00

Award is to A.J. Stone Company Ltd. with a contract value of Bunker Gear - Pricing : \$1,633.00

Invitation to Bid# 2016-PW-31 - Spring Traffic Data Collection Program

Bidders:	
Pyramid Traffic Inc.	

Amount:

amid Traffic Inc.	

Award is to Pyramid Traffic Inc. with a contract value of \$6,450.00

Invitation to Bid# 2016-PW-23 - Supply & Install Molok Underground System

Bidders:	<u>Amount:</u>
Anthony's Excavating Central Inc.	\$19,135.00
Serianni Construction Ltd.	\$26,700.00
Cotton Inc.	\$19,886.00

Award is to Anthony's Excavating Central Inc. with a contract value of \$19,135.00

Invitation to Bid	# 2016-PW-24 -	Service Molok	Underground Systems
-------------------	----------------	---------------	---------------------

Amount:

Bids submitted are not being disclosed.

Award is to Cotton Inc. with a contract value of \$2,349.00

Bidders:

Invitation to Bid# 2016-PW-32 - Old Pelham Town Hall - Phase 2

Bidders:	Amount:
Stolk Construction	\$15,768.00
Stevensville Lawn Service	\$18,755.00

Award is to Stolk Construction with a contract value of \$15,768.00

Invitation to Bid# 2016-PW-26 - Structure Replacement, Structure No.10 - Sawmill Road

Bidders:	Amount:
Rankin Construction Inc	\$961,016.00
Titanium Contracting Inc.	\$1,371,362.20
Serianni Construction Ltd.	\$960,695.00

Award is to Rankin Construction Inc with a contract value of \$961,016.00

Invitation to Bid# 2016-PW-36 - Asphalt Resurfacing Program

Bidders:		Amount:
Bids submitted are not being disclosed.	-	

Award is to Circle P Paving Inc. with a contract value of \$261,341.50

Invitation to Bid# 2016-20-04 - Hose (Fire)

Bidders: M&L Supply, Fire & Safety A.J. Stone Company Ltd. Vallen Municipal Equipment Amount: Hose - Pricing : \$156.00 Hose - Pricing : \$170.00 Hose - Pricing : \$175.00 Hose - Pricing : \$187.76

Award is to M&L Supply, Fire & Safety with a contract value of Hose - Pricing : \$156.00



FIRE & BY-LAW SERVICES MONTHLY REPORT JUNE, 2016

DEPARTMENT OVERVIEW & STATISTICS

This summer has been extremely dry and as a result we have issued a complete fire ban, including fireworks. The ban has been issued by all 12 municipalities. The ban will be lifted when we receive an amount of rain which promotes vegetation growth. Large amounts of rain over a short period will not promote this activity; long periods of rain will be required for the consideration of lifting the ban. Information regarding the ban can be found on our web site, fire station 1 and 2 signs, town hall front desk and social media.

Call volumes have been higher than average, grass/brush fires have increased as a result of the weather.

PROJECTS

Junior Fire Fighter camp will be taking place in July; this will be the first year to offer the program. We have a full week planned for kids aged 10 to 12.

Some of the activities will be First Aid training, Auto Extrication, NRP canine, Visit to Fire dispatch center, search and rescue, and many more.

CONSTITUENT CONCERNS & ISSUES ARISING

Livestock on properties less than 10 hectares, we responded to a complaint regarding cows on a hobby farm with less than 10 hectares of land, which is a contravention of our zoning bylaw. We issued a letter to the owner asking for their removal but after further investigation the matter is larger than first anticipated, as a result we have retracted the letter and will not be responding to these types of complaints until we can resolve the Zoning restrictions.

PERSONNEL

Our new Fire Prevention Officer has started in his new position; I would like to introduce William Underwood. Will is a graduate of Seneca College where he graduated from the Fire Technology Program; Will was previously working as a Fire Prevention Technologist for Jensen Hughes Consulting Canada Ltd.

Bylaw's newest employee Derek Dallman has resigned from the department, Derek has accepted a position with the City of Oshawa as a Bylaw Officer. We wish him all the best.



177 Highway 20 West P.O. Box 323 · Fonthill, ON LOS 1E0 p: 905.892.2607 f: 905.892.2699 of 310

pelham.ca



At this time we will not be filling this position.

GRANTS, CONTRACTS, RFPS & AGREEMENTS

Click here to enter text.

MEETINGS Regional Chiefs Councilor Junkin ACGO Summerfest committee NRP Mayor UCC





HUMAN RESOURCES MONTHLY REPORT JUNE, 2016

DEPARTMENT OVERVIEW & STATISTICS

		June	Мау	April
New Hires		1		1
Terminations				
	Voluntary	1 (retirement)	1	0
	Involuntary	0	0	0
Turnover %		1.6	1.6	0
YTD Turnover		6.5	4.8	3.2

PROJECTS

Compensation Strategy:

As of June 30, the consultant had received 9 of 15 responses to the survey invitation, along with verbal commitment from 3 more to complete the survey before the end of July. Our targeted return date was June 20, with summarized data available by August 1st. The extended deadline will push this back to mid-August

Employee File audits – An audit of all employee files has been initiated to confirm all relevant and necessary documents are present.

Driver's Abstract – In accordance with the Town Policy, 100-06 "Municipally Owned Vehicles", HR will periodically audit the driving record of employees who drive in the course of their employment by requesting drivers abstract from the Ministry of Transportation. This will be done at minimum, annually, with frequency to be determined by HR in partnership with department Directors. All employees who drive Town vehicles have been asked to sign a form giving the Town the authority to request their driver's abstract from the MTO.

Review of recruitment tools- It's been over a year since the recruitment program came into practice. HR has begun a critical review of the processes and tools, making amendments to the interview grid, telephone interview guide, and live interview guides in order to keep the process relevant.

CONSTITUENT CONCERNS & ISSUES ARISING



20 Pelham Town Square P.O Box 400 · Fonthill, ON LOS 1E0 p: 905.892.2607 f: 905.892.5055 **pelham.ca**



Click here to enter text.

PERSONNEL

Click here to enter text.

GRANTS, CONTRACTS, RFPs & AGREEMENTS

Click here to enter text.

MEETINGS

Job Evaluation "Sore Thumbing" Session Regional HR meeting – Hosted here in Pelham Andrew Howcroft - Director of Quality Assurance Community Living Welland Pelham Steve Gibson – The Respectful Workplace Joint Health & Safety Committee COC Candidate informal "Get to Know You" x 3 SMT x 2 Senior Leader Status updates x 6 Green Team External Interviews x 7 Scheduled Staff Meeting x 5 Unscheduled Staff Meetings x 3 All-Staff meeting





PUBLIC WORKS MONTHLY REPORT

July 25 2016

DEPARTMENT OVERVIEW & STATISTICS

The department continues to be busy with planned programs and maintenance, PSRs, capital and construction projects and development, while striving to ensure staff are able to take well-deserved vacation without leaving phones on!

Public Works is working to lay the foundation for a full work maintenance program, to fully plan and document work planned and work completed, tied to assets. With this in place, department-wide statistics will be more easily provided.

PROJECTS

ENGINEERING

Capital Savings: Staff continue to find budget savings in capital projects, through improved tendering, vigilant construction monitoring and ever-present innovation and creativity.

Highland Avenue Road Reconstruction: The design work is complete, under review by the Town, soon to be ready for tendering, utility work and approvals are progressing. Construction is anticipated for late August / September.

Sulphur Spring Drive Closure: This road will remain closed until further investigation can be carried out. The road has been confirmed to be under the ownership of the Town of Pelham.

Pickwick Place Streetlights and Pelham Skate Park Lighting Replacement: This project has been awarded and is currently in the design stage, street light columns and lanterns are being reviewed, including input from the local residents. Once final designs are received, a tender will be prepared for the installation of the approved lighting design.

New Rail Crossings Regulations: New regulations require that municipalities share engineering data about rail crossings with municipal roads before November 2016, and implement crossing improvements before 2021. Although many municipalities have opted to budget significant capital (>\$50,000) to undertake detailed consulting studies to meet this November deadline, the Supervisor





of Engineering completed a detailed review of the crossings and the actual reporting requirements, in communication with the Rail Authority. Based on this practical approach, and with help from the Department's volunteer Engineering student, the Town has successfully submitted and completed its reporting requirements without any budget expenditure.

Pavement Condition Study and Sign Reflectivity Study: Both budgeted studies are underway, with roadwork and data collection complete. These are two critical tools needed to properly plan budgets for roads and signs as valuable assets with condition-based lifespans, and it is anticipated the tools will be in place to use for budgeting in 2017.

Operations Programs Administration: Regular programs for municipal grass cutting and concrete repairs (deferred from 2015) are underway. Street cleaning (first round of two rounds), ditching (deferred from 2015), sanitary sewer flushing, traffic counts, bridge and culvert inspections are complete. Concrete sidewalk on Church Street is near completion, as the contract was awarded in combination with the sidewalk repairs, also near completion.

Sanitary Sewer Inflow/Infiltration Study: This program is underway and the data collected will be analyzed later in 2016. Without rainfall, very little 'wet weather' data has been compiled, but the analyzers will remain installed until the late fall.

Sawmill Bridge Replacement: This project is currently under construction and moving swiftly, partly due to the dry weather conditions allowing for easier dewatering of the site. All construction works in the waterway must occur within the allotted construction windows of July and August, set by regulatory waterway authorities.

Bridge and Culvert Inspection Program: This project was completed by a professional engineering firm, and the report was submitted to the Engineering Group for review. The inspections this year were very comprehensive due exceptionally low water levels, allowing for a good full inspection of structures that normally contain water. However, this thorough inspection reveals that 13 structures move forward significantly in priority for rehabilitation or replacement work, three of which being major construction undertakings. In the 2013 study, the bulk of this work was recommended for completion in the 6-10 year range, or by 2023 at the latest, and the 20-year capital forecast reflected those plans. Also in 2013, most of the work recommended for completion immediately, at that time, was completed.

With the 2016 inspection, however, three structures are now recommended for replacement immediately (approximately \$3M in construction), in addition to approximately \$173,000 in smaller rehabilitation recommendations on another 10, some of which likely able to completed in house. Other structures are recommended for work in the 1-5 year range, 6-10 year range, or are deemed adequate.

The current capital budget includes design for the Cream St. structure that was next due for





replacement from the 2013 inspection, just south of Sawmill. This recommendation remains in the 1-5 year range, with the other 13 structures now jumping ahead of it in priority.

The three main structures in need of replacement '**now**' are shown below:

Location	Approximate Cost	BCI (0-59 considered 'poor')	Traffic Counts (vehicles / 24 hours)
Balfour Street (#14 – south of Roland)	\$960,000	52	172
Maple Street (#23 – south of Sixteen)	\$960,000	50	286
Poth Street (#24 – north of Webber)	\$1,020,000	30	54

In general, 6 bridges in Pelham are considered 'adequate', 1 requires rehab/replacement in 6-10 years, 3 require rehab/replacement in 1-5 years, and 13 require rehab/replacement now. In the interim, it is recommended that the structures requiring replacement now are monitored closely. Public Works is striving to carry out this monitoring program and a 'bridge capital projection study' in 2016, to better allow for proper long-term planning of maintenance and rehab costs for Pelham's bridges. As some budget re-allocation may be required to address these recommendations, a separate report may be brought forward to Council for approval.

Station Street Watermain Replacement (Highway 20 to Port Robinson): The old cast iron watermain in this area is prone to frequent breaks, and isolation to maintain services, especially to the seniors property, is challenging based on old valving. Design of watermain replacement & trench restoration is near complete. The capital construction budget for 2016 for this project will likely require reserve money, and a report based on actual tenders will be brought forward for the shortfall, if required. This involves alignment with the Summersides/roundabout design project. It is anticipated to complete this construction in the fall, depending on the provision of budget requirements.

Sidewalks to E.L. Crossley: Alternate pricing from independent contractors is being compared to the Regional paving contract pricing, in an effort to meet the estimated budget. The Town is also investigating funding for the sidewalk as a multi-use path, and construction alternatives. The resurfacing project is planned in the Region's 'Part 2' asphalt work in 2016, and detour routes are now being finalized. The Region has also met with the Director on plans for capital road works in Pelham for 2017.

Deferred Roads Rehabilitation: This work continues, and 2016 budgeted projects are now ready for tendering.

 Roland Road – Sulphur Springs to the Thorold Boundary: This project is currently underway and due for completion at the end of July 2016



 Centre Street – Sawmill to the Lincoln Boundary: This project is currently underway and due for completion at the end of July 2016

Pelham

- Centre Street Highway #20 to 300m north of Memorial: This project is currently underway and due for completion at the end of July 2016
- Effingham Street Metler Road to 500m south: This project is now complete.
- Road Base and Surface Repair : This leg of the project is a continuation from 2015 and is complete. A new list for the 2016 Program is being established, for tendering later in the summer.

Intersection Investigation: The state of infrastructure at Foss and Church continues to be investigated by the developer who performed sewer tie-ins there. Some settling has occurred with the manhole and the main, and staff are awaiting a details on corrective action from the developer's consultant. The developer's consultant also indicated containment work was completed, grouting connections to the manhole, and that prices are being collected to correct the deficiency long term. The related development has not yet been assumed.

Pavement Markings: The Engineering group has finalized the 2016 list of pavement markings for the Regional painting crew, including some proposed modifications to the intersection of Pelham & Port Robinson to increase pedestrian safety near bus turns.

FACILITIES AND BEAUTIFICATION

Community Centre: The Manager of Facilities continues to fold into the design phase of the project more intricately, utilizing experience from dealing with constituents, staff and user groups.

Trees: When possible based on work demands of the group, the Town Arborist and his assigned student have been actively responding to Tree PSR's, along with removals of hazardous trees when possible. He is also managing the tree contractor and closely monitoring those activities.

Parks: Although the lack of rain has been a huge challenge, staff have worked diligently on the maintenance of all parks, playgrounds and sports fields. Irrigation, where available, has made a significant positive impact on playing surfaces. Centennial and Harold Black Parks had extensive lighting repairs completed in the field post lights and parking lot lights. Vandalism at Harold Black Park continues to be a challenge, although staff have ramped up patrols and visibility at this location on most evenings. A large team of staff spent 2 days at Harold Bradshaw Park this month in an effort to trim and clean up some of the trail areas. There are several days left of work due to the size of this park, but staff will continue to work at when possible.





Beautification: Several staff have been reassigned to watering of beds and hanging baskets due to the lack of precipitation in June. We split this activity between days and afternoon shifts, to optimize efficiency and reduce overtime.

Cemeteries Staff focused on installation of foundations and sodding this month. There were 8 internments in June. A cemeteries student has been assisting the Public Works Admin Assistant by drafting an updated bylaw, and scanning very old cemetery records that have no current backup.

Facilities: Staff have been extremely busy preparing the facilities for summer camps and performing preventive maintenance at various facilities. Significant work was completed at the Pool and Arena in preparation for a busy summer, including ongoing monitoring of a potential leak. The sail installation under the arches was performed by staff this year, instead of hiring contractors. During this process the hardware was inspected, replaced/repaired where necessary and installation instructions documented for future reference. The Olympia ice resurfacer has been sent out for maintenance. The preliminary quote for repairs on this machine is between \$3500 and \$4500, and the contractor has recommended a more aggressive preventive maintenance program be completely annually on this equipment.

Capital Projects: <u>Pelham Town Square Arches Rehabilitation</u> – completed ahead of schedule and the preliminary engineering report suggests minimal concerns with the structures. Final report when received will be included in monthly COW report. <u>Maple Acre Design Build</u> – Demolition was completed in three days and the project remains on schedule for completion in December. <u>Pool</u> <u>Mechanical / Electrical Repairs</u> – this project ran over schedule slightly, but had no impact on the pool opening or operation. The project results are very favorable and the system is running optimally and extremely efficiently.

ROADS AND DRAINAGE

Town Staff were able to test a HotBox asphalt trailer and utilize Hot Mix asphalt instead of Cold Patch asphalt to complete pothole repairs on Town roads. Hot Mix repairs are longer lasting and the material is 57% cheaper. The HotBox allows us to stock pile cooled un-compacted material and use only what is needed in small batches. Hot Mix is currently not an option without equipment able to keep it warm until it is spread. The cost of a HotBox Trailer or similar equipment is approximately \$35,000. It the month of May alone, Road Group spread 18 tonnes of Cold Mix, using Hot Mix we would have saved \$1400.00 in that month alone.

Roads staff have replaced or installed 3 new driveway culverts and 2 road crossing culverts.

Staff created and tested in-house speed hump stencils, sourcing a new yellow concrete paint, and will monitor its longevity. If successful, more stenciling will be planned and carried out.

The Fleet Mechanic completed a difficult field repair to the Landpride Mower's deck stabilization arm.



The arm failed due to its age and use. The repair part is on backorder and not readily available for the age of the unit. It must be made by the manufacturer. This mower is a key piece of equipment used to maintain parks and sports fields. If the repair was not made we would have been forced to rent or we would not be able to continue to operate at our current level of service.

Pelham

NIAGARA

The Fleet Mechanic remains challenged doing only reactive repairs, rather than preventive maintenance. Largest efforts are going towards striving to keep equipment operational until the end of its assigned asset life, but several units may not reach their 15-year life span, and one dump truck is requiring a large capital investment to repair to return it into service. Pricing is being collected for rental of a snow vehicle to replace this dump truck that is currently out of service. A separate report on fleet needs may be brought forward to Council.

Staff continue to monitor the effectiveness of calming measures at MSSP. Only positive feedback has been heard so far, and staff are noticing a remarkable difference in speeding in the area.

Staff completed the removal of shoulder material on Tice Road. As a pilot, 6 staff worked 4 hours to remove approximately 300m of high shoulders. If shouldering isn't regularly carried out, water is unable to drain from the road properly, which leads to early pavement failure, road washouts and erosion. A Public Works 'How Might We' group is continuing to investigate this work.

Staff have been removing low hanging branches from the ditch on the West side of Pelham Street from Spruceside Drive (Bacon) to Welland Road, to improve sightlines of turning cars and to reduce the debris and plant material. This plant material regularly blocks the large ditch inlet catch basins, causing flooding during rain events.

In June, the SpeedWatch Traffic Sign was installed on Canboro Road in front of St. Ann's School East Bound, approaching Church Street. Ongoing locations include Pancake Lane, future planned locations include Spruceside Drive, Welland Road, Merritt Road. Staff will investigate data and calming measures, where warranted.

Street Name	Average Daily	Posted Speed	Average Speed	50 th	85 th
	Traffic (one	(km/h)	(km/h)	Percentile	Percentile
	direction)			(km/h)	(km/h)
Port Robinson	853	50	52	53	61
Pelham St.	1271	50	57	57	64
Canboro Road	743	40	59	60	70
(St. Ann's					
School)					

WATER AND WASTEWATER

• The Drinking Water Quality Management system has been entirely re-formulated, to allow for





better navigation, easier use and training, and to update to current practices and staff structure. The annual accreditation audit of the new system was carried out successfully with no nonconformances, and roll-out of the new QMS system to staff has begun.

Staff have begun the annual hydrant maintenance program

Staff responded to and repaired a broken watermain on Claire Avenue. The watermain on Claire Avenue is made of Cast Iron and operates above 85psi. This break was likely the result of improper bedding at the time of installation. A large rock was found directly under the break, re-emphasizing the need for vigilant on-site inspection during watermain construction.

A leak detection program will be planned for in the late summer.

CONSTITUENT CONCERNS & ISSUES ARISING

The Public Service Requests (PSR's) received for the month of June are listed below. There are 35 Public Service Requests / Constituent Concerns received in this time period.







www.pelham.ca





20 Pelham Town Square P.O Box 400 · Fonthill, ON LOS 1E0 p: 905.892.2607 f: 905.9366280 of 310 pelham.ca

www.pelham.ca







20 Pelham Town Square P.O Box 400 · Fonthill, ON LOS 1E0 p: 905.892.2607 f: 905.926 f: 9 pelham.ca



CENTENNIAL PARK FLAGPOLE FLOWER BED

Pelham NIAGARA

CENTENNIAL I







20 Pelham Town Square P.O Box 400 · Fonthill, ON LOS 1E0 p: 905.892.2607 f: 905.**Page**282 of 310 pelham.ca









20 Pelham Town Square P.O Box 400 · Fonthill, ON LOS 1E0 p: 905.892.2607 f: 905.926 f: 9 pelham.ca



www.pelham.ca





20 Pelham Town Square P.O Box 400 · Fonthill, ON LOS 1E0 p: 905.892.2607 f: 905.**Page284 of 310** pelham.ca



Highway 20 Island Beds – revitalization project

Pelham NIAGARA



Bed Prep - BEFORE



20 Pelham Town Square P.O Box 400 · Fonthill, ON LOS 1E0 p: 905.892.2607 f: 905.99366285 of 310 pelham.ca

Bed Prep - AFTER





Harold Black Park Vandalism







20 Pelham Town Square P.O Box 400 · Fonthill, ON LOS 1E0 p: 905.892.2607 f: 905.99366286 of 310 pelham.ca






Hillside Cemetery – Water line extension and tap installation





20 Pelham Town Square P.O Box 400 · Fonthill, ON LOS 1E0 p: 905.892.2607 f: 905.926 5287 of 310 pelham.ca



PERSONNEL

Phil Rittenhouse will be retiring from his position of Facilities Attendant, effective <u>July 8, 2016</u>. Phil joined the Town in September 1979 as a Parks Attendant and celebrated his 36th year with the Town in 2015. You will continue to see Phil around Town <u>after July 8th</u>, as he takes on a new, part-time role within the Facilities and Beautification department. We thank Phil for his outstanding years of service, devotion to his group and pride in his work, and wish him both an exciting and fulfilling retirement.

GRANTS, CONTRACTS, RFPs & AGREEMENTS

Formal pricing requests continued to be issued through the e-procurement process. To mid-July, 32 tenders, requests for proposal and formal quotations have been issued by Public Works in 2016.

MEETINGS

- Pelham Beautification Committee
- East Fonthill Development Region, Upper Canada Consultants
- Human Resources regular update
- Staff team, Department, Manager
- Public Utilities
- Ongoing developer and engineering meetings for consultations regarding development
- Staff performance management feedback
- Procurement program improvement
- Niagara Road Supervisors Executive Committee
- How Might We inter-department teams ongoing
- Public Works Officials
- NIIMS Meeting with Region for Setup of NIIMS access
- Construction Project ongoing site
- Region's Transportation Master Plan Stakeholder Meeting
- Glenn A Green Student Traffic Safety





RECREATION, CULTURE & WELLNESS MONTHLY REPORT JUNE, 2016

DEPARTMENT OVERVIEW & STATISTICS

Monthly Facility Usage Reporting:

	Pelham Arena – Pad (off season – non ice rentals)						
User	Hours of Usage- May 2016	Hours of Usage- May 2015	Notes				
Lacrosse	91.0	12.5	Practices				
Ball Hockey	5.0	3.0	Practices				
Pelham Art Association	49.0	49.0	Pelham Art Festival				
Royal Canadian Army Cadets	7.0	7.0	RCACC Annual Review				
Total	152.0	71.5					



	Pelham Arena Hall Activity						
User	Hours of Usage- May 2016	Hours of Usage- May 2015	Notes				
Martial Arts	40.0	36.0					
Zumba	17.0	15.0					
Private Rental	0.0	0.0					
Pelham Art Association	54.0	54.0	Pelham Art Festival				
Total	111.0	105.0					

Pelham NIAGARA

	Old Pelham Town Hall Activity					
User	Hours of Usage- May 2016	Hours of Usage- May 2015	Notes			
Kinsmen/ Kinettes	26.0	19.0				
Seniors	19.0	15.25				
Private Rental	23.0	21.0				
Ballroom Dance	8.0	12.0	Social in May 2015			
Internal Use	4.0	4.0				
Total	80.0	71.25				



			NIAGARA					
	Pelham Arena – Pad (off season – non ice rentals)							
User	Hours of Usage- June 2016	Hours of Usage- June 2015	Notes					
Lacrosse	109.0	32.5	Practices					
Ball Hockey	4.0	5.0	Practices					
Total	113.0	37.5						

Pelham

	Pelham Arena Hall Activity						
User	Hours of Usage- June 2016	Hours of Usage- June 2015	Notes				
Martial Arts	51.5	52.5					
Zumba	16.0	16.0					
Private Rental	0.0	0.0					
Internal	0.0	0.0					
Total	67.5	68.5					



Recreation, Culture & Wellness

Old Pelham Town Hall Activity							
User	Hours of Usage- June 2016	Hours of Usage- June 2015	Notes				
Kinsmen/ Kinettes	9.5	16.5	Additional Tuesday fell in 2015				
Seniors	19.0	22.5	Additional Monday fell in 2015				
Private Rental	50.0	8.0					
Ballroom Dance	14.0	12.0	Ballroom Social Included for both years				
Internal Use	18.5	32.5	2016: HMW Group Meeting, Heritage Tea 2015: Heritage Tea, P.A Day Camp, Public Forum				
Total	111.0	91.5					

Pelham NIAGARA



Recreation, Culture & Wellness

20 Pelham Town Square P.O Box 400 · Fonthill, ON LOS 1E0 p: 905.892.2607 f: 905.892.5055 of 310 pelham.ca



NIAGARA									
Programs									
Program Type	# of Participants 2015	Revenue 2015	# of Participants 2016 to date	Revenue 2016 to date					
Swim Lessons:									
Swim-group	500	\$32,055	352	\$25,083					
Swim-semi/private	71	\$12,980	68	\$10,500					
Swim Team	58	\$6,348	72	\$8,033					
Memberships - Family	17	\$1,554	27	\$2,700					
Memberships - Individual	4	\$200	2	\$110					
March Break Camps	62	\$10,035	50	\$8,606					
Donations		\$400		\$700					
Summer Camps:									
Leader in Training	32	\$3,220	18	\$1,800					
Specialty Camps – Bike; Chef; Theatre/Arts; Sports; Firefighter	70	\$11,623	79	\$13,965					
Camp Registration(weekly)	511	\$71,110	448	\$65,010					
Camp Registration(daily)	135	\$8,130	76	\$4,560					
Extended Care (daily)	142	\$1,136	96	\$768					
Extended Care (weekly)	232	\$8,110	199	\$6,985					
Playground Program	110	\$660	100	\$600					
Lunches	308	\$1,848	298	\$1,788					
Triathlon Club	88	\$5,280	66	\$4,290					
Ballroom Dance	62	\$4,960	42	\$3,370					
Home Alone Safety Program	18	\$1,080	19	\$1,140					
Arena Programs:									
Women's Learn to Play	246	\$2,460	112	\$1,120					
Adult Learn to Skate	0	0	5	\$258					
Zumba	1019	\$4,514	205	\$1,025					
Total	3695	\$187,703	2334	\$162,411					

Pelham



20 Pelham Town Square P.O Box 400 · Fonthill, ON LOS 1E0 p: 905.892.2607 f: 905.892.5055 of 310 pelham.ca

PROJECTS

1) Current Recreation Programs:

A final summer ballroom social was held on June 18th with 40 people in attendance.

Pelham



Camp and aquatics registrations have been active. The pool opened on June 11th. Aquatics staff welcomed 30 grade 3 students from A. K. Wigg for a Swim to Survive Program sponsored by the Life Saving Society. Students attend 3 - 1 hour sessions where they are taught survival skills in the event that they should fall into deep water. The hot, sticky weather has been keeping our public swims very busy. Week 1 of camp had 50 weekly campers and a full bike camp. Week 2 had 55 weekly campers and a full art and theatre camp. Week 3 is currently underway with 50 weekly campers as well as a full Chef Camp. This year's camp visiting Wild Waterworks in this photo.



2) Supper Market

Supper Market began Thursday June 2 with a wonderful variety of food items from 13 different vendors including:



Recreation, Culture & Wellness

20 Pelham Town Square P.O Box 400 · Fonthill, ON LOS 1E0 p: 905.892.2607 f: 905-892.5055 of 310 pelham.ca

- Zest
- Pub on the Hill
- Moku's
- Volcano's
- Pig Out Events
- Perogies
- Wandering Taco Cart
- Avellas
- Brewsters Taffy
- My Place
- Churchill Natural Meats
- Natures Corner
- Bea Gonfa Food Services

Staff also received funding from the Niagara investment in culture and were able to give local folk & acoustic acts opportunities to perform at the supper market. Below is the most up to date chart of statistics for supper market & the green zone:

Pelham

NIAGARA

Supper Market Summary Green Team Summary					,				
Date	Niagara Investment in Culture	Band Shell	# of Attendees	Bike Valet #'s	Shuttl e Bus Trips	Water wagon (litres)	Organic s (32 gallon bins)	Recycling (65 gallon bins)	Garbage (lbs)
	Copper &								
2-Jun	Iron	N/A	600	n/a	n/a	100	3	2	0
14-	Greg								
Jun	Mashinter	N/A	947	n/a	n/a	100	2.75	2.5	0
16-		ROCK in the							
Jun	Ron Whitman	USA	2695	14	3	200	2.75	5	0
23-	Taylor								
Jun	Wallace	The Sands Trio	3330	28	5	200	5.5	4.5	1.7
30- Jun	Copper & Iron	Leisa Way Starring in Oh Canada!	3000	15	4	200	4	4	0
	Taylor	The Rock							
7-Jul	Wallace	Throwers	2496	15	7	200	3.5	3	0
14-Jul	Jane Morrison	Jully Black	4523	18		300			
Total s			17591	90	19	1300	21.5	21	1.7



3) Canada Day:

The Canada Day planning group met on Monday, June 13, 2016 at 5 pm to finalize the plans for July 1. Despite cooler temperatures and the threat of rain, a great celebration was enjoyed by thousands of community members and residents. A detailed final report will be submitted as a separate issue sheet next month.

Pelham



4) Heritage Tea

The 2016 Heritage Tea took place at Old Pelham Town Hall on Sunday June 26th. 70 tickets were sold in total, 42 for the first seating and 28 for second. While this is not at capacity, the ticket sales were approximately double that of 2015. Everyone attending enjoyed a lovely tea with sandwiches, scones with jam and cream, cookies and of course, a pot of tea catered by Nature's Corner Bakery & Café. Staff also thank the Historical Society for the wonderful display they put together which was enjoyed by all participants The new owners of Mariliee's Bridal Salon generously donated prized for the hat/fascinator contests. Many attendee's were resplendent in their headwear and it was a very difficult decision to choose just one winner at each seating.





For 2017, we are proposing to move the dates to the Mother's Day weekend.



Recreation, Culture & Wellness

20 Pelham Town Square P.O Box 400 · Fonthill, ON LOS 1E0 p: 905.892.2607 f: 905.892.5055 pelham.ca

5) Summerfest:

The Summerfest Committee met on June 1, 8, 15, 22, 29 and July 6 and 15, 2016. The Committee, staff, volunteers, sponsors, vendors, entertainers, and Mother Nature all pulled together to deliver the most spectacular Summerfest to date! Our Four Free Days of Family Fun saw sunny skies and smiling faces all weekend long. Past favourites and new additions were appreciated and enjoyed by over 30,000 attendees. A detailed final report will be submitted as a separate issue sheet.

Pelham







6) OPTH Cenotaph Restoration Project Phase 2:

Phase 2 of the Cenotaph Restoration is nearing completion. The contract for the remainder of the landscaping and base for the mortar has been awarded. A bronze plaque depicting the story of the mortar has been ordered and is expected to arrive in mid-July. The rededication ceremony has been schedulded for Saturday, September 10, 2016. More details for the event will follow

7) Facilities:

Town of Pelham facilities have been lively and busy these past two months. Some of the events that took place in May and June were the Pelham Art Festival, the Fenwick Lions Carnival, the PMBA tournament, and the Heritage Tea.

8) Healthy Kids Community Challenge (HKCC) Program:

Launch Day was held Saturday June 4th from 9am -1pm. We had live music, food and refreshments. Staff worked with local partners for the launch day along with some incentives to shop locally for active gear/equipment. To date we have 28 participants registered and parents are thrilled with the instruction their children are receiving on Tuesday, Thursday and Saturday mornings from 10 – noon. A helmet credit program was introduced along with this. Pelham residents need to submit proof of purchase of a CPSC approved helmet to receive \$25.00 in Pelham Bucks. We have partnered with Monkeynastix for our play in the park Fridays. Monkeynastix is a fun and challenging fitness movement program that aims at developing physical literacy in children ages 1 - 8 years of age. We will be offering this as an indoor program in the fall.



Recreation, Culture & Wellness

20 Pelham Town Square P.O Box 400 · Fonthill, ON LOS 1E0 p: 905.892.2607 f: 905-892.5057 of 310 pelham.ca



Pelham NIAGARA



Recreation, Culture & Wellness

20 Pelham Town Square P.O Box 400 · Fonthill, ON LOS 1E0 p: 905.892.2607 f: 905.892.5055 of 310 pelham.ca

9) Community Transportation Pilot Grant Program:

In the graphs below outlining transit usage for the month of June. We have had a total of 1,090 riders since the month of September, 2015. This month a summer schedule was implemented. There are currently pick ups at Lookout Ridge and Shorthills Villa, at Sobeys front door and the Fonthill Plaza at Centennial Park and the Swimming Pool. A new transit summer schedule pamphlet was created to reflect the updates. These schedules are available for the public at Town Hall.

Pelham

NIAGARA

Also implemented this month was the dial a ride program during the specialized transit service. Reporting for July transit will be presented in the next report once the entire month of July is complete.





Recreation, Culture & Wellness

20 Pelham Town Square P.O Box 400 · Fonthill, ON LOS 1E0 p: 905.892.2607 f: 905-892.5055 of 310 pelham.ca







Recreation, Culture & Wellness

20 Pelham Town Square P.O Box 400 · Fonthill, ON LOS 1E0 p: 905.892.2607 f: 905.892 5055 of 310 pelham.ca



CONSTITUENT CONCERNS & ISSUES ARISING

Click here to enter text.

PERSONNEL

Click here to enter text.

GRANTS, CONTRACTS, RFPs & AGREEMENTS

Click here to enter text.

MEETINGS

Summerfest Committee meeting Healthy Kids Challenge Regional Meeting Canada Day Planning Group meeting Heritage Tea Catering – Nature's Corner Mary Lamb – Historical Society Green Team Strong Neighbourhoods meeting Town of Grimsby – Transit Holco Portables Monkinastics Transit Stakeholder Consultation- Region Ontario 150 Grants information session



20 Pelham Town Square P.O Box 400 · Fonthill, ON LOS 1E0 p: 905.892.2607 f: 905.892.5057 of 310 pelham.ca

Pelham

TRANSIT MAP



****No** Brock Link Service during summer months

Pelham Transit *NEW* Summer Schedule Effective June 27, 2016 SHAR Equipped Fully Convenient Accessible with Routes **Bike Rack** \$3.00 exact fare (per way) or Free Ridership for Students with a U-Pass (Pass must be shown to driver upon boarding bus) Transit passes are available at Town Hall, 20 Pelham Town Square, (11 passes for \$30) *No Brock Link Service during summer months* See the upcoming Fall 2016 Schedule for more information on student ridership Schedule information is subject to change.

Please check <u>www.pelham.ca/transit</u> for the most up-to-date schedule information.

TRANSIT ROUTE SCHEDULE

	МО	RNING		MID-D	AY		EVE	VING
Pelham Transit Schedule			TRI	P1	TR	IP 2		
2016 SUMMARD BOUTS	Inbound	Outbound	Inbound	Outbound	Inbound	Outbound	Inbound	Outbound
ZUID SUMMER ROUTES	Fenwick to	Welland to	North Pelham	Welland to	North Pelham	Welland to	Fenwick to	Welland to
EFFECTIVE: JUNE 27, 2016	Welland	Fenwick	to Welland	North Pelham	to Welland	North Pelham	Welland	Fenwick
North Pelham								
Metler Road @ Balfour St			11:00 AM 🌘			2:50 PM 🎈		
			▼ 1					
FENWICK	_							
Balfour St @ Canboro Rd			11:03 AM 🌢		12:56 PM 🌘			
Centennial Park (Fenwick Lions Club)	7:43 AM 🌘	8:37 AM 🌘	1	12:53 PM 📍		2:43 PM 📍	5:24 PM 🌘	6:24 PM 🌘
Canboro Road @ Maple St	7:45 AM	8:35 AM 🍦	11:05 AM 🏼 🎈	12:51 PM 🌵	12:57 PM 🎈	2:41 PM 🎈	5:26 PM 💧	6:22 PM 🌘
Centennial Park (Lions Club)			11:06 AM 🏼 🎈		12:58 PM 🎈			
Canboro Road @ Balfour Street			1	12:50 PM 🍦		2:40 PM 🌘		
Old Pelham Town Hall (Canboro Road @ Centre Street)	7:50 AM 🍦	8:30 AM	11:14 AM	12:48 PM 🎈	1:03 PM	2:38 PM 🎈	5:31 PM 🍦	6:17 PM
Ridgeville			I Y		I T			
Canboro Road @ Effingham St (Shoppes of Ridgeville)	7:52 AM	8:28 AM	11:16 AM	12:45 PM	1:05 PM	2:35 PM	5:33 PM	6:15 PM
Effingham St @ Hwy 20 W			11:13 AM	12:44 PM	1:06 PM	2:34 PM	V	
FONTHU								
Huse 20 West @ Lookout St (across from Lookout Bidgo)	7.54 414	8.26 ANA	1				E-2E DM	6.12 DM
colout Ridge Potizoment Home (1505 Lookout Ridge)	7.54 AIVI	8.20 AIVI	11.20 444	12.41 DM	1.00 PM	2.21 DM	5.55 FIVI	0.13 PIVI
Lung 20 West @ Haist Street	7.55 AM	8.25 AM	11.20 AM	12.41 FIVI	1.12 PM	2.31 FIVI	5-26 DM	6.12 PM
Marlana Stawart Strait Park (Pool & Skata Park)	7.55 AIVI	8.25 AIVI	11.22 AIVI	12.20 014	1.12 FW	2.20 DM	5.50 FIVI	0.12 PW
Hun 20 Most @ Haid Street		1	11.24 AW	12:36 FIVI	1.14 FIVI	2:26 P M		
Hwy 20 West @ Haist Street			11.22 ΔΝ4	12.33 FIV	1.22 DM	2:22 PM		
Polham Arona - 1120 Haist Street			11.32 AM	12:33 FIVI	1.24 PM	2.23 FIV		
(Velland Road @ Ouaker Road (inhound)			11:26 AM	12.51 PW	1:26 PM	2.21 FIVI		
Pelham Street @ Bacon Lane (inbound)			11.30 AM		1.20 PM			
Welland Road @ Woodside Square (outbound)		-	11.30 AIVI	12.20 DM	1.20 FIVI	2.19 PM		
Pelham Street @ Spruceside Cres (outbound)				12:23 PM		2.13 PM		
Palbam Street @ College Street			11-41 ΔΔ4	12:27 PM	1-21 DM	2.1/ PM		
Shorthills Villa Retirement Community (1532 Pelham Street)	N		11.41 AM	12.24 FIN	1.33 PM	2.14 PM		
Pelham Public Library - 43 Pelham Town Square (inhound)	7.58 AM	8.23 AM	11:45 AM	12.22 FIVI	1:35 PM	2.12 F IVI	5-39 PM	6:10 PM
Fonthill Shopping Plaza - 20 Hww 20 F	V.SC AIVI	0.20 AIVI	11:46 AM	12.20 PM	1:36 PM	2.10 PM		0.101/101
Pelham Public Library - 43 Pelham Town Square (outbound)			TT-TO ANI	12.19 PM	1.501101	2:09 PM		
Hww 20 East @ Sobey's Plaza		1	11.48 AM	12:16 PM	1.38 PM	2:06 PM		
Hway 20 East @ Rice Road			11.50 AM	12.10 PM	1:40 PM	2:04 PM		
Port Robinson Road @ Rice Road (Kingdom Hall)	7:59 AM 🌘	8:21 AM 🥡	11:52 AM	12:12 PM	1:42 PM	2:02 PM	5:40 PM 🍦	6:09 PM
WELLAND			Y Y		Y Y			
	0.10 000		12.00 514		1.50.514		5-55 DM	
Seaway Iviali	8:10 AM	0.14.004	12:00 PM		1:50 PIVI		5:55 PIVI	COLDIA I
Niagara College	8:14 AM	8:14 AM	12:04 PIM	12:04 PM	1:54 PM	1:54 PIM	6:01 PM	6:01 PM

NEW

Dial-a-Ride/Specialized Transit 289-438-1344

- *Dial-a-Ride* is available to <u>anyone</u>.
- Pelham's *Specialized Accessible Transit* is a service for persons who have disabilities.

These services provide a 'door-to-door' service within Pelham to accommodate riders. *For *Specialized Accessible Transit* **outside** of Pelham, visit www.niagararegion.ca/transit/nst/ application.aspx

All rides must be pre-booked 48hrs in advance.

Services run Monday through Saturday, between the hours of:

8:45AM—10:45AM 3:00PM—5:15PM 6:30PM—8:00PM

NEW

NEW

Applications are available at: pelham.ca/transit and at Town Hall (20 Pelham Town Square, Fonthill)

*Priority is given to persons with disabilities and is offered at a first come first serve basis

Travelling to St. Catharines

Those travelling to St Catharines can transfer to Niagara Region Transit at 8:10 a.m., 12:00 p.m., and 1:50 p.m. at Seaway Mall.

Travelling from St. Catharines

Those travelling back from St. Catharines can transfer from Niagara Region at 5:55pm at Seaway Mall.

*Visit www.niagararegion.ca/transit. www.yourbus.com and ww.welland.ca/transit for more details. *Additional fare fees apply.* Page 303 of 310



NIAGARA

CLERK'S DEPARTMENT MONTHLY REPORT JUNE, 2016

elow is a statistical synopsis of activities of the C	lerks Department for the m	ionth of June, 2016:
Area of Responsibility	<u>2015 Year End</u>	2016 Year To Date
Insurance Claims Processed	20	5
Pelham Deaths Registered	81	59
Deaths Outside of Pelham Registered	99	57
Lottery Licenses Issued	23	18
Council Meetings Attended/Minuted	43	15
Special Council Meetings Attended/Minuted		9
COW Meetings Attended/Minuted	28	11
P & P Meetings Attended/Minuted	9	6
In Camera Meetings Attended/Minuted	25	11
Affidavits Sworn	122	67
FOI Requests Received/Processed	10	12
FOI Appeal or Complaint	0	1
Closed Meeting Investigation	0	0
Business Directory Updates/Queries	11	69
Committee of Adjustment – Variances	12	16
Committee of Adjustment – Consents	17	14
Committee of Adjustment – Hearings	10	6
Ontario Municipal Board Appeals C of A	2	2
Property Standards Appeals	0	0
By-laws	117	64
Itinerant Seller/Vehicle Licenses Issued	1	1
Wet/Dry Status to AGCO	1	1
Sidewalk Patio/Sidewalk Sale Permits	2	2
Special Event Permit – Private	1	1
Livestock Valuer Claims	1	4
Drainage Petitions Received	1	0
AMP Review Hearings	3	17
AMP Review Decision Appeals	0	1 (Upheld)
Marriage Licenses Issued	0	4



20 Pelham Town Square P.O Box 400 · Fonthill, ON LOS 1E0 p: 905.892.2607 f: 905.892.5055 **pelham.ca**



PROJECTS

Meeting Management: The Clerks Department continues to provide ongoing support to staff adjusting to the meeting management system.

<u>Council and Committee Secretariat Services</u>: Clerks staff continues to support Council, Standing Committees as well as the Architectural Design Advisory Committee, Maple Acre Design Advisory Committee and the Seniors Advisory Committee, as well as the Committee of Adjustment.

Pelham

Legislative Changes: Due to recent changes to the Municipal Elections Act, we will be reviewing election procedures and providing Council with an update as to the implications to the corporation. In addition, changes to the Planning Act will result in enhancements to the Committee of Adjustment administration. Steps to streamline the hearing process and additional training for Committee Members are underway to ensure legislative compliance.

CONSTITUENT CONCERNS & ISSUES ARISING

The main focus relating to constituent concerns during the month of June surrounded the Appeal of Muzzle Order process to address an Order issued against a Pelham resident. Meeting procedures and required notification forms were established to facilitate the appeal hearing.

As previously noted, the number of requests for information filed under the MFIPPA legislation appears to be on the rise. A significant amount of time has been dedicated to reviewing the requests and records responsive. Unfortunately, not all requests have been completed to date due to the significant volume of records provided to the Clerk for review. This continues to be a priority.

Concerns by a resident relating to a fence violation were addressed and resolved.

We have also seen a rise in Livestock claims with farm animals being killed/injured by coyotes. The Clerk is responsible to process the claims and seek Provincial reimbursement.

PERSONNEL

No Changes to Report.

GRANTS, CONTRACTS, RFPS & AGREEMENTS

No direct implications.



20 Pelham Town Square P.O Box 400 · Fonthill, ON LOS 1E0 p: 905.892.2607 f: 905.892.5055 pelham.ca



MEETINGS

Clerk:	Deputy Clerk:	
 IVEY Business School – Executive Leadership Senior Management Team (2) Pre-Consultations re C of A Agenda Review Committee of Adjustment application intake Joint Health & Safety Committee (3) Committee of Adjustment Chair JAAC Community Centre Design Review 	 CPS Facilitation (2) C of A Preconsultation Muzzle Order Appeal Committee of Adjustment eSCRIBE training Maple Acre Advisory Committee Interdepartmental Team 	
 Clerks Staff Meeting eSCRIBE training Marriage License Issuances All Staff Meeting Sobeys Charity Golf Tournament Review of Muzzle Order Process 	 Administrative Assistant: Interdepartmental Team (3) Presentation to Senior Management Team eSCRIBE training Committee of Adjustment 	

OUR SOLUTION

THAT Committee of the Whole receive the June, 2016 Clerk's COW Report for information.





Click here to add Report Title <<Click here to enter meeting date>>

Concept: How Might We Click here to enter text.

Background:

Click here to enter text.

The Challenge:

Click here to enter text.

Our Recommended Solution:

Click here to enter your Recommendation

Rationale:

Click here to enter text.

Measure of Success:

Click here to enter text.

Milestones:

Click here to enter text.



20 Pelham Town Square P.O Box 400 · Fonthill, ON LOS 1E0 p: 905.892.2607 f: 905.892.5055 **pelham.ca**



CHIEF ADMINISTRATIVE OFFICER MONTHLY REPORT FOR JUNE/JULY 2016

DEPARTMENT OVERVIEW & STATISTICS

The Town said goodbye to Elaine Ronald after 29 years of service with the Town with a retirement party held at Lookout Gold Club. In addition, Phil Rittenhouse has indicated he will be retiring full time with the Town, but staying on in a part time capacity until the PCC is up and running in order to transfer his knowledge of ice making and maintenance to the new staff. I am also pleased to report that Julie Hanna has completed her final exams and has been awarded the title of a registered planner.

Work also is progressing in East Fonthill with the commercial development well underway and walls being erected at the new grocery store. Road construction sequencing, along with hydro installation and burying the lines along Hwy 20 remains works in progress. Staff is working on a costing map that will illustrate the various parts of the development and how each of the components is being budgeted for. This work will be presented to Council at the July 25th Council meeting along with the conceptual site plans for the Towns land and the arena site. The public art process is now concluded and a final presentation will be made to Council with the outcome of the selection process.

Council and staff were also acknowledged by the Welland Rotary Club for the dotation of the fire truck for Bear Skin Lake. An award was presented at their annual awards banquet.

PROJECTS

- 1) Maple Acre Library: Demolition has taken place faster than expected resulting in a lull in construction. Permits are pending.
- 2) East Fonthill: Conceptual site plans have been developed for the Towns surplus land. The design of the PCC is moving ahead to construction documents and site grading should commence in August.
- **3) Economic Development Advisory Panel:** A joint meeting with Council has been called to participate in a Curb Side Chat with Strong Towns Chuck Marohn.
- 4) Performance Management: Continue to work completing the job evaluations and job rankings. The committee will also be ranking a position of GM for the PCC to aid in staffing discussions.



Administration Services

20 Pelham Town Square P.O Box 400 · Fonthill, ON LOS 1E0 p: 905.892.2607 f: 905.892.5055 pelham.ca

5) **Economic Development:** Several inquiries have been made regarding the purchase of land in East Fonthill.

Pelham

- 6) River Realty: Agreements have been signed and the development is preparing for the start of servicing.
- 7) Kunda Park: Met with representatives of Mrs. Kunda to discuss transfer of ownership or the infrastructure in Kunda Park Phase III.
- 8) East Fenwick Secondary Plan: Planning Director is advancing the project.
- 9) Wellspring: The building design has been provided to UCC and Planning Partnership so it can now be including in site planning and overlaid on the larger site plan.
- **10)Alternative Engineering Standards:** Draft will be presented to Council for consideration.
- 11)Community Centre Architectural Design Committee: No new developments. Recogniton of the work of the committee will be acknowledged at the groundbreaking ceremony that will be scheduled in August.
- **12)Public Art Project:** A final presentation will be made to Council updating them on the selection of art for East Fonthill.
- **13)Volunteer Work:** May staff volunteered time over the Summerfest weekend to help make it one of the best events of the year.
- **14)PCC:** Oversight terms of reference are completed in draft form and potential committee members have been vetted and recommendations are ready for Council consideration.

CONSTITUENT CONCERNS & ISSUES ARISING

• Land size restrictions for livestock farming is an issue arising with staff receiving written complaints of farms operating in the community on small areas of land.

PERSONNEL

HR monthly report updates all staffing levels.



20 Pelham Town Square P.O Box 400 · Fonthill, ON LOS 1E0 p: 905.892.2607 f: 905.892.5055 pelham.ca

GRANTS, CONTRACTS, RFPs & AGREEMENTS

• Applied for an Arts grant for funding for the various arts and culture aspects of the East Fonthill development including public art and the public plaza.

Pelham

• OSCIF funding has been announced and staff is working to apply for funding for the PCC.

MEETINGS

- Allen Group
- Planning Partnership
- Steven Kaiser
- Petroff
- Ball Construction
- Big Data lunch and learn
- Rotary Awards
- Airport consultations
- Tom Richardson/Callum Sheddon
- CNU Detroit
- All Staff Meeting
- Area CAO's Meeting
- Maple Acre Library Committee

