

11.1 USES PERMITTED

No person shall within any EC Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the EC uses in Table 11.1:

TABLE 11.1: USES PERMITTED
Residential Uses:
• an <i>additional residential unit</i> , in accordance with Section 5.35.2;
• a <i>bed and breakfast establishment</i> ;
• a <i>boarding or lodging house</i> ;
• a <i>converted dwelling</i> , containing up to four <i>dwelling units</i> , in accordance with Section 5.35;
• a <i>duplex dwelling</i> ;
• a <i>dwelling unit accessory to a permitted non-residential use</i> ;
• a <i>group home</i> , in accordance with Section 5.9;
• a <i>home occupation</i> , in accordance with Section 5.10;
• a <i>long term care facility</i> ;
• a <i>semi-detached dwelling</i> ;
• a <i>single detached dwelling</i> ;
• a <i>street fronting townhouse dwelling</i> ;
Non-Residential Uses:
• a <i>business or professional office</i> ;
• a <i>business service establishment</i> ;
• a <i>commercial school</i> ;
• a computer and data processing business;
• a <i>daycare centre</i> ;
• a funeral home;
• a government administrative office;
• a <i>medical centre</i> ;
• a <i>parking lot</i> ;
• a <i>place of worship</i> ;

TABLE 11.1: USES PERMITTED
• a <i>personal service establishment</i> ;
• a <i>public use</i> , in accordance with Section 5.22;
• a <i>service shop</i> ;
• a <i>studio</i> ;
• a <i>veterinary clinic</i> .

(Amended by By-Law24-53-18)

11.2 **ZONE PROVISIONS**

No *person* shall within any EC Zone use any *lot* or *erect, alter* or use any *building* or *structure* except in accordance with the provisions in Tables 11.2A and 11.2B:

TABLE 11.2A: ZONE PROVISIONS				
Zone Provision	Single Detached Dwelling	Semi-Detached Dwelling	Converted Dwelling, Duplex Dwelling	Street Fronting Townhouse
Number of Dwellings or Dwelling Units Maximum	1 <i>dwelling</i> per <i>lot</i>	2 <i>dwelling units</i> per <i>lot</i>	2 <i>dwelling units</i> per <i>lot</i>	8 <i>dwelling units</i> per <i>building</i>
Lot Area Minimum	345 m² (3,713.7 ft ²) or 450 m² (4,843.9 ft ²) in the case of a <i>corner lot</i>	270 m² (2,906.3 ft ²) per unit or 360 m² (3,875.1 ft ²) per unit in the case of a <i>corner lot</i>	540 m² (5,812.7 ft ²)	150 m² (1,614.6 ft ²) per <i>dwelling unit</i> or 240 m² (2,583.4 ft ²) for an end unit, except in no case shall the <i>lot area</i> for an end unit on a <i>corner lot</i> be less than 330 m² (3,552.2 ft ²)

TABLE 11.2A: ZONE PROVISIONS				
Zone Provision	Single Detached Dwelling	Semi-Detached Dwelling	Converted Dwelling, Duplex Dwelling	Street Fronting Townhouse
Lot Frontage Minimum	11.5 m (37.7 ft) or 15 m (49.2 ft) in the case of a <i>corner lot</i>	9 m (29.5 ft) per unit or 12 m (39.4 ft) per unit in the case of a <i>corner lot</i>	18 m (59.1 ft)	5 m (16.4 ft) per <i>dwelling unit</i> or 8 m (26.2 ft) for an end unit, except in no case shall the <i>lot frontage</i> for the end unit on a <i>corner lot</i> be less than 11 m (36.1 ft)
Lot Depth Minimum	30 m (98.4 ft)			
Front Yard Minimum Depth	6.0 m (19.7 ft)			
Exterior Side Yard Minimum Width				
Rear Yard Minimum Depth	7.5 m (24.6 ft)			
Interior Side Yard Minimum Width	3 m (9.8 ft) on one side and 1.2 m (3.9 ft) on the narrow side, provided that where a <i>garage</i> or <i>carport</i> is attached to or is within the <i>main building</i> or the <i>lot</i> is a <i>corner lot</i> , the minimum width shall be 1.2 m (3.9 ft).	3 m (9.8 ft) for the side not attached to the other <i>dwelling</i> , provided that where a <i>garage</i> or <i>carport</i> is attached to or is within the <i>main building</i> , the minimum width shall be 1.2 m (3.9 ft).	3 m (9.8 ft) on one side and 1.2 m (3.9 ft) on the narrow side, provided that where a <i>garage</i> or <i>carport</i> is attached to or is within the <i>main building</i> , or the <i>lot</i> is a <i>corner lot</i> , the minimum width shall be 1.2 m (3.9 ft)	3 m (9.8 ft) for end <i>dwelling units</i>

TABLE 11.2A: ZONE PROVISIONS				
Zone Provision	Single Detached Dwelling	Semi-Detached Dwelling	Converted Dwelling, Duplex Dwelling	Street Fronting Townhouse
Setback Minimum distance from the centreline of an Arterial Road as designated on Schedule "B" of this By-Law	19.0 m (62.3 ft)			
Lot Coverage Maximum	40% of the <i>lot area</i>			
Landscaped Open Space Minimum	30% of the <i>lot area</i>			
Height of Building Maximum	11 m (36.1 ft)			
Amenity Area	no provision			In accordance with the provisions of Section 11.2.4
Parking and Accessory Buildings, etc.	In accordance with the provisions of Section 5.			

(Deleted and Replaced by By-Law 24-5329)

TABLE 11.2B: ZONE PROVISIONS			
Zone Provision	Bed and Breakfast, Boarding or Lodging House or Group Home	Dwelling Unit in a Portion of a Non-Residential Building	Non-Residential Uses
Lot Area Minimum	600 m ² (6,458.5 ft ²)	no provision	

TABLE 11.2B: ZONE PROVISIONS			
Zone Provision	Bed and Breakfast, Boarding or Lodging House or Group Home	Dwelling Unit in a Portion of a Non-Residential Building	Non-Residential Uses
Lot Frontage Minimum	20 m (65.6 ft)	no provision	
Lot Depth Minimum	30 m (98.4 ft)	no provision	
Front Yard Minimum Depth Exterior Side Yard Minimum Width	6.0 m (19.7 ft)	6 m (19.7 ft)	
Rear Yard Minimum Depth	10 m (32.8 ft)	6 m (19.7 ft)	
Interior Side Yard Minimum Width	3 m (9.8 ft) and 1.2 m (3.9 ft) on the narrow side, or in accordance with Section 11.2.1		
Side Yard Setback , adjacent to a Residential Zone, Minimum	no provision		5 m (16.4 ft)
Setback Minimum Distance from the Centreline of an Arterial Road as shown on Schedule 'C'	19.0 m (62.3 ft)	no provision	19.0 m (62.3 ft)
Lot Coverage Maximum	40% of the <i>lot area</i>	no provision	
Landscaped Open Space	30% of the <i>lot area</i>	10%	

TABLE 11.2B: ZONE PROVISIONS			
Zone Provision	Bed and Breakfast, Boarding or Lodging House or Group Home	Dwelling Unit in a Portion of a Non-Residential Building	Non-Residential Uses
Minimum			
Dwelling Unit area Minimum	19.5 m ² (209.9 ft ²) per roomer or boarder in a <i>group home</i> or <i>boarding or lodging house</i>	no provision	
Height of Building Maximum	11 m (36.1 ft)	no provision	3 storeys
Amenity Area Minimum	no provision	no provision	
Parking and Accessory Buildings, etc.	In accordance with the provisions of Section 5.		

(Amended by By-law 24-5318)

(Deleted and Replaced by By-Law 24-5329)

11.2.1 **REDUCED SIDE YARD FOR RESIDENTIAL DWELLINGS**

11.2.2.1 Where a *garage* or *carport* is attached to or within the *main building* of a *bed and breakfast establishment*, *converted dwelling*, *boarding or lodging house* or *group home*, or the *lot* is a *corner lot*, the minimum width shall be **1.2 m** (3.9 ft).

11.2.3 **OPEN STORAGE REQUIREMENTS**

No storage of goods or materials is permitted outside any *building*.

11.3 **SPECIAL PROVISIONS**11.3.1 **LOCATION: KING STREET EAST, EC-1**

11.3.1.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any EC-1 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses permitted* in Section 11.1 to this By-Law;

an *automobile service station*;
a *retail store*.

11.3.1.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any EC-1 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

11.3.1.2.1 That all the provisions of the EC Zone in Section 11.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

11.3.2 **LOCATION: MUTUAL STREET AND JANES ROAD, EC-2**

11.3.2.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any EC-2 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses permitted* in Section 11.1 to this By-Law;
a *motor vehicle dealership*.

11.3.2.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any EC-2 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

11.3.2.2.1 That all the provisions of the EC Zone in Section 11.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

11.3.3 **LOCATION: LOT 5A, BLOCK 13, PLAN 279 (189 OXFORD STREET), EC-3**

(Added by By-Law 06-4319)

(Deleted by By-Law 16-4897)

11.3.4 **LOCATION: LOT 2A, BLOCK 5, PLAN 279 (117 DUKE STREET), EC-4**

11.3.4.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any EC-4 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

RESIDENTIAL USES

Not permitted.

NON-RESIDENTIAL USES

a medical office

11.3.4.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any EC-4 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

11.3.4.2.1 FRONT YARD

Minimum 5 m (16.4 ft)

11.3.4.2.2 PARKING SPACES

Minimum 6

11.3.4.2.3 That all the provisions of the EC Zone in Section 11.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 09-4475)

11.3.5 **LOCATION: PART LOTS 5D & 6D, BLOCK 43, PLAN 279, (KING STREET EAST), EC-5**

11.3.5.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any EC-5 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all uses permitted in Section 11.1 to this By-Law;
2 apartment dwelling units;
a retail store;
a laundromat.

11.3.5.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any EC-5 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

11.3.5.2.1 FRONT YARD

Minimum 0 m (0 ft)

11.3.5.2.2 INTERIOR SIDE YARD

Minimum 0 m (0 ft)

11.3.5.3 That all the provisions of the EC Zone in Section 11.3 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 10-4563)

11.3.6 LOCATION: 51 KING STREET EAST, EC-6

11.3.6.1 Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any EC-6 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses permitted* in Section 11.1 to this By-Law;
 a *retail store*;
 an *eating establishment*, comprising a catering business with no seating for the public.

11.3.6.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any EC-6 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

11.3.6.2.1 GROSS FLOOR AREA FOR CATERING BUSINESS

Maximum **112.0 m²**. (1,205.6 ft²)

11.3.6.2.2 OFF-STREET PARKING

Minimum 3 spaces

11.3.6.3 That all the provisions of the EC Zone in Section 11.2 to of this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 15-4818)

11.3.7 LOCATION: 210 THAMES STREET SOUTH, EC-7

11.3.7.1 Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any EC-7 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses permitted* in Section 11.1 to this By-Law;
 an *apartment dwelling*.

11.3.7.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any EC-7 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

11.3.7.2.1 EXTERIOR SIDE YARD - FOR EXISTING STRUCTURE AS OF OCTOBER 13, 2015

Minimum **6.4 m** (20.9 ft)

11.3.7.2.2 REAR YARD - FOR EXISTING STRUCTURE AS OF OCTOBER 13, 2015

Minimum **1.2 m** (3.9 ft)

11.3.7.2.3 SETBACK FROM CENTRELINE OF THAMES STREET- FOR EXISTING STRUCTURE AS OF OCTOBER 13, 2015

Minimum **16.4 m (53 ft)**

11.3.7.2.4 PROVISIONS FOR APARTMENT DWELLINGS

11.3.7.2.4.1 LOT AREA

Minimum **110 m² (1,184.1 ft²)** per unit

11.3.7.2.4.2 LOT COVERAGE

Maximum **40 %**

11.3.7.2.4.3 LANDSCAPED OPEN SPACE

Minimum **30 %**

11.3.7.2.4.4 DWELLING UNIT AREA

Minimum **55 m² (592 ft²)**

11.3.7.2.4.5 AMENITY AREA

Minimum **40 m² (430 ft²)** per dwelling unit

11.3.7.3 That all the provisions of the EC Zone in Section 11.2 to of this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law15-4834)

11.3.8 **LOCATION: PART LOTS 8 & 1A, BLOCK 5, PLAN 279, (DUKE STREET), EC-8 (KEY MAP 20)**

11.3.8.1 Notwithstanding any provision of this By-law to the contrary, no *person* shall within any EC-8 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all uses permitted in Section 11.1 to this By-law;
a multiple unit dwelling.

11.3.8.2 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any EC-8 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

11.3.8.2.1 Special Provisions for a *multiple unit dwelling*:

i) all provisions of the R3 zone in Section 8.2 of this By-law shall apply.

ii) *Front Yard Depth*

Minimum **3 m** (9.8 ft)

iii) *Interior Side Yard Width*

Minimum

Eastern *Lot Line* **1.8 m** (5.9 ft)

Southern *Lot Line* nil

11.3.8.3 That all the provisions of the EC Zone in Section 11.2 to of this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 16-4868)