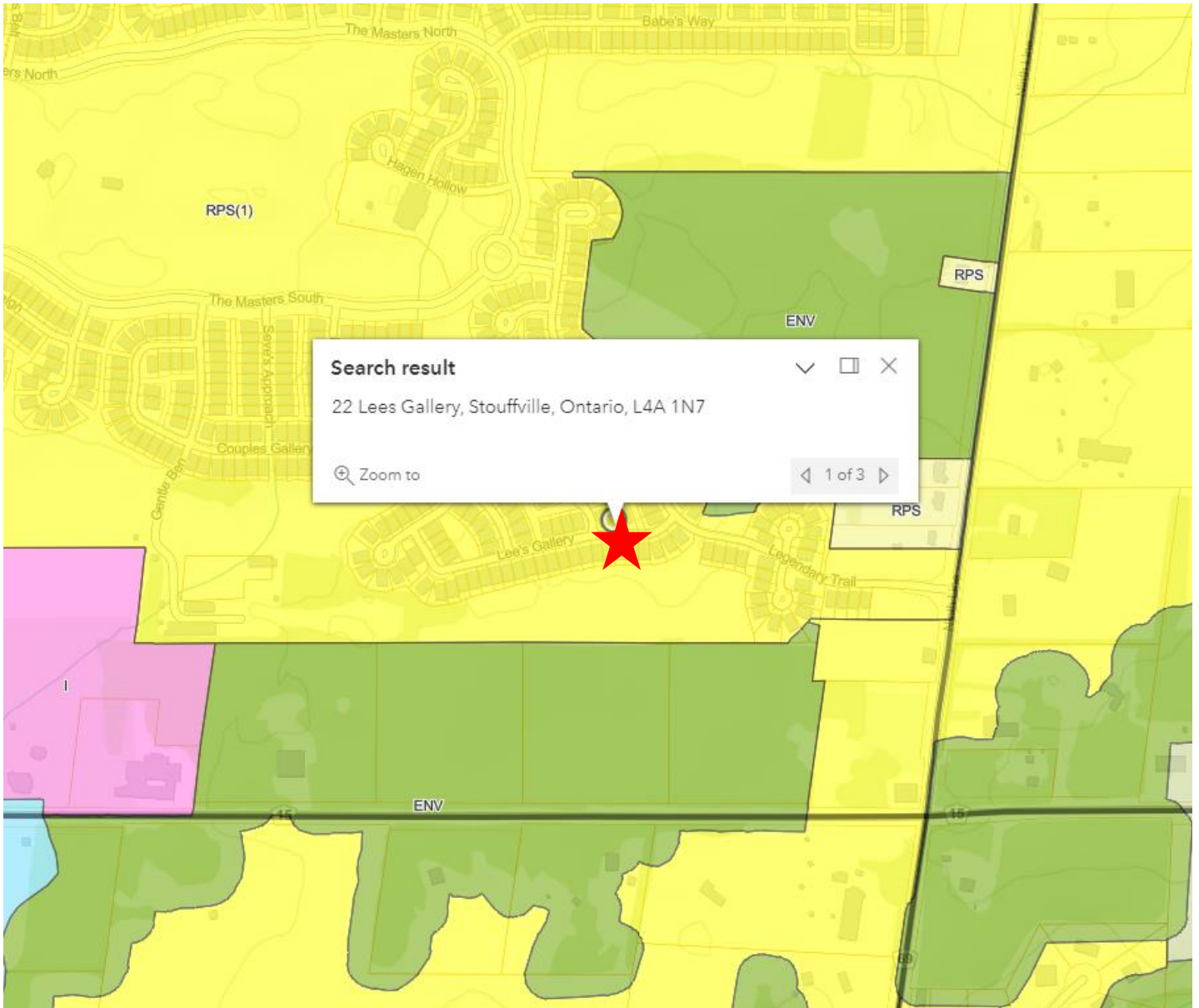


Zoning Information

22 Lee's Gallery Stouffville



RPS (1) - Residential Private Services Zone

Section 5

Traditional Residential Zones

No person shall, within any Residential Private Services (RPS), Residential Village (RV), Residential One (R1), Residential Two (R2), Residential Three (R3), Residential Four (R4), Residential Multiple One (RM1), or Residential Multiple Two (RM2) Zone, use any land, or erect, alter or use any building or structure, except in accordance with the following:

5.1 Permitted Uses, Buildings and Structures

Uses, Buildings and Structures	RPS	RV	R1	R2	R3	R4	RM1	RM2
Single Detached Dwelling	✓	✓	✓	✓	✓	✓		
Semi-Detached Dwelling					✓	✓		
Duplex Dwelling					✓	✓		
Street Townhouse Dwelling						✓	✓	
Townhouse Dwelling						✓	✓	
Stacked Townhouse Dwelling								✓
Apartment Building							✓	✓
Long Term Care Facility							✓	✓
Senior Citizens' Home							✓	✓
Accessory Uses, Buildings and Structures	✓	✓	✓	✓	✓	✓	✓	✓
Bed and Breakfast Establishment	✓(2)	✓(2)	✓(2)	✓(2)	✓(2)	✓(2)		
Group Home	✓(1)	✓(1)	✓(1)	✓(1)	✓(1)	✓(1)		
Home Occupation	✓(3)	✓(3)	✓(3)	✓(3)	✓(3)	✓(3)		
Private Home Daycare	✓	✓	✓	✓	✓	✓		
Park	✓	✓	✓	✓	✓	✓	✓	✓

(2011-115-ZO) (2013-112-ZO)

5.1.1 Qualifying Notes to Permitted Uses

- (1) No group home shall be located within 800 m of another group home.
- (2)
 - i) Bed and breakfast establishments are permitted only in single detached dwellings
 - ii) The owner of a bed and breakfast establishment must establish to the satisfaction of the Town the adequacy of water and wastewater services
 - iii) Every bed and breakfast establishment must provide a minimum of 37 m² of outdoor amenity space, which may consist of landscaped area, patio, verandah, porch, pool, or any combination thereof
- (3) Home occupations are subject to the regulations in Section 3.27.
(2011-115-ZO)

5.2 Regulations

Zone	Minimum Lot Area	Minimum Lot Frontage	Minimum Front Yard	Minimum Exterior Side Yard	Minimum Interior Side Yard	Minimum Yard Between Buildings	Minimum Rear Yard	Maximum Lot Coverage	Maximum Building Height	Minimum Outdoor Amenity Area
RPS	0.8 ha	45 m	12 m	12 m	6 m		12 m	15%	11 m	
RV (3)(4)	0.5 ha	35 m	10 m	4.5 m	3.5 m		12 m	15%	11 m	
R1 (3)(4)	555 m ²	18 m	Max - 9.5 m Min - 7.5 m	4 m (to front of garage 6 m)	1.5 m		7.5 m	up to 5 m in height 42%; over 5 m in height 35%	10 m	
R2 (3)(4)	370 m ²	12 m	Max - 9.5 m Min - 7.5 m	4 m (to front of garage 6 m)	1.5 m		7.5 m	up to 5 m in height 42%; over 5 m in height 35%	10 m	
R3 (3)(4) Detached, Semi-Detached & Duplex Dwelling	370 m ²	12 m	Max - 9.5 m Min - 7.5 m	4 m (to front of garage 6 m)	1.5 m (semi-detached 0 m along common wall)		7.5 m	up to 5 m in height 42%; over 5 m in height 35%	10 m	
R4 (3)(4) Detached & Semi-Detached Dwelling	200 m ²	6 m	Max - 9.5 m Min - 7.5 m	4 m (to front of garage 6 m)	1.5 m (semi-detached 0 m along common wall)		7.5 m	up to 5 m in height 42%; over 5 m in height 35%	10 m	
R4 (3)(4) Duplex	222 m ²	6 m	Max - 9.5 m Min - 7.5 m	4 m (to front of garage 6 m)	1.5 m		7.5 m	up to 5 m in height 42%; over 5 m in height 35%	10 m	
R4 Street Townhouse Dwelling	222 m ² per dwelling unit (2)	6 m per dwelling unit	4.5 m (to front of garage 6 m)	4 m (to front of garage 6 m)	1.2 m (street townhouse 0 m along common wall)		7.5 m		10 m	
R4 Townhouse Dwellings	200 m ² per dwelling unit	6 m per dwelling unit	4.5 m (to front of garage 6 m)	4.5 m (to front of garage 6 m)	0 m	3 m	7.5 m		10 m	
RM1 Apartment Buildings	222 m ² (2)	20 m	4.5 m (to front of garage 6 m)	4.5 m (to front of garage 6 m)		6 m	6 m		12 m	10 m ² per dwelling unit
RM1 Long Term Care Facility & Senior Citizens' Home	400 m ²	20 m	6 m	6 m	6 m		6 m		12 m	
RM1 Street Townhouse Dwellings	222 m ² per dwelling unit (2)	6 m per dwelling unit	4.5 m (to front of garage 6 m)	4.5 m (to front of garage 6 m)	1.2 m (street townhouse 0 m along common wall)		6 m		10 m	
RM1 All other Permitted Uses, Buildings & Structures	222 m ² per dwelling unit (2)	6 m per dwelling unit	Max - 9 m Min - 7.5 m	4.5 m (to front of garage 6 m)	1.2 m (for townhouse 0 m along common wall)		7.5 m		12 m	
RM2 Apartment Buildings	0.3 ha	20 m	6 m	6 m	6 m		6 m	35%	20 m	(1)
RM2 Stacked Townhouse Dwelling	145 m ² per dwelling unit	6 m per dwelling unit	Max - 7.5 m Min - 3 m	Max - 7.5 m Min - 3 m	0 m	3 m	6 m		12 m	

(2011-116-ZO) (2013-112-ZO) (2016-143-ZO)

5.2.1 Qualifying Notes to Regulations

- (1) Minimum indoor amenity area for all apartment buildings in RM2 Zones with 18 dwelling units or more shall be 2 m² per dwelling unit. **(2013-112-ZO)**
- (2) Minimum density shall be 20 units per net ha.
- (3) On a lot with an interior side yard less than 3.5m, the maximum building length of any single detached dwelling, duplex dwelling, or semi-detached dwelling shall be 17 m, measured from main front wall to main rear wall.**(2016-144-ZO)**
- (4) Notwithstanding Qualifying Note (3) to Section 5.2.1, on a lot with an interior side yard less than 3.5m and a lot depth greater than 35 m, the maximum building length may exceed 17 m, to a maximum of 19 m. Additional building length between 17 m and 19 m shall be calculated on the basis of a ratio of 1 m of additional building length for each additional 5 m of lot depth. **(2016-144-ZO)**

5.3 Special Regulations

5.3.1 NOT IN USE **(2011-094-ZO) (2016-144-ZO)**

5.3.2 NOT IN USE **(2016-144-ZO)**

5.3.3 An accessory building shall not exceed 5% of the lot area except for a private detached garage. **(2011-094-ZO)**

5.4 Exceptions

5.4.1 Exceptions to the RPS Zone

5.4.1.1 RPS(1) Part Lots 21, 22 and 23, Concession 8, Ballantrae, Schedule 21
Notwithstanding any provision of this By-law, 2002-121-ZO, 2003-035-ZO, 2003-167-ZO, 2004-070-ZO, 2005-058-ZO and 2008-070-ZO shall remain applicable to the subject lands.

5.4.1.2 RPS(2) Emerald Hills, Lot 14 Concession 5, Schedule 31
Notwithstanding any provision of this By-law, 2003-073-ZO, 2005-162-ZO, 2007-176-ZO and 2007-225-ZO shall remain applicable to the subject lands.

5.4.1.3 RPS(3) 11 Union Street, Schedule 50

1. Permitted Uses

A Day Care Centre is an additional permitted use.